

**OREGON STATE HOUSING COUNCIL**  
**Minutes of Meeting**

Meeting Location:  
Oregon Housing and Community Services  
725 Summer Street NE, Room 124 A/B  
Salem, OR 97301

**9:00 a.m.**  
**April 15, 2011**

**MEMBERS PRESENT**

Maggie LaMont, Chair (via phone)  
Tammy Baney  
Mike Fieldman  
Nancy McLaughlin  
Jeana Woolley

**MEMBERS ABSENT**

John Epstein  
Francisco López

**GUESTS**

Andy High, Central Oregon Builders Assn.  
Keith Wooden, Housing Works  
Lindsay Quartini, CASA of Oregon  
Tim Kropp, Building Partners  
John Miller, Oregon ON  
Peter Hainley, CASA of Oregon  
Tom Cusack, Oregon BLOG  
Ruby Mason, Columbia Cascade Housing Corp.

**STAFF PRESENT**

Rick Crager, Acting Director  
Nancy Cain, Chief Financial Officer  
Bob Gillespie, Housing Division Administrator  
Vince Chiotti, Regional Advisor to the Department  
Karen Chase, Regional Advisor to the Department  
Debbie Price, Regional Advisor to the Department  
Kari Cleveland, Loan Specialist  
Shelly Cullin, Senior Loan Officer  
Janna Graham, Loan Officer  
Debie Zitzelberger, Loan Officer  
Theresa Wingard, PCRC Program Coordinator  
Rich Malloy, NSP & Policy Coordinator  
Shawn Turner, HOAP Administrative Specialist  
Lisa Joyce, Policy & Communication Section  
Manager  
Dave Summers, MultiFamily Section Manager  
Aria Seligmann, Senior Communication Advisor  
Jo Rawlins, Recorder

**I. CALL TO ORDER: Chair LaMont** (via phone) calls the April 15, 2011 meeting to order at 9:08 a.m. and turns the chairing responsibilities over to Jeana Woolley.

**II. ROLL CALL: Acting Chair Woolley** asks for roll call. **Present: Tammy Baney, Mike Fieldman, Nancy McLaughlin, Jeana Woolley and Chair Maggie LaMont. Absent: John Epstein and Francisco López.**

**III. PUBLIC COMMENT: Andy High,** Central Oregon Builders Association and member of Bend's Affordable Housing Committee, and **Tim Knopp,** Executive Director, Building Partners for Affordable Housing, and Central Oregon Builders Association Vice President, encourage Council and the department to reconsider the ranking used for the NSP3 funding in order to make the funds available to the City of Bend for the construction of a new sustainable single family housing project, which would create jobs for the City of Bend, which has among the highest unemployment rate in the state.

**Baney** states that when OHCS allocates funds to a project, regardless of where they are located and what they are doing, they are creating jobs at the same time. She asks if, when scoring is

done and we are looking at allocating funds, how job creation and use of sustainable products factor in, or if it does. **Crager** responds that, in terms of calculating the needs and where the highest concentration of “problem” is, that is driven by the HUD data. It is a complex formula and we do not have a say in the rank. **Baney** asks if it is specifically based on the number, not the merits of the project. **Crager** says that is correct.

**Peter Hainley**, CASA of Oregon and board member of Oregon Opportunity Network, thanks the department for hosting the Farmworker Celebration in the Capitol, and says it went very well. He states that Cathey Briggs, the Executive Director of Oregon Opportunity Network, has announced her retirement, and he introduces the new Executive Director, John Miller. **Miller** explains that he has been involved in housing for several years and is excited to be in this position. He says he thinks the years ahead are going to be challenging and there are a lot of bright people in place to meet that challenge. **Woolley** welcomes and congratulates him and says Council looks forward to working with him.

