



CITY OF BEND

Meeting Summary Affordable Housing Advisory Committee

Wednesday, May 10, 2017, 3:00 pm

- 1. Roll Call:** Andy High, Kristin Chatfield, Kerri Standerwick, Jim Landin, Julie Nash, Richard Bonebrake
Staff: Jim Long, Kathy Montgomery
Councilors: Justin Livingston

Jim Long talked about committee membership. Five seats are up. Mayor Roats had planned to do but has not had time. Affordable Housing seat must be advertised. Not concerned about greater representation from homeless advocacy. Talked about at session and it was let go.

2. Development Code Issue discussions

Jim Long said that the easy changes have been looked at. Will be a hard sell on a lot of the changes. Regarding open space requirement reduction, what is distance away to waive? One-half mile thrown out as the distance. Threshold is 20 to 60 units. Jim Landin: 15% area in landscape. Much can be obtained in setbacks. Makes more of a difference in larger complexes. What is distance people are willing to walk? Kerri: would affect affordability and less maintenance costs. 20-60 units: 20 is a low number and affects a lot of projects.

Jim Long mentioned that not all ideas have to be instituted. We could grade/prioritize.
Jim Landin: There is no incentive for builders. Should lower duplex and triplex requirements. Give builders an incentive to build other than single family residences.

Jim Long: Greg Blackmore was right. Must get project to work with financial guidelines.
Jim Landin: Need to align codes, zoning, building and financial. Can never get to maximum density because of requirements. He tries different modeling.

Kristin incentivizes creativity. If can't count rocky areas as play areas, is wrong, Kids use. Should count as ASI - Areas of Special Interest.

Change code to allow higher buildings. Jim Landin: If building is higher, will it kick in a fee for fire department. Equipment is limited. Above 35' in height. Area access needed. Where they will park truck.

Jim Long: Parking is a stopper. Allow shared parking between commercial and residential use. Jim Landin: has been allowed when commercial can show there are restricted hours. But don't know who tenants will be.

Kristin Chatfield: If close to bus stop. In opportunity areas, require less. Rezoning. Kristin asked if there was any feedback on ½ mile. What is realistically walkable? 10 minute walk. ½ mile thrown out as a starting point.

Julie Nash: more height. Limits to commercial combination. Finance guidelines. More commercial space. Limits user. 10% combo. NO more than 20% commercial for lending. Minimum in code is 20%. Tough to hit that number. Planning, bank, and building calculate square footage differently.

Jim Long – what if we can tweak our code to 15-20%. Jim Landin: Separate building for commercial or mixed and one residential but site would have to work.

Richard Bonebrake: have to provide different access for residential and commercial. Kerri does not see big demand for two floors of commercial.

Apartments work not condos because of financing. Julie Nash will look at financing requirements.

3. Future Development Code discussions

Jim Long: Discussion at council worksession. What is appetite? From lukewarm to whatever we can do. Doesn't matter if others will have issues. Propose and can get shot down.

a. Height Limits

Jim Long threw out 10 stories because it is a round number. There is a sweet level were makes sense. HUD used to require elevator for 3 stories. City was limited to 3. Didn't make financial sense at 3 stories to add an elevator. Now affordable housing can be 5 stories. Allow 5 stories for everyone.

Jim Landin: 65'-70' is 6-7 stories. If get higher, is different type of construction. Fire department would not to walk into a 5 story wood building on top of commercial.

Only a handful of places could put a 10 story building in Bend. Kristin Chatfield asked what the business community wants. All developable lots are in opportunity areas and going to MU. So not much different.

Kerri Standerwick: 5 stories open to market. Prefers that incentivize 5 story affordable. Won't get the developers if don't incentivize. Great workforce housing.

Density bonus already exists. Can build 5 story already in certain areas.

b. Further adjustments to allow more residential in commercial districts.

Why can't do residential in commercial. No one is going to take more expensive commercial land and build residential. Probably not a good idea. Need commercial space.

c. Further discussion of parking and open space requirements

4. Potential for Urban Renewal District in Central Area Corridor

Not staffed up enough to do. Do have capacity in city but how much appetite does the Council have. Could wait until a current one closes. Payment in lieu of taxes for an Affordable Housing builder. Jim Long: Was originally a housing program. Over years has turned into way to finance infrastructure. Portland uses urban renewal funding to pay for affordable housing.

a. Use of funding to create dual use parking structures

Jim Long: Nutty idea but doesn't mean it can't be done. District would have to pay for that parking. Would sit empty half the time. Incubator projects would be cool. One multiuse

project. Buy land and sell back at discount. Comes with upfront costs but would payback later. Have no staff to work on.

Kerri Standerwick: identify concept and go out development community and see what their ideas are. How they would use. Got out for proposals/ideas. Similar to current parking structure downtown. Get out ahead of process so less opposition. Have ideas and presentation. Build momentum. Kerri said there are developers that would get on it. Build support. Kristin Chatfield said health community was excited about prospect.

Jim Landin: don't want to have to go through whole process again of CAP.
Next steps: Kerri Standerwick and Jim Long talk. Chat with developers along with Carolyn Eagan.

Biggest missing component is downtown housing. Jim Long: Usable tool. Money that goes out comes back into district.

b. Direct financing of housing in Urban Renewal District

5. Discussion of reduction of lot size in newly platted subdivisions

Now 4,000 sf minimum. Unless do master plan have to stick there. What about 3,500? Jim Landin: combine with duplex, triplex, and quads. Give developer incentive to develop other than single family. Kerri Standerwick: good transition. More options.

Karna Gustafson of COBA: Certain up to a certain percentage at 3500. More diverse. Jim Landin: likes idea of setting a percentage. If get beyond a certain level are going to masterplan any way. Jim Landin: also looking at smaller plots than 20 acres. Would allow for odd spaces.

6. Discussion of timing for next Affordable Housing Fee submittals

Jim Long: looks like State will do an RFP that will come out in January and due in March. May do tax credit again. Should be a round. Might want to get our RFP out October/November. Kerri Standerwick says October.

7. Other Committee ideas

8. Public Comments

Karna Gustafson: thinks all great ideas. Doing a good job exploring alternatives. Would encourage not to hold back. Give Council things to choose from.

Rachael Baker: 1.2 mile too far for her clients. What about an accessible route. Ask Abilitree or maybe Karin Morris.

Where is Central Area? Near Hawthorne or Bend High? Committee agrees about near Hawthorne.

Karna Gustafson: on 10% open space requirement. Thought that has to be in one spot. Applicable to trails. One Councilor seems to like this. Count that as opposed to one space. Provides different kinds of housing. Not everyone needs kids play area. Also gives buffer to single family homes. Jim Landin: Adds livability and also lessens costs. Most expensive thing in HOA is landscaping. Trail system more preferable than grass and irrigation. Jim Landin thinks there is a lawn requirement. Scaling back and adding trail and native plants. Jim Landin will look to see what is required.

Prior to next meeting: Get together folks to discuss urban renewal to flesh out. Jim Landin, Kerri Standerwick and anyone else.

9. Adjourned at 4:27 pm