



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
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<http://cityofcondon.com/>

AGENDA
CITY OF CONDON HOUSING COMMITTEE MEETING WORK SESSION
128 S MAIN ST, CONDON, OREGON 97823
THURSDAY, MARCH 26, 2026, 5:30 PM

Zoom Information
Meeting ID: 831 1435 4961
Passcode: 875211

<https://us02web.zoom.us/j/83114354961?pwd=0YQLMHflYcIriGGqal2ZdDGGC5ynC.1>

- 1. CALL THE MEETING TO ORDER**
- 2. DISCUSS**
 - 2.1. Housing Update to City Council 3-4-2026**
 - 2.2. Fairway Housing Updates**
 - 2.3. Moderate Income Revolving Loan Program (MIRL)**
 - 2.4. Community Land Trust**
 - 2.5. Affordability Deed Restrictions**
- 3. OTHER**
 - 3.1. OHCS Investment into Modular Home Manufacturers**
- 4. ADJOURN**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. Please contact Condon City Hall at (541) 384-2711 to make a request for an interpreter or other accommodations.

Work Session agenda distributed 03/19/2026

FAIRWAY HOUSING AND OTHER PROJECTS UPDATE 3/4/2026

- Surveying and Engineering are progressing.
- On 2/11/2026 I talked with Tanisha Rosas and Jason Maki from Oregon Housing and Community Services (OHCS) about programs that could work for Fairway Housing and other housing projects in Condon.
 - Their recommendation was the Moderate-Income Revolving Loan (MIRL) Program: [Oregon Housing and Community Services : Moderate-Income Revolving Loan : Development Resources : State of Oregon.](#)
 - Targets Households making up to 120% of the AMI (\$97,100 for family of 4).
 - Local Sponsoring Jurisdiction (SJ) would have to pass ordinance to authorize the program and then pass loans on to developers who pay program fees in lieu of taxes to repay the loan. Similar to a Local Improvement District.
 - Fairway housing is one of the more promising developments for the MIRL program.
 - If infrastructure is paid for by other funding sources, MIRL can be used on a lot-by-lot basis.
 - It can also be used for in-fill projects in the rest of town.
 - A City or County must be the SJ but can lend MIRL funds to private developers, non-profits or other government entities.
 - Housing Accountability and Production Office (HAPO) working on updating building codes to make apartments over commercial (Upstairs Main St) easier to accomplish.
 - Potential programs coming that could assist with senior housing projects.
- McKenzie Community Land Trust Rose Street Neighborhood, Blue River, Oregon: <https://www.mckenzieclt.org/rose-street-neighborhood>.
 - 6-single family home project focusing on people who lost homes in fires and 80% AMI.
 - Built and owned by a land trust.
 - I have reached out to see if they have any insight into setting up and operating a land trust.
- Methow Housing Trust, Winthrop Washington: [Housing Easement Homes — Methow Housing Trust.](#)
 - Property owners can donate an affordability deed restriction (affordability easement).
 - Homes with the deed restriction sell below market value.
 - Homeowners retain complete control of the house.
 - Housing trust that holds the deed restriction gets a percentage of capital gains (profit) when house is sold.



Communities + Generations + Innovations



AGE+ is partnering with local organizations to bring an efficient, affordable housing model for older adults to communities throughout Oregon.

Oregon has a critical shortage of affordable, accessible housing for low-income older adults living in small or rural communities.

This is not a problem of tomorrow. Right now, many older adults want to stay in their communities, surrounded by people and places they care about, with a real sense of belonging. However, rising rents, inadequate housing options, and limited services stand in their way. In all types of communities, including those that are housing-challenged or recovering from disasters like wildfires, older adults face real challenges to staying independent, connected, and involved.



There is a solution

AGE+ is leveraging modular construction to quickly build housing for older adults and address these challenges.

Drawing on our expertise in aging, AGE+ developed an accessible and affordable model.

Specifications include:

- 1 bedroom, 1 bath homes that are ~530 sq.ft., accessible and meet the Lifelong Housing Certification
- Homes are one level (zero steps), brought to site and set on foundations, and are built to all local specifications
- Our strategy aims to provide housing at a rental price point of 50-60% AMI* a month, without reliance on rental subsidies



This model may help older residents age in community.

*AMI (Area Median Income) is the midpoint of a region's income distribution—half of families in a region earn more than the median and half earn less than the median.

AGE+ is looking for local leaders who want to partner with us to bring affordable housing to older residents in their communities.

This initiative builds community capacity in small and rural communities to plan, finance, develop, and manage affordable housing that supports older adults. AGE+ has successfully completed three developments in Talent and Madras, expanding options in areas where the need is greatest.

