



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, October 10, 2018

Staff Liaisons: Lynne McConnell and Racheal Baker

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1. **Roll Call:** Cindy King, Richard Bonebrake, Priscilla Buck, Jim Landin, Matt Martino  
Alternate: Ian Schmidt

Councilor Livingston.

2. **Public Comment**

None

3. **Approve 9/12/18 meeting minutes**

Postponed until next meeting.

4. **SDC exemptions: KOR Hurita, Habitat Jones Road, Habitat James Drive (aka Reed Market)**

No conflicts of interest.

Habitat: 2 single family homes; 5 cottages total, 4 qualify for exemption.

KOR: 4 of 5 being built qualify for exemption

Jacob Clark introduced himself – New Director of Construction for Bend Habitat.

**Cindy King: I move to exempt 1260 and 1264 NE Jones Rd., 4 designated affordable lots out of the 5 lots at 100 Reed Market, and 4 designated affordable lots out of the 5 lots at 21221 Hurita Pl. from current City of Bend Systems Development Charges of \$33,944, \$67,888, and \$67,888 respectively, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. Matt Martino seconded. All in favor.**

5. **COVO change of use request**

Racheal Baker: COVO contacted City re: loss of VA funding for Home of the Brave on Wells. Also experiencing an increased need for vets without support systems. Want to change use of shelter to adult care foster home. 6 beds. DHS wrote letter explaining need. Term of loan said note shall become due and payable outside shelter designation. CDBG guidance parameters allows change if met national objective. City guidance says if follows national objective. Meets national objective. City recommends Committee recommendation to Council. Asking for Committee's support.

JW Terry: Funding loss 90k will be about break even. Priority is veterans. Currently 50 qualified. **Motion to recommend to Council to approve change of use was made by Richard Bonebrake and Jim Landin. All in favor.**

## **6. Annual Action Plan Amendments for 2014, 2015, 2016, and 2018**

Postponed

## **7. Chair elections**

Postponed

## **8. Pre-application training rollout – Rachel Baker**

Will be doing training on resources and CDBG rules on Oct 22<sup>th</sup> and 29<sup>th</sup>. AHF, SDC exemptions, surplus properties. New requirement for applicants/recipients. Email will go out to all who have applied in past. Press release will also go out and information is on website.

## **9. Introduction to Consolidated Plan planning – Racheal Baker**

Requirement: plan for 5 years. Rolling out a survey by end of week. Will be doing open houses and forums in January and February. Final planned drafted and released to Council in May.

Any feedback on analysis of impediments? Will be part of Consolidated Plan.

## **10. RFP schedule**

RFP in mid November. Due January 18<sup>th</sup>. Affordable Housing Fee RFP presentations on 1/30. Affordable Housing Fee RFP deliberations on February 13<sup>th</sup>. CDBG RFP presentations on Feb 27<sup>th</sup>. CDBG RFP deliberations on March 13<sup>th</sup>. If necessary, will schedule an additional meeting the next week rather than spring break.

## **11. Staff updates**

Community Survey which is conducted by professional firm leads to Council Goals. Want to make sure there are housing questions on survey. What do we want to pass along to Council? Email Lynne by end of week. Next week: Council check in. Cindy King will be there. Worksession starts at 3 pm. All invited to attend. Lynne will send out last version of survey questions to Committee. Survey goes out between Thanksgiving and Christmas. Goals will be based at least partially on responses. For next year's Council.

NSP funding still available. Authorization for home buyer assistance or purchase/rehab. Do you know of foreclosed or distressed properties? Homebuyers have to be below 120% AMI. Would be through a partner organization. City \$50k, State \$230k. Will spread the word with Partners. Will send out specifics. If not used by end of year, State takes back.

Heads Up: HB 4006. Rent Burden. No more than 30% of gross income on housing. 50% is severely rent burdened. We are required to do things. Fill out survey of policies we have adopted. Required to have a meeting to discuss. Deciding what makes sense on where to discuss - Council, AHAC, Planning Commission?

Measure 102 on ballot does not mean Bend would do even if passed. Allows private entities to own and operate affordable housing. Currently can't do. Council was unanimously in support.

## **12. Adjourned at 3:42 pm.**