



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, November 13, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

---

**Roll Call:** Cindy King, Keith Wooden, Kathy Austin, Adam Bledsoe, Richard Bonebrake, David Haines, Matt Martino, Ian Schmidt  
Councilor Campbell

- **Public comment**

None.

- **Approve October meeting minutes**

Approved.

- **Housing Impacts of Possible Transportation Bond – Susanna Julber**

**Lynne** - Introduction to Bond Discussion

“Transportation money buys housing.” You may remember the AI recommendation to focus infrastructure incentives to lower income census tracts and housing towards higher income census tracts. We wanted to talk with you all about the possible transportation bond, locations of investment, and next steps.

Once Council votes to put a bond on the ballot, City staff goes dark—we can no longer discuss the bond except by providing neutral information. Currently, Council intends to make a bond decision in early 2020, so now is the time to ask any questions you may have.

Susanna – Sr Policy Analyst

Providing information on the background of CTAC and TSP, the transportation project list, funding strategies, communications plan and key dates.

Improvements in safety, east-west connectivity and in mobility. Go to [bendoregon.gov/tsp](http://bendoregon.gov/tsp) for interactive maps of projects and timing.

\$74 million over next 5 years.

Funding tools – GO bonds, transportation utility fees, urban renewal funding, transportation SDC increases, local improvement districts, vehicle registration fees, seasonal fuel taxes, targeted sales tax (food & beverage).

Draft project list taken to public who wanted better traffic flow, safety, connectivity east-west, around schools and parks. Said would agree to \$1-\$300 annually.

Council will be deciding over next few months amount and projects Then will look at if have public support. If yes, then will decide in February to go for May election.

Kathy Austin asked about mobility standards 4.7. How they would work? What happens when TSP is in place. Will it revert? Ryan Oster said it depends on funding and TSP. We

would like to give developers an easier path so they know upfront what is expected.

- **AHF RFP Applicant Presentations**

Conflict of interest declarations: Potential conflicts.

Adam Bledsoe works in commercial real estate. Keith Wooden works for Housing Works which is applying for funds. Matt Martino provides home lending. Ian Schmidt is employee of architect of record for project on list.

Please ask questions that you feel are important. Make sure you understand the proposals and parameters, and if you don't, keep asking.

AHF only today. About \$1 million to work with—we'll give you the exact dollar amount in January before deliberations (we take final "snapshot" on January 2<sup>nd</sup>).

No deliberations today—based on your feedback, we are doing presentations for both funding sources before you deliberate.

AHF should be available in February/ March (weather and deliberations permitting)

- **KOR Community Land Trust**

Rick Hayes, Chair for KOR. Works at Brooks Resources.

\$200,000. Project on 8<sup>th</sup> Street. 5 cottage housing units. Funding will be used for development of lots. Pursuing LIFT funding. Pay back when finish completion of development and home owners are lined up and obtain mortgage.

- 4 at 50-80% AMI
- 1 at 120% AMI

One bedroom/one bath homes. Question asked about 1 BD/1 BA versus 2 BD/1 BA. Response: a lot of applicants for Hurita needed one bedroom only. Trying to maximize units on property. Question asked: why not apartments? KOR believes in homeownership opportunity and stability of housing is important. City would be funding 20% of cost of projects. Any attached units? No. Separate garage structures. Was anything else learned from Hurita? Response: projects are similar but different. Time and effort involved was longer than expected. 1 year predevelopment timeline takes into account approvals, recordings, etc., and preparation for homebuilding.

- **Bethlehem Inn**

Gwenn Wysling, Exec Director Bethlehem Inn.

\$30,000 for solar panels for Phase II addition. They already have on other buildings. Why not part of original project? Design build process started in 2014. This cost is without additional mark up of contractor which is 3%. Project is solar ready. Worked with Energy Trust. This will help BI be more sustainable as an organization. Sample of bills handed out.

Is solar for power only? Yes. Feasibility done for water and did not create a return-on-investment. Showers and laundry being done non-stop. 22 rooms, 112 beds. One bid only. First building did receive multiple bids. They are happy with vendor. There are no tax credits for non-profits. 25-30 year life expectancy. Saving reserve funding. There is an ask from CDBG too.

- **CORHA- Housing Works – Conners II**

David Brandt. Last year they were funded \$750,000 for Conners I. Looked for land and property through out city. Next door property purchase fell through and came back on market. Roughly equivalent to what paid for Conners I if include inflation.

Asking for \$900k between AHF and CDBG. Mosaic Clinic will be on first floor. Population not decided yet, will work with service providers. Will apply for tax credits. Two plans - one more housing heavy and one more clinic heavy. 38-50 units. Conners I is about 47 units. Will look at “combining” lots into campus. Will look at site design.

Question asked about concentration of their housing near this site. Response: They can only build where zoning allows. Near hospital zoning is compatible. They did look for other land. Nothing available in west. Question about permanent supportive housing. Response: Service providers not there yet.

County owns additional parcel but asking for more money. Any efficiencies with having buildings close together? Response: parking. Also access to Mosaic.

- **Staff report**

Scoring framework for January deliberations meeting. Complete scoring sheets prior to meeting. Tried to give explanation on ranking. Low and high priority are bonus points.

Spend down status – Racheal

Sent to HUD. 1<sup>st</sup> quarter for 2019. All spent down except VIM and FHCO but their contracts just started and these grants are small. Habitat use all 2018 funding and is starting on 2019 funding. KOR and COVO funding will be out the door in next few months.

Subcommittee updates: Community Building, Planning Commission - Kathy Austin Monday, October 21<sup>st</sup>. Were able to give feedback and ask questions. Volunteered AHAC committee to review potential uses of additional CET. It was nice to have interaction.

Planning Commission work session on 12/9 for core area recommendations Kathy and Ian will be representing AHAC.

Council Subcommittee - Community Building: December 16, 3-5 pm, Kathy and Priscilla.

Next meeting busy. CDBG presentations.

- **Adjourned at 4:25 pm.**