



**CITY OF REDMOND**  
Community Development Department

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**HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE**  
**MINUTES**

**February 16, 2018**

Redmond City Hall, 411 SW 9<sup>th</sup> Street – Room 210, Redmond, Oregon

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

**Youth Ex Officio:** Yilun “Hanna” Cao

**City Staff:** Katie McDonald, *Grants Coordinator/Assistant Planner*; Jodi Burch, *Finance Department*;  
Deborah McMahan, *Planning Manager*; Keith Witcosky, *City Manager*; Cameron Prow,  
*TYPE-Write II*

**Visitors:** Ginny McPherson, *City Council Liaison*; Sloan Holloway

**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**

Ms. McDonald called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 3:05 p.m. on Friday, February 16, 2018, with a quorum of members (4 of 7) but without the Chair and Vice-Chair present. She stated both Chair Swander and Ms. Hunter were absent from today’s meeting due to other commitments.

Mr. Curley volunteered to serve as Temporary Chair and the members unanimously accepted his offer.

**CITIZEN COMMENTS**

None.

**APPROVAL OF MINUTES**

1. January 30, 2018

**Motion 1** (4/0/0): Ms. Barker moved to approve the January 30, 2018, minutes as presented. Ms. Michaels seconded the motion which passed unanimously.

**DISCUSSION ITEMS**

1. Welcome New Members and Council Liaison

Ms. McDonald welcomed Ms. Cao and Ms. McPherson.

Temporary Chair Curley passed control of the meeting to Vice-Chair Powell who arrived at 3:08 p.m.

2. Election of Chair and Vice-Chair

Ms. McDonald reported receiving an e-mail from Chair Swander, indicating she would be willing to serve as Chair for 2018.

**Motion 2** (5/0/0): Mr. Wall moved to re-elect the current Chair (Ms. Swander) and Vice-Chair (Ms. Powell) for calendar year 2018. Ms. Barker seconded the motion which passed unanimously.

3. 2017-2018 Recommendation of Funding

Ms. McDonald reported Vice-Chair Powell, Mr. Curley, and Ms. Michaels served on the subcommittee that met on February 13, 2018, to review the one proposal received. Ms. Burch and City Engineer Mike Caccavano also attended that meeting.

Subcommittee members discussed their reasons for the high score earned by the City of Redmond's proposal. The City proposed using the entire amount (\$144,736) to make ADA (Americans with Disabilities Act) infrastructure improvements and adding \$53,000 of its own funds. Reconstructing 66 curb ramps to ADA standards – primarily on Obsidian, Quartz, and Salmon Avenues – would improve safety and remove barriers. One of the reasons the City selected this area was based on public input about safety concerns. These streets connect with Canal Boulevard which will be reconstructed from Obsidian to Yew Avenue over the next year.

Ms. McDonald presented the staff report on the proposed Community Development Block Grant (CDBG) Substantial Amendment to the Annual Action Plan for Program Year (PY) 2017-2018. Her review included the background, how the City's proposal complied with regulatory requirements, outreach done to generate proposals, prior unsuccessful attempts to allocate these funds, fiscal impact, and scoring criteria. The City's proposal earned an average score of 94 (of 100) points possible. City Council's hearing on March 27, 2018, will serve as the final public comment opportunity for citizens.

4. Amendment to the 2017-2018 Annual Action Plan – Recommendation to City Council

**Motion 3** (5/0/0): Ms. Powell moved to recommend the Substantial Amendment to the 2017-2018 CDBG Annual Action Plan to City Council for Public Hearing and Resolution. Mr. Curley seconded the motion which passed unanimously.

5. Update RFP 2018-2019

Ms. McDonald said the first subrecipient workshop on the Request for Proposals for PY 2018-2019 was held this week. Neighbor Impact was the only attendee. The second subrecipient workshop will be held on February 21, 2018. She reviewed the funding to be allocated in accordance with Consolidated Plan goals of affordable housing, economic development, and ADA infrastructure. The City's deadline is August 16, 2018. She has not yet received confirmation about when the 2018-2019 funds will become available, which is dependent on release of the federal budget.

6. House Bill 4079

Ms. McMahon discussed the background, goal, and application process for Redmond to participate in the House Bill 4079 Pilot Program, passed by the Oregon Legislature in 2016. The City wants to address unmet affordable housing needs and protect a 40-acre parcel owned by Deschutes County from conversion to other uses. The parcel is on Urban Reserve lands in the Eastside Framework Plan. The biggest barrier to affordable housing is the cost of land. The City is negotiating with the county on the cost. Deschutes County and Redmond Economic Development, Inc., have submitted letters of support. The City's pre-application has been accepted. Redmond is competing against Bend and Eugene. The next step is to submit a draft plan for HCDC feedback. The full application is due by June 1, 2018, with an answer expected in January 2019.

Committee concerns included cost of acquiring the County-owned parcel, number of affordable housing units that could be built (affordable vs. market rate), housing types, compatible uses, zoning of adjacent lands, how to keep the land affordable, what happens when a homeowner sells and moves out of this area, projects like this in other states, and distance to the transfer station.

Mr. Holloway asked about developer incentives.

**COMMITTEE COMMENTS**

Ms. Barker forwarded a request from members of Leadership Redmond interested in serving on City committees if child care assistance was available.

Mr. Wall provided an update on Cook Crossing, which the HCDC supported very early on. Valentine’s Day festivities this week included a mixed-generation event. The seniors served as foster grandparents and students helped them learn how to use their iPhones to send photos to family members.

**STAFF COMMENTS**

Volunteer Appreciation/Ethics Training: Monday, February 26, 2018, 5-8 p.m., City Hall Room 207-208.

**ADJOURN**

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

With no further business, Vice-Chair Powell adjourned the meeting at 3:45 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 16<sup>th</sup> day of March, 2018.

ATTEST:

/s/ Whitney Swander  
Whitney Swander  
Chair

/s/ Jodi Burch  
Jodi Burch  
Deputy Director Central Services