More information:

- Financing comes from a mix of public, private, and community sources with a modest return that supports long-term sustainability.
- The number of homes in a development is shaped by community need, typically 20 to 40 units.
- Property size depends on unit count, usually starting around 1.5 acres.
- Our goal is to build strong relationships with communities and help launch volunteer-led community care networks that connect older adults with neighbors for everyday help, shared activities, and meaningful ways to contribute back to their communities.
- After land, site planning, and financing are in place, construction can begin, with homes ready in about nine months.
- Projects can be designed for land that is leased or purchased.

If you would like to learn more, we are available to provide a detailed presentation on how this opportunity can benefit your organization and community.

About AGE+

AGE+ empowers communities of all ages to value and care for older adults, especially those who are isolated, low-income and underserved. By linking generations and stimulating innovation, we aim to highlight longer life as an opportunity, not a burden.

AGE+ is a 501(c)3 non-profit organization registered in the state of Oregon.

Learn more about AGE+ by visiting:

www.AgePlus.org

Contact:

Stephanie Hooper, President & CEO

shooper@ageplus.org

(503) 348-3633

The logo for AGE+ features the letters 'AGE+' in a bold, teal, sans-serif font. The '+' symbol is a simple cross shape.

Communities + Generations + Innovations

CIVIL ENGINEER

DIVERGENT ENGINEERING SERVICES
ENGINEER CONTACT: ERIC A. KLANN, PE80421
6500 NE BIRDSONG LN.
PRINEVILLE, OR 97754
PHONE: (541) 848-7184

SURVEYOR

ARMSTRONG SURVEYING, INC.
SURVEYOR CONTACT: TODD R. CATTERSON, LSS53270
267 NE SECOND STREET STE. 100
PRINEVILLE, OR 97754
PHONE: (541) 447-7791
FAX: (541) 416-1602

GOVERNING JURISDICTION

CITY OF CONDON, PLANNING DEPARTMENT
PLANNER: XXXXXXXXXXXX
128 S MAIN STREET
CONDON, OR 97823
PHONE: (541) 384-2711

CITY OF CONDON, PUBLIC WORKS DEPARTMENT
SUPERINTENDENT: GIBB WILKINS
128 S MAIN STREET
CONDON, OR 97823
PHONE: (541) 384-2711

SHEET INDEX

- SHEET 1 - COVER SHEET, VICINITY MAP, CONTACT INFORMATION, GENERAL NOTES, APPROVALS PROJECT QUANTITIES AND STORM WATER CALCULATIONS
- SHEET 2 - PROJECT OVERVIEW AND DESIGN DETAILS
- SHEET 3 - PLAN VIEW, PROFILE VIEW - NORTH ALLEY AND N.E. DISCOVERY LOOP AND DESIGN DETAILS
- SHEET 4 - PLAN VIEW, PROFILE VIEW - MIDDLE NORTH ALLEY, MIDDLE SOUTH ALLEY, SOUTH ALLEY AND SANITARY SEWER AND WATER AND DESIGN DETAILS

PHASING INFORMATION

- PHASE 1 22 LOTS
- PHASE 2 10 LOTS
- PHASE 3 19 LOTS

LAYOUT INFORMATION

NUMBER OF LOTS: 51

LOT AREA

ALL LOTS WILL CONTAIN AT LEAST 5,000 SQUARE FEET NET ON FINAL PLAT

CONTOUR INTERVAL - SOURCE

ONE FOOT CONTOUR INTERVAL BY TOPOGRAPHIC SURVEY. ELEVATIONS ARE ASSUMED.

FLOOD ZONE - DRAINAGE

ZONE "X" OUTSIDE OF 100 YEAR FLOOD ZONE AS PER FEMA FLOOD PANEL 41013C0412C, EFFECTIVE DATE FEBRUARY 2, 2012.

DOMESTIC WATER

DOMESTIC WATER TO CONNECT WITH EXISTING LINES IN COTTONWOOD ROAD.

FIRE PROTECTION

FIRE PROTECTION WILL BE PROVIDED BY FIRE HYDRANTS SUPPLIED BY THE CITY OF CONDON WATER MAINS.

