



CITY OF BEND

Meeting Minutes

Affordable Housing Advisory Committee

2:00 PM, Wednesday, March 27, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

2:04 pm Roll Call: Cindy King (via phone), Kathy Austin, Richard Bonebrake, Matt Martino, Ian Schmidt, Keith Wooden (via phone for first half of meeting)

- **Public Comment**

None.

- **Staff overview of process**

Conflict of Interest: Ian Schmidt stated he has a potential conflict. He works at company that is architecture of record for the Bethlehem Inn project; however, he does not have a connection to the project. Keith Wooden stated he works for Housing Works who has applied for funding. He will not vote on funding.

Racheal Baker: provided an updated compliance report showing funding that has been received in years past, how much has been spent, and results in last funding year. Lynne McConnell noted that we are in the middle of Program Year 18 so recipients still are current. Committee has not recalled funds or projects in the past. It is up to the Committee to decide how to use information. Wanted to provide context. Kathy Austin asked if staff felt there were any problems. Response: nobody right now is of concern.

Lynne reminded Committee that scoring criteria is a starting point only for decisions. Decision is a recommendation to Council and will become part of an Annual Action Plan which will have a period of public comment.

CDBG funding amounts are projections based on historical funding. Programs amount: \$681,537. Services amount: \$155,215. Loan subcommittee met and came up with suggested terms but don't make funding recommendations based on them.

Next CDBG funding period: there will be a new consolidated plan. Scoring criteria will be changed to be in alignment with new goals. Will create separate scoring for programs and service.

- **CDBG funding deliberations**

Programs:

Housing Works: All wanted to fund them the remainder needed so that they are able to move forward. It was noted that their number of units increased to 47. Amount: \$321,237.

Habitat: Since ask was reduced from \$450,000 to \$250,000, all agreed to fund \$250,000.

KOR: Land acquisition for KOR is more of concern due to payback terms. Down payment assistance is more urgent. All agreed to fund down payment assistance the full \$100,000. Balance remaining of \$10,300 will go for land acquisition. If change in amount of CDBG funds received, apply to KOR land acquisition amount.

Overall, want to give staff some flexibility. 25% leeway already built in. Final motion can allow staff flexibility to administer. Ian Schmidt asked if small amount is challenging to work with. Lynne McConnell commented that land acquisition is easier to deal with. Mostly a decision of timing. Lynne will have conversation with KOR soon after this meeting and before providing information to HUD.

Services:

Kathy Austin mentioned that the amount requested versus amount available is .6183 if wanted to use a formula. Matt Martino asked if anyone has anything they feel strongly about. Ian Schmidt stated that some asks are based on actual costs so percentage is not his first inclination. Also feels that it doesn't work well for position related asks. Suggestion made to fund positions at 100% and others by percentage.

Richard Bonebrake mentioned he feels that Thrive information/services are available elsewhere.

Inspire and St. Vincent DePaul: Both asking for small amounts. There is a real need and this is first step in right direction. Ian Schmidt feels Inspire's reach is not as universal. Others feel that they are dealing with children at risk and it creates a strong ripple effect. Matt Martino said he sees both sides and commented that program funds also only benefits a few. Suggested amount of fully or no less than \$10,000 for Inspire. Put \$10,000 in spreadsheet for now. St. Vincent: fund for \$10,000.

J Bar J: Also a ripple effect. Most vulnerable members of community. Higher priority for Kathy Austin. Ian Schmidt asked about other support. Cindy King replied that J Bar J actually does fundraising and receives donations in kind from community. Decided on \$25,000 for first pass.

Bethlehem Inn: Cindy King stated they help those in homeless situations. She wants to support as much as possible as services touch on everything that CDBG is for. She suggested \$65,000. Richard Bonebrake suggested \$50,000 and look at again at the end.

Fair Housing Council: Richard Bonebrake asked for input on Fair Housing Council request as he was not at presentation. Ian Schmidt said they help people understand what their rights are and what services are available to them. Cindy King suggested \$2,500. She wants to see them leverage their dollars possibly by teaming up with local realtors who have a fair housing month.

Neighborhood Impact: Richard Bonebrake suggested \$40,000, however, it was pointed out that little would be left for remaining asks. Matt Martino said that in his industry (finance/lending), he sees the benefits of NeighborImpact. It was mentioned that NeighborImpact also helps people who lose their job to keep in homes as well as new buyers. This ask is for programs for home buyers and financial education. They do seem to have more resources. Settled on \$32,715.

Volunteers In Medicine: Ian Schmidt said their benefit to the community is substantial. This ask is for 18 people so is scalable. Settled on \$5,000 for now.

Thrive: smaller and leaner. Richard Bonebrake suggested \$20,000 which is balance at this time.

Richard Bonebrake made motion to approve numbers as shown on spreadsheet (see below). Matt Martino seconded. Question asked about Inspire funding since they are receiving a higher percentage. It was pointed out that it is related to one salary. Cindy King reminded Committee that decision is more involved and should take into account scoring, presentations, and analysis. Otherwise why have scoring sheets and discussion if only doing via percentage of available funds. **All in favor of original motion.**

Matt Martino asked that if funding amount received from HUD comes in differently, what do we want to do? **Ian Schmidt suggested if additional dollars to give to NeighborImpact and Bethlehem Inn. If fewer dollars then split evenly across the board. Richard Bonebrake amended original motion to include this contingency. Matt Martino seconded. All in favor.**

PROGRAM		SERVICES	
Bend Area Habitat	\$250,000	Bethlehem Inn - Transforming Lives	\$50,000
Housing Works	\$321,237	Fair Housing Council	\$2,500
KOR Community Land Trust	\$10,300	Inspire Early Learning Centers	\$10,000
KOR Community Land Trust	\$100,000	J Bar J Youth Services	\$25,000
		NeighborImpact	\$32,715
		St. Vincent de Paul Society	\$10,000
		Thrive Central Oregon	\$20,000
		Volunteers in Medicine	\$5,000
TOTAL	\$681,537	TOTAL	\$155,215

• **Staff notes**

Lynne McConnell mentioned that next two meetings are packed. We are back on regular schedule of monthly meetings on second Wednesday of month.

- April meeting: UGB 101 and overview of City View.
- May meeting: Central Area opportunities. Committee can weigh in to Urban Renewal Advisory Board regarding the Core Area Project.
- April 17th: Council check-in. This meeting will be a bit different from those in past. Council will go over goals. All members welcome to attend.

Richard Bonebrake asked about HB4079. Lynne said we have two years to annex land and five years to build development. Fortunately there is very little infrastructure needed.

Richard also asked about surplus property. Lynne mentioned that a property manager is being hired by the City. Richard mentioned the many vacant properties he sees. Lynne mentioned that every parcel above a half acre was evaluated during UGB process. She suggested bringing up question with Brian Rankin and Russ Grayson during their presentations.

Kathy Austin would like to look at revisions to cottage code when time allows. She thinks it needs to be more flexible for more lots. Lynne suggested summer but also cautioned Committee to hear Council goals and direction first.

- **Adjourned at 3:30 pm.**