

# Regional Rural Revitalization “R3”

A Model for Shared Prosperity



CITY OF  
**JOHN DAY**



# Participants

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# Introduction

The cities of John Day (Grant County), Burns (Harney County), and Lakeview (Lake County) are all located along U.S. Highway 395, about 4 hours apart. Each of our cities share similar challenges, opportunities, and constraints for land, housing, and community/economic development.

All three of our cities are about the same size, all are natural resource communities, all are the economic centers for each county, all are stagnant or in population decline, and all want to innovate, scale, and reinvest in our communities through innovation and entrepreneurship.

**Why is There a Need For This?**

# Rural Oregon has been in decline for **decades.**



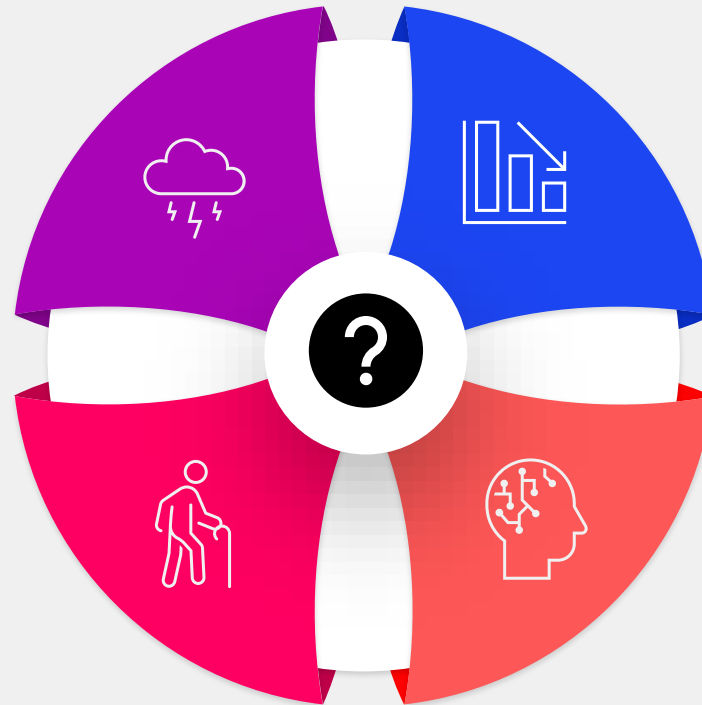
# What is Challenging

Shuttered basic industries

Lack of economic opportunity

Aging Population

