

**Agenda and Meeting Minutes:**

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

The meeting was called to order at 2:09pm

Members present include: Becky Crockett, Connie Hunter, Janece Payne, Adam Briggs, Cora Rose, David Barnes, Lauren Paulson, Samuel Strom, Sam Engel, Mary Rowe; Board of Commissioners Liaison John Herzog, Da'llen Nedervelt

Resigned: Hank Cunningham, Rob Foster, Brian Shelton-Kelley

**2. Public Comment**

**Mary Rowe** requested change to agenda: Adam Briggs asked to consider working on other types of housing concurrently; not just workforce housing to be added to agenda; and Mary agrees with Adam's suggestion of agenda item addition. Recommends working on all housing types at the same time; if we prioritize housing types then we prioritize people. Folks have been evicted for remodeling and then rents have risen in the process. Senior housing waiting lists are 2-3 times as long in Coos and Curry Counties. Adding to the next agenda.

**Janece Payne** Did not know Hank Cunningham resigned and would like the email that was sent out to become part of the record; Janece read Hank Cunningham's resignation letter.

**Samuel Strom** commenting on behalf of Dad; mentioned the Baptist church in Gold Beach, it is no longer available as it is in escrow now.

**Lauren Paulson** made a motion to go into executive session based on the likelihood of conflict of interest with the Chair, himself and others. Has to do with a 50 page proposal that he submitted to the Curry County Commissioners over a year ago; and he would like it to go through this forum. After much discussion, it was decided that due to this being an advisory committee, there are no executive sessions, backed by Commissioner Herzog.

**Tamie Kaufman**, Mayor of Gold Beach submitted an email to be read. Offering support to housing efforts, but also expressed that she is moving forward with other approaches. If the committee has a developer, contractor or land owner they suggest she speaks

with, she is happy to help and have those conversations.

**Mary Rowe** would like to see Tamie speak to the group about the wonderful efforts happening in Gold Beach, OR. Asked to be invited to be a speaker.

Adopted change to the agenda re: order of American Rescue Plan presentation.

**Commissioner Herzog** discussed the Housing Committee's purpose and focus.

**Adam Briggs** Emergency Housing Declaration clarification, he read it on the website; wondering if emergency status comes from the Governor. **Becky** no, declaration was made by the Commissioners in Curry County.

**Cora Rose** Is there a point in time where there are actions or points to advise; is the Board of Commissioners expecting a report from this committee? Adam Briggs and Cora Rose requested milestones and check-ins moving forward.

**Homework Request:** Couple of paragraphs with what people are requesting or would like to see; quarterly reports. Please percolate on this information in order to provide any suggestions for the group.

**Becky Crockett** Member update: Resigned Hank Cunningham, Rob Foster, Brian Shelton-Kelley; new committee member: Mary Rowe

3. **American Rescue Plan - David Barnes, County Treasurer**

County is still in the planning process and looking to form a group of people to advise Commissioners on ARP dollars. There are specific rules to how money is spent.

- a. **Adam Briggs** suggestion for projects: 1) Visitor Center rest stop in Pistol River, 2) Taking over Harbor Sanitary by eminent domain and extending sewer line all the way down Harbor flat, 3) Partnership with Borax for infrastructure, curb, gutter, sewer and water for when development happens.
- b. **Mary Rowe** suggested everyone watch what has already occurred in other meetings as there was already a workshop and Friday meeting on the 4th. It was discussed at the budget meeting; commissioner Hertzog mentioned giving \$1 million for roads; \$718k for sheriff communication towers. With respect to Adam Briggs in regards to Harbor Sanitary - \$16k or \$18k that needs to be paid to Harbor Sanitary to hook up.
- c. **Homework Request:** Come to the meeting next month with ideas and proposals where to allocate funds; as close to shovel ready as possible. Money needs to be allocated by the end of year, not spent but allocated.

