

What to Do/Where to Focus?

Intermediate Housing

◆ **Community support for improved amenities at Fortify &/or FEMA sites**

- *Context:* Hundreds of survivors of the Alameda Fire will be living for the near-/medium-term in the FEMA “direct housing mission” sites and the Fortify Holdings-managed hotels. These locations lack amenities.
- *Possible R3V/LTRG Activities:* Organize community volunteer efforts to build playgrounds, bike parking, community gardens, or other amenities that the residents would prioritize.

Permanent Housing

◆ **Data assembly**

- *Context:* The HUD study and other work have documented well the types and quantity of housing destroyed. However, that does not necessarily give us a complete understanding of the types and forms of housing needed going forward.
- *Possible R3V/LTRG Activities:* Assemble data from multiple sources (existing affordable housing waiting lists; RWP data; Unete farm-worker survey; OHDC; LTRG needs assessment, etc.) to develop a complete picture of need.

◆ **Regional housing plan/Development capacity**

- *Context:* The destruction of housing that occurred in the Alameda Fire happened in the context of a larger/long-term significant deficit of housing in the Rogue Valley. The Community Health Improvement Plan (CHIP) and others have previously identified the need for a greater level of effort to address the housing needs of the region. The just-completed Oregon legislature has made significant new resources available to build more affordable housing.
- *Possible R3V/LTRG Activities:*
 - Convene a regional effort to develop a long-term (10-15 year) vision of how to transform the housing situation in the valley.
 - Convene major employers to engage directly in the provision of workforce housing and to advocate for the need for public investment in workforce housing.
 - Developer capacity/recruitment.

◆ **Land Supply**

- *Context:* Land availability is a key constraint on development of a wide range of possible new housing products.
- *Possible R3V/LTRG Activities:* Outreach to institutions/churches, fraternal orders, business community, and others to encourage them to consider their land holdings and what pieces they might consider making available for housing development, of what kind. That information could then be shared (selectively) with appropriate developers.

◆ **Pre-Fab/Modular Acceptance**

- *Context:* The State has committed to the purchase of 170 modular/pre-fabricated housing units. There is a clear potential to purchase more. However, the implementation/placement of the first wave of products could shape the future potential for the use of this type of product (which is produced more quickly and more efficiently than site-built housing).
- *Possible R3V/LTRG Activities:*
 - Supporting JHA in implementation of these projects.
 - Developing resources to add resilience/sustainability components.

◆ **Community Land Trusts (CLT)**

- *Context:* A community land trust is a legal structure where the ownership of the land in a neighborhood, community, or individual site, is held in trust but the home itself is owned by an individual. The model allows an initial public investment in subsidizing a home purchase to be passed through to the next buyer of the home (and also allows purchasers to reap some of the wealth-building benefits of home price appreciation).
- *Possible R3V/LTRG Activities:* Connecting individual or group developers with resources to use the CLT model.

◆ **Distributed Housing Production (ADU/room rental/vacation rental)**

- *Context:* Motivated individual single-family homeowners can play a part in increasing the rental housing supply in the region through renting a portion of their property—either through the development of an Accessory Dwelling Unit (ADU) or renting some portion of their home. “Homeshare” is a model that promotes this kind of activity and OHCS recently made a grant to expand direct support of match-making for this kind of rental to Jackson County.
- *Possible R3V/LTRG Activities:* Promoting these models through existing community networks (e.g., member organization, fraternal organizations, mass media, etc.).

◆ **Purchase assistance.**

- *Context:* Over 1500 of the family units displaced by the Alameda Fire lived in a mobile home/RV. The current market for purchase of replacement units has prices that are out of reach for many. FEMA has the ability to sell the housing units that are part of the “direct housing mission” to occupants.
- *Possible R3V/LTRG Activities:*
 - Advocate for FEMA to make “direct housing mission” trailers available to occupants.
 - Provide funding to directly subsidize purchase costs, such as Individual Development Accounts, or provide workable loan structures for this kind of purchase.