



Minutes

Affordable Housing Advisory Committee

2:00 PM, Friday, November 20, 2020

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

Staff Liaisons: Lynne McConnell and Racheal Baker

2:02 pm

Roll Call: Cindy King, Keith Wooden, Kathy Austin, Priscilla Buck, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons

Councilors Livingston and Campbell

- **Public Comment**

Jacob Clark – Habitat for Humanity. Discussed letter that was sent to Committee regarding SDC credits and recouping upfront costs.

- **Approval of October minutes**

Minutes approved.

- **Kor Change of Use**

Kor Community Land Trust will present a proposal to modify a recent funding award.

Affordable Housing Funding was awarded in amount of \$50,000 in case any home at Hurita sold before another round of downpayment was available. Kor would like to reallocate from second sale to first sale. Additional down payment assistance would allow Kor to use its subsidy towards downpayment assistance for other costs. Amy Warren shared information regarding a stewardship fee of \$8,000 per sale which would be used towards the expenses necessary to steward the program. In talking with other land trusts, Amy said she found out they had such a fee.

Many questions were asked including if the Stewardship fee will impact the ability of buyer to buy home? Response: Not reducing amount of down payment assistance. Will have more. Keith Wooden asked if needs to be approved by Washington Federal and OHCS. Response: OHCS has no issues. Washington Federal is not for mortgages, is for construction lending. Will put it past loan officer to make sure. Ran by David Brandt also. Questions regarding how \$8,000 was derived. Has not been in Pro forma but will be now.

AHAC members were confused as to what they were being asked to approve. Racheal explained that the \$50,000 previously awarded will still go to down payment assistance. Will allow Kor to save money in others areas and frees funds to recoup stewardship related fees.

I move to approve a change of use of 2019 Affordable Housing Funds awarded to Kôr Community Land Trust from down payment assistance for a possible second purchase to down payment assistance for the initial home purchases. Matt Martino made motion. Kathy seconded.

Still lots of questions and uncertainty so decided that needed additional information or better explanation as to ask. Staff will collate questions from AHAC and give to Amy beforehand. Send questions to Racheal. Will discuss at a future meeting.

- **PCAH Coyner Hollow Surplus Property**

Pacific Crest Affordable Housing will discuss the Coyner Hollow surplus property.

John Gilbert provided history of PCAH's involvement in the property. Located on SE Ninth Street. Long skinny lot. Two streets platted but not built on either side. Looked at land First Presbyterian Church had. Came up with land swap. Plan was for 18 for-sale cottages. At other end, 8 lots were to be sold to Habitat. When talked to AHAC earlier this year, they said they would look at feasibility one more time and come back to AHAC with an answer if they can do project and if not, give back the land/funding. Decided it is too difficult to make pencil. Plus they are doing Canal Commons. Later challenges: main gas line, widen street changing car ports. Would result in 10 instead of 18 homes. Offsite requirements were in the range of \$300,000-\$400,000.

His opinion – tee up surplus property better to make easier to develop. Have vacations squared away. Survey work done in advance. Rezoning in advance.

Thank you for opportunity but will not pursue. Surplus land plus \$450,000

Lynne: funding will be added to current round of applications. If not enough funded this time, would roll forward. If necessary, could do an off-season RFP. Unfortunately City doesn't have capacity to do more work upfront. However, now requiring pre-apps ahead of applying for a surplus parcel. Are in process of doing some surveying. We do have a property manager at the City now.

- **Housing Continuum | Carolyn Eagan**

Discussion of strategies to support homelessness populations in Bend

Carolyn said to look at City's website for additional information.

On October 21st, Council directed staff to move forward with the following:

- Create the Emergency Homelessness Task Force which will bring together top level service providers.
- Explore using emergency order to look at feasibility for a temporary transitional shelter site at Juniper Ridge. BNSF asked us to secure railway crossings or would revoke our right to access.

Carolyn explained the Continuum and what we are looking at short term, medium term and long term. She said that next thing that might come before committee is development code changes for shelter siting to become an allowable use.

How does AHAC correspond with Carolyn and get questions answered? Send to Lynne or directly to Carolyn. City will hold listening sessions and will publicize public process. She will happy to return and talk to AHAC in the future.

Ian asked how he can support. Carolyn will think about.

- **Update on New Permitting System | Russ Grayson**

Update on CityView. Going live December 14th. Getting word out. If using current software, there will be a dark period starting November 25 at noon through December 14th. Permit process will be held up. Training sessions after Thanksgiving. Information is on website and Russ will send to Lynne. System will be much more user friendly. Need to migrate data from old system to new. Includes other functions like code enforcement, burn permits, business registration, etc.

- **Supplemental Fee Discussion**

Discussion of a possible new fee to support homelessness and childcare

Council has not asked AHAC to weigh in. Similar to presentation in 2019. Feedback at that time was wait until we know what we are going to use it for.

Lynne provided a brief overview of the legal context we are operating under regarding homelessness. Everybody is working together.

Current AHF fee is .33% on all building permits. Current law allows but in restrictions. Bend's existing fee was grandfathered in. Don't want to touch existing or would fall under new requirements so are looking at commercial/industrial fee only. .17% additional or .33% additional or .67%.additional. Council interested in .33% additional for commercial/industrial.

Proposed program elements:

- Operations of shelter sites
- Support the creation and operations of housing units for those earning 35% AMI or less
- Support the development of new childcare slots.

Discussion with Council on December 2nd to finalize level and if will includes childcare.

- **Staff Report**

- BPRD work session on SDC exemption, December 1st at 5:30 pm. Decision will be made at meeting following. City pushing for removing unit cap or at least increasing. Public comment in letters only.
- Planning Commission Recruitment closes December 2nd if you know of anyone.
- Feedback from survey of last meeting – Lynne will email.
- HB 4212 – shelter super siting provision. Received four applications. Two approved - Veteran's Village and St. Vincent de Paul of Bend. Approval provisional until obtain building permits.
- Emergency order allows for safe parking.
- Project Turnkey - potentially purchase hotel to house people.
- Racheal shared RFP schedule. Racheal will forward AHF apps today. Please do preliminary scoring before presentation. By January 22nd, send scores to Racheal.

- **Adjourned at 4:06 pm**