



CITY OF REDMOND
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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 21 day of August , 2019.

ATTEST:

 /s/ Whitney Swander
Whitney Swander
Chair

 /s/ Jim Long for
Jodi Burch
Accounting & Financial Reporting Director