



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, September 13, 2023

**Staff Liaisons:** Lynne McConnell, Racheal Baker, Amy Fraley, Deena Cook, Kerry Bell, and Mellissa Kamanya

**Roll Call:** Ian Schmidt (Chair), Matt Martino (Vice Chair), Helen Silfven, Alison Hohengarten, Joanna Gardner, Heather Simmons, Mandy Dalrymple, Tony Levison and Geoff Wall

**Guests:** Megan Perkins (Bend City Councilor), Elizabeth Oshel (City of Bend, Assistant City Attorney)

- **Public Comment**

Scott Nordquist, Director of Grants Management for Bend Redmond Habitat for Humanity introduced their new Chief Executive Officer, Carly Colgan.

- **Approval of August Minutes**

Motion to approve minutes made by Heather Simmons and seconded by Joanna Gardner. Minutes approved. Nine approved. None opposed.

- **Conflict of Interest Disclosure**

Chairperson Schmidt 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.

Heather Simmons has a potential conflict of interest as she sits on the Board of Directors for NeighborImpact.

Alison Hohengarten has a potential conflict of interest as she holds the AHAC seat for Central Oregon Builders Association (COBA)

Helen Silfven has a potential of conflict of interest with the middle-income pilot project, Neighbor Impact lists the company Helen works with as a partner in lending.

Tony Levison has a potential conflict of interest as he sells finished lots, as a realtor, for Habitat for Humanity.

- **Consolidated Annual Performance Evaluation Report (CAPER) Public Hearing**

Racheal Baker, Affordable Housing Manager, presented on the Consolidated Annual Performance Evaluation Report (CAPER). She highlighted the impressive accomplishments made by the Community Development Block Grants (CDBG) funds.

No public comment.

Motion to approve the CAPER made by Matt Martino and seconded by Alison Hohengarten.

CAPER approved. Nine approved. None opposed.

- **SDC Exemption for Parkside Place**

Racheal Baker, Affordable Housing Manager, explained that System Development Charges (SDCs) are one-time fees that are collected when new development occurs in the city and are used to fund a portion of new streets, sanitary sewers, parks, and water. These fees are necessary to provide adequate funding for growth-related capital improvements vital to maintaining the city's level of service in transportation, water and sewer and Bend Metropolitan Parks & Recreation's service in the city parks.

Of the 108 units proposed for exemption, they are at 80% AMI as rentals and therefore not eligible for Bend Parks and Recreation SDC waivers. The City is currently exploring SDC methodologies for AMIs above 80%.

No conflicts of interest disclosed.

Matt Martino moved to exempt Hayden Homes from pending City of Bend System Development Charges of \$1,129,204.80 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. Mandy Dalrymple seconded the motion. Motion approved. Nine approved. None opposed.

- **Middle-Income Housing Pilot Program – applicant presentations and deliberations**

Kerry Bell, Middle Income Housing Coordinator, prepared the committee for upcoming presentations from applicants that applied for Middle Income Housing Pilot Program funds. She explained that Bend City Council set aside \$500,000 from the General Fund to address the housing crisis as it pertains to the lack of housing for middle income households.

Habitat for Humanity and Hiatus Homes - Scott Nordquist, Director of Grants Management Habitat for Humanity and Sean McKeever, Architect and Design Director Hiatus Homes presented to the committee on their pilot partnership on SE Wilson Avenue.

Hayden Homes – Jacob Clark, Land Development Manager, presented to the committee on a 2,500 linear feet of 8” sewer line associated with the Woodside Court development.

Hiatus Homes – Jesse Russell, Chief Executive Officer and Ryan Andrews, Chief Financial Officer, presented on their Hiatus Penn Avenue Micro-Apartments.

NeighborImpact – Andrew Spreadborough, Deputy Executive of Strategy and Operations and John Cox, Director of Lending presented on their lending programs: Housing Rehabilitation Program and the Down Payment Assistance Program.

Racheal Baker, Affordable Housing Manager, facilitated the spirited conversation and deliberation between AHAC committee members as they discussed the funding distribution for the Middle-Income Housing Pilot Program applicants. Ultimately the Committee decided to recommend to Bend City Council to award Hayden Homes \$225,000.00, NeighborImpact \$200,000.00, and the Habitat-Hiatus partnership project \$75,000.00.

Mandy Dalrymple moved to recommend the motion to fund these amounts. Joanna Gardner seconded the motion. Motion approved. Six approved. Three opposed.

- **Staff Report**

1. Renovation budget for the Lighthouse Navigation Center. The report will be distributed.
2. Surplus parcels and funding cycles coming up. Staff is shifting the cycle to allow the Committee more time in between both.
3. The code changes that AHAC recommended to City Council is moving forward. First reading is slated for October 1, 2023.

- **Adjourn**

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