



**Marion County**  
OREGON

Board of Commissioners

December 8, 2022

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**BOARD OF  
COMMISSIONERS**

Danielle Bethell, Chair  
Colm Willis  
Kevin Cameron

**CHIEF  
ADMINISTRATIVE  
OFFICER**

Jan Fritz

Subject: Testimony to the House Interim Special Committee on Wildfire Recovery

Representative Paul Evans, Chair  
Representative Rick Lewis, Vice Chair  
Representative Pam Marsh, Vice Chair  
Members of the House Interim Special Committee on Wildfire Recovery

Attached you will find written testimony regarding the challenges Marion County has faced with receiving funding for wildfire recovery, a mini-after action report on existing challenges and needs from the Santiam Long Term Recovery Group and the Santiam Service Integration Team and a list of the projects that have been identified by Marion County and Linn County.

Sincerely,

Danielle Bethell, Board Chair

**Project: North Santiam State Park (Temporary Housing 2 years out)**

**Want:** 16 Tiny Homes and associated infrastructure to be placed for use by wildfire survivors that are currently without permanent housing.

**Requested Action:** \$2 -2.5 Million for site development and ~\$1.5 million for Tiny Home acquisition and placement.

**OHCS Presented Barriers:**

- OHCS has identified \$1,583,550 in funding for the site work. This is based on engineering estimates from 2021.
  - o At one point in a conversation with OHCS, Marion County was told that the North Santiam Project was budgeted for \$2.5 million for the site work.
- *\*\*OHCS has still not identified funding for the Tiny Homes.*
- OHCS consultants KemWood have yet to execute remaining due diligence contracts.
- *\*\*Existing IGA language has OHCS specific program language that is not consistent with the intent of the legislation*
- Consistently poor communication from OHCS has resulted in delays on contracting
- Requiring review and permission to proceed prior to each step in the process (*micromanaging County government who has to utilize the same rules makes no sense*)
- Tiny homes have not been ordered

**Type of funding:** General Fund / Lottery Funding

**Time line:** Septic engineering and design as well as site engineering and design may be complete by June 2022.

**Suggested Solution:**

- Remove OHCS program language from existing IGA as it relates to the \$150 million from the legislature for wildfire recovery.
- Give Marion County authority to proceed with site work contracts
- Order Tiny Homes

**Project: Mill City FEMA site (Temporary Housing 2 years out)**

**\*Two years out, original project in Gates failed due to OHCS delays and increase in market costs, doubling.**

**Want:** 16 Tiny Homes and associated infrastructure to be placed for use by wildfire survivors that are currently without permanent housing.

**Requested Action:** \$1.5 Million for site development and ~\$1.5 million for Tiny Home acquisition and placement.

**OHCS Presented Barriers:**

- OHCS has identified \$1,521,612.18 in funding for the site work.
- *OHCS has not identified funding for the Tiny Homes.*
- OHCS consultants KemWood have yet to execute remaining due diligence contracts.
- Existing IGA language has OHCS specific program language that is not consistent with the intent of the legislation.
- Inconsistent communication from OHCS has resulted in delays on contracting, specifically missing a deadline for planning review in order to execute a contract with FEMA in order to keep the existing FEMA trailer occupants on site through March 2023.
- Requiring review and permission to proceed prior to each step in the process
- Tiny homes have not been ordered

**Type of funding:** General Fund / Lottery Funding

**Time line:** Septic engineering and design as well as site engineering and design may be complete by June 2022.

**Suggested Solution:**

- Remove OHCS program language from existing IGA as it relates to the \$150 million from the legislature for wildfire recovery.
- Give Marion County authority to proceed with site work contracts
- Order Tiny Homes

## Lessons Learned

City of Gates – Tiny Home project called Evans Haven

Marion County set out in June of 2021 to create temporary housing units for wildfire survivors that were still without permanent housing. The goal, to create the temporary housing in their community while they restabilized and prepared to be renters or homeowners.

After several meetings, OHCS granted “approval” to move forward for a combined civil site work and unit purchase cost of \$2,234,890 in September 2021 for the Gates Tiny Home Project (Evans Haven).

The initial timeline had all permitting, site work and units in place as early as March 2022.