#### **IV. APPROVAL OF MINUTES**

**A. Acting Chair Woolley** asks if there are any corrections to the February 18, 2011 Minutes. There being no corrections, the Motion was read:

**MOTION: Fieldman moves that the Housing Council approve the Minutes of the February 18, 2011 Council meeting.**

**VOTE: In a roll call vote the motion passes. Members Present: Tammy Baney, Mike Fieldman, Nancy McLaughlin, Jeana Woolley and Chair Maggie LaMont. Absent: John Epstein, Francisco López.**

**B. Acting Chair Woolley** asks if there are any corrections to the March 31, 2011 Minutes. There being no corrections, the Motion was read:

**MOTION: Chair LaMont moves that the Housing Council approve the Minutes of the March 31, 2011 Council meeting.**

**VOTE: In a roll call vote the motion passes. Members Present: Tammy Baney, Mike Fieldman, Nancy McLaughlin, Jeana Woolley and Chair Maggie LaMont. Absent: John Epstein and Francisco López.**

#### **V. RESIDENTIAL CONSENT CALENDAR:**

**A. 37300 Block Highway 228, Brownsville, OR. Kari Cleveland**, Loan Specialist, reports that this month there is one loan for Council’s approval. An FHA insured loan for a manufactured home in Brownsville, OR, in Linn County near Lebanon. **McLaughlin** reminds staff that she would like them to discuss with her the prices of the homes in the program.

**MOTION: Baney moves that the Housing Council approve the Residential Consent Calendar.**

**VOTE: In a roll call vote the motion passes. Members Present: Tammy Baney, Francisco López, Nancy McLaughlin, Jeana Woolley and Chair Maggie LaMont. Absent: John Epstein, Mike Fieldman.**

## **VI. NEW BUSINESS:**

**A.** *WyEast Vista Apartments* (Hood River, OR), Housing Development Grant Program (Trust Fund) and Housing Preservation Funds Request. **Shelly Cullin**, Senior Loan Officer, introduces **Ruby Mason**, Executive Director of Columbia Cascade Housing Corp., **Lindsay Quartini**, CASA of Oregon, and **Deborah Price**, Regional Advisor to the Department. **Cullin** states that Columbia Cascade Housing submitted a 2010 Consolidated Funding Cycle (CFC) application for the acquisition and rehabilitation of WyEast Vista Apartments, a rural development project with 12 of the 25 units receiving project-based rental assistance. The transfer of WyEast Vista is necessitated by the impending dissolution of the current owner, HOPE. Trust Funds and Housing Preservation Funds were reserved for the project through the 2010 CFC process; however, it did not move forward for Housing Council approval at that time. At the time of the CFC reviews, it was not clear what the project needed in resources and the scope of rehabilitation. The department was looking for assurances that the project would be able to sustain itself over a 30-year period. In addition, Rural Development (RD) was working through their process for the transfer of the property, which included an update to the capital needs assessment and a revised scope of rehab, along with the analysis of the reserve for replacement requirement. At this time, RD and the department have completed their due diligence reviews and the project is ready to move forward with the transfer. She gives an overview of the write-up contained in Council's packet. She explains that, with only 12 of the 25 units having project-based rental assistance, RD and the sponsor will want to maintain their rents as low as possible. Even though 12 units receive rental assistance and the tenants only pay 30% of their incomes, there are still 12 non-subsidized units they will want to remain affordable. With RD projects, all units of the same bedroom size must have the same rent, subsidized or not. Columbia Cascade Housing is a very experienced developer and owner of affordable housing in both Oregon and Washington. They have hired CASA as the project's development consultant. Since 1988, CASA has developed over 930 units of affordable housing. **Cullin** recommends approval of \$500,000 in trust fund and \$440,072 in Housing Preservation Funds to Columbia Cascade Housing Corp. for the acquisition and rehabilitation of WyEast Vista Apartments. She says Columbia Cascade will continue to pursue additional rental assistance with RD. At this time they do not have any available, but each year the owners can ask for more.

