

AGENDA

Redmond Affordable Housing Task Force

Wednesday, April 25, 2007

4:00 – 6:00 p.m.

**Community First Bank Building - Top Floor Training Room
821 S.W. 6th Street**

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| 4:00 – 4: 10 p.m. | Recap of 3/21 Meeting
Review Meeting Agenda |
| 4:10 – 5:00 p.m. | Brainstorming Session – Objectives for Affordable
Housing in Redmond |
| 5:00 – 5:40 p.m. | Discussion & Exercise: How to Achieve Objectives? |
| 5:40 – 5:55 p.m. | Review Results from Affordable Housing Prioritization
Exercise |
| 5:55 – 6:00 p.m. | Next Steps/Meeting |



TO: Affordable Housing Task Force

**FROM: Laura Fritz, Affordable Housing Consultant
Nick Lelack, City of Redmond Planning Manager**

RE: April 25, 2007 Affordable Housing Task Force Meeting

The next meeting of Redmond's Affordable Housing Task Force will be held from **4-6 p.m. at the Community First Bank Building in the Training Room** located on the top floor. Meetings will begin promptly at 4 p.m. and end at 6 p.m. Please do not park your car in the front three parking spots nearest the bank entrance so that they will remain available for the bank's clients.

At our next meeting we will discuss priorities and objectives for affordable housing and begin the process of identifying strategies that we will explore in further detail. The results of this meeting will serve as a guide for the task force's future efforts.

We look forward to your participation at the next meeting. If you are *unable* to attend, please notify Nick Lelack at nickl@ci.redmond.or.us or 923-7718 at your earliest convenience and send a replacement from your organization or industry.

MEETING NOTES

Redmond Affordable Housing Task Force

Wednesday, Feb. 28, 2007

4:00 – 6:00 p.m.

Housing Works - Community Room

405 S.W. 6th Street

Task Force Members/Representatives Present: Jerry Andres, Eagle Crest; Ed Kimball, Remington Arms resident; Sharon Miller, NeighborImpact; Bud Prince, Redmond Economic Development; Chris Severin, Community First Bank, Christine Lewis, Housing Works (for Cyndy Cook).

Task Force Members Absent:

Others Present: Joe Mansfield, Redmond City Council; Joe Centanni; Redmond City Council; Jim Hendryx, Redmond Community Development Director; Nick Lelack, Redmond Planning Manager; Laura Fritz, Affordable Housing Consultant; Katie Bones, City of Redmond;; Rich Gilbert, Fuqua Homes; Tim Vezie, VZ Properties; Dana Barker, Redmond Chamber of Commerce; Carrie Novic, Redmond Airport Manager.

The first meeting of the Redmond Affordable Housing Task Force began with introductions of all persons in attendance. Following the introductions, the purpose of the task force was discussed and ground rules and the general schedule were reviewed and agreed upon. Bud Prince was selected Chair of the task force, and Chris Severin was selected Vice Chair. Next, city staff and the affordable housing consultant explained the contents of the task force's binder and how the group will proceed for the next several months with its work of analyzing potential affordable housing strategies and programs.

For the remainder of the meeting the affordable housing consultant presented the findings of the Existing Conditions Report and the Affordable Housing Options Report. Following each report, task force members asked questions and provided comments.

Following is a summary of comments from the task force:

- Lack of land availability has resulted in huge supply constraints, pushing land prices up. Need to address land use laws if we want to really get at solutions.
- Not just one factor is contributing to the rise in housing prices. We need to be proactive about strategies and choose strategies that are sustainable.
- Must set up benchmarks to measure achievement.
- Need to address housing for people who work in the service economy.
- Fuqua Homes provides an affordable housing model that could be part of an affordable housing strategy. Fuqua will provide a tour for task force members at a later date.
- Need to preserve what we have, convert some of existing homes to affordable ones, and create new units. Emphasis should be on quantity.
- Concern expressed about the future of Redmond's mobile home parks.