At that time, the engineer’s estimate for the engineering, permitting, and civil site work was \$1,082,890, based on market rates in August 2021.

Approval turned into a long process of attempting to establish an IGA. The IGA would cover Marion County costs back to October of 2021. The IGA has never been completed.

The IGA then changed into separate due diligence processes:

Marion County: Established a lease with the landowner – Completed in October 2021 at \$5,000 per month paid to the landowner.

Initially all due diligence was contracted through Marion County public works, which was executed in October 2021.

Then all due diligence contracts were changed to contracting under KemWood for all permitting, septic engineering and site design.

- The septic contract was signed November 8, 2021,
- The engineering and design contract was signed November 12, 2021.

Land use was approved in December 2021 by the City of Gates  
DEQ issued the draft WPCF permit in February 2022.

Between February 2022 and May 2022, various iterations of an IGA went between OHCS and Marion County. To-date, no IGA has been signed.

Twice, Marion County issued an RFP for the civil site work and wastewater installation.

The first bid, which completed the site work by August 2022, was \$2.5 million, plus the \$300,000 Marion County has already spent.

After Marion County received the first RFP, Marion County was informed, for the first time, that the Oregon Housing Stability Council would have to approve the project and at the price of \$2.5-\$2.8 million for the site work, that it would likely not get approved. This necessitated the second RFP, with a longer timeline and some value engineering to reduce costs.

The second bid, which would have completed the site work by April 2023, 2 years and 7 months after the fire, was \$1.9 million, *plus the ~\$300,000 Marion County has already spent.*

The combined costs of the site work and the tiny home purchases would likely exceed \$4 million for a temporary housing site. Nearly double the original estimate. Consistent delays and unclear expectations from the beginning have resulted in much higher costs than the original engineering estimates.

The Board of Commissioners was not in favor moving forward with a \$4 million dollar project for temporary housing on property that the county does not own.

Even if the county were to acquire and own the property, permanent housing cannot be supported in that location because of the City of Gate’s vision for their future downtown.

Marion County is still pursuing the North Santiam Park tiny home project. Due diligence is well underway and moving towards design and engineering.

*\*\*Marion County is actively in discussions with Mill City, Linn County, and OEM to use the FEMA site in lieu of the Gates location for temporary housing. The site is essentially ready to go and should require minimal work. This alternative location needs to be engaged as soon as possible. Who do we need to meet with to begin these discussions?*

**\$150 Million in Legislative Funding**

This funding was legislatively allocated General Fund and Lottery Funding under HB 5006 (2021).

According to OHCS the following is how that funding has been spent or allocated since September 2022:

Category	Current	Previous report
Disbursed/ Expended	\$52.96 M	\$50.5 M
Under Contract	\$34.01 M	\$35.8 M
Flexible County Suballocations	\$15.21 M	\$14.8 M
<b><i>Expended/Under Contract Subtotal</i></b>	<b>\$102.18 M</b>	<b>\$101.1 M</b>
Project Reservations	\$32.37 M	\$24.7 M
Project Contingency/ Unobligated	\$6.55 M	\$16.0 M
WRRRA/Shelter Reserve	\$10.0 M	\$6.0 M
<b><i>Unexpended/Reserve Subtotal</i></b>	<b>\$48.92 M</b>	<b>\$46.7 M</b>

To-date, Marion County has received just over \$1.7 million of the \$150 million. That funding was secured to purchase ~15 acres within the UGB of Mill City.

In September 2022, Marion County was notified that Marion County sub-allocation would be \$17 million, of which \$6,328,623 was already expended, and \$3,283,250 would be used for projects and \$7,959,745.91 would be allocated to Marion County as flexible funds.

