



Summer 2023 Newsletter

As summer officially heats up, so have our efforts at the [Missing Middle Housing Fund](#). We have been traveling throughout Oregon and across the country presenting, facilitating, brainstorming, planning, activating, and relationship-building, all towards our goal of finding workforce housing solutions to double housing production in Oregon. Take a look at a few of the highlights!

- [Bend Workforce Housing Summit: Building Community and Finding Solutions](#)
- [Newberg Workforce Housing RFP Winners Announced](#)
- [MMHF On the Road: Connecting Communities Around Workforce Housing](#)
- [MMHF Partner Spotlight: SEDCOR](#)
- [MMHF Innovation Grant Recipient Update: HumanKind Homes](#)

**Bend Workforce Housing Summit:
Building Community and Finding Solutions**



When the Missing Middle Housing Fund got the call to help facilitate a workforce housing solutions summit in Bend, we jumped at the opportunity. The [Bend Chamber of Commerce](#) has long been active in addressing the housing underproduction crisis in Deschutes County, and a cohort of their 2023 [Leadership Bend](#) class wanted to tackle the issue head on.

"We are so proud of the 2023 Leadership Bend class who chose this year's project to support the Bend Chamber's Workforce Housing Initiative. We look forward to adding this tremendous energy to local efforts to increase mid-market housing in our community," said Katy Brooks, CEO of the Bend Chamber.

The team envisioned a summit where industry innovators and community leaders could gather to brainstorm and prioritize ways to make meaningful change for workforce housing. On June 6th, the [vision became a reality](#). Over 70 attendees gathered from Bend, Central Oregon, and beyond at Central Oregon Community College for the summit. Participants represented different backgrounds in construction, manufacturing, financing, development, and community engagement, but all shared a desire to build more workforce housing in the Bend area.

The morning session featured groups brainstorming solutions in three key areas of impact: "products, materials, assembly, and design", "financing and funding", and "housing workforce and labor". The MMHF then facilitated the prioritization and selection of six impactful solutions to carry forward in working groups. Participants "self-selected" one of the groups to join and spent the afternoon building out work plans.

These six groups will spearhead new work or join existing efforts to:

- Create a revolving investment gap fund to develop workforce housing
- Create an employer-driven and supported workforce housing initiative, centering the individual needs of employers and putting them collectively in the driver seat
- Increase funding to already successful local workforce development efforts in the construction and development industries
- Issue permits faster
- Reform the condo defect law to advance condos as a viable workforce housing solution
- Launch the Central Oregon Childcare and Housing Taskforce to incorporate childcare solution incentives into the creation of more workforce housing



MMHF CEO, Nate Wildfire (on end, at right), with members of Leadership Bend

Jenn Kovitz, Director of Marketing and Public Relations at Central Oregon Community College, and a member of Leadership Bend's Class of 2023, served as event emcee. She stated, "The Summit was a great reminder that we can and must tackle this problem from every angle, and that Deschutes County employers and sector leaders are invested in what it will take to create long-term solutions."

The summit was sponsored by Leadership Bend, the Bend Chamber, the Missing Middle Housing Fund, [Skanska](#), [Hayden Homes](#), and [Central Oregon Community College](#), who hosted the event in their Coats Campus Center. [Crux Fermentation Project](#) sponsored a happy hour immediately following the summit.

Central Oregon's Daily News ([read article here](#)) and TV station, KTVZ ([view story here](#)), covered the event. Our CEO, Nate Wildfire is featured in both emphasizing what we always say at the Missing Middle Housing Fund...there is no silver bullet to solve workforce housing underproduction. We need everyone's help. However, with more collaborations like the Bend Workforce Housing Solutions Summit, we can get there, together.

If we can help your Regional Chamber, Municipality, or Organization host a workforce housing solutions summit in your area, please reach out to us at info@missingmiddlehousingfund.org, or if you would like to engage in any of the work group's efforts listed above.

If you would like to learn more about the Bend Chamber's work on housing please visit their [workforce housing solutions contact page](#).

Newberg Workforce Housing RFP Winners Announced

Back in March, the [Strategic Economic Development Corporation \(SEDCOR\)](#), [Newberg Workforce Housing Consortium \(NWHC\)](#), and the MMHF released an [RFP](#) seeking innovative ideas to develop workforce housing to serve Newberg employers. The funding for this work came to SEDCOR through the efforts of [Representative Anna Scharf](#). Seven proposals were submitted for consideration, and after careful review, we are thrilled to announce two proposals that the Consortium will initially support.

