



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, February 10, 2021

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

Go to [Affordable Housing Advisory Committee Page](#) for more information.

Staff Liaisons: Lynne McConnell and Racheal Baker

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

Councilor Shenkelberg

- **Public Comment**

None.

- **Conflict of Interest Statements**

For all agenda items.

Matt Martino— none. Priscilla Buck – none. Joanna Gardner - potential as she works for Saving Grace. However, her position is not funded by or related to the projects that will be discussed in this meeting. Kathy Austin - none. Ian Schmidt – none. Alison Hohengarten— potential conflict with Kor as her firm represents them but no direct impact on her position. Heather Simmons – none, however, she serves on NeighborImpact Board of Directors. Keith Wooden - none. Cindy King - none.

- **SDC Exemption Request: Veterans Village**

Lynne explained that this exemption is a bit different as Veteran's Village does not own land but does have an option to renew. Structures could be moved. Meet ordinance criteria. For 10 year term as that covers the land agreement. Could come back. Water amount estimated likely too high.

20355 Poe Sholes Dr., Bend, Oregon 97703

15 units

Water: \$1970.89 (est. may decrease)

Sewer (each): \$1989.60

Transportation (each): \$4746

Parks (each): \$5932

Total: \$14,638.49 each (total for all \$219,577.40)

I move to exempt Bend Heroes Foundation Veterans Village from pending City of Bend System Development Charges of \$130,597.40, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption.

Matt Martino made motion. Kathy Austin seconded. Matt Martino - aye, Priscilla Buck- aye, Joanna Gardner - aye, Kathy Austin – aye, Ian Schmidt - aye, Heather Simmons - aye, Alison Hohengarten – aye, Keith Wooden – aye, Cindy King - aye. All in favor, motion passes.

I move to recommend the Bend Park and Recreation District Executive Director or designee exempt Bend Heroes Foundation's Veterans Village from pending Bend Park and Recreation

District System Development Charges of \$88,980. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption.

Heather Simmons made motion. Matt Martino seconded. Matt Martino- aye, Priscilla Buck - aye, Joanna Gardner - aye, Kathy Austin - aye, Heather Simmons - aye, Alison Hohengarten - aye, Keith Wooden - aye, Ian Schmidt - aye, Cindy King - aye. All in favor, motion passes.

- **Spend Down/Timeliness Update**

CDBG funding is available on July 1st and is expected to be spent by June 30th of the following year. HUD looks at spending levels in April. Need to spend timely or HUD could decrease future amounts.

Bethlehem Inn is on track. Central Oregon Council on Aging is on track. Fair Housing of Central Oregon is in discussion regarding scheduling training. They are on track. FUSE will be on track but may have some remaining funding beyond June 30th. J Bar J is on track. NeighborImpact is on track. Saving Grace is on track. Shepherd's House Winter Warming shelter – spending did not start until facility opened last month. May be remaining funds beyond June 30th. They are staying open during day during current storm. They were given CARES Act funding so have longer to spend. Thrive is on track. Thrive Central Oregon Emergency Assistance – spending did not start until other CARES funding was spent. Only a month in. Only have \$50,000 left. They are on track. Volunteers In Medicine is on track. FYI – Shepherd's House and Thrive were CARES Act funding.

No questions or comments.

- **Deliberations –CDBG Services**

Approximately \$155,000 to spend. 15% of program funding plus any income in past year. Total ask is for \$919,000.

Kathy asked if Shepherds House had other sources of funding. Response: they are applying for additional funds from State but would need additional. Joanna asked what happens with last year's award if any left over. Response – they will use to maintain lease of building through next summer. Heather asked how Shepherd' House has done in past. Response: this is separate from their regular shelter. This was the first year they have run a warming shelter.

Priscilla asked about our commitment to fair housing. Response – HUD requires that we affirmatively further fair housing. We have an obligation under our 5 year plan to provide education and outreach. Priscilla says to fund fully - \$2,375. Matt and Ian agree.

Cindy wants to start the discussion. Scoring sheets are a start only. NeighborImpact and Thrive leverage their funding well. Bend has an acute housing shortage right now. People need to stay in their existing homes as there is no place else to move to.

Matt is concerned about what he sees on the horizon about people losing their homes. He is concerned about people who have lost their jobs and who won't be able to make mortgage their payments when the freeze ends. There is no place to move to. Will have to move out of area or will be homeless. Thrive money is in high demand. He has concerns that will get worse. We need to help stem some risk. Solidify services but no new. Also likes NeighborImpact and Thrive.

Kathy agrees. She also likes FUSE due to housing first model.

Joanna said she refers people to Thrive every day. Regarding FUSE, it seems like a lot of money for people who may have a voucher.

Alison is inclined to vote for funding that keep tenants in rather than owners. Suggests Thrive for full funding. Divide NeighborImpact and FUSE dollars.

