



September 2025 Newsletter

Hope you had an enjoyable summer and are settling back into the routine of the fall season.

The Ashland Attainable Housing Project, an Ashland School District initiative, with administrative support from Sunstone Housing Collaborative, continues to move forward. The primary goal remains in place to produce a community asset that meets the needs of the Ashland School District through affordable housing for families with school-aged children and income-qualified ASD staff.

- **Design Progress:** The Arkitek team has completed the first round of schematic designs which feature a 91-unit community. Current design includes homes ranging from studios to three-bedroom apartments, with the largest share being family-sized two- and three-bedroom units. Plans also include shared spaces such as a community room, co-working space, gardens, outdoor play areas, bike parking, and more.
- **Site Studies:** A geotechnical survey will be conducted to understand soil conditions. This work will take about a day, and any boring holes made in the ground will be safely filled once testing is complete. Additionally, the team will proceed with Phase 1 Environmental Assessment to determine any Recognized Environmental Conditions.

We want to share that environmental testing for the prospective build site will begin once the fall sports season has concluded. This timing ensures that student activities and community use of the fields remain uninterrupted, while also keeping the project moving forward on schedule. By sequencing the work this way, we're honoring both the immediate needs of families and students and the long-term vision of creating much-needed housing. We deeply appreciate everyone's partnership in balancing today's priorities with tomorrow's opportunities.

- **Next steps:**
 - Outlier Construction has engaged subcontracting consultants to price the amended design.
 - The development team will be refining financial underwriting to present to ASB for review.
 - Before the end of the year, the team aims to execute a term sheet outlining the deal structure which will serve as the foundation of the subsequent DDA (Disposition and Development Agreement) with the Ashland School District
- **Statewide Connection:** Sunstone was honored to participate in a Housing Oregon panel that highlighted the collaboration between school districts, affordable housing, and community development—a timely conversation that connects directly to the work we're advancing here in Ashland.

