



city of
REDMOND
oregon

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CITY COUNCIL
March 2, 2021
Council Chambers • 411 SW 9th Street

**COUNCIL
MEMBERS**

George Endicott
Mayor

Jay Patrick
Council President

Jon Bullock
Councilor

Krisanna
Clark-Endicott
Councilor

Clifford Evelyn
Councilor

Ed Fitch
Councilor

Shannon
Wedding
Councilor

MARCH 2, 2021

WORKSHOP AGENDA

6:00 PM

I. CALL TO ORDER

II. PRESENTATIONS / DISCUSSIONS

- A. City Council Committee/Commission Follow Up Discussion from February 2, 2021.
- B. Quartz Park Update
- C. Housing Dashboard

III. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th 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@ci.redmond.or.us. 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



CITY COUNCIL UPDATE

MARCH 2, 2021



- **Council Check-in on Quartz Park**
- **New cost estimates: \$2.7M - \$4M**
- **What we Know**
- **Community Vision Park**
- **Council Direction Needed**

PURPOSE



BACKGROUND

- Identified in 2007 and 2018 Parks Master Plan
- First new Neighborhood Park in about 15 years
- Listed in 2018 Capital Improvement Plan at \$1 million
- Estimate increased to \$1.5 million for FY2020/21 budget
 - Low confidence
 - Based on recent projects
 - Baker Park \$665K
 - Park design not developed
 - Public involvement led the design





PUBLIC INVOLVEMENT

Public involvement:

- Public input survey
- Development of concept designs
- ‘Virtual’ Open House for additional feedback
- High level of responses and interest
 - Clear priorities



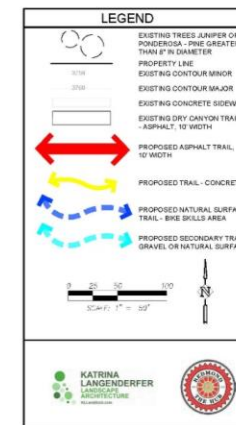
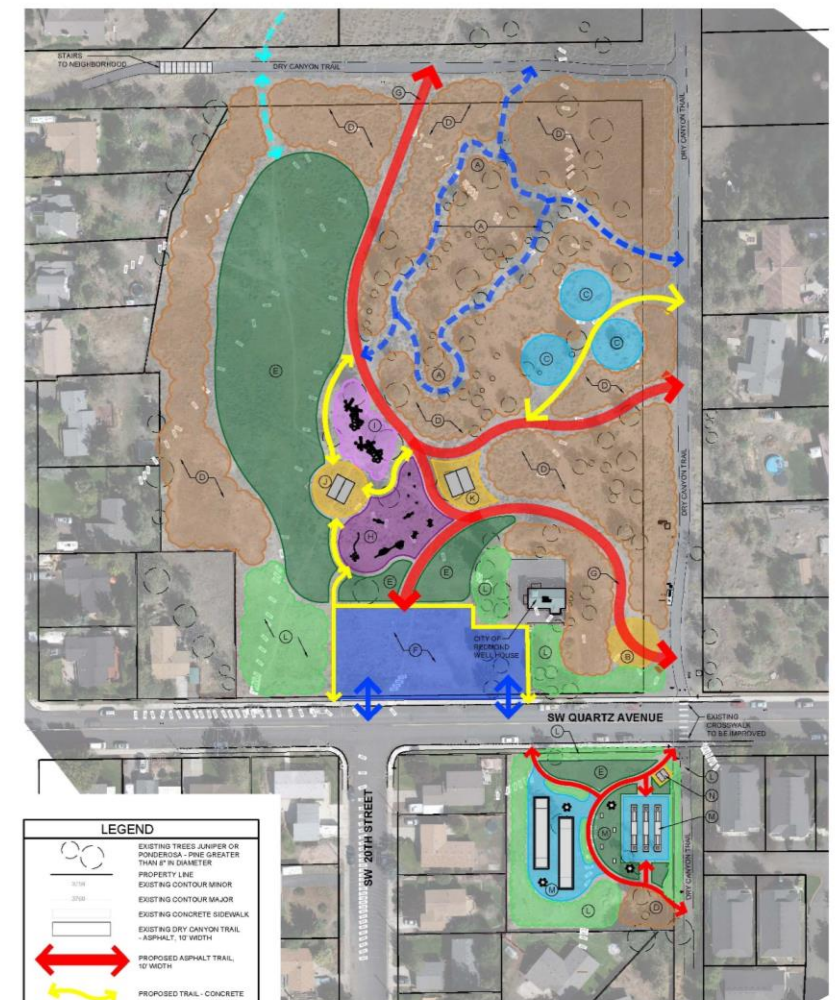


