



Combined Meeting
ColPac EDD & NW Oregon Economic Alliance
Thursday, July 13, 2023
10:00 am—12:00 pm

OMIC R&D Additive Innovation Center
 33701 Charles T. Parker Way
 Scappoose, OR 97056

Hybrid Virtual Meeting Information

<https://us02web.zoom.us/j/82206087681?pwd=c2ltUHBMUz6d211Wm0xa1RjWGQyZz09>

Meeting ID: 822 0608 7681

Passcode: 063755

10:00—10:05a	1. Welcome and Introductions	Lianne Thompson
10:05—10:15a	2. NOEA Business Meeting <ul style="list-style-type: none"> ▪ May 11, 2023 Meeting Minutes (attached) ▪ June 2023 & End of Fiscal Year Financials (attached) ▪ FY2023-2024 Proposed Budget (attached) 	Lianne Thompson Action Item Action Item Action Item
10:15—10:30a	3. ColPac Business <ul style="list-style-type: none"> ▪ May 11, 2023 Meeting Minutes (attached) ▪ May - June 2023 Financial Statements ▪ Update: HB 3395 - \$5 million to EDDs (attached) ▪ Grant Application: USDA Rural Community Development Initiative (summary attached) ▪ Executive Director Recruiting Update 	Lianne Thompson Action Item Action Item No Action Action Item No Action
10:30—11:15a	4. FEMA Bi-Op Update/Discussion	Guest: S. Absher, Tillamook County Community Development Director
11:15—11:30a	5. Other Business/Project Updates Project Updates	ColPac Staff
11:30—12:00p	6. Member Updates/Roundtable Projects, Grant Applications, Challenges/Issues, etc.	Members

Next Meeting
 September 14, 2023
 Tillamook County

Attachments

- 1) Col-Pac/NOEA May 11 2023 Meeting Minutes
- 2) NOEA June 2023 Financial Statement
- 3) NOEA 2023-2024 Proposed Budget
- 4) HB 3395, pages 1 & 32, full text: <https://olis.oregonlegislature.gov/liz/2023R1/Measures/Overview/HB3395>
- 5) USDA Rural Community Development Initiative Project Summary



Col-Pac EDD /NOEA Combined Board Meeting

May 11, 2023

Hybrid (In Person & Virtual) Meeting

The following members attended the meeting:

Michele Bradley—ColPac/Port of Tillamook Bay	Kevin Leahy—CEDR
Rand Brown—ColPac/PCC	Calvin LeSueur—ColPac EDD
Ayreann Colombo—ColPac EDD	Megan McKibben—Washington County
Tony Como—Clatsop CC MERTS	Erin Skaar—ColPac/Tillamook County
Terre Cooper—Tillamook EDC	Frank Spence—ColPac/Port of Astoria
Matt Craigie—Washington County	Nate Stice—Regional Solutions
Andy Davis—ColPac/City of Astoria	Leon Telesmanich—Tillamook SBDC
Sarah Lu Heath—ColPac EDD	Lianne Thompson—ColPac/Clatsop County
Juliet Hyams—ColPac EDD	Amelia Wallace—Jensen Strategies
Tony Hyde—ColPac	John Walsh—ColPac/City of St Helens
Lydia Ivanovic—ColPac EDD	Kristen Wilkins—Clatsop CC
Sen. Betsy Johnson	Jerry Willey—ColPac/Washington County
Marsha Kirk—ColPac/City of Banks	Steve Wright—ColPac/City of Seaside

AGENDA ITEM-1 Welcome and Introductions

AGENDA ITEM-2 NOEA Business & Annual Meeting

- March 9 2023 Meeting Minutes—Approved with no objections. (TH/KL)
- Banking Resolution to reopen account at Wauna Federal Credit Union. (ES/TH)
- April 2023—Financials were accepted with no objections. (TH/ES)
- Election of Board Members—Accepted with following changes: (KL/ES)
 - Replace Sean Fitzpatrick with Andy Davis to represent Astoria City Council
 - Tony Hyde is from Vernonia, not Clatskanie
 - John Walsh, title-City Manager

