



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

Wednesday, March 14, 2018, 3:00 pm

Staff Liaison: Lynne McConnell

**1. Roll Call: Andy High, Keith Wooden, Julie Nash, Cindy King, Kerri Standerwick, Jim Landin
Councilors Russell and Boddie attended briefly.**

2. Scoring Criteria Workshop

Lynne McConnell: Interactive workshop. Reflect on scoring criteria. For AHF only, not CDBG. Underlying goal: create more units across community. What do we want to see happen? Balance suggested criteria with existing criteria. We will work through all suggestions. Will bring back to committee in future. Andy High reminded us that then Council has to approve our funding recommendations. Are only recommendations.

Form into groups and report back. 2 Committee groups and 2 public groups. At end report out.

Questions asked of all groups:

1. Should land surplus by the City (or State/ Fed gov't) that is now in consideration for funding be prioritized in any way?
2. Should specific populations receive priority, or certain assistance structures? (Ex: homeless housing first, veterans, families, lower AMI, longer affordability commitment, partnerships, etc.)
3. Are there external factors that should be included? (Ex: access to public transit, proximity to jobs, school ratings, sector of City/ location efficiency, opportunity or annexation areas, etc.)
4. Should certain types of housing be prioritized? (density, mid-market, etc.)
 - a. Cost per unit/ per square foot?
5. How should we view applicant capacity? Are there any traits that would make or break your vote? (Ex: new to development, large/small, new to the area?)
6. Financial participation of applicant agency ("skin in the game"), leverage, division between private capital and public capital?
7. What are the most uncomfortable items to discuss for you/ your entity? Are there any criteria that should NOT be used in decision making (existing or not)? Why or why not?
8. What are the top 3 items you think are important in funding decisions?
 - a. What are the 3 items you want the Committee to know?
9. What have we not discussed that we should have?

Black Ink: Julie Nash, Andy High, Cindy King

Most important: financial partnerships, leveraging, housing types, flexibility to current situation. Question 5 on capacity is important: ability to do project. Andy High said is a gut feel. On surplus land

awards: maybe award during RFPs for funding. Award extra funds and then they don't get to ask again. Mandatory meeting requirement: pre-meeting so know rules.

Green Ink: Keith Wooden, Kerri Standerwick, Jim Landin

Didn't want to box selves in. Thoughtful projects might not fit into specific criteria. Want some skin in game but that will be different per organization and size of project.

Important to know: Will project be able to go forward without funding and what is money going to be used for, or if not funded or funded for less, then what won't be done.

Every project is different. Jim Landin: regarding cost/sf - what is causing the difference? Will they come back for more? Haven't asked in past about maintenance costs. Comparison.

How do you get to the minimum amount required to get committee to award?

Blue Ink: Karna Gustafson, Amy Warren, Scott Rohrer, Terry Luelling

2. Priority for specific population: No, all have need. So don't give extra points. Amy, however, if demographic underserved. Would change over time. Also home ownership is transformative.

3. External factors to include: Yes, for urban infill only.

4. Priority for types of housing: No prioritization. Single family costs more.

Not brought up.

Red Ink: Gwenn Wysling, Audrey Allen, Steve Rzonka

2. Priority for specific population: No depends on need.

4. Priority for specific population: No type of housing more important. Differentiate between projects of similar scope. Ask for more detail or put in proposal.

6. Financial participation: Skin in the game yes. Challenge of public input should not be heavily weighted. Community support – get rid of word neighborhood. And letters.

8. What is important: Balanced projects to meet gaps (focus on long term too). Diversity – take into account all. Discretionary subjectivity.

Creativity points – Audrey. Also up to 100% AMI.

Feel free to correspond with Lynne during process.

Gwenn Wysling complimented committee. Audrey Allen said it was nice to see from all angles. When RFP goes out, would be nice to know what is needed in community so could tailor to current need. Andy High said can only weigh those that apply. Andy does agree that should tailor. Doesn't want to get into likes and don't likes. If project has merit and fits need is what is important.

Lynne McConnell mentioned that Committee positions will be opening. Keep an eye out for announcement.

Lynne: Affordable Housing Funding recommendations to Council on March 26th. Kudos to Scott Rohrer to come to meeting and thanking Council.

Jim Landon mentioned that recommendations regarding changes to zoning and code to entice people to build affordable housing will be going to Council in next few months. Please voice opinion to Council.

3. Adjourned at 4:33 pm