



CITY OF BEND

## **Minutes Affordable Housing Advisory Committee**

**Wednesday, January 31, 2018**

Staff Liaison: Lynne McConnell

---

1. **Roll Call:** Andy High, Kristin Chatfield, Jim Landin, Keith Wooden, Richard Bonebrake, Julie Nash, Cindy King, Kathy Austin

2. **SDC Exemption Request – First Story**

Lynne McConnell explained the requirements to obtain an exemption. 5 year deed restriction. Interest attached. Lynne says meets requirement. Claire Duncan gave an overview of First Story. 2 in now, building 13.

**Kristine Chatfield moved to approve. Keith Wooden seconded. All in favor. Approved.**

3. **Affordable Housing Fee RFP Presentations**

Andy asked about amount for Affordable Housing Fee. Lynne will have strong number before do deliberations.

Lynne McConnell talked about conflict of interest especially as background for new people. In past has been done varying ways. When is it appropriate to recuse? In past members ranked projects and participated in discussions that they didn't have an interest in. If you feel like you have a conflict, don't vote on that project.

Julie Nash: Habitat due to lending relationship. Keith Wooden: KOR/Housing Works project. Jim Landin: Pacific Crest. Kristin Chatfield Pacific Crest.

Andy High feels differently because is purely a recommendation to Council. Not a binding vote. Council can change. So Andy encourages engagement because of different expertise each member brings. Can abstain from vote if feel need to but don't have to.

**a. Bend Area Habitat**

Scott Rohrer: Land costs are crazy high. Proposal for 9+/- affordable homes using cottage code. Dirk Van Houweling of Westside Subdivision LLC owns acre between Newport and Portland near College Way. Will donate 9 of 12 lots to Habitat if cover development fees. 360-160 = \$200k which is what are asking for. 3 units total: two at market and third be a low cost rental. Andy High asked if development has been approved. Response: Preapp has been done. Keith Wooden asked if it is an inked deal. Response: Have MOU. Have development and donation agreements in process.

## **b. Bethlehem Inn**

Gwenn Wysling: hopefully last time here. Asking \$250k. Second phase of two phase project. Want 90% of funds by June. Replacing 88 beds and adding another 30. Will be ADA compliant. Energy efficiency in mind. Majority of folks move into stable housing. Leveraging dollars. No questions other than SDC exemption. \$3.8 million project. Have received community support.

## **c. COVO**

JW Terry and Kathy Skidmore: Duplex. Went after VA money. Didn't receive. Scaled back. To get land ready. Build on one now. Used money from last time to purchase ODOT property. All existing housing filled. Andy High: how many total managing? Response: 27 doors. Keith Wooden: vacate two lots which exist as alley. City has said need to put alley in between two lots. Kristin Chatfield: asked for update on procuring debt. Julie Nash: approaching traditional bank had been talked about. JW Terry: tough because is cutting into services. Kathy Skidmore: different funding streams for 2<sup>nd</sup> lot. Jim Landin: RM zone. Is second phase, potentially can get 5 units on site so hopefully 3 more units. JW Terry looking into maximizing.

## **d. Epikos Church**

Shanda Harris: Husband and Shanda are pastors. Interfaced with Shepherds House and Bethlehem Inn. Biggest need is emergency shelter for women and children. Has been looking but nothing has worked. Offer made to Bend Community Center (BCC) but not chosen. Other offer hasn't finalized yet. If BCC falls through, have other possible options. There is a need even if doesn't pan out. How can we come together to meet an obvious need? Lots of wrap around services and community support. Kathy Austin: is it possible to rent a space in interim? Shanda said have looked into but hard to bring together. Kristin Chatfield: COHC has been given another pot of money for next year. Uncertainty around this building. Shanda: hoping but nothing certain. Did talk to Lynne McConnell if should pull application. Always worth it to ask. Cindy King: are you accepted in back up position? Shanda: no but agent said would call first. Is this a temporary shelter? Shanda: Desire is for a year round emergency shelter. Richard Bonebrake asked if 7 private rooms. Shanda: More main area cots. Other room for special needs. There is a night manager for security and safety.

## **e. KOR 27 JV LLC (Kor and Housing Works)**

Amy Warren of KOR and Kelly Fisher of Housing Works. KOR Community Land Trust. Housing Works has proven on ground. Has ground lease which is similar model. Kor 51% HW 49%. Cottage Code. 4 ownership, 1 rental. Jason Offit: Will sell at what have into as opposed to market. Have done preapp. Adjacent neighbor to north is daycare. Amy Warren talked to and they are fine with it. \$130k along with prior funding. Will allow to break ground April 2019. Late 2019 or early 2020 for occupancy. Payback time. 2-3 years. Are also applying for CDBG. Also other grants. One rental long term home for senior. Also in kind donations. Supplement rest with bank loans. Have some backers.

900-1,000 sf. with garage and storage. 2 bed/2 bath or 2 bed/1.5 bath. Bedroom on first floor is a design goal.

## **f. Pacific Crest – Canal Commons**

For rent project. John Gilbert and Rima Wilson. Have done 6 projects -185 apartments for low income households. 50 under construction. 5 acres zoned RM. Owned by City. Empire will be extended through. 8 buildings with 8 dwelling units in each. Two buildings for seniors. Remaining for anyone. Going for tax credits. If comes through, then break ground February 1<sup>st</sup>. Need commitment now for application. Concern about having separate building designated for seniors. Has it been cleared with Fair Housing? Does need to be carved out. Since separated think can do. Talked to their attorneys. Separate management agencies. Kathy Austin: senior portion is a separate lot so likely can work.

#### **g. Pacific Crest – Coyner Hollow**

For sale project. Have funds from past award. Additional \$350k. Doing a land swap between Church and City. Vacate two right ways. Then they do swap with Church. End up with 2 parcels. 26 cottages. 18 by Pacific Crest and 8 by Habitat. 80% or less AMI. 810 sf 2 bedroom and bath upstairs. Will sell for approximately \$230K depending on rates. Will be common areas so will need HOA. Andy High: would pay back as sell each lot? A short term loan - around 3 year construction loan. Keith Wooden asked about timing. Between the two projects. Which one would want money first if had to chose? Andy High: Start date in ideal scenario - September 18. Lynne mentioned that vacation is on City.

#### **4. Staff Report**

Lynne McConnell shared that the Affordable Housing Coordinator position is posted. Council tentatively approved city surplus lot on Roanoke. Anyone interested in taking a field trip with city engineer? Kathy Austin, Cindy King and Kristin Chatfield are interested. CDBG scoring sheets will be gathered and filed.

#### **5. Public Comment**

None.

Julie Nash and Jim Landin can't attend on 28<sup>th</sup>. Turn in scoring sheets and comments prior.

#### **6. Adjourned at 4:00 pm.**