



**CITY OF REDMOND**  
Community Development Department

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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 Fisher 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.

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 19TH day of February, 2015.

ATTEST:

/s/ Katie McDonald  
Katie McDonald  
Chair

/s/ Heather Richards  
Heather Richards  
Community Development Director