



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, November 9, 2022

Staff Liaisons: Lynne McConnell, Racheal Baker, Amy Fraley and Deena Cook

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

Meeting Guests: Barbara Campbell (Bend City Council), Elizabeth Oshel (City of Bend, Assistant City Attorney)

- **Public Comment**

Chris Ogren, Housing Coordinator Central Oregon Intergovernmental Council (COIC), spoke to AHAC members about the Housing for All Program and their upcoming meeting on November 14 to discuss affordable housing bonds in the Pacific Northwest with panelists from Seattle, WA, Portland, OR and Oakland, CA.

Michael Nelson, Sazan Group and current member of Leadership Bend's Class of 2023. As part of their Capstone Project, Leadership Bend is looking for ideas and recommendations on how to improve affordable housing in Bend and how their class might help support this effort.

- **Approval of October Minutes**

Minutes approved. Nine approved. None opposed.

- **Conflict of Interest Disclosure**

Chairperson King addressed the committee that members are to disclose whether any item on the agenda could or would result in a financial benefit or detriment to the committee member, a family member, a client, or business with which any of them are associated.

- Matt Martino has a potential conflict of interest if a home buyer chooses to pursue his services in financial assistance in home buying. Matt is currently working with a homebuyer in the Kôr Community Land Trust's Crescita 8th Street property.
- Keith Wooden has a conflict of interest as he is employed by Housing Works which is partnering/co-developing with Kôr Community Land Trust in the development of the Simpson parcel.

- **Kôr Community Land Trust SDC Exemption request**

Kôr Community Land Trust in partnership with Housing Works will develop seven permanently affordable homes in southwest Bend. The Poplar Street development is a net-zero energy home ownership. Units are two-story, three-bedroom, two-bath homes.

Kathy Austin moved to exempt Kôr Community Land Trust from pending City of Bend System Development Charges of \$104,552.00, 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. Heather Simmons seconded the motion. Nine approved. None opposed.

I move to recommend that Bend Park and Recreation District Executive Director, or designee waive Kôr Community Land Trust from pending Bend Park and Recreation District System Development Charges of \$58,898.00. If waivers are not exercised before any expected increase, the increase will be added to the total waiver. Mandy Dalrymple seconded the motion. Nine approved. None opposed.

- **Construction Excise Tax (CET)**

Amy Fraley and Lynne McConnell provided a brief overview of Construction Excise Tax (CET) funds which are part of the Bend Municipal Code and were established in 2020 and implemented in the

spring of 2021. Valued at 1/3 of 1% of permit valuation in commercial and industrial improvements. The CET fund is significantly underperforming due to an oversight in the initial projections and the COVID pandemic.

- **Funding Presentations – Affordable Housing Development**

- **Veterans Village – Construction of Additional 5 Units**

- Transitional shelter community for homeless veterans which offers case management “wrap around services” with the objective to end homelessness for Central Oregon’s Veterans. Veterans Village operates 15 cabins and a community building in public-private partnership with the City of Bend, Deschutes County, Bend Heroes Foundations and Central Oregon Veterans Outreach. Projected scope for development includes adding seven additional cabins, expand utilities, pave the perimeter, and landscape the property.

- **Council on Aging of Central Oregon – Rehabilitation/Construction of Senior Services Hub**

- The Council on Aging of Central Oregon provides food and nutrition options like Meals on Wheels and community dining, Medicare and options counseling, family caregiver support, and social engagement programs. They advocate for, empower, and guide older adults and their loved ones to live with independence and well-being. Recent upgrades to the kitchen, renovations to the ADA ramp, and property landscaping were successful and necessary. Further renovations are needed including stonework, carpentry, HVAC, and roof replacement.

- **Kôr Community Land Trust – Simpson Pre-Development, Infrastructure and Construction**

- Kôr is a nonprofit that creates sustainable, affordable homeownership communities for Central Oregon’s workforce. Kôr creates mixed-income communities with homes that are permanently affordable through the Community Land Trust model. Kôr is requesting funding for pre-development, infrastructure, and construction for the Simpson parcel.

- **Kôr Community Land Trust – Crescita (8th Street) Homebuyer Financial Assistance**

- Kôr is a nonprofit that creates sustainable, affordable homeownership communities for Central Oregon’s workforce. Crescita development is underway, and the homebuyers have been selected. Kôr is requesting down payment assistance for these buyers since interest rates have risen substantially.

- **Home Energy Score Discussion – Cassie Lacy**

Cassie Lacy, Senior Management Analyst City of Bend, presented on the Home Energy Score which is a home assessment that explains the energy efficiency of a home through a replicable and affordable methodology that assess a home’s assets. The score provides transparency to homebuyers about energy costs of potential homes. It was developed by the US Department of Energy for use by cities across the country. The Home Energy Score program is intended to be a buyer protection program.

- **CDBG AAP Amendment**

Matt Martino moved to recommend to City Council to approve the proposed 2022-23 amendments to the Annual Action Plan. Amendments approved. Eight approved. None opposed.

- **Navigation Center – Quarterly Report**

Amy Fraley presented on the first Navigation Center Quarterly Report calling attention to the community partnerships, high shelter occupancy and transitions to more permanent housing.

- **Staff Report**

- Transportation System Planning Commission on Monday, November 14
 - Stipend VISA cards will be mailed going forward.

- AHAC representation at City Council in December is an option

- **Adjourn**

To watch the live recording of this meeting, please visit

<https://youtu.be/XNN9pNIJ8MI>