

SPECIAL CITY COUNCIL JOINT WORKSHOP OF THE CITY OF REDMOND AND DESCHUTES COUNTY BOARD OF COMMISSIONERS WAS HELD FEBRUARY 9, 2021, VIA GOTOMEETING.

COUNCIL MEMBERS PRESENT: Jon Bullock – Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Shannon Wedding

COMMISSIONERS PRESENT: Patti Adair – Phil Chang – Tony DeBone

MEDIA PRESENT: None

Mayor Endicott and Chair DeBone called the workshop to order at 6:00 p.m. Introductions were made.

PRESENTATIONS / DISCUSSIONS

A. COVID/Vaccination Update

Deschutes County Health Services Director Dr. George Conway provided the Council and Board of Commissioners with a public health update. Data was presented on the number of weekly cases in Redmond and countywide, hospitalizations, affected cases by age, gender and ethnic group, school metrics and related cases, statewide risk categories, and Redmond's Oregon State University's TRACE community COVID-19 sampling. As of February 8, Deschutes County has fully vaccinated 10,484 people and 18,182 are currently in the vaccination process. Dr. Conway answered questions from the Council and Board.

B. Affordable Housing at the Regional Level/Local Roles

Deputy City Manager John Roberts stated that the purpose of this presentation is to heighten awareness of the scale of the regional and local affordable housing needs, including recent initiatives as well as examples of tools. He addressed the topics of population growth in the City of Redmond and Deschutes County, housing cost and demand, the definition of "affordable" housing, and current projects.

Deschutes County Community Development Director Nick Lelack addressed population growth in Deschutes County and cities and rural areas within it, noting that the numbers are based on projections by Portland State University.

Mr. Roberts explained that current data shows Redmond's population growth is exceeding the projections and is likely to hit 50,000 by 2023. He said the median sales price for single family homes in Redmond have increased 40 percent in the past four years with no end in sight. He gave additional information about the Area Median Income and the availability of homes for those in working class jobs.

Deschutes County Administrator Tom Anderson made a presentation about current affordable housing projects within the County including two in La Pine: Putney Place (constructed by Habitat for Humanity on land donated by the County) and Hawks Views Estates (developed by Housing Works). Mr. Anderson stated that the County has partnered with Bend Heroes Foundation and Central Oregon Veterans Outreach to create Veterans Village, a transitional housing model for veterans.

Mr. Roberts presented information about current affordable housing projects within the City of Redmond. The City approved its first property tax exemption for Bridge Meadows, an intentional intergenerational living community aimed at elders and foster care. A second project, Midtown Place, is under development by Housing Works. Mr. Roberts reported on Skyline Village (land donated by Deschutes County) where half of the units will be designated as affordable housing. He noted four Housing Works projects that have added 235 units over the past four years: Liberty Lodge, Canyon Edge, Reindeer Meadows, and Spencer Court.

Mr. Lelack provided a presentation on the County's housing strategies, stating there are currently about 6,000 rural residential lots available. The Board of Commissioners' top priority is to support rural Accessory Dwelling Units legislation which would amount to nearly 7,000 eligible properties in the rural county.

Mr. Roberts discussed Displacement Mitigation tools such as: no net loss policies, preference policy, dedicated funding for preservation and displacement mitigation, and community organizing. He mentioned other tools used by other cities: tax increment financing district for housing, property tax abatement, System Development Charges (SDC) exemptions, construction excise tax, inclusionary zoning, and land banking/community land trusts. Mr. Roberts explained the City's initiatives which include Community Development Block Grants, SDC buydowns within Urban Renewal Districts, property acquisition/land banking/surplus land, and an Affordable Housing Loan Fund.

In response to questions from Councilor Fitch on how Bend is addressing affordable housing issues, Mr. Lelack stated he did not know, but state legislation requires cities with a population over 10,000 to address the regional need for affordable housing.

Councilor Patrick asked for the number of people in Redmond who are paying over 30 percent for housing. Mr. Roberts estimated less than 6,000 households of the 12,000 households in Redmond fall into that category of paying over 30 percent for housing.

C. Homelessness at the Regional and Local Level

City Manager Keith Witcosky provided an update on Bethlehem Inn's steps to open a permanent shelter in Redmond on 5th Street. A site has identified for the facility and the City is currently going through the Conditional Land Use Permit process for that property.

Councilor Fitch was contacted by both Jericho Road and Shepherd's House, both of which stated they want to move toward more permanent shelter facilities in Redmond. Mr. Witcosky added their services are an important part of the continuum of services for homeless persons since not everyone can meet the "clean and sober" criteria which Bethlehem Inn requires.

Commissioner Chang stated that at a recent strategic planning meeting, he and Commissioner Adair suggested the possibility of using a portion of the Fairgrounds RV Park for temporary or transitional housing for those living in their RVs without a permanent home or place to park. He asked the Council to consider the idea and provide feedback, etc. since the Fairgrounds are situated within the City of Redmond. Commissioner Chang suggested this could provide stability on an on-going basis for those individuals.

Mayor Endicott shared that a year ago, he proposed a regional summit on the topic of homelessness, but the summit was postponed due to COVID-19. He hopes they can move forward with addressing the issue once in-person meetings are held again. Mayor Endicott reiterated that homelessness is a regional problem.

Councilor Fitch expressed support for Commissioner Chang's idea and is in favor of trying it on an experimental basis.

D. Redmond Industrial Land/UGB Expansion

Redmond Economic Development, Inc. Senior Director Jon Stark provided an update on the Department of State Lands (DSL) property located south of the fairgrounds. Mr. Stark showed a map delineating several properties including 140 acres for the Fairgrounds expansion, 20 acres for the Oregon Military Department, and over 600 acres annexed into the City for the development of large lot industrial (LLI) projects. He has been marketing the property for some time and has received information on types of potential users: large scale manufacturing, distribution, and tech companies. In response to a question from Mayor Endicott about whether this will be for light or heavy industrial, Mr. Stark stated that the property falls under a new zoning code, LLI, which allows for both light and heavy industrial, specifically aimed at employment and the creation of jobs.

Mr. Stark addressed the addition of infrastructure needs adding the hope is to have a future developer partner in providing additional road and underground utilities with funding assistance from the South 97

Urban Renewal District and the state. Potential businesses will likely need access to southbound Highway 97 to deliver goods to Bend and further to California. Discussion took place on a needed industrial connection at Quarry Avenue. Mr. Stark noted that without one, it is not financially feasible for businesses to locate at the new industrial site and attempt to distribute items locally. Mr. Stark asked the County to consider being a part of addressing these infrastructure needs.

Commissioner Adair commented that she regularly speaks with Nick Strader, Chief of Staff for Congressman Cliff Bentz, about the need for the completion of 19th Street. She pointed out the volume of traffic to and from the Fairgrounds pre-COVID-19 noting that when gatherings resume at the facility once after the lifting of the pandemic restrictions, this will be another reason to have an alternate route to access the Fairgrounds.

Mr. Anderson stated that the County is in the process of updating its Transportation System Plan and that it is likely that the Quarry interchange will be in that plan.

Councilor Fitch reported that there is a high likelihood that a transportation bill will be passed by Congress either this year or next year and opined it would be prudent for the City and Deschutes County to work together to obtain some of those funds for the Quarry Avenue project.

Commissioner DeBone addressed the proposed Quarry Avenue to Maple Avenue arterial connection as a viable option to get heavy traffic off Highway 97. Mayor Endicott and Mr. Stark pointed out the advantages of having an arterial connection for heavy truck traffic.

OTHER BUSINESS

There being no further business the workshop was adjourned at 7:39 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 29th day of June 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder