



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 21, 2025

SUBJECT: Ground Lease with Mountain View Community Development for use of 9.48 acres in East Redmond

RECOMMENDED MOTION:

Move approval of Document No. 2025-058, a Ground Lease with Mountain View Community Development for use of 9.48-acres of County-owned property in East Redmond for the development of permanent supportive housing.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns a +/- 1,700-acre tract of land in Redmond, which was acquired by a federal land patent in 1965. The property known as Map and Tax Lot 1513000000103 borders Hwy 126 to the south and NE Upas Avenue to the north, various streets and undeveloped property to the west and undeveloped Bureau of Land Management property to the east. A portion of this parcel is occupied by Negus Transfer Station and Oasis Village, and +/- 10-acres has been reserved for a managed camp and +/- 300-acres for the multi-jurisdictional CORE3 project.

In July 2024, Mountain View Community Development submitted a letter to the County to request a long-term ground lease directly with the County to develop permanent supportive housing on +/- 9-acres on said parcel north of Oasis Village and south of the pending managed camp, and within Redmond city limits. The Board of County Commissioners considered the request and supported a direct 65-year ground lease to include 9.48-acres plus a 50-foot buffer area to the north of the designated property.

The +/- 75-unit permanent supportive housing project known as Mt. View Community Village, will include one- and two-bedroom units to provide needed housing in the continuum of care for community members experiencing homelessness and on fixed incomes.

Mountain View Community Development will provide a presentation and be available to answer questions.

BUDGET IMPACTS:

None—this would be a zero-cost ground lease.

ATTENDANCE:

Kristie Bollinger – Deschutes County Property Management

Rick Russell – Executive Director, Mountain View Community Development

Michelle Cross – Project Manager, Mountain View Community Development