

Regional Solutions: North Central Region

PROGRAM SUMMARY AND ATTAINABLE HOUSING DEVELOPMENT FUND

FEBRUARY, 2015



Regional Solutions Program: Why was it created?

- ❑ The Governor recognized the diversity of Oregon and the state's unique regional needs.
- ❑ The Governor set the goal to approach community and economic development by recognizing the unique needs of each region in the state and working at the local level to identified priorities, solve problems and seize opportunities to get specific projects completed.
- ❑ Such an approach leverages opportunities to address the highest regional priorities for long-term economic growth.
 - ❑ Leverages community (public, private and civic) resources to shape the region's future and accelerate and complete on-the-ground projects.

Regional Solutions Program: How was it formed?

- ❑ Concept of support for a regional approach to community and economic development has been around for a long time
 - ❑ Evidence as early as the 1960s with the administrative districts
- ❑ Governor's Executive Order No.11-12 (2011) & SCR 4 (2013):
 - ❑ Executive Order: State agencies shall participate as project team or program members when notified and invited to do so by the Governor's Regional Coordinators.
 - ❑ SJR: State agencies shall prioritize their time and resources to provide technical assistance and to allocate financial resources and investments in accordance with the regional priorities established in each region through the Oregon Solutions Network.
- ❑ HB 4015 (2014 Session):
 - ❑ Formalized Advisory Committee membership
 - ❑ Formalized public input procedures



Regional Solutions

JOHN A. KITZHABER, M.D.
GOVERNOR

Valley North Coast

- North Coast Region**
Sen. Betsy Johnson
- Mid-Valley Region**
Sen. Jackie Winters
- South Valley Region**
Sen. Lee Beyer

Southern Oregon

- South Coast Region**
Keith Tymchuk
- Southern Oregon Region**
Bill Thorndike

Metro

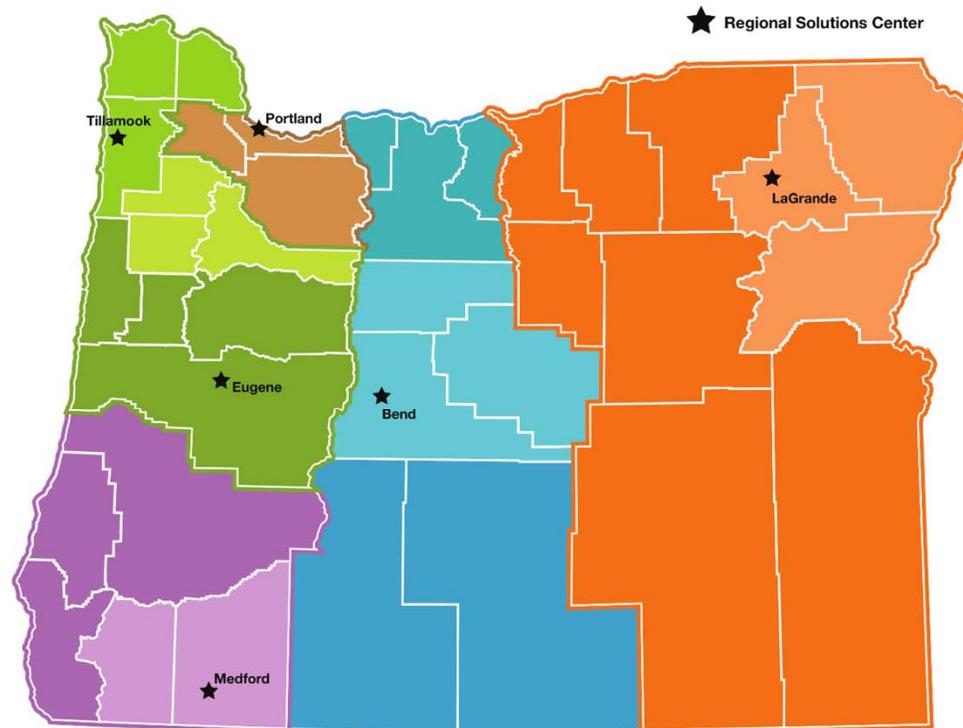
- Metro Region**
Bill Wyatt

Central Oregon

- Central Region**
Mike Hollern
- North Central Region**
Mike McArthur
- South Central Region**
Jane O'Keeffe

Eastern Oregon

- Greater Eastern Oregon Region**
Cam Preus
- Northeast Oregon Region**
Tim Seydel



Regional Solutions Program: Who works on this?