Brain Drain

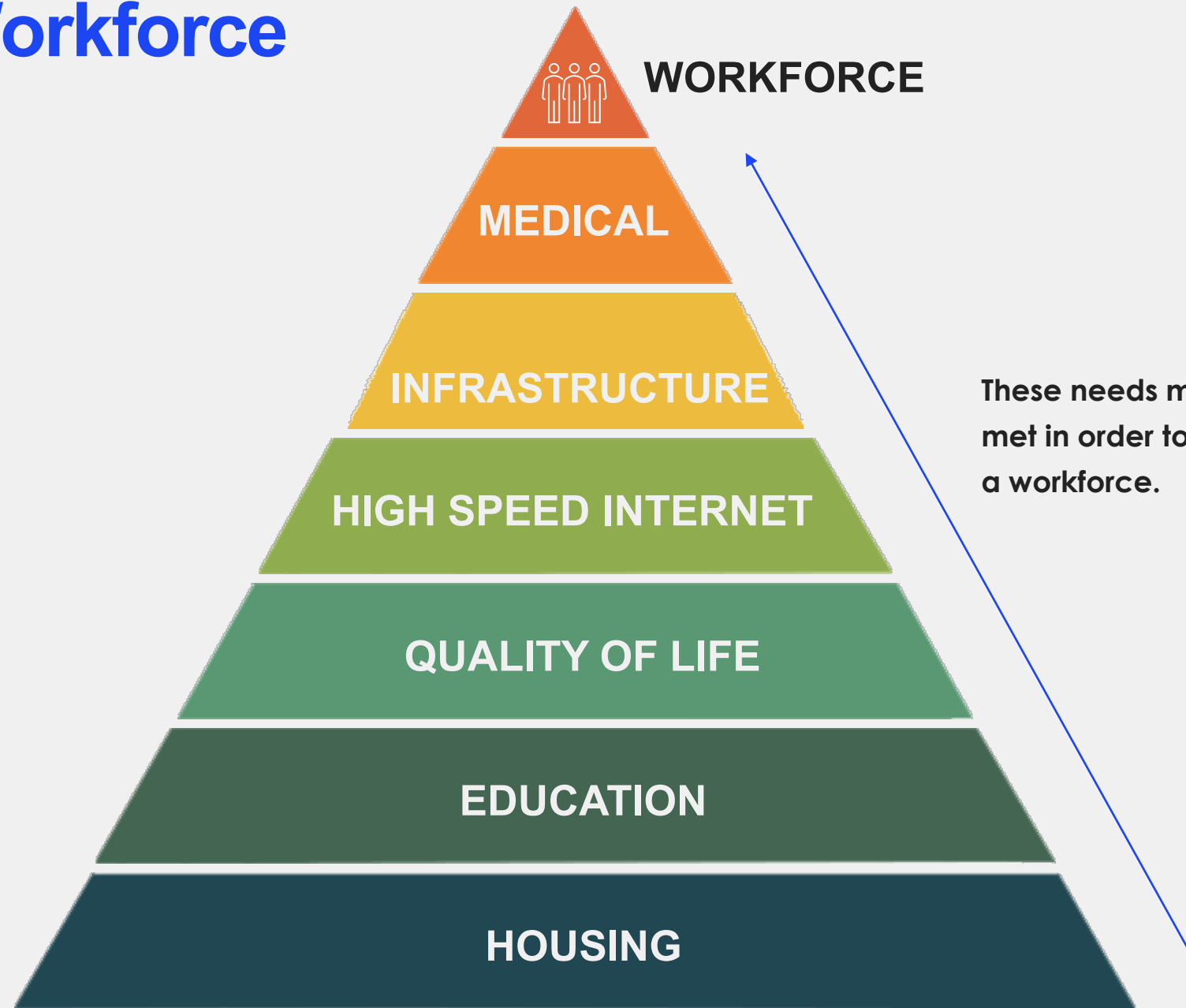


# Why **focus** on growth?

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To **reverse** the pattern of population and economic decline by achieving a modest and sustainable growth rate.

# Attracting a **Workforce**





# Mission

To pursue new operating models, including shared: staffing, hardware/software; consulting/professional services; and capital equipment.

- John Day, Lakeview and Burns entered into an MOU to start this process.

# ORS 190.010

## Authority of local governments to make intergovernmental agreement

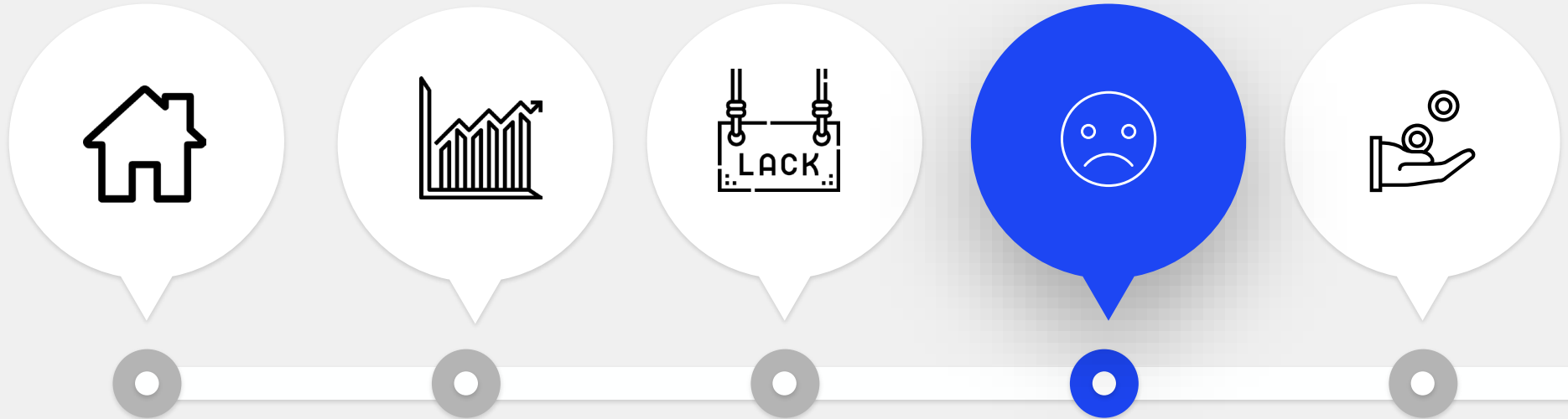
A unit of local government may enter into a written agreement with any other unit or units of local government for the performance of any or all functions and activities that a party to the agreement, its officers or agencies, have authority to perform. The agreement may provide for the performance of a function or activity:

