



MINUTES
OXFORD HOUSING ADVISORY COMMISSION
20 SOUTH ELM STREET
THURSDAY, MARCH 5, 2026 AT 5:00 PM

Approval of Agenda

Members Present: Mary Piper, Ann Fuehrer, Nicola Rodriques, Anne Bailey, Jason Bracken, Roxanne Ornelas, Jock Pitts, and Cathryn Loucas.

Staff Liaison: Jessica Greene

Called to Order at 5:04 PM

Approval of Agenda:

First: Roxanne Ornelas

Second: Mary Piper

Modification: Add announcements

Approved with modification

Approval of Minutes

Approval of Minutes:

First: Jason Bracken

Second: Anne Bailey

Approved

1. Minutes from the February 5th, 2026 Meeting

New Business

Announcements:

Jessica updated the commission on the need to delay the groundbreaking for the New Roots development. They are experiencing significant cost overruns in their estimates due to the need for fill and the prevailing wage requirement. Inclusive Housing Resources is actively researching alternatives, including connecting the sewer at Fuller Way and installing a lift station, and seeking additional quotes for the site development. We will know more in a few weeks.

Ann F. updated the commission on the adoption of the amended establishing ordinance, which updates the membership provisions for HAC. This will go into effect on April 3, 2026.

There were questions about the next steps. Jessica advised that the commission wait until June, when there are some vacancies and renewals, and “clean up” the membership then.

1. Affordable Housing Trust Fund Discussion

Jessica gave a presentation on the Affordable Housing Trust Fund and other funding sources for affordable housing. PowerPoint is attached.

Jason asked if the tax records of income from short-term rentals are public. Jessica did not know and will ask.

The Commission then began discussing its funding goals.

Jason Bracken suggested a 2-prong approach: Emergency Sheltering and developing affordable housing on the city-owned 47 acres.

Roxanne Ornelas agreed with this approach and expanded the request for the 47 acres to include multi-generational, multi-income, multifamily housing. Jason emphasized the importance of setting realistic goals to ensure a project is completed.

Jessica reminded the commission of past conversations about the goal of a Request for Qualifications for a developer for 90% Market Rate Housing and a 10% set aside for affordable housing. The commission would need to establish what “affordable ” means using an Area Median Income metric. Jessica stated that, in most of these set-aside arrangements, affordability is 60-80% of AMI, but the commission can decide.

There was then a discussion regarding AMI levels, and it was noted that Park View Arms was 30% AMI.

There was then a discussion about selling the land, using the proceeds for future affordable housing developments, or donating the land to increase affordable housing. It will be a balance, and the commission decided further conversation was needed.

2. Sheltering Discussion

The commission tried to discuss sheltering, but time was ending, and so the group decided to discuss sheltering models in April and funding in May.

Adjournment

Motion to Adjourn at 6:10 PM

First: Cathryn Loucas

Second: Roxanne Ornelas

Approved

Upcoming Meetings:

- Thursday, April 2nd, 2026 at 5 PM
- Thursday, May 7th, 2026 at 5 PM



Affordable Housing Trust Fund Review

Affordable Housing Trust Fund

Was established via Resolution 4293 in 2007.

Will provide financial assistance to developers to provide affordable housing units and to maintain affordability within the proposed developments in the city of Oxford.

Revenue Source:

Contributions from the 1/2 the lodging tax on Short Term Rentals.
(Rationale – perception that STRs are taking away housing)

- By state statute, the other 1/2 needs to go to tourism advancement
(Enjoy Oxford)

Typically, around \$30K each year.

Current Balance:

\$87K

Budgeted Expense

STR software.

- Used to be \$19K a year. Canceled this software
- Now \$10,000 a year. \$2,500 for payment software, \$7,500 to “find” STR

6 months of property tax for 5234 Hester Rd. \$422.12

Remaining balance estimate: \$76.5K

Other funding sources that *could* be used for housing

Opioid Fund:

Current balance \$139K

Brings in, on average, \$30K a year

Expenses need to be tied to address the negative impacts of opioid use.

Other funding sources that *could* be used for housing

American Rescue Plan Act Interest

Current balance \$111K

Will earn interest while we are finalizing ARPA projects. Will end after September. (Anticipate +\$10K in 2026)

ARPA interest has no restrictions.

2026 research ...

By June 2026, HAC will recommend to Council approaches for assisting those who are unhoused- explore shelter models, partnerships, funding, scope and size.

Will make reaccommodation to Council including operation models and budgetary needs.

Questions/Comments/Discussion