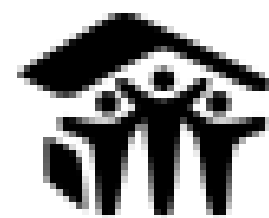




# Adams Commons

Presentation – 2023

Cottage Clusters  
for  
Sisters Workforce



**Habitat for Humanity**

# Problems We Face

- A distinct lack of both Affordable and Workforce single family housing units in Sisters coupled with dwindling supplies of available land.
- Single Family Workforce housing is the economic imperative and is in critical need as over 550 units need to be constructed by 2040.
- Limited funding for Workforce housing.
- Over 80% of Sisters' workforce commutes daily from out of town and 91% of employers surveyed indicated the limited housing supply is a barrier to hiring.
- High income wage earners are remote workers as Deschutes County leads the nation in percentage of its remote workforce at over 12%.





# If your household of 4 earns this:

**MEDIAN HOME PRICE**  
\$785,000\*

# ...you can afford this\*\*:

**150% AMI**  
\$142,800

**RENT**  
\$3,570

**HOME PRICE**  
\$520,800

**120% AMI**  
\$114,250

**RENT**  
\$2,857

**HOME PRICE**  
\$414,700

**100% AMI**  
\$95,200

**RENT**  
\$2,380

**HOME PRICE**  
\$343,900

**80% AMI**  
\$78,150

**RENT**  
\$1,904

**HOME PRICE**  
\$273,200

**60% AMI**  
\$57,120

**RENT**  
\$1,428

**HOME PRICE**  
\$202,450

 **Human Resources Manager**  
\$111,947

 **Veterinarian**  
\$110,809

 **Marketing Manager**  
\$125,293


 **System Admin**  
\$91,541

 **Manager**  
\$97,259

 **Civil Engineer**  
\$92,658

 **Dental Hygienist**  
\$95,734

 **Forrester**  
\$75,723

 **System Operator**  
\$72,444

 **Teacher**  
\$74,772

 **Web Developer**  
\$82,977


 **Athletic Trainer**  
\$56,671

 **Paralegal**  
\$62,986

 **Sales Rep**  
\$68,303

 **Probation Officer**  
\$68,336

 **Social Worker**  
\$53,753

 **Nursing Assistant**  
\$40,551

 **Recreation Worker**  
\$37,473

 **Photographer**  
\$46,350

 **Salesperson**  
\$35,367

\*\*Based on 10% down payment & 6.75% interest \*Beacon Report June 2023



# Working Towards Solutions

- Expand Sisters Habitat's mission to include workforce housing and further align with community needs.
- Develop commercial land owned by Sisters Habitat into Cottage Cluster Developments.
- Make use of low interest LAP funding for additional land acquisition.
- Build a mixed income housing community
- Target 80-150% AMI households.
- Create long term affordability by deed restrictions and available land trust models.
- Directly partner with the City to further develop East Adams Avenue into long term economic engine.



