



CITY OF REDMOND
Community Development Department

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Housing and Community Development Committee Agenda
716 SW Evergreen Ave Conference Room A
Friday, January 15, 2016
3:00 PM
Agenda

HCD MEMBERS

MEETING OBJECTIVE

- Election of Officers
- Community Development Block Grant

Katie McDonald
 Chair

TIME ITEM

3:00 PM **CALL TO ORDER/INTRODUCTIONS**

Steve Curley
 Vice-Chair

3:05 PM **CITIZEN COMMENTS**

3:10 PM **ELECTION OF CHAIR/VICE-CHAIR**

Diana Barker

3:15 PM **APPROVAL OF MINUTES**
 a. **November 20, 2015**

Suzanne Michaels

3:50 PM **DISCUSSION ITEMS**
 1. CDBG Update & Proposal Sub-Committee Nominations
 2. 2016 Work Plan
 3. University of Oregon SCI Housing Policy Class site visit

Joni Powell

3:55 PM **LIAISON COMMENTS**

Lori Scharton

4:00 PM **COMMITTEE COMMENTS**

Whitney Swander

STAFF COMMENTS

Geoff Wall

ADJOURN

PROPOSED AGENDA

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.

Redmond Housing and Community Development Committee (HCDC) – 2015/2016 Work Plan



HOUSING GOAL: INCREASE UNITS OF AFFORDABLE HOUSING FOR LOW- AND MODERATE-INCOME PERSONS

STRATEGY	Action	Priority	Time-frame	Responsibility
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING	Complete 2014/2015 Consolidated Annual Performance and Evaluation Report (CAPER)	High	Draft Completed 08/14/15	Citizen 30-day Comment Period, Present to City Council
	Develop Program Year 2016/2017 Annual Action Plan	High	Adoption by 04/01/16	HCDC Recommendation to City Council
	Review 2014-2018 Consolidated Plan	Medium	On-going	HCDC Recommendations to City Council as needed
NEIGHBORHOOD STABILIZATION PROGRAM (NSP3)	Review policies and program	Medium	12/31/15	
FAIR HOUSING PLAN	Fair Housing Plan	High	On-going	HCDC Complaint Reviews and Facilitate Marketing Materials
AFFORDABLE HOUSING PLAN STRATEGY	Evaluate and update the 2007 Affordable Housing Plan	High	06/30/16	HCDC Recommendations to Planning Commission
	Facilitate Citizen Participation	High	09/01/16	
ADA TRANSITION PLAN	Complete ADA Transition Plan	High	03/31/16	



DRAFT

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

November 20, 2015

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

Members Present: Chair Katie McDonald, Suzanne Michaels, Lori Scharton, Whitney Swander, Kelly _____ for Geoff Wall (absent: *Diana Barker, Steve Curley, Joni Powell, Geoff Wall*; 1 vacancy)

City Staff: Heather Richards, *Community Development Director*; Chelsea Dickens, *Grant Program Coordinator*; Keith Witcosky, *City Manager*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

Council Liaison: Anne Graham

Visitors: Eleanor Bessonette, *Jericho Road*; Vickie Chisholm and Barry Hebert, *St. Vincent dePaul*; Tory Flory, *Central Oregon Veterans Outreach*; John and Pam Horwich; Matt Searfus, *MyShepherdsHouse.org*

Media: Kailey Fiscaro, *BendBulletin.com*; Dave Morgan, *RedmondNewsToday.com*

(The 3 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 3:07 p.m. without a quorum of members (4 of 8) present.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Due to lack of a quorum, Chair McDonald postponed approval of the September 18 and October 16, 2015, minutes.

LIAISON COMMENTS

Councilor Graham said Council approved the draft impediments to fair housing choices recommended by this committee with one minor change. Council felt the lack of affordable housing constituted a barrier rather than an impediment. She said Council took seriously the concerns heard on November 3 about housing and homeless issues in Redmond and appreciated this committee's guidance in how to react to these issues.

DISCUSSION ITEMS

A. Homelessness in Redmond

1. **Immediate Needs:** Ms. Richards said St. Vincent dePaul, Shepherd's House, Redmond School District, and others expressed concern at the November 3 Council meeting about the increase in homelessness in Redmond and how that impacts the community. Recommendations included a short-term cold-weather shelter, a long-term emergency

shelter, and exploring the possibility of a “tiny homes” project. She provided an overview (PowerPoint) of rural homelessness including contributing factors, types of unstable shelter, and tools for solutions. She identified factors contributing to homelessness in rural populations: limited affordable housing supply, low-income jobs, poor location of housing related to employment, transportation costs, child care costs/schedules, disparate supportive services, lack of infrastructure to support employment for people without cars, and inadequate treatment opportunities (medical, behavioral health, domestic violence). The greatest need identified to date is for those earning less than 50% of the AMI (Area Median Income). The number of Redmond families living in poverty is trending at twice the national rate. City of Redmond aids included lower SDCs (system development charges) fees, lower building fees, allowing smaller homes and cluster developments, and the Community Development Block Grant Program. Housing Works is building a 48-unit senior housing complex and a manufactured home subdivision (8 units). She emphasized the importance of matching the right resources to the right populations.

City handouts included:

- * Opening Doors Through Multifamily Housing – Toolkit for Implementing a Homeless Preference, October 2015
- * Redmond (city) QuickFacts from the US Census Bureau, November 18, 2015
- * National Alliance to End Homelessness – Housing and Outreach Strategies for Rural Youth
- * National Low Income Housing Coalition – Out of Reach 2015
- * HUD’s Continuum of Care Homeless Assistance Programs – Homeless Populations and Subpopulations, 1/30/2014
- * “Counting Central Oregon homeless depends on definition,” Kailey Fisicaro, <http://www.bendbulletin.com>, 11/17/2015

Committee concerns included funding shortages, developers building smaller homes, need for more large multi-family complexes, low rental vacancy rate, tougher landlord requirements in tight markets, philosophical difference between shelter for 30-90 days and bypassing shelters in favor of permanent housing, empirical data regarding needs, partnerships with community organizations, HUD (Housing and Urban Development) guidelines, past uses of Meyer Memorial Trust funds, different populations having different needs, landlord/tenant advocacy (rights, responsibilities), and tenant mentoring program.

Public comments about housing barriers included high upfront/entry costs (first and last months’ rent, security deposits), nonreturn of security deposits, application fees, and behavioral problems. Agency representatives said interagency collaboration was already taking place and identified demographic duplication among service agencies, zoning, and fund-raising as major challenges. The greatest demographic needs were said to be

2. **Long-Term Needs:** Councilor Graham said Council would appreciate receiving recommendations from this committee before scheduling a Council workshop.

Ms. Richards recommended the Homeless Coalition present specific proposals to this committee regarding zoning, building codes, or other issues under City control that impact or contribute to homelessness in Redmond.

Mr. Witcosky volunteered to speak with Tom Anderson, Deschutes County Administrator, about the most appropriate person at the county to be involved in addressing issues of homelessness in Redmond.

COMMITTEE COMMENTS

None.

STAFF COMMENTS

Next meeting: Friday, December 18, 2015, 3 p.m.

ADJOURN

With no further business, Chair McDonald adjourned the meeting at 4:09 p.m.

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

ATTEST:

Katie McDonald
Chair

Heather Richards
Community Development Director