**Mason** states that this is the first project that Housing for People created in Hood River and there is a great need for farmworker housing. This is the only dedicated farm labor project in the agricultural community of Hood River. She thanks Deb Price, who has worked with them for years on this project. She explains that Gary Young, who is the chair for the Housing for People Award, lost staff over three years ago and is continuing to exist just so these properties can be transferred over to another entity that can preserve them. They are grateful to RD for being so supportive. **Price** says she wants to share with Council about the partnership that has developed through the struggle of trying to preserve this asset. There is no way they can know how much work Ruby, CASA, Shelly and RD have done to keep this project intact and to move it from a difficult situation with a sponsor who was struggling, to a sponsor that was asked to step up and take it over. Some amazing things have been done and everyone should be proud of what was accomplished. **Woolley** says it is wonderful to see partners come together to figure out a creative solution to preserve those units, and she congratulates them on their great efforts.

**Fieldman** asks them to elaborate on the resident services. **Mason** explains that they have a full range of housing services available. Next door is a health service provider, and they provide English as a second language classes in the community center. It is one of the few projects in Hood River that has a community room, where they will hold a variety of classes. They have an

excellent on-site manager who is able to connect people as needs arise. There is childcare available, transportation, the full range of services that you would expect. **Fieldman** asks what utilities are included. **Mason** says water, sewer and garbage. They are all electric units, so the tenant pays their own electric bill. **Price** adds that over the last couple of years, they have had to take people through the units 15 to 20 times, and they were always gracious. They felt comfortable that someone was trying to help them. This complex is a community and the residents are happy to be living there. Their on-site managers are an amazing couple. **Fieldman** asks if most of the tenants are fairly stable or if it is a migrant population. **Mason** says they are very stable. Because of the shortage of housing in Hood River they have residents that have been there since the building was constructed in the early 90s. There is very little turnover. There is no place for people to go, so they stay. The plan is to have more homeownership education opportunities for people to move up and out. **Fieldman** asks if there is a significant migrant population in the area. **Mason** explains that there is a migrant population, but there is a significant population of farm laborers that stay year round. **Cullin** adds that as their incomes go up, the rental assistance lessens, so once they can pay all their rent, then that rental assistance goes back to the Portland office. They can hold it for a certain period of time and allocate out to other Oregon properties, and then at some point, if it is not utilized, it goes back to the national level and they would have to request again. That is why RD projects do not always have 100% RAs.

**MOTION: McLaughlin moves that the Housing Council approve a grant reservation of \$500,000 Housing Development Grant Program (Trust Fund), and \$440,072 of Housing Preservation Funds (HPF) to Columbia Cascade Housing Corp., for the acquisition and rehabilitation of WyEast Vista Apartments, in Hood River, Oregon, contingent upon meeting all program requirements and conditions of award.**

**VOTE: In a roll call vote the motion passes. Members Present: Tammy Baney, Francisco López, Nancy McLaughlin, Jeana Woolley and Chair Maggie LaMont. Absent: John Epstein, Mike Fieldman.**

**Cullin** comments that this is the first time Council has seen the new CFC write-up in this format, and asks if it meets Council's needs. All Council members say they like it.

## **VII. SPECIAL REPORTS:**

**A. *Manufactured Dwelling Park Preservation Update.*** **Debie Zitzelberger**, Loan Officer and Program Manager of the Manufactured Dwelling Park Preservation Program, and **Theresa Wingard**, Manufactured Community's Resource Center Program Coordinator. **Zitzelberger** explains that the program was developed to provide assistance to community organizations within the manufactured dwelling parks to acquire their parks in order to gain control of rising rents, and a way for the residents to take control if the park owner is considering selling the park. The program can provide up to \$600,000 of funding in the form of a grant or a loan. There are two types of organizations eligible to apply for these funds: either residents who have formed an organization under state statute to be able to own and operate their park, and nonprofit corporations that are allowed to own and operate these parks; as well as government entities. Parks receiving these funds must agree to a 20-year affordability, and 60% of the spaces must be offered to residents at or below 80% AMI. There is a primary lender, and possibly a subordinate lender, with OHCS providing the gap financing. Typically, parks that are owned by

a resident association are required to have on-going technical assistance for the term of the grant, which is 20 years. To date the department has funded three viable parks. Harwood Mobile Manor in Junction City has closed on their purchase of their park and is now in the renovation phase; Anchor Mobile Home Park in Gold Beach is scheduled to close at the end of the month; and Monta Vista Mobile Home Manor in Oakridge has completed an application and the department is performing its due diligence underwriting, and will be presented to Housing Council for approval in June.

