

AGENDA

Redmond Affordable Housing Task Force

Wednesday, May 23, 2007

4:00 – 6:00 p.m.

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

- 4:00 – 4:10 p.m.** Review Meeting Agenda
Summarize 5/22 City Council Work Session
- 4:10 – 5:00 p.m.** Review draft Goals/Objectives/Policies Document
a.) Why was it developed?
b.) How was it created?
c.) Comments, revisions, edits from task force
- 5:00 – 5:45 p.m.** Evaluate Affordable Housing Strategies
- 5:45 – 5:55 p.m.** Prepare for Public Meeting
- 5:55 – 6:00 p.m.** Next Steps/Meeting

MEETING NOTES

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**

Task Force Members/Representatives Present: Bud Prince, Redmond Economic Development; Chris Severin, Community First Bank; Ed Kimball, Remington Arms resident; Dennis Murphy, Hayden Homes; Osmar Blanco, T-Mobile; Kim Manie-Oskoi, Housing Works; Bea Leach, Windermere; Jerry Andres, Eagle Crest; Andy High, Central Oregon Builders Association; Jim Maynard, Wal-Mart.

Task Force Members/Representatives Absent: Steve Schlam, Diamond Built Homes.

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; Diana Barker, Redmond Chamber of Commerce; Rich Gilbert, Fuqua Homes.

Defining Objectives: The task force undertook a brainstorming exercise to build consensus about objectives and priorities for the city's affordable housing efforts. It was generally agreed to recommend that Redmond:

- **Create affordable rental options for the lowest wage earners in the workforce:**
 - Policies for new rental construction should encourage a wide variety of housing types such as apartment buildings, townhouses, duplexes/triplexes, and cottages.
 - Rental housing should be mixed in with single family housing to encourage mixed income neighborhoods rather than clustering all low-income rental options in concentrated areas.
 - Programs should be developed and/or expanded to help those renters who are ready for homeownership to move into the homeownership market.
 - A local source of funding should be developed to bring down the debt service on rental projects to enable them to set rents that are affordable to the lowest wage workers.
 - Many people who are homeless in the community also are the working poor, so addressing rental options for low-wage workers will help efforts in reducing homelessness.

- **Encourage collaboration between the public and private sectors to develop creative programs and projects:**

- In order to create the synergy needed to develop creative projects that respond to the needs of the community, it is imperative that the city, developers, nonprofit agencies, the county, and the business community join forces and work together.
- **Develop affordable homeownership opportunities for Redmond's workforce:**
 - Redmond's workforce – including critical public employees such as teachers and police officers – needs housing options to grow into as their wages increase that enable them to remain in the community.
 - Redmond needs starter homes for first-time homebuyers. Presently housing prices are so high that the median priced home is not affordable low income households (up to 80% median family income) and most moderate income households (80-120% median family income). Without equity from the sale of a previously owned home, it is very difficult for these households to break into the housing market.
 - As the task force evaluates various homeownership strategies, it will try to determine what income range homeownership programs can cater to. It may be necessary to target a particular income range initially, and endeavor to expand the options to a wider income group as more resources become available.

Affordable Housing Strategy Exercise: Following the objectives brainstorming session, task force members undertook another exercise to sort through affordable housing strategies. A list of strategies were displayed around the room and task force members were given five stickers to place next to the strategies they deemed best reflected the objectives that were discussed. Votes for particular strategies signified interest in exploring those strategies first for the city of Redmond.

The breakdown of strategy priorities were as follows:

- | | |
|--|---------|
| ● Land banking | 9 votes |
| ● Zoning initiatives | 9 votes |
| ● First-time homebuyer programs | 9 votes |
| ● Incentives for developers | 8 votes |
| ● Rental assistance | 7 votes |
| ● Employer assisted housing | 5 votes |
| ● *Other strategies: Long-term rental assistance | 4 votes |
| ● Affordable housing trust fund | 3 votes |
| ● Preservation programs | 3 votes |
| ● Community land trust | 2 votes |
| ● Asset building initiatives | 2 votes |
| ● Regional consortium | 2 votes |
| ● Voluntary inclusionary housing | 1 votes |
| ● Mobile home policies | 1 vote |

**Suggestion added by task force members.*

The affordable housing strategy list will be displayed at the next meeting so that task force members may have another opportunity to look at the strategies and write comments and/or recast their votes.

The next meeting will be held on Wed., May 23 in the Community First Bank training room.

