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**CITY OF CONDON
WORK SESSION AGENDA
HOUSING WORK SESSION - COUNCIL
Tuesday, August 18, 2020, 4:00 PM
CONDON CITY HALL**

1. Call the Meeting to Order

1.1. Roll Call

Mayor Hassing called the Housing work session to order at 4 p.m.

Present: Mayor Jim Hassing; Councilors Jan Stinchfield, Michael Cronk and Donald Jamieson; City Administrator Kathryn Greiner and Contract Planner Kirk Fatland

Absent: Councilors Tom Fatland, Brian Barnett and Dawn Parm

2. Discuss Housing Master Plan

2.1. Identify Goals of School Property

CA Greiner noted that to move forward with a plan, she and Fatland needed direction on the size of lots the Councilors would like to see on the baseball field portion of the school property. Consensus of the Councilors is to have six 100' x 100' and request that the engineers start their work to determine utilities to these lots. They would also need to engineer and plan for McKinley Street to extend from Summit to Spring Streets. Council discussed that there must be sidewalks on these lots, but could not be completed until housing plans were submitted to determine driveway placements. Restrictions on housing was discussed and CA Greiner said that she has spoken with the City's attorney Wyatt Baum and others and have determined they can be put into deed restrictions.

2.2. State of Housing In City of Condon

CA Greiner stated that houses seem to sell quickly in Condon in the \$130,000 to approximately \$200,000 price range. Although houses over \$200,000 have sold in the last two years in Condon, they tend to sit on the market for a longer period. Several new homes have been built in the last few years that have been well over the \$200,000 cost.

Fatland asked if the council had an idea of rentals and if they were needed in Condon. Councilors Jamieson and Stinchfield estimated between 25-30 rentals were available. CA Greiner said that she would work to get a more accurate count of rentals in Condon from the utility records. Fatland said that the census shows that approximately 1/4 of people's salaries are toward rent or a house payment. CA Greiner noted that the Oregon Solutions Housing project that was done several years ago thought that the rental rates could exceed \$1,000 a month, but did not know of many houses that exceeded that in Condon.

Through the Oregon Solutions project, CA Greiner noted that the average build price of a 1,300 square foot home was approximately \$175,000 so the margin of error may be slim. Discussed other options of modular home prices were estimated at close to the same price once utility costs had been factored into the costs.

Currently there are very few houses that go on the market in Condon, but if priced well they do not stay on the market for long. Rentals are hard to obtain for workers that cannot afford to purchase a house, nor know if they are going to be permanent residents. CA Greiner keeps in contact with local realtors on market trends and is aware of the housing due to utility customer requests.



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2.3. Potential Opportunities - City and Landowner

Councilors discussed that it needs to have an incentive for homes being built on these lots instead of speculators purchasing them, or neighbors buying them to retain their view. It was discussed that the lots could be sold for \$50,000 then rebate back \$30,000 if the house is built in an 18-month period. Councilor Jamieson suggested that the rebate be up to \$40,000 to make the lots affordable to build. CA Greiner suggested that \$30,000 be rebated, then allow a \$10,000 sidewalk allowance that is also put in the sidewalk must be completed by landowner in the deed restriction. The sidewalk must adhere to the City of Condon book of standards to assure quality and conformity. The rebate would not be available to the home owner until they were allowed to occupy it.

Fatland noted that the City could do a Tax Increment Finance District that would redirect future tax revenue to a special fund to develop properties in the city or in the area selected. Councilor Jamieson stated that the money wasn't the issue at this point, at least with the baseball field portion of the property. It may need to be investigated when the Council starts the Master Plan process of the Condon Grade School building that will be vacant in two years. CA Greiner asked if the Council wanted to discuss hiring an engineer to review if the grade school building could be rehabbed, torn down, or a mix of the two. Councilor Cronk said that the reports he has read it doesn't appear to have much value to rehabilitate. Councilor Stinchfield agreed that this is a step to be done to determine next steps with this property. CA Greiner said that with an evaluation done in the near future it would give the City time to find funds to do what needs to be done soon after the lease has expired.

Councilors also discussed the other city owned lots of this area that are on the east side of McKinley that are in the flood plain. At this time they will leave the lots undeveloped, but will maintain them. Options include community garden or walking path in those six lots.

CA Greiner suggested that the Council get plans in place and go to Gilliam County for infrastructure costs as economic development and housing needs. The City would have to have a 35% match which could be done with selling the lots and installation of utilities by City's Public Works staff. Councilor Jamieson stated that once the houses are built, the property taxes will contribute to the city over time to pay back the City's investment of development.

2.4. Next Steps - What is Needed to Move Forward

Next steps were mapped out for the baseball block as follows:

- The lots will need to be rezoned from Open Spaces/Public to Residential 1.
- Lot sizes will need to be re-mapped to 100' x 100' lots and interior lot lines to be removed.
- Investigate legality of selling lots for \$50,000 and rebate a portion back for completed houses and sidewalk allowances.
- Investigate deed restrictions of types of homes, home characteristics and what others have done to determine how this will be developed. Fatland and CA Greiner will work on a list of potential deed restrictions.
- Start the process to engineer the street and utilities to the lots. Determine if the work can be completed by City Public Works staff for water and sewer.
- Investigate who can do an evaluation of the Condon Grade School Building for future use.

3. Information

3.1. Comprehensive Plan Map

3.2. Tax & Property Map

3.3. School Property Map



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3.4. Sample RFP for Urban Planner - Hood River

4. Adjourn

Mayor Hassing adjourned the Housing work session at 4:59 p.m.