AGENDA ITEM-3 Col-Pac Business & Annual Meeting

- March 9 2023 Meeting Minutes—Approved with no objections. (TH/KL)
- March & April 2023 Financial Statements – Accepted with no objections. (TH/MB)
- Election of Board Members—Accepted with following changes: (JW/KL)
 - For Clatsop CC: Remove Chris Breitmeyer/Rosemary Baker-Monaghan. Kevin Leahy will take primary position for now.
 - For Portland CC: Move Patty Hawkins to Alternate position, add Rand Brown in Primary.
- CET Employee Sharing Agreement—Approved with no objections. (MB/MK)
- FEMA Bi-Op Comment Letter:
 - The Board expressed gratitude to Commissioner Yamamoto and Tillamook County for their leadership on this issue over the last couple of years.
 - State agencies are working to coordinate a response to FEMA. Comm. Skaar shared a link to some of

- these comments can be found here: <https://www.regulations.gov/comment/FEMA-2023-0007-0066>.
- Board thanked Senators Wyden and Merkley and Representative Bonamici for their work on extending the deadline for comment.
 - M. Bradley shared letters from [Oregon Ports Association](#) and [SDOA](#). Over next month, more letters will be submitted to FEMA.
- EDA Revolving Loan Fund application—approved with no objection. (MB/TH)
 - Amelia Wallace with Jensen Strategies updated the Board on Executive Director recruiting. The posting will be active by May 22.

AGENDA ITEM-4 Other Business/Project Updates

- Nate Stice, the new North Coast Regional Solutions Coordinator updated the Board:
 - Governor’s Office is requesting feedback from regions regarding Regional Solutions. Direct comments to Nate.
 - Brett Estes, Melanie Olson & Melyssa Graeper are a great team. They kept the team functioning during the leadership transition.
 - The current Regional Solutions project list and work plan can be found [here](#).
- Future Ready Grant applications: Columbia County is planning to submit an application under manufacturing. Northwest Oregon works plans to submit a region-wide EMT-related application.
- J. Hyams presented the status of Rural Capacity grant coordination and ColPac’s plans to keep the program operating.

AGENDA ITEM-5 Member Updates/Roundtable

- K. Leahy—Chris Breitmeyer is leaving Clatsop CC. Trudy Van Dusen Citovic is the new Board Chair. The College is looking for an interim President and recruiting new board members.
- Sunset Empire Transit District:
 - Senator Weber negotiated an operating loan with Gov. Kotek’s office. Currently only emergency medical is being served. District plans to expand as it is able.
 - B. Johnson: the Board should be required to resign.
 - ODOT and a third party firm are conducting an audit.
 - N. Stice: Governor is involved as the state does not want other transit districts in similar circumstances.
 - Oregon Employment Department program is augmenting the salaries of laid-off employees.
- M. Bradley—Two Conex boxes have been delivered to the Port. Hold enough supplies for 200 people.

Lianne Thompson, ColPac Board President

Lianne Thompson, NOEA Board Chair

Recorded: Ayreann Colombo, Executive Director



NW Oregon Economic Alliance
 Financial Statement
 FY 2022-2023
 Year End (Unaudited)

June 2023, FY				
	Budget	Received	Disbursed	FY Balance
Loan Fund Beginning Balance	37,566			38,160
Contracts				
ODOT NWACT Administration FY22-23	26,550	5,398	0	23,670
Revenue				
Interest Earned	250	225	0	978
Expenses				
Oregon Ethics Commission	(50)	0	0	(44)
Liability Bond	(320)	0	0	(320)
Audit Filing Fee	(20)	0	0	(20)
Bank Fees	0	0	0	0
		5,623	0	
Current Balance				38,160



