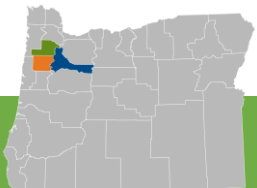




*SEDCOR supports the Willamette Valley's most vital and innovative industries so that families, communities, and cities all over our region can thrive. By showing up and understanding the problems and opportunities of those industries, **we help them transform good ideas into realities.***

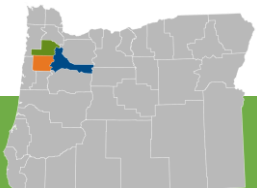
We work with local governments and state agencies to attract businesses to, and keep business in, our region - who will provide good jobs and stable tax revenue for decades to come.



Why we Focus on Traded Sector Businesses:

- Contribution to local tax base
- Creation of family wage jobs
- Multiplier effect

Reports from the Manufacturing institute indicate that **each dollar's worth of manufactured goods creates another \$1.34 of value elsewhere in the economy.** This is the largest “multiplier” of any sector.

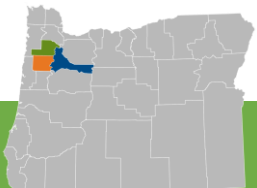


Industry Driven Solutions

CHILDCARE

WORKFORCE HOUSING

The 2020 pandemic did not create these issues. It did, however, exacerbate and highlight them.



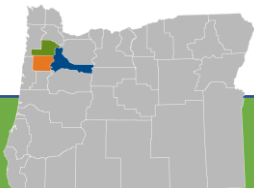
Statistics of influence:

In April of 2020, the national unemployment rate hit 14.8% and the labor force participation rate declined to 60.2%*

While the need for childcare nearly doubled in some communities, in-home care and childcare centers were closing their doors

From June 2019 – June 2020, home prices in Oregon increased by up to 15%**

Congressional Research Service *
24/7 Wall St**

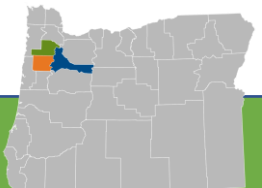


Workforce Case Study: DCI

Industry: Dental Components and Operatories

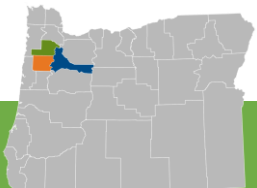
Industry Position: One of the largest suppliers of dental operatories and parts in the global market

Workforce Impact: Prior to COVID, DCI had 320 employees based in Newberg Oregon and approx. 50 additional employees in the Midwest and overseas. By late September of 2020, they were down to 260 local employees (daily avg) and risked losing significant industry positioning, due to workforce shortages. After completing a survey of staff, DCI determined that the #1 issue for staff absenteeism and departure was **Lack of access to childcare.**



Obstacles:

- Lack of knowledge/understanding of need & solutions
 - Deserts
 - In-home v. center-based care
- Liability concerns
 - On-campus v. off campus
 - Provider partnership
- The ROI proposition for owner/board/investors
- Zoning and State regulations



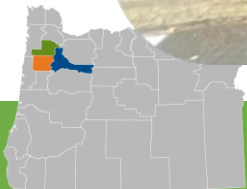


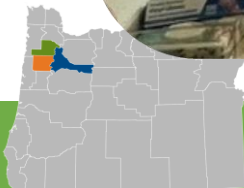
PROJECT OASIS GOAL: to provide solutions to overcome barriers to making high quality childcare affordable, equitable, and accessible for all.

GOAL 1: Affordability

GOAL 2: Equitability

GOAL 3: Accessibility





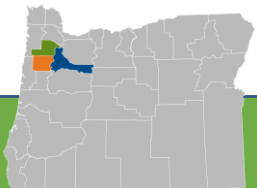
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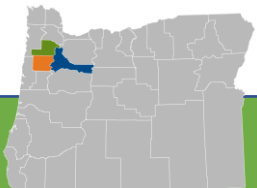
Congressional Research Service *
24/7 Wall St**



Workforce Case Study: Newberg Workforce Housing Consortium (NWHC)

