



CITY OF REDMOND
AFFORDABLE HOUSING PLAN
Phase I: Existing Conditions Report
November 7, 2006

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Existing Conditions Report

- 1) Explanation of what is happening in the Redmond housing market
- 2) Affordable housing inventory
- 3) Stakeholder interviews
- 4) Review of city's planning and regulatory documents

Overview of Market Conditions

- Rising Cost of Housing Impacted by:
 - Population growth factors and demand
 - Land, material and labor costs
 - Income and jobs
- Housing Market
 - Home sales prices still rising
 - Rental market getting tighter

Affordable Housing Inventory

- Characteristics of Redmond's Affordable Housing Stock
 - Twelve subsidized multi-family facilities located in Redmond
 - Facilities provide 342 units of housing to low-income households
 - Facilities rent to people earning 60% or less of area median income

Redmond's Affordable Housing Stock

- Three facilities that provide a total of 80 affordable units are at risk of converting to market rate units
- Redmond no longer qualifies for the USDA's Rural Development funds due to its population growth. These funds were used to pay for three multi-family facilities as well as homeownership programs

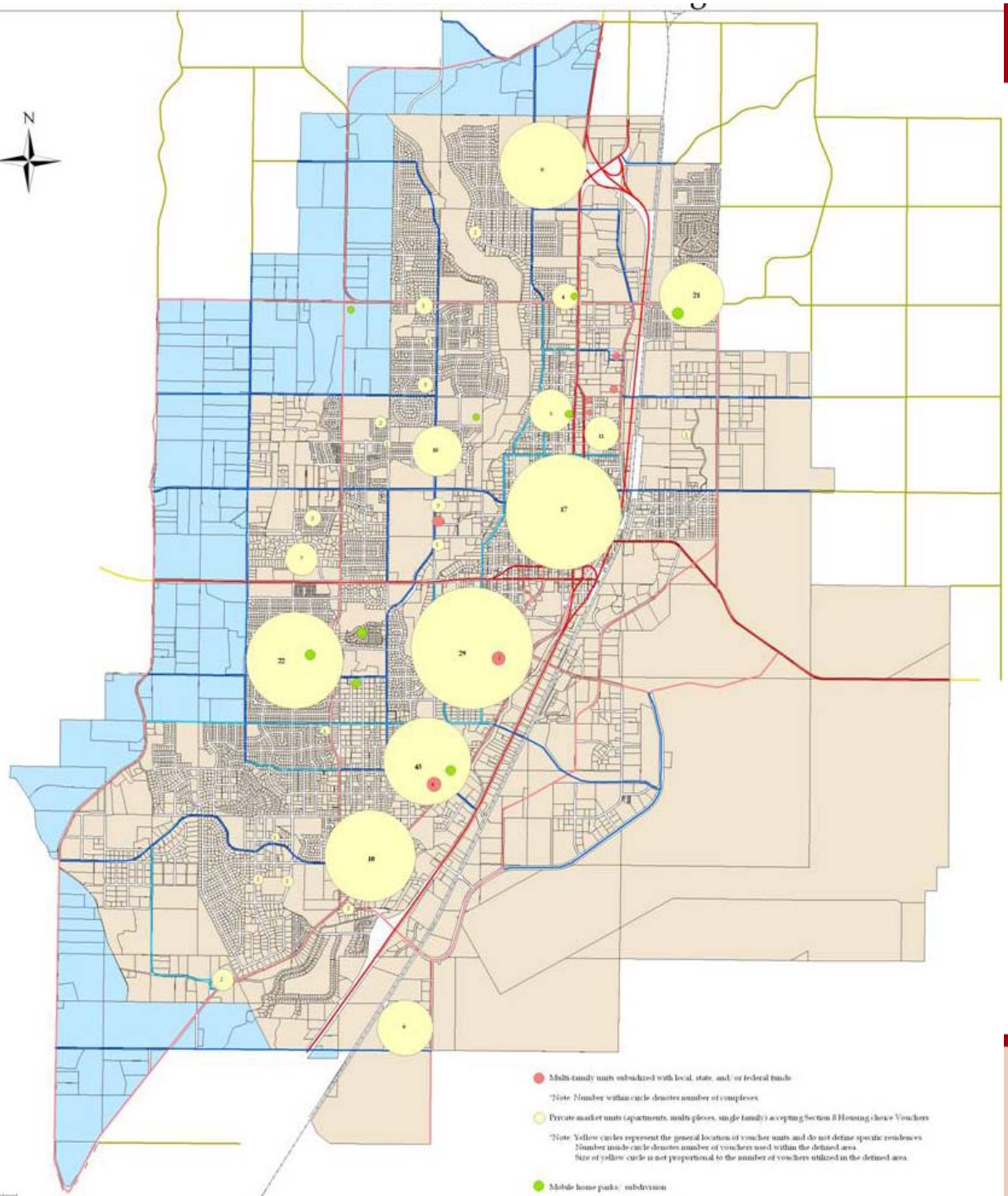
Redmond's Affordable Housing Stock

- Two facilities (74 units) rent exclusively to seniors
- Three additional facilities (35 units) rent to seniors and the disabled
- Five facilities (54 units) rent to extremely low-income households – those earning 30% or less of area median income
- One transitional housing facility for women can serve five families at one time

Redmond's Affordable Housing Stock

- There is no subsidized housing for people earning 61-100% area median income
- Approximately 307 households in Redmond receive Section 8 vouchers. About 69 rent in subsidized facilities, while 238 rent in the private market
- There are nine mobile home parks/subdivisions in Redmond that have more than 350 lots

Subsidized Affordable Housing



Stakeholder Interviews

- Alan Unger – Mayor, City of Redmond
- Cyndy Cook – Executive Director, Housing Works
- Mark Radabaugh – Regional Rep., Dept. of Land Conservation & Dev.
- Sharon Miller – Executive Director, NeighborImpact
- Edward “Bud” Prince – Economic Dev. Manager, Redmond Economic Dev.
- Steve Schlam – Developer, Diamond Built Homes
- Tim Vezie – Developer, VZ Properties
- Jim Long – CDBG/Affordable Housing Manager, City of Bend
- Laurie Thom – Community Advocate, Redmond Area Com. Action Team
- Jim McCue – President, Redmond Habitat for Humanity

Interview Themes

- Local Source of Funding
- Regional Approach
- Land Banking
- Annexation Opportunities
- Incentives for Developers

Interview Themes

- Impact of Destination Resorts
- Public Transportation
- Mobile Home Crisis
- Partnerships
- Job Opportunities

Planning & Regulatory Framework

- Comprehensive Plan
 - Language and framework of Housing Chapter
 - Interplay between planning arenas
- Development Code
 - Restrictions on R-3 zones may limit affordable development options

Next Steps

- Identify Affordable Housing Strategies and Techniques
- Conduct Focus Groups and Community Meetings
- Begin Drafting Affordable Housing Plan