



McKenzie Rebuilds Meeting Summary

Jan 20, 2022 2:00 p.m.- 3:30p.m.
(held via Zoom)

McKenzie Rebuilds Project Purpose: *To help communities of the McKenzie River Valley that suffered devastating impacts from the Holiday Farm Fire to bring back residents, students, and businesses as quickly as possible while meeting community priorities for restoring an environmentally sound, equitable, and climate-smart built environment.*

Participating Team Members: Cliff Richardson, Valerie Rapp, Joe Moll, Lane Tompkins, Alice Bonasio, Devin Thompson, Merrick Firestone, Patrick Wingard, Matt McRae, Melanie Stanley, Jacob Fox, Mary Camarata, Darren Cross, Karl Morgenstern, Sarah Means

Guests: Dan Whelan (Rep. DeFazio), Lisa Mattes, Lynn Burditt, Priti Shah (FEMA), Sara O'Brien, Tim Larue

Co-Conveners: Lane County Commissioner Heather Buch, Mandy Jones

Oregon Solutions Staff: Karmen Fore, Margaret Van Vliet, Kristen Wright, Mika Sakai, Wendy Willis, Nujhat Ahmed

Welcome/Agenda Review

The co-conveners, Commissioner Buch and Mandy Jones, welcomed and thanked everyone for participating in the first meeting of the year 2022. Van Vliet reviewed the agenda and meeting logistics.

Identifying Scope of Work and Priorities: Housing

Wright provided an overview of the infrastructure prioritization exercise from the last meeting - where we are and where we are going in scoping and prioritization. Team members were asked to discuss in small breakout groups what are important things to consider as they start looking at housing-related priorities.

The feedback from the breakout groups:

- Flood plain / Blue River - High-hazard area below a dam. Need to consider hazards so we aren't placing people in a hazard area.
- What is the definition of affordable housing?
- Community land trust examples and how could we use that model?



- Who is the housing for? What do the area residents want?
- Affordable/rental housing and impacts of zoning/property ownership.
- What actions need to be taken now to enable future action - sequencing
- Homes for Good items 5- acre parcel
- Availability / affordability. Make sure there are housing opportunities. Make sure short-term rentals don't take up all the housing.
- Land use, water quality, resilience to future
- Affordable housing is a key topic - covers many people, connected with other sequences - jobs, supporting seniors, all community members

Wright led the team through a process to individually rank each previously-discussed project by effort, and then by impact so that the items can be arrayed on the prioritization matrix.

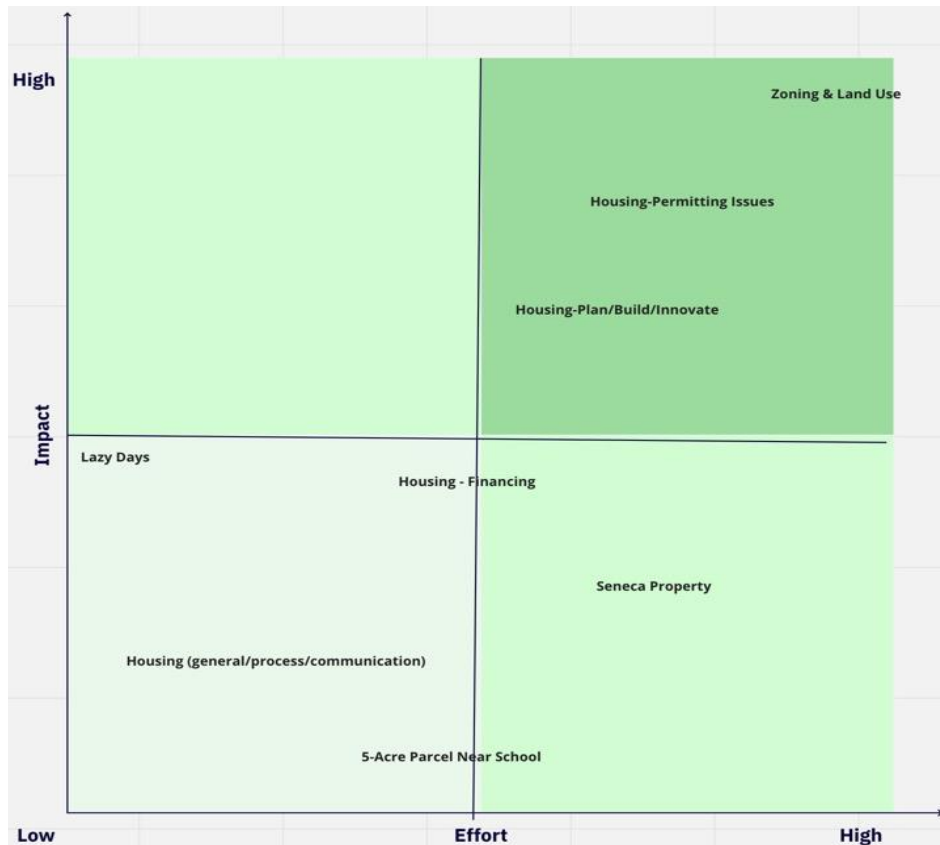
Discussion ensued in reaction to the way the group prioritized the items on the impact/effort grid.

