



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

**CITY OF CONDON
WORK SESSION AGENDA
HOUSING COMMITTEE
Thursday, January 16, 2020, 5:30 PM
CONDON CITY HALL**

1. Call the Meeting to Order - Meeting held at North Central ESD, 135 S. Main Street, Condon, OR

Mayor Jim Hassing called the meeting to order at 5:28 p.m.

Present: Mayor Jim Hassing; Councilors Brian Barnett and Michael Cronk; CA Kathryn Greiner; Pioneer CDC members Mac Stinchfield, Jeff Schott, Julius Courtney and director Rob Turrie; Gilliam County Judge Elizabeth Farrar.

2. Discuss City of Condon Housing Issues

2.1. Fairway Housing Projects

The group was given the city's plans of Fairway Housing diagrams of certain layouts of lots, plus a map of the city's engineer estimate of sewer plans for the area of 5th and 6th Streets that has several vacant lots and no sewer system to develop those lots. CA Greiner explained that there are estimates of getting water and sewer to the proposed Fairway Housing development and estimates for infrastructure to the individual lots. The city has committed and received the engineering of the water and sewer to the development but has not completed the engineering for the lots within the development. The Housing Committee has recommended the first plan for the Fairway Housing but it has not been approved by the council to proceed.

2.2. Infrastructure Projects of Fifth and Sixth Streets - NW Condon

A map of future sewer lines was presented to the group that would allow the development of multiple lots in that area. One larger lot has been approved for a septic system, but if a sewer system could be put in this area, and possibly tie into the Fairway Housing area, it may open up development for infill lots in that area. If the sewer system was put into that area, the residents that at this time do not have a sewer system would be required to hook into the city system if within 300 feet.

2.3. Other Area Housing Issues

The group also discussed lots owned by Myrtle Potter family in the southwest corner of Condon that is under a development agreement with the city. The agreement has deeded streets to the city and allowed them to put in one house, but if more development is to occur they have to put in streets and water and sewer main lines.

Councilor Barnett asked if the city could build on fill land and Schott, who is an engineer, stated that it is possible. Schott asked if the development standards can be relaxed to allow development. CA Greiner stated that the subdivision rules were approved in the last 10 years put in the standards for streets and sidewalks and the city Planning Commission are in the process of reviewing standards to have people that building permits are required to put in sidewalks. She did add that she is having a discussion with the city planner next month about development issues and will bring this up to him.

3. Discuss Pioneer CDC Housing Issues

Turrie stated that Pioneer CDC has done the following projects in Condon - 3 demo grants to remove derelict structures to open lots for development; 3 rehabilitation grants for which 2 have signed agreements to rent the property for 5 years after completion; has an application pending for a duplex; received two rehab grants that one is for a long term rental and received six inquiries of the program. In Arlington there has been a single family home built and sold, single family home for a local resident being built and a loan for a rental home.

Turrie said that the Gilliam County funds received were for specific programs and requirements of that are to be returned at the end of the program. Gilliam County Judge Elizabeth Farrar stated that if PCDC wanted to change the scope of their funds they could return to the Gilliam County Court and ask for modification.



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700

3.1. Housing Programs

4. Discuss Gilliam County Housing Issues

Judge Farrar stated that she is working on a project that would develop Condon School District property at the site of the old baseball field by using a pilot state of Oregon grant for housing. The state program requires that an employer be at the table and commit financially to the program. The employers she hopes to participate are the school district and Waste Management (WM). WM currently gives signing bonuses to new employees and an idea of this program is instead of a signing bonus is to give the employee free rent at this development for a period of time. She stressed that she has not gotten commitments from any employer or the state at this time, but is working on the idea to see if it viable.

5. Discuss Grant or Other Funding Options

CA Greiner stated that an idea to proceed with the Fairway Housing project is a partnership in a grant application to Gilliam County for their Capital Improvement grant between the City and PCDC. She asked them to consider applying for a grant of approximately \$1.5 million to put in sewer and water to the housing development and possibly link it to improvements of sewer in the 5th and 6th Streets region on the south side of the golf course. She noted that in the funds of the city to put in match was approximately \$750,000, and in exchange for the infrastructure PCDC would building either two homes or two duplexes at the housing development. CA Greiner noted that grants that have infrastructure to no development are eliminated in the county program and this would be a way to meet the housing goals of the county and City. Judge Farrar stated that the county has received a grant from entity that purposed infrastructure to no known development and it has been rejected two times. CA Greiner stated that the grant application, for which she has offered to write, is due March 6 and again in October. She realized that PCDC may not be able to make a decision by the March 6, but would like to start preliminary discussion to see if this is a possibility. Gilliam County awards grants through their budget committee in the spring and left over funds would be available in October round. CA Greiner said that it may have to wait until the 2021 grant cycle to apply. Turrie stated that there is a duplex going to be built in Condon this summer and wanted to wait and see if construction would move faster after the first one built.

A discussion was held over local rents, affordability of home prices and the recent housing study done by Gilliam County.

PCDC board members seemed concerned that they did not want to be in the construction or rental business. CA Greiner stressed that quality housing is scarce in Condon and homes have been selling for more than before and are sold quickly. A discussion was held regarding rental rates, housing costs and the housing study done by Oregon Solutions.

6. Other

Resident Lori Anderson was present and stated that her son was building a house on a five-acre parcel that had an existing house that has to be decommissioned once the new house is completed. She said that the information was given to them at the county planning commission but asked that with the housing crisis, is there a way to keep the older home for a rental. She said she has kept the older home in good repair through the years. Judge Farrar stated that she would look into at the county planning level.

7. Adjourn

Mayor Hassing adjourned at 6:50 p.m.