



# CITY OF REDMOND

**CITY HALL**  
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## CITY COUNCIL May 5, 2026 Civic Rooms 207/208 • 411 SW 9th Street

### COUNCIL MEMBERS

Ed Fitch  
*Mayor*

Shannon Wedding  
*Council President*

Clifford Evelyn  
*Councilor*

John Nielsen  
*Councilor*

Kathryn Osborne  
*Councilor*

Jay Patrick  
*Councilor*

Cat Zwicker  
*Councilor*

**MAY 5, 2026**

**REGULAR MEETING AGENDA**

**5:30 PM**

### I. CALL TO ORDER / ESTABLISH A QUORUM

### II. ACTION ITEMS

- A. Resolution #2026-06: A Resolution authorizing the disposition of Parcel 1 of Partition Plat No. 2026-5 at Northpoint Vista to Northwest Community Housing Foundation, an Oregon non-profit organization.

### III. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or [access@redmondoregon.gov](mailto:access@redmondoregon.gov). Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

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



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# STAFF REPORT

**DATE:** May 5, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Keith Leitz, City Attorney  
Steve Ashworth, Deputy City Manager  
**FROM:** Linda Cline, Housing Program Analyst  
**SUBJECT:** Resolution #2026-06: A Resolution authorizing the disposition of Parcel 1 of Partition Plat No. 2026-5 at Northpoint Vista to Northwest Community Housing Foundation, an Oregon non-profit organization.

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### Report in Brief:

This item requests the City Council authorize the disposition of Parcel 1 of Partition Plat No. 2026-5 at Northpoint Vista to Northwest Community Housing Foundation, an Oregon non-profit organization.

### Background:

On February 28, 2023, the City Council awarded the Northpoint Vista Master Developer Request for Qualifications to deChase Miksis + Edlen and Company.

On March 12, 2024, the City Council authorized the City Manager to negotiate and execute the necessary agreements for the disposition and development of two affordable housing parcels at Northpoint Vista with deChase Miksis + Edlen and Company and their non-profit partners.

After the initial three-parcel land division, Parcel 1 of Partition Plat No. 2026-5 has been under negotiation for a RootedHomes development of 30 owner-occupied units.

The Master Developer team has partnered with RootedHomes to secure State Local Innovation Fast Track (LIFT) Program funding for construction under the umbrella of Northwest Community Housing Foundation (NWCHF), a non-profit started by Jill Sherman of Edlen and Company. Besides being the financial applicant and awardee, NWCHF will be the owner of Parcel 1 throughout construction of the 30 units. As the individual units sell to homeowners, RootedHomes will concurrently assume ownership of the land under the units, consistent with their land trust model. This partnership has allowed NWCHF to work on planning and permitting, with construction slated to commence this month (May), while ensuring RootedHomes has the organizational and financial capacity to finish their other current projects in Redmond.

### Discussion:

This disposition transaction with NWCHF is well underway with an executed Purchase and Sales Agreement, and drafted Restrictive Covenant and Warranty Deed, closely monitored by the City's legal council.

While the City Council authorized the City Manager to execute the necessary agreements for the disposition and development of two affordable housing parcels in March 2024, Western Title and Escrow has requested a more formalized City Council decision prior to the close of this transaction for Parcel 1. Passage of this Resolution answers that request.

Closing on this parcel needs to occur in order for the purchase (RootedHomes partnership) to apply for the State's LIFT funding. The partnership wants to apply for this funding on May 8, 2026, which is why City Council action needs to occur on May 5, 2026.

Parcel 1 of Partition Plat No. 2026-5 is shown in Exhibit A of Resolution #2026-06.

**Fiscal Impact:**

Funds were budgeted in Fiscal Years 2025/2026 for the Northpoint Project to cover legal costs associated with executing development agreements and additional land use, engineering or building fees associated with amendments to the Northpoint Master Plan or site plan.

Upon the subsequent closing of LIFT funding for development of Parcel 1, NWCHF will be the first developer to repay a share of the backbone utility infrastructure cost incurred by the City.

**Alternative Courses of Action:**

1. Approve Resolution #2026-06.
2. Do not approve Resolution #2026-06.
3. Request more information.

**Recommendation / Suggested Motion:**

"I move to adopt Resolution #2026-06, authorizing the City Manager to finalize and execute the necessary agreements for the disposition and development of Parcel 1 of Partition Plat No. 2026-5 at Northpoint Vista to Northwest Community Housing Foundation."

