



CITY OF BEND

Minutes Affordable Housing Advisory Committee

Monday, February 14, 2018, 2:00 pm

Staff Liaison: Lynne McConnell

1. **Roll Call:** Kristin Chatfield, Kerri Standerwick, Kathy Austin, Julie Nash, Jim Landin, Richard Bonebrake, Keith Wooden

Scoring sheets will be collected. Will be part of program file. Public record. No deliberations today. \$500k for program. \$70k social services. August time line by HUD.

2. **CDBG Program Funding**

- a. **Habitat** Scott Rohrer

\$160,000 Home ownership transforms families. Within 3 months of moving in, school grades increased 66%. 2 parts: \$100k for land/infrastructure. Land is number one challenge. Building 10 houses per year. \$60k for mortgage downpayment assistance. Helps close \$100k gap. Critical for ongoing maintenance.

Kathy Austin asked if Habitat had any experience with working with private developers who might want to receive a density bonus for affordable housing. Response: Working with others but is about 4-5 years out.

Jim Landin asked if land is identified. Response: no, but looking at 2 or 3 sites. Trying to negotiate.

- b. **COVO** JW Terry and Kathy Skidmore

\$30,000 Currently paying back one half million in loans now. Board requires break even every month. In the hole last year, \$7k. \$30k ask. Doesn't want to cut any services. Got a house through the state. Is a family house with fenced yard. Can put children there. Less debt means more money for services. Grant coming in for services for vets. Still have property taxes and insurance. Keith Wooden asked if house is in liveable condition right now. Response: Team coming in to paint and clean up but is minimal work.

- c. **Epikos** No change in status. No presenter available due to flu.

- d. **KOR27** Kelly Fisher, Jason Offutt, Amy Warren

\$185,000 5 unit cottage code development. KOR partnered with Housing Works – one of largest providers in area. Fostering dignity through housing. 22k square foot piece of land. 5 cluster cottages using cottage code. Pre-app for property already done. Appraisal

\$215k. Kathy Austin asked if ownership is in perpetuity. Response: yes. Any flexibility built in over time? Response: offer homeowners option to buy if trust dissolves. Also common areas held in trust for homeowners. Kerri Standerwick: 99 year leases? Response: yes, but renew with each sale. Kathy Austin: how does trust ensure it is going to be around. Response: plan on being around. That's why partnered with Housing Work. 80% and lower for CDBG. None of CDBG funds will go towards middle income house.

Utilize proven strategy. Home ownership is proven. Long term public interest. One time subsidy at beginning of projects so sustainable. Readiness to proceed. Amy Warren stated she is now full time. Created the ground lease including deed restriction and shared equity formula. Establishing application questionnaire and home ownership programs.

Jim Landin asked about the five units. Accessibility to all or a percentage. Response: Percentage of them are universal design. Proposing one two-story.

Julie Nash asked about the shared appreciation agreement. How does it work? Amy responded it is a part of land lease. Form of a resale agreement. Julie said she was thinking in terms of loans.

Richard Bonebrake asked about tax situation. Response: land is exempt with Housing Works ownership. Any renderings? Response: No design yet. Not until obtain ownership. Cindy King asked about incomes. Answer: certification only at time of purchase.

a. Mission Church Danny Looney, Susan Ross

\$50,000 Core Value: people matter. Current building is near Goodwill and has 13 showers. Looking at resources. How can they better service the community. Offer showers, laundry provisions, and food weekly to those in need. In Bend, there is nothing available for laundry. Showers minimally available. Need individual shower stalls, ADA compliant restrooms. Laundry will be fairly easy. Others are excited. Mosaic reached out to them. 27,000 sf building.

Kathy Austin: others have provided an address or phone number for people trying to get a job. Is that something you have considered? Danny: sky is the limit. Would love to see eventually job trainings. Have 50 volunteers signed up already.

Keith Wooden asked if there were any land use issues. Is anyone going to stand in way? Lynne McConnell said she passed proposal by planners and they did not see an issue at this time.

Lynne McConnell commented that funding can't be used for anything faith based. Danny: community care program is pretty much separate from church. No requirements to attend church. Kristin Chatfield asked about training for volunteers. She mentioned the debate of where to put services. Thinks sometimes people may be ashamed going into places for showers etc. Also transportation limits. Response: Mental health volunteer training. Location is on a bus line. Next door to Goodwill. Community Care is a separate entrance through back. Not a lot of sight lines.

Jim Landin asked how long they have been there. Response: two years.

3. Social Services

a. NeighborImpact Sonia Capece, Patty Wilson

\$40,000 Touches life of 1 out of every 4 central Oregonians.

Build financial resiliency. Skills for success. Homesource.

Counseling and education. 375 households. All Bend residents, 80% and below.

Fair housing education. Financial education. Connect individuals with others with complimentary programs. Ability to leverage funds. Funding is uncertain. Need support to continue to provide the services.

Kathy Austin: Can you get by with less? Response: yes, understand that partial funding is a reality and okay with that.

b. Saving Grace Dara Pearson, Laurie Bisby

\$25,750 Dara Pearson: counseling services to victims of domestic violence, sexual assault and human trafficking. Provide services free of charge. Need highly trained counselors.

Laurie Bisby: Saving Grace has been around since 1977. Need for therapy that was affordable. Interns from OSU and Portland State. Offer free licensure training in exchange for providing counseling.

c. Thrive Central Oregon Sarah Kelly

\$27,253 Provides outreach services to folks in community. Expanded from 2 sites to 9 sites and 2 offices. Libraries and meal sites. Bend, Redmond, LaPine, and Prineville. One stop shop to connect to resources that they are after. Non-profit status and a Board as of last year. Served 900 individuals in Bend alone last year. 300 new. Much due to housing. 98% are at or below 30% AMI. All services are free. First responder to people. Also resource to other agencies in community. Funding would provide half of match from other sources. .75 FTE. About twice as much as have now. Case management needs growing. 175 people per month. 1,600 in Bend alone next year.

Kathy Austin: seems like matches with Mission Church. Sarah said they have talked. Mentioned there is no overhead as places are provided in kind.

Kristin Chatfield mentioned Thrive is making a difference. Hearing that from service providers.

a. Volunteers in Medicine Kat Mastrangelo

\$9,856 free clinic for people working in Deschutes, Jefferson, and Crook counties. People with no health insurance. Cannot get ACA. No insurance at all. Direct service support for 16 patients. Prescription costs, support volunteers. 200 volunteers. 200-300 community partners. All low or very low under HUD standards. The biggest reason for bankruptcy is medical debt. Patients don't have to worry about that. Funding ask is scalable.

4. Public comment

None

Next meeting will be on February 28th to deliberate.

Richard Bonebrake asked question about scoring. It is part of consolidated plan process and CDBG rules. Wide range of interpretation.

Jim Landin mentioned everybody looks at from a different standpoint. Jim looks at group as a whole.

Need to balance and get biggest bang for buck.

Kristin Chatfield mentioned efficient and equitable.

No more than 15% to social services.

Kerri Standerwick said is important to read proposals before presentation and also for scoring. Detail provides information needed to score.

Jim Landin: how do match scoring with funding alignments. Jim looks at CDBG and AHF differently.

Lynne McConnell: per HUD for Consistency and transparency.

5. Adjourned at 3:15 pm.