**Crager** adds that Victor Manor was the first park funded last biennium, and the department was fortunate to get \$3M for this current biennium, specifically targeted for preservation of manufactured parks. Part of the understanding with the legislature is that we did not know where this was going to go. We had an agreement that we would put the money out for a period of time to see if the park preservation would move forward. We have had three parks this biennium, which is nearly \$1.8M. It appears that we have another park that CASA is working on and we are hoping for a fourth park. He has taken opportunities to highlight this success with the legislature, to remind them of the preservation money in the department's budget. The money has been lottery-backed bonds. One way or another, because of the success that we have seen, we will continue to work with parks to try and continue these efforts to preserve them. **McLaughlin** asks what the anticipated lifetime is of parks and the individual spaces, and how that is monitored. **Zitzelberger** says it depends on the model of who is purchasing the park. In the nonprofit model, they are looking to find newer homes and replace them, starting with the residents that are currently there. CASA is working to upgrade the homes as well, and infrastructure is a huge part. **McLaughlin** says access and the roads in the parks are a big deal. **Hainley** explains that infrastructure is the first thing they look at. Private owners/investors do not have reserves for infrastructure. Their first phase was to buy some parks, and then the second phase is a replacement strategy. CASA is working with the Manufactured Community Resource Center and the weatherization unit, but it would be a better use of resources to replace units with an energy efficient one. They will be submitting a grant to start doing some evaluation. The process is very difficult on park residents.

**Zitzelberger** states that another opportunity is with ODOT. **Crager** explains that the department is working on an inter-government agreement with ODOT to acquire a group of manufactured homes ODOT has had to move due to road restructures. ODOT bought the homes from the residents and they are trying to identify what they can do with them. They cannot provide the units to CASA, but they can grant them to another state agency. **Fieldman** asks if there is anyway of knowing what the acquisition need is going to be. **Hainley** states that when they first started, the parks were closing. Not only has the single family financing dried up, it has dried up for purchases. So there are a lot of owners with notes coming due, so they are hoping they are going to start seeing owners wanting to work with them. There was an opportunity to purchase bill, which was going to give residents the opportunity to purchase parks that were listed for sale, but that bill fell apart this week and was pulled from further legislation. **McLaughlin** asks if it was a right of first refusal. **Hainley** says it was similar, but trying to avoid some of the pitfalls.

**Wingard** explains that the Manufactured Communities Resource Center (MCRC) program is a unique program, in that they work directly with landlords and tenants. MCRC has been around for 22 years. The original purpose was to educate landlords and tenants about alternative dispute resolution, provide resource referral, and maintain a directory of parks. Since that time, they have included a variety of resources: There is a toll-free referral and information line, which gets over 2,000 calls a year; an alternative dispute resolution, at no cost to landlords and tenants,

with 120 conducted this year; landlord continuing education, having trained over 3,000 landlords and park managers over the last year; a statewide park directory that includes information on the location, spaces and contact information; a comprehensive website that includes resources and tools for landlords and tenants; and park closure assistance to landlords and tenants by helping them understand the laws and ordinances. MCRC also monitors the park closure process and provides relocation assistance and counseling for park tenants. The manufactured dwelling park community is a unique community where neighbors are considered friends and family. There are over 1,100 parks in Oregon, with 63,000 families. Since 1985, there have been 68 park closures, with 2,700 families losing their homes. There are no pending park closures at this time. She says that as the economy starts to improve, they will start to see parks closing again. One alternative to park closure is tenant purchase. MCRC works in cooperation with the department's park preservation program. They refer landlords and tenants to OHCS partners like CASA, who facilitate resident owned parks. OHCS is committed to the preservation of manufactured home parks. The department's goal is to retain this valuable resource of unsubsidized housing and to help families remain in the communities in which they choose to live. **McLaughlin** comments that they have a great window of opportunity right now. **Wingard** says yes, they are in the process of putting together a team to look at a possible pilot for mobile home replacement. In 2006, something similar was tried and it ran into a lot of barriers that prevented it from going forward. They are looking at those barriers first to see what they can do.

