



Meeting Minutes

Affordable Housing Advisory Committee (AHAC)

CITY OF BEND

Location: City Council Chambers, Bend City Hall, 710 NW Wall Street, Bend, Oregon, and online

Date: April 9, 2025

Time: 3:00 to 5:00 p.m.

Dalrymple (Chair) called to order the Affordable Housing Advisory Committee meeting on Wednesday, April 9, 2025, at 3 p.m. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from YouTube at:

<https://youtube.com/live/BID57aW8Ow4?feature=share>

Roll Call: Mandy Dalrymple (Chair), Allison Hohengarten, Heather Simmons, Ian Kamasaz, Isabel Milkovich (online), Richard Reese.

Council Liaison: Steve Platt (online)

1. Public Comments (3 minutes each)

None

2. Public Hearing – Approval of 2025 CDBG Annual Action Plan

Mellissa Kamanya, Affordable Housing Coordinator, presented:

No public comments were received within the 30-day window.

Funding priorities for the 2023-2027 Consolidated Plan include:

1. Assisting the homeless and providing shelter services
2. Affordable rental housing production and preservation
3. Supporting necessary public services
4. Affordable housing preservation
5. Infrastructure initiatives

Infrastructure projects will focus on targeted areas where 50% or more of households are low to moderate income aligning with federal funding criteria.

Proposed projects include ADA ramps, curb cuts, and access improvements to public facilities.

Alison Hohengarten made a Motion to consider the adoption of 2025 -2026 Community Development Block Grant (CDBG) Action Plan.

Heather Simmons seconded the motion. Approval was unanimous.

3. Affordable Housing Advisory Committee (AHAC) Purpose and History

Racheal Baker, Housing Division Manager, presented a reintroduction of the advisory role for the Affordable Housing Advisory Committee and a review of current housing development incentives AHAC members vetted for Council in the past.

4. Houseless Services

Amy Fraley, Senior Program Manager for Houselessness Solutions, presented the history of City-supported shelters including Safe Parking and the Housing ~~Services~~Services Grant Program,. The presentation also outlined the future role of the City in the shelter continuum.

5. Commercial and Industrial Construction Tax (CICT)

Amy Fraley, Senior Program Manager for Housing, presented a recap of the creation and purpose of the Commercial and Industrial Construction Tax.

6. Community Development Block Grant (CDBG)

Mellissa Kamanya, Affordable Housing Coordinator, presented a review of the objectives of the Community Development Block Grant (CDBG) program.

7. Affordable Housing Fund

Kerry Bell, Middle Income Housing Coordinator, presented and explained the City of Bend's establishment of the Affordable Housing Fund and its intent.

8. Surplus of City of Bend-Owned Properties for Affordable Housing

Mellissa Kamanya, Affordable Housing Coordinator, presented a summary of the number of properties the City of Bend gave for affordable housing development.

9. Pathways to Remove Obstacles for Housing Grant (PRO HOUSING)

Mellissa Kamanya, Affordable Housing Coordinator, presented an introduction to this affordable housing development resource to be awarded in the next few years. Bend was awarded \$5 million for affordable housing expansion.

\$4 million of the award will be allocated for repayable loans to support infrastructure and housing projects benefiting households earning up to 80% of Area Median Income (AMI).

10. Middle-Income Pilot Program

Kerry Bell, Middle Income Housing Coordinator, presented and revisited a Council-directed Middle-Income Housing Pilot Program that assists households at higher levels of household income, 80-120% AMI.

11. Affordable Housing Advisory Committee Elections

Nominations and election of the Affordable Housing Advisory Committee Chair and Vice-Chair. Alison Hohengarten nominated Mandy Dalrymple for Chair, and Heather Simmons seconded. Approval was unanimous.

Mandy Dalrymple nominated Heather Simmons for Vice Chair, and Alison Hohengarten seconded. Approval was unanimous.

12. Staff Report

Helen Silfven is resigning from AHAC and the City will be recruiting for a new member employed as a lender or financial advisor

Next planning commission meeting – ADU code updates, April 28, 530 pm in Council Chambers. Workforce Housing Event: Thursday, April 17, 5:30 pm. -7:30 pm. At the Unitarian Church Virtual Testimony: April 16, 5 pm – 7 pm on the Governor's Shelter Sustainability Framework,

registration via Oregon Legislative Information System.

Online Open House: Ongoing at the Bend Urban Renewal Agency website.

13. Adjournment: Dalrymple (Chair) adjourned the April 9, 2025 Affordable Housing Advisory Committee meeting at 4:35 p.m.

14. Action Items:

Accessory kitchen/ amenities space

Minutes to be sent for review in the next week

Build townhomes that are detached structures and row housing

AHAC emails are standardized for easier organization, starting with "AHAC" in subject lines.

15. Next Meeting: May 14, 2025, 3-5 p.m., City Council Chambers, Bend City Hall



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