



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

**3:00 P.M.**      **Wednesday, January 10, 2018**

Staff Liaisons: Jim Long/Lynne McConnell

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1.    **Roll Call:** Kristin Chatfield, Julie Nash, Richard Bonebrake, Jim Landin, Keith Wooden, Kathy Austin  
Councilor Russell
  
2.    **Council quarterly check in preparation**  
Wednesday, January 17<sup>th</sup>. 3 pm Topics: proposed SDC fourplex, triplex and duplex – 1 SDC for sewer and water. Rental app. Asking Council about update of meeting with Parks Board.
  
3.    **Planning Commission follow up – open space ask**  
Reducing 10% open space requirement. Also discussion about storage space. Draft of language. Jim Landin. Alternative 5%. Positive direction. Wanted better definition of open space. Parking within certain distance of building. Storage units: bit of concern regarding way is worded. Accessible from outside on deck or patio. 100% of units would have to have decks or have a walk up with storage off stairs. Limits what outside of building looks like. Dimensions: 3x4 inside or outside dimensions? Affordable unit, could a separated unit count for space? Could I put in hallway or elsewhere? Dictates too much. No required storage now. Jim Landing trying to see implications.  
  
Is this acceptable to Committee? Okay the way it is as long as it is flexible.
  
4.    **Rental clearing house/app update - Keith Wooden**  
Up and running for 2 months in Portland. Too new. City is paying for screening fees. App one spot. Give criteria. Places you with who you would qualify for. One application. They would screen you and provide to those specific landlords. Won't work for what they are doing. Affordable properties have long waiting list. Screening must be current. Usefulness in a market with waiting lists is not useful. Similar to Redfin type app. Portland has a bond fund they are using to pay for. Lynne next steps. Table until March to allow to do some research. Need to get through funding meetings. Which jurisdictions, who uses, who hosts, pros/cons. Are there other questions? No.
  
5.    **Tiered SDC proposal – overview**  
Lynne – come up in context of meeting. Incredibly complex projects. Timing wise challenging. Transportation will be looking into pieces. CIP update in March – Tom Hickmann. Sense that will provide a framework for what we need. Not quite ready for discussion. Introduce topic but need to wait.

Kathy Austin – Incentive: only item city can control to promote smaller units is on SDCs. What is tipping point difference? Thinks it is important. Done work on Affordable Housing but not middle market.

Talk to others and gather information. Get a pulse. Kathy Austin would like a subcommittee and invite stakeholders. Question of whether is this within the committee's purview. Kristin – is this a policy want to pursue and timing?

Other housekeeping: Lynne receiving policy recommendations from community. Will bring forth to you. Decisions and actions based on Consolidated Plan. Fair Housing Survey: In 2015 Obama administration enhanced the fair housing process. Outlined process. This past week those changes were placed on hold. We had launched survey before that. Already received over 600 responses. We are keeping survey open. But working with HUD to see what are reporting requirements are. Stakeholders survey- not as many responses. No option to not answer if doesn't apply.

**6. Public Comment**

Terry Luellen: also found same issue with stakeholder questions. Wanted to mention article of January 5<sup>th</sup> in the Oregonian. 560k per unit. 480k per unit estimated. Thinks is theft. Do you every publically comment? Jim Long thinks the project is a one-off anomaly but is too expensive. Terry makes whole affordable housing community look bad throughout state.

**7. Adjourned 3:45pm**