DESIGN ELEMENTS

Amenities include:

- Parking lot
- Restroom
- Play structures
- Paved pathways
- Bike skills area
- Irrigation/landscaping
- Open lawn area
- Game area
- Enhanced crosswalk

Park size: 7.9 acres



KEY - POTENTIAL PARK FEATURES BY AREA

- | | | |
|---|---|--|
| A. BIKE SKILLS AREA <ul style="list-style-type: none"> • BIKE SKILLS TRAILS • ROCK FEATURES • WOODEN RAMP FEATURES • SIGNAGE • NATIVE LANDSCAPE | F. PARKING AREA <ul style="list-style-type: none"> • PARKING STALLS • SIDEWALKS • BENCHES • LANDSCAPE | G. PICNIC PLAZA <ul style="list-style-type: none"> • PICNIC TABLES • BENCHES • TRASH RECEPTACLES • PAVED SURFACES |
| B. ENTRY PLAZA <ul style="list-style-type: none"> • SIDEWALK • BENCHES • TRASH RECEPTACLES | D. PERIMETER TRAIL <ul style="list-style-type: none"> • ASPHALT TRAIL, 10' WIDTH • BENCHES • TRASH RECEPTACLES • SIGNAGE | H. COMFORT STATION AREA <ul style="list-style-type: none"> • RESTROOM • DRINKING FOUNTAIN • SIGNAGE |
| C. SKATE "DOTS" <ul style="list-style-type: none"> • CONCRETE TRAILS • SMALL RAMP FEATURES • RAIL FEATURES • SIGNAGE | I. PLAYGROUND <ul style="list-style-type: none"> • STRUCTURAL PLAY EQUIPMENT • SENSORY PLAY • FALL SURFACING • SEATING | J. ORNAMENTAL LANDSCAPE <ul style="list-style-type: none"> • TREES, SHRUBS AND GROUND COVER |
| D. NATURAL AREA <ul style="list-style-type: none"> • NATIVE LANDSCAPE • NATIVE ROCK FORMATIONS | K. NATURE PLAY / WILDSIDE <ul style="list-style-type: none"> • HOT/TEMPERED LOGS • NATIVE Boulders • NATURAL LOGS MATERIALS FOR IMAGINATION PLAY AND BUILDING, SUCH AS NATIVE BOULDERS, LOGS AND SAND • MULTISENSORY GARDEN • SEATING | L. GAME AREA (PARK LOT - SOUTH) <ul style="list-style-type: none"> • HORSESHOE PITS • CORN HOLE • BENCHES • PICNIC TABLES |
| E. OPEN LAWN <ul style="list-style-type: none"> • UNPROGRAMMED OPEN SPACE • SUN AND SHADE | M. COMFORT STATION AREA (PARK LOT - SOUTH) <ul style="list-style-type: none"> • PORTABLE RESTROOM WITH ENCLOSURE • DRINKING FOUNTAIN | |

QUARTZ PARK

MASTER PLAN - JULY 2020



DESIGN UPDATE

PROJECT
EXPENDITURES
TO DATE: \$100K

- **Design awarded to Szabo Landscape Nov. 2020**
 - Design cost: NTE **\$143,619**
 - Current design: **~ 60% complete**
- **Design scope included cost estimating consultant**
 - Budget for all Elements: **\$2.7M/\$4M**
\$7.58 to \$11.23
 - Includes 15% contingency
 - Cost Comparisons:
 - Bend's North Pointe Park: **\$9.70/sf**
 - No parking lot or flush restrooms
 - Estimator's recent average cost for parks: **\$12.00/sf**
- **Cost Breakdown (% of total project cost)**
 - Site Prep: 25%
 - Site Improvements/Amenities: 60%
 - Utilities: 15%



PROJECT BUDGET

- **\$651,536 SDC funds included in FY 2020/21 budget**
 - Design and start of construction
 - Remainder to be funded in FY 2021/22
 - Sufficient capacity in FY 2020/21 budget
- **Projected Parks SDC fund balance:** **\$6.1 million**
 - Projected annual SDC revenue: **\$2.3 million/year**



