



CITY OF REDMOND
Community Development Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES
April 20, 2017

411 SW 9th Street, Civic Room 210, Redmond, Oregon

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

Youth Ex Officio: Vacant

City Staff: Katie McDonald, *Assistant Planner*; Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitor: Anne Graham, *City Council Liaison*

Media: Dave Morgan, *RedmondNewsToday.com*

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

CALL TO ORDER – INTRODUCTIONS

Chair Swander called the regular meeting of the Housing and Community Development Committee (HCDC) meeting to order at 10:04 a.m. with a quorum of members (7 of 8) present. Mr. Curley arrived at 10:04 a.m.

CITIZEN COMMENTS

Councilor Graham reported Jericho Road made a presentation at the last Council meeting. Council has been discussing the need for overview of all social service programs in the community. HCDC was loosely suggested as the overview body for the City but no action was taken.

Chair Swander said discussion last year indicated that issues would come to the HCDC before moving forward to Council. She asked what HCDC's role could be in getting regular updates.

Ms. McDonald suggested discussing HCDC's role more fully under Discussion Item 2 below.

ACTION ITEMS

1. Approval of Minutes

a. **March 16, 2017**

Ms. Powell requested correcting the last paragraph under STAFF COMMENTS to read:
"Next meeting: Thursday, April 20, 2017, 10 a.m."

Motion 1 (9/0/0): Ms. Barker moved to approve the March 16, 2017, minutes as amended. Mr. Curley seconded the motion which passed unanimously.

Mr. Curley recommended updating the officers listed on the meeting agenda to show Ms. Powell as the "Vice-Chair" instead of himself.

DISCUSSION ITEMS

1. City Council Goals

Ms. McDonald presented a handout, containing Council Goals & Objectives FY (fiscal year) 2017/18 for the Housing & Community Development Committee. Committee members may contact her if they have questions or want more details.

Ms. Powell asked what HCDC's role in the ADA (Americans with Disabilities Act) Transition Plan would be going forward. Ms. McDonald replied that HCDC's role was providing feedback during the public participation phase. Council has approved the ADA Transition Plan and is looking for ongoing funding. She offered to provide updates to the HCDC.

Councilor Graham suggested committee members assess whether HCDC goals were still aligned with those from the original Community Development Block Grant (CDBG) Task Force.

Mr. Curley suggested reviewing the original CDBG goals when the HCDC reviews its CDBG allocations. He said rent control legislation pending at the Oregon Legislature could, if passed, impact Redmond's affordable housing code.

2. Work Plan 2017-2018

Ms. McDonald provided brief updates on Actions in the 2016-2017 work plan and identified potential actions for the 2017-2018 work plan.

Committee suggestions for the 2017-18 work plan covered the Consolidated Plan – broaden parameters and goals, align application scoring criteria with goals, allow City to be an applicant, remove “amend 2014-2018 Consolidated Plan,” and add development of a new 5-year plan; ADA (Americans with Disabilities Act) Transition Plan – upgrade priority and explore funding options; and removing all actions completed by 6/30/17 unless they will be ongoing.

Chair Swander suggested a subcommittee to help staff amend the 2014-2018 Consolidated Plan. No one volunteered. Ms. McDonald said she would bring suggested guidelines to the May meeting.

3. CDBG Updates

a. J Bar J: Ms. McDonald said the purchase was finalized. J Bar J is doing maintenance and developing its program for this facility based on Redmond needs. The applicant plans to house 4-8 homeless youth ages 17-24. The City is working with HUD (U.S. Department of Housing and Urban Development) to assure the City remains in compliance.

HCDC members commended Ms. McDonald for her efforts.

b. Allocation: Ms. McDonald said the City had heard nothing about the next allocation.

c. Citizen Participation Plan: Ms. McDonald said this plan had to be amended to assure compliance with the amended Consolidated Plan 2014-2018. She outlined the review process needed for HCDC to, at its May meeting, forward its recommendations to Council.

d. Consolidated Plan Amendment: Ms. McDonald said the Consolidated Plan might need to be amended once Redmond is informed of its new allocation amount. HUD is publishing guidelines almost weekly. She's reviewing the City's current Consolidated Plan to identify potential amendments and will bring back recommendations for HCDC consideration.

HCDC members asked what would happen if the federal government cut off CDBG funding and what role the HCDC would have if the CDBG program was canceled.

4. Affordable Housing Updates

- a. **Housing 4 All:** Chair Swander said she attended the last meeting on April 10, 2017. Members of this group are key players from different housing groups across Central Oregon. COIC (Central Oregon Intergovernmental Council) is expecting to hear by June/July 2017 about the status of its grant request to the Meyer Memorial Trust. COIC wants to hire a consultant to do a regional housing assessment and outreach to help leverage funds across jurisdictions to meet regional needs.
- b. **Central Oregon Health Council – Housing:** Mr. Wall said COHC was in charge of distributing Medicaid (Oregon Health Plan) dollars across Central Oregon. The Regional Health Improvement Plan has nine pillars of health, one of which is Social Determinants. Housing Subworkgroup members included Housing Works (himself), Regional Health Improvement Council (Bruce Abernethy), Mosaic Medical, Pfeiffer & Associates, Jericho Road, and Bethlehem Inn. COHC is re-evaluating its grant process and has put a “hold” on issuing further housing grants until other regional health improvement pillars are funded or COHC receives more funding. He stated everyone involved believes housing is a key element to better health in the region.

Chair Swander said COIC had been approached about housing a regional workforce housing group. Members could include major employers, Workforce Investment Board, Economic Development for Central Oregon, and other groups. She reported asking what role cities would play. Concerns to date include barriers to growth in Central Oregon and how the region can address those barriers.

5. Services Update

- a. **Redmond Service Provider Meeting:** Ms. McDonald outlined the role of this group to encourage communication and coordination among entities providing direct service or outreach to the homeless community. Members included City and County law enforcement, faith-based and nonprofit providers, Oregon Department of Human Services, and Homeless Leadership Coalition. She summarized what this group was working on and where it might lead. Current meeting schedule: 10 a.m., 2nd Friday, Redmond Public Library.
- b. **City Council Work Session #3:** Ms. McDonald requested HCDC assistance in preparing for the next Council work session on homelessness.

Chair Swander and Ms. Hunter volunteered to work with Ms. McDonald to prepare for the May 30, 2017, Council work session on homelessness.

Following discussion, HCDC members generally agreed with the staff-proposed agenda: what is being done, next steps, results of the point-in-time count, and potential strategies/actions/policies for Council to implement to help find solutions.

COMMITTEE COMMENTS

Mr. Curley said the Small Business Development Center in Redmond hosted a Governor’s Marketplace on April 15, 2017. Businesses learned how to contract with public agencies from a finance panel.

STAFF COMMENTS

Ms. McDonald reported Neighbor Impact had a micro-enterprise loan application in the works. Neighbor Impact has produced an Answer Book

Ms. McMahan asked about the status of an information sheet about services a homeless person could easily access. Ms. McDonald said that sheet was a charge of the service provider group but no such

