



CITY OF REDMOND
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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

April 20, 2018

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

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

Youth Ex Officio Absent: Yilun “Hanna” Cao

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

Visitors: Matt Searfus

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 p.m., Friday, April 20, 2018, with a quorum of members (4 of 7) present. Ms. Barker, Vice-Chair Powell, and Mr. Curley arrived after approval of the minutes.

CITIZEN COMMENTS

Mr. Searfus said it had been a long time since he last attended and wanted to update himself on what was going on in Redmond.

APPROVAL OF MINUTES

1. March 16, 2018

Motion 1 (4/0/0): Ms. Michaels moved to approve the March 16, 2018, minutes as written. Mr. Wall seconded the motion which passed unanimously.

DISCUSSION ITEMS

1. House Bill 4079 Update

Ms. Burch said the state will select two communities for its pilot project: one under 25,000 population and one over 25,000 population (Redmond’s competitors: Bend and Eugene). She, Planning Manager Deborah McMahon, and City Manager Keith Witcosky met with Gordon Howard, Oregon Department of Lands, on April 20. During his visit to Redmond, Mr. Howard toured the Deschutes County-owned property the City wants to acquire and develop for affordable and market-rate housing. The City and the county are still discussing how the property would be transferred. Ms. McMahon has been seeking letters of intent or packages from multiple developers to demonstrate Redmond’s readiness to move forward. Central Oregon Intergovernmental Council/Cascades East Transit submitted a letter of intent to bring transit services to the site if Redmond’s application is successful. The City is on track to meet the June 1 application deadline, though the deadline might be extended a couple of weeks. Members will have the opportunity to review the application at their May meeting.

HCDC concerns included if Bend was requesting a land donation from the county and how/if this project benefited from earlier HCDC discussions about Redmond's housing toolkit.

Mr. Searfus asked if the City had a developer tied to the project already. Ms. Burch replied the City had not yet partnered with any developers.

2. Open Annual Action Plans Update

Ms. Burch reported the status of funds awarded over the last two Program Years (PY) to Neighbor Impact, Assistance League of Bend, Reach, Big Brothers Big Sisters, and the City of Redmond. With \$110,000 going to Neighbor Impact for its microenterprise loan program, the City expects to meet its May 1 fund expenditure requirements.

Committee concerns included funding available for PY 2018-2019. Mr. Wall said, based on the new federal spending bill just passed by Congress, the City was likely to get its full allocation. However, the spending bill will only fund programs through September 2018.

3. NSP3 Funding Update

Ms. Burch reported receiving an unofficial notice by e-mail from HUD (U.S. Housing and Urban Development) last week that the City's approximately \$250,000 in Neighborhood Stabilization Program (NSP3) funds will be transitioned to the Community Development Block Grant (CDBG) program. She identified the source of Redmond's surplus NSP3 funds. The City will have to follow the same RFP (Request for Proposals) process used to expend CDBG funds and comply with the same formula (public service, 15%; administration, 20%).

Chair Swander asked about aligning the CDBG timeline with the NSP3 fund conversion timeline to make more funds available for housing.

4. Calendar of Key Dates

Ms. Burch provided a calendar and outlined key milestones (HCDC approval, public comment periods, City Council approval, submittal to HUD) the City has to meet. The City has not received official notice about when CDBG funds for PY 2018-2019 will be available. She is researching consultants who might assist the City in developing the next five-year Consolidated Plan which is due to HUD on May 17, 2019.

Chair Swander said the goal in hiring a consultant was to open the Consolidated Plan so the HCDC could focus more of its time on other community development aspects.

COMMITTEE COMMENTS

Ms. Barker announced events taking place on April 21: 10 a.m.-1 p.m. – Free Document Shredding, Windermere, 821 SW 6th Street, and 9 a.m.-3 p.m. – Diego's 10th Annual Spring Fling Car Show.

Ms. Michaels requested information about a new park going in near Pershall Avenue. Mr. Wall said lots of land near the new park is due to be developed into a school and housing.

Ms. Burch said the location was identified in the Parks Master Plan. She added it is extremely rare for the City to have a chance to purchase multiple acres of property at one time. This purchase will allow the City to preserve open space for residents in an area where new development is planned.

Mr. Wall reported Housing Works recently applied for state home funds to build an eight-plex as Phase 2 of its project on Quartz Avenue to house residents with intellectual and developmental disabilities. All residents in the five-plex Housing Works built two years ago are fully employed and none has moved out.

This property is within walking distance of services and would line up well with the Canal Boulevard improvement project.

Ms. Cao reported she had been accepted at Ohio Wesleyan University on a scholarship.

CITIZEN COMMENTS

Mr. Searfus said he was representing homeless folks to get them into the rapid rehousing project. One of his ideas is to develop a group and some money to take care of issues that arise during or shortly after a home purchase (medical bills, inadequate furniture and supplies) at least during the first year.

Chair Swander suggested ways to engage the private sector, such as asking businesses to help with move-in kits containing basic items such as a coffeemaker, table, sheets, bathmat, etc. She discussed the P.R. advantage to businesses who deliver these items to new homeowners. She also noted the emotional impact of asking people to provide help to specific families, rather than donating items to a warehouse for future use.

STAFF COMMENTS

Ms. Burch asked members to help fill the two open committee positions. Applications are available at <http://www.ci.redmond.or.us/government/redmond-housing-and-community-development-committee>.

Ms. Barker said Rebecca was very interested. Chair Swander suggested encouraging a for-profit developer to apply.

ADJOURN

Next HCDC meeting: Friday, May 18, 2018, 3 p.m.

With no further business, Chair Swander adjourned the meeting at 3:38 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 20th day of June, 2018.

ATTEST:

/s/ Whitney Swander
Whitney Swander
Chair

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