



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

South Central Oregon Regional Solutions Advisory Committee
Representing Lake and Klamath Counties

MEETING SUMMARY

Friday January 25th, 2019

1:00 pm – 3:15 pm

Lake County Commissioners Room

Lakeview, OR

Regional Solutions Committee members:

Brad Winters, Lake County Commissioner
Roberta Vanderwall, Lakeview Town Manager
Jim Walls, Lake County Resources/Private citizen
Peter West, Energy Trust (via conference call)
Betty Riley, South Central Oregon Econ Dev District
Carol Westfall, Klamath Falls Mayor (via conference call)
Don Gentry, Klamath Tribes Chair, (via conference call)

Regional Solutions Team:

Annette Liebe, Coordinator
Greg Svelund, Department of Environmental Quality
Jarod Johnson, Department of Transportation
Kyle Gorman, Water Resources Department
Kim Travis, Housing and Community Services
Larry Holzgang, Business Oregon
Jon Jinings, Land conservation and Development (via conference call)

Guests:

Karen Chase, Energy Trust
Mark Albertson, Lake County Commissioner
Ginger Casto, South Central Oregon Econ Dev District
Jeremy Austin, Oregon Natural Desert Association
Darin Rutledge, Klamath Falls Downtown Association
Katie Jamieson, The Ford Family Foundation

1. Opportunity Zones - Stephen Brooks, Pilot Management Resources, (via video conference)

Stephen Brooks, provided an overview of the Opportunity Zones (OZs) program. Stephen's presentation is posted along with the meeting materials. Stephen has been working with Meyer Memorial Trust, Oregon Community Foundation, the Ford Family Foundation and Business Oregon to support investment in OZs in Oregon. In a nutshell the program incentivizes parties who have assets with significant capital gains to sell these assets and reinvest in "opportunity zones." The zones are based on census information related to income. The governor designated 25% of the eligible tracts in Oregon as Opportunity Zones. There are 86 tracts overall. There are tracts in both Klamath and Lake Counties. If an investor invests their gains in an OZ they delay paying capital gains tax on that gain until the year 2026. If they hold on to the newly acquired asset for at least 10 years, they do not pay tax on the newly realized gain. Stephen also talked about the resources he is developing that will be designed to match projects with investors; these should be available this spring. There was some discussion about community renewable energy projects as one potential investment opportunity.

2. Housing – Statewide Housing Plan, Governor's Institute on Community Design; Recommendations for Oregon – Kim Travis, Oregon Housing and Community Services

Kim passed out the summary brochure on the state wide housing plan. Kim mentioned that there are some updates to the plan in the works. The goal is to increase rural housing units funded by Oregon Housing and Community Services by 75%. We heard that Permanent Supportive Housing is really important in rural communities. Kim also briefly summarized the recommendations from the Governors' Institute on Community Design. Recommendations related to additional investment are supported within the Governor's Recommended Budget, others are being worked on by the Regional Solutions Cabinet (agency directors). There was a great deal of interest in the housing topic. Ginger Casto expressed her concern that the current Housing Needs Analysis funded by DLCD may show that there isn't a housing need in Lake County since there has not been growth in the county. What is really needed is a study of housing condition; the quality of housing is seen as a barrier for employers. In addition to housing condition, the community wants to ensure that Red Rock employees are added as "growth" to the study. Annette agreed to follow up with DLCD. Since housing condition is an issue all over rural areas, it is important that the studies address this issue. There may be some census data that can assist with addressing this data.

3. Overview of Governor Brown’s policy and legislative priorities – Elana Pirtle-Guiney, Legislative Director (via conference call)

Elana provided an overview of the Governor’s policy and legislative priorities. Those can be found here:

https://www.oregon.gov/gov/policy/Documents/019-21_turning-point.pdf

4. Regional Solutions related budget items (including housing)– Annette Liebe, Regional Coordinator

Annette went over the document that synthesizes Regional Solutions related budget items. This document was sent out with the agenda. Of note, are \$15 M in lottery bond revenue for Regional Solutions priority projects and \$15 M for the Greater Oregon Housing Accelerator. The housing accelerator funding and governance are still under development. Goal is to support at least 36 employer collaborative housing projects. There was a question about whether this could be a public employer and the answer was, yes. One of the five workforce housing pilot projects is with a school district and will provide housing for teachers.

5. Review of Regional Priorities

Annette summarized the existing Regional Priorities and indicated that further discussion will happen at the next meeting. Time/date/location TBD.

6. Public Input

There was no public comment.

7. Committee Roundtable

Roberta Vanderwall indicated that the water system is a high priority for the Town of Lakeview. Many people are complaining about the color of the water. Business Oregon convened a one stop in December and it is approximately a \$7 M project.

Larry Holzgang mentioned that the RST is working with a business recruitment in Klamath Falls that could bring a substantial number of jobs.

Annette provided an update on the December meeting to explore project opportunities with the Modoc Point Irrigation District. The district has signed on with the Farmers Conservation Alliance to work on a Systems Improvement Plan. State agencies and partners toured the district in December and it appears that there is a lot of opportunity for increasing efficiency.