**Marion County Projects**

Grantee	Type	Est. Award Amount
MWVCAA-WRRA	Expended/Under Contract	\$ 4,622,123.00
Mill City - 15 Acres Acq.	Expended/Under Contract	\$ 1,706,500.00
Evans Haven Dev	Committed	\$ 178,087.82
North Santiam - Dev.	Committed	\$ 1,583,550.00
Mill City FEMA Site	Prospective	\$ 1,521,612.18
<b>TOTAL</b>		\$ 9,611,873.00
<b>IMPACT ADJUSTED TOTAL</b>		\$ 17,571,618.97
<b>IGA AMOUNT*</b>		<b>\$ 7,959,745.97</b>

\*IGA amount could be increased by shifting prospective projects under county management

In October, Marion County staff spoke with OHCS staff and asked for clarification on a couple of points:

- There was no funding for the purchase of the tiny homes for the projects.
- OHCS began to talk about the sub-allocation as if it were funding for both Marion and Linn County. At that point an arrangement was made for Marion and Linn County to partner on the PIER funding from RE-Oregon. No discussion has been made surrounding other funding. THERE IS NO AGREEMENT FOR LINN COUNTY, THEIR RESIDENTS DESERVE DIRECT ALLOCATION AS WELL.

Marion County staff advocated for OHCS to find the additional funding for the Tiny Homes and increase the overall funding for Marion County to just over \$20 million.

OHCS staff later said that they had incurred a calculation error in Marion County's favor and that the County was not intended to get ~\$7 million, but closer to \$5 million and that there should be a compromise on the cost of the tiny homes, split between OHCS and Marion County's portion of the flexible funds. (a compromise makes zero sense, Marion County does not control market costs, and we are already asking to place households in a unit that is exceptionally TINY)

***\*\*The chart received by OHCS staff on November 3<sup>rd</sup> and the resulting draft IGA do not reflect any increases or changes to allocations to Marion County.***

Specific to the IGA and any procurement happening under the legislative funding. OHCS has tried to establish their own agency goals and objectives of affordability throughout the entire process. In Exhibit A of the draft agreement, they expect a permanent covenant and the same paragraph state that it is a 20 year restriction. THIS IS NOT WHAT THE LEGISLATURE DIRECTED, NOR IS IT EQUITABLE FOR EACH COUNTY.

The funds are the most flexible that could come from the legislature, yet the people often being hurt by this often fall just outside of the AMI, or are renters. In Marion County the opportunity to just purchase land and do sweeping affordable housing is very scarce, specifically in the Santiam Canyon where wastewater infrastructure is at capacity as it is with the current demand.

Adding agency directives and federal requirements to these legislative funds will make expenditure by the end of the biennium very tough, if not impossible. Why? Citizens – PEOPLE - are suffering because of bureaucracy.

This funding was intended to reach survivors. The inconsistency in the messaging, intent, policy directions and timing is having a negative impact on the 146 homeowner households and 49 renter households that as of November are still without permanent housing.

### Re-Oregon (CDBG-DR) Funding:

Wildfire Counties were told that the PIER program would kick off in early fall. We are approaching winter with no plan or specific direction, and no communications on this for months. Planning takes time and because environmental reviews and other long term planning projects must be in place to meet the HUD requirements, we may be pushing these projects another year down the road (making recovery 4 years out).

-Marion County is a CDBG entitled County, we run a CDBG program and have the team of experts in place to execute directly, but OHCS won't engage direct allocation with required reporting, they want to micromanage and cause further delay resulting in additional harm.

Marion and Linn County have identified nearly \$70 million in planning and infrastructure projects in the Santiam Canyon. \$20 million alone is required to create the infrastructure for a affordable long term housing development in Mill City to build as many as 55 homes: single family and some duplexes a combination of owner occupied and rental.

***\*\*See attached spreadsheet of listed needs, which have been vetted over and over AND provided to OHCS a few times.***

**OHCS states the funding allocations are equitable, yet a bulk of the funds are going to Jackson County a geographical region not plagued by nonexistent or failing infrastructure; or limited sufficient government entities. The OHCS argument is central to lives impacted, yet, no consideration to geography is what the problem is. All Counties, except Jackson, face significant barriers due to a lack of infrastructure and skilled government, unincorporated areas, and micro cities have greater challenges and zero acknowledgment has been offered this far in recovery for this.**

The recent release of an RFP for the Re-Oregon funds came as a total shock to Marion, Linn, Lincoln and Lane Counties. OHCS never mentioned we would have to, yet again, form some kind of relationship, now with a third party, to access funds. When in conversation with OHCS about this and the frustration that comes with it, it was stated to OHCS Counties and local disaster case management teams could handle the needs of the RFP, and it was stated to me that it wasn't too late to make changes-this was the last meeting held with Ryan Flynn and Lauren of OHCS. Still, nothing has come of this and it appears OHCS is moving forward with their RFP adding another level of bureaucracy to survivors to access recovery funds and reducing the funding that survivors and communities will receive.

