



## Boardman Workforce Housing and Community Development

Boardman City Hall  
200 City Center Circle  
Boardman, OR 97818

Monday, May 6<sup>th</sup>, 2013  
2:00pm - 4:00pm

### Check-in Meeting Summary

Purpose of the Boardman Workforce Housing and Community Development Oregon Solutions Project:

*Develop innovative solutions to address the workforce housing and community development needs in Boardman where the housing market had not kept up with job growth resulting in a workforce commuting from other areas. Finding a healthy jobs-housing balance to reduce commuting provides a number of benefits including less traffic on our highways, decreased emissions and more economic development opportunities.*

The meeting was convened by the original co-conveners, former State Senator David Nelson and Morrow County School Superintendent Dirk Dirksen. About 20 people were present for the meeting, either from the project team, as a representative, or as an interested party. The results from the project, particularly the incentives to build housing, showed modest gains. Some of the incentives, such as the funds offered by the Port of Morrow, had yet to be accessed since they were established 6 months ago. Other incentives, such as the one year waiver of the "System Development Charges" are not as well-known as they could be. What was most impressive and a little surprising were the indirect or unanticipated accomplishments that resulted from the "energy" and "momentum" attributed to the Oregon Solutions project. There were very positive peripheral results that may not have been fully envisioned within the scope of the project. A number of participants expressed how the Oregon Solutions project served as a catalyst for increased housing planning and development.

Barry Beyeler, Community Development Director for the City of Boardman, reported that since the Oregon Solutions process began, the following housing projects have been identified:

- 1) Castle Rock Apartments – 40 units, farm worker transitional housing, was under construction at the start of Oregon Solutions is now occupied and has no vacancies. **SUBSIDISED**
- 2) River Ridge Subdivision Phase 2 – 20 lots, was under construction at the start of Oregon Solutions, two houses being marketed currently and two more have indicated they will obtain building permits by end of May. **MARKET RATE**
- 3) Tuscany Subdivision – 119 lots in five phases, construction drawings for the subdivision were received 5/6/2013. **MARKET RATE**



- 4) Tradewinds Subdivision, Phases 2 & 3 – 41 lots, Planning Commission Conceptual Preliminary Plat hearing set for May 15, 2013
- 5) Frontier Mobile Home Park – 11 lots, the owner is currently planning, pursuing property transaction and zoning change to add 11 lots to the park. MARKET RATE
- 6) Three duplex/townhome units, part of infill lot on Mt. Hood Subdivision, with the first structure under construction. MARKET RATE
- 7) Plan in process to refurbish a 24 unit Apartment Complex by CASA of Oregon and Umatilla County Housing Authority (Trail Apartments)

There was recognition that most cities in the region would be very happy to have as much development happening as Boardman is experiencing; and, while the Oregon Solutions project may be a small component of what has been accomplished, project team members believe that the OS project served to stimulate much of the new development.

The group identified the need to initiate additional means of communicating the development incentives that are available. The Boardman Chamber of Commerce and their Economic Development Committee agreed to work with the City of Boardman to better develop additional ways to publicize the housing development incentives and programs. This may include developing information on a web site, press releases, new brochures, and connecting to industry groups such as the homebuilders. Scott Fairley, head of the Greater Eastern Oregon Regional Solutions Team will work with them to obtain an intern from Eastern Oregon University to assist with these efforts.

The group agreed that the check in meeting was of value in moving forward to accomplish additional project objectives.

**Attendees:**

Co-convener Former Sen. David Nelson

Co-convener Superintendent Dirk Dirksen

Mayor Sandy Toms, City of Boardman

Karen Pettigrew, City Manager, City of Boardman

Michael Mills, Oregon Solutions



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Diane Wolfe, Boardman Chamber of Commerce

Shawna Taylor, Retail Division Manager, Banner Bank

Kim Travis, Oregon Housing and Community Services, Central Oregon Regional Solutions Team

Susan Badger-Jones, NE Oregon Outreach Advisor, Energy Trust of Oregon, Joseph, OR

Scott Fairley, Regional Solutions Team

Bruce Buchanan, Walla Walla WA

Jeff Bailey, President/CEO, Bank of Eastern Oregon (BEO)

George Koffler, Bank of Eastern Oregon (BEO)

Jill Pambrun, Bank of Eastern Oregon (BEO), Former Boardman City Councilor

Bruce Buchanan, Buchanan Resources

Barry Beyeler, Community Development Director, City of Boardman

Art Kegler, American West Properties

Rick Stokoe, Chief of Police, Boardman

Alice Nelson

Ed Glenn