

Curry County Housing Committee
Minutes from May 14, 2021 meeting

Agenda and Meeting Minutes:

Items in **BOLD** were part of the original agenda.

1. Call to Order / Roll Call / Pledge of Allegiance

The meeting was called to order at 2:03 pm. Members present included: Connie Hunter, chair; Hank Cunningham, vice-chair; Rob Foster, secretary; Becky Crockett; David (D'Allen) Nedervelt; Dave Barnes; Carlton Strom; Samuel Strom; Cora Rose; Janece Payne; Adam Briggs; Ty Downing; and Brian Shelton-Kelley along with Board of Commissioners Liaison John Hertzog. Absent members included: Lauren Paulson. A quorum was present to conduct committee business.

Members of the public: Mike Lehman; Beth Barker-Hidalgo; Summer Matteson; Mary Rowe; Stephanie Hadley; Hillary Dodson; Katrina Upton; Renee Kolen; Georgia Nowlin; and Tim Hoone and Jeri Robertson from the Tolowa Dee-ni' Nation

2. Public Comment

Janece Payne suggested that the committee research deed restrictions as a possible housing strategy. Beth Barker-Hidalgo mentioned that a discussion of this strategy was included in the 2018 Curry County Housing Study.

Beth Barker-Hidalgo shared that the proposed letter of support for Project Turnkey is no longer needed as the funding deadline has passed (see item 4d below).

D'Allen encouraged the rest of the group to read the ECONorthwest report distributed earlier by Becky Crockett (see item 4e below).

3. Changes to Agenda

Cora Rose suggested a future agenda item discussing on the powers and responsibilities of this committee and any deadlines to report back or make recommendations to the Board of Commissioners. Chair Hunter will add this item to the agenda for the next meeting.

4. Order of Business / Updates

a. New Commissioner Liaison – Commissioner Herzog

Commissioner Herzog introduced himself and shared that he was looking forward to working with the committee to make progress on housing issues.

b. New Committee Member – Ty Downing

Ty Downing introduced himself as a mobile home park owner/developer, currently living in Portland but with projects in various places including Gold Beach. He also has several tiny home developments underway in Gold Beach. He is focused on Workforce Housing.

c. Market Trends Updates

Becky Crockett provided an update on the discussion from last meeting regarding the acceleration of the price of homes in our community. In particular, she focused on the rapid increase in the price of lumber.

d. Status of Project Turnkey Letter of Support

See Beth Barker-Hidalgo's update under Public Comments above.

e. American Rescue Plan Investments White paper (ECONorthwest)

Becky Crockett introduced the report developed by ECONorthwest distributed earlier via email. She noted that housing was their number 2 recommendation for the distribution of the American Rescue Plan (ARP) funds from the Federal Government, identifying housing as Oregon's most pressing problem.

She encouraged the committee to move forward in identifying viable, collaborative projects that would be good candidates for funding through this program.

Mike Lehman introduced Stephanie Hadley and noted that she is working with him as part of the Regional Housing Coordinator effort. Stephanie can help the various local committees to coordinate efforts and compare notes on issues such as the ARP funding. Her contact information: stephhad@gmail.com; 541-290-8970 cell

Cora Rose asked, when considering ARP funds, are we looking only at projects initiated by this committee or are we also looking at developments already underway by others? Responses were as followed:

- Chair Hunter and D'Allen Nedervelt suggested that all projects be considered, regardless of the source.
- As a follow up: Cora Rose suggested that we solicit input from the community regarding projects already underway that we might not be aware of. Several comments along these lines were included in the chat dialogue (see attached)

Vice-chair Cunningham encouraged the group towards action and to see this as an opportunity to improve the housing situation in Curry County. David Barnes proposed that we include a discussion on specific funding proposals to an upcoming agenda.

Chair Hunter solicited input from the group: How do we pursue funds from the ARP?

- Becky Crockett felt we are not ready yet.
- D'Allen and Renee Kolen encouraged public input.
- Cora Rose suggested 2 layers of proposals for solicitation: First are requests built around specific projects; second is a more general public input process where ideas were solicited from the community, promoting engagement with the process and potential distribution of funds.

Chair Hunter asked for Action Item proposals:

- Involve the press in our meetings to keep the public involved (the source of this comment was unclear... Commissioner Hertzog?)

- Mike Lehman mentioned that the Regional Committee could help the local committees by:
 - Assembling a list of all lands that are available, all lands that are shovel-ready, and all lands that are publicly owned or owned by special entities that may be available.
 - Help agencies update building and development codes by sharing what has been done by others.
 - Identify developers who can do these non-market projects.

f. Summary of Key Issues from April 9th Meeting

Item not addressed.

g. Approval of April 9th Meeting Minutes

Motion to approve by Cora Rose, seconded by Vice-chair Cunningham. Approved unanimously.

5. Tolowa Dee-ni’ Nation Housing Project Presentation and Discussion – Tim Hoone

Tim Hoone and Jeri Robertson shared a presentation regarding what they have learned from their existing affordable housing projects in addition to those being planned.

- Their single-family home project in Smith River is focused on those earning 30% - 60% AMI
- All units are for rent, not for purchase.
- Low-income tax credits were the principal funding mechanism used to offset the cost of construction, and rent vouchers are used to keep the housing affordable.
- In retrospect they could have increased the density and set aside some land for future development.

Additionally, Tim Hoone recommended the Danco Group, a successful developer of affordable housing projects in our region.

- Vice-chair Cunningham noted that an experienced tax-credit developer will be key to a successful project in Curry County.
- Becky Crockett suggested that we invite Danco to give a presentation at a future meeting. Tim Hoone committed to reach out to them and respond back to Becky.

6. Next Meeting: June 11, 2021 – Finding Locations for Workforce Housing

Becky Crockett and Adam Briggs reiterated that the committee do research between meetings and come prepared to share potential project sites, with details, in addition to research on available grant opportunities.

7. Adjourn

Motion to adjourn was made by David (D’Allen) Nedervelt and seconded by Chair Hunter. Meeting was adjourned at approx. 4:02 pm.

Also see attached comments submitted during the meeting through the online chat box
Minutes submitted by: Rob Foster, Secretary