- **Cost Estimate Evolution**

- April 2020 Budget Estimate: **\$1.5 M** (low confidence)
- January 2021 Estimate Range: **\$2.7M – \$4.0M** (moderate confidence)

STATUS



CONSTRUCTION COST CONFIDENCE

MODERATE

CLASS OF COST ESTIMATE	LOW	MODERATE	HIGH	OPTIMAL	COMPLETE
DESCRIPTION	Project is Conceptual Limited Technical Limited Analysis	Project Defined but Lacks Details Project Specifications Incomplete ≤60% Design Phase	Project Scope And Specifications Beyond 60% Complete Material Quantities have been Defined but Subject to Minor Changes	Project Scope, Schedule, And Specifications Complete Schedule and Site Conditions Understood Clear Understanding of Materials and Quantities	Construction Complete Final Payment Made Project Assessments Completed Total Project Costs Reported
PROJECT DEFINITION	0% to 2%	1% to 15%	10% to 60%	60% - 100%	Complete
VARIATION IN ESTIMATE TO COMPLETE PROJECT - \$	- 50% + 100%	- 30% + 50%	- 15% + 20%	-10% +15%	Total Project Costs Reported
Quartz Park Schedule (Year)	Nov 2020	Jan 2021	May 2021	July 2021	Fall 2021



OPTIONS

Proceed with current design

Complete design and construct this summer

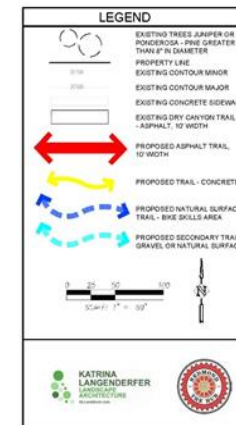
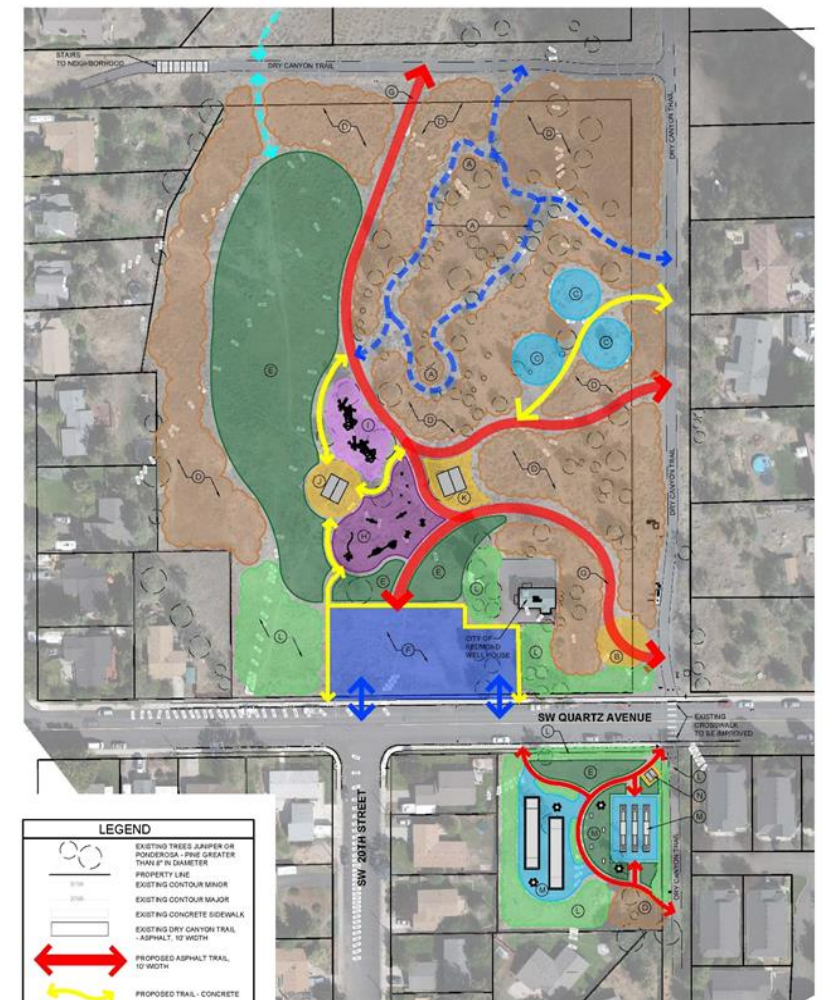
OR

