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**CITY OF CONDON
WORK SESSION AGENDA
HOUSING COMMITTEE MEETING
Monday, June 22, 2026, 4:00 PM
CONDON CITY HALL**

1. CALL THE MEETING TO ORDER

Mayor Hall called the meeting to order at 4:00pm.

Present: Mayor Dustan Hall, Councilor Eli Caudill, Councilor Jeremy Kirby, Interim City Administrator Gibb Wilkins, Interim City Recorder Jessica Isley, Jen Hall (Zoom)

2. DISCUSS

2.1. Fairway Housing

Wilkins — Not much to update on. 139-page stormwater management plan was uploaded. Someone came in and asked about building two over two apartments where they live in one and rent out the other. Still working on engineering.

2.2. MIRL Program

Wilkins – Had a meeting with one of the MIRL people. 1% goes to the tax assessor and 5% goes to whoever is managing/administering the program. Not every unit has to be affordable. Tillamook and Hood River have used MIRL. MIRL goes throughout the whole town, it's not locked in. Councilor Caudill – question about how it works, Wilkins explained that if their taxes are \$3k per year, then instead of it going to the tax assessor that \$3k is going to go towards their 0% interest loan. We can enact it, and we would need to have an IGA with the county treasurer. Needs an entity to manage it. Wilkins will reach out to MCEDD, and they might be able to manage it. Hood River is doing this for their nonprofits, not sure that we would have enough nonprofits that want to build a house. There is money out there, but they are focused on very specific ideas/criteria. Wilkins got the go ahead to continue looking into the MIRL program.

2.3. Housing Study

The county court wants to do a county-wide housing study. Arlington is not going to participate. Wilkins met with the county judge on June 11. We would use the South Gilliam Fire District lines as these lines cover more than the school district lines. The county judge cannot commit to this but there might be some money for the city to do this housing study. It will go through our city planner. The last housing study that was done was in 2017. Will help guide builders. Would be nice to have an outside entity looking at things objectively. Wilkins will have more conversations with the county judge. Wilkins' opinion is that Condon's growth is going to be from housing. Wilkins will move forward with this.

2.4. Update Title XV: Land Usage in the City Ordinances

Wilkins – Some of our land usage ordinances are not compliant with state law. Our planner offered to update it and the cost is \$25-30k. Lots of requests for people to live in their RVs. The last land usage update was in 2021. Probably not in compliance with any changes made since 2021. We don't have to update but if we don't, then someone can appeal all the way up to LUBA and if they win, then we must pay the costs for the appeal. Might need to update on a regular basis. Every house that is on a block that touches a state highway is zoned commercial, not sure if we want to look further into that. Flat rate tax discussion, same tax whether there is a mansion or nothing on a lot.

3. OTHER



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Nothing.

4. ADJOURN

Mayor Hall adjourned the meeting at 4:41pm.