IRRIGATION WATER

NO IRRIGATION WATER RIGHTS

GENERAL NOTES

- CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF CONDON.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. CITY OF CONDON AND THEIR OFFICIALS, THE ENGINEER AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
- ALL GRADING SHALL BE IN CONFORMANCE WITH PLANS AND STAKING AND PERFORMED IN ACCORDANCE WITH "2002 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION" HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS.
- SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF OPTIMUM DENSITY IN THE ZONE BETWEEN FINISHED SUBGRADE AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION
- CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS OF SECTION 02630 (BASE AGGREGATE) AS PER STANDARD SPECIFICATIONS. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
- FINISH COURSE HOT MIX ASPHALT CONCRETE (HMAC) SHALL BE CONSTRUCTED AS PER CROSS SECTION AND IN CONFORMANCE WITH SECTION 0745 AS PER STANDARD SPECIFICATIONS COMPACTED TO 92% OF MAXIMUM DENSITY AS DETERMINED BY ODOT TM 306. USE LEVEL 2 HMAC, 1/2" DENSE, PG 64-28.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, AND CONES PER CITY AND STATE REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL UNSUITABLE SOILS, MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.
- THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION, AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM THEIR OPERATIONS.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE PROJECT DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL BE PROCEEDING AT HIS OWN RISK AND SHALL INCUR ALL COST, IF ANY, TO RESOLVE THE ISSUE TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE THE OPERATOR AND RESPONSIBLE PERSON UNDER ANY NPDES#1200-C PERMIT FOR STORMWATER DISCHARGE AND SHALL BE RESPONSIBLE FOR IMPLEMENTATION, OPERATION AND MAINTENANCE OF THE PLAN AND SHALL BE RESPONSIBLE FOR ALL INSPECTION, RECORD MAINTENANCE AND ALL REPORTING REQUIREMENTS AND CERTIFICATIONS REQUIRED UNDER THE PERMIT.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHICH MAY BE IN THE WORK AREA BEFORE CONSTRUCTION IS UNDERTAKEN, ALL NEW UTILITIES SHALL BE INSTALLED TO AVOID CONFLICT WITH EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS RESULTING FROM CONTRACTOR'S OPERATION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PIPELINE AND RELATED MATERIAL THAT IS IN CONTACT WITH THE WATER SUPPLY MUST MEET THE REQUIREMENTS OF NSF STANDARD 61 AS PER OAR 333-061-0087.
- LOCATE CHLORINATION TAPS AS NECESSARY TO COMPLETE FLUSHING AND DISINFECTION OF PIPE AS PER APWA SPECIFICATIONS.
- LOCATE TEMPORARY BLOWOFF ASSEMBLIES AS NECESSARY TO COMPLETE PIPE FLUSHING AS PER APWA SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL ADDITIONAL WORK AND COSTS RESULTING FROM UNINSPECTED WORK.
- FOR DETAILS AND SPECIFICATIONS, REFER TO CITY OF CONDON STANDARD SPECIFICATIONS, MARCH 2007. MANUAL IS LOCATED ON THE INTERNET AT <https://cityofcondon.com/wp-content/uploads/2023/01/Public-Works-Standard-Drawings.pdf>
- MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF CONDON STANDARDS AND SPECIFICATIONS, D.E.O. SPECIFICATIONS, AWWA STANDARDS, OREGON HEALTH DIVISION ADMINISTRATIVE RULES AND APWA / ODOT OREGON STANDARD SPECIFICATIONS.
- STREET LIGHTS TO BE LOCATED BY LOCAL POWER COMPANY.

TELEPHONE

RALLY NETWORKS
EXTENDED FROM EXISTING FIBER OPTIC LINES IN THE AREA

STORM WATER

STORM WATER DETENTION WILL BE IN THE PLANTER STRIPS BETWEEN THE CURBS AND SIDEWALKS. WATER WILL BE DELIVERED TO THE AREA BY STREET GRADING, CURB CUTS AND PIPING.

SUBDIVISION - AREA

PHASE 1 - 22 LOTS = 115,903 FT.
PHASE 1 STREETS = 35,645 FT.

PHASE 2 - 10 LOTS = 53,593 FT.
PHASE 2 STREETS = 13,230 FT.

PHASE 3 - 19 LOTS = 101,085 FT.
PHASE 3 STREETS = 24,408 FT.

TOTAL LOTS 51 = 270,581 FT.
TOTAL STREETS/ALLEYS = 91,500 FT.

TOTAL PROJECT = 362,081 FT.

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY THE CITY OF CONDON SEWER MAIN EXTENDED FROM THE MANHOLE LOCATED ON THE CITY OF CONDON GOLF COURSE PROPERTY ADJACENTLY SOUTH OF SUBJECT PROPERTY.

EXISTING USE

BARE GROUND - NO EXISTING STRUCTURES

ZONING

CITY OF CONDON ZONE R1
SETBACKS ARE SHOWN AS FOLLOWS:
FRONT YARD SETBACK - NOT LESS THAN 15 FEET IN DEPTH.
SIDE YARD SETBACK - EACH SIDE YARD SHALL NOT HAVE WIDTH OF LESS THAN 5 FEET. A CORNER LOT SHALL HAVE A 15 FEET OF SIDE YARD SETBACK.
REAR YARD SETBACK - NOT LESS THAN 5 FEET IN DEPTH.

ELECTRICAL POWER

COLUMBIA BASIN ELECTRIC COOPERATIVE
EXTENDING FROM LINES INSTALLED BY OTHERS ALONG COTTONWOOD ROAD.

