



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

#### Policy Worksession

3:02 PM, Wednesday, July 10, 2019

Staff Liaison: Racheal Baker

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

- **Public comment**

Sarah Bodo from the Parks District introduced herself.

- **Approve June 12th and June 25<sup>th</sup> minutes**  
Approved.

- **SDC Exemptions**

Conflict of Interest: Keith Wooden works for Housing Works and partnered with KOR on the cottages.

**Habitat \$83,000**

**KOR \$33,200**

**I move to recommend to the Bend Park and Recreation District Executive Director or designee the affordable units within Habitat's Northwest Cottages and KOR's Korazon Cottages from pending current Bend Park and Recreation District System Development Charges of \$83,000 and \$33,200, respectively. Kathy Austin made motion. David Haines seconded. All in favor.**

- **CDBG National Objectives & Eligibility Overview**

4 national objects:

Low-Moderate Income housing LMI 80%

LMI Benefit (Economic Development

LMI limited clientele

Slum/Blight UR – does not apply in Bend

Project - land acquisition, rehabilitation

Economic Development not included in current Consolidated Plan at this time.

Social Service programs.

Next week putting out another RFP. Approximately \$250,000. RFP will be available July 19<sup>th</sup>. Not for services, programs only. Funding left from Mission Church, Bend Community Center. They were not able to complete their projects. We also received more program income. Needs to be out the door by May 2<sup>nd</sup>. Might need to schedule additional meeting.

- **Services and Developments Updates**

Update by recipients from past year.

COVO will present in August.

Includes both AHF and CDBG.

Thrive Central Oregon

Prevent housing insecurities.

Amount of CDBG award: \$19,336. Around \$4,000 left.

Objectives proposed: Provide engagement and hands-on case management services, which include the following:

- Assisting with locating housing vacancies, completing housing applications and filing appeals to housing denials
- Completing OHP applications, connecting to physical and mental health providers
- Referring to employment supports and assisting with resumes
- Submitting applications for benefits for those unable to work due to a disability
- Connecting to utility assistance, food and clothing resources

Expect 800 total contacts, reflecting 300 unduplicated individuals being connected to needed services. Have grown 10 fold since start (5 years ago).

Primary problems they see are related to past living situations.

KOR JV 27 (Partnership between Housing Works and KOR Community Land Trust)

Amount of CDBG award: \$185,000

Objectives proposed: Land acquisition that will provide a community land trust model development for four low- and moderate-income households. The homes will be designed to be net-zero energy and provide community space for the residents.

100% utilized on both. First building permit approved. Final plat to be recorded. 5 homes, 15 individuals. KOR's first development. 3 months behind where wanted to be.

Was 2<sup>nd</sup> cottage code project approved by city.

Feedback: we had all documents submitted and complete on January 2, 2019. Wasn't until March 25<sup>th</sup>, 57 working days later that was finally approved. There were initial comments which were responded to. Keep going back and forth in process. 3 times, there were comments referring back to original. Should be made all at one time. Has heard same comment from others. Matt Martino also mentioned he has heard this complaint.

Home sales receipts cover building and development not land.

Housing Works – Conners Ave.

Amount of CDBG award: \$401,546

Objective proposed: Land acquisition that will provide 47 apartments to households earning less than 50% AMI.

Closed on July 2<sup>nd</sup>. Just found out last week that project is funded with LIHTC. 47 unit

mixed-use senior housing over commercial space (including Mosaic Medical). Also funded for Forbes. Close by March. Full entitlements. Then 12-14 month construction. 24 at 50% AMI. Total of 71 units, 3 story mixed use. Pre-apps done for both sites.

### Volunteers in Medicine

Amount of CDBG award: \$8,336. 6 months in.

Objective proposed: Provide necessary primary and specialty medical care, prescription medication, mental health care, and targeted health education programs for one year to 13 low-income adults that are employed Bend community members. Picked randomly. All except one are Spanish speaking. 1 Native American. 52 family members. 13 patients, 22 visits. Range 0-6 visits. No referrals yet. 8 labs/imaging studies. 11 on medication. Total value over \$9,000. Half spent.

### NeighborImpact

Amount of CDBG award: \$33,336

NeighborImpact identified the following objectives for the HomeSource project:

- 110 unique individuals to receive one-on-one financial coaching
- 30 different households to participate in financial workshops
- 100 individuals to receive Fair Housing Education
- 40 households to receive Home Buyer Education
- 100 individuals to receive one-on-one home purchase services
- 50 different households will receive foreclosure mitigation services, including mortgage payment assistance or other services
- 10 senior citizens will receive reverse mortgage counseling
- 85 low- to moderate-income Bend community members will remain in their homes

Financial coaching – goal 375 unduplicated.

