



CITY OF BEND

## **Meeting Minutes**

### **Affordable Housing Advisory Committee**

### **Wednesday, November 8, 2017**

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1. **Roll Call:** Andy High, Kathy Austin, Kerri Standerwick, Richard Bonebrake, Cindy King, Jim Landin
  
2. **Minor Code Amendments – Pauline Hardie**
  - 10% open space reduction – section 2.1.1000
  - 20 or more units, other places 4-9 units, nothing in between.
  - Looking at B-1. Strike out common open space. Would apply to 4 or more units.
  - Private open space today. Says cannot be next to yard set backs or property lines of single family residential. Delete this requirement.
  - Inner courtyards – at least 20'. Take out confusing language.
  - Duplexes and triplexes must provide 60 sf of enclosed storage areas. For apartments should they have to provide the same?

Hoping to take to planning commission on December 11<sup>th</sup>.

Question regarding 60 sf, seems large. Pauline can look into existing in newer apartments complexes. Maybe do less for apartments. Would potentially increase costs of the apartment. Not sure would eliminate stuff. Make sure is the right number.

Will come back later with density bonus.

3. **Planning Commission meeting prep (November 13<sup>th</sup>)**

Jim Long – 10% open space, fourplexes in single family zones. Jim prefers the Committee presents. Kathy Austin, Keith Wooden, Kristen Chatfield will do.
  
4. **RFP for CDBG and Affordable Housing Funds**

Copies sent out in emails. Very similar. CDBG: Don't know specifics about award yet. Would start July 1, 2018. But due to lead times, we start early. Good opportunity to do both at once. In past roughly \$450,000. Affordable Housing Funds (\$850k): lower than past as we did one in summer. Doing ahead in anticipation of OHCS tax credit applications.

Andy High asked about payback funds from NSP. Is that separate RFP? Jim Long: State has been promised since 2009. Waiting to hear. Will likely do as a separate RFP.

Question regarding SDC exemptions timing. Second reading already done. Has a waiting period of 30 days. As of December 1<sup>st</sup> all SDCs for affordable housing projects are exempted of City SDCs. Sunsets in 5 years. Will relook at. Can use as leverage. They will be deed

restricted. RFPs will go out Monday.

Kerri Standerwick asked if we have any SDC exemptions awarded that were not used. Jim Long will look at and bring back to future meeting. May want to take back and tell them to reapply.

Jim Long: Surveyor has been hired and is working on City land that might be available to surplus.

**5. Loan review committee creation**

Andy High: Need to re-establish loan committee. 3 members. Want committee members to review requests prior to recommendation to Council to award. Kerri Standerwick, Julie Nash. Cindy King.

**6. Election of new chair**

Andy High mentioned he has been chair for quite a while. Wants to stay on committee but wants new chair assigned. Think about it and bring up at next meeting. Ask Kristin if she wants to be chair.

**7. Public Comment**

Curious if any talk by Committee or at Council about looking at reducing SDCs to incentivize duplexes and triplexes. Jim Long: we broached with Council at last meeting. SDCs for up to a fourplex same as single family with exception of transit. Will bring back to Council once flesh out more.

Karna Gustafson: Reminder that on Bend 2030 tools, SDC calculations was referred to group.

Kathy Austin: Also question of sliding scale. Terry Luelling said Councilor Livingston is open to this. Has mentioned to Terry. Is thinking about.

Jim Landin: Just went through an expedited review for affordable housing. Used to be 10 days for comments. Apparently about a year ago, Council approved changing for 10 days for deeming your set complete (all documents in, can now review). Azimuth submitted September 1<sup>st</sup> and still don't have a permit. When agreed to originally was for a single family house. If multifamily, 10 day deemed complete. Goes into pile and is next project when everyone is done with current projects. After comments, goes back into pile and another 7 to 10 days pass. So is not expedited in Jim Landin's opinion. Would like to go back to Council and ask for language that is more specific to single family, multi-family, and multi-family over a certain number of units. Needs to be more defined. Maybe not a number of days. Getting comments randomly. System locks other departments out.

Jim Long: Suggested inviting Russ Grayson to discuss at next meeting.

Karna Gustafson: Senate bill 1051 requires 100 day expedited review for affordable housing projects. Will that help? Doesn't go into effect until January 1.

Andy High said also is part of culture in Bend. We also wait until last minute to submit.

Lynne McConnell: December 13<sup>th</sup> next meeting at 3:00 pm.

**8. Adjourned at 2:47 pm.**