



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:05 PM, Wednesday, September 12, 2018

Staff Liaisons: Lynne McConnell and Racheal Baker

- 1. Roll Call:** Kerri Standerwick, Kathy Austin, Richard Bonebrake, Priscilla Buck, Cindy King, Jim Landin, Matt Martino
Alternate: Ian Schmidt
Councilor Campbell
- 2. Public Comment**
None
- 3. Approve 8/8/18 meeting minutes**
Approved.
- 4. Draft Analysis of Impediments review – Racheal Baker**
As a recipient of CDBG funds, we are required to prepare an Analysis of Impediments review. Please review and provide feedback to Racheal.

Racheal reviewed history of discrimination in Oregon and Bend. As a result of that history, minorities haven't accumulated the wealth that others have. Census tract data shows some suggestion of possible concentrations of latinos and also concentration of poverty.

5 impediments recognized

- Lack of ready and accessible data. Consider implementing fair housing data collection.
- City does not include fair housing language in policies/code - Codes, Comprehensive Plan and Council Goals.
- Limited community awareness. Educate on fair housing protections.
- School boundaries. Possible concentrations.
- Possible ethnic and poverty concentrations. Parts of 15, 16 and 18 have been designated as opportunity zones. Avoid gentrification.
Encourage community members to explore other housing areas.
Explore programs like Move to Opportunity Program.

Kerri suggested reading report and bring questions back to next meeting. Lynne – can keep as a living document.

- 5. Neighborhood Stabilization Program (NSP) update – Racheal Baker**
Received program income of \$500k. What do we want to do with it? Kerri Standerwick, Keith Wooden and Matt Martino met. Revolving loan fund looked at but too many requirements. Suggested putting out as RFP. Timing: 1.5 years. Would more than double CDBG funding. It was suggested doing an additional earlier RFP, however, there isn't time. Next RFP will go out in November. Lynne said it makes sense to track with AHF. Kerri: could target some of the

impediments.

Lynne mentioned that CDBG funding is governed by Consolidated Plan. Affordable Housing Fee funding may be better place to create innovation if committee so desired.

6. Council Retreat overview

Lynne wanted to recap again. 2 panels were convened regarding maintaining and created housing. Went over Existing Policy Impact chart. Units only counted under one policy. The one that tipped the scale. Surplus property, funding sources (AHF and CDBG). And SDC since just started. Chart only shows units on the ground. Chart is on website.

New Housing Policy Matrix. Link to additional units being built. Presented to Council. Asked them to consider 3 policies for Committee.

This fall: property tax exemptions. Talk to your networks about what is or is not appropriate of the 4 property tax exemption options:

Rehabilitation tax credit

Vertical housing

Single family (Portland – 10 year)

Multi-family

Currently Bend has low income multi-family tax exception. 20 year exemption. Above would be broader. Richard Bonebrake asked about length. Lynne said is up for discussion. Lynne will send out ORS citations and summary and more clear direction. Is there a tipping point? Good/bad? Will be presented to Council in fall. Ideally have feedback within a month.

Other topics: Infrastructure, funding, data management, advocacy at state, and SDC policy.

Kerri Standerwick: are there deed restrictions involved in all? Answer: no. Kathy Austin asked how would impact redevelopment. Lynne: rehabilitation specifically, others could be. Matt Martino: Are we worried about creating multifamily areas that in turn would create pockets that are identified in impediments? Lynne: would need to be careful and create specific options.

Jim Landin: re: chart. Could chart be made to show what policies were used not just the tipping program? Worried that those looking at it will not continue an incentive program. Have two charts. Lynne said they stressed that everybody uses multiple policies. Also doesn't mean that not valuable. All tools come together. Jim is worried about that in public format (website) they don't have back story.

Council Campbell: We want employees to sell incentives. Heard Planners say they are hard to understand. Code revisions have been targeted to make more understandable. Selling to public and builders and developers. Is a process.

Richard Bonebrake: some are using codes like cottage code that are not deed restricted. Karna Gustafson mentioned that expedited review for affordable housing and ADUs are now state law. Lynne: chart shows those that passed through Affordable Housing program in Bend. Not all affordable housing units in Bend are reflected. Also does not reflect pipeline. Maybe could include in second chart.

7. Consolidated Annual Performance Evaluation Report (CAPER) – Program Year 2017
Required to submit annual report. Report about what has been done over past year with CDBG funds. Public comment for 15 days. Highlights: got money out door. Biggest touches of individuals/households are out of service awards which are limited dollars. CDBG wants developers to be non-profit. Locally developers create LLCs. Does not work that way in Bend. Total number: 4,556 individuals benefited. July 1, 2017 - June 30, 2018. Will be submitted to HUD on 28th of this month.

8. Staff updates

- Yes on 102 campaign: Council endorsed.
- Code updates: 1st reading last Council meeting. 2nd reading next week. Effective 10/19/18.
- In regards to Analysis of Impediments, is anyone applying for school boundary committee? No.

Karna Gustafson mentioned October 3rd Council meeting. Concern that four-plexes would trigger a Comp Plan change.

Kerri Standerwick: to save self-frustrations, understand rules before hear presentations or bring forth innovative ideas.

Racheal Baker: we will offer class for potential applicants to educate on rules.

9. Adjourned at 4:15 pm.