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Curry County Housing Committee Agenda

Friday, March 12, 2021 2:00-4:00 pm

County Annex, 94235 Moore Street / BOC Hearing Room, Gold Beach, Oregon

And

GoToMeeting <https://global.gotomeeting.com/join/353708197>

Or by phone dial in 1 (669) 224-3412

Access Code: 353-708-197

- 1. Call to Order / Roll Call/Pledge of Allegiance**
- 2. Public Comment (3 minutes per person)**
- 3. Changes to Agenda**
- 4. Approval of Minutes from February 19th Meeting (Attached)**
- 5. Order of Business/Updates**
 - Curry County Board of Commissioners – Liaison Report**
 - Curry County Housing Committee Web Site**
- 6. Discussion of Expedited Meeting Schedule**
- 7. Discussion and Identification of Housing Types (See Attached)**
- 8. Discussion and prioritization of housing type for committee work (short & long term)**
- 9. Discussion of Committee work strategy (See attached)**
- 10. Request for Future Agenda Items**
- 11. Adjournment @ 4:00 pm**

Curry County Housing Committee
Minutes from February 19, 2021 meeting

These minutes attempt to capture the highlights of the meeting only. Click on the link below for a complete audio and video recording:

<https://transcripts.gotomeeting.com/#/s/02acdbaf2dd205678eda5952634908582ed1be3628629c7f2e73ac7976de0ca0>

Please contact Rob Foster (rfoster@collabdev.org) with any additions or corrections.

Agenda and Meeting Minutes:

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

1. Call to Order / Roll Call / Welcome

Committee attendees: Becky Crockett, Connie Hunter, David (D'Allen) Nedervelt, Carlton Strom, and Dave Barnes with Samuel Strom, Cora Rose, Janece Payne, Adam Briggs, Brian Shelton-Kelley, Hank Cunningham, Lauren Paulson, and Rob Foster via video conference.

Members of the public: Beth Barker-Hidalgo and Cindy Ashby via video conference

2. Public Comment

There were no verbal public comments, although the following was offered via the Chat function in GoToMeeting and are not included in the recording:

Hello Everyone - My name is Beth Barker-Hidalgo, my contact information is 541-425-0426, curryhomelesscoalition@gmail.com.

I am the director of the Curry Homeless Coalition, I was a Commissioner on the Coos Curry Housing Authority, I currently serve on the Curry County Suicide Prevention and Awareness Council, I served as a leader of the Curry Housing Task Force for 3 years, I serve on both CCO's, Allcare and Advanced Health, and I am supporting 14 households in motel rooms right now, between Gold Beach and Brookings

I am following this committee as I am concerned about the unsheltered community members, precariously housed, and rent burdened community members in Curry County.

3. Changes to Agenda

Chair Hunter proposed that the item "Board of Commissioners – Appointment of Alternates" be moved before "Election of Officers." This change is reflected below

4. Order of Business / Updates

a. Committee Resignations

Becky Crockett reported that three resignations were submitted and subsequently recognized by the Board of Commissioners (BOC): George Rhodes, Mary Rowe, and Karl Popoff.

b. Board of Commissioners – Appointment of Alternates

Becky reported that the BOC appointed the two alternates, considering the resignations noted above: Samuel Strom and Lauren Paulson.

There are now no alternates on the committee and there is an open slot for a local Business Owner. Becky encouraged committee members to submit names of candidates.

c. Election of Officers

The position of Chair was vacant due to George Rhodes resignation. The floor was opened for nominations.

- Connie Hunter was nominated by D'Allen Nedervelt and was seconded by Cora Rose. Connie was elected by a unanimous vote.

Because Connie Hunter was serving as Vice Chair her election as Chair created a vacancy for that position. The floor was opened for nominations

- Hank Cunningham was nominated by Rob Foster and seconded by Connie Hunter
- Janece Payne volunteered and was seconded by Adam Briggs
- Hank Cunningham was elected by majority vote and will now serve as Vice Chair.

d. Role of Secretary – Staff support vs. Committee Officer Position

Becky Crockett and Chair Hunter clarified Becky's role as County staff as compared to Rob Foster's role as Committee secretary

- Becky's role will be primarily as a technical liaison with county staff and BOC. Rob will be responsible to keep minutes and assist the Chair and Vice Chair

e. Role of Individual Committee Members

Each committee member shared a brief biography, including their position on the committee and interest and experience in housing-related issues.

During this portion of the meeting Adam Briggs asked that information be shared regarding the work of the Curry Housing Task Force. Chair Hunter and Rob will follow up and share that information with the group in a follow up email.

5. County Board of Commissioners – Liaison Report

No report was given.

6. Establish Committee Meeting Day/Time

Regular meetings will be held on the second Friday of each month from 2:00 – 4:00 pm.