Delay bid until fall 2021 (with construction in 2022)

Reduce project scope

Remove area south of Quartz Ave: \$165K

Remove restrooms (materials only): \$130K



KEY - POTENTIAL PARK FEATURES BY AREA

- | | | |
|--|--|--|
| A BIKE SKILLS AREA <ul style="list-style-type: none">NATURAL SURFACE TRAILSROCK FEATURESWOODEN RAMP FEATURESSIGNAGENATIVE LANDSCAPE | F PARKING AREA <ul style="list-style-type: none">APPROX. 20 PARKING SPACESSEWERAGELANDSCAPE | I PICNIC PLAZA <ul style="list-style-type: none">SHELTERPICNIC TABLESBENCHESTRASH RECEPTACLESPAVED SURFACES |
| B ENTRY PLAZA <ul style="list-style-type: none">SIGNAGESEATINGTRASH RECEPTACLES | G PERIMETER TRAIL <ul style="list-style-type: none">ASPHALT TRAIL, 10' WIDTHBENCHESTRASH RECEPTACLESSEWERAGE | J COMFORT STATION AREA <ul style="list-style-type: none">RESTROOMDRINKING FOUNTAIN |
| C SKATE "DOTS" <ul style="list-style-type: none">CONCRETE TRAILSSMALL RAMP FEATURESRAIL FEATURESSIGNAGE | H PLAYGROUND <ul style="list-style-type: none">TRADITIONAL PLAY EQUIPMENTSHRIMPY PLAYFALL SURFACINGSEATING | K ORNAMENTAL LANDSCAPE <ul style="list-style-type: none">TREES, SHRUBS AND GROUND COVER |
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| E OPEN LAWN <ul style="list-style-type: none">UNIMPROVED OPEN SPACESUN AND SHADE | | M COMFORT STATION AREA (PARK LOT - SOUTH) <ul style="list-style-type: none">PORTABLE RESTROOM WITH ENCLOSUREDRINKING FOUNTAIN |

QUARTZ PARK

MASTER PLAN - JULY 2020

QUESTIONS?



CITY OF REDMOND

AFFORDABLE HOUSING, INVENTORY AND PRODUCTION GOALS

REDMOND CITY COUNCIL
MARCH 2, 2021

SLIDE / 1

PRESENTATION TOPICS & DISCUSSIONS

AFFORDABLE HOUSING

INVENTORY

PRODUCTION GOALS

TOOLS, POLICY, AND SOLUTIONS





WHAT IS AFFORDABLE HOUSING?



CONCEPTS & TERMS

SLIDE / 4



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



CONCEPTS & TERMS

SLIDE / 5



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



AREA MEDIAN INCOME (AMI)

“Middle” number of all incomes for a given area and adjusted for family size



CONCEPTS & TERMS

SLIDE / 6



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



AREA MEDIAN INCOME (AMI)

“Middle” number of all incomes for a given area and adjusted for family size



SEVERE RENT BURDEN

Rent household [that pays] more than 50% of its income for gross rent (rent and utilities)



CONCEPTS & TERMS

SLIDE / 7



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



AREA MEDIAN INCOME (AMI)

“Middle” number of all incomes for a given area and adjusted for family size



SEVERE RENT BURDEN

Rent household [that pays] more than 50% of its income for gross rent (rent and utilities)



MODERATE INCOME

Households whose incomes are between 50 – 80% of the AMI (adjusted by family size)



CONCEPTS & TERMS

SLIDE / 8



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



AREA MEDIAN INCOME (AMI)

“Middle” number of all incomes for a given area and adjusted for family size



SEVERE RENT BURDEN

Household that pays more than 50% of its income for gross rent (rent and utilities)



MODERATE INCOME

Households whose incomes are between 50 – 80% of the AMI (adjusted by family size)



MIDDLE INCOME HOUSING / [WORKFORCE HOUSING]

Gross household income that is within range of 80% - 120% AMI (Bend-Redmond MSA: \$61,200 - \$94,320; family of four)



CONCEPTS & TERMS

SLIDE / 9



AFFORDABLE HOUSING

Occupant(s) is/are paying no more than 30% of income for gross housing costs



AREA MEDIAN INCOME (AMI)