#### **VIII. OLD BUSINESS: None.**

#### **IX. REPORTS:**

**A. NSP Update.** **Rich Malloy**, Neighborhood Stabilization Program & Policy Coordinator, reports that for NSP1, 90% of the funds have been disbursed. The 10% that is not disbursed is because people are still doing some of the rehab work and new construction. The HUD Office of the Inspector General conducted an audit of the program and had only one finding, which was minor. **Baney** asks when they first started allocating the funds. **Malloy** says it was Spring of 2009. **Baney** asks how long they wait to disburse. **Malloy** says until the projects are completed. The entities that have the agreements with the department have to expend those funds by March 16, 2013. So we are ahead of schedule. NSP2 is different. Oregon ranks high in progress, nationally. This program is a smaller program than NSP1. We are required to do at least 100 units with the funds, and they are on track to exceed that number. NSP2 was audited by the OIG and there were no findings. He says that overall their progress on NSP1 and NSP2 are moving ahead of schedule. NSP3 was put on hold about a month ago while Congress was reviewing the budget. Last Friday, they were told they could continue with the program. He says NSP3 is different from the other two programs, in that the target areas are focused and they have to pick small areas and target as many funds as they can to those areas.

**Crager** asks, in relation to the public comment, how the NSP program operates. **Malloy** explains that there are five different ways to use those funds, and they tend to use them for three activities: Down payment assistance to home buyers; acquisition/rehab for nonprofits to buy houses and either sell them or rent them; and redevelopment. Redevelopment can include foreclosed subdivision land. This has been important and successful for Habitat for Humanity. 25% of the NSP grant must be spent towards projects that assist low-income households, earning 50% AMI. The units that were referred to in the public comments are middle income units. **Crager** says that with the NSP dollars under this program, they can use the money to acquire foreclosed land and then build on the land. They then get financing to eventually take them out. He asks if the money for the NSP revolves back. **Malloy** says that on those it does not. It stays with the property, and there is a deed restriction that they have to keep it affordable for a minimum of 15 years. **Crager** asks if the money could come back and still accomplish the goals by revolving the dollars back through NSP, or some other type of program. **Malloy** says the money could revolve back upon sale of the property. **Crager** asks if, when a family comes in and they use the single

family bond program to purchase the home that has been constructed; they use NSP money or some other source; they do some construction financing; they ultimately get taken out; then could that money revolve back? **Malloy** answers yes. **Woolley** says then that could be an option for the Bend area if they wanted to retool their program to stretch it further. **Crager** says he is trying to see if the idea of a revolving type of program could work. If so, that would provide the department with a little more flexibility and resources. **Price** comments that the City of Bend has a fund in place that is funded with the support of the city from local building permits. It is not a large fund, and they had some other resources that were committed to the affordable housing effort. Because the affordable housing committee contains membership comprised of builders, realtors, banks and government entities, they have looked for a way to accomplish everything from construction to homeownership. The piece that the city has not been able to bring to the table is the revolving amount that you are talking about. **Crager** says they can see by the results that they have been able to do quite a bit of work, and he wants to explore some ideas with staff. **Price** says the Central Oregon Builders Association invited members of the Bend housing committee to sit on the interview panel to chose six developers to work on a foreclosed subdivision. The presentations were difficult to watch as many had been out of work for a long time. In the end, they decided that each of them will get at least one and they will document the jobs created through this effort. **Woolley** states that this could be a model that could be replicated in other communities to put people back to work. If we creatively had some way to cull together resources that we could use to be able to help, we could keep that ball rolling. **Gillespie** says that what has been done in Medford is another model to look at as well. It was a foreclosed multifamily land. **McLaughlin** asks why the City of Salem canceled its program. **Malloy** answers that their portion of what they would get of NSP was so small it was not worth the trouble. **Baney** asks if those funds would be available. **Malloy** says no, they were reallocated. **Baney** comments that the funds for the City of Bend are really on the line and the city's budget issues are huge. The community match is what we need to start asking for. **Crager** assures her that they have his commitment to look at this and explore the options, and that the department needs to focus on job creation, as well as creating housing. **Woolley** asks if he could provide an update at the next meeting. **Crager** says absolutely.