Comments during Affordable Housing Task Force brainstorming session:

- Do not want “project living” – need mixed use housing; scattered housing.
- Need housing for lower income/workforce housing.
- Need/focus on new (*construction*) affordable housing – not just conversions.
- Need duplexes/fourplexes.
- Homeownership – keep it realistic, do it in small increments: Shoot to make homeownership affordable first at \$230,000 (median is \$255,000) and then at \$200,000. Not realistic to shoot for developing \$170,000 homes.
- Should analyze typical wages for workforce to help predict type of housing needed and what should be produced to serve them.
- ID where companies’ employees live, and also what they live in (rental, own, mobile home, etc.)
- Can’t afford to buy a home locally:
 - Rentals – vacancies are extremely low
 - How to encourage developers to build options to the single family development or duplex options? Need more rental options.
 - Challenges with employee attrition and relocation costs (*due to the cost of housing*)
- Bridge rental to ownership, especially due to high rental costs (*create programs*)
 - Affordable rent to allow households to save money for homeownership
 - Serve people that fall in 80-120% median family income range
- Entry level people for business can’t afford to live here – focus on the entry level workers. Starting point of city’s efforts should be from the bottom/lower end of the need spectrum.
 - Housing for the lowest wage workers
 - Housing for people who cannot afford to rent or buy
- Affordable housing is not just homeownership.
- Prioritize people with the largest gap between what they can afford and the costs of rent.
- Cost of land is the price difference between Central Oregon and other places. Synergy needed between city, developer and agencies to create affordable housing.
- Create areas and incentives for higher density housing.

- Encourage high density in newly planned areas to avoid objections to townhouses and multi-family housing.
- Density defined by the market?
- Work with developers to get a mix of housing types within a development:
 - Starter homes for first-time homebuyers
 - Wal-Mart is working with lenders on financing for employees to buy a home

GOAL: The City of Redmond will facilitate and encourage the development, preservation, and availability of a range of quality housing options for the community’s workforce, low income residents, seniors, and persons with special needs.

Objective #1: Create and preserve affordable rental options for the lowest wage earners in the workforce.

Policies:

- *Rehabilitation and Neighborhood Preservation*

- 1.1 Rental housing should be integrated with single family housing to encourage mixed income neighborhoods and to prevent clustering of low-income housing in concentrated areas.
- 1.2 Support efforts to preserve existing affordable rental housing units and facilities that are at risk of converting to market rate housing.

Other: _____

- *New Housing*

- 1.3 Ensure that new neighborhoods include a wide variety of housing types such as apartment buildings, townhouses, duplexes/triplexes, and smaller single family units such as cottages.
- 1.4 Facilitate and support affordable housing programs and the development of affordable housing by public and private organizations.

Other: _____

- *Rental Assistance*

- 1.5 Develop and support programs that assist renters who are ready for homeownership to move into the homeownership market.
- 1.6 Consider and evaluate the viability of providing housing on publicly-owned property that becomes available or is deemed a surplus.
- 1.7 Explore and evaluate the viability of supporting rental assistance programs for local employees.

- 1.8 Develop a local source of funding to support affordable rental housing projects and programs.
- 1.9 Actively pursue federal and state housing funds to support the development and preservation of affordable housing options for the community's low and moderate income population.

Other: _____

- *Government Role*

- 1.10 Develop and/or revise regulations and create incentives to encourage the development of low income rental housing.
- 1.11 Develop regulations and incentives to encourage construction of a wide variety of housing products such as apartment buildings, townhouses, duplexes/triplexes, and cottages to meet the broad needs of the community.
- 1.12 Maintain an adequate supply of land within the Urban Growth Boundary (UGB) to help keep the price of land stable or down.
- 1.13 Create minimum density standards for higher density residential zoning districts to ensure that multi-family housing units are developed in the community.
- 1.14 Collaborate with the private and nonprofit sectors to develop programs and projects that support affordable rental housing.
- 1.15 Collaborate with other Central Oregon communities and agencies to develop regional approaches to address affordable housing.
- 1.16 Expedite the development review and permitting process for projects that include affordable housing.
- 1.17 Lobby for legislative measures that will increase local resources to address affordable housing issues.
- 1.18 Promote and encourage the development of accessory dwelling units.
- 1.19 Coordinate affordable housing strategies with downtown urban renewal plans and projects.

Other: _____

Objective #2: Promote affordable homeownership opportunities for Redmond’s workforce.

Policies:

- *Rehabilitation and Neighborhood Preservation*

- 2.1 Encourage the rehabilitation and maintenance of homeownership housing in existing neighborhoods.
- 2.2 Provide for mobile home or manufactured dwelling parks within the UGB to allow a choice of neighborhood types.