“Middle” number of all incomes for a given area and adjusted for family size



SEVERE RENT BURDEN

Rent household [that pays] more than 50% of its income for gross rent (rent and utilities)



MODERATE INCOME

Households whose incomes are between 50 – 80% of the AMI (adjusted by family size)



MIDDLE INCOME HOUSING / [WORKFORCE HOUSING]

Gross household income that is within range of 80% - 120% AMI (Bend-Redmond MSA: \$61,200 - \$94,320; family of four)



MARKET RATE HOUSING

120% AMI and above. Bend-Redmond MSA: More than \$94,000; does not involve direct subsidy



THE PEOPLE/ THE JOBS

SLIDE / 10

0-30% AMI
< \$25,750 (FAMILY OF 4)

Fixed income: Seniors,
Social Security, and/or
Disabled Persons

30-50% AMI
\$25,750-\$38,250 (FAMILY OF 4)

Barista, Childcare
workers, Cooks, Retail,
Hospitality

80-100% AMI
\$61,200-\$78,600 (FAMILY OF 4)

Teacher, Registered Nurse,
Automotive Mechanic,
Social Worker

120% - 150% AMI
\$94,320 - \$117,900 (FAMILY OF 4)

Medical professionals,
Engineers, Dentists, Legal



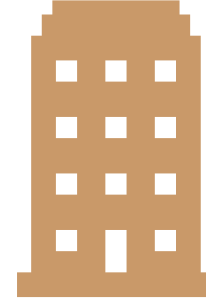
TRUE 'AFFORDABLE HOUSING'

SLIDE / 11



TARGETED AMI

80% or less



SUBSIDIZED

federal, state, or
local government
(e.g., land or
infrastructure)



DEED-RESTRICTED

covenants or
restrictions which
require that such
units be sold or
rented at prices to
preserve them as
affordable



REDMOND CONTEXT – WHAT WE NEED

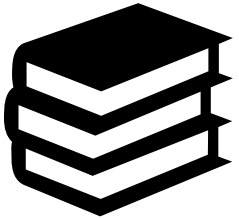


Redmond is set to grow by 17,429 new residents in the next 20-years.



POPULATION FORECAST

Population Projections 2018- 2068							
Area	2018	2025	2035	2045	2055	2065	2068
Tri-County Total	233,587	270,775	322,342	370,549	422,957	482,505	585,483
Crook	22,519	24,794	28,179	30,894	33,721	36,156	37,787
Deschutes	187,621	220,708	266,840	310,827	358,991	414,618	432,930
Redmond	29,364	33,839	43,473	53,750	65,515	78,213	82,575
Jefferson	23,447	25,273	27,323	28,828	30,245	31,731	32,191
Sources: U.S. Census Bureau (2000, 2010); Portland State University (April 2019); Oregon Office of Economic Analysis (2015 – 2050).							



LITERATURE REVIEW

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2006 – CENTRAL OREGON WORKFORCE HOUSING NEEDS ASSESSMENT
2007 – CITY OF REDMOND AFFORDABLE HOUSING PLAN
2013 – CITY OF REDMOND MARKET TRENDS AND FORECAST
2018 – PSU COORDINATED POPULATION FORECAST 2018-2068
2018 – HUD COMPREHENSIVE HOUSING MARKET ANALYSIS BEND/REDMOND
2019 – CITY OF REDMOND HOUSING NEEDS ANALYSIS
2019 – REDMOND HOUSING POLICIES AND ACTIONS
2019 – HOUSING FOR ALL REGIONAL HOUSING NEEDS ASSESSMENT
2019 – STATEWIDE HOUSING PLAN
2020 – DESCHUTES COUNTY RURAL HOUSING PROFILE
2020 – REGIONAL HOUSING NEEDS ANALYSIS TECHNICAL REPORT
2021 – LEAGUE OF WOMEN VOTERS AFFORDABLE HOUSING STUDY



PROJECTED HOUSING NEEDS

SLIDE / 15

City of Redmond - Projected Housing Production by Housing Type 2020 - 2040					
	2019 Redmond Housing Needs Analysis	Break Down by Year	Owner Occupied	Renter Occupied	Under-Production Additional Units (Based on Accelerated Growth Rate)
All Housing	8,466 units	423/year	5,045 units	3,421 units	4,837 units
120% AMI + (market rate)	284 units	14/year	260 units	24 units	450 units
80-120% AMI (workforce)	786 units	39/year	641 units	145 units	1,207 units
50-80% AMI (middle income)	1,325 units	66/year	982 units	343 units	1,081 units
30-50% AMI (low income)	1,491 units	75/year	889 units	602 units	1,035 units
0-30% (severe)	4,580 units	229/year	2,273 units	2,307 units	1,064 units