The first winning team includes Cory Redding of [CD Redding Construction](#), Philip and Katrina Higgins (of [Pacific Crest Real Estate Advisors](#)), and landowner Gary T. Baker, who submitted a proposal to build over 60 units of rental housing overlooking the Willamette River. Funding support for this project would enable units to be delivered at workforce rents versus market rate rents.

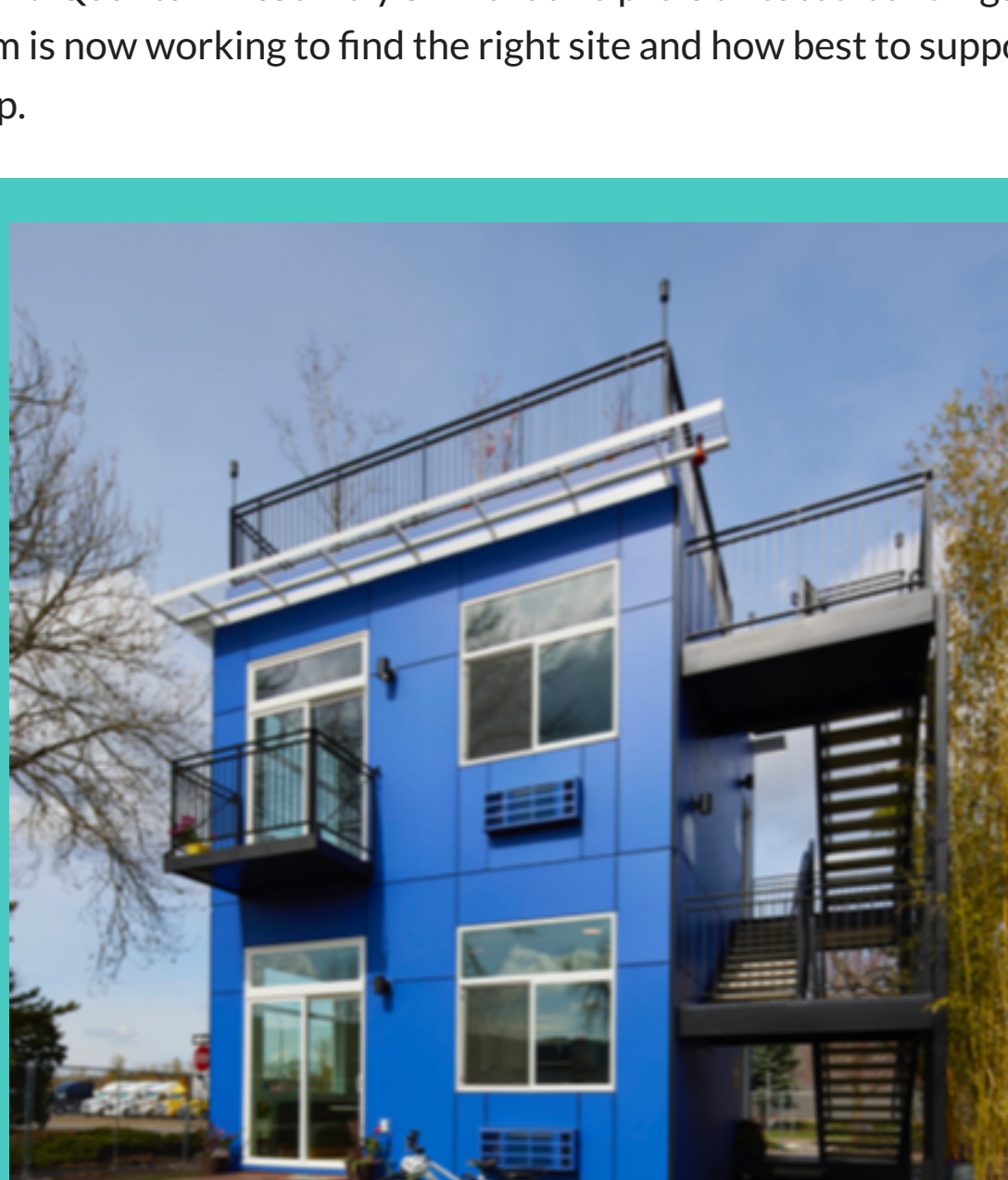


Cory Redding of CD Redding Construction



Philip Higgins of Pacific Crest Real Estate Advisors

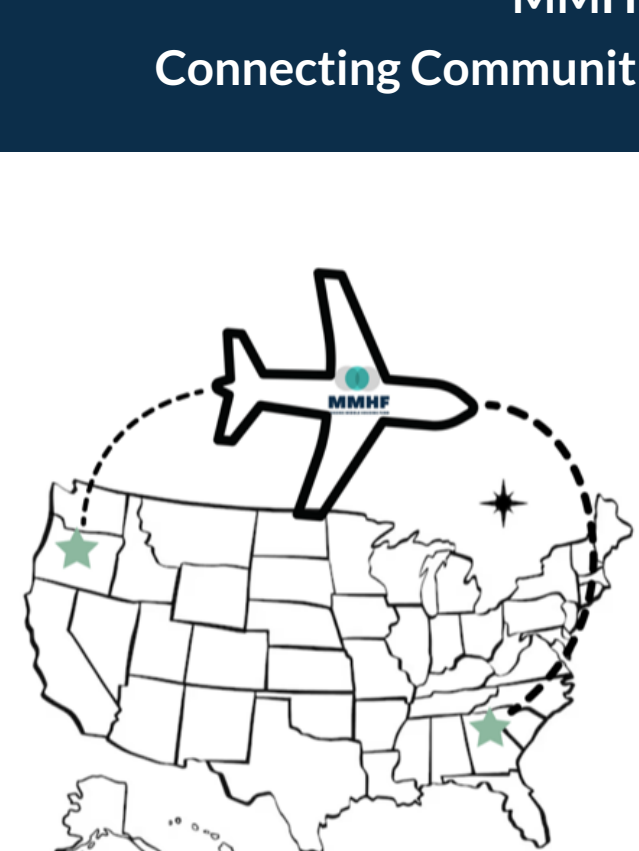
The second winning team includes [Edlen & Co.](#) and [Quantum Assembly](#), who submitted a proposal to build workforce housing using Edlen & Co.'s development expertise and Quantum Assembly's innovative prefabricated buildings. The Consortium is now working to find the right site and how best to support this partnership.



Quantum Assembly's housing prototype

There are many details to sort out, but the NWHC, SEDCOR, and the MMHF are excited to move forward and build innovative workforce housing that can serve as models for the rest of the state.

**MMHF on the Road:
Connecting Communities Around Workforce Housing**



In the last few months, our CEO, Nathan Wildfire, has traveled and "dialed in" to speak at several conferences and events across the state and country.

In April, Nate joined Jordan Beanblossom of [A-tlec](#) and Abisha Stone of SEDCOR at SEDCOR's [Economic Forum Lunch](#) to talk about the Newberg Workforce Housing Consortium.

