



CITY OF REDMOND
Community Development Department

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HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
MINUTES

March 18, 2016

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

HCDC Members Present: Chair Katie McDonald, Vice-Chair Steve Curley, Diana Barker, Suzanne Michaels, Joni Powell, Lori Scharton, Whitney Swander, Geoff Wall (1 vacancy)

Youth Ex Officio: Vacant

City Staff: Chelsea Dickens, *Grant Program Coordinator*; Jodi Burch, *Deputy Director-Central Services*; Annie McVay, *Parks and Public Works Administration Division(s) Manager*; Cameron Prow, *TYPE-Write II*

Council Liaison: Anne Graham

Visitors: Jim Long, *City of Bend Affordable Housing Manager*; Jenny O'Keefe, *Boys and Girls Club of Redmond/Terrebonne*; Alexandra Sweet and Kevin Colussi, *OregonHouseless.org*; Sarah Kelley and Ken Wilhelm, *United Way*

Media: Aaron West, *BendBulletin.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 3:05 p.m. with a quorum of members (7 of 8) present. Ms. Powell arrived at approximately 3:45 p.m. after approval of the minutes.

CITIZEN COMMENTS

None.

LIAISON COMMENTS

Councilor Graham commended committee members for their efforts.

ACTION ITEMS

1. Approval of Minutes for February 19, 2016

Chair McDonald requested removal of Mr. Curley's name from the list of those volunteering to serve on the CDBG Proposal Selection Subcommittee.

Motion 1 (7/0/0): Ms. Michaels moved to approve the February 19, 2016, minutes as amended. Ms. Scharton seconded the motion which passed unanimously.

DISCUSSION ITEMS

1. Affordable Housing Presentation

Mr. Long asked members to identify where they worked and their motivation for serving on this committee. He described his background in affordable housing including his current position with

the City of Bend. He made a PowerPoint presentation and discussed Bend's population, housing stock, median home prices vs. median income, median rent (0.5% vacancy rate), urban growth boundary expansion (housing breakdown in latest proposal: 55% single-family detached, 10% single-family attached, 35% multi-family), federal housing programs, affordable housing fund (2006-present), developer incentives, mobile home park closure ordinance, cottage code, accessory dwelling units, density bonus, and SDC (system development charge) exemptions. He said Bend needed better housing variety, affordability, and location.

Committee concerns included viability of tiny houses, Bend's most beneficial "bang for the buck" policy, and "grand bargain" legislation.

ACTION ITEMS

2. Recommendation of CDBG Program Year 2016-17 Funding

Ms. Dickens presented her staff report and reviewed (PowerPoint) the Community Development Block Grant program background and timeline, fiscal impact, priority needs identified in the five-year plan, proposals presented, and scoring results. All projects must meet the eligibility requirements, national CDBG objectives, and goals of the City of Redmond's five-year Consolidated Action Plan. The City allocation for Program Year (PY) 2016-17 increased to \$227,889. The CDBG Selection Subcommittee met on March 11, 2016, to review proposals for economic development and public services; no housing applications were received. The subcommittee's funding recommendation was based on funding formulas, demonstrated need, and average score of members. The subcommittee also recommended that staff and the HCDC pursue new projects to increase housing in future plan years and to direct 65% of the allocation for the next two years to housing and prevention of homelessness activities.

In addition to clarification questions, committee concerns included the subcommittee's scoring rationale for public services and the performance record for repeating recipients.

Mr. Curley recused himself from voting due to writing a letter of support for one of the applicants.

Ms. McDonald recused herself from voting due to her employment with NeighborImpact within the last year.

Ms. Michaels recused herself from voting due to her employer's interest in one of the grants.

Ms. Scharon recused herself from voting due to her employer's interest in one of the grants.

Motion 2 (4/0/0): Mr. Wall moved to accept the recommendation of the CDBG Selection Subcommittee that included funding the Opportunity Foundation of Central Oregon's COCC Coffee Kiosk in the amount of \$38,320; NeighborImpact's Microenterprise Loan Program in the amount of \$110,000; United Way's Thrive Program in the amount of \$10,000; and the Boys and Girls Club of Redmond/Terrebonne's Lynch Elementary Extension Program in the amount of \$24,000 as part of the City of Redmond's CDBG Annual Action Plan for Program Year 2016-2017. Ms. Swander seconded the motion which passed with Ms. Barker, Ms. Powell, Ms. Swander, and Mr. Wall voting in favor, none opposed, and Mr. Curley, Ms. McDonald, Ms. Michaels, and Ms. Scharon abstaining due to their stated conflicts of interest.

2. ADA Transition Plan Presentation

Ms. McVay presented her staff report and an overview of the process to date. Her discussion covered the background, impact of the Americans with Disabilities Act of 1990, other City staff involved, what the consultant was working on, and project timeline. The ADA Transition Plan needs to be adopted by June 30, 2016. Deficiencies have been identified in parks and buildings; the next

inventory to be done is rights-of-way. Due to time and budget constraints, she outlined priority areas where deficiencies will be corrected during the first year. She requested HCDC input on the Draft Curb Ramp Priorities Matrix, Draft Prioritization Criteria, and how to get the best public involvement in this process.

Ms. Burch noted that correcting all ADA deficiencies will take time.

Committee members engaged in a map exercise to identify deficiencies. Additional concerns included new facilities vs. upgrading existing ones, funding, what has been done to date, and holding public input meetings in neighborhoods rather than City Hall. Members recommended that projects be prioritized based on safety, downtown location, schools, and public facilities.

Ms. McVay thanked committee members for their input.

COMMITTEE COMMENTS

None.

STAFF COMMENTS

Next meeting: Friday, April 15, 2016, 3 p.m.

ADJOURN

With no further business, Chair McDonald adjourned the meeting at 4:51 p.m.

APPROVED by the Redmond Housing and Community Development Committee and SIGNED by me this 20th day of May, 2016.

ATTEST:

/s/ Whitney Swander
Whitney Swander
Chair

/s/ Heather Richards
Heather Richards
Community Development Director