**CITY OF REDMOND  
RESOLUTION NO. 2026-06**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, OREGON, AUTHORIZING THE DISPOSITION OF PARCEL 1 OF PARTITION PLAT NO. 2026-5 AT NORTHPOINT VISTA TO NORTHWEST COMMUNITY HOUSING FOUNDATION, AN OREGON NON-PROFIT ORGANIZATION.**

**WHEREAS**, the City of Redmond was awarded a pilot project under Oregon House Bills 4079 and 2336 aimed to boost affordable housing by allowing the amendment of the Urban Growth Boundary (UGB) without going through the normal UGB expansion process; and

**WHEREAS**, the City of Redmond, by and through City Council, selected the joint venture of deChase Miksis Development + Edlen and Company as the Master Developer (Developer) and entered into a contract for Master Planning and Infrastructure Development of the mixed-income neighborhood known as Northpoint Village; and

**WHEREAS**, the City of Redmond, on March 12, 2024, by and through City Council, authorized the City Manager to negotiate and execute the necessary agreements for the disposition and development of two affordable housing parcels at Northpoint Vista with the Developer and their nonprofit partners; and

**WHEREAS**, the nonprofit corporation of Northwest Community Housing Foundation, Inc, has been identified by the Developer for the creation of Affordable Housing on Parcel 1 of Partition Plat 2026-5 of Northpoint Vista; and

**WHEREAS**, the City of Redmond and Northwest Community Housing Foundation have negotiated in good faith for the reasonable transfer of property from the City to the developer for the direct purchase, Affordable Housing development, or a combination thereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, AS FOLLOWS:**

**SECTION ONE:** The City of Redmond Council finds that the partnership and future transfer of land to Northwest Community Housing Foundation is necessary to achieve the objective of the Northpoint Village project.

**SECTION TWO:** This resolution shall become effective immediately upon its adoption by City Council. The negotiated property transfer shall be completed or in escrow within six months of this resolution's adoption, unless an extension is confirmed by City Council.

**ADOPTED** by the City Council and **SIGNED** by the Mayor this 5th day of May 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

ATTEST:

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder

**PARTITION PLAT NO. 2026-5**

A REPLAT OF PARCEL 1, PARTITION PLAT 2023-28, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 13 EAST, W.M., CITY OF REDMOND, DESCHUTES COUNTY, OREGON  
CITY OF REDMOND FILE NUMBER 711-25-000178-PLNG (RMP)  
MARCH 2026

