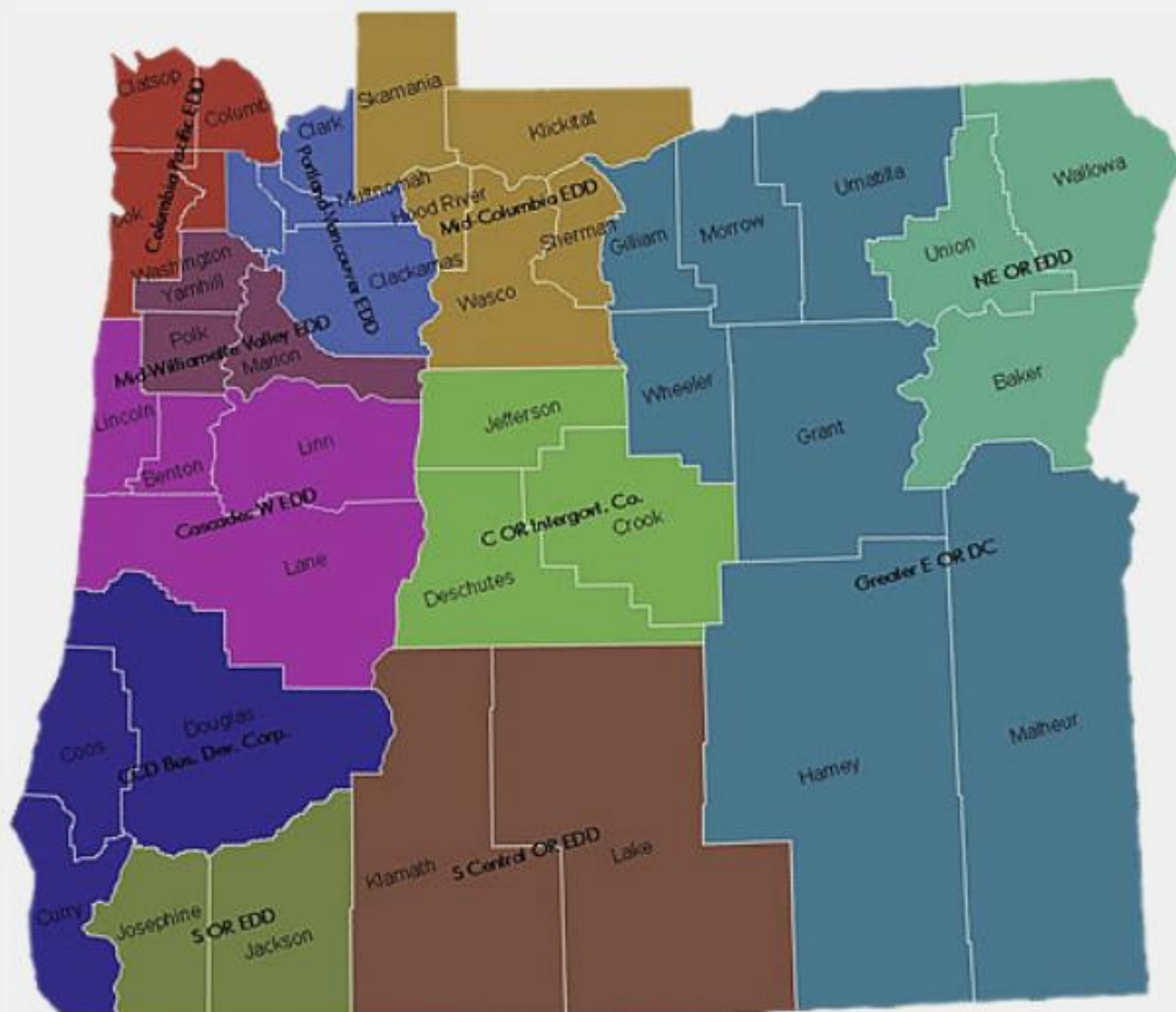




**OREGON
ECONOMIC
DEVELOPMENT
DISTRICTS**

OUR DISTRICTS

- Oregon has 12 Economic Development Districts (EDDs) recognized by the U.S. Economic Development Administration
- Oregon's EDDs cover the state's 9 federally-recognized Tribes, 36 counties, 297 municipalities, and unincorporated communities
- EDDs offer technical assistance, project development, grant-writing services, and more