- (1) By a consolidated department;
- (2) By jointly providing for administrative officers;
- (3) By means of facilities or equipment jointly constructed, owned, leased or operated;
- (4) By one of the parties for any other party;
- (5) By an intergovernmental entity created by the agreement and governed by a board or commission appointed by, responsible to and acting on behalf of the units of local government that are parties to the agreement; or
- (6) By a combination of the methods described in this section. [Amended by 1953 c.161 §2; 1963 c.189 §1; 1967 c.550 §4; 1991 c.583 §

# Shared

Grant County is ranked #1 and Harney/Lake Counties are tied for #5 most socioeconomically distressed counties in Oregon by the Oregon Secretary of State. All three cities face economic and social decline that is familiar in rural America.

# Problem Cost Burdened



## Housing Needs Analyses

All three cities lack quality, affordable housing

## Demand

Each city is adopting URA's with tailored incentive plans to address the cost-disconnect

## Lack

R3 will use shared resources and processes and reduce barriers to housing.

## Poor Condition

Existing housing will require rehabilitation or replacement

## Cost Burdened

R3 shared staffing and processes will effectively reduce the price per square foot

# Urban Renewal Area



**Innovate**

R3 proposed innovate affordable housing at scale by bringing 3D printing housing technology.

**Land Use**

R3 will coordinate land use entitlement w/DLCD and DCBS Building Codes Division.

