



Minutes

Affordable Housing Advisory Committee

3:05 PM, Wednesday, July 8, 2020

Meeting will be convened online via WebEx due to COVID-19 concerns.

Staff Liaisons: Lynne McConnell and Racheal Baker

Roll Call: Cindy King, Keith Wooden, Kathy Austin, David Haines, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner

Councilors Campbell and Livingston

- **Public Comment Summary**

Comment received from Homeless Leadership Coalition requesting support for creation of a winter warming shelter. Asking City help in locating a building and identifying possible sources for funding. Lynne will discuss during staff report.

- **Approval of June Minutes**

Minutes approved.

- **Conflict of Interest (COI)**

Keith Wooden, none. Kathy Austin: none. David Haines, none. Matt Martino: none, Ian Schmidt: none, Alison Hohengarten, none. Joanna Gardner, none. Cindy King, none

- **Murphy Refinement Area Assistance Program**

City has ability to create a program surrounding affordable housing assistance. BURA asked for input from AHAC. Keith Wooden and Matt Martino worked with Matt Stuart, the City's Urban Renewal Manager, regarding setting up parameters for a program which has to be within the Murphy Crossing Urban Renewal Area. 80 acres to be developed. Wishcamper has asked if any assistance would be available.

Draft policy for BURA consideration:

Loans only (no grants) for acquisition, construction, rehabilitation, grading/clearance of land, infrastructure. Terms: 0% interest, 20 year term max and 20 year deed restricted. 20 year aligns with URA time frame.

Modifications with BURA approval:

Delay of first payment until year 16, shorter repayment timeframes would be without pre-payment penalty.

Applicability:

Affordable housing project that conforms to Bend Comprehensive Plan and Murphy Crossing Urban Renewal Plan. Cannot be a public building as defined by code.

Application/approval process:

RFP, maybe RFA or open application until funds are depleted. Being reviewed by legal, procurement and finance. Program fund limited to \$750,000. Economic Development/Urban Renewal staff to review application for completeness and conformance. BURA can accept/reject application and/or modify amount awarded and directs staff to draft agreement.

Any questions or comments? If none, moves to BURA. Keeping with best practices.

Motion: I move to recommend the Bend Urban Renewal Agency (BURA) utilize the BURA Policy on Loans for Affordable Housing Assistance at Murphy Crossing, when developing the rules and regulations for the administration of an Affordable Housing Assistance Program for the Murphy Crossing Urban Renewal Area. Kathy Austin made motion and Matt Martino seconded.

Keith Wooden: aye, Kathy Austin: aye, David Haines: aye, Matt Martino: aye, Ian Schmidt: aye, Alison Hohengarten: aye, Joanna Gardner: aye Cindy King: aye. All in favor.

- **Amended Citizen Participation Plan (CPP)**

Guides how we relate to public around CDBG funding, Affordable Housing Fund too. Two things changed. 1. CARES Act/HUD made two changes. Shorter public comment time to get funds out the door. Also authority to do online meetings. 2. Changed word Citizen to Community Members within body of document. Cannot change title.

Motion: I move to approve the 2020 amendments to the CDBG Citizen Participation Plan.

Kathy Austin made motion and Matt Martino seconded.

Keith Wooden: aye, Kathy Austin: aye, David Haines: aye, Matt Martino: aye, Ian Schmidt: aye, Alison Hohengarten: aye, Joanna Gardner: aye Cindy King: aye. All in favor.

- **Bethlehem Inn Change of Use**

COI: No updates.

Bethlehem Inn was not able to purchase window safety film with the Affordable Housing funding we provided. Would not work for their purposes. Requesting to change to use for different safety items. Gwenn Wysling: Thank you for the opportunity. Letter submitted to Committee. Still have safety needs. Would like to put money toward locking mechanisms for shelter. Approximately \$2,000. Will be \$10,000 remaining, asking that to go towards wardrobes presented previously. Is a safety concern – place to secure belongings in shelter.

Cindy King recapped: of \$35,000 awarded \$20,000 has been spent. Of remaining \$15,000, \$3,000 is earmarked for software, \$2,000 will go towards locks which leaves \$10,000 remaining. Will assist with purchase of 10 lockers. Cindy said we had discussions regarding lockers in the past.

Matt Martino said we had allocated for safety features, these would be a safety feature for residents. Kathy Austin agrees. Previous concern was committee wanted funding to go to more housing units. Since we already awarded funding and it still is about safety, has no issue with change. Ian Schmidt – we knew it was a need but were trying to maximize units. So in favor now since is a similar request to awarded funds.

Motion: I move to approve Bethlehem Inn's revised use of its 2020 Affordable Housing Fund award for revised use for alternative safety features that will total no more than \$12,000. Matt Martino made motion. Kathy Austin seconded.

Keith Wooden: aye, Kathy Austin: aye, David Haines: aye, Matt Martino: aye, Ian Schmidt: aye, Alison Hohengarten: aye, Joanna Gardner: aye Cindy King: aye. All in favor.

- **Staff Report**

Upcoming dates:

- Quarterly committee Council check-in on July 15th: Cindy will attend. Others can watch live. Will start at 3:00 pm.
- Planning Commission on August 10th at 5:30 pm. New format with representatives from major committees. Code update including SROs and HB3450 which will allow residential building in some commercial zones. Pilot for Bend up to 40 acres. Kathy and Ian are our representatives.
- BURA on August 5th. At regular Council meeting. First reading of Core Area TIF plan.
- Stewardship subcommittee on July 28th – AHAC is associated with community building

subcommittee not this one. This one is talking about DEI.

- HLC letter – regular meeting. Will be discussing PIT (point in time) count.
- Council talking about goals and how they should change based on Covid-19. Supplemental excise fee is on hold for now. Looking at how to support businesses and families. If City receives CARES Act money, interested in making sure some goes out to community possibly for acquiring PPE, bringing back employees, childcare system, providing additional housing assistance. Also discussing how we diversify the workforce and make us more resilient as a community, BEDAB is point for that discussion. Also looking at Transportation Bond and whether it make sense to put on November ballot.
- Racheal will send poll for meeting times for loan terms subcommittee. Keith, Matt, Ian and Cindy.
- Legislative session – Omnibus HB4212. Included renewed version of HB4001. Shelter super siting bill. Allows emergency shelters to site facilities under a streamlined system. Less back and forth. Only good for 90 days.
- HLC is working with Shepherds House on winter warming shelter. They sent letter asking for support and help on siting a location that is a good fit, also opportunity for resources that can be sent their way (larger community).

Councilor Campbell: asked about HB4212. 90 days to apply, shelter there for 2 years? Response: no limit on length of time. City has met with various people and on a draft of an application. Not a land use decision. Veterans Homeless Shelter is specifically called out and could be allowed in bill. What about parking of vehicles/campers? Response: HB4212 has provision for parking on church land to be authorize in limited situations. Legal is reviewing.

Racheal wanted bring up concern about a site control issue under HB4212 with Shepherd's House needing to pay rent before winter. Thinks if it is possible, they could enter into option if they don't utilize building until winter so they might not have to pay rent until then. Possible to have something within 90 day window. Will take creative initiative.

Kathy Austin mentioned that stores are going out of business so space will be vacant - JC Penney and Pier One Imports.

- **Adjourned at 4:02 pm.**