



CITY OF REDMOND
Community Development Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES
July 21, 2017

411 SW 9th Street, City Hall Conference Room 210, Redmond, Oregon

Members Present: Vice-Chair Joni Powell, Steve Curley, Suzanne Michaels, Lori Scharton, Geoff Wall
(*absent: Chair Whitney Swander, Diana Barker, Charlene Hunter; 1 vacancy*)

Youth Ex Officio: Vacant

City Staff: Katie McDonald, *Assistant Planner*; Deborah McMahon, *Principal Planner*; Jodi Burch, *Finance Department*; Cameron Prow, *TYPE-Write II*

Visitors: None

Media: None

(Agenda items appear in the order discussed. The 3 digits after a motion title show the number of committee members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Vice-Chair Powell called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 3:15 p.m. with a quorum of members (5 of 8) present.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

1. May 18, 2017

Motion 1 (5/0/0): Mr. Curley moved to approve the May 18, 2017, minutes as written. Ms. Michaels seconded the motion which passed unanimously.

DISCUSSION ITEMS

6. Planning Commission Update – Density Overlay Zone

Ms. McMahon said the Planning Commission was studying the potential for adding higher-density development areas. She presented the staff report, Redmond Zoning and Comprehensive Plan map, and draft Higher Density Overlay Multifamily Design Guidelines. Her discussion covered current density levels, community needs, candidate areas, current and upcoming projects, and the review process. She reported planning commissioners have agreed higher-density development should be dispersed across the community. Staff research indicated developers would support increasing density from 25 to 30 units per acre. Several developers are interested in moving forward with higher-density projects. She discussed City efforts to reduce barriers. Utilizing single-family home and duplex design review requirements for triplexes would reduce the permitting cost by about \$5,000. Planning Commission will hold a public hearing on August 28, 2017.

Committee concerns included City water and sewer system capacity, number of units that could be built, rental rates of new units, when the higher-density overlay would be available, availability of new low-income senior housing, impact of higher-density overlays on the affordable housing supply, and why fourplexes required a special site design review process.

Motion 2 (5/0/0): Ms. Scharton moved to recommend the Redmond Planning Commission consider adding fourplexes to the list of exemptions from site plan review. Motion 2 failed due to lack of a second.

Motion 3 (5/0/0): Mr. Curley moved to recommend the Redmond Planning Commission include fourplexes as being exempt from site design and review along with the single-family dwellings, duplexes, and triplexes located in 8.3010(3). Ms. Scharton seconded the motion which passed unanimously.

1. Minor Amendment – J Bar J and Thrive

Ms. McDonald explained the need for two minor amendments to the current project scopes for United Way of Deschutes County (Thrive program) and the J Bar J acquisition. No fiscal impact was identified for either minor amendment.

- **United Way of Deschutes County** was awarded \$10,000 in Program Year (PY) 2016-2017 to provide outreach services in the Redmond Branch of Deschutes Public Library. Thrive would like to add outreach (an additional staff member) being done at Jericho Table, a meal service site) while continuing its library outreach. Staff recommended approving the minor amendment.
- **J Bar J Youth Services** was awarded funding in PY 2016-2017, through a reallocation process, to acquire a residence to serve homeless youth ages 17-24. J Bar J has acquired the residence and would like the flexibility to serve the most vulnerable population within its service spectrum when a vacancy occurs at this house. Any person or household housed would still qualify for low AMI (Average Median Income) and Category 3 homeless as defined by HUD (U.S. Housing and Urban Development). Staff recommended approving this minor amendment due to J Bar J's continued focus to serve low AMI and HUD Category 3 homeless populations.

HCDC members discussed potential impacts of the proposed amendments.

Motion 3 (5/0/0): Mr. Wall moved to approve the minor amendments requested by United Way of Deschutes County and J Bar J Youth Services, Inc. Ms. Michaels seconded the motion which passed unanimously.

2. Draft 2017-2018 Annual Action Plan

Ms. McDonald presented the draft 2017-2018 Annual Action Plan for Year 4 of the 2014-2018 Consolidated Plan for the City of Redmond Community Development Block Grant (CDBG) Program. She announced the City received a new allocation of \$222,670 and explained the slight changes made to Redmond's projected allocations for PY 2017-2018. Her discussion included barriers Redmond has experienced in applying for housing projects and impact of HUD requirements and timelines on large projects. Chair Swander will make a presentation at the July 25 City Council meeting.

Committee concerns included if prior-year funds could be rolled over to the next program year, deletion of the last paragraph before the "Discussion" heading on Page 35, and approval timelines for the City's annual action plan and the consolidated plan amendment.

3. Timelines for 2017-2018 Plan Year

Ms. McDonald presented and reviewed the CDBG Program timeline for PY 2017-2018, which did not include the affordable housing work being done by the HCDC. She asked committee members to suggest potential speakers.

Mr. Curley recommended Lorelei Juntunen, ECO Northwest, and Erin Foote Morgan, executive director of Bend 2030.

4. Affordable Housing Workshop With City Council

Ms. McDonald shared the PowerPoint presentation she and Chair Swander made, with help from Community Development Director Kate Porsche and City Manager Keith Witcosky, to Council. The presentation was entitled "Housing in Redmond: Tools and Resources for Incenting Production." Next steps will include identifying needs, determining housing priorities and setting numeric goals, and shaping programs in alignment partners. She emphasized the need for all groups to work together.

Committee discussion covered who sets goals and how land use goals will be enforced.

Ms. McDonald explained that consolidated plan goals were recommended by the HCDC and set by Council and HUD. Land use goals were incorporated into the comprehensive plan which was evaluated by the state. The City was in the process of updating its comprehensive plan and there were opportunities for public involvement.

5. HCDC Role in Affordable Housing Plan – Housing Opportunities

See discussion under Agenda Item 4 above.

7. Affordable Housing Work Group Updates

- **Central Oregon Health Council:** Mr. Wall said he attended today's meeting of this group which has been authorized to have some governance over \$250,000 of regional health improvement dollars. COHC is working through a process of how to evaluate proposals and what the recommendation would look like when it was presented to the ops committee. Scott Aycock, Central Oregon Intergovernmental Council, said Meyer Memorial Trust denied COIC's application for a grant to fund a regional housing needs assessment. COIC is now looking for other ways to fund this assessment. Housing Works donated some cash. One of the suggestions was for COIC to request funding assistance from the communities that will benefit from the regional assessment.
- **City Club of Central Oregon:** Ms. McDonald and Mr. Curley recapped discussion at the last meeting about Redmond's housing situation.

COMMITTEE COMMENTS

Mr. Wall announced the grand opening of Housing Works' new Cook Crossing: August 3, 10 a.m.

STAFF COMMENTS

Ms. McDonald informed committee members that they had a full agenda for the August meeting, which made it important for everyone to attend. Due to the upcoming eclipse event on August 21, members recommended rescheduling their August 18 meeting.

Next meeting: to be determined by Doodle poll.

ADJOURN

With no further business, Vice-Chair Powell adjourned the meeting at 4:45 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me
this 23 day of August, 2017.

ATTEST:

/s/ Whitney Swander
Whitney Swander
Chair

/s/ Katie McDonald
Katie McDonald
Assistant Planner