REGIONAL HOUSING SHORTAGE

**SUPPLY**

- Decrease in rentals (Airbnb / VRBO)
- Conversion to full-time homes to vacation houses
- Retirement in employee housing units
- Increasing rents

**DEMAND**

- Population and job growth

**INTERNAL DEMAND**

- Demographic shift
ABC WORKFORCE HOUSING PROJECT

- Clubhouse
- RVs

+ 40-50 Trailer Coaches
21 miles
WHY THE CAMPGROUND PROJECT

1. Own the land
2. No entitlements needed
3. Cost effective
4. Does not create demand for additional housing
5. Flexible investment
SOME NUMBERS

TOTAL UNITS: 40
NUMBER OF BEDS: 120
TOTAL INVESTMENT: $4.5MM

Target rent:
$450/ bed/ month
$1,350/ unit / month*

* Seasonal Occupancy

3 bed unit
$110,000 / unit
$37,000 / bed*

* No land / No improvements
UNIT LAYOUT

MAIN LEVEL

LOFT LEVEL

TWO LOFTS
ONE BEDROOM

BEDROOM
LEASONS

1. Know your end-user
2. Know your zoning + code
3. Adapt the project to site attributes
4. Seek partnerships
5. Know your community context
6. Pick your battles
BROADER APPLICABILITY
6 BED UNIT

1. typical 6 bedroom unit plan
   SCALE: 1/8" = 1'-0"

2. upstairs bedroom plan
   SCALE: 1/8" = 1'-0"