Marion County has consistently been transparent throughout this process, from the start. The legislature made it known funds are to get into communities as fast as possible and as efficient, neither are the case. Often Counties are left out of any procedural discussions, causing mountains of work that is unnecessary. When Counties are brought to the discussion we are faced with identifying the challenge in the OHCS plan and then they go "back to the drawing table". We have literally begged to be at the table the entire time in partnership, guiding OHCS from the local level. We have been nothing but disregarded repeatedly throughout this so called recovery process. Commissioner Bethell was meeting weekly for a period of time, then monthly, with OHCS Recovery Director Ryan Flynn, at the start it was a learning process with conversation, the hoped-for outcome was OHCS would be listening, learning and engaging for success, instead these meetings have resulted in absolutely nothing, except deeply held hard feelings and no funds making their way into the impacted communities.



I continue to be disappointed and borderline ashamed of the level of government control that is present for people waiting for recovering of their lives. It's the most bureaucratic, power-hungry approach I have ever seen taken. The consistent amount of empty effort is beyond exhausting and truly unnecessary. It's okay to say, "we don't know", but it's not okay to lead partners on in an effort to be right, and to be so dismissive of the partners literally on the ground every day working with these families.

There is no doubt we are still very much in need of funding for the lengthy list of needs, including getting more than 170 households into permanent stabilized housing. We are asking this body to truly review the intended outcome of any funding for recovery given to OHCS and help us, down here in the recovery zones, get to real outcomes.

Lastly, we very much need the House Wildfire Committee to continue until recovery is complete for all Counties. The oversight is very much needed, even if it's limited.

# LTRG Funding Areas of Interest

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**#1 - DCM FUNDING - Melissa Baurer's estimates should be used for this area.**

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**#2 - UNMET NEEDS - Melissa Baurer's estimates should be used for this area.**

The current last homes to be rebuilt are already proving to be more challenging to fund/build, so costs will be more overall.

\* **Unmet Needs:** All funds available and placed into this effort will be used to get survivors to case closure, rebuilt or in permanent residence.

Un-Met Needs: storage, decking, access points to homes, siding, windows, flooring, septic-well costs, fencing for agriculture purposes, building supplies for the CAM homes, electrical costs, rock for roads and foundations, appliances, fixtures, finish work and other associated build costs.

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\* **CAM** team acts self-sufficiently, but it always takes assistance as they build homes for survivors. When they return in the spring, having water, tableware, support materials and assistance with food items would be welcome. This would not be a huge expense, but they have started rebuilding this month and currently have 16 workers on site in the Santiam Canyon, 3 teams of 5 and 1 supervisor. Support of this team of \$2,000 per month, December-May (6 months) **Estimated Support: \$12,000**

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\* **Cargo/Box Van** maintenance and fuel account - Because we have a local church pastor donating his vehicle and fuel to accomplish the many moving missions in the recovery effort, he is also covering all the costs to keep this box truck on the road. The monthly maintenance, tires, depreciation and diesel costs over the past 2 years have been tremendous, but covering future costs would be vital to keeping our mission going. Monthly expenses in the amount of \$1,000 projected out for another 2 years should cover this work for the majority of expenses.

**Rough Estimate: \$24,000**

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\* **Anthony Hall Upgrades** - with the future of the resilience hub still being a distance down the road, we understand we are tenants of the Knights of Columbus at Anthony Hall. With the current increase in staffing, 4-5 Arches Case Managers in the facility every week, there is a need to upgrade some of the facility systems. Because this is directly tied to our mission and not critical to the KoC mission, I would propose we pay for the improved areas: restrooms upgrade (\$3,000), sewer system pumping and rehab (\$500-\$700), lighting (\$1,500-\$3,000), heating and cooling system (\$7,000-\$10,000). With a year of work in this building, these improvements would be of great help to the current staff.

**Rough Estimate: \$9,000-\$13,700**

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\* **Shed Building Project** – The community and volunteers are building sheds for help with the temporary storage solutions as well and many homes are given a storage shed to secure their personal items in and building tools as the rebuild the home. This program is independently funded from donations and they are currently short about \$48,000 to complete the 50 sheds they are projected to build this next year (cost is \$2,500 per shed).