CABLE TELEVISION

RALLY NETWORKS
EXTENDED FROM EXISTING FIBER OPTIC LINES IN THE AREA.

INTERNET SERVICE

RALLY NETWORKS
EXTENDED FROM EXISTING FIBER OPTIC LINES IN THE AREA.

ACCESS

ACCESS TO SUBJECT PROPERTY WILL BE PROVIDED BY ALBATROSS LANE, BIRDY LANE, BOGY LANE AND FAIRWAY LOOP TO BE CONSTRUCTED AS SHOWN INTERSECTING COTTONWOOD ROAD. ALL ROADS INSIDE THIS DEVELOPMENT WILL BE CONSTRUCTED ACCORDING TO TYPICAL ROAD SECTION LOCAL RESIDENTIAL - GRID AS PER THE CITY OF CONDON SPECIFICATIONS AND HAVE A RIGHT-OF-WAY WIDTH OF 60 FEET AND WILL BE DEDICATED TO THE PUBLIC.

INSPECTION

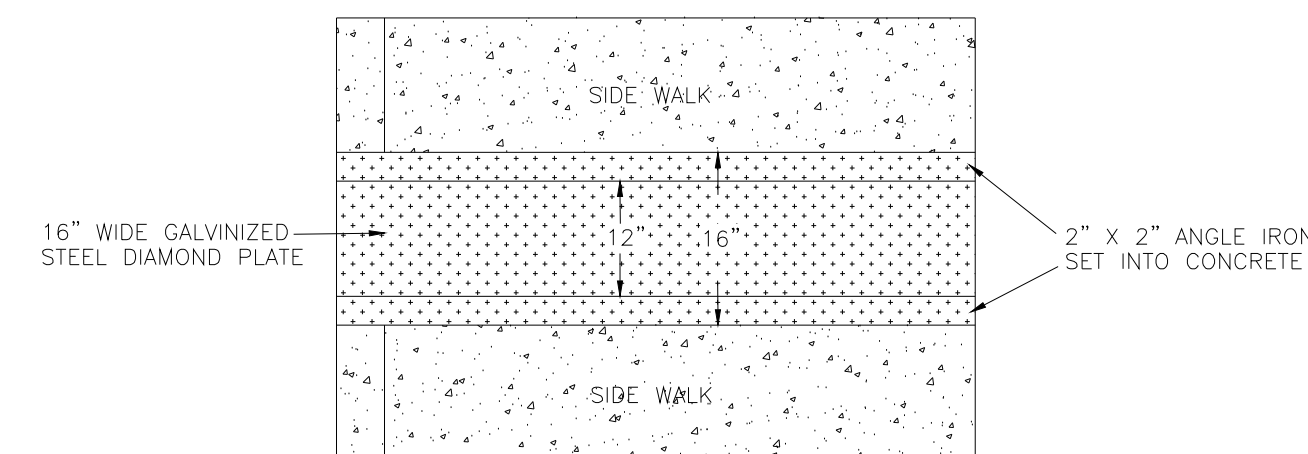
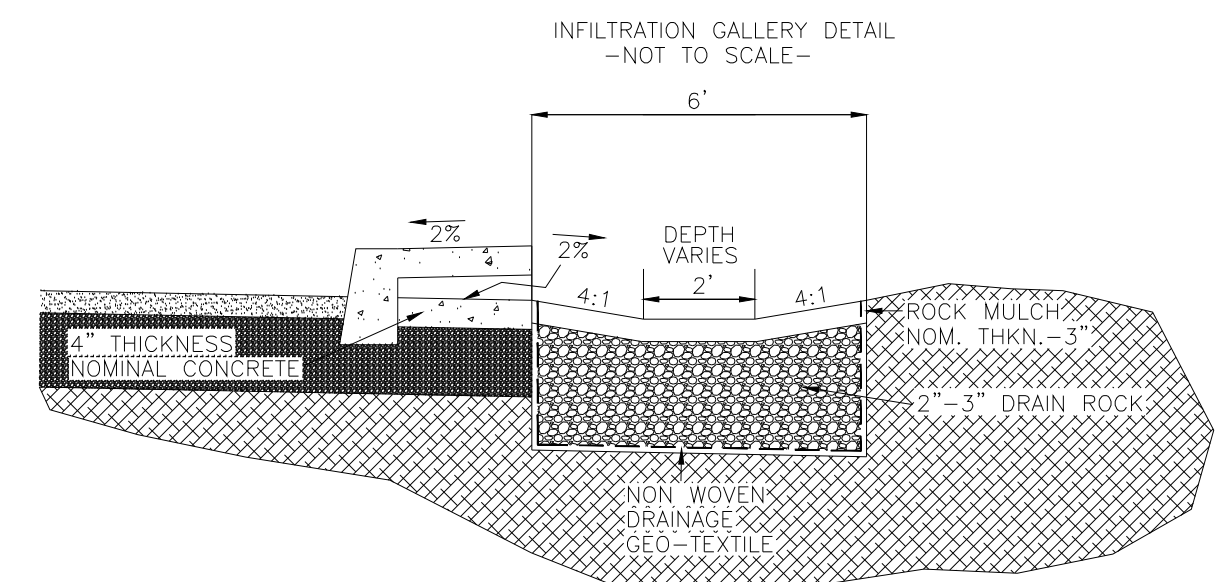