**Concept/Design**

R3 will refine concepts through preliminary engineering

**Manage**

Expectations will be managed through **contractual** agreements

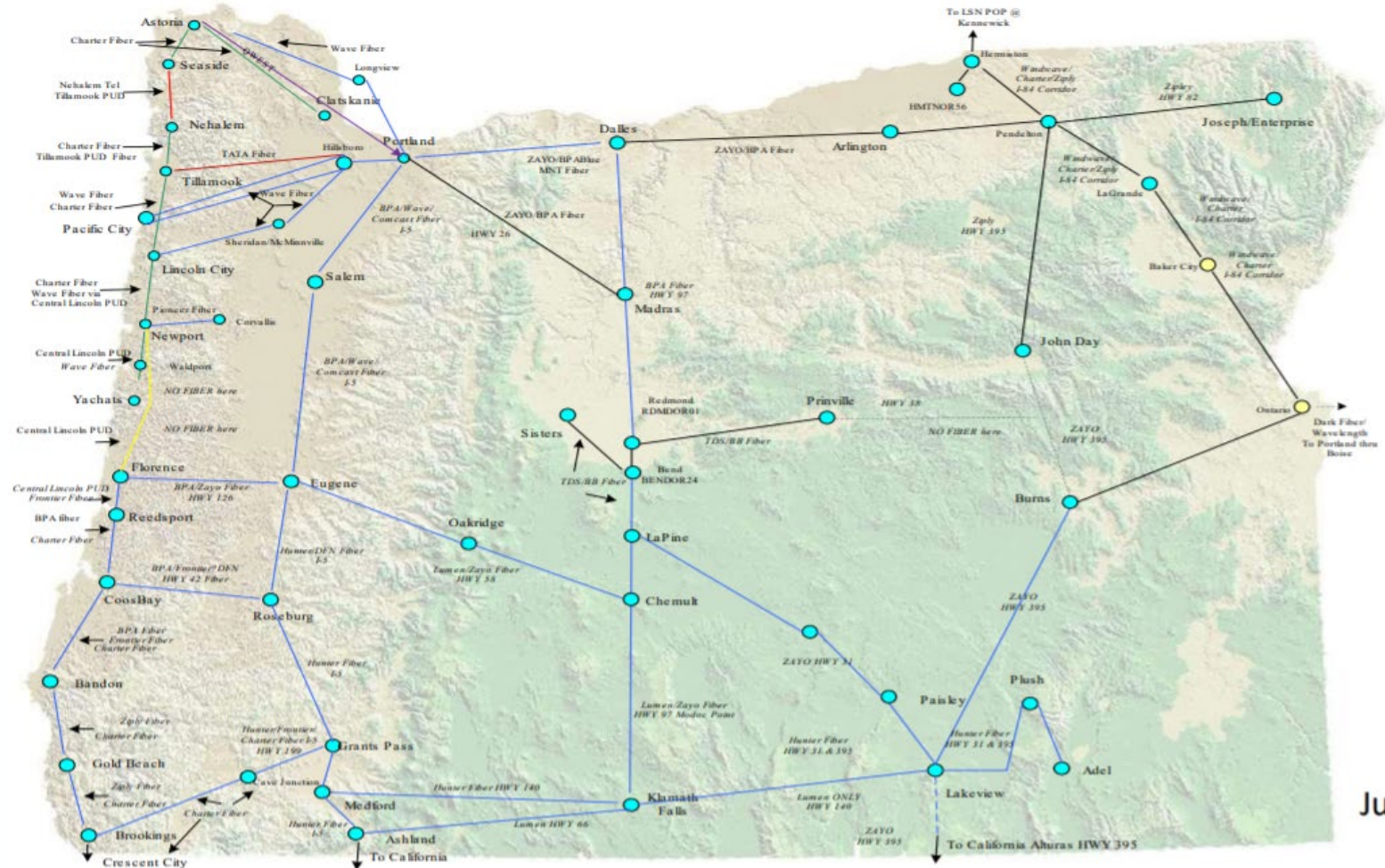
**2021-2023**

R3 will gain efficiencies, economies of scale to provide the gold standard



# Middle Mile Network for the State of Oregon

Regional Challenge example - building broadband from Lakeview to Burns then Burns to Seneca, where it can tie into John Day's build.



# Shared Resources

Bringing Innovative Solutions to local government to save money, eliminate government layers, improve access to resources and skills offering better services, and creating sustainable futures for all our cities.

1

## Administrative Functions

Able to gain economies of scale and purchase power in the market: accounting, planning, attorney fees,



2

## Asset Management & Operations

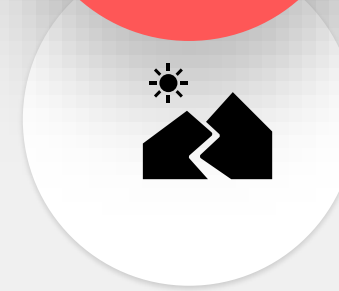
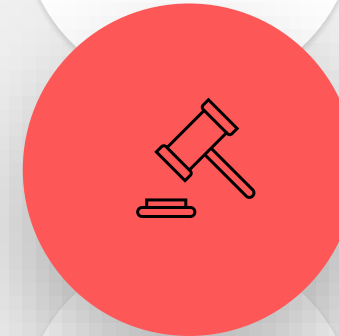
Joint ownership, maintenance, construction, production and purchase.



3

## Roads, Parks and Recreation

Contracting with another municipality, creating a special district



# Approach

Create greater social and cultural vitality in our partner communities aimed at improving people's social, physical, and economic well-being.



**Build local capacity**

**Engaging the community in meaningful ways**

**Capitalize on existing asset and opportunities**

**Developing new narratives**





**Matching investments to desired outcomes**

**Stabilizing municipal budgets**

**Development of new housing stock**

**Creation of new jobs**



# Meeting the Housing Challenges

# Alquist 3D Printed Housing



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# Alquist 3D Printed Housing

Change Rural Housing with **affordable** 3D printed houses.

4 **different** housing plans will be offered.