**Rough Estimate: \$48,000 over 2 years**

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\* **Temporary Storage Solutions** - As we have families building new homes, there is a gap time where they are collecting supplies and home décor but have no place to store these items. Purchasing 2-3 boxes at \$5,000 each or using Blue-box storage at an average of \$300 a month could alleviate this issue and give survivors the needed space to secure their personal items.

**Rough Estimate: \$15,000 over 2 years**

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Santiam Hospital and Clinics

Santiam Disaster Services

Disaster Case Management Status

12/6/2022

## **Current Status of Santiam Disaster Services, Santiam Hospital Program**

172 HHs currently being Case Managed

Four Santiam Disaster Case Managers, employed by Santiam Hospital

One Disaster Case Manager, employed by ODHS OREM

One Assistant to DCMs/Supervisor of DCMS/Housing Navigator (primary to assist with WRRR-CDBG/housing navigation, employed by Santiam Hospital

Current Case Load per DCM: 35

Current Secured Funding to pay for operational expenses:

- ODHS Wraparound Contract
  - o Funds two of the DCMs currently, support staff, and all operational expenses. Funding will last at current level through February 2023.
- St. Vincent De Paul, FEMA contract
  - o Funds two of the DCMs currently, data manager (50 percent) and Supervisor (10 percent). Funding will last at current level to January 15<sup>th</sup>. January 15<sup>th</sup>, one DCM will need to demobilize. February 15<sup>th</sup> one more DCM will demobilize. March 15<sup>th</sup>, the program will end.
- OCF Grant
  - o Funds Data Manager (50 percent), Resiliency/preparedness Lead (100 percent at 15 hours a week), and SCWRF Assistant (100 percent). This funding will last at current level through 2023.

Recommended ratio by FEMA, 35 per 1 DCM

## **Demobilization Efforts**

- o September 2022 began demobilization efforts
  - o One DCM, LaRrie transitioned to Community Health Worker, open position within the hospital in September 2022. Her caseload of 40 was absorbed by the remaining DCMs.
  - o Additional DCM, John transitioned to Emergency Coordinator at hospital mid-November. His cases were absorbed by remaining DCMs.
  - o We project to close 20 additional households by end of December 2020. Allowing us to continue with our demobilization plan of transitioning one DCM from SVDP contract to open hospital position and/or if a position is not available, they will resign from hospital. Timeline: January 15<sup>th</sup>.
  - o This plan leaves the DCM/Survivor case ration at 38 to 1 beginning January 15<sup>th</sup> 2023

- We project an additional 45 households to close by March 2023, giving us ability to transition one more DCM to open position within the hospital and/or they have ability to resign from hospital. This plan leaves DCM/Survivor Ratio to be expected at 35 to 1 beginning April 1<sup>st</sup> 2023.

## **Total HH closed since 2020**

- 189 Households have been closed, successfully (they have completed their recovery plan and back in primary home either by rebuilding or relocating)
- 31 Households have been transferred to Arches due to being prefire homeless and not eligible for the Disaster Case Management Program
- 36 Households were closed, transferred out of area or no contact or withdrew from services or found ineligible
- 814 Households served in 2020, evacuated only and needed limited support with immediate needs

## **2023 Need**

- **Funds to support staffing levels**
  - With demobilization plan above and funding projected to end in March 2023 for employing Disaster Case Managers, Data Manager, Admin/DCM/Housing Navigator Santiam Disaster Services will be requesting funding from OHCS, STATE Wraparound, and another potential funders for dollars to support the salaries of the remaining positions. (4 full time staff at 25/hr average salary and .5 staff at 30/hr).
    - ❖ *Hospital will continue to pay for supervisor salary at full level and absorb the IT, HR, and Financial Services costs.*
- **Funds to support rental costs of Anthony Hall/ DCM Modular**
  - ODHS OREM will continue to pay for rental fees/bathroom fees via June 2023. We will need to find funds to continue this through 2023 and 2024 if needed.
    - ❖ LTRG is seeking funding to support a permanent resiliency hub, which would include education space and office space for Santiam Disaster Services, Community Health, and Santiam SIT programs.
- **Funds to support Linn County Households**
  - There are zero WRRRA funds currently available for Linn County Households, preventing Linn County households (10) from recovering. Currently, we have 10 homeowners who will need financial support to finish their rebuild. The DCMs have completed a recovery budget with each household. It is projected the Linn County Households need about \$1.5 million. This will allow Linn County HHs to achieve their recovery.
- **Funds to support Marion County Households**
  - Approximately, 142 HHs from Marion County will still be open with Santiam Disaster Services and receiving case management in 2023. 115 of these households projected to be homeowners, 27 renters.
    - ❖ We have made steps to support the renters. We have hired a skilled person in housing navigation and strong relationship to survivors. The Housing Navigator will support the Survivors in finding rentals including assisting in housing applications. SCWRF and LTRG partners are also committed to