In May, Nate and Abisha took to the stage again at the [Mid-Willamette Valley Affordable Housing Conference](#). You can watch Nate and Abisha at that conference [here](#).

Toward the end of May, Nate joined Gwinnett County Planning and Development in the greater Atlanta area as part of their "Speak Up!" series, a forum for sharing innovative ideas and solutions to foster healthy, connected, and livable communities. His [presentation](#) was part of the "Shaping Communities Through Housing and Investment" series.

In June, Nate moderated a national panel discussion sponsored by [Fourth Economy](#) on [Equitable Approaches to Housing](#).

Please [contact us](#) if you would like to learn more about how we can speak at your next conference or event. We are always looking for new opportunities to build community and foster discussion and collaboration to find solutions and create more workforce housing.

MMHF Partner Spotlight: SEDCOR

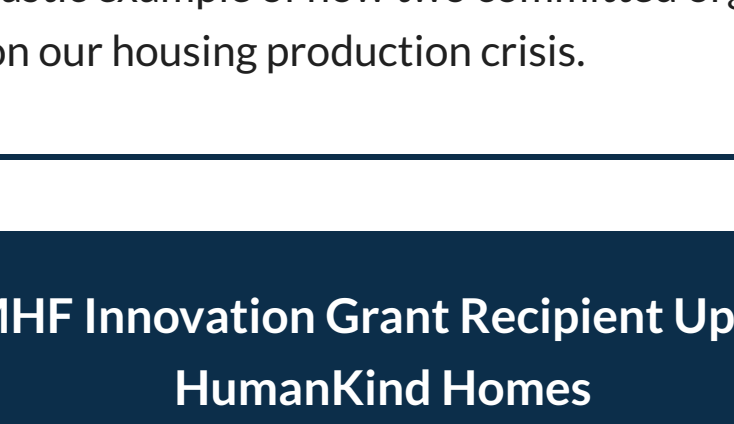
The Missing Middle Housing Fund is proud to shine a light on our partner, [SEDCOR](#). SEDCOR is committed to finding, creating, and cultivating economic opportunities in Oregon's Willamette Valley. One of their key priorities in recent years has been creating more workforce housing to help area employers attract and retain talent. At the start of this year, SEDCOR contracted with the MMHF to manage a [request for proposals \(RFP\)](#) for innovative solutions to build more housing in Newberg and Yamhill County. The winners of this RFP were recently announced (see story above).