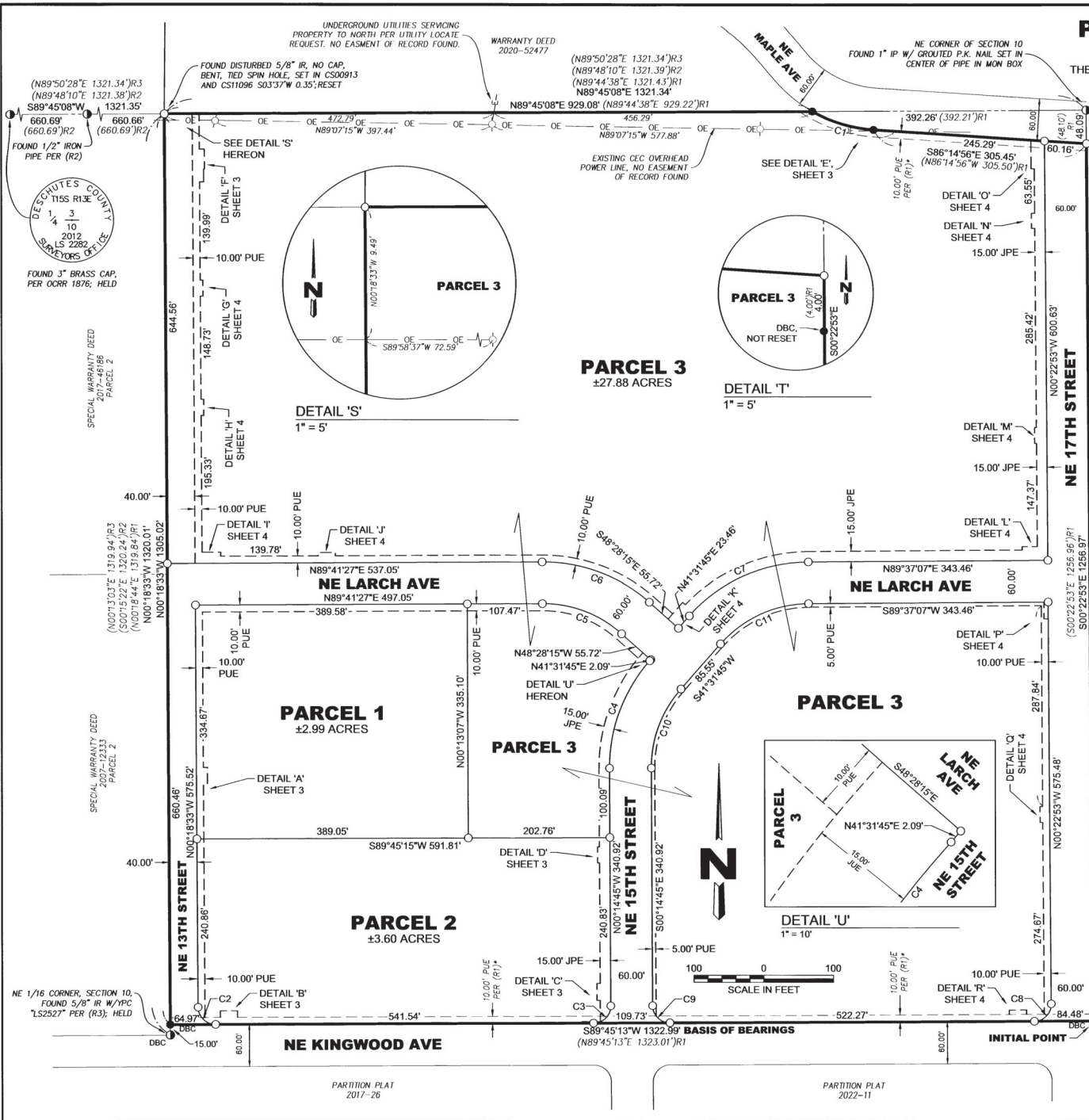
**REFERENCES**

- (JR1) PARTITION PLAT 2023-28 BY JASON L. SIMES, LS 83256, FILED DECEMBER 29, 2023 AS DESCHUTES COUNTY SURVEY NO. 21231.
- (JR2) SURVEY BY E.G. MANSFIELD, LS 10, DATED SEPTEMBER 23, 1975 AS DESCHUTES COUNTY SURVEY NO. 01045.
- (JR3) SURVEY BY JERRY D. STICHLER, LS 2527, FILED MARCH 4, 2008 AS DESCHUTES COUNTY SURVEY NO. 17677.

**LEGEND**

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "H.A. MCCOY ENGR", HELD
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DOWL"
- IR IRON ROD
- IP IRON PIPE
- WYPC WITH YELLOW PLASTIC CAP
- PUE PUBLIC UTILITY EASEMENT
- JPE JOINT PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT
- DSCO DESCHUTES COUNTY SURVEYORS OFFICE
- OCRR OREGON CORNER RESTORATION RECORD
- DBC DESTROYED BY CONSTRUCTION, RESET 5/8" IR, WYPC MARKED "DOWL"
- UTILITY POLE

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD
C1	203.83'	92.46'	25°59'22"	S73°15'15"E 91.67'
(R1)	203.83'	92.34'	25°57'29"	S73°16'12"E 91.56'
C2	25.00'	39.24'	89°56'12"	S45°16'40"E 35.34'
C3	25.00'	39.27'	89°59'58"	N44°45'14"E 35.36'
C4	230.00'	167.70'	41°46'30"	N20°38'30"E 164.01'
C5	170.00'	124.14'	41°50'18"	N69°23'24"W 121.40'
C6	230.00'	167.95'	41°50'18"	S69°23'24"E 164.24'
C7	230.00'	193.04'	48°05'22"	N65°34'26"E 187.43'
C8	25.00'	38.75'	88°48'56"	N44°01'35"E 34.99'
C9	25.00'	39.00'	89°22'39"	S44°56'04"E 35.16'
C10	170.00'	123.95'	41°46'30"	S20°38'30"W 121.22'
C11	170.00'	142.68'	48°05'22"	S65°34'26"W 138.53'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*B. C.*  
OREGON DECEMBER 11, 2012 BRIAN C. COURSEN 86998  
RENEWS: 12/31/2027

SHEET 2 OF 4  
**DOWL**  
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