



**REGIONAL SOLUTIONS OFFICE**  
**GOVERNOR KATE BROWN**

**Regional Solutions Advisory Committee: North Central Region**  
**Minutes**

**May 16, 2016**

**10:00 AM – 12:00 PM**

Meeting Location: Columbia Gorge Community College, 400 East Scenic Drive, The Dalles, OR 97058  
Board Room (Building 1, Room 162 – next to cafeteria)  
Dial In: 866-590-5055, Access: 8709891

**Introductions**

- **Advisory Committee Members:** Mike McArthur, Convener; Steve Lawrence, League of Oregon Cities representative; Ken Bailey, business owner and orchardist; Andrea Klaas, port representative, Port of The Dalles; Maui Meyer, Hood River County Commissioner and business owner; Judge Gary Thompson, Sherman County; Frank Toda, President, Columbia Gorge Community College; Amanda Hoey, Mid-Columbia Economic Development District; Celeste Hill-Thomas, Mid-Columbia Health Foundation; Keith Mobley, attorney
- **Staff:** Kate Sinner and James LaBar, Governor's Office; Scott Edelman, DLCDC; Kim Travis, OHCS; Ed Tabor, IFA
- **Interested Public:**
  - Tim McGlothlin, The Dalles, City Councilor
  - Judge Steve Shaffer, Gilliam County
  - John Huffman, Oregon State Representative, HD59
  - Joel Madsen, Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation
  - Paul Blackburn, City of Hood River, Mayor
  - Kristine Meir, Rural Development Initiatives
  - Dial-in: Peggy Lynch, League of Women Voters

**Attainable Housing Revolving Loan Fund (AHRLF) Proposed Modifications – Mike McArthur, N. Central Regional Solutions Advisory Committee Convener and Kate Sinner, N. Central Regional Solutions Coordinator (former)**

- Mike McArthur and Kate Sinner provided an overview of the fund, which was populated with \$2 million on March 17, 2015. Because there have been no proposals for the AHRLF, the "Attainable Housing Subcommittee" (Judge Thompson, Cliff Jett, Commissioner Runyon, Mayor Lawrence, Commissioner Meyer, Councilwoman McBride, and Dave Peters from Mid-Columbia Housing Authority/Columbia Cascade Housing Corporation) met with Kate Sinner and Amanda Hoey in January to discuss how they suggest moving forward. The subcommittee put forth a memo detailing the background, current situation and possible modifications. Mr. McArthur and Ms. Sinner then led a robust conversation that was structured upon the subcommittee's memo dated May 13, 2016.
- The highlights of the conversation included:
  - Kim Travis talked about how the attainable housing issue is pervasive across the state, relevant and analogous case examples of successful housing projects (i.e. Beaverton) and recommendations expanding the AMI definition to 61-120% from 80-120%.

- Amanda Hoey detailed two issues:
  - Modifying the length of term of loans to only require the fund to fully revolve once (as opposed to twice) in nine years
  - Lowering the interest rate for local governments and the need for resources to cover administration fees
- Tim McGlothlin and Andrea Klaas brought up the issues of available housing, RV parks, tiny houses, housing upgrades, mobile parks and possible opportunities in Dufur as it relates to 500 plus construction professionals coming into The Dalles to work on data centers and other construction projects.
- Paul Blackburn talked about the city's initiatives regarding short-term rental regulations and other issues including the UGB debate and available lands.
- Judge Shaffer commented that housing is the number one issue for Eastern Oregon as well.
- Frank Toda and Celeste Hill-Thomas talked about the challenges their organizations have had with recruiting and hiring professionals due to attainable housing challenges.
- Representative Huffman added that the issue of housing is everywhere, the challenge of high system development charges and talked about the connection of housing with an OHA community health survey being completed by the end of 2016.
- James LaBar, N. Central Regional Solutions Coordinator (interim), stated that Ed Tabor has reviewed all the possible recommendations in the memo, and IFA is comfortable with all the recommendations that could be implemented.

#### **Public Comment**

- Peggy Lynch with the League of Women voters commented about the need for attainable housing across the state as well as the connection to stable housing and third grade reading levels.

#### **Discussion and Decision Regarding Modifications to the Attainable Housing Revolving Loan Fund – All**

- Mike McArthur summarized the conversation and then laid out a plan for the subcommittee to take today's discussion and put forth a set of consensus-driven recommendations that the Advisory Committee can adopt in approximately a month via a conference call. James LaBar, the interim North Central Regional Solutions Coordinator, will work with the subcommittee and schedule the conference call with the full committee.

#### **Update on Mid-Columbia Development District CEDS List Priorities – Amanda Hoey, MCEDD**

- Ms. Hoey provided an overview of the process, product and some of the projects. She added that the CEDS List will be a major rework for 2017, which would be adopted in July 2016.

#### **Roundtable on New and Developing Reports and Major Activities – All**

- Keith Mobley provided an update about broadband activities with Q-Life.
- Judge Thompson added comments about fiber in Sherman County.
- Mike McArthur thanked Kate Sinner, who is moving to another position in the Governor's Office, for her excellent service in the region and presented her with a token of appreciation.

#### **Adjourn**