



CITY OF REDMOND
Community Development Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

September 16, 2016

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

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

Youth Ex Officio: Vacant

City Staff: Chelsea Dickens, *Grant Program Coordinator*; Katie McDonald, *Assistant Planner*; Deborah McMahon, *Planning Manager*; Jodi Burch, *Deputy Director-Central Services*; Cameron Prow, *TYPE-Write II*

Visitors: Anne Graham, *City Council Liaison*; Graham Fox, *Deschutes Public Library System*; Charlene Hunter; Sarah Kelley, *United Way*; Margaret King; Grant Larson, *Cascades East Transit*

Media: None

(The 3 digits after a motion title show the number of members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Swander called the HCDC meeting to order at 3:10 p.m. with a quorum of members (6 of 7) present.

CITIZEN COMMENTS

None.

ACTION ITEMS

A. May 20, June 17, and August 29, 2016

Motion 1 (6/0/0): Mr. Wall moved to approve the May 20, June 17, and August 29, 2016, minutes as presented. Mr. Curley seconded the motion which passed unanimously.

C. July 15, 2016

Chair Swander requested correction of Page 2, ACTION ITEM A, Paragraph 4, Sentence 2, to read: "She and Ms. McDonald attended the homeless leadership coalition meeting on July 8, 2016, and presented the RFP to let people know it will be coming out."

Motion 2 (6/0/0): Ms. Michaels moved to approve the July 15, 2016, minutes as amended. Mr. Wall seconded the motion which passed unanimously.

DISCUSSION ITEMS

1. CDBG Request for Proposals Status Update

Ms. Dickens said the purpose today was to consider a recommendation to City Council to accept projects for the reallocation of \$207,760 of Community Development Block Grant funds for fiscal years 2014-2015 (\$102,727) and 2015-2016 (\$105,033). The reallocation was caused by the original subgrantee's declining CDBG funding for its affordable housing project. She summarized

the CDBG purpose, national objectives, eligibility requirements, priority needs, proposal selection criteria, and City review process/timeline. Following a City Council public hearing on November 1 and acceptance by HUD (U.S. Department of Housing and Urban Development), the funded project would begin on January 1, 2017. All funds must be spent by March 31, 2017. The CAPER (Consolidated Annual Performance and Evaluation Report) is due to HUD by September 29, 2017. One applicant met the reallocation proposal deadline of September 2, 2016. The evaluation subcommittee met with J Bar J Youth Services on September 14 and scored its proposal for \$207,000 at 90.33. The subcommittee also recommended that HCDC hold a public hearing on October 21, 2016, to recommend draft substantial amendments to the CDBG plan.

HCDC concerns included when the reallocated funds would be available to the applicant, the demographic served by the applicant, and the importance of supporting homeless youth.

Motion 2 (6/0/0): Ms. Michaels moved to recommend that City Council fund the J Bar J Youth Services project for \$207,760 as part of the substantial amendments to the City of Redmond's CDBG annual action plans for program years 2014-2015 and 2015-2016. Ms. Powell seconded the motion which passed unanimously.

2. City Council Homelessness Work Session II Preparation

- **Homelessness Presentation:** Ms. McDonald said she and Chair Swander met informally with Redmond service providers and Redmond Police Department on September 13, 2016. Based on a recent survey, up to 150 homeless people are living in 80-100 camps east of town. The City is not providing direct oversight but is supporting continued dialogue that leads to practical solutions. The Shepherd's House is overseeing a faith-based effort to begin addressing temporary shelter needs during the winter months. Four local churches have agreed to take turns hosting a cold-weather shelter in Redmond when the outside temperature is at/below 32°F, starting November 1, 2016. A major financing challenge is the purchase of a van to use for picking up and delivering those who request shelter. Ms. McDonald said she would present the results of her research to committee members when data collection is complete. The date of the next work session with Council has not yet been determined.

Chair Swander said the meeting was well attended by direct service providers and police who are dealing with this population.

HCDC concerns covered improving awareness in the homeless population about services available and how to access them.

Ms. McMahon recommended sharing the information via social media outlets.

Ms. Hunter recommended contacting car dealerships to request donation of a van.

- **University of Oregon Sustainable Cities Initiatives Affordable Housing Report:** Ms. Dickens said the HCDC needed to update the City's affordable housing plan adopted in 2007. She summarized progress to date and presented the SCI students' report entitled "Meeting the Housing Needs of Redmond, Oregon – Suggestions for Providing Affordable Housing." Staff members are working to process the information and reformulate the short/mid/long-term strategies for practical application by the City. Redmond Urban Area Planning Commission will consider amendments to the development code on September 19, 2016. Some amendments are intended to make it easier to support programs to address homelessness in Redmond. To facilitate HCDC review of relevant code changes, she will send committee members a link to the Planning Commission's meeting packet.

HCDC concerns included the City's review process for development code updates, timeline, examples of cottage dwelling units, and potential density overlays along Canal Boulevard and other areas of the community. Members suggested inviting City Communications Manager Heather Cassaro to attend a meeting to improve her awareness of issues she will help support.

Ms. Hunter asked about public transit access. Ms. McMahon responded to her concern, noting this topic will be addressed during the City's update of its transportation system plan. Ms. McDonald said Central Oregon Intergovernmental Council, which operates Cascades East Transit, is open to route adjustments to accommodate people with accessibility issues.

3. ADA Transition Plan Update

Ms. Burch summarized activities conducted by the City's consultant this year. All streets have been surveyed and mapped digitally. Links with other groups, such as the City's Bicycle and Pedestrian Advisory Committee, are being explored. Staff are working to prioritize the identified deficiencies and develop a strategy plan that is aggressive, but realistic budgetwise. The next step will be to hold a public meeting in November 2016 to present the plan and get public support.

COMMITTEE COMMENTS

Mr. Wall reported Housing Works had started construction on its affordable housing project in front of Lowe's and expected to complete the project in June-July 2017. This project is intended to serve seniors 55 years and older who are at 50% AMI (average median income). Mosaic Medical will operate a clinic on the ground floor. Applications for rental units will be accepted in April-May 2017.

STAFF COMMENTS

None.

Next meeting: Friday, October 21, 2016, 3 p.m.

ADJOURN

With no further business, Chair Swander adjourned the meeting at 4:15 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 1st day of December, 2016.

ATTEST:

/s/ Stephen Curley for
Whitney Swander
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager