



CITY OF BEND

Meeting Summary Affordable Housing Advisory Committee

Wednesday, February 08, 2017, 3:00 pm

1. **Roll Call:** Andy High, Greg Blackmore, Jim Landin, Richard Bonebrake, Julie Nash, Kristin Chatfield, Kathleen Leppert
Staff: Jim Long, Kathy Montgomery
Councilors: Justin Livingston, Barb Campbell, Nathan Boddie

2. CDBG 2017-2018 Presentations

a. Central Oregon Veteran Outreach-Home Acquisition

\$200,000 JW Terry. 27 units. Get them in and then will take care of outreach. COVO makes call and sets up. Name changed to Central Oregon Veterans and Community Outreach but kept COVO. 3 bedroom home could be single family or shared. Duplex would be great. Are looking at properties. Long term or transitional. Assume long term. People tend to stay.

b. Central Oregon Veteran Outreach-Outreach Services

\$30,000 Tory Flory, Outreach Manager. 1500 clients served over past year. 4,195 contacts into outreach program. 8,000 food items. 1,280 cans of propane. Deliver packs, tents, tarps, sleeping bags. Those in housing, housewares, blankets etc. Have furniture stored. 2,000 pairs of socks. Bus passes discounted bus passes. \$1,600 cost to COVO. Want to add layer of case management to help in future. Trying to look at whole circle.

Request is to assist in keeping facility and staff available. 116 veterans, 430 unsheltered homeless. Just our office. Andy High asked what success story you can share. Tory: they keep supply of good interview clothing. A young man had an interview with KFC. Had him shower and gave him clothes, tie, dress clothes. If you look good you feel good. He got the job and was excited.

Councilor Livingston said she lives near 10th Street facility and has never heard a complaint.

c. Habitat for Humanity (Bend Area)-Mortgage Buydowns

Scott Rohrer – 117 houses and counting. Why single family homes? Cost is higher than rental but studies shows that homeowner changes lives for generations. \$150k ask. Mortgage buydowns. CDBG and SDC exemptions allow them to do their work. 10 homes next year. Median house price up 40%. Median income – last couple of years 5-6%. 60% AMI family of four could qualify for 10K more while price of house has gone up 80k. Biggest problem is land. Making ends meet for each house. \$15k/house makes it work for Habitat to be successful.

Fiscal year starts July 1st. Independent 503C but must meet Habitat criteria. Spread out to 35-70% AMI. More diverse in pool and selection.

d. Bethlehem Inn-Outreach Services

\$30,000. Gwenn Wysling. Family with 13 year old daughter and their house burned down. Also a working mom with 18 year old and a 12 year old in a wheelchair. To Inn. Within 30 days found housing. Transition during desperate times of crisis. Double size of capacity in 2018. Average 4 week stay. Now only 4 family units. New facility designed. Additional staff. Request is for additional case manager. Best practice is case management. Program is ready to go. Well established, staffing is key. Going to have a permanent impact in region. Break cycle of burden on society.

Andy High: staffing person for this year. Asked if they can sustain in future. Gwenn – yes. New facility is more efficient.

e. NeighborImpact-HomeSource Outreach Services

\$60,000. Lynne McConnell, Deputy Director of Community Services. Sonya, new HomeSource Manager. Promotes stable communities, continuum of care. Become independent and self-sufficient. Better weather financial emergencies. 80% AMI and below. Family, veterans, seniors, disabled. Housing education. Do one on one coaching as well as group. Financial matching. Foreclosure prevention. 300 different households, 500 individuals.

Lynne McConnell gave the example of Tom, 25 year old. 68% AMI at the time. 2013. Able to buy home. Match helped with down payment. Education also helped. 51 were helped to purchase homes last year. Start where ever person is in process. Work with others. 100 entities local and statewide.

Allows them to seek private foundation funding. Lynne McConnell mentioned that they are reaching a different audience. Working with Bethlehem Inn and other partners. Head Start parents.

