



North Central Regional Solutions Advisory Committee
Representing Hood River, Sherman, and Wasco Counties

AGENDA

Wednesday, February 12th, 2020

1:00 PM – 3:00 PM

Columbia Gorge Community College

Board Room (Building 1)

400 East Scenic Drive

The Dalles, OR 97058

By Phone: + 16699006833,,923235361#

1:00 PM	Introductions/Roll Call
1:10 PM	Public Comment
1:20 PM	Approval of Minutes
1:25 PM	Action Item: Approval of Amended Scope for Hood River Village within a Village
1:40 PM	Update on Housing: Small Scale Developers' Perspective
2:10 PM	Advisory Committee Input: Team Work Plan for 2020
2:30 PM	Roundtable and Public Comment
3:00 PM	Adjourn

The meeting location is accessible to persons with disabilities. To request an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please make requests at least 48 hours before the meeting to Rebekah Degner at 503-378-6502; at Rebekah.Degner@Oregon.gov; or by TTY: Oregon Relay Services at 1-800-735-2900



North Central Regional Solutions Advisory Committee Minutes

September 23, 2019

Advisory Committee Members in Attendance Joe Dabulskis, Sherman County Keith Mobley Lynn Ewing, City of Maupin Rich McBride, Hood River County Scott Hege, AOC Representative Amanda Hoey, Mid-Columbia Economic Development District Nicole Bassett, Business Representative Maui Meyer, Convener Celeste Hill-Thomas, Philanthropic Representative Marta Yera Cronin, Columbia Gorge Community College	Guests/Stakeholder Peggy Lynch, League of Women Voters Steve Kramer, Wasco County Jacqui Shei, Mid-Columbia Economic Development District Christa Rude, Four Rivers Early Learning Hub
Regional Solutions Team Members/Staff in attendance Michael Held, Business Oregon Scott Edelman, DLCD Greg Svelund, DEQ Brad DeHart, ODOT Nate Stice, Governor's Office	

Maui Meyer called the meeting to order at 10:05 am.

Call for public comment

Peggy Lynch of the League Women Voters thanked the Advisory Committee for the opportunity to provide public comment.

Action Items:

Committee Appointments

Staff provided an overview of Advisory Committee vacancies and the process for recommending advisory committee members. The memo attached to the meeting packet outlines the candidate and process and staff recommendation to appoint Maupin Mayor Lynn Ewing to fill the Wasco County Cities' representative, Mayor Kate McBride as the Hood River County Cities' representative, and Grass Valley City Council Rita Wilson as the Sherman County Cities' representative. Additionally, given her service and value to the Advisory Committee, staff recommended moving former Grass Valley City Administrator Carol von Borstel from the Sherman Cities seat to a business representative position.

After brief introductions by the candidates, Keith Mobley moved to approve the new members. Celeste Hill-Thomas seconded the motion. The motion was approved unanimously.

Housing Subcommittee Appointments



Staff outlined issues keeping appointments to the Housing Subcommittee current given Advisory Committee turn over, and presented a proposal to automatically appoint the City and County members from the Advisory Committee directly into the Subcommittee seats. Amanda Hoey clarified that the appointments are for RS Housing Subcommittee, not the “loan board” which could imply the Mid-Columbia Economic Development District Loan Board. The MCEDD Loan Board provides final approval and financial underwriting for loan applications.

Meyer called for a vote. Celeste Hill-Thomas moved that Advisory Committee members in the County and City seats automatically be appointed to the Housing Subcommittee. Keith Mobley seconded. The Advisory Committee unanimously approved the motion.

Regional Infrastructure Fund (RIF) Update

Staff provided an update on the status of RIF funding. The legislature opted not to fund the RIF during the 2019 Session. There may be a request moving forward in 2020 short session. City and County representative provided updates on funded RIF projects.

