



CITY OF BEND

Meeting Summary Affordable Housing Advisory Committee

Wednesday, April 5, 2017, 3:00 pm

1. **Roll Call:** Kerri Standerwick, Jim Landin, Richard Bonebrake, Andy High, Kathleen Leppert, Kristin Chatfield
Staff: Jim Long, Kathy Montgomery

2. **AHF 2017 Presentations**

COVO J.W. Terry, Kathy: Duplex, Housing First. 54 people in their housing. Couple empty while refurbishing. For vets or non-vets. Help out community.

3. **COVO exception to required Veteran status**

COVO is currently limited to Veteran's Housing. They are requesting that that requirement be lifted. Jim Long had discussions with them. Will still be veteran centric but sometimes others make sense. Richard Bonebrake asked if they contacted Housing Works. Yes, they discussed per Jim Long. Per Kathleen Leppert housing vouchers can't double dip. Difficult to get people from Housing Works to COVO.

Andy High said he was in general agreement with the caveat of approval by Affordable Housing Manager on a case by case basis and oversight. Jim Long said already do as he has to amend agreements. Richard wants to make sure they keep looking for housing. Kathleen said they are very veteran oriented. Have been times that there hasn't been a veteran available. Richard Bonebrake asked why there has been a vacancy. Jim Long said there is no money to rehab properties. **Committee agreed that they approved this change.**

5. **AHF and property deliberations**

Approximately a million is available. RFP stated \$850K. Andy High asked about timing of Franklin Property RFP. Jim Long: Probably early fall. Need to get surveyor out. Need to carve out a piece from cemetery. Kerri Standerwick: asked if it would be possible that we have another round this year.

KOR may not be successful bidder on property. Kerri Standerwick recommends moving KOR off at this time due to uncertainty (size of lot, acquiring lot, etc). Kristin Chatfield said it was worth noting that Killian Pacific is exciting but is a large ask. Jim Long said is scalable and is a 3 year project. Kathleen Leppert: partial to Housing Works on Forbes. Jim Landin: do we look at how funding partials affects projects? Jim Long: holds up projects which in turn holds up our funding.

Jim Long: Can we put deadlines on projects. City is usually the first funder. Coming in with best case scenario. Andy High: is a juggling game. Question asked as to how close to shovel ready is Pacific Crest.

Jim Long: Figure out properties first.

Property deliberations:

Kerri Standerwick: sharing for Greg Blackmore who made a point about affordable housing ownership opportunities being nonexistent in Bend. Kerri Standerwick excited about 26-28 homeowners. Kristin Chatfield said she scored them closely. For Kristin, Pacific Crest came out with an edge in design. Enhanced neighborhood. Richard Bonebrake: payback is quick and there is Habitat cooperation. Jim Landin: how quickly can we build? Only project that is a for sale project. Disclosed that works with both. Richard Bonebrake: Plan looks more blended with neighborhood. Kerri Standerwick: does not push traffic onto road in front of Bend High. **Kerri Standerwick made motion to award property to Pacific Crest and Kathleen Leppert seconded. All approved.**

Funding deliberations:

Andy High: one strategy is to look at by number of units. Number one is number of units. Jim Long noted that Housing First Model is priority to some Councilors.

Pfeifer: Not true Housing First model. Kristin Chatfield: Will be displaced residents in Pfeifer's project.

COVO is only true provider in county that is true Housing First.

Can applications be kept open until next cycle in fall? KOR and Killian. Submit changes only.

Is there a displacement issue with Pfeifer? Yes. Jim Long, intention when created was to create units rather than acquisition of existing.

Kristin Chatfield and others agreed to scratch Pfeifer. Jim Long will draft letters to all.

Kristin Chatfield: Comfortable with removing or giving less to Habitat. Not firmly identified and they have 10 houses to build plus working with Pacific Crest.

Bethlehem Inn	Kerri Standerwick:	200	Kristin Chatfield:	200K
Habitat		150		150K
Housing Works		160		200K
Pacific Crest		400		450K
COVO		<u>160</u>		<u>150K</u>
		1070		1150K

Jim Landin: Look at net number of units.

Jim Long: KOR 100K out there for now.

\$150k to Habitat. Use as they feel fit.

Pacific Crest would slow down. Depends on market. Stage more slowly. Andy High: could roll. Could do in phases. Andy High asked if this was deferring SDCs until closing? Would help.

Kathleen Leppert said it would be nice to see development on surplus property. Are there others? Jim Long: yes, Daggett Lane.

Kerri Standerwick moved to approve as mentioned above by Kristin Chatfield (see bolded amounts) and Richard Bonebrake seconded. All approved. Jim Long will let know if any declined.

6. Public Comment

Jim Long introduced Cindy King who was recommended by Realtors Board. Replacement for Justin Livingston's spot.

No public comments.

7. **Adjourn:** 3:05 pm