



CITY OF BEND

Meeting Minutes Affordable Housing Advisory Committee

December 12, 2018

Staff Liaisons: Lynne McConnell and Racheal Baker

- 1. 3:00 pm. Roll Call:** Kathy Austin, Adam Bledsoe, Richard Bonebrake, Priscilla Buck, Jim Landin, Matt Martino, Keith Wooden. Alternate: Ian Schmidt
Councilor Livingston and Campbell and Abernethy

- 2. Approve 11/14/18 meeting minutes**
Minutes approved.

- 3. SDC exemption application: Habitat - Indigo Lane**

Motion: I move to exempt Bend Area Habitat for Humanity from City of Bend System Development Charges for 2236 Indigo Lane, and 2242 Indigo Lane, at \$16,972 each, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before the expected increase on July 1, 2019, the increase will be added to the total exemption.

Kathy Austin made motion. Matt Martino seconded. All approved.

- 4. Consolidated Plan Update**

Racheal Baker gave information on plan which creates 5 years of goals for CDBG. Survey has closed. 523 responded. Top 3 priorities: increasing rents, jobs don't pay enough, and not enough options or types of housing. Solutions prioritization: obtain land, financial assistance, and skilled construction training programs. Special needs prioritization: families with children, seniors, and persons with mental health circumstances.

Public comment: Neal Cohen, 13 year resident. Free market, free will no guarantees. Choice to live here.

- 5. HB 4006 – Rent Burden Public Meeting**

Rent burden is defined as 30% toward rent/housing. Severely rent burdened is 50%. Bend's comprehensive plan defines affordable as numbers 60% AMI and less for renters.

80% AMI for homeowners.

Goal of City's UGB through 2028 is to work towards meeting housing needs. Need to produce 16,000 homes from 2018 numbers. In Deschutes County since 2010, only .85% housing starts per new household formation.

What City has done. Presented list of policies and other tools adopted was shared. What is missing? Can't do alone. Showed BOOM map of deed restricted housing that used City policies/funding.

Needed housing units types by 2028: Single family 9,175 - 59% currently built; single family attached 1,668 - 26% currently built; multifamily 5,838- 23% currently built.

Presented to Council a list of all policies that had a demonstrated link to creation of additional homes at a housing retreat. Council said to bring everything back except inclusionary zoning.

Public Comment:

Jack Rinn, tenant rights, 30 year resident, also landlord. Dump acronym affordable, is a symptom not root cause. Think smaller houses. ADU will pay dividends. Builders in new subdivisions should be required to provide a certain number of smaller houses. Richard Bonebrake mentioned cottage code exists and helps do this.

Wade Fagen, native of Bend. Even small housing is expensive. Not a fan of ADUs. Severely changes neighborhoods. Tourism is problem. Short term rentals killing us.

Terry Luelling, native of Bend, general contractor, COROA, owner, landlord. There is a problem. COROA is largest provider of non-subsidized affordable housing. Don't forget about private sector when considering policies. Get out of way and let us do it. Need more land.

Geoff Harris, regional director at Hayden Homes, mentioned First Story which is a non-profit arm of Hayden. 60% of AMI, no downpayment. Suggest funding at land banking level. Can do with deed restriction. Building small homes right now. There is a supply issue. Underbuilt during recession and combined with Oregon's land use law causes demand issue. Adding supply and reducing timeframe to build (18 months before can obtain revenue) would help.

Laura Fritz – KOR board member – City can't do all. Policies must help developers. City must be flexible and innovative and how it awards its funding related to affordable housing. City needs to consider grants as well as loans. Land Trust models are needed. Mixed income communities and higher levels of affordability.

David Welton, Bend YIMBY-- Promote housing supply and options. Happy about duplexes and triplexes. Look at past. Gave example of Broadway units – denser housing. Proven model. What are barriers to do that again?

6. Staff updates

Welcome to Adam Bledsoe. Thank you to Jim Landin. Listening sessions with Council in January 16th and early February.

Community Survey in progress to help Council set goals. Bendcommunitysurvey.com

RFPs are open. About \$800k in CDBG funding. Little under a million for AHF. Submission deadline is January 18th.

HB 4079 affordable housing pilot project: Bend awarded project. 35 acres. Additional 2 already approved. Approximately 50% of units will be affordable. Rest mostly middle income, up to 120% AMI. 2 years to annex land and 5 years to build out.

Plexes discussion. Council had first reading of code. Second reading next meeting. Agreed to take another look in a year or so to see how it is working.

7. Adjourned at 3:48 pm.