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**CITY OF CONDON
WORK SESSION AGENDA
CITY OF CONDON HOUSING COMMITTEE MEETING
Thursday, March 26, 2026, 5:30 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

Mayor Hall called the meeting to order at 5:36pm.

2. DISCUSS

2.1. Housing Update to City Council 3-4-2026

A housing update was given at the city council meeting held on March 4, 2026.

2.2. Fairway Housing Updates

Wilkins: Plot plans are laid out. 47 lots along with sidewalks, streets, water and sewer. We need to get engineering done. And then it's a matter of having to finance it. Have not heard back from the old grain growers. Still looking for grants. Unsure what the housing on each lot will be. We would like for a developer to come in and do all the work. Have you thought about how to move forward with the council?

Councilor Kirby: How long are we looking at to get the stuff in?

Wilkins: It took 4–5 months for the Port of Arlington to go from breaking ground until pavement and enough infrastructure was in that they could start selling lots. Would like to do things in phases. We got to move ahead but not too fast. We need to start bringing ideas to the council. Think we can get the engineering paid for in phase one. Builders want 4 lots. Water and sewer can be done in phases.

Mayor Hall: Agree that we don't want to move too far ahead. Phase by phase – recommend this to the council.

Wilkins: Most builders are not going to be interested until we have infrastructure. Deed restrictions and reserving lots with a down payment is an idea. The local improvement district where the property pays off the infrastructure over 20–30 years.

Guest Anja Mundy: Plan for cohesiveness? Wants it to look nice because this is on the golf course and that is usually where the nicer homes are. And how is the water conveyance issue going to work with 45 more new homes?

Wilkins: That was not the issue, but an entity that is using water 24/7 and that entity is looking at getting their own well.

Councilor Kirby: It's not our place to restrict people's creativeness, but to set parameters such as setbacks or stick built homes only.

2.3. Moderate Income Revolving Loan Program (MIRL)

Wilkins: Moderate Income Revolving Loan Program (MIRL). This gives cities and counties a 10-year tax break. Can use this for rentals and people building their own homes. Right now, the only active MIRL is Tillamook County. 1% goes to the assessors' office, 5% goes to the entity that is administering the program (like us or PCDC). They have the sample ordinances. Councilor Kirby: Can you use it for a phase?

Wilkins: From what he understands, yes. Not sure how well it will work on Fairway housing but as an infill. It has to be new construction and not a remodel. Lots of empty lots in town.

Councilor Caudill: There's a lot we need to learn about this.

Wilkins: Sent this info to Judge Patnode as this could be done at a county wide level.

Mayor Hall: See what else is out there, but this might be good for infill.

Wilkins: Will continue to reach out to OHCS.

2.4. Community Land Trust

Wilkins: McKenzie Land Trust – did their project through the MIRL program. It took 3 years. They were an unincorporated community in the middle of the fires, they couldn't speak at meetings, so they formed this land trust. They made it broad enough that they could build residential, commercial, and industrial buildings. They act similar to the port district. They built 6 houses. 80% ami is their target. On a septic system. A portion of the 125k gets put into a reserve account that stays with that house. 3 more neighborhoods are planned. They are more focused on town homes, single family, 3 beds, 2 baths. Their only HOA type rule is the color of the house.

Councilor Caudill: Maybe donating property to the land trust and then improving current houses? There might be grants that



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could go towards the land trust.

Wilkins: They had 46 applicants for the first 6 houses. A lot of first-time home buyers, so next time they will tie in how to apply for a loan and such.

2.5. Affordability Deed Restrictions

Wilkins: Housing trust in WA has this. The land trust gets a percentage of the profit if sold for more than what was paid for it. Attached to the deed. Councilor Caudill: The construction costs so much in Condon. This might go a lot further by looking at the existing houses and using smaller amounts of money to improve them.

Wilkins: This is a tools, not the solution. 1970s HUD housing, built 8 houses and then stopped making them. We don't need to focus on just one thing.

Mayor Hall: Existing houses might be a longer pursuit.

Wilkins: 6 houses per block to make the water bills feasible. Can both a city and a county have MIRL?

Guest Kelly Smith: If one has it then no taxes for the 10-year period.

Wilkins: Suggests starting on MIRL first, no density requirements, not out of any money if it doesn't work out. Land trust cannot have members of the council on there as members of the council. HAPO is working on updating building codes to make apartments over commercial property easier. Age+ is looking for land to build for seniors, 20-30 houses.

Guest Mac Stinchfield: Can get a contact from Age+. PCDC is going to focus on low-income housing. A housing study might be done by the county.

3. OTHER

3.1. OHCS Investment into Modular Home Manufacturers

4 prefab homes. Links if you want to see them.

Will mention MIRL at the next council meeting.

Have another housing committee meeting in July.

4. ADJOURN

Mayor Hall adjourned the meeting at 6:29pm.