



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, September 11, 2024

Staff Liaisons: Lynne McConnell, Racheal Baker, Amy Fraley, Deena Cook, Kerry Bell Mellissa Kamanya and Brook O'Keefe

Roll Call: Ian Schmidt (Chair), Mandy Dalrymple (Co-Chair), Helen Silfven, Alison Hohengarten, Heather Simmons, Tony Levison, Ian Karasz and Geoff Wall

Guests: Elizabeth Oshel (City of Bend Assistant City Attorney), Jonathan Taylor (City of Bend Urban Renewal Project Manager), Megan Perkins (Bend City Council), Barb Campbell (Bend City Council), Scott Nordquist (Bend Redmond Habitat for Humanity), Kim Fischbach (Bethlehem Inn), Amy De La Rosa (Bethlehem Inn), Eliza Wilson (J Bar J)

- **Public Comment**

Ann Brayfield provided public comment regarding the availability of certain affordable housing in Bend and the quality of the housing built. Brayfield suggested that the quality of certain funded housing should exceed the building code inspections. She also suggested that the funding processes should thoroughly vet nonprofit applicants for conflicts of interest.

The Bend Chamber of Commerce provided written public comment. (See attached)

- **Approval of the June and July Minutes**

Motion to approve the June minutes made by Ian Schmidt and seconded by Heather Simmons. Minutes approved. Nine approved. None opposed.

Motion to approve the July minutes made by Ian Karasz and seconded by Ian Schmidt. Minutes approved. Nine approved. None opposed.

- **Conflict of Interest Disclosure**

Elizabeth Oshel, Assistant City Attorney for the City of Bend, addressed the committee explaining that members are to disclose whether any item on the agenda could 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. All the committee members indicated they had no potential conflict with the Council recommendation items on the agenda.

- **System Development Charge (SDC) Waiver for Bend Parks and Recreation Department (BPRD) – Daly Estates-Walter Meadows Townhomes**

Mandy Dalrymple explained that Bend-Redmond Habitat for Humanity planned to develop nine (9) townhomes for affordable homeownership and the waiver requested of Bend Parks and Recreation District is in the amount of \$68,949.00.

Heather Simmons moved to recommend the Bend Park and Recreation District waive System Development Charges for the Bend-Redmond Habitat for Humanity affordable homeownership development.

Motion to recommend the SDC waiver made by Heather Simmons and seconded by Helen Silfven. Nine approved. None opposed.

Mandy Dalrymple moved to amend the original motion and include the language that if waivers are not exercised before any expected increase, the increase will be added to the total waiver regarding the Bend-Redmond Habitat for Humanity affordable homeownership development of Daly Estates-Walter Meadows Townhomes.

Motion to add additional language made by Mandy Dalrymple and seconded by Ian Schmidt. Nine approved. None opposed.

- **Bend Urban Renewal Agency TIF Assistance Policy**

Jonathan Taylor presented the Tax Increment Assistance for Housing Affordability and Employment Growth Policy. On June 5, 2024, Taylor presented AHAC with a detailed approach to the Bend Urban Renewal TIF Assistance Policy.

Taylor attended the meeting to ask AHAC, if after reviewing the policy proposal, they would like to make a recommendation to the Bend Urban Renewal Agency (BURA) for their consideration of the policy on September 18, 2024. If accepted by BURA, the policy would go into effect on January 1st, 2025.

The policy aims to lower rents and encourage good paying jobs through incentivizing livability through tax increment financing which is the financial mechanism for urban renewal. Jonathan Taylor explained that “currently 8 out of 10 jobs’ median wages and nearly 50% of households cannot adequately afford rent of a multifamily unit in Bend.” The “base policy” for housing affordability requires two key components, (1) that proposed developments limit rents in 15% of the newly constructed units for households to afford at 90% AMI, and (2) that those newly constructed units’ rent increases must be lower than allowed under Oregon Revised Statute (ORS) Chapter 90. The Employment Development Policy requires an eligible business increase full-time employment with 5 new jobs at an annual wage of \$72,000. Childcare is an exception to these employment development requirements and gives BURA discretion to assist proposals outside of the criteria.

AHAC agreed to write a letter of support of the “base policy” for housing affordability. Mandy Dalrymple, on AHAC’s behalf, offered to draft a letter in support of the policy and the AHAC members agreed.

- **Affordable Housing Fund and CDBG accomplishments**

CDBG and Affordable Housing Fund recipients shared the community benefits of their prior year awards.

Scott Nordquist, Vice President for Resource Development for Bend-Redmond Habitat for Humanity, shared their accomplishments including that they sold 13 homes, they have 10 homes under construction, one home repair in progress, and 27 homes in predevelopment.

Kim Fischbach and Amy De La Rosa, Director of Philanthropy and Data and Outcomes Manager, with Bethlehem Inn shared their accomplishments including that they provided shelter to 1,184 individuals and served 77 families and 974 individuals. 34% of those individuals and 61% of those families moved into more stable housing. Because there are more programs for families than individuals in the community, more families obtain stable housing than individuals.