NW Oregon Economic Alliance
2023 - 2024 Proposed Budget

	Final 2022- 2023 Budget	Proposed 2023-2024 Budget	Change	Explanation
NWACT Revenue				
ODOT NWACT Administration	26,550	30,000	3,450	ODOT allowed for a 13% increase in contract amount
NWACT Expenditures				
ODOT NWACT Administration	26,550	30,000	3,450	
NOEA Loan Fund Revenue				
Loan Fund Beginning Balance	37,566	38,160	594	
Interest Earned	250	1,000	750	
Total Revenue	37,816	39,160	1,344	
NOEA Loan Fund Expenditures				
Oregon Ethics Commission	50	50	0	
Liability Bond	320	320	0	
Audit Filing Fee	20	20	0	
Bank Fees	0	0	0	No fees last year
Total Expense	390	390	0	
Net Balance (Revenues Less Expenditures)	37,426	38,770	1,344	

82nd OREGON LEGISLATIVE ASSEMBLY--2023 Regular Session

Enrolled
House Bill 3395

Sponsored by Representatives RAYFIELD, DEXTER, GOMBERG, Senator JAMA; Representatives ANDERSEN, NELSON, Senators ANDERSON, PATTERSON

CHAPTER

AN ACT

Relating to housing; creating new provisions; amending ORS 92.090, 94.550, 100.015, 100.022, 100.105, 100.110, 100.115, 197.303, 197.758, 197.830, 215.427, 227.178 and 458.650 and sections 3 and 4, chapter 639, Oregon Laws 2019, section 3, chapter 18, Oregon Laws 2021, sections 4 and 6, chapter 67, Oregon Laws 2021, and section 23, chapter 13, Oregon Laws 2023 (Enrolled House Bill 2001); repealing section 4, chapter 18, Oregon Laws 2021; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

RESIDENTIAL USE OF COMMERCIAL LANDS

SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS 197.286 to 197.314.

SECTION 2. (1) Notwithstanding an acknowledged comprehensive plan or land use regulations, within an urban growth boundary a local government shall allow, on lands zoned to allow only commercial uses and not industrial uses, the siting and development of:

(a) Residential structures subject to an affordable housing covenant as provided in ORS 456.270 to 456.295 making each unit affordable to a household with income less than or equal to 60 percent of the area median income as defined in ORS 456.270; or

(b) Mixed use structures with ground floor commercial units and residential units subject to an affordable housing covenant as provided in ORS 456.270 to 456.295 making the properties affordable to moderate income households, as defined in ORS 456.270.

(2) The local government may only apply those approval standards, conditions and procedures under ORS 197.307, that would be applicable to the residential zone of the local government that is most comparable in density to the allowed commercial uses.

(3) Development under this section does not:

(a) Trigger any requirement that a local government consider or update an analysis as required by a statewide planning goal relating to economic development.

(b) Apply on lands where the local government determines that:

(A) The development on the property cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete;

(B) The property contains a slope of 25 percent or greater;

(C) The property is within a 100-year floodplain; or

(a) From a developer that is a nonprofit housing corporation that serves agricultural workers;

(b) From a developer that is a nonprofit that promotes housing for agricultural employees or other needs of agricultural employees, or from a developer that has entered into a partnership with a nonprofit housing corporation that serves agricultural workers for the purposes of developing the community housing;

(c) Where other funding for the housing development has been dedicated or can be leveraged by the grant;

(d) Where the housing development will be located close to significant agricultural employment; or

(e) Where the housing development will include or will be near specific characteristics or amenities designed to support or attract agricultural employees and their families.

(4) Grants awarded under this section may be used for any project costs for the development or predevelopment of the community housing supporting agricultural employees.

(5) A qualified housing sponsor receiving grants under this section shall agree to provide information to the department to report to an appropriate interim committee of the Legislative Assembly, in the manner provided in ORS 192.245, on the use of the grant on or before September 15, 2027.

SECTION 35. Section 34 of this 2023 Act is repealed on January 2, 2028.

SECTION 36. In addition to and not in lieu of any other appropriation, there is appropriated to the Housing and Community Services Department, for the biennium beginning July 1, 2023, out of the General Fund, the amount of \$10,000,000, to award and administer grants under section 34 of this 2023 Act.