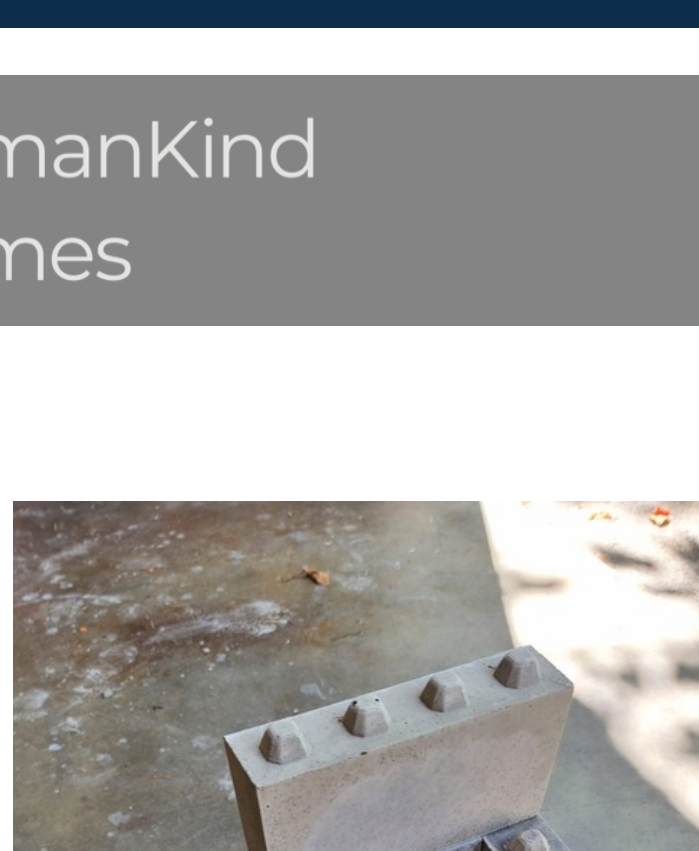
Throughout the process, MMHF and SEDCOR have joined forces to showcase the power of teamwork through speaking engagements, round table conversations, and a [workforce housing solutions summit](#) in Newberg. Abisha Stone, the Economic Development Manager for Yamhill County at SEDCOR, said, "The Missing Middle Housing Fund has been a powerful organization to work with. We are so grateful to have found a like-minded, mission aligned, organization to support new housing initiatives in our region. The MMHF team is clearly committed to addressing the issue of housing underdevelopment in our state. Their team has both the talent and passion to really create an impact."

SEDCOR and the MMHF will continue to work together to chart a path forward with the RFP winners and to identify new opportunities for the future. Our partnership is a fantastic example of how two committed organizations can amplify the impact on our housing production crisis.

**MMHF Innovation Grant Recipient Update:
HumanKind Homes**



Funding housing innovations that build homes in shorter time at less cost is part of who we are. It is in our name. Back in 2021, we conducted a [search for innovative companies](#) across the state that could benefit from investment and support to help scale their solutions. One of our grant recipients was [HumanKind Homes](#), a start-up that uses geopolymers concrete bricks made of recyclable materials to build construction kits that are manufactured offsite and shipped for onsite assembly. You can read more about HumanKind Homes, which was featured recently along with other product, materials, and design innovators in a recent [MMHF blog post](#).



We are pleased that HumanKind Homes is advancing towards its goal of producing its first home and being fully operational by late 2024 or early 2025. The company has caught the eye of several accelerators and has received funding and support from [Techstars](#) in Atlanta, GA, and the [Oregon Startup Center](#) in Beaverton, OR. Additionally, the company is about to open its first manufacturing facility in Oregon where they will house 3D printing capabilities and polymer concrete brick production.

Congratulations, HumanKind Homes!

Contact Us

MMHF wants to hear from you. Please [contact us](#) if you have an innovation in design, labor, financing, policy, or any other area of the housing ecosystem, or simply want to be in the loop about any of these things at info@missingmiddlehousingfund.org.

Also, please reach out to Nathan Wildfire if you are interested in serving on our board at nathan.wildfire@missingmiddlehousingfund.org. As we grow, we are looking to augment our team with more rural voices, diversity, and housing expertise.

Help us Create the Future of Workforce Housing

[Reach Out](#)