



Minutes

Affordable Housing Advisory Committee

Wednesday, April 10, 2019, 3:02 PM

Staff Liaisons: Lynne McConnell and Racheal Baker

- **Roll Call:** Cindy King, Adam Bledsoe, Richard Bonebrake, Priscilla Buck, Matt Martino, Keith Wooden, David Haines
Councilors Livingston and Campbell
- **Public Comment**
Kim Smith – League of Woman Voters doing update on affordable housing study.
- **Urban Growth Boundary Expansion Areas Update | Russ Grayson and Brian Rankin** Background on UGB expansion. Approved in 2016. Started in 2007. Currently into process and annexation. How to interact in policy going forward.

Brian: 12 years of land use policy. Population forecast for Bend for 2028 is 115,000. Converted into housing needs (Housing Needs Analysis HNA): 16,000 housing units – 1,900 built so need around 14,000. If take into account second homes and group quarters will need 17,000 (mix of 55% single family detached, 10% single family attached, 35% multi-family)

Buildable lands inventory information is dated. Started with base capacity of 10,000. Must be more efficient with land gained via UGB. 1,900 redevelopment. New number 12,000. 61% inside old UGB, 39% in new UGB. UGB delivers 5,000 units and 7,000 jobs. Opportunity areas – more intensive use. 2,000 units, 3,000 jobs. Designations include mix of uses.

Land use policy/code completed. Infrastructure policy/CIP needs work. Now focusing on since UGB. Do an ROI study. Where to focus efforts and monies and readiness. Directed by Council to move forward on SE/Elbow and Core areas. Also TSP underway. Policy and master plans. High level.

Russ: Ground level. NE Area developer taking lead for master plan. East Hwy 20 – HB4079. Developer initiated. West side moving fastest. 4 property owners. They needed to do a traffic study. Paying city for infrastructure- water, roundabouts, roads to city to mitigate city's infrastructure costs. Master plan and annexation need approval. Move dirt in summer. Late 2020, early 2021 very earliest – house closing. 5-6 years. NE moving quickly too – one owner.

There is a multi-family housing report on CDD webpages. Since 2015, 971 units completed. 604 in construction. 590 in entitlement, 560 preliminary talks = 2,761 total. 7,000-10,000 single family per year. Policy needs to be changed to meet their goal.

In Oregon, must plan infrastructure within UGB. Master plans are for current. Must keep updating infrastructure master plans.

Lynne – how can AHAC weigh in to keep process moving? Russ – support funding resources for infrastructure. Support cycle of planning documents to keep them moving. Balance policy to build a better city with current crisis. Brian – quality of infrastructure, staff resources.

- **CityView Software and Process Update | Russ Grayson**

Update. Only group that gets expedited to front of line is Affordable Housing. Showed metrics of CDD transactions. Changing to CityView, a permitting software. Will be able to see current information on permits. Online portal 24/7. Go-Live target October 2019. Will need to turn current system off to switch to new. www.bendoregon.gov/permitcenter

- **Consolidated Plan Presentation**

Why? – Required document because received federal money, CDBG funding. AHF follows same plan. 5 year document. Benefit to low and moderate income persons 80% of AMI. AHF can go up 100%. How goals were formed – through outreach via fair housing survey, con plan survey, city's community survey, various meetings including 2 open houses, consulted with service providers.

Narrowed down into themes – 1. not enough housing, rent too high. 2. need for additional homeless options and supportive systems. 3) recruiting employees 4) difficult to purchase homes, 5) not enough housing types 6) childcare gap

Goals:

Affordable rental housing production & preservation.

Providing support to necessary public services.

Affordable homeownership production and preservation.

Assist homeless with shelter and services.

Infrastructure improvements including child care facilities.

HUD requires us to analyze community development and housing needs.

Keep broad enough to prioritize limited funding that we receive.

Lynne- next steps. Currently in public comment period which closes at May 1st Council meeting. Will present themes to Council at worksession next week. Same as goals worksession. Hope to get Council to approve on May 1st. Then look at scoring criteria. Will ask for a subcommittee likely in June. Come back to full committee in August.

Any questions/comments so far. Priscilla Buck – thinks it is a good plan from what she has read. Overwhelmed by size of problem we are trying to solve with our limited resources. Are we missing some allies in terms of employers (brought up St Charles). Does this belong in Comp Plan? Lynne – we do have allies. Small group being convened by City Manager's office. Governor also has a pilot work force initiative. Watching that. May make sense to bring to committee. Open to suggestions as to whom employers might be.

Amend Action Plan 2015 - consensus that recommend amended plan. Recommend Council to approve amended Plan regarding excess funds 15-18. Matt Martino made motion, Adam Bledsoe seconded. 2nd amendment for 2018 – revolving loan fund allocate to Conners Ave project. Priscilla Buck made motion, Richard Bonebrake seconded. All in

favor of both.

Con Plan and 2019 action plan. Motion that recommend to Council to approve Con Plan and Action plan as presented. Adam Bledsoe made motion, Keith Wooden seconded. All in favor.

- **Staff report**

- Committee Council Check In April 17, 3:00 p.m.
 - Who can attend? Primarily listening session where Council will direct AHAC's work over the next biennium. Cindy cannot attend. Don't need presenter but wants Committee members present. Council will be presenting their goals. Richard and Matt agreed to attend.
- Work session on AH policy, Con Plan, etc. same meeting
 - Concept of supplemental fee proposed by Council, looking for additional direction. Nothing decided yet, we will track current AHF separately.
 - If Council has consensus on a direction, that direction will likely come to you for analysis and feedback.
- Supplementary fee—This would be subject to existing state rules (portion redirected). Looking for guidance from Council next week, will come back with a proposal if appropriate. Different timeline, different resolution. Reach out to your networks so they know it is being discussed at worksession. Downpayment assistance – keeping them separate.
- Con Plan adoption (hopefully) May 1st regular Council Meeting, along with 2019 AAP and 2015 & 2018 amended AAPs.
- AHF renewal – first reading May 1, second reading May 15, in place in time for sunset. No sunset in future.
 - Direct result of your suggestion to Council around goals.
- Parks SDC methodology approval scheduled for May 21.
- Next meeting - May: central area & urban renewal intersection

Any topics you want to hear?

Richard Bonebrake commented that Habitat Bend and Habitat Redmond are merging. Lynne responded that funds must be kept separate.

- **Adjourned at 4:50 pm**