So far this year. 348 unduplicated. Dream of buying a home but is a very long process. Need financial coaching first. Post purchase and foreclosure prevention is slowly increasing. 56% said they gained hope. 45% said they had a decreased level of stress regarding finances. 37% increased their savings. 10 became homeowners.

Will be fully spent– invoice next week. Most money toward personnel and training. small amount to admin cost.

### Saving Grace

Amount of CDBG award: \$18,336

Objectives proposed: Provide one-hour sessions of individual therapy to women, men and children who are survivors of domestic violence, sexual assault or human trafficking and at risk of not receiving effective services essential to their safety, progress, and/or survival. Additional weekly support groups are also available.

Therapeutic counseling for domestic violence and sexual assault survivors.

101 people serviced. 90% in low and moderate income. Approximately \$3,500 left to spend. Paying for master counselor.

Have a waiting list. More funding would help but also need to educate community and other providers.

### Bend Area Habitat for Humanity

Amount of CDBG award: \$200,000

Objective proposed: Provide five households with financial home ownership assistance.

List of unused funding.

AHF – will be used this summer. NW cottage development. Permits obtained.

Ground broken.

CDBG – 2 years money available last September.

Project on James will be used late summer (last year's fund)

New funding for other properties. \$25,000 increments. Lose \$110,000 on each house built. Down payment assistance filling hole.

Home construction: timing and seasonality is an issue, comes online mid-summer.

After May and before September.

Seeing more single moms with kids fairly recently.

- **Recap Policy Work Session – Top 5**

**Adam Bledsoe** – talks to buyers from out of area. Finite number of houses/land. Interest rates likely rising. In the worst place right now. Some new being built. Rate rising. Prices may fall. Might be prudent to keep in perspective that market may be loosening.

ADU become housing unit.

Tiny homes: loosen restrictions but need to define.

(mentioned a concept in Midwest. 50 acre site – prefab rentals)

**David Haines** – more units

ADUs

Tiny homes

Cottage Code

Permitting process streamline

AHAC mission– if seen as trusted body by Council, broaden range of things we look at.

**Kathy Austin**

Increase density, ADUs, Tiny Homes, RVs temporary if hookups.

Expanding mission of committee. Where we can fit in.

Flexibility to allow infill work. Appeal process to planning commission for designs that don't meet codes due to odd lots.

SDC methodology for tiny/smaller homes

Figure out how to make sure project value for permits is more realistic and consistent

Approval process smoother. Someone to shepherd approvals through for AH.

**Priscilla Buck**

Expand our mission.

Need a specific homelessness plan. Be more proactive. Supportive of drop in center.

Working with large employers.

Work closely with planning commission. Bring synergy to both communities.

Tiny homes – need definition (state does have a definition in code – Kathy Austin)

### **Keith Wooden**

Agree with others.

Conflicting land use and practical use. Where code needs to be changed to accommodate developments that developers want to build.

Incentives for middle market developers.

### **Matt Martino**

Revision and streamlined processes in permit process. Too much back and forth.

Maximum allowable review time. Biggest complaint he is hearing.

Lead by example and influence those around us. Not just a Bend issue is a central Oregon issue. Lack of affordability trickles from Bend.

Public transportation regionally

Infill will cause congestion. Think more macro than micro.

County ADU code influence.

### **Richard Bonebrake**

City's surplus property. Involves creativity. Sell and put proceeds into fund.

(Response: Most of buildable has been surplus. Affordable ways to use what is left.

Mentioned City Property Manager has been hired.)

Flat SDC

Cottage code

ADU code

Less open space requirements.

### **Cindy King**

Flat SCD

Expeditor role

Streamlining permitting process

Short term bond for infrastructure funding

Expanded mission for AHAC.

Do a scoring meeting of these in the future. Also review red dot items.

- **Citizen Participation Plan public hearing**

Minor tweaks made. Open for public comments – none. Committee discussion - none

**Move to adopt in form presented Citizen Participation Plan as presented.**

**Priscilla Buck made motion, Kathy Austin seconded. Adam Bledsoe abstained.**

**All remaining in favor.**

- **Staff Notes**

Council check-in. Will let you know if time is earlier than 3. Also mobility standards will be discussed. RFP will go out July 19<sup>th</sup>.

Loan subcommittee will need to meet. Adam, Keith, Matt, and Cindy.

Scoring criteria subcommittee – need volunteers. Priscilla, Adam, Kathy. Next month and half.

- **Adjourned at 4:54 pm.**