Eliza Wilson, Director of Runaway and Homeless Youth Services with J Bar J shared their accomplishments at Grandma's House of Central Oregon and at Cascade Youth and Families Center through its Living Options for Teens program. Grandma's House of Central Oregon sheltered 30 youth families, 34 parents and 22 babies. This shelter remains at capacity with a wait list for the 10 bedrooms available. Case management assisted 87% of those served at Grandma's House into housing. The LOFT program serves youth between ages 14 to 24 and sheltered 56 youth individuals. This shelter remains at capacity after 83% exited to housing.

- **Shelter Accomplishments**

Amy Fraley and Book O'Keefe, Senior Program Manager for Houselessness Solutions and Shelter Coordinator, presented the year's fiscal impact of the City's partnerships with shelter providers. The Point in Time (PIT) count is a one-night count of people experiencing homelessness in a given community. The count includes both sheltered and unsheltered people. The City of Bend PIT count takes place in January and for the first time in a long time, the number of houseless individuals has dropped. Redmond also saw a drop in houselessness. In Central Oregon, the PIT count was 1,811 which is 10% higher since January 2023. In Bend, the PIT count was 959 which is 5% lower since January 2023.

Fraley and O'Keefe also provided updates on the City Council Directed Biennium Objectives to maintain 505 shelter beds, which Bend is maintaining 523. Shelter beds are located at Stepping Stone shelter, Navigation Center, Central Oregon Villages, Franklin Avenue shelter and various safe parking locations. In summary, 81,043 nights of shelter were provided, an 89.23% utilization rate, there were 160 transitions to permanent and temporary housing and an average of 85% of households engaged in case management services each month.

- **Consolidated Annual Performance Evaluation Report (CAPER) Public Hearing**
At 4:21p.m., Mandy Dalrymple opened the public hearing for the 2023 Consolidated Annual Performance Evaluation Report (CAPER).

The CAPER measures the performance of our Community Development Block Grant (CDBG) funding each year. For every \$1 dollar spent of CDBG funds, the City of Bend leveraged an additional \$8 dollars largely in part to the great work by AHAC, City Council, and community partnerships. CDBG funded programs served 2,727 of Bend's community members with case management services and overnight shelter. 6 homes were constructed and sold to moderate-income households on land purchased with CDBG funds. 12 households received down payments assistance and 2,719 people who were homeless received shelter.

No public comment during the open period. Mandy Dalrymple closed the public hearing at 4:23p.m. Ian Schmidt moved to approve the 2023 Consolidated Annual Performance Evaluation Report. Heather Simmons seconded the motion. Nine approved. None opposed.

- **Introduction to Taking on Fair Housing Conversations**

Brook O'Keefe presented the next topic in the Take On Fair Housing Conversations event. The 1st topic was Richard Rothstein's book, *The Color of Law*. The next topic will be Greg Colburn's book, *Homelessness is a Housing Problem*. There are several ways to access the reading material via the City's webpage which include watching videos, listening to the audiobook, and reading the book. The book is for purchase as well as available through the public library.

- **Staff Report**

- AHAC webpage updates are complete
- City Manager's Office survey is due next week
- January AHAC meeting will be one week later, on January 15, 2025
- Northwest Association of Community Development Managers NWACDM conference this week
- County Commissioners and City Council met to discuss Temporary Sleeping Area in Juniper Ridge. Megan Perkins discussed the meeting and was happy to report that the City and County made a unanimous decision.

- **Adjourn 4:34p.m.**



September 11, 2024

Affordable Housing Advisory Committee
Via E-Mail

Chair Schmidt and Committee members,

On behalf of the Bend Chamber's 1,600 members and 8,500 businesses in Central Oregon, we appreciate the opportunity to provide comments in support of Tax Increment Finance proposal presented at your 9/11/24 meeting. Over the past three years the Bend Chamber has invested significant time and resources to help alleviate our current housing crisis – from policy work to public education and employer investment in workforce housing. We are excited that the City is exploring additional ideas for developer assistance to help fuel the production of affordable housing and incentivize living wage employment.

We have been following the discussions about the TIF proposal over the past several months, and feedback from our developer members is positive. The flexibility outlined in the Housing Affordability policy is a key component of the proposal, and ultimately it is this flexibility that will make the tool useful to developers and builders. We support the inclusion of an annual review to assess how the tool is working and possible refinements or program requirements to be added or changed as time passes. Additionally, the ability to scale the annual wage requirements outlined in the Employment Development policy to promote job creation in service-oriented industries is important to help small businesses in our community.

We appreciate AHAC considering the policy and would encourage support for flexibility in its implementation. Thank you for your service to our community and partnership in addressing barriers to housing affordability.

Regards,

A handwritten signature in black ink, appearing to read "Katy Brooks", written over a thin horizontal line.

Katy Brooks
President & CEO
Bend Chamber of Commerce