



APRIL 2023 MONTHLY UPDATE

FEATURED PROJECTS:



The Acoustic Piano Gallery, located on W. Main Street, has applied to remodel the lower floor of the two-story commercial building and will also be constructing three new apartments on the second floor. The projects total valuation is \$310,000

Creekside Village Apartments:

Skypark Drive

Two new three-story, six-plex buildings are currently in review.

The total project valuation for these two buildings is

\$1,513,280.





DESTINATION DOWNTOWN:

- Sam Barnum, Chad Wiltrout, and Harry Weiss met with the Elks Lodge owner to discuss potential development for the site and use of the existing building on Riverside. Discussion included a potential new-build that would be leased out for government use and/or event space for the existing, historic building.





City Manager Information



- The U. S. Best of the West User Group has won the CentralSquare 2023 User Group of the Year Award. Staff will receive the award on behalf of the group which will be honored at the CentralSquare annual conference in Nashville, TN. There were multiple nominations for the group. A sample nomination is noted below:

What started as an idea at ENGAGE 2022 to form a group of West Coast Community Development solution users has become an active, engaged User Group led by Carol Wedman, Development Services Manager for the City of Medford, OR. Each month users meet via MS Teams to share best practices, gain insights for increased productivity, and streamline processes to improve the user experience and increase overall customer service. Many 'Aha' moments have been expressed throughout the meetings and this group has become a valuable resource to the members. As a testament that one person's idea can come to life and foster a community is embodied by the US Best of the West User Group. The initial small group has expanded to 25 members from five (5) states with almost 2,000 miles between them. Members of the group are attending ENGAGE 2023 and look forward to having their first in-person User Group gathering and getting acquainted in person, some for the first time. This was the pilot PA private community on the Customer Portal and the group continues to grow as others become aware. We even had to change the name from 'Best of the West Community Development User Group' to 'US Best of the West Community Development User Group' as some of our Canadian clients with different solutions were interested in the group.

- The Medford Cooperative is proposing to replace the existing store on Riverside Avenue with a 9,535 square foot grocery store.
- Timber Country Rogue is proposing a 12,000 square foot bottle drop facility and a 560 square foot coffee kiosk (Human Bean) on the corner of Crater Lake Avenue and Delta Waters Road.
- Electrical Inspector, Bud Rostel, has begun face-time inspections for some jobs that he inspects for the City of Grants Pass. This is made possible by a reciprocal services intergovernmental agreement.
- Kimberly London appeared on the John L. Scott Real Estate Show on April 27th. She talked about the Development Services Process, permitting and more. The link will be uploaded to the Building Safety website once it is available.
- Several staff members helped staff the S. O. International Code Council sponsored booth at the 2023 Jackson County Home Show held early May.





National Housing Report: Excerpted from the May 2023 Dodge Data & Analytics Report

DODGE HOUSING STARTS INCREASE IN FEBRUARY

Despite the positivity last month, the continued sluggishness in the housing market reflects a combination of several factors, such as rising mortgage rates, which have dampened demand. Additionally, both the single family and multifamily sectors continue to face supply chain disruptions, shortages of skilled labor, and materials inflation. These factors have contributed to higher construction costs, which are ultimately passed on to consumers in the form of higher home prices.

The uncertain economic outlook for 2023 also puts a psychological toll on consumers and the housing market. With high inflation and concerns of a recession, many potential buyers may avoid the market, further reducing demand for new homes. As a result, builders and developers may face challenges in bringing new housing units to market, and the residential construction industry may see a decline in activity.

In February, both single family and multifamily housing starts increased in four of the five Census regions. Single family housing starts increased in the Midwest (10%), the South Atlantic (5%), South Central (5%) and the West (4%). With the Northeast region falling.

	Seasonally Adjusted Annual Rates			Year-to-Date Total		
	Feb 2023	Jan 2023	% Chg	Feb 2023	Feb 2022	% Chg
Housing Starts U.S.	1,362	1,226	11	202	298	-32
Northeast	147	129	14	19	26	-25
Midwest	177	171	4	23	33	-29
South Atlantic	471	438	7	74	92	-20
South Central	325	289	13	49	76	-35
West	243	201	21	36	71	-49
Single Family U.S.	694	663	5	105	167	-37
Northeast	39	40	-4	6	8	-26
Midwest	85	77	10	10	16	-39
South Atlantic	253	240	5	40	55	-28
South Central	190	182	5	30	51	-40
West	128	123	4	20	38	-48
Multifamily U.S.	668	564	18	97	131	-26
Northeast	108	89	22	14	18	-24
Midwest	92	93	-2	14	17	-19
South Atlantic	218	198	10	34	38	-8
South Central	135	107	27	19	25	-26
West	115	77	48	17	33	-50





Budget

None

Potential Study Session & G-3 Topics

None

Potential Upcoming Council Agenda Items

None

Information for Council

There were 85 new City of Medford business licenses/rental registrations issued in the month of April. A detailed list can be found on [the Business License website](#).

30/60/90 Days of Upcoming Tasks for Goals Implementation

TASK	GOAL(S)	DEPARTMENT STAFF ASSIGNED	ANTICIPATED COMPLETION DATE
Consult on permit process for RCUCC project	Public Infrastructure	Sam Barnum	2024
Consult on Genesis apartment project	Public Infrastructure	Sam Barnum	TBD
Consult and meet regularly with local developers to assure that Building Safety processes are working to efficiently and effectively support development. April: Elks Lodge	Housing	Sam Barnum	Ongoing





Building Safety Statistics

Development Statistics

- ❖ Developers submitted 40 new single family residential (SFR) permit applications, valuation \$12,248,993
- ❖ Developers submitted 14 new commercial permit applications, valuation \$7,675,149
- ❖ 263 building permits were generated, valuation \$31,170,256

Permit Applications for Significant Developments

- ❖ Acoustic Piano Gallery, W. Main Street, valuation \$310,000
- ❖ Four metal canopy structures, E. Vilas Road, valuation \$2,752,553
- ❖ Two 3-story, 6-Plex apartments, Skypark Drive, valuation \$1,513,280
- ❖ Springhill Suites renovation, Center Drive, valuation \$1,600,000
- ❖ Petco remodel: Add grooming & Veterinary Clinic, Rossanley Drive, valuation \$450,000

Acquisition of Permits for Significant Developments

- ❖ Kids Unlimited 2-story classroom, Niantic Street, valuation \$968,892
- ❖ Orchard Meadows Apartments: 10 buildings/86 units, Orchard Home Drive, valuation \$16,571,790