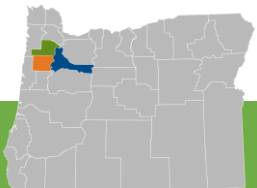
Consortium Partners: Friendsview Retirement Community, A-dec, George Fox University, Newberg School District, Providence Medical Center

Workforce Impact: These partners were experiencing issues with recruiting and retaining qualified staff due to a shortage of workforce housing in the City of Newberg. In the 2017-2018 school year, the district was closed for five snow days without having a snow event in the community because so many of their staff lived outside the Newberg area and their communities (and commutes) were snow impacted. Four of the consortium members reported losing the bid for qualified new staff once they visited the community and were not able to secure housing. These partners came together to form the Newberg Workforce Housing Consortium due to the housing underproduction in their community which led to **a dearth of middle/workforce housing.**

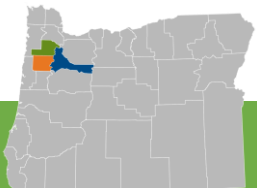


Obstacles:

- Lack of experience developing or managing residential properties
- Lack of understanding and/or desire to understand city/county/state housing regulations
- Landlord liability concerns
- The ROI proposition for owner/board/investors

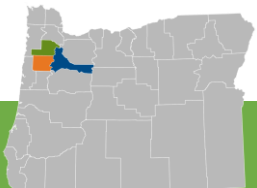


- ❖ **November 2019** - SEDCOR began industry partner coordination. (note – this work was pre-Covid)
- ❖ **January 2020** – The consortium convened and started drafting their vision statement
- ❖ **June 2020** – March of 2021 the consortium took a partial hiatus due to the pandemic
 - ❖ During this period, the NWHC stayed connected but did not meet in person. The project was added to the Regional Solutions’ needs and wishes list for the Mid-Valley.
- ❖ **March 2021** – The NWHC reconvened with renewed purpose and new partner
 - ❖ With new members at the table, the NWHC revisited their vision statement and Project scope expanded to include the language of “..access to services that further support the developing workforce.”
- ❖ **March 2022** – The NWHC was awarded \$3mm in funding through the passing of HB 5202 supported by Representative Anna Scharf (funds received August 29th, 2022)
- ❖ **September 2022 through January of 2023** – SEDCOR and the NWHC sought partners
- ❖ **February 2023** – The Missing Middle Housing Fund is hired to create a development RFP
- ❖ **April 2023** – SEDCOR and the NWHC host a housing summit in Newberg, attended by 55+
- ❖ **May 2023** – Two development partners were chosen by the NWHC (4 projects total)
- ❖ **July/August 2023** – Housing Fund established to support current and future developments



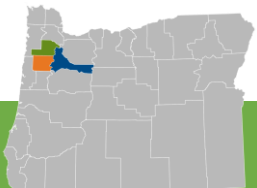
NWHC - Who We Serve

We aim to serve working families who do not qualify for State-subsidized affordable housing and cannot afford market rate housing. This is the missing middle. We envision development in the city of Newberg that offers affordable housing to workers whose income is at or below 120% of AMI.



NWHC - Our Vision

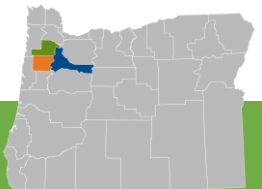
Our vision is a corporate-partner housing development with **access to services that further support the developing workforce** in the City of Newberg. We aspire to create a model that can be replicated throughout the State.



....access to **services** that further support the
developing workforce”

❖ **Localized/accessible/affordable
childcare**

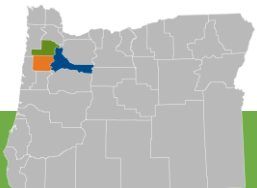
❖ **Transportation**



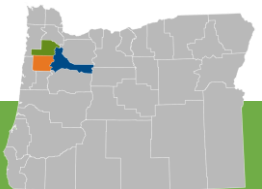
“If our workforce can’t afford market rate childcare, how can we expect that they can afford market rate housing?”

“If we had a richer and more accessible transportation system, the ‘two car family’ model wouldn’t be necessary.”

Quotes from the housing summit



Questions?



Abisha Stone
Yamhill County Economic
Development Manager
SEDCOR

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astone@sedcor.com

