CITY OF MEDFORD
BUILDING SAFETY | AUGUST 2026

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MEDFORD
BUILDING SAFETY

FEATURED PROJECTS

MEDFORD: GROWING WITH THE TIMES … *a small town still retains community character*

Several projects throughout Medford are evolving and reshaping the look and feel of the city. The new Element Hotel continues to make progress, adding a modern hospitality option downtown. The Genesis Apartments are bringing market-rate housing into the heart of downtown, supporting increased residential activity and a more vibrant urban core. Standalone electric vehicle charging stations and new multifamily developments also reflect Medford's effort to keep pace with changing transportation needs, housing demand, and modern development trends.

Together, these developments reflect Medford's continued transition toward a more city-oriented environment—one with greater density, walkability, and a broader mix of housing, lodging, and services—while maintaining the character and sense of community that make Medford distinctive.



Electric Charging Station



Element Hotel



Federal Courthouse



Genesis Apartments

FEATURED PROJECTS (CONTINUED)



Northgate Apartments



On Track Building Remodel

In addition, the Ordinance Compliance Program is succeeding in working collaboratively with property owners to address blighted residential and commercial building conditions, including deteriorating paint, broken windows, and tarped roofs, among other visible maintenance concerns.



Bennett Street Food Court Before



Bennett Street Food Court After



Howthorne Street House Before



Howthorne Street House After

BUILDING SAFETY PROGRAM HIGHLIGHTS

- Building Safety staff are collaborating with Planning Department staff to develop a community training focused on middle housing.
- 774 letters were mailed out to property owners in and around the downtown area. The letter introduced Todd Travalini as the new Building Safety Director and advised of the free consultation services that Building Safety staff provide for vacant structures and/or development.
- Management partnered with Code Enforcement Officers to help with Building Code issues at a code case location.



Todd Travalini

BUILDING SAFETY DIRECTOR – COMMUNITY ENGAGEMENT
Council Goal 4.3: Consulting with downtown businesses

- Met with Element Hotel developer to answer code questions and consult on the project.
- Met with Youth 71Five Ministries leadership to provide consultation on their new residential housing project on Almond Street.
- Consult with property owner about a new business opportunity on S. Riverside Avenue.



71Five Ministries Almond Street Project

BUILDING SAFETY PROGRAM HIGHLIGHTS (CONTINUED)

AUGUST 2026 BUILDING SAFETY DEVELOPMENT STATISTICS

- Developers submitted 22 new single family residential (SFR) permit applications; project valuation $7,044,601
- Developers submitted 17 new commercial permit applications; project valuation $2,268,446
- 198 Building permits were generated; project valuation $26,111,515

PERMIT APPLICATIONS FOR SIGNIFICANT DEVELOPMENTS

- None

ACQUISITION OF PERMITS FOR SIGNIFICANT DEVELOPMENTS

- None

BUSINESS LICENSE PROGRAM HIGHLIGHTS

- The short-term rental compliance campaign officially rolled out in July. By the end of August, 57% of the non-licensed businesses had obtained a business license. This translates into $4,300 in revenues and pays for more than half of the program costs. The second round of letters will go out in September to those businesses that remain unlicensed and to newly identified properties.
- There were *116 new business licenses* issued in the month of June.

ORDINANCE COMPLIANCE PROGRAM HIGHLIGHTS

Council Goal 20.5: Launch a blight program focused on distressed housing areas or neighborhoods

- The program was awarded a $30,000 City Council Community Initiative Fund grant. Staff is developing a Renovation Reimbursement Program for utilization of the funds. The funds will be used to help low-income property owners perform renovations to rectify compliance issues.
- Staff met with the HRM property management company to develop a plan to bring the Kahlo building into compliance. In addition to remediating the blight, boarded windows, peeling paint and graffiti, new awnings will be installed to enhance the existing structure's facade.

ORDINANCE COMPLIANCE PROGRAM HIGHLIGHTS (CONTINUED)

- Staff met with management for the Habitat for Humanity Critical Home Repair Program. They have already provided funding for several properties identified through the Ordinance Compliance Program. The meeting was to discuss how we can further partner to help property owners alleviate blight and unsafe conditions and to talk about the process for ensuring that there are no crossovers on supplemental financing for repairs.
- Staff worked with a property owner to assure non-compliant issues such a chipped and peeling paint was rectified. The owner expressed gratefulness for the program bringing this to his attention as he was not aware of the condition of the rental property.





CASE OVERVIEW Y-T-D 8/31/26

170 properties have been identified since the property assessments began in October 2025.

DESCRIPTION	TOTAL
Assessed: Identified, infraction summary	0
Closed	49
Open: Letter mailed	5
Pending: monitoring – requires follow-up &/or direction	17
Referred: Responsibility of another department	13
Vacant property – no blight – record only	23
Penalties Assessed	3
In Progress: Working with property owner/work in progress	43
In Compliance: Rectified code infractions	39
Property Lien	1

BUDGET AND COUNCIL ITEMS	
Budget	None
Potential Study Session & G3 Topics	None
Potential Council Agenda Items	None

City of Medford | Building Safety Department
200 S. Ivy St. # 277, Medford, OR 97501

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