7. Mission / Vision Goals

a. NeighborWorks Umpqua Presentation

Brian Shelton-Kelley gave a wide-ranging presentation regarding housing, housing initiatives, and answered questions about the previous and ongoing work of NeighborWorks Umpqua (NWU). The complete discussion can be heard/viewed on the recording, but a few highlights are noted:

- NWU understands the term “affordable housing” to refer to housing that’s designed or priced to accommodate households earning 60% or less than the Area Median Income (AMI).
- Brian highlighted the desirability of public/private partnerships
- Issues related to vouchers and the low-income housing tax credit program were presented and discussed
- At several points questions were raised and a discussion followed regarding the Borax/Lone Ranch project, including infrastructure development issues
- Brian gave an update on the planned hire by NWU of a Regional Housing Coordinator. He indicated that the plan remains in place for this person to serve as a hub for housing development along the south coast and that the job would be posted within the week.
- Questions were asked and a discussion followed regarding the challenges associated with attracting and incentivizing developers
- Questions were asked and a discussion followed regarding Workforce Housing. Brian noted that it is probably the most misunderstood and ill-defined term in the housing discussion, but it typically refers to the “middle market” between Affordable Housing and market-rate housing.
- Questions were asked and a discussion followed regarding important next steps for Curry County.
 - Brian responded by noting identification of available parcels suitable for larger projects (e.g., 40 units), which might attract a developer who could then pursue smaller projects concurrently
 - Identify most urgent target groups (Seniors, unhoused, etc.) and the surrounding supportive services along with regulatory and land use issues.
 - Dave Barnes asserted that the primary issues are availability of land and the lack of developers willing to build.
- Questions were asked and a discussion followed regarding the conversion of motels into housing (see public comments below, especially regarding Rogue Retreat.)
- Brian noted that NWU is also focused on home repair as well as construction

During this portion of the meeting several public comments and questions were posted via the Chat function of GoToMeeting, which are not included in the recording. All were from Beth Barker-Hidalgo and were shared verbally by Rob Foster during the meeting:

- *the City of Gold Beach owns a parcel on 4th St that could support (two fourplexes) I’m told.*
- *conversations about support services on ongoing as we speak. The CCOs, ORCCA, BHTF and the Coalition & Rogue Retreat are having these discussions.*
- *Has the City of Brookings dealt with their high development fees? Janell Howard had indicated there was an effort to address cost barriers. Has anything been done to address these disparities? Sewer connection fees are tremendously high and inequitable for multi-unit development versus single family home development.*
- *Project Turnkey app submitted to purchase Blue Coast Inn. A 37 unit motel in Brookings. Rogue Retreat is the applicant of name.*
- *The Coalition is working on land acquisition now. We have an application already to pull the trigger to purchase land and rehab an existing building into*

emergency/transitional housing. The County owns a 40 acres in Pistol River. Sell it or donate it to a future Curry land trust.

- *The Brookings Housing needs assessment called out a deficit of over 450 subsidized units in 2016.*
- *Thank you NWU - we have poor housing quality in our rental inventory.*

8. Housing, Long-term Sheltering

This agenda item was not addressed

9. Vision / Values/ Cultures

This agenda item was not addressed

10. Adjourn

Motion to adjourn was made by Carlton Strom and seconded by Janece Payne. Meeting was adjourned at approx. 4:02 pm.

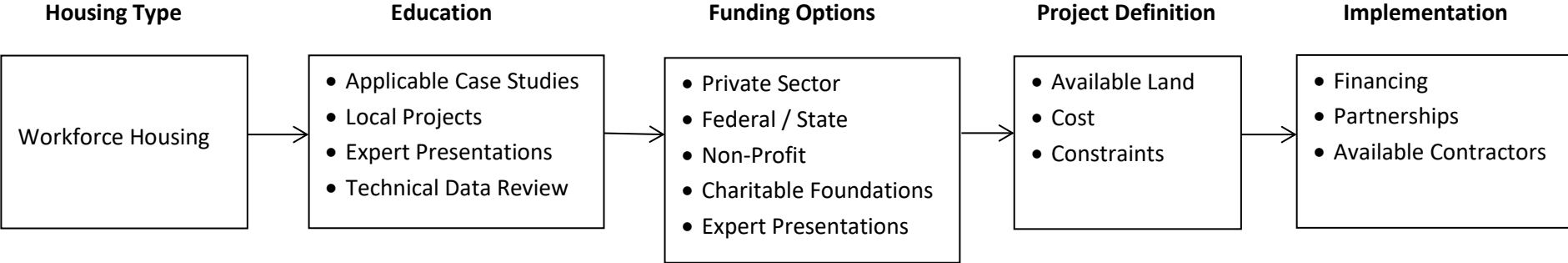
Next meeting:

Friday, March 12, 2021 from 2:00 to 4:00 pm at the Curry County Board of Commissioners Hearing Room and via teleconference.

