

# Agenda



CITY OF BEND

## Affordable Housing Advisory Committee (AHAC)

July 9, 2025

3 – 6 pm

City Council Chambers, Bend City Hall  
710 NW Wall, Bend, Oregon

The hybrid meeting starts at 3:00p.m. in person and virtually via Zoom.

The public is invited to attend in person or watch online:

<https://www.bendoregon.gov/government/committees/affordable-housing-advisory-committee>

For those participating online, attendees may join the meeting by clicking the Zoom link below.

<https://bendoregon-gov.zoom.us/j/82790588195?pwd=LrIkWLCobIADkvbPaYHh9EYwn0Bg9Y.1>

Passcode Required: 893400

Call-in Phone Number: 253-215-8782

Webinar ID: 827 9058 8195

YouTube Livestream Link: <https://youtube.com/live/bPGz1TgFr8?feature=share>

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- 1. Roll Call:** Mandy Dalrymple (Chair), Heather Simmons (Vice Chair), Alison Hohengarten, Ian Karasz, Tony Levison, Isabel Milkovich, Todd Prior, and Richard Reese
  - 2. Public Comment** (*2 minutes each*)
  - 3. Approve Meeting Minutes**
    - December 2024
    - January 2025
    - February 2025
    - March 2025
    - April 2025
    - May 2025
  - 4. Conflict of Interest Disclosure**

Affordable Housing Advisory Committee members are to disclose whether any item on the agenda could result in a financial benefit or detriment to them, a family member, a client, or business with which they are associated. Because the committee will be making recommendations to Council, only a potential conflict may exist.
  - 5. Affordable Housing Development Presentation**

Funding applicants have 4 minutes to present their development proposal. Affordable Housing Advisory Committee members will have 8 minutes for questions.



## CITY OF BEND

- a. **Thistle & Nest – Woodhaven Community Housing, Phase 7**  
Land acquisition and infrastructure development for 19 land trust model home sales to households with incomes between 80 to 100 percent Area Median Income (AMI).
- b. **Thistle & Nest – Prefabricated Housing**  
Land acquisition, pre-development, infrastructure, and construction for 10 prefabricated land trust model home sales to households with incomes at or below 80 percent AMI.
- c. **Pahlisch Commercial, Inc. – Clarico Workforce Housing**  
Land acquisition for 149 multifamily dwelling units to remain affordable for households with incomes at 60 percent AMI or less for a period of 60 years.
- d. **Joule Oregon LLC - Joule**  
Construction expenses for 108 multifamily dwelling units to remain affordable for households with incomes at 100 percent AMI or less for a period of 35 or 40 years.
- e. **Bend-Redmond Habitat for Humanity – Old Farm Landing**  
Land acquisition for 31 land trust model home sales to households with incomes between 31 to 80 percent AMI.
- f. **Housing Works – 85 SWC**  
Land acquisition, design, and infrastructure for a minimum of 59 multifamily dwelling units to remain affordable for households with incomes between 31 to 50 percent AMI for a period of 60 years.
- g. **Urban Asset Advisors – Hill Street Apartments**  
Construction expenses for 52 multifamily dwelling units to remain affordable for households with incomes at 80 percent AMI for a period of 10 years.
- h. **Central Valley Coalition for Affordable Housing - Caldera Ranch Apartments**  
Land acquisition for 230 multifamily dwelling units to remain affordable for households with incomes between 30 to 80 percent AMI for a period of 60 years.
- i. **Bend United Methodist Church – Bend Church Affordable Housing**  
Land acquisition for 116 multifamily dwelling units to remain affordable for households with incomes between 31 to 80 percent AMI for a period of 30 years.
- j. **United Housing Partners LLC - Bella Pines**  
Land acquisition for 102 multifamily dwelling units to remain affordable for households with incomes at 60 percent AMI or less for a period of 60 years.
- k. **Vital Housing LLC – Cedarwest Apartments**  
Preservation of long-term affordability and physical integrity of Cedarwest Apartments, 121 multifamily dwelling units for households with incomes between 31 to 80 percent AMI for an additional period of 60 years.

### 6. Break

### 7. Affordable Housing Deliberations

Affordable Housing Advisory Committee to determine recommendations for City Council to consider funding awards.



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8. Staff Report

9. Adjourn

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### **Accessible Meeting Information**

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, or any other accommodations are available upon advance request. Please contact Misty Driggers no later than 24 hours in advance of meeting at [mdriggers@bendoregon.gov](mailto:mdriggers@bendoregon.gov). Providing, at least, 2 days' notice prior to the event will help ensure availability.

For questions or comments on the agenda, contact Racheal Baker, [rbaker@bendoregon.gov](mailto:rbaker@bendoregon.gov).