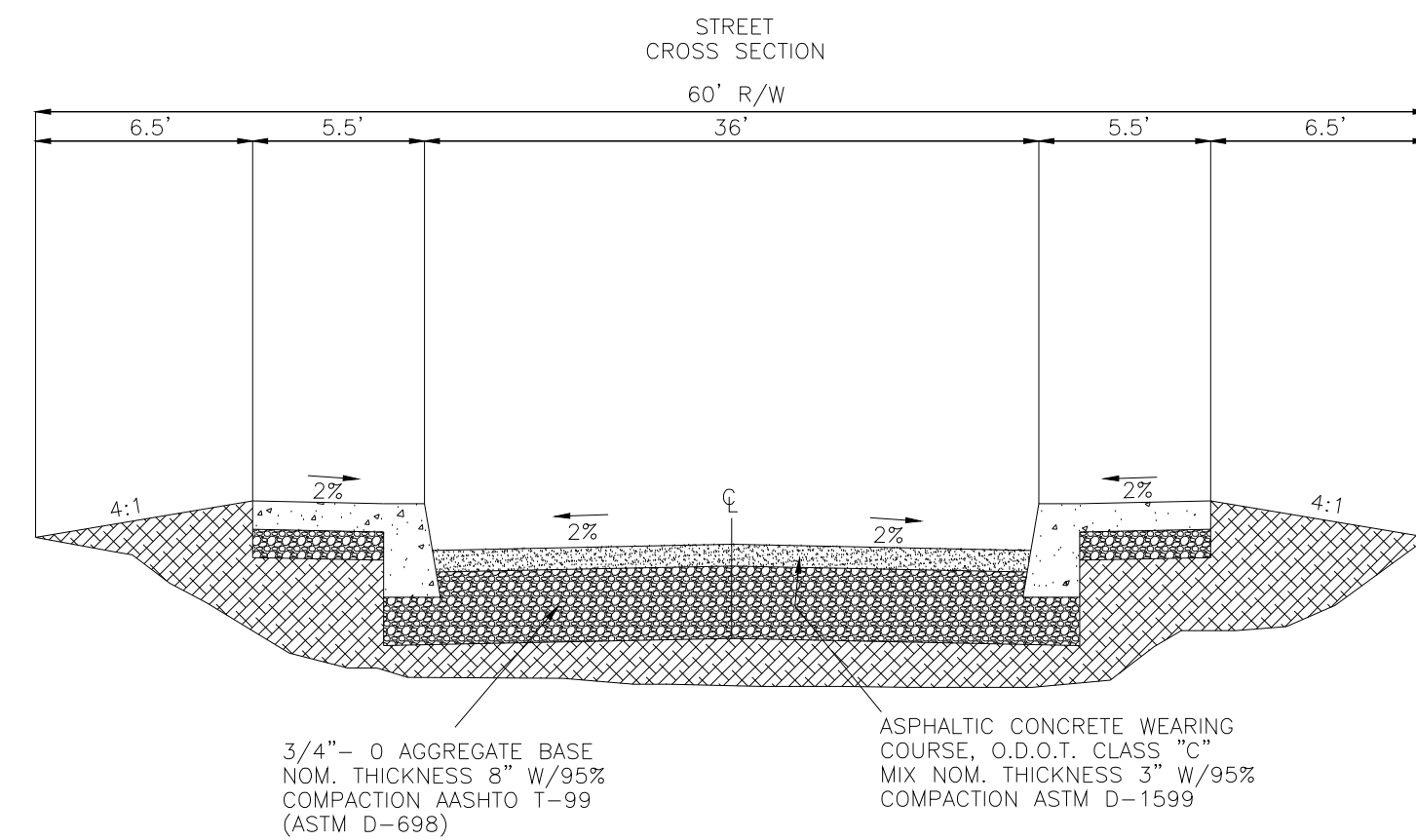
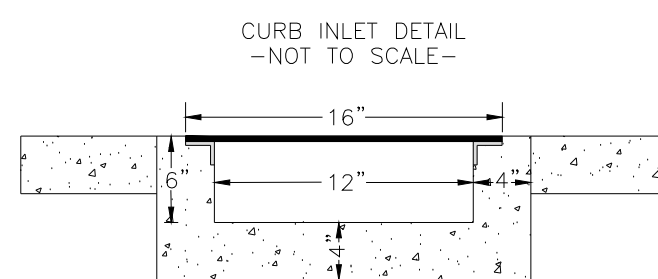
THE CITY ENGINEER OR HIS REPRESENTATIVES SHALL PERFORM INSPECTION SERVICES AS PER CHAPTER 1 SECTION 14. THE CITY INSPECTOR SHALL FURNISH THE ENGINEER COPIES OF THE DEO SEWER MANHOLE TEST RECORD AND OTHER SEWER TEST RESULTS READY TO SEND TO DEO ALONG WITH A REPORT NOTING ANY CHANGES IN THE PLANS FOR INCORPORATION INTO THE AS-BUILTS. THE INSPECTOR SHALL ALSO FURNISH THE ENGINEER THE COMPLETED WATER TEST RESULTS AND A REPORT NOTING CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE PLANS NOTING AND CHANGES THEREIN FOR SUBMITTAL TO OHD-DRINKING WATER PROGRAM.