Ian mentioned VIM. This is only source of government funding that can apply for. Has an outsized impact on health of community. In favor of Thrive in full. Supports NeighborImpact too.

Matt mentioned that foreclosure can take several months. Impacts are long lasting. Throwing out numbers to start: \$5,000 to VIM, full ask to Thrive, \$20,000 for FUSE, \$74,000 for NeighborImpact.

Cindy shared information regarding the current real estate market. Starter homes are receiving 30+ offers. Are selling for at least \$50,000 listing price. There are no homes available in the lower price range. 4 day average on market days for these homes. Is shocking. There is only a .3 month supply of housing. Healthy market is 6 months. Appreciates VIM. Wants more housing help both owner and rental.

Alison mentioned that NeighborImpact helps with both ownership and rental. Likes where we are focusing.

Heather knows of an entry level home sold for \$100,000 over asking. People are waiving appraisals. It is a crazy market. Need to keep people in their homes.

Kathy agrees with Matt's number. VIM has need.

Matt wanted to point out that he is not forgetting about other asks. They are important and useful but based on City's public surveys (housing rating high) and market that we are in, housing is a bigger concern. Would be biggest impact. Keeping roofs over peoples' heads.

Ian did some research to educate himself before this meeting and the one thing that stood out for him is the impending wave of foreclosures and evictions which are likely to happen when restrictions are lifted and funding goes away. Came to same concerns. His numbers were similar.

Priscilla would like to make a suggestion for a change for Thrive. Feels that case management is important too. She would like to take \$10,000 from Thrive and move to Saving Grace. They do provide shelter to women who have nowhere else to go.

Kathy thanked Priscilla for bringing this up. Women and children in abusive relationships are extremely at risk during Covid.

Alison agrees with Kathy and Priscilla regarding Saving Grace. All are deserving.

Ian also supports Saving Grace's mission. He is supportive of funding as shown.

Cindy commented regarding Saving Grace that ask is for counseling not housing but agrees with numbers. She mentioned that we may have additional funding and need to include some contingencies in case additional funds come in.

Lynne said estimates are based on history. Indicate % or \$ and who would go to for contingencies. More specificity is better.

Kathy suggested that contingency be apportioned proportionately to groups already identified. No one can receive funding above ask.

Matt suggested an alternative that any additional funds to be split amount 5 funded applicants. 20% to each until fully funded. Any remaining to be split evenly among remaining recipients.

Priscilla asked if people are comfortable with no funding going to winter warming shelter. Okay with first round of no funding but if get additional funds would like some to go to shelter.

Alison said she prefers additional funds go to those not funded.

Cindy mentioned public surveys and emphasis on housing. Also on homelessness. Agrees any excess funds go to warming shelter.

Joanna likes idea of funding others not funded if there is an excess.

Kathy proposes extra money goes to winter warming shelter. She mentioned Bethlehem Inn does a good job of raising funds as does St Vincent de Paul.

Heather supports Kathy's proposal.

Ian also supports.

I move to recommend to Bend City Council CDBG public service awards in the following amounts:

- **Fair Housing Council of Oregon for \$2,375**
- **FUSE for \$20,000**
- **NeighborImpact for \$74,995**
- **Saving Grace for \$10,000**
- **Thrive Central Oregon for \$43,153**
- **Volunteers in Medicine for \$5,000**

Contingency:

If additional funds are received before or during the program year, those funds will be awarded to Shepherd's House Winter Warming Shelter.

Alison Hohengarten made motion. Matt Martino seconded. Matt Martino - aye, Pricilla Buck – aye, Joanna Gardner - aye, Kathy Austin - aye, Ian Schmidt - aye, Heather Simmons - aye, Alison Hohengarten – aye, Keith Wooden – aye, Cindy King – aye. All in favor, motion passes.

- **Staff Report**

Project Turnkey City is proceeding. Code changes to the shelter code are needed. Planning Commission work session on February 22nd. Kathy and Ian will attend. Planning Commission Hearing will be held March 8th.

Council work session on goals will occur on the 17th. Affordable Housing Funding awards will go to Council.

Racheal will be sending survey. Feedback opportunity to change scoring, funding priorities, etc. for next year. Will revisit loans and grants at next meeting. Does it need to be tweaked?

Kathy asked if a letter from AHAC in support of code changes would be helpful. Lynne said may want to do. AHAC won't meet again until after Planning Commission meeting. Can delegate authority to Kathy and Ian C or could wait until Council meeting but would be after the Planning Commission package was already created and provided to Council. Kathy thinks it is good to have something in writing from AHAC. AHAC agrees to let Kathy and Ian do what they feel best and come up with letter. They can make presentation to AHAC before testimony to Council.

- **Adjourned at 4:35 pm.**