PROJECTED HOUSING NEED CATEGORIES

SLIDE / 16

City of Redmond Projected Housing Production by Housing Type 2020 - 2040	
	<u>2019 Redmond Housing Needs Analysis</u>
All Housing (Total)	8,466 units
120% AMI + (market rate)	284 units
80-120% AMI (workforce)	786 units
50-80% AMI (middle income)	1,325 units
30-50% AMI (low income)	1,491 units
0-30% (severe)	4,580 units



PROJECTED HOUSING NEED PER YEAR

SLIDE / 17

City of Redmond Projected Housing Production by Housing Type 2020 - 2040	
	<u>Break Down by Year</u>
All Housing	423/year
120% AMI + (market rate)	14/year
80-120% AMI (workforce)	39/year
50-80% AMI (middle income)	66/year
30-50% AMI (low income)	75/year
0-30% (severe)	229/year



PROJECTED HOUSING NEED BY TYPE

SLIDE / 18

City of Redmond Projected Housing Production by Housing Type 2020 - 2040		
	<u>Owner Occupied</u>	<u>Renter Occupied</u>
All Housing	5,045 units (60%)	3,421 units (40%)
120% AMI + (market rate)	260 units	24 units
80-120% AMI (workforce)	641 units	145 units
50-80% AMI (middle income)	982 units	343 units
30-50% AMI (low income)	889 units	602 units
0-30% (severe)	2,273 units	2,307 units



PROJECTED HOUSING NEED BY TYPE

SLIDE / 19

City of Redmond Projected Housing Production by Housing Type 2020 - 2040		
	<u>Owner Occupied</u>	<u>Renter Occupied</u>
All Housing	5,045 units (60%)	3,421 units (40%)
120% AMI + (market rate)	261 units	24 units
80-120% AMI (workforce)	641 units	145 units
50-80% AMI (middle income)	982 units	343 units
30-50% AMI (low income)	889 units	602 units
0-30% (severe)	2,273 units	2,307 units



**PROJECTED
HOUSING NEED
UNDERPRODUCTION**

SLIDE / 20

City of Redmond Projected Housing Production by Housing Type 2020 - 2040	
	Under-Production Additional Units (Based on Accelerated Growth Rate)
All Housing	4,837 units
120% AMI + (market rate)	450 units
80-120% AMI (workforce)	1,207 units
50-80% AMI (middle income)	1,081 units
30-50% AMI (low income)	1,035 units
0-30% (severe)	1,064 units



REDMOND CONTEXT — WHAT WE HAVE



CURRENT AFFORDABLE HOUSING INVENTORY

SLIDE / 22

TOTAL UNITS

843

UNITS IN THE
PIPELINE

378

LARGEST
UPCOMING:
**SKYLINE
VILLAGE**

225+



REDMOND CONTEXT – WHY THE CRISIS?



