



**CITY OF REDMOND**  
Administration

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

**July 17, 2019**

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

**Members Present:** Chair Geoff Wall, Diana Barker, Heather DeWolf, Michelina Huffman, Rebecca Parker, Theresa Thorson, Marion Tripp (*absent: Vice-Chair Whitney Swander, Clair Sagiv*)

**Youth Ex Officio:** Vacant

**City Staff:** Jim Long, *Community Development Block Grant Coordinator*; John Roberts, *Deputy City Manager*; 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 Wall called the regular meeting of the Housing and Community Development Committee (HCDC) to order at 4:03 p.m., Wednesday, July 17, 2019, with a quorum present (6 of 9 members).

At Chair Wall's request, members and staff summarized their backgrounds and interests in the HCDC. Ms. DeWolf arrived at 4:08 p.m., increasing the quorum to 7 of 9 members.

**CITIZEN COMMENTS**

None.

**COMMITTEE GOALS FOR PROGRAM YEAR 2019-2020**

A. Funding Programs

1. **CET**

- a. History/Background
- b. State of Oregon Program
- c. Options to Pursue

Chair Wall and Mr. Long discussed (Residential Construction Excise Tax handout) the background, purpose, and potential benefits of a CET program to Redmond. Nine Oregon cities currently use this tool. Other funding tools to incentivize affordable housing included SDC (system development charge) exemptions, and urban renewal.

Mr. Roberts outlined the City's new project to develop an affordable housing plan.

Committee discussion included a ECONorthwest's list of resources, how the CET functions in Bend, type of housing built using CET funding, effectiveness of other Oregon cities' CET programs, and impacts if Redmond implemented a CET program.

**2. URBAN RENEWAL**

- a. Official Allocation
- b. Discussion With DURAC

Mr. Long summarized the background and function of urban renewal districts and explained how tax increment financing works.

**3. OTHER**

Not addressed.

**B. Planning/Zoning Options**

**1. Density Bonus**

Chair Wall and Mr. Long explained how density bonuses worked to reduce home costs.

**2. Other Ideas**

Members discussed the impact of House Bill 2001 on siting single-family and multi-family housing, affordable housing for seniors and Latinos, benefits of a tiered SDC structure based on a per-house sale cost, and construction financing for small builders and developers.

Mr. Roberts presented Redmond’s Skyline Village Concept Plan (House Bill 4079). He summarized potential impacts of this project on Redmond and the development process.

**COMMITTEE COMMENTS**

Ms. Parker requested an acronym list and a current copy of Redmond’s new Consolidated Plan. She will miss the August 21 meeting.

Ms. DeWolf suggested staff summarize the development process for new committee members.

Ms. Thorson requested an update on the CDBG (Community Development Block Grant) funding process. Mr. Long replied the new Consolidated Plan and the Annual Action Plan went to City Council last week and is now awaiting approval from HUD (U.S. Housing and Urban Development). Funds for successful applicants have not yet been received by the City but should be available soon.

**STAFF COMMENTS**

Mr. Roberts discussed the HCDC’s importance and the administration’s efforts to fund a full-time person.

Next HCDC meeting: Wednesday, August 21, 2019, 4 p.m.

**ADJOURN**

With no further business, Chair Wall adjourned the meeting at 5:17 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 21 day of August, 2019.

ATTEST:

\_\_\_\_\_/s/ Geoff Wall\_\_\_\_\_  
 Geoff Wall  
 Chair

\_\_\_\_\_/s/ Deborah McMahon\_\_\_\_\_  
 Deborah McMahon  
 Planning Manager