



CITY OF REDMOND
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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE **MINUTES**

May 18, 2018

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

Members Present: Chair Whitney Swander, Diana Barker, Steve Curley, Charlene Hunter (*absent: Vice-Chair Joni Powell, Suzanne Michaels, Geoff Wall; 2 vacancies*)

Youth Ex Officio: Yilun “Hanna” Cao

City Staff: Jodi Burch, *Finance Department*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Ginny McPherson, *City Council Liaison*; Marion Tripp

Media: None

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

CALL TO ORDER – INTRODUCTIONS

Chair Swander called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 3:10 p.m., Friday, May 18, 2018, with a quorum of members (4 of 7) present.

CITIZEN COMMENTS

Ms. Tripp said she was interested in Chair Swander’s suggestion about private people providing basic-item moving kits. She was very concerned that Redmond provide low-cost housing (apartments) and housing for the homeless. Businesses hiring low- or minimum-wage workers are having difficulty finding workers due to rental costs. Redmond could be a model for other small communities struggling with the same issues. The new apartment building at the corner of 7th Street and Antler Avenue was pretty on the outside but poorly designed inside. The monthly rents were supposed to be lower than \$1,600 but one of the employees told her the rental rates were higher.

Chair Swander thanked Ms. Tripp for sharing her concerns and explained the committee’s role in lowering barriers and considering strategies to provide more affordable housing.

APPROVAL OF MINUTES

1. April 20, 2018

Motion 1 (4/0/0): Mr. Curley moved to approve the April 20, 2018, minutes as presented. Ms. Barker seconded the motion which passed unanimously.

DISCUSSION ITEMS

1. House Bill 4079 Update

Mr. Witcosky said the submission deadline was extended from June 1 to July 1. He reported Planning Manager Deborah McMahon had been working with Pahlisch, Hayden, Housing Works, and other developers to figure out which one(s) want to build the desired products. City staff will meet with Deschutes County on June 6 to formally request donation of the land. The formal

application will be submitted for Council approval in late June. If Redmond is selected, next steps would be to secure a Master Developer which would coordinate the development teams building out different components. Central Oregon Intergovernmental Council committed in May 2018 to provide the same level of transit services to this property as in the rest of the City. Application highlights will be provided to the HCDC at its June meeting.

HCDC concerns included level of compensation for the Master Developer. Mr. Witcosky replied the compensation would come from transactions between the master developer and individual development parcels.

2. SDC Affordable Housing Credits

Ms. Burch presented a table entitled “SDC Bank for Affordable Housing as of May 18, 2018” and explained how buydown of system development charges worked. The Juniper Lane project currently being done by Habitat for Humanity received a 50% SDC credit. Approximately \$46,000 in SDC credits are still available.

Committee concerns included the source of SDC credits, other funding resources, and how the City promotes SDC credit availability (inform new nonprofit developers, Central Oregon Builders Association, City website).

3. NSP3 and CDBG Funding Update

Ms. Burch said the status of the transition of Neighborhood Stabilization Program (NSP) 3 funds to the CDBG (Community Development Block Grant) program was unchanged from what she reported at the April meeting.

Member concerns included the process after the funds have been transitioned, if NSP3 and CDBG timelines would align so funds could be combined to provide a bigger impact, and how the City would track the impact. Chair Swander requested ongoing reports on this topic.

Ms. Burch said she expected Redmond’s CDBG award for fiscal year 2018-2019 to be 19% larger than the one for fiscal year 2017-2018. She outlined HUD’s process timeline. HCDC will review the CAPER (Consolidated Annual Performance and Evaluation Report) at its August meeting. The public comment period for the CAPER will start in September 2018.

4. Draft PY 2018-19 Annual Action Plan

Ms. Burch presented the draft annual action plan for Program Year (PY) 2018-2019 and outlined the City’s review process. The plan will be provided in both English and Spanish. She requested HCDC feedback on the PY 2018-2019 annual action plan so she could update the draft plan before the June 15 HCDC meeting. Council will review the annual action plan on June 26. HUD must receive the PY 2018-2019 action plan by June 30, 2018.

5. Housing Toolkit Work Plan Discussion

Mr. Witcosky suggested the HCDC host panel discussions on creative ways (financial tools, planning models) to increase the affordable housing supply. Council is opposed to a construction excise tax due to the increase in development costs. He said the biggest barrier to affordable housing was having enough government resources to subsidize such housing.

HCDC concerns covered potential panelists, ways to reduce barriers to affordable and low-cost housing, potential funding sources (panelist suggestions, construction excise tax), and working with DURAC (Downtown Urban Renewal Advisory Committee) and the Planning Commission on shared housing priorities (number and diversity of units). Chair Swander e-mailed information to Ms. Burch on “missing middle housing” from a recent speaker at a Bend 2030 meeting.

COMMITTEE COMMENTS

Ms. Hunter said she invited a builder to serve on this committee and was told he was “too busy for that.” Ms. Burch passed around a handout that listed HCDC membership requirements.

Ms. Cao said this was her last meeting. She thanked the City for the opportunity to learn more about how government works. Chair Swander asked how the City could attract more students to serve on this committee as ex officio members. Ms. Cao suggested high school students interested in housing and government with good English skills who were not shy about speaking up. Mr. Curley suggested recruiting student ex officio members from high school students in government and civics classes.

Ms. Barker invited everyone to attend a music event at Windermere this evening, 4-8 p.m. Refreshments will be served.

STAFF COMMENTS

Ms. Burch said she was attending CDBG (Community Development Block Grant) training next week in Dallas, Texas, offered by the National Community Development Association. She met this week with the consultant who will help the City of Redmond prepare its next five-year consolidated plan.

Ms. Burch reminded committee members they were subject to Oregon Public Officials laws and regulations. She will forward an e-mail from the City Recorder regarding their election roles and campaigning during the upcoming election season to the HCDC.

Next HCDC meeting: Friday, June 15, 2018, 3 p.m.

ADJOURN

With no further business, Chair Swander adjourned the meeting at 4:20 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 21st day of September, 2018.

ATTEST:

/s/ Whitney Swander
Whitney Swander
Chair

/s/ Jodi Burch
Jodi Burch
Accounting & Financial Reporting Director