LOCAL GOVERNMENT HOUSING SUPPORT

SECTION 37. (1) The Oregon Department of Administrative Services, in consultation with the Department of Land Conservation and Development and the Housing and Community Services Department, shall provide grants to councils of governments, as defined in ORS 294.900, and economic development districts to support housing and community development capacity within cities and counties in this state and within the nine federally recognized Indian tribes in this state.

(2) Councils of governments and economic development districts receiving grants under this section shall partner and consult with local governments, developers, financiers, the Department of Land Conservation and Development, the Housing and Community Services Department, other relevant state agencies and other interested public and private partners to enable local governments throughout the region to encourage community development and the development of infrastructure and needed housing, as defined in section 23, chapter 13, Oregon Laws 2023 (Enrolled House Bill 2001), by:

(a) Bridging any information gaps;

(b) Identifying and securing needed resources, including infrastructure and community facilities;

(c) Connecting producers of needed housing with consumers of needed housing; and

(d) Working with representatives of historically underrepresented groups to overcome community-specific barriers to obtaining housing.

SECTION 38. Section 37 of this 2023 Act is repealed on January 2, 2034.

SECTION 39. In addition to and not in lieu of any other appropriation, there is appropriated to the Oregon Department of Administrative Services, for the biennium beginning July 1, 2023, out of the General Fund, the amount of \$5,000,000, to provide grants under section 37 of this 2023 Act.

AFFORDABLE HOMEOWNERSHIP REVOLVING LOAN FUND

**RURAL COMMUNITY DEVELOPMENT INITIATIVE GRANT PROPOSAL
FROM THE COLUMBIA PACIFIC ECONOMIC DEVELOPMENT DISTRICT**

Project Overview

The Columbia Pacific Economic Development District requests \$100,000 to provide technical assistance and training to our low-income communities. This funding will help our communities access alternative funding and increase leveraging opportunities, mainly to pursue grants and interagency collaboration. It will advance the geographic distribution of funds. Focus areas include infrastructure, workforce housing and community water solutions. Support will include prospecting grants, access to loans, agency advocacy, working with grant writers, reviewing grants, budgeting and managing funding.

The assistance will be implemented by continuing and expanding ColPac's existing [Rural Capacity Fund program](#). The program already works with low-income communities via outreach, meetings, mentoring and site visits.

Expanding our Rural Capacity Fund program will increase capacity and recipients' ability as follows:

1. **Grants & Alternative Funding Training:** By vetting, customizing and promoting grant cycles, ColPac increases the capacity of communities to obtain awards. ColPac is a known resource for analysis, strategy development and liaison to local, state and federal agencies – all of which require time and tenacity. We would expand existing technical assistance by supporting more grants and optimizing block grants.
2. **Workforce Housing Support:** Support of workforce housing infrastructure would help proposed projects, such as those planned in Bay City and Seaside. Water and wastewater systems are key to economic development, but expensive and difficult to fund. ColPac's ability to research and pursue funding across the region would leverage our work and gain economies of scale, rather than each town reinventing the wheel.
3. **Water Infrastructure Community Leadership:** A January 2023 [advisory report](#) from Oregon's Secretary of State criticized "gaps in Oregon's water governance that can lead to or worsen water insecurity and lead to inequitable outcomes for higher-risk communities" and noted that "*residents in Oregon's North Coast region faced difficulties communicating with state agencies regarding their own water quality concerns, and even in identifying which state agencies they should communicate with.*" ColPac would continue advocating for cities to agencies but add research and design a community process to raise awareness of water challenges, build trust and pursue shared solutions.
4. **Green Energy Loans:** We will add to our Business Loan Program Commercial Property Assessed Clean Energy (CPACE) financing. It will improve capacity by lowering the costs of building ownership and reducing pollution. CPACE makes green energy upgrades accessible and affordable for building owners through cities, while lowering their utility bills and reducing climate pollution.