Major Housing Types

- Homelessness
- Affordable – Household spends less than 30% gross income based on Area Medium Income (AMI)
 - Very Low Income (<50% AMI)
 - Low Income (<80% AMI)
 - Moderate Income (80-120% AMI)
- Veteran Housing
- Temporary/Transitional Housing
- Supportive Housing (can include disabled & special needs groups)
- Senior Housing – 62 and older
- Workforce Housing – housing that is available near local jobs and affordable at local wages (30% of Income)
- Other

Committee Work Flow Strategy (Example)



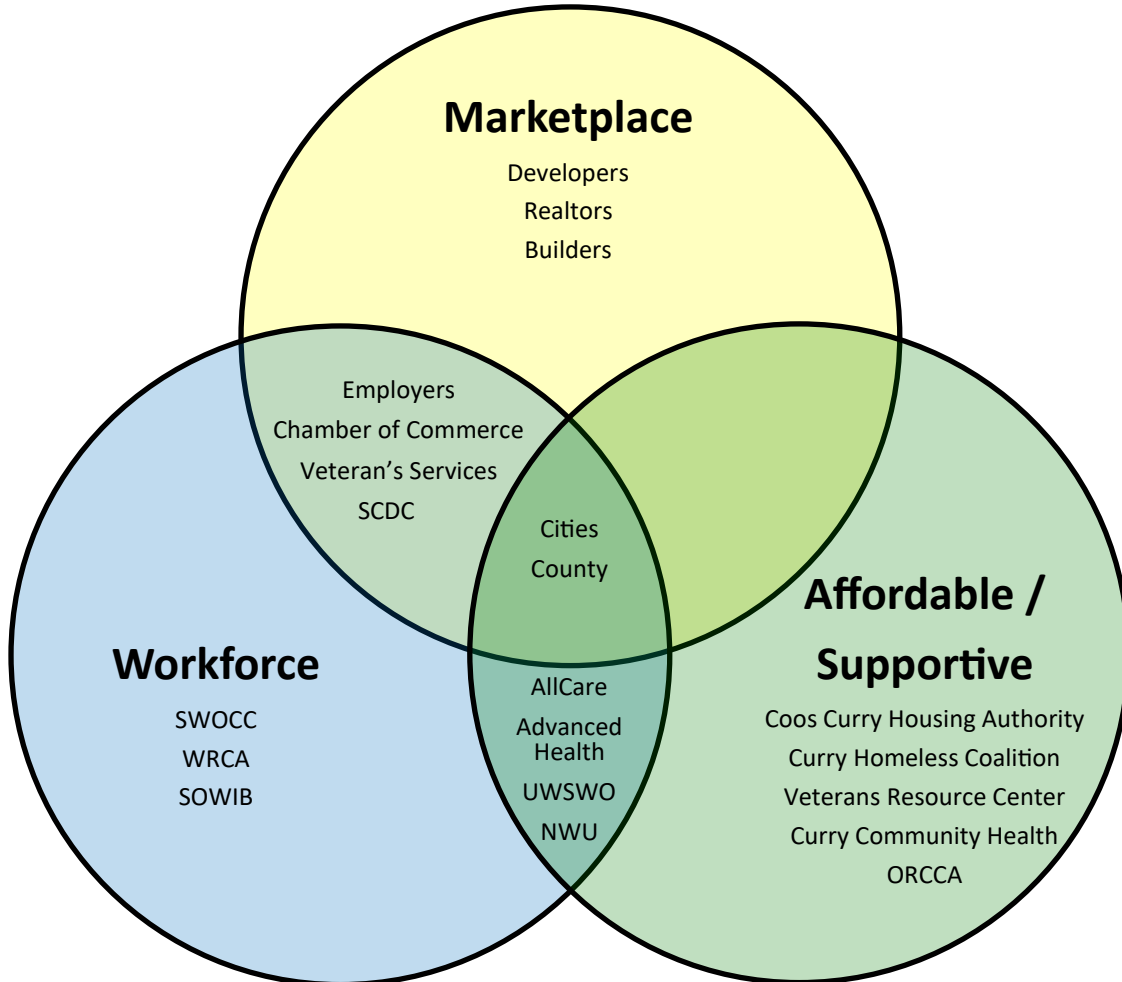
Marketplace = 120 % AMI (\$ 64,000 +)

Workforce = 60 - 120 % AMI (\$ 32,000 - 64,000)

Affordable/Supportive = < 60% AMI (< \$ 32,000)

* Figures based on a Area Median Income of \$53,400. For detailed AMI information: <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

* Category labels and percentages were developed in consultation with czb, authors of the Housing Action Plan. The plan can be viewed and downloaded here: <https://unitedwayswo.org/housing/>



Curry Housing Task Force

The Problem: *Inadequate housing presents a barrier to economic development, hinders the attraction and retention of working families, and contributes to the perpetuation of the poverty cycle.*

Our Purpose: *With the Curry County Housing Action Plan as a foundation, the Task Force will seek to catalyze and support efforts among like-minded partners to push forward opportunities for collectively beneficial housing development.*

Our Vision: *A community where everyone has a home.*

Note: *As a diverse stakeholder group, individual members may not align in all areas of housing focus. The intention of the Task Force is to identify opportunities of mutual benefit to some or all of its members and to pool resources toward common goals as appropriate.*