**42% OF REDMOND'S HOUSEHOLDS
ARE COST BURDENED**

REDMOND'S HOUSEHOLDS & INCOME PROFILE

SLIDE / 24





59% OF RENTERS AND 27% OF OWNERS PAYING MORE THAN 30% OF THEIR INCOME ON HOUSING

**REDMOND'S
HOUSEHOLDS &
INCOME PROFILE**

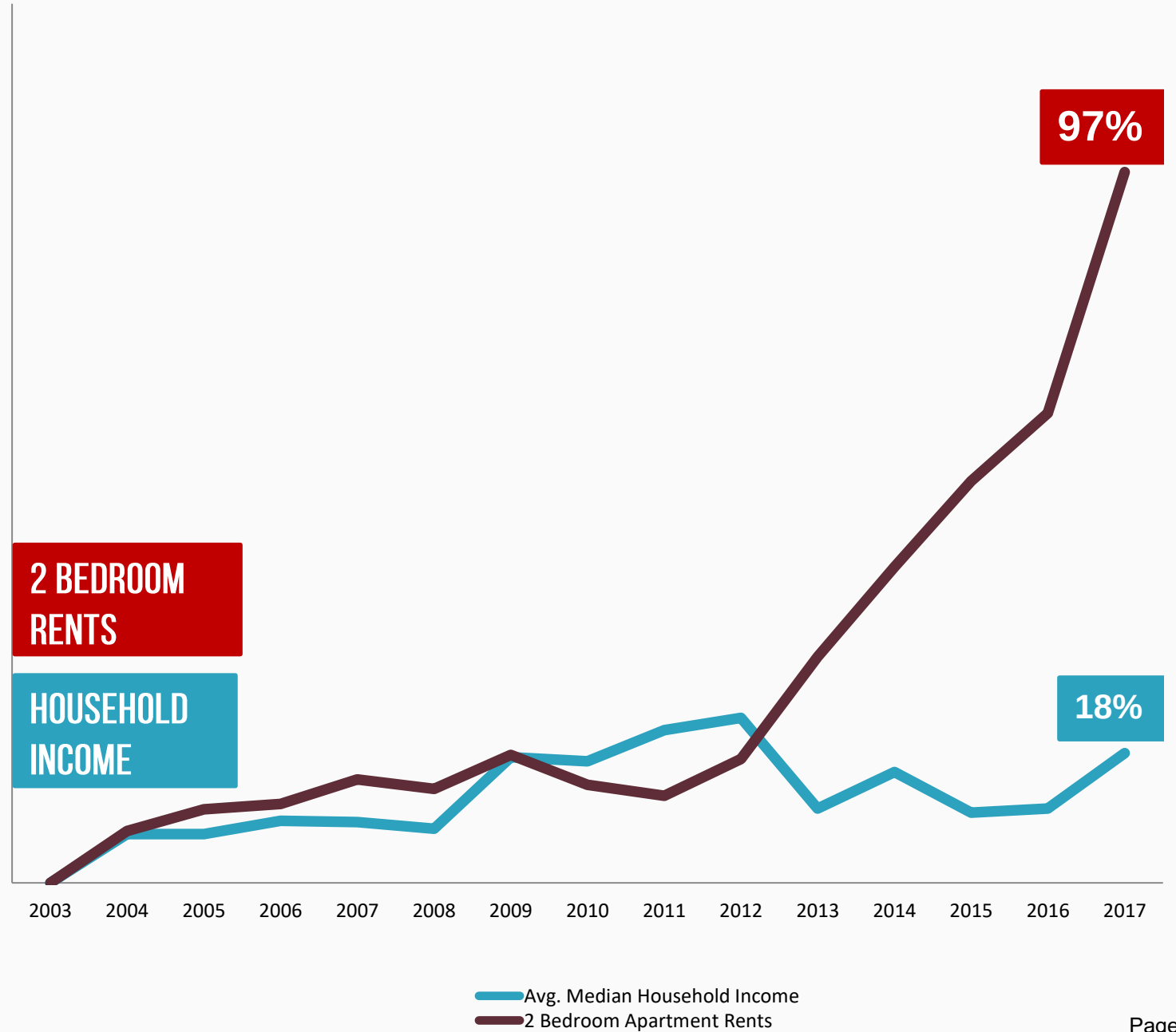
SLIDE / 25





WAGES HAVEN'T KEPT UP WITH RENT

SLIDE / 26





OTHER CONTRIBUTING FACTORS

HIGH CONSTRUCTION LABOR AND MATERIALS COSTS

LOW LAND AVAILABILITY & COST

SYSTEM DEVELOPMENT CHARGES (SDCS)