DLCD approved R3 for a Rural Placemaking  
Grant







<https://www.youtube.com/watch?v=IS0pEqVIhWY>



# The Ridge

## Oregon's 1<sup>st</sup> 3-D Printed Homes

### City of John Day



# The Ridge

Three new housing developments are under way in John Day that could add 100 new homes to the local housing supply over the next few years.

The projects are being jumpstarted by funding from the city's urban Renewal Agency as part of an effort to rebuild declining population, shore up the local tax base and address the city's housing shortage.

Constructing Oregon's first 3D-printed home is also a part of the plans for the three developments, known as **The Ridge, Ironwood Estates, and Holmstrom Heights.**



# Miller Springs City of Burns

# BURNS

*a Frontier for the Future*

MILLER SPRINGS

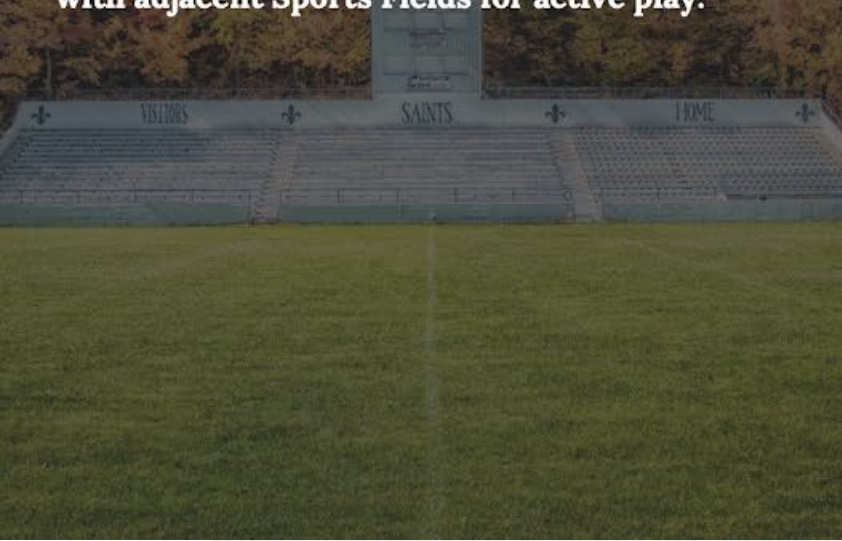
**COBALT**  
Built For Good





## Entertainment Venues & Sports Fields

Create a natural amphitheater from the rolling hills, inspired by The Gorge, to host larger cultural events focused beyond Burns – along with adjacent Sports Fields for active play.



## Outdoor Adventure

Year-round uses in the hills for hunting & fishing, archery & trap-shooting, ATV/UTV, Horseback, Biking, Hiking, Cross-country Skiing & Snowmobiling.

