



FEBRUARY 2023 MONTHLY UPDATE

FEATURED PROJECT:



MOSAIC
MEDFORD

PHASE 1
Lot 1 Construction Drawings - Site Improvements

Mosaic Medford LLC
1116 NW 17th Avenue, Portland, OR 97209



eMZed Architecture LLC
emzedarchitecture.com



POWELL
engineering +
consulting



SHAPIRO DIDWAY

Phase I of the Mosaic Medford project is now in review. This multifamily development will be located on Springbrook Road.

Mosaic housing is a type of modular housing. It applies computer aided manufacturing, robotics, and other modern production methods in the construction process. This type of construction can shorten the build schedule and reduce costs; simultaneously building the modules while site work is being completed.

Project valuation: \$8,500,000





City Manager Information

- ❖ *Destination Downtown Program Update:* Two owners of multiple properties in the downtown area have contacted Sam Barnum to discuss downtown development options. Recipients have been very appreciative of the City's support for downtown development.
- ❖ Sam is working with *First Story* on a home project that will be provided to a family in need. First Story is partnering with Hayden Homes and ACCESS of Jackson County. This is the same team that provided the veteran home that Building Safety staff facilitated in 2018. Sam is working with the other City departments to explore reducing permit fees to support this affordable housing project.
- ❖ Chad Wiltrout and Sam met with Medford School District personnel at the old South Gateway CenturyLink call center to consult on their upcoming project. The School District will be relocating services that are currently delivered at the old South Medford High School site.
- ❖ Sam met with developer, Dan Horton, to consult on expediting the review process through Development Services for two Jackson County Housing Authority projects.
- ❖ Chad met with Pacific Bible College, 409 N. Front Street, to consult on converting the church into a school. Fire Department staff was also in attendance.



- ❖ Concrete housing is coming to Medford. This system offers solid, disaster-resistant construction, greatly diminished outside noise, and lower energy use and maintenance.

- ❖ Building Safety's Citizen Academy program was held early February. The group was very engaged and provided all positive feedback on the surveys. Every survey gave the highest mark of five (5) in every category. Comments included, "More time.", "Good job.", "Great team building for the attendees..." Words used in the evaluation included fun, great time, engaging, informative, and enlightening. The main activity included a jello foundation, toothpick framing, and marshmallow "nails" to see who could build the strongest structure. The jello mold was shaken and the sturdiest structure won.





BA SO BUILDERS ASSOCIATION SOUTHERN OREGON

Thursday, March 9th | Construction News Highlights

FED CHAIRMAN: HIGHER RATES WILL LINGER LONGER

- NAHB Chief Economist Robert Dietz provided a housing industry update on the economy after Federal Reserve Chairman Jerome Powell informed Congress on Tuesday that more aggressive interest rates might be needed to cool inflation
- Powell's comments represent a moderately higher terminal rate than NAHB forecasted at the International Builders' Show in February
- In response to Powell's comments, mortgage rates hit 7.03% for 30-year fixed-rate loans
- The Fed is seeking to return inflation to a 2% level without producing a recession
- The NAHB forecast projects the slowing economy will ultimately be judged as a mild recession for 2023, as exemplified by the slowing of the housing market since the first quarter of 2022
- Higher interest rates will further slow new and existing home sales, despite promising data in January

Budget

None

Potential Study Session & G-3 Topics

None

Potential Upcoming Council Agenda Items

Destination Downtown Presentation, March 16, 2023

Information for Council

There were 75 new City of Medford business licenses/rental registrations issued in the month of January. 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	Ongoing
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	Housing	Sam Barnum	Ongoing
Consult with contractor on Navigation Center front half improvement project	Health and Safety; Housing	Sam Barnum	TBD
Working with builder - International Housing Concepts to bring additional streams of affordable housing to the valley.	Housing	Chad Wiltrout	TBD

Building Safety Statistics

Development Statistics

- ❖ Developers submitted 18 new single family residential (SFR) permit applications, valuation \$4,769,099
- ❖ Developers submitted 13 new commercial permit applications, valuation \$33,416,447
- ❖ 206 building permits were generated, valuation \$12,522,644

Permit Applications for Significant Developments

- ❖ Summit Gardens Complex, Broad Street, valuation \$7,164,724
- ❖ EverHome Suites, E. Barnett Road, valuation \$11,500,000
- ❖ Woodspring Suites, E. Barnett Road, valuation \$10,500,000

Acquisition of Permits for Significant Developments

- ❖ Coker Butte Estates, Coker Butte Road, valuation \$1,810,925