**B. Legislative Update.** **Lisa Joyce**, Policy and Communication Manager, reports that since the last Council meeting, the department made its presentation to Ways and Means. She thanks Jeana Woolley and the others who testified in support of the agency's budget. They felt that it went very well. The department is tracking extensions of the sunset of the Farmworker Housing Tax Credit and the Oregon Affordable Housing Tax Credit. **McLaughlin** asks if the department is working with Cylvia Hayes on extending the Ashland Food Project. **Joyce** responds that the department has not been directly involved, but its partners have been. With regard to the OAHTC bill, there are some concerns on the Senate side because the committee that has the bill has so many bills they need to get through that there is a bit of a struggle. She says she has been educating legislators about the status of the Hardest Hit Fund program. **Joyce** distributes a brochure on the Document Recording Fee Fund Overview that she has been giving to legislators. **Woolley** asks her, in terms of dollars, if the legislators are feeling that money is going to good use. **Joyce** says it has been well received, and they understood when they made the vote that they were making an investment in the future. **Crager** adds that the document is very number driven, but the numbers do show how dollars will be put to work. **Joyce** comments that they have had a lot of support from our partners. **McLaughlin** says that in California, the redevelopment agency funds are being completely wiped out, because it was a source of funding the new administration felt were not being spent fast enough. **Joyce** also distributes the newly published Annul Report, that is also being given to the legislators. **Crager** refers Council to the Continuum of Services, Programs and Accomplishments chart on page 6, and says as they move forward they want to instill that message of the department and the services it provides. It is a path to sustainability showing a continuum of services. We need to be one voice, saying the same thing. **Baney** states that the report is very well done.

C. *Oregon Homeownership Stabilization Initiative (OHSI) Update.* **Nancy Cain**, Acting OHSI Administrator, gives the following update on the program:

- The fourth amendment to the agreement has been signed, officially granting permission to start the loan refinance assistance pilot project, which is the \$10M that was dedicated for Deschutes and Jackson counties. They have contracted with Further Development to administer that program. They have been laying the groundwork and working in the community with partners to get it up and running. It is expected that it will be launched quickly.
- The first 13 loan payments were made last week.
- Mike Auman has been hired as the fiscal compliance manager, and has had an immediate and positive impact.
- Loans are being distributed to all intake agencies. One of the hurdles they are working to overcome is that the servicers have to agree to receive the payments on behalf of the borrowers. The servicers signed up represent 75% of the borrowers. She says DOJ has been fantastic through the entire process.
- The transition assistance program will be the next program to launch. For those that do not meet the requirements of the mortgage payment assistance, this program is one of the exit strategies that can be used. If a person enters into a short sale, or a deed in lieu of foreclosure situation, then the program will provide \$3,000 for them to be able to transition to another affordable housing option. The preservation program will be the next one to launch. Although the modification program was the first one designed, it may be the hardest one to implement, so that will be the final program to launch.

