



CITY OF REDMOND
Community Development Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
Minutes

Friday, March 20, 2015

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Members Present: Chair Katie McDonald, Diana Barker, Suzanne Michaels, Joni Powell, Angela Quattlebum, Lori Scharton, Whitney Swander, Geoff Wall (excused: Steve Curley)

City Staff: Heather Richards, *Community Development Director*; Chelsea Dickens, *Grant Program Coordinator*; Cameron Prow, *TYPE-Write II*

Visitors: Anne Graham, *City Council Liaison*; Dan Johnson, Tom Kemper and Keith Wooden, *Housing Works*; Darin Murphy, *Commonwealth Development*

Media: None

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a motion title show the number of members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair McDonald called the meeting to order at 12:05 p.m. with a quorum of members (5 of 9) present. Ms. Powell arrived at 12:07 p.m. Ms. Quattlebum and Ms. Swander at 12:15 p.m. after the February minutes were approved.

SWEARING IN OF NEW MEMBERS

Councilor Graham administered the oath of office to Ms. Michaels, Ms. Powell, Ms. Quattlebum, Ms. Scharton, and Ms. Swander and thanked them for their service.

LIAISON COMMENTS

None.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (5/0/1): Ms. Barker moved to approve the February 20, 2015, minutes. Ms. Scharton seconded the motion which passed with Ms. Barker, Ms. Michaels, Ms. Powell, Ms. Scharton, and Mr. Wall voting in favor and Ms. McDonald abstaining due to her absence from the February meeting.

DISCUSSION ITEMS

A. Affordable Housing Development Presentations

Ms. Richards summarized the two projects whose sponsors will be applying for state tax credits (independent of Community Development Block Grant funds) to bring affordable housing into the City of Redmond. City Manager Keith Witcosky has asked this committee to recommend prioritization of the projects presented.

- * **Commonwealth Development:** Mr. Murphy presented his company's proposal to develop 46 units of workforce housing (Mid-Town Village) to serve individuals and families at 30-60% of the Area Median Income (AMI) for Deschutes County. He outlined the company's experience, project plans, and community outreach efforts. Commonwealth Development, a national development company with a regional office in Portland, Oregon, focuses on affordable senior and family workforce housing. Mid-Town Village would be its first Oregon development and owned in perpetuity. Commonwealth is trying to incorporate recent changes in the downtown development code into this project. The three-story building would be on the city block bounded by 5th Street, 6th Street, Elm Avenue, and Dogwood Avenue. The ground floor would include parking and support services and the two residential floors above would have one, two, and three-bedroom units. *Community benefits:* increased density downtown, central location, mid-town catalyst, partnership with the property owner and Deschutes County to address adverse environmental conditions on the site.

Ms. Richards noted that Redmond's AMI was 25% less than that of Deschutes County.

Mr. Murphy responded to committee concerns about the timeline (construction, spring 2016; leasing, spring 2017), resident support services (community room with kitchen, private offices, leasing office, fitness room, laundry), number of units dedicated to 60% AMI (46), and the nearest Commonwealth development (Utah).

- * **Housing Works:** Mr. Kemper presented his company's proposal to develop 48 units of housing (Cook Crossing) for seniors at or below 50% AMI and summarized the company's experience, project plans including financing, and community outreach efforts. Housing Works, headquartered in Redmond, has 740 units in Central Oregon. The four-story building would be on Veterans Way across from Lynch Elementary School just west of Lowe's. The ground floor under three residential floors would include a Mosaic Medical clinic, community room, leasing office, and agency partner service offices. Pro forma rents would be less than \$500 (one bedroom) and less than \$600 (two bedrooms) and could be further reduced by Oregon Affordable Housing tax credits. Included in this development will be a single-story apartment complex a block away. This eight-unit complex currently serves seniors and people with disabilities and has a full rental subsidy from HUD (Housing and Urban Development). Housing Works plans to hold both properties in perpetuity. Deschutes is the fastest-growing county in the state. Of that growth, 40% are seniors and 60% of those seniors have incomes less than 60% AMI. *Community benefits:* meet high demand for senior housing in Redmond; rental assistance for 25% of units; partnerships with Mosaic Medical, Redmond School District, and the Senior Center; on-site medical and dental services; and proximity to shopping, banks, restaurants, Cascades East Transit Center, and Bend Memorial Clinic.

Mr. Kemper responded to committee concerns about the project timeline (construction, early 2016; leasing, early 2017), senior ages (55+), senior aging-in-place options, availability of psycho-social services, safe pedestrian crossing of Veterans Way, transportation to the Senior Center, and parking (easement from Lowe's).

Motion 2 (7/0/1): Ms. Scharton moved to place the workforce housing (Mid-Town Village) development in the ranking letter for Oregon Affordable Housing tax credits as #1 for the municipality. Ms. Quattlebum seconded the motion which passed with Ms. Barker, Ms. McDonald, Ms. Michaels, Ms. Powell, Ms. Scharton, and Ms. Swander voting in favor and Mr. Wall abstaining due to his conflict of interest.

B. Subcommittee Report

* **Recommendation of CDBG Program Year 2015-2016 Funding:** Ms. Dickens and Ms. Richards reviewed (PowerPoint) the purpose, program-year (PY) cycle, Consolidated Plan priority needs, key questions to consider for activities, national objectives, funding for Consolidated Plan goals, 2015-2016 funding, 2014-2015 Annual Action Plan Summary, subcommittee recommendations (selection criteria, scoring guidelines), and next steps in the City's review process. *Fiscal impact:* This grant-funded program will be included in the City's FY 2015-2016 budget. All projects must meet the eligibility requirements, national CDBG objectives, and the City's Consolidated Plan goals for FY 2014-2015. A City Council public hearing is scheduled for May 5, 2015. The Annual Action Plan is due to HUD on May 15, 2015. Funded projects will begin approximately July 1, 2015, and must be completed by June 30, 2016. The CAPER (Consolidated Annual Performance and Evaluation Report) for PY 2015-2016 is due September 29, 2016.

Committee concerns included impact of tax credits not being approved for the Housing Works' proposal, category expectations, and applicants' performance.

Ms. McDonald, Ms. Michaels, Ms. Scharton, and Mr. Wall recused themselves from voting due to their conflicts of interest.

Motion 3 (4/0/4): Ms. Barker moved to recommend for the Housing and Community Development Committee to move to recommend the following projects to City Council: Housing Works, Veterans Way 48-Unit Development, for funding amount \$105,033; Opportunity Foundation of Central Oregon, Subsidize Job Developer Staff, for funding amount \$31,000; and HomeSource of Neighbor Impact for funding amount \$31,000 as part of the City of Redmond's CDBG Annual Action Plan Program Year 2015-2016. Ms. Swander seconded the motion which passed with Ms. Barker, Ms. Powell, Ms. Quattlebum, and Ms. Swander voting in favor and Ms. McDonald, Ms. Michaels, Ms. Scharton, and Mr. Wall abstaining due to their conflicts of interest.

COMMITTEE COMMENTS

Ms. Barker asked about the impact of Motion 3 on the success of the senior housing project proposed at this meeting.

STAFF COMMENTS

None.

ADJOURN

The next meeting is scheduled for Friday, April 17, 2015, 3 p.m.

With no further business, Chair McDonald adjourned the meeting at 1:15 p.m.

APPROVED by the Housing and Community Development Committee and SIGNED by me this 17th day of April, 2015.

ATTEST:

/s/ Katie McDonald
Katie McDonald
Chair

/s/ Heather Richards
Heather Richards
Community Development Director