CONSTRUCTION STAKING

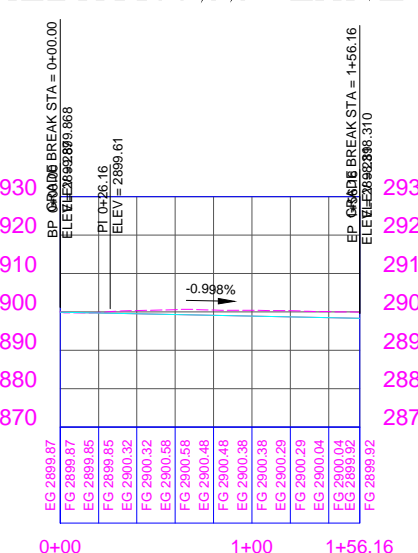
CONSTRUCTION STAKING SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF GENERAL CONDITIONS CHAPTER III SECTION 150.15 CONSTRUCTION STAKES, LINES AND GRADE. SURVEY STAKING SHALL BE COORDINATED WITH TODD CATTERSON WITH TWO WORK DAYS PRIOR NOTICE IN WRITING BEFORE WORK BASED ON THAT STAKING IS PERFORMED.

PROJECT QUANTITIES

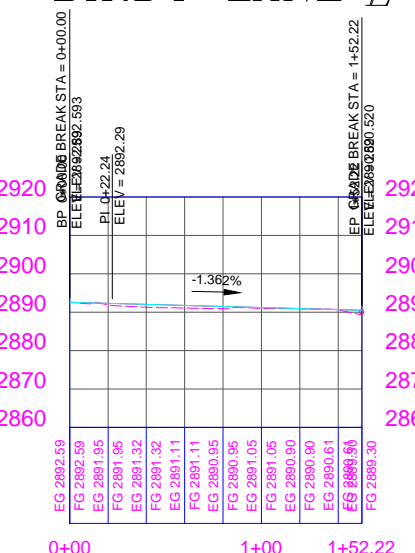
- SEWER MAIN - 8" - 1,740 L.F.
- SEWER MANHOLES - 4" - 6 EA.
- SEWER SERVICES - 51 EA.
- WATER MAIN - 8" - 1,940 L.F.
- FIRE HYDRANT LINE - 8" - 160 L.F.
- FIRE HYDRANTS - 4 EA.
- WATER 8" 90° BEND - 1 EA.
- WATER 8" X 8" X 8" TEE - 9 EA.
- WATER 8" GATE VALVE - 11 EA.
- HOT TAP 8" - 3 EA.
- RESIDENTIAL WATER SERVICES - 1" - 51 EA.
- WATER METERS - 51 EA.
- PAVEMENT - 73,283 SQ. FT.
- CURBS - 3,200 L.F.
- C-900 CULVERT 24" - 70 L.F.