supporting renters with move in costs, furniture and household goods replacements, etc. No anticipated needs

- ❖ With the remaining 115 homeowners, some will need limited assistance while others will need complete assistance with manufactured home replacement or rebuild. The DCMs have entered the data for each household of expected remaining funds needed based on their recovery budget into Visionlink however; the report cannot be pulled per State. We have collaborated with Marion County to have a Marion County employee begin collecting detailed data on remaining needs for rebuilds. This project is expected to be wrapped up by end of 2022 and will offer great insight into the remaining funding needed. We estimate the funding needed for Marion County Households in 2023 to be 10 million. This would equal on average \$86k per household, which stated earlier some households would need 300k while others may need only 10k.

Project Title	\$ Amount	Funding Source	Description	Comments	Update Comments	OHCS Comments on State and CDBG-DR Eligibility	
<b>Infrastructure / Economic Vitality</b>							
1	Marion County Land Acquisition for Long Term Housing Project- Mill City (COMPLETE)	\$1,700,500.00	OHCS Lottery Backed Bonds	Purchase six tax lots Mill City, ~15. acres for the Marion County long-term wildfire recovery housing project. <b>(Must purchase properties that are currently on contract by June 2022)</b> <b>The Housing Stability Council approved the project funding on June 3, 2022</b>	In conjunction with HOME First- LIFT project that includes 54 low to moderate income apartments; Marion County Housing Authority 6-8 senior homes and Marion County - 70 single family residential homes.	Completed	<b>State Lottery Bonds:</b> Eligible  <b>CDBG-DR ReOregon HARP/HOP:</b> Generally, there is a prohibition against land banking with CDBG-DR funds. When CDBG-DR funds are used for real property acquisition, the activity should meet a national objective within 3 years. OHCS will work with other OHCS staff and Marion County to understand the timeline and the number of units that will be developed on the acquired land to make sure the project will meet an LMI housing national objective within a reasonable period of time.
2	Marion County Long Term Wildfire Housing Infrastructure	\$18,000,000.00	Re-Oregon Housing	Infrastructure for 78 single family homes, sewer, water, curbs, gutters, roads, urban standard and utilities to each lot. Hwy 22 turn off. Currently there are many pre-fire homeowners and pre-fire renters that are still without permanent housing.  40 households and 74 individuals that were pre-fire renters are not in permanent housing.  95 households and 179 individuals that were pre-fire owners are not in permanent housing.  Of the pre-fire homeowners, 44 households and 83 individuals are in RVs on their property, which is not necessarily permanent housing.  51 households and 96 individuals remain without permanent housing.  In total there are a combined total of 91 renter/homeowner households and 170 individuals without permanent housing.	Developer build - 30 year affordability restrictive.		<b>State Lottery Bonds, CDBG-DR ReOregon HARP/HOP or PIER:</b> appear to be eligible
3	Manufactured Housing: Acquire 27 Manufactured Housing Units	\$5,000,000.00	Re-Oregon Housing	27 units @ \$185,000 each. Includes transportation and installation.	Intended for uninsured/underinsured homeowners who own land in the N. Santiam Canyon	Will require significant land acquisition for placement.	<b>State Lottery Bonds:</b> Eligible, per terms and funding limitations listed in WRRRA guidelines - if not administered through WRRRA subrecipients, will require reporting and coordination with ReOregon and DCM to ensure there's no duplication of benefits with other funds <b>CDBG-DR ReOregon HARP/HOP:</b> These activities are eligible, but the housing replacement program will be carried out directly by the State
4	Gates - Land Aquisition	\$1,500,000.00	Re-Oregon Pier	Land aquisition for the City of Gates	1. Taxlot 093E26CC02300 which is 2.06 acres and taxlot 093E26CC02400 with .20 acres are both owned by Mr. and Mrs. Evans. According to the assessor's online tool I have the following information: For the ~2 acres, the pre-fire real market value was \$553,920, the current real market value is \$11,830 For the .20 acres, the pre-fire real market value was \$52,200 the current real market value is \$40,000	Project would need to be complete within 3 years. Has to meet a national objective.	<b>CDBG-DR ReOregon PIER:</b> Generally, there is a prohibition against land banking with CDBG-DR funds. When CDBG-DR funds are used for real property acquisition, the activity should meet a national objective within 3 years. OHCS will work with other OHCS staff and Marion County to understand the timeline for completing an economic development project. Note that if the property is owned by the local government, the leases and revenues of the project will be considered program income, on a pro-rata basis. OHCS is available to explore ways of structuring the project in a way that is compliant and meets the needs of the City of Gates.
<b>Housing and Land Acquisition Sub-Total</b>		<b>\$ 24,500,000</b>	<b>\$ 26,200,500</b>	<-----This total includes the \$1.7 Million for the property purchase			

