



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, June 9, 2021

Staff Liaisons: Lynne McConnell and Racheal Baker

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

Councilors Campbell and Schenkelberg

- **Public Comment**

None.

- **Citizen Participation Plan Review**

Analysis of Impediments. Assessment of Fair Housing. Changes proposed will incorporate the Assessment. Will describe how will be implemented into Consolidated Plan process. Draft will be posted on website and will email out to AHAC. Public comment accepted week prior to next meeting and will be a public hearing.

- **Scoring Criteria**

Incorporated what was discussed at last meeting.

Others agreed with changes.

- **Home ownership funding**

Lynne - Throw out for discussion. Homeownership or continuing all options. However, need to be cautious for timeliness. Do only in Affordable Housing Fund due to timeliness. Concept of a soft set aside as a starting place, 20% for homeownership. Is it the right percentage. What happens when fund goes up or down? Do we want a floor? Is there a ceiling? Secondly, who qualifies. Make sure hit a specific score before fund?

Matt – appreciates the discussion. Was interested in resetting the way we think. Take a step back from dollars per door. He has reservations about setting aside funds. Hesitates putting restrictions. Just wanted us to think about benefits of homeownership versus number of rental units.

Kathy – shares some of Matt's thoughts. Not sure if specific percentage or threshold/criteria makes sense. Kathy asked if others other than Kor or Habitat have asked for ownership funding. Feels like it will change every year. Is there another alternative to keep more flexible?

Lynne – regarding soft, would roll into larger pool if none is worthy of funding. Or maybe put something in scoring criteria. Doesn't have to be formal process. Whatever makes sense to you. Willing to do more research.

Cindy likes flexibility but thinks it is a bit confusing about throwing back into pool for any proposal.

Priscilla – theoretically appeals to her but in this market is concerned. Nothing apart from strength of application and how addresses community needs.

Heather – echoes Priscilla especially in current situation. What is rental gap? Where are we in

the pipeline. Lynne – the challenge in Bend is that when data is published it is out of date. We are embarking on Housing Needs Analysis now called Housing Capacity Analysis (20 year supply). PSU tells us our population forecast. Also, Employment Opportunity Analysis.

Matt wanted to reset thought process. Wants to make sure there is diversity. Doesn't think we need to put parameters on it.

Keith - fan of keeping things simple. Understands idea. We don't know what we are going to get. Each proposal has strengths and weaknesses. And with this discussion we are thinking about it. Has never seen rents going up so fast. Strength of applications, look at home ownership at the time and see how fits.

Heather – diversity. What they might look like. Hear about in the future. Broaden our community's awareness.

Priscilla – have you seen a template for a town of 100,000? Is there an ideal distribution of home versus rental? Value to community of our choices. Response – we all have different ideals. Homeownership rate is looked at. Traditionally hovers around 65%. Well within your capacity to talk about what is Bend's ideal in our plans. Lynne can send out information on where we are now.

Kathy – there is a new category of developers who are developing single family homes for rental. Whole communities. Likes encouraging alternative types of housing. Leaning toward keeping simple and discuss rather than setting parameters.

Joanna – any access to data to homes owned and used for primary, secondary and short-term rental? Lynne, 11-18% as second homes, not full-time residents. Matt – Freddie Mac/Fannie Mae limited amounts and has put in restrictions which has deterred a lot of investors.

Cindy – most recent market, multiple offers going down. Inventory is increasing. Summary: Committee not ready for hard and fast guidelines but helps us be aware and be cognizant during next deliberations

- **Staff Report**

Lots of activity. July 21st, Committee/Council check-in – needs volunteer to attend. Let Lynne know. Can shoot out email.

Council Subcommittees restarted. Community Building and Stewardship. Now plugged into both. Community Building this Friday afternoon. Kathy to attend. Sounding Board presenting information. Also parking minimums. Stewardship on June 21st or 22nd. Focused on ARPA funds.

Quick strike – urgent and immediate needs. Contingency fund replacements for affordable housing (keep projects moving forward even with increasing construction costs).

Relief funds being released. Spread the word. Putting out on social. NeighborImpact helping collect. Decisions at state level. Rental. Mortgage still pending. Also, NeighborImpact. Utility Assistance – NeighborImpact.

Recruitment update. At large position. Priscilla encouraged to apply. Looking for diverse pool.

CDBG RFP to go out soon. Navigation Center (HB 2004) – homeless and unstably housed. Two stage RFQ and then RFP. RFQ goes out on Friday. Broad sweep of who is out there and interested. 2nd phase – who will operate and what does it look like. Spread the word.

Project Turnkey received more money so we are still in running.

HB 2001 – middle housing push going on in Bend since 2014. Work session at Planning Commission on Monday.

Councilor Campbell – at large position so need to put out for diversity goals. City encouraging ODOT, County, Parks, School District to look for vacant surplus property. Work with City. Maybe larger property for a managed camp but also smaller for homeownership.

Kathy – national number – costs of materials has added \$36,000 per house.

- **Adjourned at 4:15 pm**