4. **New Committee Secretary** - Stephanie Hadley on behalf on NeighborWorks Umpqua

**5. Housing Study Discussion**

Adam Briggs - He would rather see staff work on existing housing funding; we know the need is there. Time would be better spent researching available funding and to be prepared. At some point the Commissioners will have to address title vesting, will the County want to take deed to the title, or will it be another entity? Go after funding vs. more housing studies; and keep in the back of the mind how to vest them. Janece Payne agrees with what Adam said; another housing study is unnecessary; just simply move forward.

Becky asked for Sam Engel's opinion and thoughts on this topic; housing study was done in 2017; and results were housing is available but it is tied up in short term rentals. Should another study need to be done, it should be because there are funding opportunities attached to it.

Becky - Existing studies do not follow the parameters of what is necessary for the State of Oregon funding. Agrees, shouldn't be bogged down in housing studies; however

Janece - makes a motion that we do not need to do a housing needs assessment; Mary Rowe second; Cora Rose asked for discussion with one caveat - is it customary for housing grant funding to have an updated study?

Adam Briggs - Majority of grants available, how many are out there? Check in with staff at the state level to see what is upcoming.

Herzog - Don't want to shortside ourselves and hinder future opportunities because of a lack of a plan.

Sam - as long as the study doesn't hinder other projects from moving forward in regards to funding; they could happen concurrently.

Becky recommends Janece rescind her motion and Becky will take feedback to the County Commissioners.

Janece recends her motion to not move forward with a housing study.

**6. Dave Fortman, happy retirement and thank you for your service.**

**7. Janece Payne Motion to approve the May 14th meeting minutes, second by Da'llen Nedervelt.**

**8. Becky recommended to jump to #7 on the agenda, Committee Proposed Housing Sites on the agenda.**

Becky - work done at the county level; inventory of the properties they owned identified in 2015 have been sold.

1. Land exchange site - forest lake site - 34 acres across from high school, zoned public facilities. Potential for small housing project.
2. Site in the south - one piece over 1/2 an acre, near rest area outside of Brookings, could work with State Parks to use some of the 130 acres they own. Potential for rezone.
3. Vacant lands within the City of Brookings, perhaps the private sector might be a better avenue to look for viable sites for larger projects. Entering into discussions with three private parties to develop on properties.

Adam Briggs:

- Active MLS listings: already developed
  - 516 Redwood Street, Brookings - downtown Brookings behind auto dealership - zoned R3 - another dwelling or two might be able to sit on the same lot; need to check % of land and parking permits. Doesn't need to be rehabilitated; Brian from Neighborworks Umpqua may have said apartments cost \$500k/ door to develop.
  - 1740 Arch Lane Brookings, \$650k higher than a duplex used to see for. East Harris Heights area
  - 94656 Grange Road Gold Beach; 5 bedrooms
  - 94353 Leith Road Gold Beach, 1.8 million; 4-plex, downtown gold beach
  - 16384 Grootendorst Lane, Brookings/Harbor, OR; \$895k 1.86 acres, zoned C1, single family home built in 1955 (favored property by group)
  - 677 Ninth Street, Port Orford
  - 551 1/2 Fern Avenue, Brookings; Adam's Listing, zoned for R3. \$79,900
- Vacant MLS Listings
  - Mountain Drive Brookings, \$98k
  - Napa Lane Brookings, \$89k
  - 27586 Stika Lane, Gold Beach, \$72k
  - 0 Pacific Street, Gold Beach, 3R, \$98k
  - 29881 Ellensburg Avenue, Gold Beach; \$175k

Cora Rose:

- 35095 Ophir Road - \$400k for sale, on and off listed. Old school property, development to develop school as it exists in a two phase project. Phase one: 6 pallet shelters (ORCCA has designated transitional housing for Curry County).

**Adam Briggs** - Robert's Rules refresher request at the next meeting.

Next Meeting July 9, 2021 @ 2pm  
Adjournment @ 4:13pm