Project Title	\$ Amount	Funding Source	Description	Comments	Update	OHCS Comments on State and CDBG-DR Eligibility
<b>Infrastructure / Resiliency</b>						
<b>ROADS &amp; BRIDGES</b>						

1	Rebuild Roads- Mill City: NE Section NE Cherry Ave, NE Alder Ave, NE 3rd Ave, and NE 7th Ave	\$10,000,000.00	Need to confirm Housing or Pier	NE SECTION -NE Cherry Ave, NE Alder Ave, NE 3rd Ave, and NE 7th Ave County = \$5.6M NE 4th Ave, betw NE Alder St and NE Cherry St NE Alder St, betw NE Wall St and OR-22 City = \$4.4M NE Cherry St, entire length NE 3rd Ave, betw OR-22 and NE Cherry St NE Birch St, entire length NE 4th Ave, betw NE Alder St and OR-22 NE 5th Ave, betw NE Alder St and NE Cherry St NE 7th Ave, entire length (Freres) Specifically for housing (Work force housing) <b>OHCS would need to do some analysis.</b>  Full street restoration including pavement, stormwater, curb, gutter, bike, and sidewalk assuming costs are federally funded.			PIER Eligible. For other funds (either State Lottery Bonds or HARP/HOP), need to discuss the housing connection and service areas of these roads to determine eligibility/ proportion of eligibility. (May also be worth further conversation with Julie Slevin at Office of Emergency Management re FEMA PA.)
2	Rebuild Roads - Mill City. SW Section , NW River Rd, NW Alder St, and NW 5th Ave	\$3,750,000.00		SW Section - NW River Rd, NW Alder St, and NW 5th Ave) Total = \$3.75M County = \$2.5M NW River Rd NW Alder St, west of NW River Rd City = \$1.25M NW 5th Ave, entire length NW Alder St, east of NW River Rd Full street restoration including pavement, stormwater, curb, gutter, bike, and sidewalk assuming costs are federally funded.		Split and make Hwy 22 make a housing project	
3	Rebuild County Road- Linn County	\$5,400,000.00	Need to confirm Housing or Pier	Repair and restore 34 foot wide arterial collector with storm, curb, gutter, and sidewalk			
4	Detroit Roads (Hill) (27 units of workforce housing)	\$ 4,000,000.00					
<b>Roads and Bridges Sub-Total</b>		<b>\$ 23,150,000</b>					