Project goals include:

1. Support grant, loan and partnership processes for low-income cities to improve infrastructure and water security, facilitate workforce housing, reduce pollution and increase climate resilience.
2. Lessen the burden of pursuing funding on low-income communities, who often lack the capacity to work with grants, support loans or conduct bond campaigns.
3. Secure grants for geographic distribution to communities who cannot bear the cost of loans and bonds.

Benchmarks will include the number of new entities engaged, the number of new projects catalogued, the number of grants secured, loans issued and the amounts of both. We will also measure public engagement regarding water infrastructure, such as number of meetings, reports and initiatives.

This grant application requests \$100,000 for the areas of housing and economic development, key themes in our 2023-2028 CEDS. In fact, housing and infrastructure are essential to economic development. A lack of housing at the Oregon coast limits its workforce and economic activity, particularly in high season. Bursts of development often outpace infrastructure capacity and water rights

ColPac's Response

Development of the 2023-2028 CEDS included a series of listening sessions throughout our region. That community engagement illuminated thematic needs across our region including:

- childcare
- dependable infrastructure
- improved transportation
- preparedness for climate Change and/or natural disasters
- adequate workforce
- relief of challenges to small business (EG: regulation; taxes; labor issues; supply chain; access to capital)
- more and better housing options
- updates to aging and overburdened water infrastructure
- adequate revenues for governments to maintain infrastructure and services
- more effective statewide/local development
- streamline permitting/mitigation
- increased local capacity to solicit funds and deliver special project

Additionally, for the last year, ColPac has been helping our rural, low-income communities through a state-funded program, the Rural Capacity Fund (RCF). So far, this state-funded program has allowed us to assist 30 eligible entities in pursuing grants and other types of support. Needs range from digital water meters, to new buildings, to electric-vehicle charging stations. Results include funding for water provider technical assistance, new seismic-resilient water storage and wastewater feasibility studies.

Projects in process include grant applications for moving emergency operations to high ground (in case of a tsunami), a new resilient water system in a key tourism attractor, new drinking water monitoring systems and meters. In fact, the City of Cannon Beach credits ColPac for helping them receive an award for their water resiliency project, from the Environmental Protection Agency. Truly, this program has met extensive need and the nature of grant cycles make extending its life essential. Furthermore, the actual grant awards can take up to two years to materialize; or they can be denied.

With funding from the USDA Rural Community Development Initiative, ColPac will continue to educate, assist, and strategize with small, low-income, rural communities in four Oregon counties. By extending this successful pilot program-- the RCF – grants initiated during the pilot will be awarded, we will train cities to manage them, assist with upcoming grant cycles, and pursue sustainable funding for infrastructure and housing. The Oregon state legislature recognized the need for this type of assistance when it funded the RCF but without additional support, ColPac cannot support staff beyond the end of 2023, terminating a valuable service that communities have enthusiastically embraced.

The RCF has supported small, rural communities in identifying solutions, technical support and funding to support their growth, resiliency and economic evolution. Some are just now submitting their first grant application, due to infrequent grant cycles, esoteric applications and limited city capacity. The RCF helps communities navigate grant making, agency relationships and budgeting, among other services.

The communities' economic development capacity is curtailed by aging, limited infrastructure, which is expensive, time consuming and daunting to modernize. Moreover, staff capacity within the municipalities in Northwest Oregon is remarkably tight, with limited budgets and frequent turnover, due to small tax bases and an acute housing shortage. Furthermore, telecommunications technology lags behind other regions, compromising economic development, education and institutions.

Similarly, some cities operate in unsafe buildings, designed long ago for different uses. For example, the City of Wheeler operates in a former fire house. It is not ADA compliant – defying equity goals-- and would not survive an earthquake or tsunami. The City of Manzanita operates out of a former residence and therefore serves a growing public by appointment only. In particular, both businesses and municipalities are stymied by aging, ill-adapted infrastructure, which limits growth and compromises the safety of residents and visitors.

