



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:05 PM, Wednesday, August 14, 2019

Council Chambers

Staff Liaisons: Lynne McConnell and Racheal Baker

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- **Roll Call:** Kathy Austin, Adam Bledsoe, Priscilla Buck, David Haines, Matt Martino, Ian Schmidt  
Councilor Campbell

- **Public comment**  
None.

- **Approve July meeting minutes**  
Approved.

- **SDC Exemptions – Habitat and COVO**

**I move to approve exemption of the affordable housing units within Habitat's Northwest Cottages from pending current City System Development Charges of \$177,760.00, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before the expected increase on January 1, 2020, the increase will be added to the total exemption.** Kathy Austin made motion. Matt Martino seconded. All in favor.

**I move to recommend that the Bend Park and Recreation District Executive Director or designee waive System Development Charges for the affordable duplex units at 476 NE Dekalb Ave., Bend, Oregon 97701 in the amount of \$11,288.00.** Kathy Austin made motion. Matt Martino seconded. All in favor.

- **Affordable Housing Fund Development and Activity Update**

**Building Partners**, Andy High, 7.5 acres in SE area of town. In process of land use. Had first public meeting. 66 units proposed. Will do builder RFP. Hope to be before Planning Commission by end of year. CDBG funds paying for land use process. \$450,000 awarded from Affordable Housing Fee and \$110,000 from CDBG. Densification is the objection. Looking at how might use new state laws. May be delayed due to laws. Also working on buffering neighbors. Lynne McConnell asked how city can help. Andy said they have been helpful. Is a process that takes time. For any affordable housing developers, send letters to Planning Commission that support the projects.

**Central Oregon Veteran and Community Outreach**, J.W. Terry, Kathy Skidmore, Audrey Allen. Currently have 26 units in total throughout area. Housing 41 people in Bend. Three are vacant. Are in process of refurbishing those units all at once. Offer services to all. Maintain contact with tenants to make sure are okay. In past year, two people have been able to purchase homes.

Dekalb and Emerson. Emerson on back burner as have to develop alley. Land use application in June. Working on corrections. Once receive decision on land use will know budget and what kind of units can build. Looking at different options. In best case, could be done by April but depends on weather. Going for additional funding. Kathy Austin asked about consistency in response from planning. Also asked about her thoughts about appealing decisions to Planning Commission. Would be nice to be able to appeal. Lynne McConnell asked about outreach. J.W. Terry: cover tri-county area. They try to get out to camps and ask what they can do. Now veteran and community outreach, not only veterans. Have seen a big jump in outreach numbers. Reach 500 people a month. Last month 68 new people they had not seen before. Homeless numbers are increasing. Wages too low for housing, if emergency comes up, tips over the edge. Look at local service workers. Low income housing is not available. Kathy Austin asked about single room occupancy (SRO) and dorms. J.W. Terry thinks there are sorely needed. Get people off street and provide services.

**Pacific Crest Affordable Housing**, John Gilbert, Rima Wilson

Azimuth 315 – 50 apartments, 30-60% AMI. Occupancy at beginning of year. 100% occupancy within one month. Energy efficient. Have a long wait list. Have resident services and outreach. Challenge with community acceptance. Family project versus senior project creates different dynamic. Doing everything they can do to be good neighbors. Do have onsite management.

Coyner Hollow – 26 single-family cottage style homes. Worked out a land swap with adjacent church. Also an agreement with Habitat (8 units). Forged a win-win-win-win agreement. Challenges: barely financially feasible. City requiring lots of improvements. \$200,000 not anticipated. Issue with cottage code and being hesitant to let water and sewer lines cross over other people's properties. May now be looking at 10 units instead of 18 units. Ian Schmidt asked about way forward. John Gilbert said they need help to accomplish either with money or infrastructure. Kathy Austin asked about changes to cottage code, would help with increasing number of units but not offsite infrastructure requirements.

Russ Grayson said this is a very complicated project. There are no exemptions in development code for waiver for affordable housing. Have not received that direction from Council. Trying to figure out improvements to cottage code. Karna Gustafson – Council working on RFP/RFI process. Seems that this might be a good project. Adam Bledsoe – reminded that affordable housing is supply and demand issue in his opinion. City needs to get out of way. Kathy Austin – agrees that city needs to get out of way, policy changes, exemptions should be considered. Ian Schmidt – bring back up. How far is far enough. What is Council willing to do? Ian – how could you have found out some of these things earlier? John Gilbert said the surplus land process felt too rushed. Thinks land should be development ready. Vacation process was not done. Canal Commons – zoned single family. There were innumerable easements. Should have been rezoned and cleaned up

easements beforehand. Councilor Campbell – mentioned Roanoke and how decided to sell and use money for affordable housing. But then no properties to buy. Russ Grayson – more we can figure out early, the better. City hired a property manager which will help. Requirements must be understood before hand. Lynne McConnell – has starting working up bringing planners in early to do a one pager on site requirements. Hoping we won't end in this situation again. Ian Schmidt – is there work that this committee can do? Russ Grayson – trying to get information out earlier. Know issues before hand before we put out in RFP.

Canal Commons – 48 apartments, families 30-60% AMI  
Design complete. Planning and engineering ready to go. Funding secured including tax credit. Ground breaking in September. 14 months to build – November 2020. Multiple resident services. Phase 2 will bring another 35-50 affordable apartments to market.

- **Mobility Standards (Chapter 4.7)**

Ryan Oster – City Engineer. Presentation given to Council narrowing down Chapter 4.7 which outlines mitigation requirements for transportation system.  
Transportation Facility Report (peak hour and total trips) -> Transportation Impact Analysis (over 100 ADT, trip distribution, affected intersections) -> Transportation Analysis Memo (outlines mitigation requirements) (over 15 trips in lane group, will intersection be broken).

History: Pahlisch Homes came forward. Triggered analysis of 11 intersections. If you break it, you fix it currently in code. Sat down and discussed. Discussed options and paths forward and couldn't make project work.

Fundamental criteria:

- A basic analysis should be done in order to account for existing and future traffic counts (TFR)
- Safety will always be factored into every development analysis
- Frontage Requirements will still occur with every development
- Limited duration from date of adoption – sunset will need to be linked to the TSP implementation

Options for Council subcommittee. Thinking of creating a hybrid.

- Option 1 – intersection specific (if on CIP list, won't have to fix) (\$ saver)
- Option 2 – based on unit count (increasing threshold numbers) (time saver)
- Option 3 – based on unit type

Goal is to get units built now. Will sunset. TSP will be done. Lynne – next opportunities to follow. August 26<sup>th</sup> subcommittee meeting is next benchmark. Then to Council. Lynne will keep posted. Can weigh in with letter if desired at the appropriate time.

Kathy Austin – opportunities for alternative compliance. Ryan - All projects can do. Waiver to public improvement process. Will run by all departments involved.

Priscilla – is there a downside? Ryan – could potentially be creating more congestion in short term.

- **Staff Notes**

Sub committees on loan terms and scoring coming up on August 22<sup>nd</sup> and August 27<sup>th</sup>  
Funding schedule – current RFP August 19<sup>th</sup> deadline.

Funding schedule – future RFP, October 4<sup>th</sup> – November 8<sup>th</sup>

Spend down update sent to HUD. Everyone has spent down as expected except Habitat/James Road and COVO.

HB 4079 – told final order is on way.

Will send out AHAC related dates and other dates to committees.

- **Adjourned at 5:06 pm**