- One team member asked if the two Homes For Good projects (Lazy Days and the 5-acre parcel) could be a pilot for addressing and testing larger resolutions of the land use and wastewater issues. Others noted that these communities have a history of trying such approaches and the larger systemic problems never seem to get addressed. The level of fatigue and sense that time is wasting was expressed, including the idea that we'll lose energy and buy-in if all we do is focus on small projects.
- With regard to Lazy Days, there's a question about how much that project could inform individual homes, which remain a big issues, or how it would even help other areas. Is it competing with the BR sanitation district?
- Discussion turned to whether it makes sense for this group to focus on those things that are high impact / high effort things? If so, then solutions that we need to come up with will be more elaborate. Think of innovative ways to allow building. Would have a greater impact.
- One member remarked that working on systemic solutions that can open up the door is an important place for us to focus on as a group. Others agreed but also underscored that zoning and land use and other systemic issues are critical. One member summarized by saying we need zoning/land use and wastewater regulations to allow for greater density in this area and in rural Oregon more broadly; to think about responsible density in rural Oregon.
- With a straw poll most agreed with the need to focus on issues in high impact/high effort area - those that are systemic. One member cautioned that these are big statewide policy issues that may sit outside the scope of this project, notwithstanding the need to get people back as soon as possible.
- It was then noted that the urgency to get people back here is long gone. Folks are either there already or are already in process to get back. There was a big window right after the fire, but this moment needs systemic issues addressed.



- The elephant in the room has been the process to start with - can't do infrastructure in the first place. Have commercial endeavors waiting, others too, really need to focus on these systemic issues. Need to build capacity to bring people back and sustain. Addressing these hard issues is critical. Think looking at systemic issues is right on.
- Process of dealing with regulatory/planning/zoning issues - like the idea. Think we have an opportunity with transportation growth management (TGM) planning that is happening, and think that is a forum for that. Is some of that happening out there - but maybe it's not moving fast enough. Maybe this group could work on those specific issues.
- We always end up in meetings where we talk about the thing we're going to do and then they never get done. That's the thing residents want to see happen - we want to see something actually tangible happen - policy changes or housing development. There has to be something tangible that comes out of this not just another study, etc. Policy change - we've all fought for that for a lot of years. If this is the forum that we can use to actually wrap it up together and all fight

The final impact and effort prioritization of the housing items was as follows:



The team discussed and shared their concerns and thoughts after seeing the result of the



Slido poll, and at the end they agreed to focus on the high impact/high effort items. They really hope that they will see something tangible in their community as a result of this effort - not only another thinking process.

There was no public comment

Wrap Up/ Next Steps

The team will finish building the agreement on priorities, and organize the members into the subcommittees. The next meeting will be on 1/27/2022 (2 - 3:30 pm), when we will try to finish the last two thematic areas.

The meeting was adjourned at 3:30 p.m.