- 1) Attainable Housing Revolving Loan Fund: Amanda Hoey reminded the Advisory Committee about the utilization of 2013 RIF funding to create an Attainable Housing Revolving Loan Fund. Despite difficulty getting funds out the door early on, with current applications, the fund is nearly fully revolved. There are currently two projects completed, two applications pending, and three prospects. Outreach work is ongoing.
- 2) Broadband:
 - a. Sherman County: Joe Dabulskis offered an update on RIF funded broadband projects in Sherman County.
 - i. The County, Cities, and Gorge Networks are near completion of a fiber to the home project with only connections in Biggs and Rufus remain.
 - ii. The county has issued an RFP for the middle mile buildout from Wasco to Rufus.
 - b. Maupin: Maupin Mayor Lynn Ewing reported that the fiber build out to Maupin is complete and already producing results with new residents moving in and taking advantage of telecommuting opportunities. The project is being noticed around the state, and other communities are contacting Mayor Ewing to learn how to replicate the project.
- 3) Staff reported on two projects:
 - a. The Dee Irrigation Piping project is nearly complete with the water meters purchased and in, some cases, installed.
 - b. The Village within a Village project in Hood River will have to come before the Advisory Committee to approve a change in scope.

Childcare and Economic Development

Staff introduced a new area that the team is exploring: the connection between childcare and economic development. It first came to the team attention through work with the City and Port of Cascade Locks, which have made investments in a local facility. Teams in other regions are hearing similar interest, and in response, Regional Solutions convened a statewide workgroup. The North Central Team is working with the Four Rivers Early Learning Hub to scope an approach regionally. The work has already produced requests for help on permitting of facilities.



Meyer invited Christa Rude of the Early Learning Hub to present on the overall state of childcare and its connection to the economy. [Presentation attached to the packet] Staff will continue to update the Advisory Committee as the project develops.

Economic Resilience

Meyer invited MCEDD Project Manager Jacque Shei to present on their work on economic resilience. Jacque presented MCEDD's report and materials aimed to enhance economic resilience. MCEDD plans to work with the team to convene a group of stakeholders twice annually to prepare responses to natural hazards (e.g. wildfire, ice storms). The report and materials are available on MCEDD's website: <https://www.mcedd.org/resilience-assessment-report-and-outreach-tools-available/>

Roundtable

Advisory Committee members and the team offered updates on key projects.

Meyer adjourned the meeting at 11:55 am



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

MEMORANDUM

To: The North Central Regional Solutions Advisory Committee
From: Nate Stice, Regional Solutions Coordinator
CC: Hood River City Manager Rachael Fuller
Date: February 7, 2020
RE: Update to Scope of 2013 RIF project: Village within a Village

This memo provides background and decision points to the Advisory Committee on an update to a 2013 funding Regional Infrastructure Fund project: Hood River, Village within a Village. At the conclusion of a presentation by City of Hood River staff, the committee will be asked to approve a slightly modified project scope.

Background

In 2013, the Advisory Committee opted to split RIF allocation among three counties, investing the region's top priorities: \$1,230,000 was allocated to broadband projects in Wasco and Sherman County, and \$410,000 was allotted for attainable housing in Hood River. The project in Hood River envisioned the creation of a "Village within a Village", a walkable, attainable community near services and transportation. In 2015, The City of Hood River applied those funds to the development of an attainable and affordable housing on the city-owned, Lot 700. Challenges with that development ultimately led the partners to put that project on hold, and move forward with other housing projects.

Updated Scope

In particular, the City is moving forward on acquisition of 7 acres for a mixed income, mixed use project at Rand RD and Cascade Ave. The city plans to partner to develop 50 units of attainable and affordable housing. The RIF funds will be applied to the portion of the property acquisition related to the affordable/attainable housing project. Hood River City Manager Rachael Fuller is available to answer further question on the updated scope. The city plans to expend the RIF funding by June of 2020.

Advisory Committee Action

The updated scope fit well within the original Village within a Village vision and also meets with basic criteria outlined in the legislatively approved budget note for the funding, which specified that the fund be used in "Hood River" for "housing". Given the iterations of this project and time it has remained open, the team and Business Oregon (the fund administrator) felt it wise to request the Advisory Committee to approve the new scope.