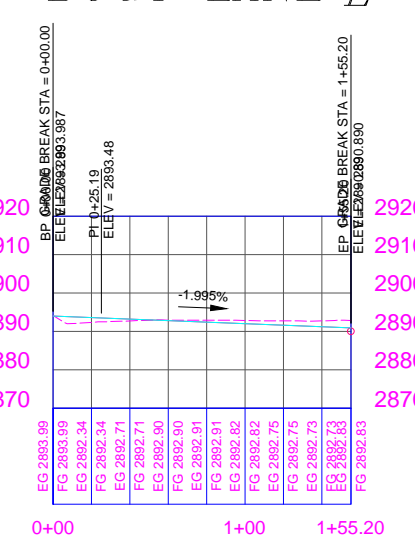
ALBATROSS LANE



BIRDY LANE



BOGY LANE



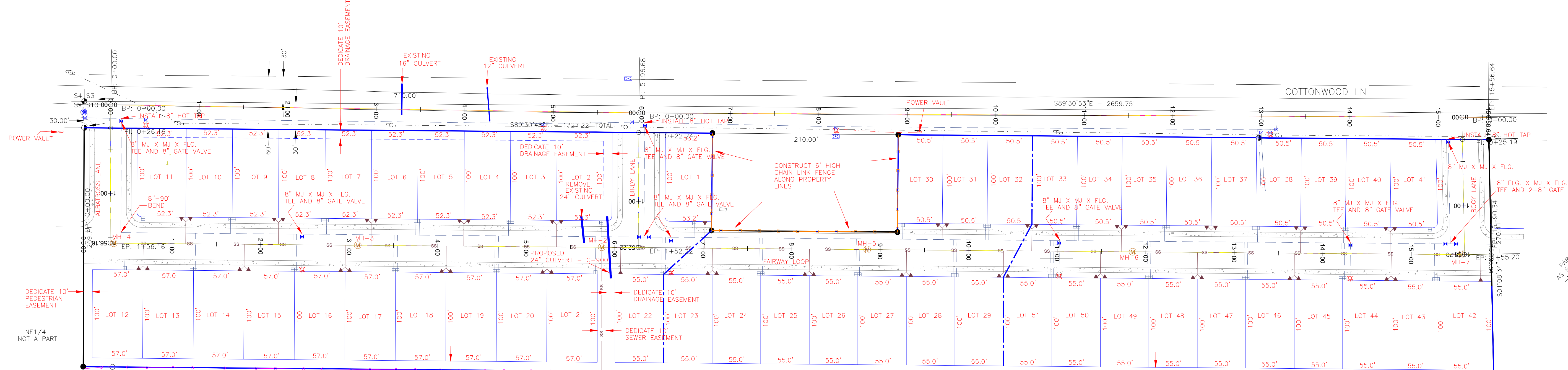
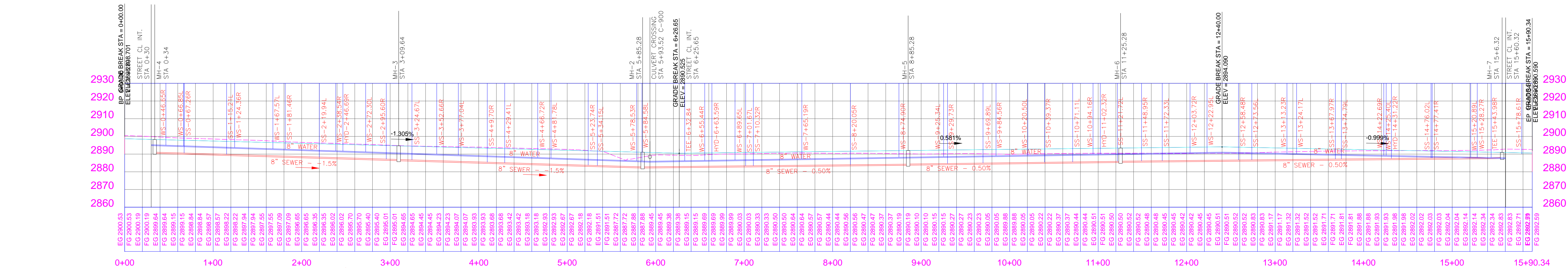
DATE: 1/26/2026
DRAWN BY: JFR
CHECKED BY: EAK
DRAWING NO.: 25-6346
WORK ORDER: 25-6346
SHEET 3 OF 3

IMPROVEMENT PLANS FOR
CITY OF CONDON SUBDIVISION
LOCATED IN THE NW1/4 NW1/4 OF SECTION 10, T.4S., R.21E.,
W.M., CITY OF CONDON, GILLIAM COUNTY, OREGON

DEVELOPER
CITY OF CONDON
P.O. BOX 445
CONDON, OR 97823
(541) 384-2711

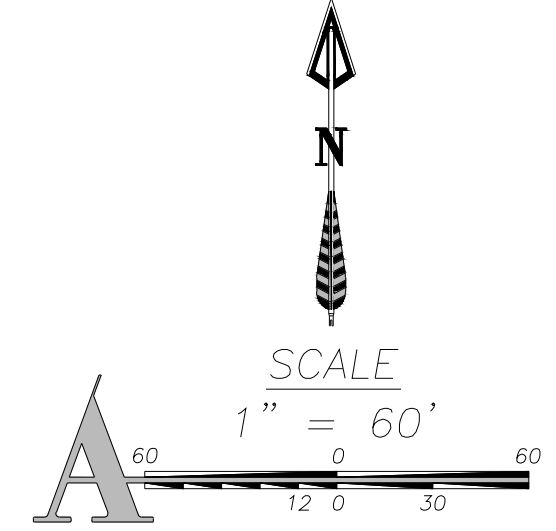
ARMSTRONG
surveying inc. - established 1977
267 NE SECOND STREET, STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

