



CITY OF BEND

Meeting Summary **Affordable Housing Advisory Committee**

Wednesday, March 08, 2017

1. Roll Call: Kristin Chatfield, Greg Blackmore; Jim Landin, Kerri Standerwick, Richard Bonebrake

Staff: Jim Long, Kathy Montgomery

Councilors: Justin Livingston, Barb Campbell

2. Consideration of CDBG 2017-2018 Awards and Public Hearing

Last public hearing about CDBG.

Gwenn Wysling of Bethlehem Inn. Prepare for an additional position to help with additional 5 units for total of 10 units. Shelter for homeless families.

Gwenn also mentioned that Thrive is very important as is out in community. Really is benefiting people to provide services. Great partnership. Filling in some of important gaps.

Jim Long said have an additional 7k for Social Services.

One option:

21k Bethlehem Inn

13.5 for COVO, NeighborImpact and Thrive.

Richard Bonebrake said if equal then additional 1750 each. Greg looking at Consolidated Plan for priorities of who is doing what. Leaning more toward direct service rather than home ownership but wants to consolidate plan. Kristin Chatfield says Thrive has done incredible work. Wonders what will be able to do with smaller amount.

Jim Landin: split additional between Thrive and COVO because of Consolidated Plan. Does having CDBG give them help obtaining additional funds? Jim Long: does not really leverage that much. Addressing homeless impact. 3500 apiece.

Councilor Campbell said she is grateful for Committee because is so difficult to choose.

Greg Blackmore: Discussion points. What are options? To 1, split between 4, or between 3 or between 2. Greg. What can be done? Does it make other projects more viable to achieve success. \$ amounts would go further in smaller organization.

Kerri Standerwick: following consolidated plan is correct. Homelessness ranks higher. Smaller orgs would benefit more. Supports 3500 to the two.

Jim Landin and Greg Blackmore said to take additional 7K and split.

21K Bethlehem Inn

17K each to COVO and Thrive

13.5K to NeighborImpact

Program funding. 300k available.

COVO and Habit for Humanity applied.

180K to COVO and 120K to Habitat.

Kerri Standerwick moved to approve (bolded amounts above) Jim Landin seconded. All were in favor.

3. Development code/program adjustments discussion and assignment of subcommittee

Jim Long asked if want to take this on. His recommendation is to create a subcommittee to bring back to whole committee and then to Council and Planning Commission.

Greg Blackmore: last time dev code was also planning staff and growth management staff involved. Should be something similar.

Jim Landin: When made recommendations on cottage code and ADU, had planners and engineers assigned. Also home builders. Whoever would have good input. Also Bend 2030 recommendations for mid income housing. There were be several groups with recommendations.

Kerri Standerwick thinks subcommittee is good for efficiency. We can set parameters of what we want to discuss. People who understand what is feasible including financially.

Greg Blackmore had to leave at 3:38 pm. Greg said is a big issue. He would have time to participate depending on time and scope of project. Assistance and guidance to staff. Come to staff with recommendations. What we think can help with affordable housing issue. How to Then would be done by others within City.

Kerri Standerwick said she would participate. Jim Landin and Greg Blackmore too. Have experience about what is and is not viable and what is needed. Kerri, Jim and Greg appointed.

4. HB 4079 – continued discussion

Jim Long: still no true application process out. Spoke to Growth Management. We have a lot of data already because of UGB.

Jim Landin: Asking if City would team up with a developer. Jim Long: Talked with DLCD. Thinks that would partner with a property owner. Then hook up with developer. One 50 acre chunk and then another. Need to pull out maps and see where it might be viable due to infrastructure. Would go out as an RFP. Maybe only one, two or possibly three. Developers don't have land. 30% affordable.

Kristin Chatfield asked what the logical next steps are. Jim Long: Council needs to approve.

Councilor Campbell asked if it would be taking resources away from someplace else that would get affordable housing sooner. Jim Long: not really but possibly a little. Council Campbell mentioned that City only has so many planners, staff etc.

Kristin Chatfield feels that since City just went through UGB process, are in a good spot Also a pilot program. Will be a bargain.

Jim Landin: 50 acre site is a big site. Jim Long: 50 acres. 350 units. 1.5 kids per unit. 500 kids. Would need a grade school nearby. Commercial convenience zone. Jim Landin: Discussion with opportunity zone. Density needs amenities.

5. Public Comment

Terri Lewellyn, Central Oregon Rental Owners Association. Would like to work with this committee. Also as a builder. Doesn't want funds. 80% of AMI and up. Just found ¾ acre. Infill density affordable. To Planning commission. Private street. Got shut down completely on density and infill. Will give name and details separately to Jim Long. Answer was two lots only of 16,000. Jim Long needs details. Committee can bring up as change in policy/code. Did almost identical property on Butler Market. Terri will give Jim Long details.

Planner - Said don't do private streets anymore.

Moey Newbold – HB 4079 questions. SW: 25% affordable housing, AMI up to 30%. W: 20% of multifamily 80% AMI. North: 25%. East 100%. All these are 80% AMI. What will we learn from pilot project? Jim Long: State will learn not necessarily us. Her understanding is to add on to urban growth properties. Would be breakdown of urban growth cities. Worried about taking focus away from infrastructure and other areas. Jim Long: economies of scale. Already coming.

22nd meeting - Applications for both Alden/Glenwood and Affordable Housing Fee. Would like to move meeting to 21st at 2 pm.

6. Adjourned at 4:03 pm.