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020



NORTH CENTRAL REGIONAL SOLUTIONS TEAM MEMBERS

Nate Stice - Governor Office - RSC Coordinator
Brad DeHart - Oregon Department of Transportation
Scott Edelman - Oregon Dept. of Land Conservation & Development
Greg Svelund - Oregon Department of Environmental Quality
Kim Travis-Oregon Housing and Community Services
Matthew Mattia and Michael Held - Business Oregon
Kirk Jarvie-Oregon Department of State Lands
Amanda Hoey- MCEDD

Governor Kate Brown's Regional Solutions Centers (RSCs) are places for state agencies to collaborate with each other, local governments, and with other public, private, and civic interests to solve problems and seize opportunities. Regional Solution Center Advisory Committees, made up of Oregonians appointed by the Governor from business, civic organizations, government, foundations, and higher education, identify priorities to guide the work. RSCs are staffed by Regional Solutions Teams composed of a representative from each of five state agencies: the Oregon Department of Environmental Quality (DEQ), the Oregon Department of Land Conservation & Development (DLCDD), the Oregon Department of Transportation (ODOT), the Oregon Department of Energy (ODE), and the Business Oregon. Other state agencies are added to the teams as needed for regional priorities.

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020

Regional Priorities

- Attainable housing
- Infrastructure focus on:
 - waste water
 - water
 - broadband,
 - public transportation, access, freight
- Providing support for target sectors:
 - High tech: Unmanned Systems
 - Manufacturing
 - Value-added agriculture, fermentation science
 - Healthcare
 - Renewable energy
 - Forest/wood products
 - Arts/Culture/Tourism
- Workforce training
 - Increase skill levels (focus on target sectors)
 - Develop more internship, including paid, opportunities
 - Enhance regional participation in workforce investment boards
- Regulatory integration/streamlining

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020

Increase Work Force Housing:

Outcomes:

- Housing supply sufficient to retain and attract employees.
- Employees across the income spectrum are able to find housing.

	Partners	2019 Milestones	Next Steps
Continued Deployment of the North Central Regional Solution Attainable Housing Revolving Loan Fund	<ul style="list-style-type: none"> • MCEDD • Local planning departments • Realtor 	<ul style="list-style-type: none"> • Completed projects Federal Street Lofts in The Dalles and Stalla Lane in Hood River • 4th Street Grade Project approved and underway in The Dalles • One application pending • Three outstanding inquiries 	2020: <ul style="list-style-type: none"> • Continued outreach to small and medium-sized developers (goal of talking to at least one developer a month)
Community Planning Efforts for Housing	<ul style="list-style-type: none"> • Counties • Cities • DLCD 	<ul style="list-style-type: none"> • Housing Needs Analyses, buildable land inventories completed in The Dalles and Hood River • Code adoption in both The Dalles and Hood River 	2020: <ul style="list-style-type: none"> • Complete Maupin HNA, BLI, and strategy with DLCD funded grant • The Dalles Westside Plan and housing task force • Continued engagement with Sherman Communities Future: <ul style="list-style-type: none"> • Hood River County-wide HNA?
Project development: Targeting Greater Oregon Housing Accelerators	<ul style="list-style-type: none"> • OHCS • Cities • Counties • Developers 		2020: <ul style="list-style-type: none"> • Identify and convene engaged employers and developers in Summer of 2020 • Goal of identifying one target project in each county (City of Hood River Rand project and Skills Center as examples)

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020

Increase Broadband Access:

Outcomes:

- high speed internet fully deployed through the rural and frontier parts of the region
- utilization of high speed internet for business, education, telemedicine

	Partners	2019 Milestones	Next Steps
Sherman County Broadband	<ul style="list-style-type: none"> • MCEDD • Sherman County • Cities • Business Oregon 	<ul style="list-style-type: none"> • Fiber to the home completed in all Sherman Cities and Biggs • Middle mile to Rufus near completion 	2020: <ul style="list-style-type: none"> • Focus on outlying areas • Fund identification to complete Cottonwood tower • Utilization efforts (MCEDD)
Wasco County Broadband	<ul style="list-style-type: none"> • MCEDD • Wasco County • Q-Life • Maupin • Business Oregon 	<ul style="list-style-type: none"> • Fiber to the home completed in Maupin 	2020: <ul style="list-style-type: none"> • Identification of next broadband targets and potential resources <ul style="list-style-type: none"> ○ Resource targets: USDA RD and new dedicated Business Oregon funding Future: <ul style="list-style-type: none"> • Hood River County-wide HNA?
Hood River County Broadband	<ul style="list-style-type: none"> • MCEDD • Hood River County • Hood River Electric Co-op • Irrigation districts (?) 		2020: <ul style="list-style-type: none"> • Meeting with Co-op to discuss next steps on rural deployment and funding strategy

