



**REGIONAL
HOUSING GROUP**

Southern Oregon Coast Regional Housing

- In 2018, both Coos and Curry Counties had objective analysis performed of the current housing market dynamics, resulting in a Housing Analysis and Action Plan for both Counties.
- The studies indicate more housing is needed in general, particularly for low income residents and working families; which becomes an economic development issue.



Housing Study Outcomes

- Formal and informal housing groups have formed in both Counties around certain concepts and projects.
- Local entities (governments, businesses and non-profits) started focusing on housing as a priority.
- Individual organizations sought resources to strengthen their own capacity to engage in meaningful housing work, at the project and systems level.

Southern Oregon Coast Regional Housing

- NeighborWorks Umpqua received a capacity building grant from Meyer Memorial Trust to allow greater focus on affordable housing development in the region.
- Support for the project went from a 2-year grant to a 3-year grant through Meyer Memorial Trust, with additional support from Wild Rivers Coast Alliance and The Judith Ann Mogan Foundation.



Southern Oregon Coast Regional Housing Steering Committee Members

In order to effectively address housing efforts at a regional systems level, a core group of stakeholders have been working since late 2019 to lay the framework for a collaborative approach that can engage and align multiple organizations and jurisdictions.

- **Melissa Cribbins**
 - Coos County Commissioner
- **Court Boice**
 - Curry County Commissioner
- **Rodger Craddock**
 - City Manager, City of Coos Bay
- **Marie Simonds**
 - Executive Director, Wild River Coast Alliance
- **Sam Engel**
 - Director of Social Determinants of Health, AllCare Health
- **Judy Duffy**
 - Chief Executive Director, Tribal One
- **Tamie Kaufman**
 - Mayor, City of Gold Beach
- **Robb Crocker**
 - Partner, Opportas, LLC
- **Meredith Howell**
 - Resource Development Officer, NeighborWorks Umpqua
- **Stephanie Hadley**
 - Regional Housing Coordinator
- **Mike Lehman**
 - Former Regional Housing Coordinator
- **Robert More**
 - Retired Committee Member, Coquille Indian Housing Authority Board of Commissioners



- Over the next few years Robb Crocker & Jill Nelson of Opportas, LLC will build and rehab approximately **45-50 high quality, multi-family apartments and cottages.** All in the downtown core of Reedsport, Oregon.
- Projects were born out of an **urgent, unmet need for housing that professionals and median income earners would find acceptable to live in,** as well as appreciate the beauty, livability, high quality job prospects, and proximity to the fast growing communities that Reedsport provides.
- The need was first noticed by Robb Crocker through his **involvement as a Board Member of the South Coast Development Council, Coos County Housing Action Team and Southern Oregon Coast Regional Housing Steering Committee.**