Other: _____

- *New Housing*

- 2.3 Encourage the development of homes for low and moderate income households and first-time homebuyers.
- 2.4 Promote the development of higher density housing options such as townhouses and cottages to facilitate the availability of lower-cost ownership options.
- 2.5 New residential development in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of the Comprehensive Plan, and make a positive contribution to the area in which they are located.
- 2.6 Facilitate and support affordable housing programs and the development of affordable ownership housing by public and private housing organizations.

Other: _____

- *Ownership Assistance*

- 2.7 Support efforts to increase the homeownership rate in Redmond by promoting homeownership opportunities for Redmond residents and employees of low and moderate income groups.
- 2.8 Develop a local source of funding to support affordable ownership housing programs and projects.

- 2.9 Develop and support programs that help renters who are ready for homeownership to move into the homeownership market.
- 2.10 Consider and evaluate the viability of providing housing on publicly-owned property that becomes available or is deemed a surplus.
- 2.11 Actively pursue federal and state housing funds to support the development and preservation of affordable housing options for the community's low and moderate income population.
- 2.12 Support and facilitate efforts such as employer assisted housing programs that provide housing for local employees who have been priced out of the homeownership market.

Other: _____

- *Government Role*

- 2.13 Develop and/or revise regulations and create incentives to encourage development of low and moderate income ownership housing.
- 2.14 Maintain an adequate supply of land within the UGB to help keep the price of land stable or down.
- 2.15 Collaborate with the private and nonprofit sectors to develop programs and projects that support affordable ownership housing.
- 2.16 Collaborate with other Central Oregon communities and agencies to develop regional approaches to address affordable housing.
- 2.17 Expedite the development review and permitting process for projects that include affordable housing.
- 2.18 Lobby for legislative measures that will increase local resources to address affordable housing issues.
- 2.19 Coordinate affordable housing strategies with downtown urban renewal plans and projects.

Other: _____

Objective #3: Support the development and preservation of housing options that meet the needs of Redmond’s senior population and those with special needs.

Policies:

- 3.1 Encourage the development of a full range of housing options, coupled with services, to meet the needs of special populations within the community, including seniors, disabled individuals, homeless households and those at risk of becoming homeless.
- 3.2 Ensure that adequate land is zoned to accommodate special needs housing.
- 3.3 Work with area service providers and interested parties to develop strategies to address homelessness.

Other: _____

Two additional potential policies that could be considered but were not part of our task force’s recommendation:

- 1. Infill development/redevelopment policy that encourages development at higher densities that are compatible with existing neighborhoods and/or surrounding properties.
- 2. Master planning prior to annexation, with conditions to meet housing goals vis-à-vis housing type, densities, income level.



TO: Affordable Housing Task Force

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

RE: May 23, 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.

There are three documents attached to this memo. They include the meeting agenda, the notes from the April 25, 2007 task force meeting, and a draft of a document containing **DRAFT** recommended city goals, objectives and policies. At our next meeting we will spend part of our time reviewing the Goals/Objectives/Policies document. In order to facilitate this discussion it is important that you carefully review the draft Goals document prior to our meeting and identify any changes, revisions, additions or other comments you wish to provide.

The final version of the Goals/Objectives/Policies document is an extremely important planning document that should reflect how the task force recommends the city approach affordable housing issues. If adopted by the city council, these goals, objectives and policies will serve as the "foundation" for city and community affordable housing efforts. *This document is a work in progress.* It is intended to capture the essence of the discussion at the last task force meeting. The document also reflects guidance and feedback provided by the city council as well as strategic suggestions provided by the affordable housing consultant, with input from city staff.

Following the goals and policy discussion we will begin exploring specific affordable housing strategies. If you are not familiar with the most commonly practiced affordable housing strategies please refer to the Affordable Housing Options Report contained in your task force binder.

In addition, please take note that all Affordable Housing Task Force members are invited to attend the following upcoming meetings:

- The affordable housing consultant and city staff will be updating the City Council on the Affordable Housing Task Force's efforts to-date. The presentation

will take place on Tues., May 22 at 7:00 a.m. in the City Council Chambers at 777 SW Deschutes Avenue (next to the Police Department).

- The city is holding an audio conference that addresses inclusionary housing on Wed., May 23 from 1-2:30 p.m. in the City Hall conference room A, located at 716 SW Evergreen Avenue.

We look forward to your participation at the next Affordable Housing Task Force 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.