



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: May 14, 2025

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

Watch from YouTube at: <https://youtube.com/live/j1-QaChWRuk?feature=share>

Mandy Dalrymple (Chair) called to order the Affordable Housing Advisory Committee meeting on Wednesday, May 14, 2025, at 3:04 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/j1-QaChWRuk?feature=share>

Roll Call: Mandy Dalrymple (Chair), Heather Simmons (Vice Chair), Allison Hohengarten, Ian Karasz, Isabel Milkovich, and Richard Reese.

Council Liaison: None

1. Public Comment (*3 minutes each*)

Visitors can attend in person or use the "Raise Hand" feature when prompted to provide public comment via Zoom.

Ann Brayfield – affordable housing background, energy sustainable, affordable rentals, northwest units, 3-bedroom homes- the process needs to change, requesting the committee to look differently at awarded organizations.

2. Minute Approvals for February, March, and April

Moved to June 11, 2025 – Some committee members did not receive the minutes. Minutes will be reviewed and approved at the June 11th meeting.

3. Bend Housing Data Hub

Kerry Bell presented on the latest information added to the Hub dashboards.

4. Funding Allocation Applications and Scoring Criteria

Mellissa Kamanya presented a follow-up on the committee's request to re-evaluate allocation applications and scoring criteria.

Discussed beginning a funding allocation process in June, presentations and deliberations in July, and Council approval in August.

Current funding availability – \$4M PRO Housing fund, \$1.5M Affordable Housing Fund, \$200k in CDBG funds, for a total of \$5.7M

Discussion Points:

Mandy Dalrymple motioned to approve a funding allocation process that would begin in June, with presentations and deliberations in July, for Council to receive recommendations for approval in August – all were in favor.

Scoring Criteria – Review of scoring spreadsheet:

Current criteria don't align with all application types. There is confusion over scoring order and clarity. The desire is to reduce scoring ranges and provide clearer definitions.

Key Discussions:

Concerns about subjectivity and lack of clear metrics, suggestions included: reducing point value from 10 to 5, clarifying what constitutes "community" and acceptable evidence, possibly removing or rewording the question, and making it a yes/ no scoring item.

Next Steps:

Staff to draft revised scoring metrics with scaled responses, and to have further discussions after the upcoming funding cycle.

5. Houseless Solutions and Public Land Closures

Amy Fraley and Brook OKeefe presented an overview of recent public land closures and the impact of the influx on the Temporary Safe Stay Area (TSSA) at Juniper Ridge.

Fraley and OKeefe also presented the 2025 Point-In-Time Count preliminary numbers which indicate 1,001 individuals are experiencing homelessness in Bend, 55% of whom are surviving unsheltered. There are 543 shelter beds in Bend (226 low-barrier), and City-supported shelters had a 98% utilization rate in the first quarter of 2025.

6. Bend Development Code Amendments

Kerry Bell presented proposals that will go before the Bend City Council on Wednesday, June 4, 2025. The committee may consider if they want to recommend the code amendments to the City Council, allowing a second ADU on a property, permitting second kitchens without creating a separate unit, and enabling detached, individually financed homes with no side setbacks.

Allison Hohengarten and Mandy Dalrymple (Chair) were in favor of submitting letters of support to the City Council, all other members were in favor as well.

Staff is to draft and circulate the letter for review and signatures.

7. Staff Report

CDBG allocation reduced by \$20K, offset by increased program income from loan repayments. There is no impact on the current funding awards.

8. Adjournment

Mandy Dalrymple (Chair) adjourned the May 14, 2025 Affordable Housing Advisory Committee meeting at 4:35 p.m.

9. Action Items

Scoring criteria updates

Letter of support for Development Code amendments

10. Next Meeting

June 11, 2025, 3-5 p.m., City Council Chambers, Bend City Hall



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