

2025 Year-End Summary

Dear Community,

As we close out the year and reflect on Sunstone Housing Collaborative's first two years, I'm proud of the progress we've made and mindful of the persistence affordable housing development requires.

My own commitment to this work is grounded in a lifetime focus on occupational justice which is the belief that everyone deserves the conditions needed to fully participate in daily life, including safe, stable housing. Housing security is not just a social good; it is a prerequisite for health, education, employment, and family stability. That lens has guided Sunstone's approach from the beginning, shaping how we prioritize accessibility, integrated services, and long-term affordability in the projects we support.

This year we have stewarded the Ashland School District's Attainable Housing Project through complex planning processes, developer team selection, elevating the importance of co-located childcare and accessibility, and helping partners navigate the administrative and strategic challenges that often stall well-intentioned housing efforts before they ever break ground.

Looking ahead, our commitment remains clear. Sunstone will continue to advocate for policies, funding structures, and local partnerships that support mission-driven affordable housing production. We will continue building coalitions across sectors and regions, and supporting landowners who want to use their assets in service of the public good.

This work is slow, but its impact is lasting. We are deeply grateful to our partners, collaborators, and supporters who have shared this vision and helped turn it into tangible progress. Together, we are laying the groundwork for housing that truly serves our communities, now and for generations to come. Thank you for your continued support.

With Gratitude,
Krista Palmer



FUNDING

Grants awarded in 2025



**\$850,000 to AAHP
Development Team for
Co-located Childcare**



**\$30,000 to Sunstone for
operational expenses
and capacity building**

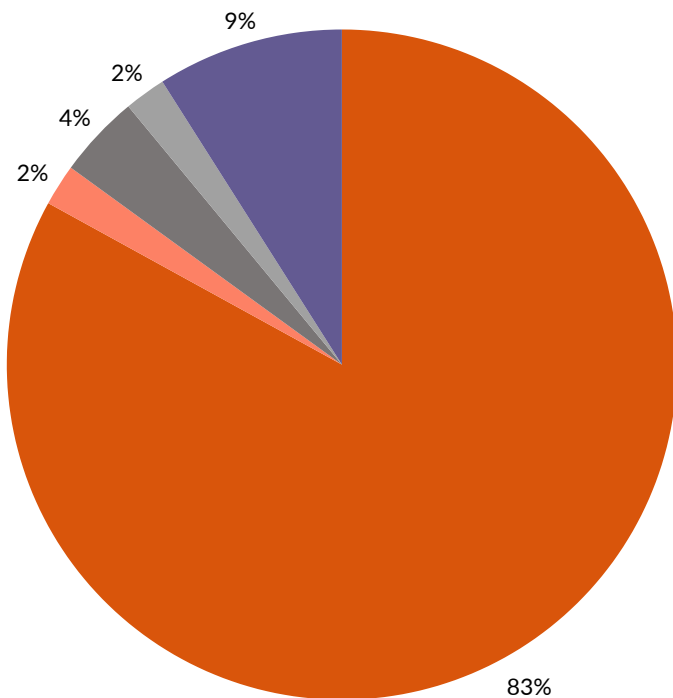


**\$55,000 to Sunstone for
capacity building and AAHP
predevelopment costs**

Sunstone has been integral in helping to secure initial funding sources for predevelopment costs as the Ashland Attainable Housing Project navigates the early stages of project viability. Affordable housing development requires using “braided” financing: weaving together grants, tax credits, and loans that can take time to secure. As with all projects of this nature, particularly those with the complexity of the AAHP, funding timing will drive the cadence of building and completion.



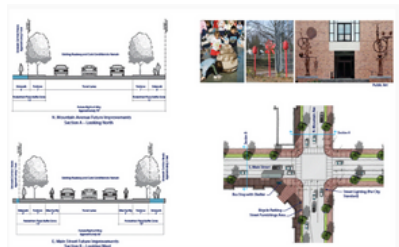
AAHP PREDEVELOPMENT WORK IN 2025



Sunstone and Development Team Hours Dedicated to AAHP:

- 4000 - Grant Applications, Team Coordination, Communication and Planning
- 450 - Education, relationship building, infrastructure
- 105 - Weekly Development Team Meetings- all hands
- 200 - Design Work
- 80 - Financial Feasibility

Pre-App Submitted



The development team has been hard at work submitting necessary pre-applications to the City of Ashland to coordinate required permits for the building site.

The Ashland Attainable Housing Project has moved forward through the shared commitment of development partners who have contributed time, expertise, and resources. Some partners have been compensated through grants, others have provided services voluntarily, as well as deferred payment in recognition of the project's public benefit. Together, these contributions have allowed critical planning, coordination, and early development work to advance while minimizing financial obligation and risk for the Ashland School District. This collaborative approach reflects a shared commitment to supporting ASD and ensuring that the project remains feasible, mission-driven, and grounded in long-term community benefit.



CONFERENCE PANELIST PARTICIPATION



Portland State University
March 14, 2025



**HOUSING
OREGON**

Annual Conference, Portland, OR
September 15-16, 2025

In 2025, Sunstone Housing Collaborative had the privilege of participating in housing conference panels representing mission-driven affordable housing development. The panels provided opportunity to bring together members of the Ashland Attainable Housing development team and Sunstone to discuss the innovation and public-private partnerships unique to the Ashland School District project.



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COMMUNITY ENGAGEMENT



OCDC
Oregon
Child Development
Coalition



Ashland School District
INSPIRING LEARNING FOR LIFE



In the spring of 2025 SHC Executive Director Krista Palmer, along with OCDC Program Director Geoff Lowry, joined Mike Green on Jefferson Public Radio to discuss the AAHP and the Build Up Oregon Co-located childcare grant. Additionally, SHC and the development team held engagement sessions with ASD staff, as well as with the general public.

Interest meetings at the OCDC Briscoe School Site and Ashland Rotary were held to inform the community and answer questions. Sunstone was also invited to participate in a housing resource fair hosted by the city of Ashland Housing and Human Services Advisory Committee, as well as a quarterly meeting of Ashland focused housing groups convened by Mayor Graham.

Stay tuned in 2026 for future engagement opportunities.



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