Reedsport



Sora Crossing
5-Plex Rennovation
575 Greenwood Avenue



Reedsport

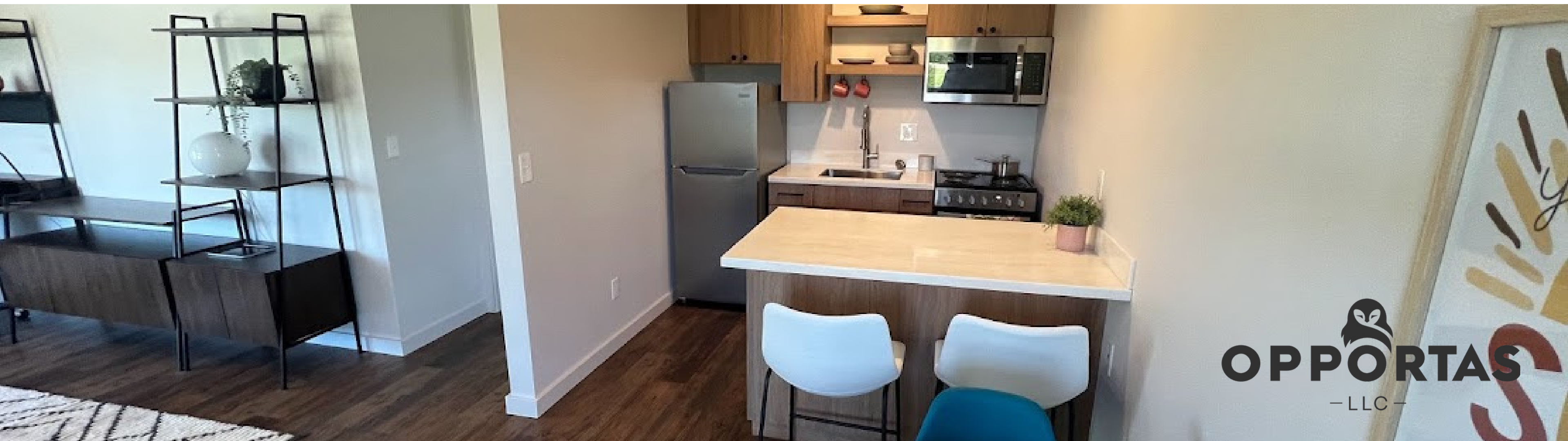

OPPORTAS
—LLC—

Sora Crossing
5-Plex Rennovation
575 Greenwood Avenue



Reedsport

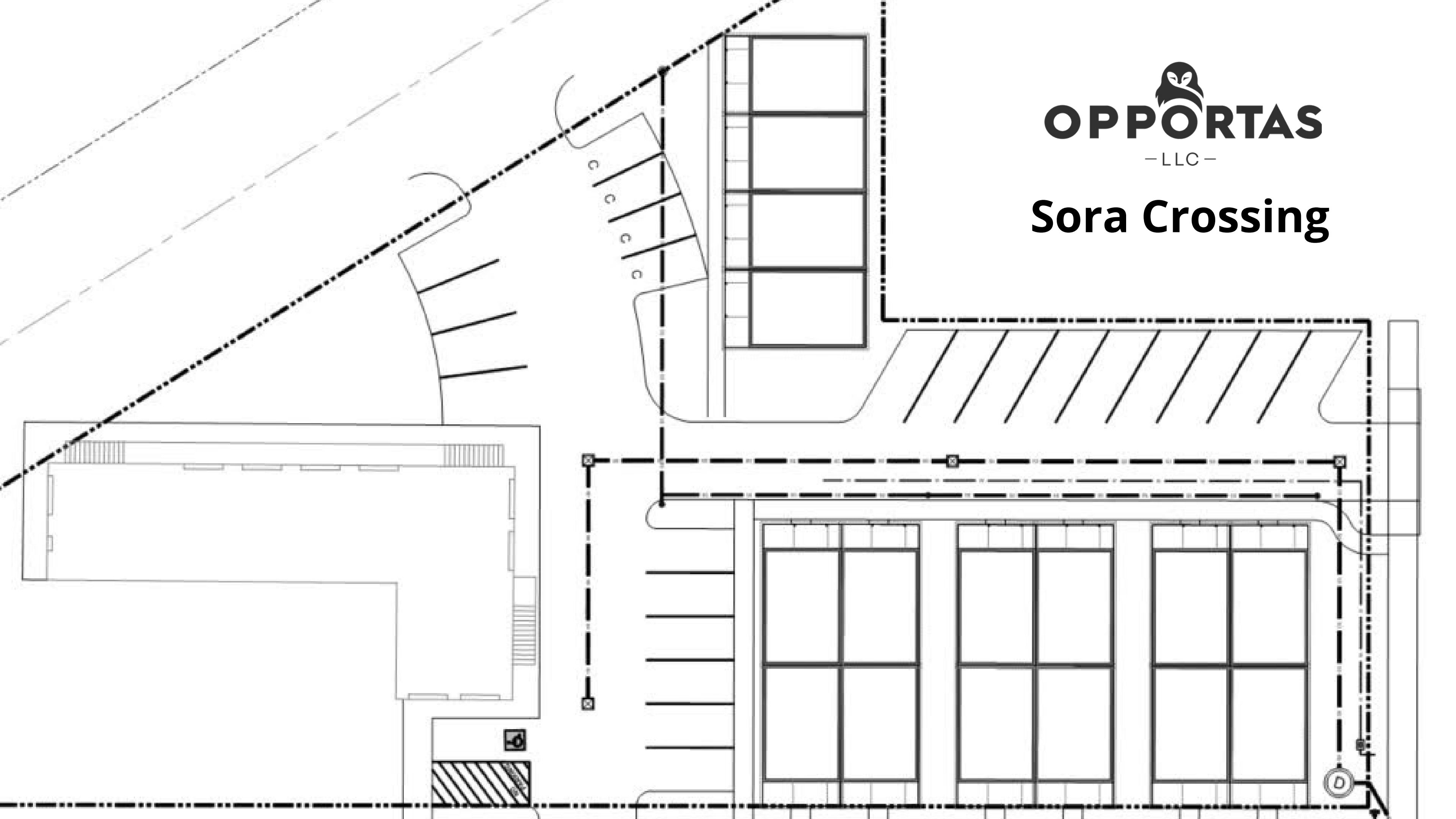
OPPORTAS
— LLC —







Sora Crossing






OPPORTAS
—LLC—

Sora Crossing

Eagles Lodge

Corner of 5th & Fir Avenue



ReedSPORT

Eagles Lodge

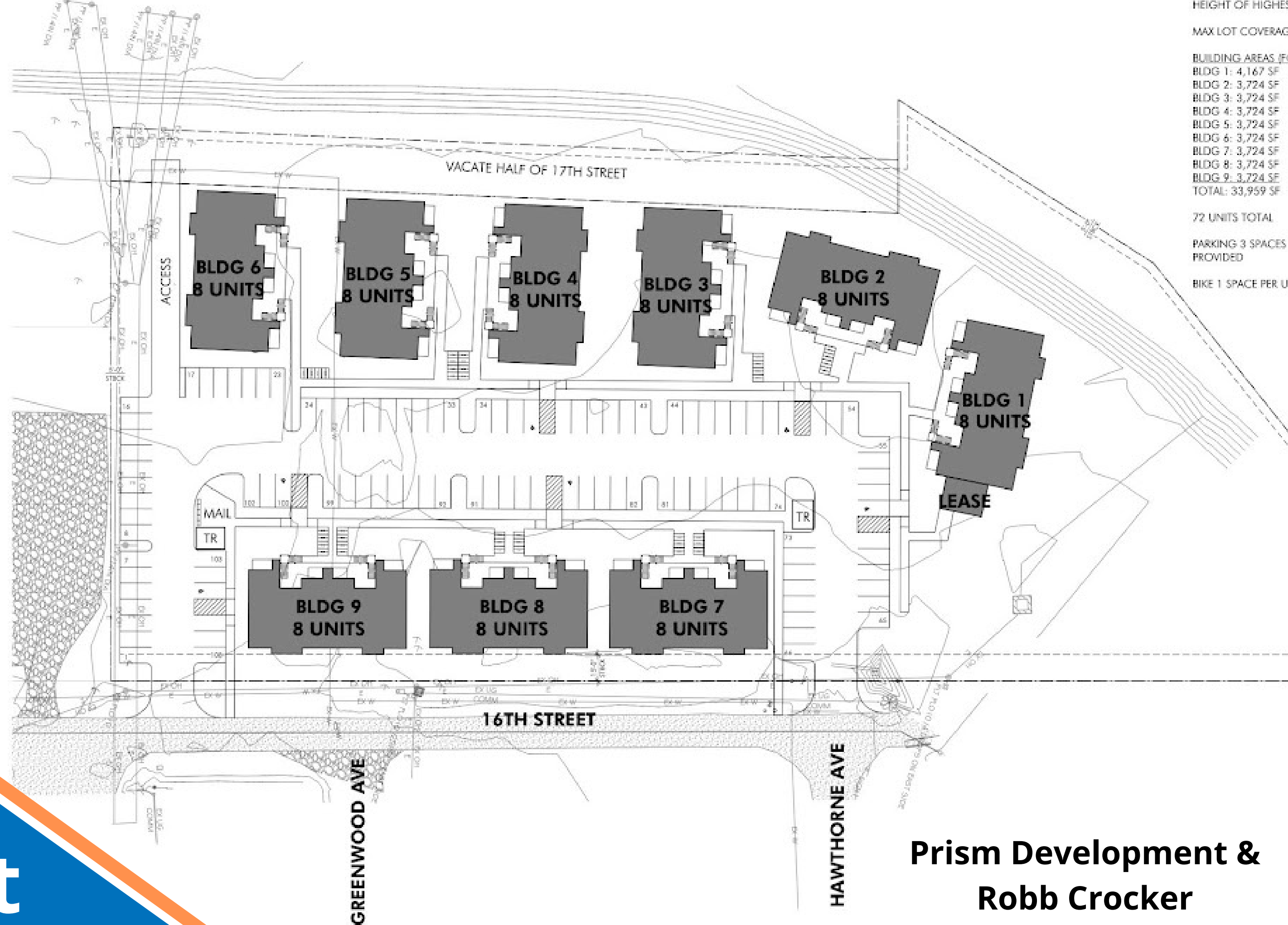
Corner of 5th & Fir Avenue





72-Unit
Apartment
Complex

Near Les Schwab



HEIGHT OF HIGHWAY
MAX LOT COVERAGE
BUILDING AREAS (SF)
BLDG 1: 4,167 SF
BLDG 2: 3,724 SF
BLDG 3: 3,724 SF
BLDG 4: 3,724 SF
BLDG 5: 3,724 SF
BLDG 6: 3,724 SF
BLDG 7: 3,724 SF
BLDG 8: 3,724 SF
BLDG 9: 3,724 SF
TOTAL: 33,959 SF
72 UNITS TOTAL
PARKING 3 SPACES
PROVIDED
BIKE 1 SPACE PER U

ReedSPORT

Prism Development &
Robb Crocker

Barriers to Housing Study

Communities in Coos and Curry Counties
have long had challenges with
housing production.

Potential for new job growth and investment
in the counties may make the housing