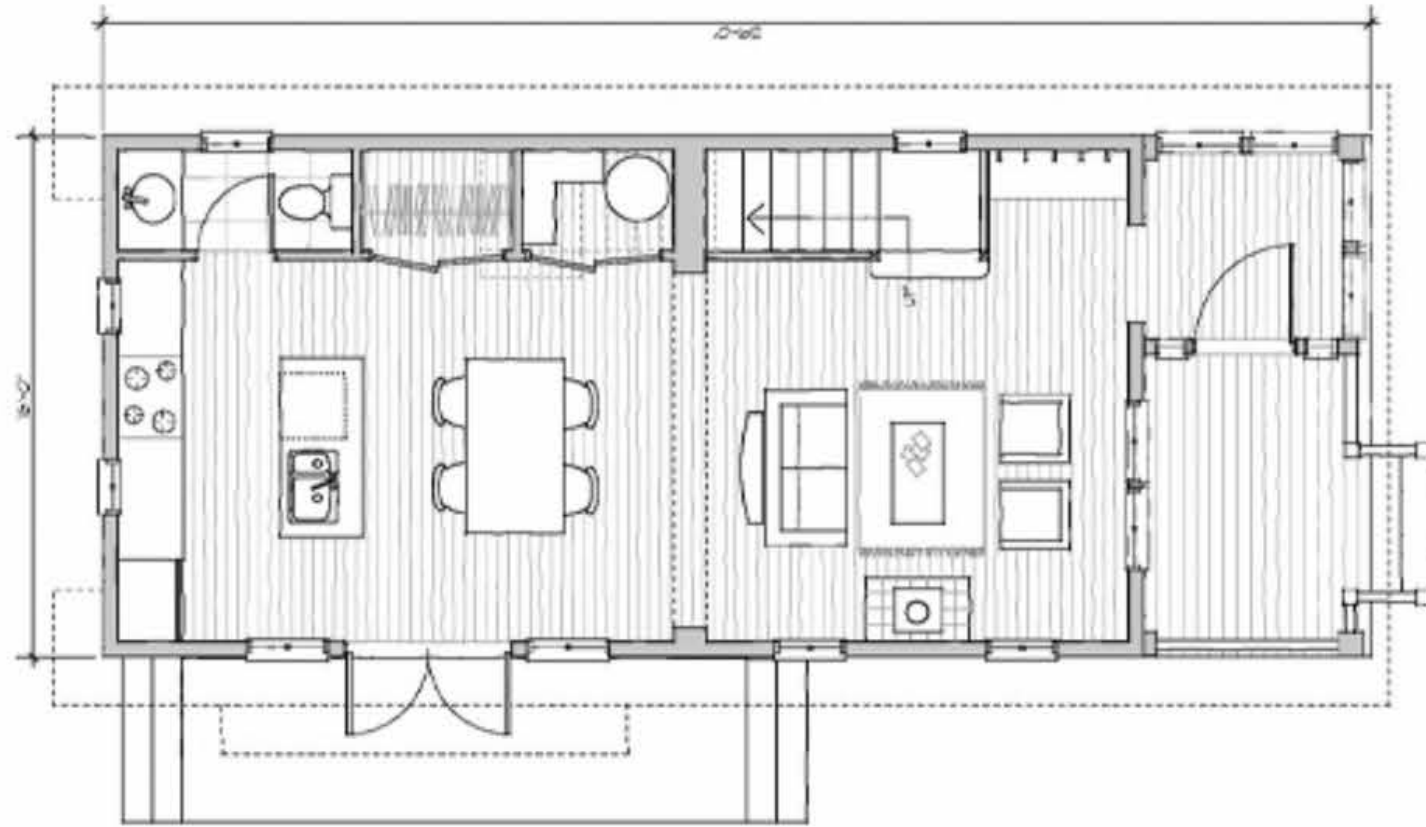


# Adams Commons Cottage Clusters

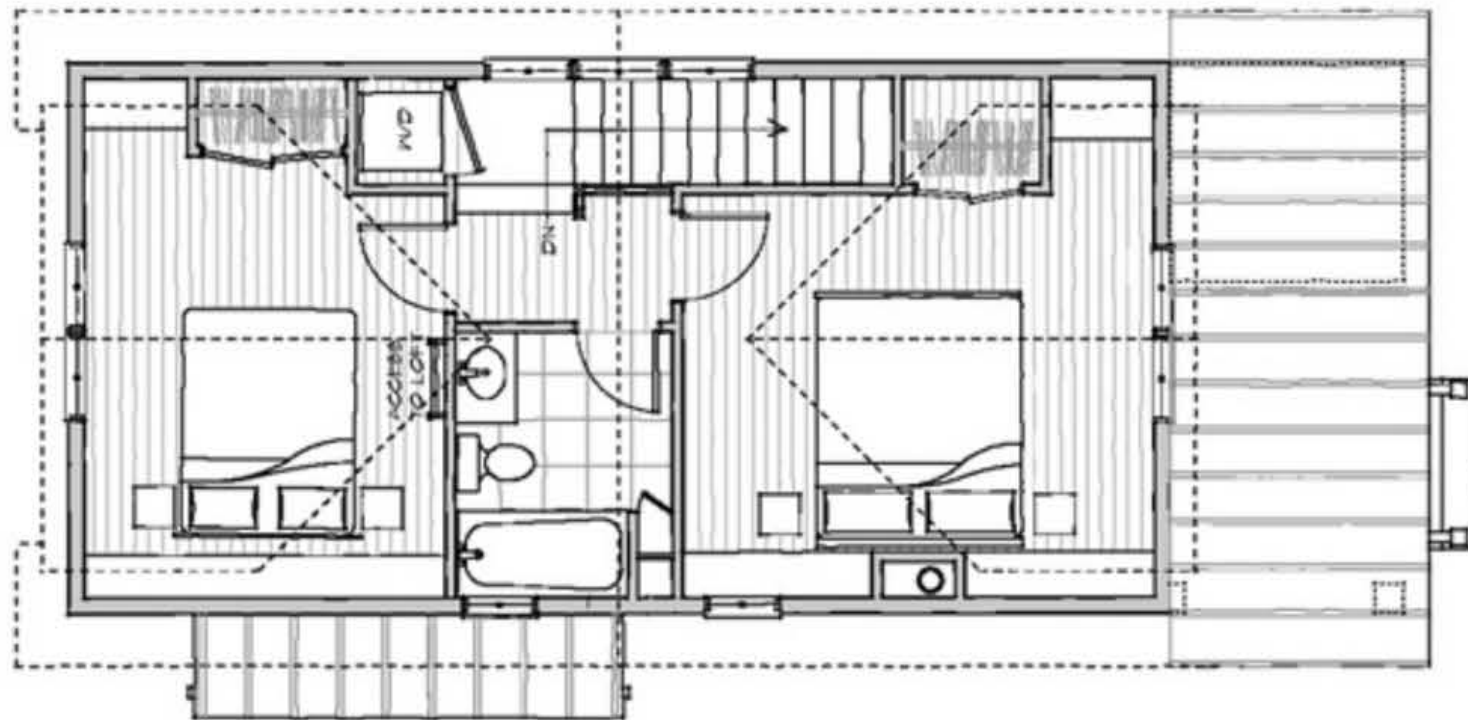
- **Increased density allows for 1500 square foot lots**
- **Employs deed restrictions and available land trust models to achieve long term affordability**
- **Off street parking and solar carports**
- **One electric vehicle charge station**
- **Dedicated bike storage with solar fed electric bike charge station**
- **Solar and water reclamation**
- **Shared greenspaces**



# Sample Home



- **2 Bedroom, 1.5 Bath**
- **800-1000sq feet**





# **Adams Commons Projected Costs for 24 Single Family Homes \$6,868,000**

- **Anticipated OHCS Lift Funding= \$2,400,000**
- **SHFH Capital Fund=\$750k**
- **Lift Supplemental Grant 12 x \$50k = \$600k**
- **Potential Project Transfer of County ARPA Funds=\$400k**
- **Low Interest (LAP) Land Acquisition Funding - Immediate Opportunity As Of 11/27/2023**



# **How Can We Find Solutions And Where We Can Partner With The City of Sisters?**

- **Urban Renewal Agency Fund=\$400k**
- **Affordable Housing Reserve Fund/ Transient Tax Dollars and Additional Funds Availability Over the Next 3 Years of the Project .**
- **SDC Deferral Until Project Completion**
- **Adams Street Improvement Project SDC Credits**
- **MOU Between City of Sisters and SHFH in support of Adams Commons Project and Downtown Revitalization.**
- **Amend Cottage Development Code, 4.6.100D1c, *The second level floor area shall not exceed 50% of the first floor area.* Remove Second Floor Square Footage Restrictions**
- **Establish Deed Restricted Short Term Construction Loan to \$1.75m**



**Adams Commons**  
Cottage Concept

**Questions?**





# **Adams Commons**

# **Thank You**

**For Your Attention**

**Cottage Clusters  
for  
Sisters Workforce**



# **Habitat for Humanity**