



CITY OF REDMOND
Community Development Department

716 SW Evergreen Ave
 Redmond OR 97756
 541-923-7721
 Fax: (541) 548-0706
www.ci.redmond.or.us

Housing and Community Development Committee Agenda
716 SW Evergreen Ave Conference Room A
Friday, July 17, 2015
3:00 PM
Agenda

HCD MEMBERS

- Katie McDonald**
Chair
- Steve Curley**
Vice-Chair
- Diana Barker**
- Suzanne Michaels**
- Joni Powell**
- Lori Scharton**
- Whitney Swander**
- Angela Quattlebum**
- Geoff Wall**

MEETING OBJECTIVES

- Analysis of Impediments to Fair Housing Choice

PROPOSED AGENDA

	TIME	ITEM
	3:00 PM	CALL TO ORDER/INTRODUCTIONS
	3:05 PM	CITIZEN COMMENTS
	3:10 PM	APPROVAL OF MINUTES <ul style="list-style-type: none"> a. May 15, 2015 b. June 26, 2015
	3:15 PM	DISCUSSION ITEMS <ul style="list-style-type: none"> A. U of O SCI Project: Affordable Housing Plan B. Fair Housing: Review of Analysis of Impediments <ul style="list-style-type: none"> • City of Ashland and City of Albany examples • Redmond Next Steps C. Review Meeting Day and Time
	3:45 PM	LIAISON COMMENTS
	3:50 PM	COMMITTEE COMMENTS
	3:55 PM	STAFF COMMENTS
	4:00 PM	ADJOURN

Anyone needing accommodation to participate in the meeting must notify the City's ADA Coordinator, at least 48 hours in advance of the meeting at 541-504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



DRAFT

716 SW Evergreen Avenue
Redmond, OR 97756-2242

CITY OF REDMOND
Community Development Department

Phone **541-923-7721**
Fax 541-548-0706

www.ci.redmond.or.us

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Minutes

Friday, May 15, 2015

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

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

City Staff: Chelsea Dickens, *Grant Coordinator*; Cameron Prow, *TYPE-Write II*

Visitors: None

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 3:06 p.m. with a quorum of members (7 of 9) present. Ms. Swander arrived at 3:10 p.m. after the minutes were approved.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (5/0/2): Mr. Curley moved to approve the April 17, 2015, minutes. Ms. Powell seconded the motion which passed with Ms. Barker, Mr. Curley, Ms. Michaels, Ms. Powell, and Ms. Scharton voting in favor and Ms. McDonald and Mr. Wall abstaining due to their absence from the April meeting.

DISCUSSION ITEMS

A. Work Plan

Ms. Dickens presented the work plan for fiscal year 2015-2016 which was approved at the April 2015 meeting and responded to member concerns about staffing and funding of the Fair Housing and ADA (Americans with Disabilities Act) Transition Plan strategies.

Committee members did not recommend any changes to the adopted work plan.

B. Neighborhood Stabilization Program (NSP3)

Ms. Dickens reviewed (PowerPoint) program basics, history, and current snapshots of this program in Redmond. Current market conditions (cash buyers, buyers paying above the listed price) and two program requirements – homes must be foreclosed or abandoned and purchase price must be 1% below current market (appraised) value – are making it almost impossible for the City to purchase appropriate homes. Redmond's contract, so far, has been continually extended and the City's current goal is to spend all funds available by March 9, 2016.

Committee discussion covered sources of program income, amending Activity A for Activity B, the process used to get homes for people, barriers to effective use of program funds, and asking the state or HUD to re-evaluate program requirements and deploy funds more flexibly. Committee members asked Ms. Dickens to e-mail the PowerPoint to them.

C. CDBG Status Update

Ms. Dickens provided an update on the Community Development Block Grant Program. City Council was very impressed and unanimously adopted the 2015-2016 Annual Action Plan (via Ordinance 2015-16) at its meeting on May 5, 2015. No public comments were received. Councilors expressed concern about the Boys and Girls Club not receiving funding from the CDBG program in 2015-2016 and staff explained the rationale behind this committee's decision. The City has submitted the 2015-2016 Annual Action Plan to HUD. Regarding disposition of 2014-2015 funding, she reported the City signed a contract with OpCo and a contract with the Boys and Girls Club. The City has not yet signed a contract with Housing Works as she is still working on the environmental review for the property at SW Reindeer Avenue and 17th Street.

LIAISON COMMENTS

None.

COMMITTEE COMMENTS

Ms. Scharton thanked Ms. Dickens for the helpful PowerPoint presentation.

STAFF COMMENTS

The next meeting is scheduled for Friday, June 19, 2015, 3 p.m.

ADJOURN

With no further business, Chair McDonald adjourned the meeting at 3:40 p.m.

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

ATTEST:

Katie McDonald
Chair

Heather Richards
Community Development Director



DRAFT

716 SW Evergreen Avenue
Redmond, OR 97756-2242

CITY OF REDMOND
Community Development Department

Phone **541-923-7721**
Fax 541-548-0706

www.ci.redmond.or.us

HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Minutes

Friday, June 26, 2015

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

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

Youth Ex Officio: Vacant

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

Visitors: Anne Graham, *City Council Liaison*; Greg Blackmore

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 2:10 p.m. with a quorum of members (5 of 9) present.

CITIZEN COMMENTS

None.

DISCUSSION ITEMS

A. Blackmore Planning and Development Services Fair Housing Presentation

Ms. Richards said the City hired Mr. Blackmore to analyze impediments to fair housing choice for protected classes. Her concerns included impact of the current low rental vacancy rate on Redmond's housing situation, legal impact of classifying the housing supply as an impediment vs. a challenge, and what role the City needs to play to address fair housing concerns and impediments. She discussed how key data was collected, outlined items needed, and provided a timeline for the impediment identification process which must be completed by September 2015.

Mr. Blackmore discussed (PowerPoint) the background, initial information-gathering process, analysis process, direct vs. indirect impediments, demographics, Redmond's housing situation (supply, condition, vacancy rates, cost burden), and data sources. He has not identified any direct barriers so far, but is awaiting information from the Fair Housing Council of Oregon. Next steps will include engaging the community (surveys, interviews) and creating a plan to address identified impediments. He requested committee input on the survey questions.

Committee concerns included demographics (linking household income by race to other City demographics, adding poverty rates by age), demographic trends vs. on-the-ground experience (households vs. individuals), sampling mechanisms (federal requirements vs. local discretionary

criteria), key informant interviews, and data sources (home mortgages, property management companies, Legal Aid, Housing Works).

Chair McDonald asked Mr. Blackmore to provide committee members with his PowerPoint presentation, process outline, gaps in the data collected to date, and survey questions.

- B. Housing in Redmond Presentation
Postponed due to lack of time.

LIAISON COMMENTS

None.

COMMITTEE COMMENTS

None.

STAFF COMMENTS

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

ADJOURN

With no further business, Chair McDonald adjourned the meeting at 3:31 p.m.

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

ATTEST:

Katie McDonald
Chair

Heather Richards
Community Development Director