



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, December 14, 2022

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

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

Meeting Guests: Barbara Campbell (Bend City Council), Elizabeth Oshel (City of Bend, Assistant City Attorney), Pauline Hardie (City of Bend, City Planner), Jackie Keogh (Executive Director, Kôr Community Land Trust)

- **Public Comment**

No public comment.

- **Approval of November Minutes**

Minutes approved. Eight approved. None opposed.

- **City of Bend Policy on Loans and Grants**

Lynne McConnell discussed the differences between loans and grants and the additional potential use of funding for Affordable Housing efforts by way of the Construction Excise Tax (CET) funds. CET was created in 2020 with the intent on serving 30% of area median income and below. During this previous funding cycle, CET revenues were limited.

City of Bend, Affordable Housing utilized ARPA Relief Funds (The American Rescue Plan Act of 2021), but ARPA funding has serious limitations with loans. The recommendation from City staff is to present ARPA funds as grants for this current funding cycle.

For certain services and for programs with no revenue potential, the City of Bend exempts them, and funds are distributed as grants. As a mechanism to incentivize this type of construction, the recommendation from City of Bend staff, to best serve the neediest population in our community, is to issue grants utilizing CET and ARPA funds as grants. This will help to incentivize the construction of housing which is the most challenging to build.

- **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.

- **Affordable Housing Development Deliberations on Proposals**

Committee members deliberated on the four submitted development proposals during the meeting. The committee also agreed to hold off on awarding CET funds until the Public Service proposals have been submitted.

Matt Martino moved to recommend to Bend City Council to award Kôr Community Land Trust \$1 million dollars from the Affordable Housing funds amount available for the Simpson Avenue construction request, with the contingency that any excess affordable housing funds are applied

toward Kôr Community Land Trust's Simpson Avenue infrastructure request. All in favor of the recommendation to City Council. Heather Simmons seconded the recommendation. Eight in favor. None opposed.

Matt Martino moved for a recommendation to Bend City Council to award \$40,000.00 from CDBG Funds to Kôr Community Land Trust's Crescita Homeownership Financial Assistance and \$340,604.02 from CDBG Funds to Kôr Community Land Trust's Simpson Avenue Pre-Development Project with the contingency that any excess CDBG funds are applied toward Kôr Community Land Trust's Simpson Avenue Pre-Development Project. Keith Wooden seconded the recommendation. Eight in favor. None opposed.

- **CFEC Parking Update**

Pauline Hardie, City of Bend City Planner, provided a detailed presentation on the Land Conservation and Development Commission's adopted Climate Friendly & Equitable Communities (CFEC) rules which require parking code changes. The CFEC includes two phases (A & B) and then further requires a city to pick a parking mandate option (option 1, 2 or 3). Cities must choose a phase and an option to move forward with in 2023.

- **Staff Report**

- Bend City Council listening sessions are underway. The next one is for committee chairs on January 19 from 11am-1pm.
- In preparation for the Bend City Council goal setting process, there is a community survey link on the City of Bend webpage.
- Shelter Update – Amy Fraley provided a shelter update highlighting that through a partnership with the City, Deschutes County Public Health is now providing COVID Isolation rooms for those community members experiencing houselessness at the Franklin Avenue Shelter (former Rainbow Motel). Additionally, the City of Bend has signed two Intergovernmental Grant Agreements with Oregon Housing and Community Services for additional operational funding at both Turnkey and the Navigation Center.
- Racheal Baker provided a brief update on the Woodhaven Community Housing that recently moved addresses. SDC Exemptions remain in place and the exemptions transfer to the new address. City of Bend staff will work with Bend Parks and Rec to move their SDC waiver to the new Woodhaven Community Housing address as well.

- **Adjourn**

To watch the live recording of this meeting, please visit <https://youtu.be/SbeUF-uGGmQ>