



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, January 30, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

---

#### 3:04 pm

- **Roll Call:** Cindy King, Kathy Austin, Adam Bledsoe, Richard Bonebrake, Priscilla Buck, Matt Martino, Ian Schmidt, Keith Wooden, David Haines  
Councilor Livingston

- **Public Comment**  
Gwenn Wysling thanks to those new on committee.

- **Staff report on funding**

FY 2015 – FY 2108 Compliance Report Card. What was funded, amount expended, what is outstanding if financials in. Will prepare every year.

Serving in the role of funder can be incredibly challenging. To date, we have never had enough funds to cover the requests we receive. You are here because of your technical knowledge and expertise. Council puts a lot of faith in your recommendations.

If you have a question about any of these apps, ask it. Your role is to balance your knowledge from the field with your knowledge of what the community most needs, as well as the goals and objectives set up by the Con Plan public process.

Applicants have had access to criteria in the RFP itself, and Con Plan priorities were discussed in the applicant meetings as well. We held a scoring criteria workshop after applications last year and both community members and the AHAC members at the time felt that the criteria were appropriate. We expect that with the new Con plan, criteria will be tweaked in the future, but that won't take place until next year.

As a reminder, there should be no discussion about the applications and scoring after today until the deliberation meeting. Staff are here to help if you have any questions. However, there should be no group emails or other correspondence until the deliberation meeting.

First, any COI? There will be a refresher from legal prior to the deliberations next meeting. If uncertain, declare.

Some juggling is necessary due to some applications asking for both/ either fund. We'll get the CDBG apps out to you before the deliberation meeting so you have time to digest where you feel each should be.

Total dollars available: AHF: \$1 million; CDBG: \$681,538 for projects.

How does scoring intersect with the actual dollars awarded?

- Scoring dictated by Con Plan.
  - Front page is regular point system. 1- 10 for each category
  - Back page is “bonus” criteria. Projects meeting either the high or low priority values can receive additional points, but only in 1 high priority or low priority category—not both.
  - Next question is how we want to utilize the scoring this year.
    - Past years this was a framework, helped weed out any low scoring apps and highlight the highest scores. We did not translate the point scores in to full or partial funding, but that is an option.
    - Other option is to use the framework for deciding who does and doesn’t get funded, but AHAC judgment can be used for the actual dollar amount. Committee feels they need the flexibility this option allows.
  - Scoring sheet due back to staff by Feb 11. Based on Con Plan, included in RFP.
- Loan subcommittee met and will provide recommendations on loan terms before we deliberate.

Last two years 30% and 50% of total came back into the pot.

- **Affordable Housing Fund RFP applicant presentations**

**Bend Area Habitat – Scott Rohrer**

Asking \$500,00. To develop 2 parcels – one on east side not far off of Empire and one on west side. 10 unit cottage community. Both will be in form of land trust with a 40 year deed restriction. Has decision on one parcel and other is imminent.

Adam Bledsoe mentioned seems landlocked. Scott: have an easement. Ring road around development. Cindy King asked about sale. Scott: have a right of first offer. Kathy Austin asked about timing and permitting. Have applied for infrastructure permit in NW. Matt Martino asked about paragraph that allows them to reallocate funding if doesn’t work. Scott: has always been in requests. Matt Martino asked about if any excess funds. Adam Bledsoe asked about financing. Scott: stays with property. Lose about \$100k per home. Make up with fundraising. Volunteers save about 10% on home.

Scott will take what can get. If less, won’t stop but might push it out in time. Pushing on more homes. Goal now 15 per year. Affordable Housing fee on front, CDBG buy down on back. 0% goes toward overhead.

**Bethlehem Inn – Gwenn Wysling**

\$195,000. Finishing up second phase which is currently under construction. Hopefully last time for a while will ask for funding. Will expand capacity by 30% for singles. Currently no beds for men. Average stay is 5 weeks. Will be ADA compliant. Flex rooms so can be a warming shelter in winter. Designated rooms for veterans. Goal to prevent homelessness. Overall a \$9 million project. On home stretch. \$156k still to raise on top of \$195k. \$195k is complete campus and pay contractors on time. Priscilla Buck asked about outcomes. 100% who come to Bethlehem Inn are homeless, over 70% leave into something better. Leveraging matched funds.

**Housing Works – David Brandon**

Up to \$750K, Applied for both AHF and CDBG. For purchase of 1.5 acre parcel on NE Conners. Multi-family density. 34 residential units plus medical units on first floor. Modeled after Redmond project. Need \$750k to close on property. Richard Bonebrake asked about pushback. They are prepared to contribute to traffic solution. One-time request for funds. Acquire property hopefully

by end of June. One quarter million out of reserves. Have option to purchase. Medical units buy cold shell and do tenant improvements at cost. Mosaic. Available to general public. Construction – tax credit has been pre-scored. Scored very well. Deed restricted for 60 years. 50% AMI. Have to certify for 2 years. Ian Schmidt asked if construction lending doesn't come through on first round, would be subject to taxes. Response: would not break them.

### **KOR Community Land Trust – Amy Warren**

\$200,000 for land acquisition cost. Develop land. Sell housing, keep land. 99-year land lease. Deed restriction at resale. Did extensive search for land and search is ongoing. Gave out packet with 4 prospects: 1 went pending, last exploring. Sellers willing to commit on Woodriver Drive. Other land might become available. 5-6 families depending on parcel, 15-20 individuals. Perpetual affordable period. 0% due at end of affordability period (so never due). Lender matrix included in packet. Spreadsheet for how much homes will cost. Is enforceable if does not remain affordable. Size is dependent on property.

### **Pacific Crest – John Gilbert**

Reimbursement for a mistake that was made by City. For profit developer. Can get a tax abatement. \$15,425. Appeal in to County. Hopefully will know result of appeal by end of March.

- **Consolidated Plan update**

First open house sparsely attended. Public survey results and summary are available. Another will be held on February 21<sup>st</sup>.

- **Staff notes**

Planning Commission has two openings. Send folks to the website if you know of anyone with interest. Juniper Ridge Advisory Board is also open.

Parks SDC work session overview. Kathy Austin attended. Everyone supportive of scaling SDCs. Not sure how to do. Strictly discussion. Further research needed. Did not discuss SDC waiver for Affordable Housing. Small amount of SDCs on non-residential.

**AHAC feels that they should make recommendations to Council especially with survey results.** A letter or statement to both Council and Parks. Create a subcommittee to work on letter. Yes on letter is consensus. Cindy King, Kathy Austin, Matt Martino and Richard Bonebrake volunteered. Lynne will follow on timing.

- **Adjourned at 5:05 pm.**