OEDD HOUSING CAPACITY WORK

LEGISLATIVE FUNDING BACKGROUND

\$5,000,000 state investment (HB 3395) 2023 Legislative Session

OEDD Members Tasked with:

Bridging any information gaps;
Identifying and securing needed resources, including infrastructure and community facilities;
Connecting producers of needed housing with consumers of needed housing; and
Working with representatives of historically underrepresented groups to overcome community-specific barriers to obtaining housing



OEDD HOUSING CAPACITY WORK

MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT (MCEDD)

Projects Supported:

- Administration of Sherman County's housing incentives -scan QR code →
- Project management and grant writing for housing-related infrastructure such as water, wastewater, traffic studies



OEDD HOUSING CAPACITY WORK

CENTRAL OREGON INTERGOVERNMENTAL COUNCIL (COIC)

Grant-writing support for our member communities

- Housing assistance planning grants (code amendments, housing capacity analyses, housing production strategies)

Funding for infrastructure planning to support new housing development

Community Renewable Energy Grants

- Partnership with ODOE
- Stacked benefits: resilience + affordable housing



NEOEDD HOUSING CAPACITY WORK

NORTHEAST OREGON ECONOMIC DEVELOPMENT DISTRICT (NEOEDD)

Regional ADU Promotion Project

NEOEDD worked with the Regional Engagement & Vitality Center and community members to gather information and promote the construction of ADUs.



THE QR CODE TAKES YOU TO WWW.NEOADU.ORG



Working Homes, LLC

A Subsidiary of Wallowa Resources

- **December 2022 established as non-profit**
- **To: Advance economic vitality through investments in workforce housing that is accessible and affordable to the current and future workforce of Wallowa County.**
- **How: Increase supply of well-built homes available to households with incomes between 60% and 120% of AMI, roughly \$48,000 to \$96,000, too high for traditional subsidized housing but not enough to afford most homes in Wallowa County.**
- **July 2025 first two homes sold**



OVER THE LAST DECADE

The typical house grew in value by

130%

while median household income increased only by

36%



of housing units in Wallowa County are second homes or vacation rentals.



of housing needs in the City of Enterprise are for households earning below 120% of the Area Median Income (AMI).



| Partner | Role |
|---------------------------------|--|
| Wallowa County | Loan to purchase 4-lot property |
| Regional, Rural, Revitalization | Construction loan |
| NEOEDD | Research, public engagement, restrictive covenants |
| Hacienda CDC | Building plans |
| Roundhouse Foundation | General operating grant |
| OR Community Foundation | Predevelopment Costs |
| OR Housing & Com. Services | Predevelopment costs |
| City of Wallowa | Permitting & subdivision platting |



New Home
2 bedroom, 1 bath
Wallowa, OR

SOLD!

- **Total Project Cost: \$230,000**
- **Selling Price: \$253,000**
- **Income eligibility threshold: 120% AMI**
- **Future sales price limited to: Purchase price multiplied by 2.5% per year**

NEOEDD's Role

- **Regional convenor of housing partners**
 - Needs analysis, models and strategies
 - Relationship development
- **Support establishment of WH LLC**
 - Bylaws, Articles of Incorporation
- **Serve on Advisory Board**
 - Research, education, documents/policies, restrictive covenants
 - Public engagement & communication
 - Engage with consultants, funders, policy



Working Homes purchased this historic building with housing on upper floors & commercial space on lower levels. They are updating wiring and installing heat pumps in each unit and addressing deferred maintenance.

OEDD HOUSING CAPACITY WORK

SOUTH CENTRAL OREGON ECONOMIC DEVELOPMENT DISTRICT (SCOEDD)

- HB 3395 funding has enabled SCOEDD to rebuild capacity and support local governments in improving housing and infrastructure readiness.
- SCOEDD partnered with the Klamath Falls Planning Department to recommend code changes that reduce barriers to housing development.
- Next, SCOEDD will expand technical assistance, support project implementation, and explore opportunities to help bring more infrastructure to rural communities.



OEDD HOUSING CAPACITY WORK

QUESTIONS?

GET IN TOUCH



Visit: oedd.org