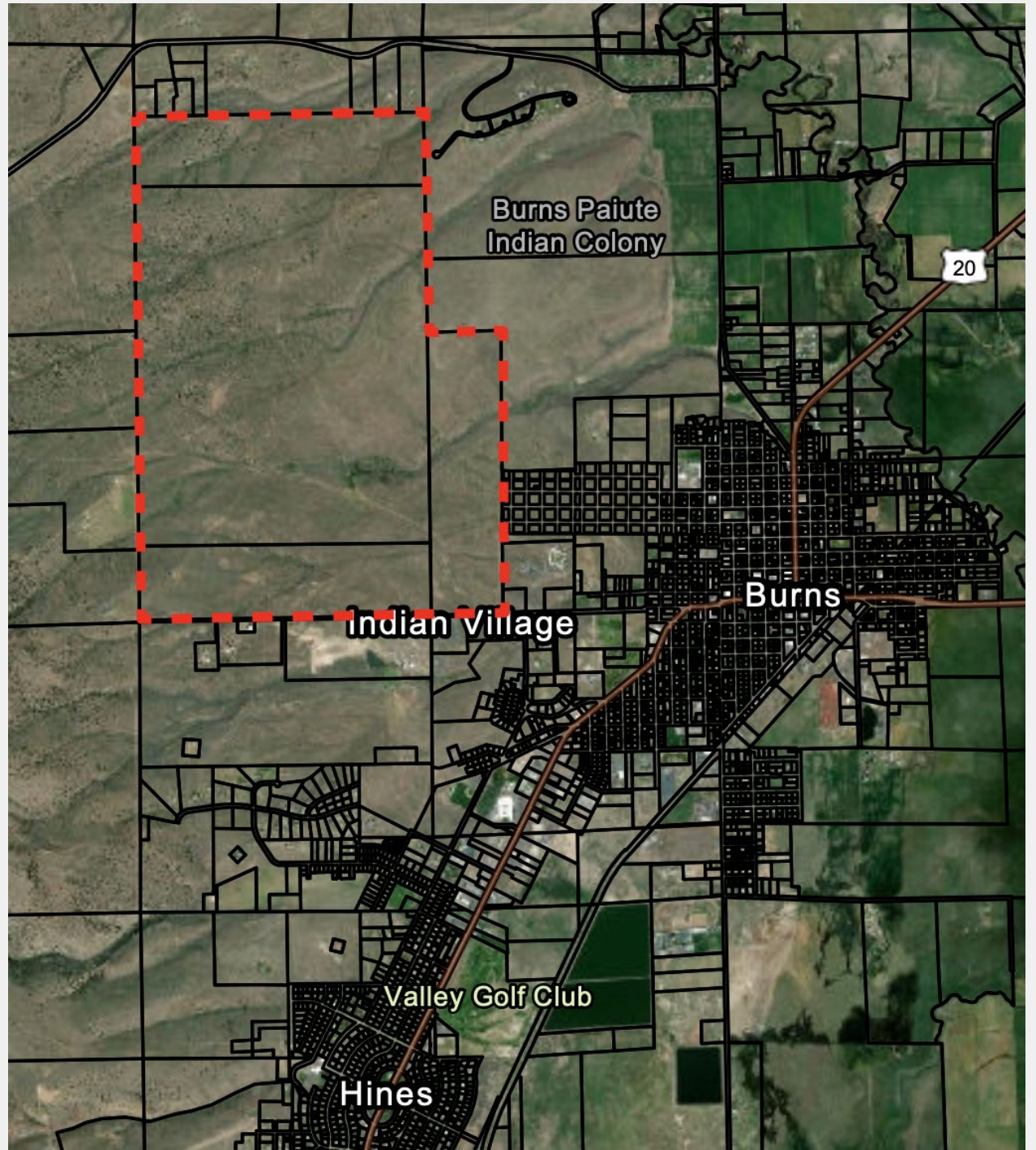


## Miller Springs Community Center

Create a rustic themed Community Center with new buildings focused on gathering the community for Performing Arts and Public Events. Hosting smaller cultural events that are a local or regional focus.









# MILLER SPRINGS

*... is Creating More*



## Housing for Jobs

Employers need housing for their people, or they will pass to other markets



## Jobs for Families

Shovel-ready sites to attract the expanding industries and employers already knocking on our door



## Revenue for City

Decades of tax base growth with minimal proportionate infrastructure needs



## Regional Prominence

Hospitality and Tourism opportunities to position Burns as an attractive destination



## Revenue for County

Destination attractions & larger home sites that will add to Harney County's coffers



## Stability for Generations

The future of Burns relies on keeping our families and youth interested and invested locally



## Recreation for All

Expanded outdoor activities tuned to the rugged culture of Eastern Oregon



# Context

Create a better understanding of rural Oregon context by working on statewide planning efforts with State officials and representatives.

**OHNA  
PROCESS AND  
THE MISSING  
MIDDLE HOUSE**

**BROADBAND  
INVESTMENTS**

**STATEWIDE  
INFRASTRUCTURE  
INVESTMENTS**

**REGIONAL TOURISM  
AND RECREATION**



Strategy	Finance	Permits	Design	Development
Concepts	Internal	State Agencies	External	Joint Development Agreements
Plans	External	County	Internal	IGA's
Land Use Decisions	Building Capital		RFP's	Oversight
Scheduling	URA			
Budgetary Planning	SDC's			

# Example *Street Maintenance*

## Pavement Condition Assessment

Pavement Management Plan

Potholing, tar, striping, curb and gutter, mill and pave, new pavement, chip seal, etc.

Project List

Labor

Budget (Capital and ORM)







**THANK YOU**

**Questions??**