



**SHERMAN COUNTY COURT  
WORK SESSION  
SHERMAN COUNTY COMMISSIONERS MEETING ROOM**

**MINUTES**

**NOVEMBER 6, 2018**

Present: Judge Gary Thompson, Commissioner Tom McCoy, Commissioner Joe Dabulskis, Administrative Assistant Kayla von Borstel, Carrie Pipinich, Ruby Mason

The work session opened at: 10:05 a.m.

The purpose of the work session was to update the Court on where the Housing Committee was with its programs, and to gain some clarification to move forward.

Carrie Pipinich, Mid-Columbia Economic Development District (MCEDD), introduced Marla Harvey as she is now working with MCEDD, and will be working on these programs with Carrie. Carrie reminded the Court there was one pool of money, \$280,000, to pull from for both rental programs – building rental units, or remodeling rental units. In order to pay an individual after completion, Debbie Hayden, Finance Officer, would need to have Court approval again. In order to make this a timely process, motion language when first approving the project in Court will need to be adjusted to give approval for the project, and for giving the County Judge the authority to approve payments. There have been three approved projects thus far, and Carrie has been getting many inquiries on the programs.

Judge Thompson stated things have picked up in Sherman County as all of the lots in Rufus are sold or pending. The Sherman County Assessor had reported there were 47 houses available this year, and many of them were sold before they even made it to the market. Ruby Mason, Housing Committee, stated The Dalles housing market has slowed down as incomes have not increased as much as the inflation; individuals can't afford to buy. Judge Thompson was informed there was a company who would like to change the usage on the Industrial Site in Rufus, and build 36 rental units.

Commissioner McCoy stated the remodel program seemed as if it was heading in the direction of individuals fixing units to live in the unit themselves, and not to rent out. Ruby explained that topic had been brought up during a Housing meeting, and they agreed that they needed to allow for this situation to get individuals, such as Deputies who must live here, to move into un-kept housing in Sherman County.

Judge Thompson stated during Budget Committee next year, Court needed to ask for more funding to be allocated to the Housing Fund. Brief discussion was held on RDO building housing in Sherman, like they are doing in Boardman.

Carrie spoke with Carol von Borstel, Grass Valley City Administrator, with the challenges Grass Valley is facing surrounding employees of the hemp facility, Evergreen State Holdings, LLC; there is no housing for their employees to live in the area.

Discussion held on data available for demand for rental units. A land study was done 15-20 years ago which makes the data dated. The Housing grant applied through DLCD to gain new data was not approved.

Carrie has had inquires if there was a cap for the number of units in the rental incentive program; there is currently no cap. Commissioner Dabulskis stated to keep as is, and the cap can be what the budget is set at by the Budget Committee every year. If the funding is depleted, the budget amount can be revisited during budget time the following year. Carrie asked if the two rental programs could be used on the same development. She gave an example of, if an individual bought a stick built home, upgraded, and then created it into two separate self-contained units. Commissioner McCoy replied that would not qualify; it would need to be substantially new construction. This could not be just cosmetic work. Max amount an individual could be approved for would be \$10,000 to construct a new unit side, and \$20,000 for a newly updated side. If someone were to live in a single family home, and had room in a basement to renovate, they could for example live in the bottom and rent out the top; they would need to pick one space or the other to rent.

Judge Thompson inquired if the Communities' infrastructure were updated enough to accommodate large scale housing projects; Carrie reported she did not know, and would look into it.

Carrie brought up the issue of housing inspections as a completion requirement for the grants; Carrie stated she was not qualified to do inspections, and there is no process for using that report to determine habitability. A possibility could be to have the home inspector inspect using FHA/VA guidelines, and consult with the Committee before the Committee made their final determination. If there was an FHA loan, there would be an FHA appraiser inspection for habitability as well; and the Committee decided they would like to have the appraisal submitted to the Committee if that funding source was used. Commissioner McCoy would like to see the same inspector do a pre and post inspection on the same unit. Ruby also stated that any item in the mechanical, plumbing, structural, and electrical categories needed to have a permit. Carrie will add a requirement to the paperwork that the individual must take before and after pictures of each item that would need to be addressed, as part of the grant process.

Notice of Completion and Mechanic's Liens were also discussed. It was stated to set a monetary threshold; under a certain amount would have less formal rules to follow, and for those that fall above the threshold would have more formal rules.

Recessed work session: 11:32 a.m.

Re-entered work session: 11:36 a.m.

County Court asked if a Mechanic's Lien would go against the property, and how long it would take a mechanics lien to be cleared; Carrie will research and report back at a later date. Carrie also stated she sent a template of a Notice of Completion Form to Jeff Wallace, County Counsel, and is awaiting a response.


The work session was adjourned at 11:45 a.m.

**Sherman County Court**

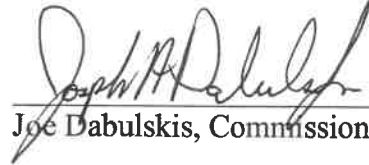


Gary Thompson, Judge

Attest:

  
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Kayla von Borstel  
Administrative Assistant

Tom McCoy, Commissioner



Joe Dabulskis, Commissioner