- Destination resorts should not be singled out as a cause of a lack of affordable housing; resorts are similar to other large Central Oregon businesses.

The next meeting will be held on Wed., March 21, 2007 from 4-6 p.m. in the Community First Bank training room.

MEETING NOTES

Redmond Affordable Housing Task Force

Wednesday, Mar. 21, 2007

4:00 – 6:00 p.m.

**Community First Bank Building - Top Floor Training Room
821 S.W. 6th Street**

Task Force Members/Representatives Present: Bud Prince, Redmond Economic Development; Chris Severin, Community First Bank; Ed Kimball, Remington Arms resident; Dennis Murphy, Hayden Homes; Joel Johnson, T-Mobile; Christine Lewis, Housing Works; Corky Senecal, NeighborImpact; Tamara Bishop, NeighborImpact; Bea Leach, Windermere; Steve Schlam, Diamond Built Homes.

Task Force Members/Representatives Absent:

Others Present: Joe Mansfield, Redmond City Council; Joe Centanni; Redmond City Council; Jim Hendryx, Redmond Community Development Director; Nick Lelack, Redmond Planning Manager; Laura Fritz, Affordable Housing Consultant; Katie Bones, City of Redmond; Dana Barker, Redmond Chamber of Commerce.

Four members of the task force were asked to make presentations about the programs/services/projects their organizations and/or companies provide that address affordable housing needs in the community. In addition, city staff made a presentation about recent changes to city development codes that are intended to expand affordable housing opportunities.

Presentations were made by individuals representing NeighborImpact, Diamond Built Homes, Housing Works and Hayden Homes.

- NeighborImpact is the largest service provider for low income households in the region, serving the tri-county area. NeighborImpact provides a number of housing services primarily through its Homeownership Center.
- Diamond Built Homes worked in partnership with a community land trust in Bend and NeighborImpact to develop Southlake Village. Forty-one of the 49 homes were sold to first-time homebuyers who met low and moderate income requirements. Financing involved below-market interest rate first mortgages, second mortgages to help finance down payment and closing costs, and a shared appreciation agreement that encourages owners to stay in the home for at least five years. (Spreadsheets of how the pricing and affordability were calculated were distributed.) Steve Schlam of Diamond Built Homes emphasized that these kinds of programs/models require creative work, partnerships and team effort.

- Housing Works is the tri-county area's regional housing authority. It provides housing services for households earning up to 80% of area median income. It develops and manages housing units and also administers the Housing Choice Voucher Program (Section 8). It also has a Family Self-Sufficiency program that works in partnership with NeighborImpact to help families become financially independent and often purchase their own homes. Housing Works emphasized that the following issues are critical to affordable housing:
 - Availability of land
 - Land banking for future housing projects
 - Need rental housing for the workforce
 - Need more funds for housing preservation as affordable housing contracts are expiring
 - No funds for households earning 80-120% of area median income
 - Need more transitional/emergency housing
 - Need homes for ownership that are priced at \$170,000 or less

- Hayden Homes discussed how they are able to build affordable homes in the state of Washington through a partnership with Washington Agricultural Family Assistance. Through land donations and waiving of permit and SDC fees, Hayden Homes is able to build affordable ownership homes priced as low as \$110,000. The company has not been able to provide homes at such a low cost in Central Oregon. (Charts were provided to the task force delineating where costs differ in Central Oregon and Washington.). However, Hayden Homes has created a foundation called the Hayden Giving Fund in which they build a home in each of their developments that is sold at below-market-rate price to a household that meets low income requirements. The foundation is given first right of refusal when the home is sold to ensure that it remains affordable to the next buyer.

Following the presentations, all other members of the task force were given the opportunity to discuss why they are participating on the committee and what their main concerns are for affordable housing.

The task force then agreed that at the next meeting the group will discuss priorities and objectives to help steer what programs and strategies the group will begin to investigate.

The next meeting was scheduled for Wed., April 25, 2007 from 4-6 p.m. in the Community First Bank training room.