



BANDON OPPORTUNITY PROJECT

What is the Bandon Opportunity Project? For some time, the City has been looking for land for workforce housing. Earlier this fall the city noticed a 17-acre property for sale in the Urban Growth Boundary and approached Mike Keiser about partnering to help ease our housing problem. Mr. Keiser stepped up and purchased the property on fairly short notice. He has no profit motive in the project, and it is intended to help the housing shortage in our community at large.



What need is the project intended to meet? Many people and organizations have identified the lack of workforce housing as one of the most serious issues facing the city. Business and organizations can't fill positions because people can't afford to live here. Families of people that work here end up living elsewhere, causing school enrollment to decline. Many of the homes being constructed in Bandon are second homes, which add little to our economic base.

What is going to go on the site? The site will likely be developed with several types of housing, but the specific mix will take more planning. Some of the ideas include: subsidized affordable housing, tiny homes, and housing clusters and home ownership options. The site will also likely be developed in phases. The overall purpose is to provide housing for people who work in the Bandon area.



Who is going to develop the site? The plan is to undergo a process for selection of a developer once additional site analysis is completed. It is possible that there will be more than one developer, as we would like to see a mix of



housing types.

Do we have water and sewer capacity for the project? Yes. Our water plant has capacity for an anticipated 20 years of growth in Bandon, and we have senior water rights to Ferry and Geiger creeks that we have never had to call upon. The City is working on backup water sources as well.

What about roads and streets? Our plan is that roads and streets will be built by the developer, or using grant funds. Completion of the project will complete the 20th street right of way, which will divert truck traffic from the Uptown area, particularly 11th Street.