



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, November 14, 2018

Staff Liaisons: Lynne McConnell and Racheal Baker

1. **Roll Call:** Cindy King, Richard Bonebrake, Jim Landin, Matt Martino, Keith Wooden.

Alternate: Ian Schmidt

Councilors Campbell and Livingston

2. **Public comment**

Richard Lindstrom – hoping committee considers putting on agenda something about public housing, possibly at Juniper Ridge. Start with tent city for veterans. Learn from it. Homeless camps already exist there. Maybe tiny homes in future.

Karna Gustafson – COBA. Duplex/triplex discussion/action came out of Bend 2030 workgroup. Referred to AHAC by Council. Recommendation to Council to reduce lot size. Staff worked on. To Planning Commission and then back to staff and AHAC. Agreement to densify via UGB expansion.

Matt Gillette – Pahlisch Homes. Working with City to find ways to build more affordable housing. In support of smaller lot sizes for duplexes/triplexes. See letter from COBA. Couple of sticking points with City, applying a floor area ratio (FAR) to lots takes a step backwards. Makes more difficult to build so builders will pass. Imposing additional requirements regarding garage location and orientation imposes restrictions. Will submit letter to Planning Commission. Other items have been resolved.

3. **Approve 9/12/18 and 10/10/18 meeting minutes**

Minutes approved.

4. **Chair election**

Chair: Jim Landin nominated Cindy King, Keith Wooden seconded. All in favor.

Vice Chair: Jim Landin nominated Keith Wooden for vice chair. Matt Martino seconded. All in favor.

5. **Duplex/Triplex presentation | Pauline Hardie**

Background: 2017, Bend 2030 recommendations. Duplexes and triplexes are allowed.

Fourplexes are not. Density requirements bump up lot size. RS District.

Council asked AHAC to evaluate. AHAC suggested: duplex 4,000 sf lot, triplex 5,000 sf, fourplex 6,000 sf.

Council asked staff to look into and look at other cities. Duplexes 8,000, Triplexes 10,000 but eliminate density. Council asked staff to look at 6,000 and 9,000 sf and keep density. Asked to work with Planning Commission.

Proposed amendments:

6,000 sf duplex, 9,000 sf triplex, no density issues. Density overall not via lot. Remove from architectural design standards as do with ADUs. Add clear and objective standards regarding door placement. Revises driveway approaches. Exempts townhomes from MDS Review if have existing full utility and full street frontage infrastructure and access from alley. Gave examples and photos in presentation.

FAR must not exceed 0.60 for all buildings on site, cumulatively. Only for RS.
Exemptions: Accessory structures less than 10 ft in height and 200 sf in area.
FAR does not apply to a duplex or triplex created by remodeling an existing single family detached dwelling with expanding the building.

Schedule is: Planning Commission Public Hearing on 11/26; Council Public Hearing on 12/5; Council 2nd reading on 12/19; effective 1/18.

Councilor Campbell asked about street parking with garages. Would have garage and parking in driveway.

Jim Landin: regarding a new subdivision: asked about density. Fourplex vs townhomes. Why not allow a fourplex on a single lot in new subdivision? There are differences in financing with financing town homes much more complex.

Pauline Hardie: Master planning process might get there. Council tasked planning to work with existing code. Only uses permitted currently in RS. Jim said would add a variety of housing.

Pauline: AHAC can suggest to Council.

6. CDBG Annual Action Plan Amendment 2014

Racheal Baker said CDBG does not auto rollover from year to year. Must be allocated in formal amendment process. \$74,942.62 to be allocated toward \$100k already approved toward Habitat purchasing. Already approved but HUD didn't accept the way we did. Also amended plan to reflect reality. No changes in what has been approved, merely procedural. Cindy King made motion to approve plan amendment. Matt Martino seconded. All in favor.

7. Staff updates

- Council goal setting process is beginning with community survey. Goals expected to be set in February. Consider spreading the word if you want affordable housing to remain a priority. Staff cannot advocate; it's up to you and your community to provide feedback to Council. Public testimony available at every meeting.
- Length of time for funding meetings: do you want to begin deliberations after applicant presentations or keep the deliberation and presentation meetings separate? Additional meetings but shorter. Keep separate.
- Adam Bledsoe was nominated to AHAC by COBA as a representative of the builder's community. Council confirmed him last week, and he'll join us starting in December.
- Planning Commission will have a hearing on plexes on Monday, November 26 at their regular meeting.

- HB 4006 meeting on December 12th; AHAC will host discussion. This is the rent burden bill, which requires a public meeting to “discuss the causes of rent burden and possible solutions.” Opportunity for residents to share their feelings on whether City of Bend is doing enough.
Follow up from you: (email Lynne)
 - Which service providers need to be invited? (we will send invite to everyone who has applied recently)
 - Any other interest groups that could help get folks experiencing rent burden to the meeting?
 - Please share the invite with your groups and community
- Our Consolidated Plan survey is released. Please help get the word out! (Visit Con Plan page on website.) November 30th deadline to respond.
- Racheal update on progress: Will pull together survey results. Will drive into what needs area.

8. Adjourned at 4:02 pm.