

**Pendleton Solutions**  
**February 9, 2011**

Draft Meeting Summary

*Participants:* John Turner (convener), Larry Lehman, Bill Clemens, Evan MacKenzie, Susan Bower, Tyson Furstenberg, Stephanie Seamans, Jef Farley, Bruce Buchanan, Grant Young, Loren Schmucker, Melissa Drugge, Mark Mascall, Randy Thomas, Justin Pearce, Dan Ceniga, Brook Kristovich, Todd Rothrock, Stan Stradley, and Kim Travis

**Preliminary Data Results**

Susan Bower reported on her survey of the top **13 employers** in Pendleton, accounting for 3612 employees. *On average of 30% of these employees commute to Pendleton.* 8 of these employers said that the lack of housing inhibits their plans for growth, although there are plans for about 500 new jobs over the next 3-5 years.

Kim Travis reported on the preliminary results of the **employee survey**. The initial survey findings are based on 224 responses from Cayuse Technologies, St Anthony Hospital and Keystone RV. The final analysis (available in March) will include responses from CTIUR. Based on the initial 224 responses:

39 would consider moving to Pendleton  
52 said there is no available housing in Pendleton  
68 said housing costs too much in Pendleton

**Update on conversations with developers and Housing Authority**

Larry Lehman and Kim Travis met with Renee Rooker from the Walla Walla Housing Authority and Stan Stradley from the Umatilla County Housing Authority to better understand what Housing Authorities can offer the community. Their main mission is to serve the low income population by using tax credits and housing voucher programs. *Recent tax credit multifamily projects in Pendleton include: Goodwin Court, Hailey Place, Indian Hills, Pendleton Square, and Security Apartments.* Tax credits come in over a 10 year period. The investor is in it to shelter income – not earn income. After 15 years, the project is refinanced and the investor is bought out of the project. Stan said that the voucher holders are not having a problem finding housing in Pendleton.

The issue in Pendleton and in other communities is in developing market rate “workforce” housing. There are limited programs and policies to help support this type of housing.

In conversations with developers and the Housing Authority it is clear that first a formal market assessment needs to be conducted. Renee Rooker shared a comprehensive market analysis that was conducted in Walla Walla. This analysis served as a “work plan” for her agency to supply the community with adequate housing at varying income levels.

## **Encouraging Development in the UGB**

Evan MacKenzie provided a follow up to the Virtual Tour from the January meeting. He showed the group a new map from the Periodic Review process that highlights the steep slopes and shallow soils that will make developing difficult/costly. Despite the areas that are outlined on the map, the preliminary findings show there is a supply of buildable land in the UGB. We need to make sure the land inside the UGB is being developed to its potential.

It is important to start developing multifamily and single family dwellings now to show that Pendleton's pattern of growth is increasing. Historically, there has been an average of 10 new homes per year in Pendleton. The next steps are to find the willing sellers and facilitate development quickly. Right now we are making assumptions about property owners who are willing and not willing so it is critical to meet with property owners to get the facts.

Susan Bower raised a concern from developers about inequitable distribution of incentives. Larry Lehman responded that it is harder to provide incentives for residential development. Regarding System Development Charges (SDC's), Pendleton charges about \$1,000 compared to Bend charging \$15,000. The City is also willing to work out a Local Improvement District (LID) to help pay for the infrastructure costs.

### **Brainstorming Creative Solutions for action:**

1. Get City-owned property on Tutuilla "shovel ready":
  - ✓ GeoTec Survey
  - ✓ Phase I Environmental Study
2. Provide more information about the City's Tutuilla property for developers:
  - ✓ Cost of connecting to utilities
  - ✓ Land -- Appraised value or sale price
  - ✓ Utility/topography maps
3. Create an inventory of likely developers and ensure a proactive outreach strategy to work with developers
4. Examine Developable Land & outline prime opportunities
5. Pursue a strategy for working with landowners

### **Additional Next steps:**

- Collect funds and draft a contract through RCDC for a housing market analysis by David Wohl, Sabino Consulting

This group has 3 or 4 more meetings before the City Solutions pilot program ends. We are on the fast track for progress! Our next meeting will be in mid-March.