



RS EXCHANGE

REGIONAL SOLUTIONS

Monday, April 3rd, 2023

Eastern Oregon:

- **Pendleton Affordable Housing UGB Expansion Pilot Project:** DLCD has had a pilot program to allow a couple communities across the state to expand their UGB for affordable housing purposes. In 2021, there was a bill to add Pendleton to this pilot project list with the deadline of getting the project done by the end of this biennium. Unfortunately, due to staff capacity and lack of communication with all parties, the city's application for the UGB expansion is not ready to go to the LCDC commission meeting in April which is the last chance during this biennium to get approval. All parties have determined that we need a legislative fix for the project to continue moving forward. The city and Rep. Levy have found a bill in which to attach an amendment and are in the process of adding that amendment. RS will continue to monitor the progress of the legislation.
- **Baker City Wastewater Project:** Regional Solutions (RS) convened Baker City, their consultants and DEQ this week to try and find a short-term solution to their wastewater challenges. The issue at play is that Baker City has recently finished the construction of their wastewater treatment project to transition from releasing treated water into the river to land application. However, there are concerns with the land identified for the land application due to soil type so there is need to find a solution. We also set the stage for having RS facilitate conversations between the parties around the medium- and long-term challenges and solutions. We discussed a plan that the city will be submitting to DEQ early next week that will attempt to alleviate the short-term challenges and we scheduled discussions for early April to begin digging into the medium and long-term challenges.
- **Blues Intergovernmental Council:** RS attended a regular meeting of the Blues Intergovernmental Council (BIC) this week as a representative of the Governor's office. The BIC is an effort between local counties, the US Forest Service and federal and state agencies around the forest management plans of national forests within the Blue Mountains (Wallowa Whitman, Malheur and Umatilla National forests). This has been a five year effort to develop desired conditions for several different categories that they hope to be included in the next forest plan revision. This week's BIC meeting was

focused on public outreach efforts to try and show the public the level of coordination and collaboration that all parties have had over the past five years.

Mid-Valley:

- **City of Dayton Wastewater Collection System Study:** The City of Dayton has been awarded a \$20,000 technical assistance grant from Business Oregon to conduct an Inflow and Infiltration (I&I) Study of the municipal wastewater collection system, identifying potential areas for sewer line replacement that will reduce volumes at the City's treatment plant and restore compliance with DEQ and EPA water quality regulations. This grant and study will assist Dayton in improving and protecting municipal water quality.
- **City of Hubbard Water System Improvements:** The City of Hubbard has been awarded a \$1.7 million loan (with forgivable loan component) to make necessary improvements to the local water system and maintain compliance with the Drinking Water Act. Hubbard's work will focus on the replacement of existing waterlines with larger diameter pipes to accommodate future demand and increased system pressurization; installation of a new filter at the city water treatment plant to improve arsenic removal; installation of a new emergency backup power generator at the water treatment plant; and related structural, piping, and electrical upgrades as required to accommodate these changes. This funding, provided via Business Oregon and the Safe Drinking Water Revolving Loan Fund, will allow Hubbard to provide and save an ample supply of safe, potable water for the community during a time of growth.

North Central:

- **Mid-Columbia Community Action Agency Navigation Center Groundbreaking:** Regional Solutions attended the Mid-Columbia Community Action Council's groundbreaking for the Gloria Center, a new Navigation Center in The Dalles. The Gloria Center will serve as a one-stop service center for those experiencing houselessness, housing instability or poverty, containing both an emergency shelter and a host of "wrap around" services and resources. OHCS Director Belle, Representative Jeff Helfrich, HUD Regional Administrator Margaret Salazar, The Dalles Mayor Rich Mays, Wasco County Commissioner Scott Hege, and many others offered remarks. The North Central Team is working with MCCAC and the Mid-Columbia Housing Authority to find ways to be helpful on a variety of housing projects in the region, including several that the team has worked on over the years.



North Coast:

- **Hyak Tongue Point:** Hyak Tongue Point is a 34-acre shipyard facility located on the Columbia River that provides maritime haul-out services, repairs, construction, as well as porting and moorage. Hyak Maritime purchased the U.S. Navy Seaplane Base Tongue Point in Astoria in December 2017 with intentions to develop a modern shipyard solution. Hyak's two core tenants are WCT Marine & Construction, a vessel building and repair company, and Bergerson Construction, a bridge and pier waterfront construction company. To date, Hyak, WCT, and Bergerson have invested over \$9 million. In recent years, the closure of several small to medium size shipyards in Oregon and Washington has resulted in insufficient shipyard operations. Increased demand for out-of-water inspections and emergency repairs, combined with limited shipyard capacity, threatens delays in tug and barge repairs that are critical to the Columbia River economy and the global supply-chain. In 2018, a Governor's Strategic Reserve Fund award of \$350,000 advanced reinforcement of seaplane ramp capacity from 250 to 2,500 tons, and vessel haul-out trailer capacity from 150 to 450 tons; and in Summer 2022, the U.S. Maritime Administration (MARAD) awarded \$700,000 for the installation of a giant construction tent with an environmentally filtered work pad to advance sustainable shipyard operations.

Update: The North Coast Regional Team provided a letter of support for WCT's application for a small shipyard grant from MARAD. WCT is requesting funds for a small vessel moving system to transport boats from the new travel lift directly to the covered wash down pad and into work tents. This equipment will allow WCT to more safely and efficiently maneuver vessels around the site.

South Central:

- **Lakeview Housing Outreach Meeting:** The South Central Regional Solutions team met with the town of Lakeview to learn more about the innovative housing projects they are working on. John Day, Burns and Lakeview are partnering to build affordable workforce housing at scale using innovative methods, including 3-D printing. Known as the Regional Rural Revitalization Team (R3), this integrated planning team of local staff has the goal of building up to 36 3-D printed homes in new master planned developments in

each of the three communities. Nick Green, President of Catalyst Public Policy Advisors and Michelle Perry, City Manager of Lakeview presented the status of the effort as it pertains to Lakeview. Lakeview has developed several incentive tools and strategies to encourage infill development and reduce cost barriers to small scale developers. They provided several images of planned housing units, shared strategies for implementation and discussed a relevant [House Bill 3138](#). The efforts of the integrated team to develop 3-D housing plans were funded in-part by grants from DLCDC and Business Oregon.

Resources:

Federal Funding Opportunities

- Federal funding is available for a wide variety of programs that support Infrastructure, Community and Economic Development, and Tribal Communities. [USDA Rural Development's latest bulletin](#) includes a great list of grants and loans, several of which have application deadlines coming up in the next few months. Links to more information about eligibility, award amounts and how to apply are included.
- **Webinar on Changes to Rural Energy for America Program (REAP) on 4/4/23**
Following the passage of the Inflation Reduction Act (IRA), the USDA is offering a virtual event to provide updates on funding available under the [Rural Energy for America Program](#) (REAP) after the passage of the Inflation Reduction Act (IRA). You can [register here for the online event](#), which takes place on April 4, 2023, at 11:30 a.m.