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020

Infrastructure: Water and Waste Water

Outcomes:

- Updated and compliant municipal and irrigation systems throughout the region
- Mapped and functional regional systems

	Partners	2019 Milestones	Next Steps
Hood River Irrigation Projects: <ul style="list-style-type: none"> • Kingsley Reservoir Improvement • Clear Creek Dam Special Use Permit 	<ul style="list-style-type: none"> • DEQ • USACE • District • Watershed Council 	<ul style="list-style-type: none"> • Kingsley project received 401 and 404 certification • DEQ has started public comment for CWSRF funding • Team convened first meeting with agencies on Clear Creek Dam 	2020: <ul style="list-style-type: none"> • Completion of state engagement on Kingsley (final construction of project) • Identification of path forward on Clear Creek project
The Dalles Dog River Pipeline	<ul style="list-style-type: none"> • The Dalles • OWRD • MCEDD • DEQ • USACE • Business Oregon • Other state agencies 	<ul style="list-style-type: none"> • Project secured \$1 million in WRD funding • Confirmed funding eligibility through Business Oregon 	2020: <ul style="list-style-type: none"> • Convene regulatory agencies on 404 and 401, once sufficient engineering is complete
Hood River Waste Water Coordination	<ul style="list-style-type: none"> • MCEDD • Hood River County • Cities • Special District • Dirt Hugger 	<ul style="list-style-type: none"> • Completed stakeholder meetings for data gathering • Convened partners • DEQ completed analysis of waste flow 	2020: <ul style="list-style-type: none"> • Convene partners to present data on waste flow, update data, and discuss next steps
Other/Developing projects	Hood River Wetlands Bank Scoping, Grass Valley Waste Water Feasibility, Dufur Waste Water Update, Odell Sanitary TMDL Compliance, Mosier Enhanced Wetland Treatment		

North Central Regional Solutions

2020 Work Plan

Updated: 2-1-2020

Other projects/Initiatives

	Partners	2019 Milestones	Next Steps
Economic Resilience	<ul style="list-style-type: none"> • MCEDD • Federal and state agencies 	<ul style="list-style-type: none"> • Completed pre-fire season identification of resources • Provide input around regional capacity to Governor Wildfire Council • Helped MCEDD secure the funding resilience work 	<ul style="list-style-type: none"> • With MCEDD, convene regional resilience team • Update compiled fire season resources
Regional Child Care Availability for Employers	<ul style="list-style-type: none"> • Early Learning Hub 	<ul style="list-style-type: none"> • Initial conversations with stakeholder 	2020: <ul style="list-style-type: none"> • Deploy employer survey • Convene interested employer to help target student success act
Economic Opportunity Analyses and Strategies	<ul style="list-style-type: none"> • Counties • Cities • MCEDD • DLCD • Business Oregon 	<ul style="list-style-type: none"> • Completed EOA in four Sherman Cities and Maupin • Phase I: Partially completed EOA in The Dalles 	2020: <ul style="list-style-type: none"> • Participate in The Dalles BLI • Assist in adoption in Sherman Cities and Maupin
Columbia River Gorge Commission Management Plan Update tracking and participation	<ul style="list-style-type: none"> • CRGC • DLCD • Counties • Cities 	<ul style="list-style-type: none"> • Team participated in working groups on Economic Vitality chapter and urban area boundaries 	2020: <ul style="list-style-type: none"> • Continue to track process and engage where requested
Other	Cascade Locks Industrial Land Buildout, Grass Valley Hemp Facility, CGA Fuel Farm & Associated Industrial Buildout; Port of Hood River Port of Cascade Locks and Port of Hood River Strategic Plan 5-Year Updates; Port of Hood River Airport (Industrial Lands)		