

Curry County Housing Committee
Minutes from April 9, 2021 meeting

Agenda and Meeting Minutes:

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

1. Call to Order / Roll Call / Welcome

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; and Brian Shelton-Kelley. Absent members included: Lauren Paulson. A quorum was present to conduct committee business.

Members of the public: Mike Lehman, NWU Regional Housing Coordinator; Patrick Wright, Operation Rebuild Hope; Jim Haley, Managing Partner, Elk Rover Property Development; and Ryan Baxter

2. Public Comment

Mike Lehman introduced himself and explained the first steps in forming a regional housing commission under the leadership of NeighborWorks Umpqua. The goal is to form the initial commission by June 2021.

Patrick Wright introduced himself and gave a brief explanation of the current work of Project Rebuild Hope and their plans to expand into Douglas and Curry Counties.

3. Changes to Agenda

4. Order of Business / Updates

a. GoToMeeting Link

The meeting link will always be shared on the agenda and the committee website (see below)

b. Curry County Housing Committee Website

Website is live and can be found by searching for "Curry County Housing Committee" in any search engine or via [this link](#)

c. Project Turnkey Letter of Support – Beth Barker-Hidalgo, Curry Homeless Coalition

Chair Hunter shared that Beth is asking for a letter of support from the committee to accompany a grant proposal to the Oregon Community Foundation for Project Turnkey funding. Becky proposed that we ask Beth to provide a draft for the committee to consider. Cora Rose volunteered to work with Beth to produce the draft letter to be distributed in advance of our next meeting.

Vice-chair Cunningham motioned that we ask Beth to produce a draft letter of support, Cora Rose seconded. Motion passed unanimously.

d. Summary of Action Items from Last Meeting (March 19th)

See attached.

5. What is Affordable Workforce Housing – Hank Cunningham

Vice-chair Cunningham explained the definition of Workforce Housing used by the previous Curry Housing Task Force: 60% - 120% of Area Median Income (AMI). He proposed that we use this definition and, as discussed at the previous meeting, set this category of housing as a priority with a particular focus on the lower end of 60% - 80% AMI, what could be labeled Affordable Workforce Housing.

Also noted was the impact of Oregon House Bill 2003. Implementation of this legislation, which began in March, will require local governments in Oregon to produce a Regional Housing Needs Analysis (RHNA). According to Vice-chair Cunningham, our committee should understand that Curry County, along with many other localities in the state, will be obligated in the future to work towards correcting the current imbalance in terms of affordability of our local housing stock.

6. Pacific Gales Housing Project – Jim Haley

Becky invited Jim to share with the group regarding the Pacific Gales housing project currently in development. Included was a discussion of the land lease agreement with the county, as an example of how public-private agreements can help lower development costs.

7. Market Impacts to Planned Workforce Housing – Becky Crockett

Becky shared how the developments listed below were originally promoted, at least in part, as workforce housing, but market pressures have caused prices to rise beyond the range of that category.

- a. Alderwood Subdivision – Brookings
- b. Pacifica at Rogue Reef Subdivision – Gold Beach
- ~~c. Langlois – Opportunity Zone Mobile Home Park~~
- d. Breakers Subdivision – Gold Beach

Part of the discussion was an acknowledgment that some form of subsidy is necessary in order to meet the price or rent goals appropriate to workforce housing.

8. Adjourn

Motion to adjourn was made by David (D’Allen) Nedervelt and seconded by Hank Cunningham. Meeting was adjourned at approx. 4:04 pm.

Next meeting:

Friday, May 14, 2021 from 2:00 to 4:00 pm at the Curry County Board of Commissioners Hearing Room and via teleconference.

Minutes submitted by: Rob Foster, Secretary