

SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD MAY 27, 2014, IN THE CITY COUNCIL CHAMBERS.

BOARD MEMBERS PRESENT: Tory Allman – Joe Centanni – George Endicott – Ginny McPherson – Ed Onimus – Jay Patrick

BOARD MEMBERS EXCUSED: Camden King

STAFF PRESENT: City Manager Keith Witcosky – Assistant City Manager Sharon Harris – City Attorney Steve Bryant – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Engineer Mike Caccavano – City Recorder Kelly Morse – Community Development Director Heather Richards – CIS Administrator Sheri Cleveland – Finance/Budget Manager Jason Neff

MEDIA PRESENT: Leslie Pugmire-Hole, Redmond Spokesman

Chair Endicott called the meeting to order at 8:13 p.m. and established a quorum.

MINUTES

A. Minutes of February 25, 2014, Special Urban Renewal District Agency Board Meeting (Exhibit 1)

Allman moved, seconded by Centanni, to approve the minutes of February 25, 2014, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-absent, McPherson-yes, Onimus-yes, Patrick-yes)

ACTION ITEMS

A. Center City Housing Study: Housing Development Strategy (Exhibit 2)

Community Development Director Heather Richards presented the Council with the Downtown Urban Renewal Advisory Committee's recommendation on the Center City Housing Strategy. Ms. Richards reviewed the background of the plan, goals for housing in the Downtown Urban Renewal District, and Redmond demographic trends which include:

1. Strong population growth
2. 68 percent families, growing household size
3. Median income 25 percent lower than the county
4. Outflow of young singles, inflow of young families
5. 9 percent annual growth in 55 to 75 year olds
6. Unemployment still elevated, loss of construction jobs
7. Over 8,000 new households projected over 20 years
8. Roughly 60 percent home ownership, 40 percent rental

Ms. Richards reviewed results of the housing preferences survey, described the resident focus groups, discussed zoning within the area and real market value per square foot, potential opportunity areas, financial feasibility analysis methodology, development dynamics, challenges and targets, and the economic impact analysis. Housing strategies are as follows:

- Housing Strategy 1: Establish a Housing Development Assistance Program
- Housing Strategy 2: Support Development of Duplexes
- Housing Strategy 3: Reduce Parking Standards for Some Multi-Family and Accessory Units
- Housing Strategy 4: Improve Public and Neighborhood Amenities
- Housing Strategy 5: Marketing Efforts
- Housing Strategy 6: Financing for Pilot Projects

Centanni moved, seconded by Onimus, to adopt the Center City Housing Study: Housing Development Strategy, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-absent, McPherson-yes, Onimus-yes, Patrick-yes)

There being no further business, the meeting was adjourned at 8:52 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 10th day of June, 2014.

 /s/ George Endicott
George Endicott, Chair

ATTEST:

 /s/ Kelly Morse
Kelly Morse, City Recorder