FAIRWAY LOOP CENTERLINE

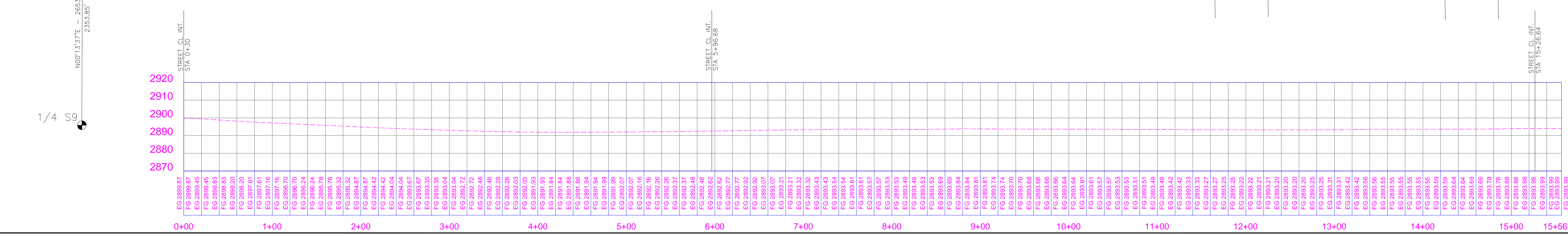


MANHOLE DATA TABLE

NO.	RIM	8" F.I.	8" F.I.	8" F.I.
1	2886.04'	2880.70'	2880.80'	
2	2891.06'	2882.06'	2882.16'	2882.16'
3	2894.66'	2886.23'	2886.33'	
4	2898.26'	2890.40'		
5	2892.03'	2883.64'	2883.74'	
6	2893.42'	2885.24'	2885.34'	
7	2890.93'	2887.48'		



COTTONWOOD SOUTH EDGE PAVEMENT L



DATE: 1/26/2026
 DRAWN BY: JPR
 CHECKED BY: EAK
 DRAWING NO.: 25-6346
 WORK ORDER: 25-6346
 SHEET 2 OF 3

IMPROVEMENT PLANS FOR
CITY OF CONDON SUBDIVISION
 LOCATED IN THE NW1/4 NW1/4 OF SECTION 10, T.4S., R.21E.,
 W.M., CITY OF CONDON, GILLIAM COUNTY, OREGON

DEVELOPER
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ARMSTRONG
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 267 NE SECOND STREET, STE. 100
 PRINEVILLE, OR 97754
 (541) 447-7791

Moderate Income Revolving Loan (MIRL) Program

Currently Tillamook County is only active and open MIRL program:

<https://www.oregon.gov/ohcs/rental-housing/housing-development/development-resources/pages/moderate-income-revolving-loan.aspx>

MIRL program tool manual: <https://www.oregon.gov/ohcs/rental-housing/housing-development/development-resources/Documents/mirl/mirl-program-manual-january-2026.pdf>

Sponsoring Jurisdiction Tool Kit: <https://www.oregon.gov/ohcs/rental-housing/housing-development/development-resources/Pages/MIRL-sponsor-toolkit.aspx>

Notes from meeting with McKenzie Land Trust (MLT) March 12th, 2026

www.mckenzieclt.org

- Meet with two people from McKenzie Land Trust, a volunteer group that formed 501c3 roughly 3 years ago to advocate fire recovery for the unincorporated community of Blue River Oregon.
 - Formed with the help of Dev Northwest (www.devnw.org/)
 - Included developing industrial and commercial properties in their articles of incorporation.
 - Board is all volunteers
 - Working to get residents into board positions
- Used Grounded Solutions Network to assist with forming the organization (<https://groundedsolutions.org/>)
- Rose Street was their first development (www.mckenzieclt.org/rose-street-neighborhood)
 - 6 houses
 - Residents own the house and lease the land from MLT
 - Homeowners pay a monthly land lease
 - Pays for maintenance of common areas and privately owned street
 - The community is on septic.
 - A portion gets put into a maintenance reserve fund that stays with the house.
 - Only HOA type rule is color of house.
 - Developed with funding from Oregon Housing and Community Services (OHCS)
 - Had 46 applicants for the 6 houses
- Have three more developments planned
 - They are focusing on home ownership for victims of the fires and families and workers at 80% AMI.
 - Trying to tie into more social services for homeowner education type support
 - They have developed a list of lenders that have worked with and loaned too land trusts before
 - There are sample funding formulas to ensure that house prices don't rise too quickly
 -

[Residential Product Lines — Blazer Modular Construction](#)

[Prefab Homes Crafted for Modern, Sustainable Living - ideabox](#)

[Modular — Ink Built](#)

[Innovative in wood construction – Zaugg Timber Solutions](#)

[Prebuilt and prefabricated wall panels](#)

[Intelifab | New Website Coming Soon](#)