



## Community Forum on Workforce Housing May 4, 2006

Sponsored By:  
Save Our Schools  
and Playgrounds  
&  
Ashland Housing  
Commission

At this event participants worked to collectively come to an understanding of how the lack of Housing available to Ashland's workforce is impacting our community. To examine this complex issue six questions were asked of all participants. The following represents the raw comments received by the participants on one of the six questions. For the complete listing please go to [www.ashland.or.us/sospforum](http://www.ashland.or.us/sospforum) for links to each of the questions and all the comments received.

### Focus Group Question # 5: Where do we find the Money?

- Use properties currently owned by SOU, schools, city, etc.
- Private investment rather than government funds, possibly on “break-even” basis.
- Issue bonds to promote economic development (use for something that will generate money.) Any new economic development would be required to provide workforce housing.
- CDG money into Trust Fund to leverage more money
- Make visible what it means to lose real community so people more willing to spend money
- Federal money
- Higher development fees earmarked for Housing Trust Fund
- Community Development Fee passed in 2000 with much going to planning department
- Money at state level – Make corporations pay fair share in OR with money for affordable housing. Rescind tax reduction
- 10) Before we ask where can we find money, define what money is needed for project, to define project
- A portion of lottery funds
- Leverage public funds
- Fund a development person to work with employers to fund Trust Fund. Figure out program. Make it easy, have package, make it fashionable.
- Encourage Public Employers Retirement System to invest in affordable housing. Retirement housing for state employees or turn into mortgage funds
- Tax incentives to property owners to build apartments etc. (or other form of incentives)
- Can we tax all businesses a tiny amount. When Alan DeBoer recommended a lodging tax and a person wrote to the paper, no tax car sales
- Increase SDC waiver/deferral

- Increase SDC and increase waiver
- Increase restaurant, hotel (and entertainment) tax
- Company owned town – what’s good about it
- Co-housing
- Moratorium on single family homes in toto or don’t allow in multi-family zone
- Real Estate Transfer Fee
- School districts provide workforce housing, working with private developers, corporations. Has land not being used.
- Unitary vision attracts money
- Private market incentives, minimize government
- IPA tax
- City pursue increasing assets to own it’s own affordable housing. With older community, educate them to encourage estate planning, tax advantages to give to trust
- Look at root causes of skyrocketing costs, who benefits (owners of expensive homes, real estate agents, developers). Luxury tax on expensive home sales or transaction costs or progressive tax based on how much property owned in Ashland.
- More clarity on how City spends money now – efficiency
- Build on publicly owned property
- Automobile tax
- Gas tax
- Sliding SDC’s
- Radically higher building permits, especially remodels on order of 100’s of 1000’s of dollars
- Bake sale
- Grants
- Private investors (as opposed to government)
- Sales tax
- Business fees – annual (small) % of gross so every business shares burden, not just meals or lodging tax
- Employer contributions
- Allow co-housing on existing properties using existing homes with large backyards. Change zoning if needed to add cottages in older neighborhoods. Create more housing without changing character of neighborhoods too much.
- Work to keep people who live here, here. Not just focusing on helping new people to move here.
- Toll to get in town
- Forest Service land
- Wants to know how big a problem is before know where money comes from
- Transfer tax 1) affect working wages? 2) Favor less transience?
- City sales tax

- Meals tax – pre-spend it
- Reprioritize city's use of its money/resources (i.e. outsources some services, don't buy new fleet of cars, etc.)
- Develop City land East of freeway to be moneymaker, like grow trees (tree farm). Maximize benefit from land east of freeway
- Higher systems charges. Sliding scales for big houses, big bathrooms, etc.
- Schools get rid of non-essential, non-playground/park areas (football practice field, etc.)
- Federal government stops spending so much money on war and more on workforce housing.
- State of Oregon sales ax
- Use Willow Wind front area as workforce housing development. Same with area by Science Works. School/city blend (?)
- Money available through OR Housing, if workforce housing developers had liaison with City (to waive permits and get site approval)
- Additional development fee
- Raise property taxes
- Entrepreneurial developers of housing, Ashland Housing Authority
- Reframe question into land acquisition, broader than money
- Postpone downtown plan
- But city meetings
- Make affordable housing the priority until solved, and define it.
- Increase population by 50% to 30,000

(Question 6 next page)