**Crager** says that regarding the servicer piece, the department would like to get the money out as soon as possible. This process has gone longer than anyone anticipated when they first deemed the 6,000 people eligible. There needs to be servicer participation to accept the money, and it has been more challenging than first thought. There is about 170 servicers that will be participating with the 6,000 that are eligible. Many servicers just have one loan. The other piece has been the aftercare program. Part of this program is that once you are in it, then what steps need to happen to bring you to self-sufficiency? We had a lot of conversations with the legislature about this program and received some push back. So we have developed a really good program to help those that are eligible. Most states are just providing the money. Our program will require them to do some things to get some education to help themselves. **Cain** points out that it is a web-based, interactive system. **Crager** adds that he is optimistic that we will see more money going out and loans closing in May. Help is coming and we are working around the clock to get it out there. **Cain** states that a press release will go out on Monday and they will be sending out an e-mail update to all applicants and partners prior to that release. She says there is one other obstacle that set them back a number of weeks. That was a decision that there needed to be an additional review incorporated into the underwriting about prior delinquencies, and they did not have a mechanism to get credit reports. That has turned into a longer process than they thought. **Woolley** asks how many servicers are represented by the 75% of those that are in the pool. **Cain** says she will need to get back to her on that number, but it is very few. **Crager** states that on Monday, out of 170 servicers that represent the entire population, there were 64 that had signed on, and seven have indicated they were not going to participate.

**D. Report of the Chief Financial Officer.** **Nancy Cain** reports that there are some timing deadlines coming up and they are trying to determine the best timing for the upcoming bond sale. The Stewart Terrace, Indian Village and Villa West projects finally closed, after three years. The pre-closing for the Block 49 project is in process.

**E. Report of the Acting Director.** **Rick Crager** reports the following:

- The Director's recruitment has been opened and is scheduled to close on April 24. The applications will be forwarded to a screening panel, and the interview process will most likely occur in May. The goal is to forward a handful of qualified candidates on to a more elaborate process, which is scheduled for June 2. He encourages Council to contact Rebecca Gray, Acting Manager of the agency's HR department, if they are interested in participating in the interview process. The goal is to have a new Director appointed by July 1.
- Ron Meek, the HR Manager, left the agency to take a position out of state, and the department was fortunate to get Rebecca Gray from DAS, who is an outstanding HR manager.
- Since Mike Kaplan is on rotation at the Capitol, Nancy Cain has stepped into the Acting Administrator role of OHSI, in addition to her CFO position.
- He had the opportunity to meet with the new Chief Operating Officer for the state, Mike Jordan. He took away from the discussion that the state has gotten so risk-adverse that we are afraid of everything. But we cannot be afraid to take chances and to think outside the box. He also mentioned that the relationship between the legislature and agency heads has become that of micromanagers. We need to build the trust with the legislature so that we can do what we need to do and the legislature can make the policy. **Woolley** asks if he had the opportunity to give Mr. Jordan a look into the organization, to see the complexity of the department. **Crager** says it was a good exchange of information. He felt we were on the right track.
- The Governor has formed a Regional Solutions Team, comprised of five agencies: DEQ, DLCD, ODOT, BusinessOregon and OHCS. The idea and expectation is that he wants to foster the collaboration between all of the state agencies and work towards regional solutions to issues as they come up. One of the ways he wants to encourage that is co-locating of all the departments. He is looking at six regional centers: LaGrande, Bend, Medford or Ashland, Portland, Tillamook and Eugene. The offices will be housed within the university system to develop the partnership to create centers for all of the coordinators of the departments. The expectation is that our five Regional Advisors to the Department will continue to do the work they are doing; however, by co-locating there would be an opportunity to bounce ideas off one another and come up with regional solutions. He is working through what needs to happen within our agency to meet that goal. He stressed the need for a better communication plan around this initiative. Mr. Jordan pledged that there will be a better communication plan so we can use that to communicate to our partners. The first site, eastern Oregon, is scheduled to open on May 1. **Fieldman** says he had the chance to be part of a meeting with the Governor on Monday down in Medford on the Regional Solutions Team, where he gave his vision and asked for input. This is very important to the Governor. **Crager** shows Council a map showing the five agencies and the regional coordinator. The piece that is interesting is that there is an advisory board that provides input to the regional solutions teams, which is made up of city officials, county commissioners, nonprofits and a variety of others.