Project Title	\$ Amount		Description	Comments	Update	OHCS Comments on State and CDBG-DR Eligibility	
<b>Infrastructure</b>							
<b>PARKS</b>							
1	Marion County Parks	\$ 3,356,275		This amount will continue Phase II improvements for the Bear Creek Park which has shown consistently high seasonal usage in the past and requires extensive repair and reconstruction. Multiple access points to the park destroyed in the fire will need to be rebuilt, along with river bank stabilization and reconstruction of park amenities such as restrooms, information kiosk, water supply, campsites and garbage collection. FEMA paid for Phase I improvements.	All 6 Marion County parks burnt down: North Fork, Bear Creek, Salmon Falls, Minto, Packsaddle, Niagara. The 2021 Parks Master Plan for park recovery consists of two phases: Funding for Phase I was received from FEMA. County is still looking for funding for Phase II for \$11.3 M.	Need to confirm with Parks that this is still a need with the new grant funding received.	PIER eligible, subject to all CDBG-DR requirements. OHCS can discuss whether there are opportunities to leverage FEMA processes.
<b>Parks Sub-Total</b>		<b>\$ 3,356,275</b>					

Project Title	\$ Amount	Funding Source	Description	Comments	Update	OHCS Comments on State and CDBG-DR Eligibility	
<b>Economic Vitality</b>							
<b>UTILITIES</b>							
1	Detroit Septic Holding System	\$3,500,000.00	Economic Development/PIER is a likely?		CDBG-DR does not fund privately owned utilities. If structured as a public utility, would still need to associate project with a national objective to qualify. Multiple possible routes include: Urgent need; benefit to LMI employees of businesses; benefit to customers of businesses.		See comments in column F from OHCS- Marion County discussion in September. OHCS is happy to discuss more when the County has more details on the ownership structure, service area and beneficiaries of the system.
2	***Natural Gas Line- Increase Capacity	\$8,500,000.00	General fund or part of the \$150,000,000	Increase natural gas capacity from Stayton to Mill City.	Needed for existing industry, new industry and expansion of economic development opportunites as well as for the housing projects to support the work force in the area.	Not permitted under CDBG-DR but what about general fund allocaiton or the \$150,000,000?	<b>State funds:</b> the proportional costs of the improvements needed for affordable housing or wildfire reconstruction. <b>CDBG-DR PIER:</b> If the owner of the utility is a privately owned, for-profit company, not eligible under CDBG-DR.



3	CPI Utility Underground - Detroit (RESILIENCY)	\$1,900,000.00	Resiliency / PIER	Burying the power distribution lines in Detroit.	Required by FEMA for the fire impacted properties. Will create resiliency for natural disasters.	Currently above ground power. CPI will bury the lines. Above ground and below ground will not work. Need to get the number of homes that are impacted by this need. May be contingent on private utility waiver or paid to the individuals.	Eligible use of CDBG-DR PIER as a mitigation activity. Could not fund second homes--unless CPI took ownership/maintenance responsibility for service lines.
<b>Utilities Sub-Total</b>		<b>\$ 13,900,000</b>					

<b>GRAND TOTAL</b>		<b>\$ 64,906,275</b>					
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Project Title	\$ Amount	Funding Source	Description	Comments	Update	OHCS Comments on State and CDBG-DR Eligibility
<b>Economic Vitality</b>						
Other Projects						
Idanha and Detroit Sewer System	\$61,040,000.00			Waster water disposal is an exceptional hurdle for those trying to bring jobs into the Santiam Canyon. The lack of waste water disposal will continue to limit growth and prosperity. Needed for existing industry, new industry and expansion of economic development opportunites as well as for the housing projects to support the work force in the area.		Potentially PIER eligible - national objective will be tied to the beneficiaries (e.g., jobs created) through the economic development projects.
MU Housing Concept partnership with MCHA in Detroit (DeGeorge Properties)	LIFT?			Economic development, septic?	Need to put some information together. Work with OHCS.	Because the project would be rental housing, it would not be an eligible HOP/HARP activity. (Though--if structured for ownership/condos--and that ownership is income restricted, it could be HOP eligible.) Justifying as an economic revitalization project is possible, but may be a challenge.
Alert System / Radios	\$ 4,800,000.00					CDBG-DR PIER: Eligible (though some equipment expenses may have to be included). An alert system and its componenents are eligible, but exactly where the line should be drawn between alert system (eligible) and equipment (ineligible) would need a detailed look.
Canyon Broadband- Stayton & Detroit: Install High Speed Broadband	\$3,000,000.00					OHCS would like to discuss more of the unmet need and project details on the project to determine eligibility. For CDBG-DR PIER, if the owner of the utility is a privately owned, for-profit company, not eligible under CDBG-DR.