



CITY OF BEND

## Meeting Summary

### Affordable Housing Advisory Committee

### June 14, 2017

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1. **Roll Call:** Kristin Chatfield, Richard Bonebrake, Kerri Standerwick  
Councilors: Justin Livingston, Barb Campbell

City staff: Jim Long, Kathy Montgomery, Damian Syrnyk

2. **HB 4079 – Additional details and continued discussion – Damian Syrnyk**

Damian Syrnyk came to answer questions regarding HB 4079. Pilot program rules are in effect. Deadline of September 5<sup>th</sup> to submit. Committee should decide whether to submit to Council that they want to go forward with application.

Kerri asked when decision would be made. Damian said pre aps were due September 5<sup>th</sup>. Viable proposal sometime in early 2018. He mentioned that Medford is looking into applying. Richard asked what is needed for September. Response: Partner and/or developer must be lined up. Kerri wanted to know if besides the resources that would have to put together, will it be a distraction? Damian said Growth Management Department would support. Goal 1 is implementing UGB implementation. Damian feels would need two people to focus on. Possibly Jim and new coordinator. Jim said research already been done due to UGB. Issue – do we want to commit resources? Where could we go wrong? Any weaknesses? Feels we have addressed.

Need a nod of heads from Council that if Committee says go forward, can resources be directed toward this? If yes, direct staff. RFP would go out to possible properties.

30 units at or less than 80% AMI. Other units can be at market. Can also use other incentives. Councilor Livingston asked if there is a time limit when has to go up. Damian responded no, once approved. There are reporting requirements.

Richard commented that it seems like work being done on sewer and water upgrades will help.

Damian said city has done UGB, code changes, updated master infrastructure master plans.

Kristin said she appreciates help.

Kerri asked what page 2 number 4 means. Damian said infrastructure must be in ground or show that it will be in place for development.

Richard asked about transit. Damian said need to be looked at more closely.

Carolyn stated that this isn't a project staffed with budget approvals. Council must agree that this would come in ahead of other projects. Pre-app and then after. Resource request would be from Damian's team.

Kerri again wanted to make sure that taking on application would not slow down any other projects that need to be focused on. Especially UGB implementation. Already prioritized. Will anything be affected? Damian said no. Already have to update water and sewer and transportation plan. Will assist not lead. Affordable Housing would lead. Jim not involved in UGB implementation.

If tasked to do this with no resources, then might be a problem. Jim could possibly hire half time person. We have been tasked to add every opportunity for Affordable Housing.

Jim Long said we are missing 5000 units. This would be one more tool. Councilor Campbell asking about Affordable Housing Coordinator. She is starting July 17<sup>th</sup> but she will be doing other things. However, will free up Jim.

Kristin asked Jim Long what he was looking for. Should we pursue? Yes.

Carolyn: will run upstairs to talk to Mayor Roats to check. Councilor Livingston will bring up.

Richard thinks we should do. Jim Long said there are property owners that are likely interested.

### **3. Update on mixed use development code roundtable – Kerri Standerwick**

Status – one date selected but need to delay so can get more participants. Trying to invite Bend developers who have interest in or have pursued mixed use developments in the City, major affordable housing players. From Bend but also from valley. What are obstacles in code, etc.? How can we encourage development? Trying to get people to table so is productive to discuss what City can do but also to get them thinking outside the box.

Kristin asked if there was any other support needed. Kerri – settle on date. Will provide two dates, get room. Everyone from committee will be invited. If you have someone valuable to invite, let her know.

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**Jim – additional item: NSP Program.** Neighborhood Stabilization Program (started in 2009). Funds came in must be used in same program. Jim has been fighting with State. Promised originally that would go to CDBG. Program funding supposed to come back. State agreed. \$5.25 million in loans when comes back can be used for CDBG program. May want to discuss how to use. Maybe down payment assistance.

Kristin: Homelessness and Housing First. Jim Long said is an issue. COVO only entity in Bend. Proposal from group, have yet to find a provider. Easy to build facility but hard to run and also fund long term operating costs. Everyone will have to step up.

Richard asked what is happening with SDCs. Councilor Livingston said they were brought up at budget process. Bring bigger package, code/SDC. There will be a meeting on July 19<sup>th</sup> with boards and commissions. Bring forth package there.

Karna Gustafson and Moey Newbold volunteered.

Introduced Lynne McConnell as new Coordinator.

Kristin wanted to point out some accomplishments. Sarah Fall, Intern: putting together GIS based list. Will also have funding. And some original applications. Will be posted on website. However, won't include locations related to domestic violence or Habitat.

Kerri asked if anyone had seen Bill Valentine's presentation. Couple of slides should look at in terms of PR. Kerri will send out. Presented to 8 largest RE firms in Bend. Implied that City should not do affordable housing. It is a drain on city funding and infrastructure. Should be pushed to Prineville and Redmond. May start to hear because of his presentation. Bulletin profiles it. Just putting it out.

Councilor Campbell mentioned there is a subcommittee of councilors looking at rules. Suggestion that Mayor would appoint chairs of committees. Councilor Campbell wants to vet that idea. Wanted to report. Kristin thinks group knows better and mayor would have to learn. More/only experts in Committee. AHAC by ordinance is set up that way.

**4. Public Comment**

Karna Gustafson of COBA mentioned that Bend 2030 has 12 policy development code change proposals. Some of proposals should come through AHAC for vetting. Council has to decide.

**5. Adjourned at 4:06 pm**

Note: Committee appointments. Justin – Casey doing interviews tomorrow. Hopefully appointments on Wednesday.