



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: March 18, 2026

SUBJECT: Approval of Document No. 2026-0074 amending the ground lease with Mountain View Community Development for Redmond Safe Parking program

RECOMMENDED MOTION:

Move approval of Document No. 2026-0074, Fourth Amendment to the Ground Lease with Mountain View Community Development to utilize County-owned property at 7th & Evergreen for the Redmond Safe Parking Program.

The Fourth Amendment makes the following changes to the lease:

1. Extends it for one year until March 31, 2027; and
2. Allows for future extensions to be approved administratively.

BACKGROUND AND POLICY IMPLICATIONS:

In 1997, Deschutes County acquired two properties by Tax Deed due to nonpayment of property taxes. A 0.55-acre lot known as Map and Tax Lot 151315BA05200 and a 0.52-acre lot known as Map and Tax Lot 151315BA05300. The two properties are located on SE 7th Street and are just north of SE Evergreen Avenue and Hwy 126 in Redmond.

On November 14, 2022, the Board authorized a 90-day trial lease with Mountain View Community Development (MVCD) to utilize said property to accommodate up to four spaces for the Redmond Safe Parking program. As a condition at the end of the trial period, MVCD agreed to provide the Board an update concerning successes, and any challenges or incidents related to the location. On March 20, 2023, MVCD provided a presentation, and requested a one-year lease extension and to increase the total number of spaces to six. The Board approved both the lease extension and the increase in the number of spaces.

On February 14, 2024, MVCD presented a program update, and requested a two-year ground lease extension and approval to spread gravel onsite. The Board approved these requests, which were memorialized by amendment to the ground lease.

On March 2, 2026, MVCD presented a program update, and requested an extension to the ground lease, and subsequently, the Board supported a one-year extension and requested

MVCD to return in one-year to provide a program update. The Fourth Amendment includes a one-year term at zero-cost.

Mountain View Community Development (MVCD) is a community-centric nonprofit located in Redmond with a recent expansion to Bend that specializes in strategic initiatives around houselessness. In collaboration with the Cities of Redmond and Bend, MVCD administers a Safe Parking program that provides opportunities for those individuals and families (collectively, participants) experiencing houselessness to access discreet parking and micro-sheltering in an authorized location within private property and outside of right-of-way. Program participants are selected through a screening and intake process and sign a comprehensive program agreement upon acceptance. Participants are limited to one vehicle and/or one trailer/recreational vehicle. The program provides portable restrooms and garbage service, as well as case management to work with participants to set goals, which includes transitioning into permanent housing.

BUDGET IMPACTS:

Mountain View Community Development maintains the 7th & Evergreen site specific to landscape maintenance and Safe Parking program requirements. The zero-cost lease has no budget impact.

ATTENDANCE:

Kristie Bollinger, Property Manager