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City of Condon Regular Council Meeting Minutes Thursday, September 23, 2021 4:00 PM

1. ZOOM LINK & LOCATION

1.1. Join Zoom Meeting

<https://us02web.zoom.us/j/87910175980?pwd=RmRncVhFcFRuWndDajhFZFhDVdDjdz09>

Meeting ID: 879 1017 5980

Passcode: 740330

2. CALL REGULAR MEETING TO ORDER & ROLL CALL

Mayor Hassing called the Housing Committee meeting to order at 4 p.m.

Present: Mayor Jim Hassing, Councilors Mike Cronk & Jeremy Kirby; staff - City Administrator Kathryn Greiner, Public Works Superintendent Gibb Wilkins and Contract Planner Kirk Fatland of Tenneson Engineering

3. FAIRWAY HOUSING

3.1. Fairway Housing Design/Layout of Lots

City contract planner Kirk Fatland gave a PowerPoint presentation on the potential of housing north of the Condon Golf Course known as Fairway Housing project. Fatland suggested that the city adopt a vision for this project and he suggested "to create the nicest neighborhood in Condon." His vision would connect with the rest of the city and be a mix of housing opportunities that include affordable workforce housing as well as larger home lots. Fatland suggested that this could be done in phases that would ensure efficient development and mitigate the risk of a failed sparsely populated subdivision. Success with phase one may allow for an efficient phase two or it may prove to go in a completely different direction.

Fatland presentation allowed that the project tactics may be deciding the initial layout with large and small lots for different types of housing (multi-family, smaller starter homes, large homes). He also suggested a block layout similar to other platted portions of town with a flexible street layout. Fatland also gave examples of different types of structures that included Accessory Dwelling Units (ADU), market rate lots for those ready to build their own home, community land trust where the person would not own the land but just the home, employees sponsored/owned homes and rent to own opportunities. He went through the advantages of smaller lots with more affordable purchase, less maintenance and lower property and energy costs.

Councilor Cronk stated that he was not in favor of the platted lots that Fatland proposed but preferred the ones that had larger, varying sized lots that abutted up to the golf course as in a previous plan. Fatland asked what is the Council's goal with Councilor Cronk stating that it needed to include some workforce housing. Councilor Kirby stated that affordable workforce housing was more important than single family housing.

Fatland went through the definitions of ADUs, Community Land Trust. Resident Mark Wilson, attending on Zoom commented that housing that is separated is harder to get funding.

CA Greiner said that she had a meeting earlier in the day with Nate Stice of the Oregon Regional Solutions office and developer Mike Boyer of Home First Developers to discuss a workforce housing facility. Boyer recently completed a 20-unit townhouse facility in Hines, Oregon with the owner being the Harney County Senior Citizen Center. The development was on 7 acres and was for quality, affordable housing. Several of the units were for veterans and disabled residents and the project was completed for \$3 million. She added that Boyer stated that to not be subject to prevailing wage that the facility is owned



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and operated by a non-profit. CA Greiner suggested that the Committee discuss with Pioneer Community Development Corporation (PCDC) if they would be the non-profit owner. Councilor Cronk and Mayor Hassing asked for a meeting to discuss if PCDC would be interested, but if not, then the City needs to find a partner or create a non-profit that would work with a developer. CA Greiner stated that the management could go to another organization that has experience in property management. Boyer said that there is some funding coming available in the spring of 2022.

3.2. Housing Programs & Funding Options

CA Greiner briefly touched on gathering partners that may be able to assist with funding such as Gilliam County, PCDC, and State of Oregon housing, plus employers to see what their needs may be.

Next steps are to have CA Greiner set up a meeting with Councilors Cronk & Kirby with representatives of PCDC to discuss if they are interested in affordable workforce housing in the next week, preferably before the October 6 council meeting.

4. BASEBALL FIELD HOUSING

4.1. Project Update

CA Greiner updated the committee on the Baseball Field project. The contract to install the infrastructure was awarded to Crestline Construction and they are to start September 27 and be completed in 60 days. Amy Coy has purchased the development and will finalize it once the infrastructure has been installed. Coy has indicated that she may have all the lots (6) sold.

5. OTHER HOUSING ISSUES

5.1. Getting the Word Out of Housing Projects

CA Greiner said that she had received a call from Councilor Tom Fatland asking that the housing projects put more notice of the project and meetings to the public. She stated that she put an advertisement in The Times-Journal, along with agendas. It was suggested that a housing open house be held in the next several months to allow people to come and ask questions about the Fairway Housing project.

6. ADJOURN COMMITTEE MEETING

Mayor Hassing adjourned the Housing Committee meeting at 5:32 p.m.

Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator