



CITY OF REDMOND
Finance Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE **MINUTES**

October 19, 2018

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

Members Present: Chair Whitney Swander, Heather DeWolf, Jim Long, Marion Tripp, Geoff Wall
(*absent: Vice-Chair Joni Powell, Diana Barker, Steve Curley, Suzanne Michaels*)

Youth Ex Officio: *Vacant*

City Staff: Jodi Burch, *Accounting & Financial Reporting Director*; Cameron Prow, *TYPE-Write II*

Visitors: None

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 3:03 p.m., Friday, October 19, 2018, with a quorum of members present (5 of 9). She welcomed new members – Ms. DeWolf, Mr. Long, and Ms. Tripp – and thanked them for volunteering.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

1. September 21, 2018
Motion 1 (3/0/2): Mr. Wall moved to approve the September 21, 2018, minutes as presented. Ms. Tripp seconded the motion which passed with Ms. Swander, Ms. Tripp, and Mr. Wall voting in favor, none opposed, and Ms. DeWolf and Mr. Long abstaining due to their absence from the September meeting.

PRESENTATION

None.

DISCUSSION ITEMS

1. House Bill 4079 Update
Ms. Burch said Oregon HB 4079 allows two cities, one under 25,000 population and one over, to apply for expedited entry of land into the UGB (urban growth boundary). That land's primary purpose would be for low-income or affordable housing. Redmond and Bend (both over 25,000) both applied and made presentations before the Oregon Land Conservation and Development Commission (LCDC). LCDC is expected to make a decision in November 2018. State Senator Tim Knopp is supporting a change in the threshold population to 30,000, which would make Redmond to be the only "small city" applicant. Redmond is looking at a 40-acre county-owned

property in north Redmond east of Highway 97. The City's proposal included 485 housing units; however, the City would have to fund all development and management costs. She will e-mail LCDC's decision as soon as it is available.

HCDC discussion covered the type of sewer (gravity vs. pump stations) and length of time before new housing units would be available.

2. Approval of Draft Program Year 2018-19 Amended Annual Action Plan

Ms. Burch said the HCDC Scoring Subcommittee (Suzanne Michaels, Joni Powell, Marion Tripp) reviewed six applications for land acquisition (3 for affordable housing, 2 for transitional housing, 1 for a public facility) on October 10. City staff determined all six applications met CDBG (Community Development Block Grant) eligibility in alignment with National Objectives and City Consolidated Plan Goals. The subcommittee recommended funding the highest-scoring project and a contingency project in case the first project could not move forward in a timely manner. The project scoring 98 was Housing Works' proposal to purchase about 2 acres of land (intersection of 5th Street/Greenwood Avenue) and build 48 rental units for households earning at/below 80% Area Median Income (AMI). The next-highest-scoring project at 90 was Housing Works' proposal to purchase about 3 acres of land (near Canal Boulevard/Obsidian Avenue) and build 50 units of housing for households earning at/below 80% AMI. She outlined next steps in the review process, the first of which will be a City Council public hearing on November 27, 2018. She explained to newer members why the City's Annual Action Plan had to be amended.

Mr. Wall reported Housing Works presented a proposal to the DURAC (Downtown Urban Renewal Advisory Committee) Scoring Subcommittee on October 17, 2018.

HCDC comments covered the larger number of applications, how smaller Redmond-based service providers could compete with larger organizations, and the impact of HUD (U.S. Housing and Urban Development Department) caps on Redmond funding limits.

Motion 2 (4/0/1): Mr. Long moved to recommend the Community Development Block Grant Program Year 2018-19 Amended Annual Action Plan to City Council for approval. Ms. DeWolf seconded the motion which passed with Ms. DeWolf, Mr. Long, Ms. Swander, and Ms. Tripp voting in favor, none opposed, and Mr. Wall abstaining.

3. House Bill 4006 Survey

Ms. Burch discussed the background of HB 4006 and its requirements for rent-burdened cities to conduct annual meetings with stakeholders, partners, and citizens to discuss causes of, barriers to, and potential solutions for increasing affordable housing. Approximately 33% of Redmond residents are rent-burdened since they pay more than 50% of their income toward housing. Potential partners included Housing Works and COIC (Central Oregon Intergovernmental Council). She requested feedback on the proposed survey questions.

HCDC members commented that market rate depends on Redmond incomes and family sizes; primary housing needs should include permanent supportive housing, memory care, and adult foster homes; and the impact of a shadow inventory. Chair Swander asked staff to bring back key questions before the November 16 meeting for additional committee feedback.

COMMITTEE COMMENTS

Ms. DeWolf suggested moving the committee's meeting date to a Tuesday, Wednesday, or Thursday. Chair Swander agreed this idea was worth considering, given the change in committee membership over the last few years.

STAFF COMMENTS

Ms. Burch summarized what she learned from attending the last League of Oregon Cities meeting.

ADJOURN

Next HCDC meeting: Friday, November 16, 2018, 3 p.m.

With no further business, Chair Swander adjourned the meeting at 4:17 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me
this 21 day of August , 2019.

ATTEST:

 /s/ Whitney Swander
Whitney Swander
Chair

 /s/ Jim Long for:
Jodi Burch
Accounting & Financial Reporting Director