



CITY OF REDMOND

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Housing and Community Development Committee Agenda
411 SW 9th St, Conference Room 210
Friday, January 18, 2019
3:00 – 4:30 pm

**HCD
MEMBERS**

**Whitney
Swander
Chair**

**Joni
Powell
Vice-Chair**

**Diana
Barker**

**Heather
Dewolf**

**Theresa
Thorson**

**Marion
Tripp**

**Geoff
Wall**

Vacant

Vacant

**Vacant
Ex-Officio**

	TIME	ITEM
	3:00 PM	CALL TO ORDER/INTRODUCTIONS
	3:05 PM	CITIZEN COMMENTS
	3:10 PM	APPROVAL OF MINUTES 1. October 19, 2018 2. November 16, 2018
	3:15 PM	DISCUSSION /ACTION ITEMS 1. Election of Officers 2. House Bill 4006 Update (Verbal) 3. CDBG Update (Verbal)
	4:00 PM	PRESENTATION
	4:15 PM	COMMITTEE COMMENTS
	4:20 PM	STAFF COMMENTS
	4:30 PM	ADJOURN
		Next HCDC meeting Friday, February 15, 2019 at 3:00pm

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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 _____ day of _____, 2018.

ATTEST:

Whitney Swander
Chair

Jodi Burch
Accounting & Financial Reporting Director



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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

November 16, 2018

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

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

Youth Ex Officio: Vacant

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

Visitor: Theresa Thorson

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

Ms. Burch called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 3:09 p.m., Friday, November 16, 2018, without a quorum of members present (4 of 9).

Mr. Curley volunteered to serve as Temporary Chair until arrival of Chair Swander or Vice-Chair Powell. Mr. Long, Ms. Michaels, and Ms. Tripp accepted his offer.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

1. October 19, 2018
Due to lack of a quorum, Temporary Chair Curley postponed approval of the October 19, 2018, minutes to the next meeting.

DISCUSSION ITEMS

1. House Bill 4079 Update
Mr. Witcosky reported the Oregon Land Conservation and Development Commission met today in Seaside, Oregon, and awarded the Affordable Housing Pilot Project to the City of Bend. He felt this was due to Bend's having more financial tools for affordable housing. Two cities over 25,000 population – Bend and Redmond – applied, but no city under 25,000 applied. Redmond is working with State Senator Tim Knopp to increase the population threshold from 25,000 to 35,000, which would make Redmond eligible for the under-35,000 category.

HCDC concerns included why Bend's application scored higher than Redmond's and how the infrastructure needed for development would be funded.

2. House Bill 4006 Update

Ms. Burch discussed new annual reporting requirements from Oregon Housing and Community Services (letter). At least 25% of renter households in Oregon cities over 10,000 population are severely rent-burdened. "Severely rent-burdened" means they are paying more than 50% of household income on gross rent. In Redmond, 33% of renter households (1,633 of 4,889) are severely rent-burdened (source: U.S. Census Bureau, 2012-2016 5-Year American Community Survey Estimates). She reviewed the purpose, reporting requirements, steps taken to date, what remained to be done, and outreach plans. Committee members will receive information about the public meeting that must be held before the end of 2018. She is interested in seeing a comparison of data results for all Oregon communities participating in this project. A full discussion (causes, consequences, barriers to reducing rent burdens, possible solutions) will occur before City Council on December 18, 2018, 6 p.m.

Ms. Burch said Redmond, and all other Oregon cities over 10,000 population, will also have to submit annual building permit data.

Committee members suggested posting flyers about this meeting at Redmond Senior Center and Opportunity Foundation.

3. CDBG Update

Ms. Burch reminded members the HCDC recommended, at its October 2018 meeting, to award funds to Housing Works for acquisition of the 5th Street/Greenwood Avenue property. The Downtown Urban Renewal Advisory Committee (DURAC) recommended the URA enter a negotiation period with Housing Works for acquisition of the URA-owned 5th/Greenwood property. Housing Works has proposed building 48 units of multi-family housing. The draft Amended Annual Action Plan is out for public comment and will be reviewed by Council on November 27, 2018.

HCDC concerns included the timeframe for expending the CDBG funds and the status of the environmental review.

Ms. Burch reported the City's external auditors reviewed the CDBG (Community Development Block Grant) program. The City has begun addressing areas noted for improvement. She is continuing to make monitoring visits to CDBG award recipients. She visited Neighbor Impact this week and reviewed some files regarding the micro-enterprise loan.

4. Call for Topics for Joint Meeting with DURAC

Ms. Burch discussed the value of HCDC members meeting with DURAC. Mr. Long, Ms. Michaels, and Ms. Tripp agreed to attend the DURAC meeting on December 10.

HCDC members requested an update on remodel of the New Redmond Hotel. Ms. Burch provided a brief summary and asked members to e-mail other topic ideas to her.

5. Membership Discussion

Ms. Burch said committee members whose terms expire the end of 2018 (Ms. Barker, Mr. Curley, Ms. Michaels, Mr. Wall) will receive a letter from the City Recorder, asking if they want to renew. She requested committee members let her know if they want to continue. Positions of members not reapplying will need to be filled for 2019.

PRESENTATION

None.

COMMITTEE COMMENTS

Mr. Long discussed how implementing a construction excise tax improved Bend’s ability to leverage funds for affordable housing. Ms. Burch said the HCDC discussed this idea in the past. Mr. Curley recommended the HCDC consider adding this tool to its affordable housing toolbox.

Ms. Michaels said she was not renewing. Her last meeting will be DURAC’s December 10 meeting. She has learned a lot during her tenure on the HCDC. She invited Ms. Thorson to attend today’s meeting. Ms. Thorson’s position as president of Redmond Senior Center Board of Directors would make her a good candidate.

Mr. Curley said he was one of the first members on this committee and has learned a lot. He commended Ms. Burch for her organization and detail management skills.

STAFF COMMENTS

Ms. Burch invited (handout) HCDC members to attend a Tiny House Villages presentation at Redmond Public Library, 827 SW Deschutes Avenue, 5-6:30 p.m., on Monday, December 3, 2018. She also shared a handout from THRIVE, one of HCDC’s grant-funded entities this year, which included a calendar of meeting times and places.

Mr. Witcosky said the Urban Renewal Agency was looking at putting \$2 million into the Housing Works project at 5th Street/Greenwood Avenue. He discussed other projects within the urban renewal district.

Upcoming HCDC meetings

- December 10 (Monday), 2018, 5 p.m. – joint with the Downtown Urban Renewal Advisory Committee
- January 18 (Friday), 2019, 3 p.m.

ADJOURN

With no further business, Chair Swander adjourned the meeting at 4:07 p.m.

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

ATTEST:

Whitney Swander
Chair

Jodi Burch
Accounting & Financial Reporting Director