DEVELOPMENT REGULATIONS

INVESTMENT PROPERTIES

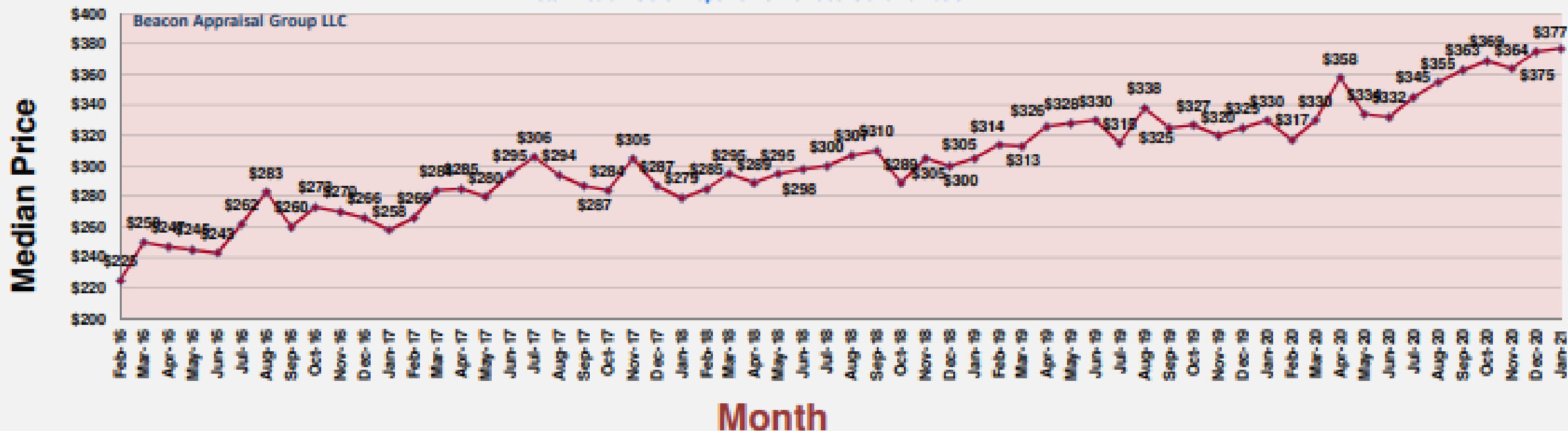
INSUFFICIENT SUBSIDIZED HOUSING OPTIONS



THE BEACON REPORT – FEBRUARY 2021

Redmond area SFR - Median Price in THOUSANDS

Note: Median is the midpoint with half above and half below



From MLS for Redmond area. Single family residential, not including condos, townhomes, manufactured homes and acreage. Data subject to change



THE NEXT 20-YEARS:



**AFFORDABILITY
CHALLENGED**

Average Growth Rate = 423 household units are needed per year.

Accelerated Growth Rate = 665 household units are needed per year.



RECENT INITIATIVES



UNITS IN THE PIPELINE

378

- MIDTOWN PLACE (47)
- BRIDGE MEADOWS (36)
- SPENCER COURT (50)
- SKYLINE VILLAGE (225+)
- HABITAT (~20)



**AFFORDABLE
HOUSING
UNITS
COMING SOON**



TOOLS FOR REDMOND — WHAT WE ALREADY DO



EXISTING AFFORDABLE HOUSING INCENTIVES

- No sewer or water SDCs on ADUs
- SDC credits
- Property tax abatement
- Urban Renewal SDC buydown
- Urban Renewal Low Interest Loans





TOOLS FOR REDMOND — WHAT WE ALREADY DO



COMMUNITY DEVELOPMENT BLOCK GRANT LAND ACQUISITION

- \$175,000 to Bend-Redmond Habitat for Humanity for the construction of 2 homes.
- \$134,540 to Bend-Redmond Habitat for Humanity for land acquisition to build 10-12 townhomes
- \$170,000 in CDBG funds to Housing Works to acquire land for the development of 50 housing units.





POTENTIAL TOOLS



TOOLS/ OPTIONS

SLIDE / 35



TAX INCREMENT FINANCING DISTRICT FOR HOUSING

Both the City of Madras and John Day have TIF districts specifically for housing development.



DISPLACEMENT MITIGATION

Preservation of existing affordable housing.



CONSTRUCTION EXCISE TAX

The State of Oregon has authorized local government to collect a tax on improvement to real property in order to fund affordable housing initiatives.



TOOLS/ OPTIONS

SLIDE / 36



SDC EXEMPTIONS

State of Oregon allows jurisdictions to exempt certain class of buildings from SDCs.



INCLUSIONARY ZONING

Inclusionary zoning requires that a certain number of apartment units be kept below market rate rent; sometimes accompanied by a density bonus or other incentives.



LAND BANKING / COMMUNITY LAND TRUSTS

Public, private, and community housing land ownership model. Land Trust owns the land, while homeowner owns the building. Collective ownership of the land ensures long term affordability.



AFFORDABLE HOUSING STRATEGIES

TOP PRIORITIES (YEARS 1-3)

Preservation of Existing Housing / Policy development
Land Banking / Surplusing of City Owned Property
Urban Renewal – Increase SDC Waivers
Affordable Housing Fund

OTHER OPTIONS

Downpayment Assistance Program
Homeless Initiatives
Inclusionary Zoning
Repurpose Existing Buildings

Questions/Guidance