Case Study

In an example of remedying aging infrastructure, the RCP has assisted the Neahkahnie Water District (NWD), in Tillamook County. It serves the popular area between the City of Manzanita and Oswald West State Park. Like many rural water districts, Neahkahnie's 400 accounts still rely on analogue water meters, despite available superior modern technology. That means that their staff of two must

read meters manually every month, regardless of weather or workload. Unavoidable human error may even require second readings to ensure accuracy. Unlike modern digital meters, the old meters do not detect and report leaks. A study showed loss of 57.9 percent of their precious water in 2020. The District cannot collect revenue for that water and struggles to meet demand during periods of low spring flow. A sustainable business model depends on new meters and replaced water lines.

Furthermore, the District's reservoirs are also aging, and do not meet the current seismic code. Tsunami inundation is a concern at lower elevations, where the District's office is located. In short, they need to move their office, repair lines, replace two reservoirs and install new meters. The list of deferred maintenance is daunting to their new management.

This situation illustrates a typical issue in our region: Inadequate, unsafe infrastructure limits business growth and community viability. It even threatens the loss of major employers to other regions and increases the costs of doing business for municipalities already financially strained and poses a critical barrier to increasing housing stock in a rural area, plagued by homelessness rates greater than in Portland.

To assist the District, ColPac and the RCF provided hours to work on their behalf and use our expertise to provide solutions.

Initially, ColPac collaborated with [Oregon's Drinking Water Circuit Rider](#), funded by the Oregon Health Authority (OHA). Together, ColPac, the water district, and the Circuit Rider formulated a plan to inspect storage tanks, research an intertie connection with Manzanita and pursue grants, primarily for digital water meters. ColPac confirmed that the Oregon Water Resources Department would fund the meters and began drafting language for an April deadline.

ColPac continued investigating solutions by attending a workshop on drinking water source protection, presented by Oregon's Department of Environmental Quality (DEQ) and the Environmental Protection Agency. We also arranged a meeting with the NWD and DEQ, to strategize funding a conservation easement, as well as a forest management plan. The meeting revealed that Business Oregon had provided the District an award from the OHA Source Protection Fund in 2016, used to analyze the area that contributes to their spring sources and develop inquiries about land acquisition. This revelation was a key piece of information that the NWD manager did not know.

By investigating the problem, connecting to partners, strategizing and identifying solutions, ColPac provides vital capacity building.

According to NWD Manager Carrie Mock, "Columbia Pacific is assisting the Neahkahnie Water District in locating and applying for resources and funding to help acquire, protect, and preserve our drinking watershed. ColPac has been invaluable in connecting the District with organizations and resources that can help small Districts with grant writing and funding opportunities."

ColPac also helped the NWD develop community messaging to support its plans. The Arch Cape Water District is only now receiving community objections to four years of similar work, so ColPac advised the NWD to be proactive with its outreach.

NWD is now well positioned for [funding from the Federal Bureau of Reclamation](#) for water conservation and efficiency projects. ColPac has drawn other collaborative partners into the project including the Lower Nehalem Community Trust, the Special Districts Association of Oregon, the Oregon Health Authority and others.

This story resembles a dozen success stories made possible by our Rural Capacity Program. The feedback from the municipalities that we serve highlights the great need for this type of service and deep impacts that continued investment would bring.

Evaluation Criteria

Building Capacity & Expertise

An award from the USDA RCDI program would allow ColPac to serve rural, low-income communities in four important ways:

1. Grant Prospecting, Development & Alternative Funding Solutions
2. Energy Efficiency & Climate Adaptive Infrastructure
3. Increased Development of Attainable Housing Units
4. Water Solutions Community Process

Population & Income

Recipient City	MHI, per Census 2010	Population
Tillamook	\$27,093	1430
Bay City	\$39,929	281
Garibaldi	\$39,833	410
Rockaway Beach	\$31,639	670
Wheeler	\$27,045	174
Manzanita	\$34,375	207
Cannon Beach	\$41,726	593
Seaside	\$36,670	2,839
Warrenton	\$39,839	1,867
Astoria	\$37,863	4,668
Prescott	\$41,000	20

Source: <https://data.census.gov/cedsci/>