Andy High asked how shared funds work. Response: Is a grant. Must meet obligation. Must use for stated goals. Checked on. Compared with general population, 30% less likely to go through foreclosure with HUD approved education. Kristin Chatfield said she appreciated the use of term collective impact.

f. United Way of Deschutes County-Outreach Social Worker

\$60,250. Sara Kelly and Ken Wilhelm - Official applicant of Thrive program. Program has come long way in last year. Sara Kelly is the Executive Director of Thrive Central Oregon. One full time employee. Just hired half time too. Today's schedule: Bend Church Breakfast, Bend Library 15 different households (13 without housing, 7 with disability, 1 with child). Helps submit applications for all sorts of needs. Concentrated in downtown Bend region. Meet where they are. Coordinating connections to other resources. They don't know what is available. 70% homeless. Most of what she does deals with housing. Many don't have transportation. Last 6 months, 271 contacts made (10 hours of direct service). Ask is to place an individual full time in Bend. First responder.

Hire one FT person (includes benefits and salary and overhead). Qualified social worker. Highly trained.

Initial discussions:

Kathleen Leppert says she works with COVO and can't vote. Andy High said he is comfortable with people giving input.

Andy High: could award past dollars if not used. \$1,500 extra to Social Services per Jim Long.

Priority plan has been adopted and prioritized per plan. 5 year consolidated plan. Can award more dollars to program, not other way around.

Julie Nash said easy math would be to split evenly. 15k. Kathleen Leppert mentioned that every dollar COVO doesn't get translates to actual items (food, clothes, tent). All four requests are actually for staffing.

Andy High suggested starting with program dollars first.

Kristin Chatfield suggested 180k and 120k. Richard Bonebrake suggested 150k and 150k. Jim Landin: 180k/ 120k. Richard is willing to go along. Greg Blackmore agrees.

Take a break and come back to next time.

Social dollars - Equality vs equity. Kristin Chatfield.

Andy High proposed 21k to Bethlehem because of proven track record and they don't come back every year, 13.5k to rest. Today is only a recommendation. Still have to have public hearing. Jim Long will to another quick call around to see if there is more money.

3. Award 17th and Hartford RFP

KOR rescinded their proposal. Habitat is now only applicant. **Kathleen Leppert made motion to refer to Council. Kristin seconded. All in favor.**

4. Development code/program adjustments discussion

Council goal setting session on February 17th. Andy will be out of country. Jim Long asked where Committee wants to go.

- **Triplex/fourplex on corners.**
- **HB 4079**
- Reduction in open space on multifamily space if near park.
- **Full waiver of SDCs for affordable housing.**
- Correct plan/zone conflicts.
- Parking reduction. Or building a parking structure. Nearby mixed use building so would not have to park. Would incentivize.
- **Additional staff for affordable housing.**
- **Development code changes – examples that would work**
- Urban area reserve study.
- Height and density increases.

Jim Landin: Is there a way to push construction of infrastructure? Andy High: housing is not controlled locally anymore. Focus on what we can control. State. Greg Blackmore: put energy behind area plans and thinking about UAR.

Councilor Boddie: strategic use of SDC exemptions. Removing requirement. Would be willing to consider.

Andy High asked Committee to rank these. Also look at time frame could accomplish. Andy likes low hanging fruit. Fourplex, zone conflict. Do not have to be refined at this time. Greg Blackmore: Stress affordable and livability.

Jim Landin, Kristin Chatfield and Andy High will work on.

5. HB 4079 – discussion of potential application

Andy High would like to have Council consider. Damian Syrnyk: Will set schedule and what is needed to submit application.

Where, who is owner. Who else would be willing to partner. 30% to affordable housing makes it viable. Originally was 100%. 50 acres. How are partnerships formed? Damian Syrnyk said it is good that City just completed UGB. Research needs to be done. Must amend development code. Points are awarded per how far code has been changed. Some code changes were done with UGB.

More global look. 4 bills past. Goal of this bill is affordable housing. Pushing quicker. Master plan project? Yes. Andy High is achievable. Rentals and home ownership. Support asking Council to support. Jim Long: **Recommendation to ask Council to support and possibly add as a goal and allow staff to spend time looking into.**

Kristin Chatfield and Kathleen Leppert made a motion. All in favor.

Damian Syrnyk: there will be schedule of deadlines.

6. Public Comment

Terry Llewellen Why not screaming for more land. This is an emergency. He has built and owned affordable housing in past. But haven't been able to do in last 10 years. Wants to build rental housing. Need is 1000s of units.

7. Potential meeting time change

Wednesday early in day. Maybe a lunch meeting.
Kathy talk to Barb and check rooms.

8. Adjourned at 4:55 pm.