problems even more acute. The counties,
cities and DLCD are working together to
develop a regional housing plan, starting
with an evaluation of barriers to housing
production and access to housing that is
affordable. This study is being conducted by
ECONorthwest.

The project will involve identifying strategies
for cities and the counties to support future
housing development.



ECONorthwest
ECONOMICS • FINANCE • PLANNING



**Coos County &
Curry County**

Multi-Unit Property Tax Exemption (MUPTE)

Coos Bay

- The Multi-Unit Program Tax Exemption (MUPTE) program is a state-enabled housing incentive program that allows cities across Oregon to exempt property taxes on residential improvements of approved multi-unit properties for up to ten years.
- Although the State of Oregon enables this program, each municipality has the opportunity to shape the program to meet its own goals by controlling program requirements, criteria and program cap.
- The MUPTE initiative is an opportunity to increase the rental supply in Coos Bay.
- City of Salem, City of Cottage Grove, City of Florence, and the City of Eugene have enacted Multi-Unit Program Tax Exemption programs.
- Cottage Grove has realized 120 units on the books due to the MUPTE program in the first year, and have additional units in the planning and permitting process now.

Gloria Dei Lutheran Church Affordable Housing Project

Coos Bay



Englewood School Affordable Housing Project

Coos Bay





Bradley Lake Employee Housing

Bandon



Bandon Opportunity Project



Bandon

Lone Ranch
Beach

U.S. Highway 101

Existing Stream
Corridor - Typical

Potential larger view lots

Trail linkages to
hwy corridor and
recreation areas

Potential Clubhouse
location

Multi-Use trail linkages
between neighborhoods

Potential smaller lot
single family residential
neighborhoods

Existing wetlands

Potential view site with
condominiums and hotel

Community College
site linked to
neighborhoods and
commercial uses



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Southern Oregon Coast Regional Housing Partners & Supporters