- ❑ Regional Solutions Advisory Committee:
 - ❑ Identify high level priorities for the region
 - ❑ Connect resources from the community to expand collective capacity to solve problems and seize opportunities
- ❑ Regional Solutions Team Members:
 - ❑ Work in collaboration with other state agencies, local, county and federal governments, as well as the private and civic sector on priorities and projects for which a single agency solution is not sufficient
 - ❑ Lead, track and report on projects that are related to their agency's mission
- ❑ Regional Coordinator:
 - ❑ Serve as catalyst for action
 - ❑ Assist in staffing the Advisory Committee
 - ❑ Bring government and other sectors together to undertake projects
 - ❑ Develop work plan for each priority including agency involvement, expected outcomes, targets and milestones

North Central Advisory Committee

Executive Committee:

SK*G1

Mike McArthur, Convener; Rod Runyon, Association of Oregon Counties representative; Steve Lawrence, League of Oregon Cities representative; Celeste Hill-Thomas, Philanthropy representative; Scott Reynier, Business representative

Additional Advisory Committee members:

Ken Bailey, businessman and orchardist; Amanda Hoey, MCEDD Executive Director; Andrea Klaas, Port Representative, Port of The Dalles; Carol Mackenzie, Mayor of Wasco; Maui Meyer, Hood River County Commissioner and businessman; Judge Gary Thompson, Sherman County; Frank Toda, President, Columbia Gorge Community College; Barbara Briggs, Briggs Business Consulting; Keith Mobley, Attorney

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SK*G1 Brandon, is there any way to make this look better?
SINNER Kate * GOV, 2/11/2015

North Central Team Members

- ❑ Nate Stice, Coordinator, Office of the Governor
 - ❑ Scott Edelman, Department of Land Conservation and Development
 - ❑ Brad DeHart, Oregon Department of Transportation
 - ❑ Kim Travis, Oregon Housing and Community Services
 - ❑ Carolyn Meece, Business Development, Business Oregon
 - ❑ Shanna Bailey, Infrastructure Finance Authority, Business Oregon
 - ❑ Lanny Quackenbush, Department of State Lands
 - ❑ Rob DelMar, Oregon Department of Energy
 - ❑ Chris Parkins, Oregon State Parks and Recreation
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How to contact me

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REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

North Central Region (Wasco, Hood River and Sherman Counties)
Regional Priorities

- Infrastructure focus
 - Waste water
 - Water
 - Telecommunications/broadband
 - Public transportation, access, freight
- Providing support for business clusters
 - Value added agriculture
 - Fermentation sciences (wine, beer, distilling, cider, cheesemaking) (subset of value added agriculture)
 - Technology
 - Arts and culture
 - Health care
 - Renewable energy
 - Tourism and recreation
- Work force training
- Attainable housing
- Availability of industrial land
- Urban area boundaries in the National Scenic Area and need for clarity from Columbia Gorge Commission re: amendments
- Regulatory integration/streamlining



REGIONAL SOLUTIONS OFFICE GOVERNOR KATE BROWN

Leveraging the Attainable Housing Revolving Fund for Minor Home Repairs

One of the key issues facing the Gorge is a shortage of quality housing stock at price ranges and rental levels commensurate with the financial capabilities of workers and households in the region. The housing shortage takes different forms in Hood River, Sherman, and Wasco counties but affects them all, as it does much of rural Oregon.

To help address this issue, the North Central Regional Solutions Advisory Committee (RSAC) in partnership with local stakeholders developed a two pronged strategy: 1) support local initiatives that facilitate the development of sustainable housing (such as Goal 10 planning efforts in The Dalles and Hood River); 2) provide gap financing to help stimulate housing efforts through the \$2 million Attainable Housing Revolving Loan Fund.

About the Fund

The fund specifically targets middle market, “attainable” housing (60-120% AMI) to supplement other “affordable” housing efforts (below 60% AMI). It provides gap financing at interest rates between 3.25 – 6.75 percent, with the term of the loan matching the primary Lender’s term on financing. The loan amount ranges from \$250,000 - \$750,000 per project (with the ability to pool multiple smaller projects in a single county). The maximum loans shall not exceed 40 percent of the project total (except for in counties of 5,000 residents or less and when the applicant is a domain specific not-for-profit or government entity).

Outreach and Modification Efforts

The creation of this fund and recognition of housing as a key barrier to economic development played an important role in helping communities in the region to take a deep look at their housing needs. With the completion of a housing needs analysis in Hood River and one soon to be completed in The Dalles, there are several projects poised to utilize the gap financing the fund provides. The RSAC met earlier this year to modify the fund in order to enable public and private partners to leverage it in ways that will maximize community benefit.

Housing rehab fund

The RSAC lowered the interest rate to one percent for local government entities to help address one of the key housing issues across the region: an aging stock of housing in need of repair. The lower interest rate would allow the Cascade Columbia Housing Corporation to leverage a portion of the fund (initially around \$250,000) to build on its current, oversubscribed, Minor Home Repair programs, opening up the program to those earning over 80% AMI.

Because the revolving loan fund was not designed to cover administrative costs, CCHC will need to find partners to help cover the initial administrative cost of this program expansion. Regional Solutions is working with CCHC to identify and approach those partners.