



## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, August 10, 2022

Staff Liaisons: Lynne McConnell, Racheal Baker, Amy Fraley and Deena Cook

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**Roll Call:** Cindy King, Kathy Austin, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons

**Absent:** Keith Wooden, Mandy Dalrymple

**Meeting Guests:** Barbara Campbell (Bend City Council), Mo Mitchell (Bend City Council), Jackie Keogh (Kôr Community Land Trust), Mellissa Kamanya (Bend-Redmond Habitat for Humanity), Michael Selkirk (City of Bend Associate Attorney)

- **Public Comment**

No public comment.

- **Approval of June Minutes**

Minutes approved. Motion to approve made by Alison Hohengarten and seconded by Ian Schmidt. Five approved. One abstention. None opposed.

- **Conflict of Interest Disclosure**

Chairperson King inquired with AHAC members as to potential conflicts of interest regarding the contents of this meeting.

- Matt Martino has a potential conflict of interest if a home buyer chooses to pursue his services in financial assistance in home buying. Currently there is no conflict.

- **Affordable Housing Proposals**

- **Bend-Redmond Habitat for Humanity**

Mellissa Kamanya, Director of Grants Management Bend-Redmond Habitat for Humanity, presented a proposal requesting \$250,000 in Affordable Housing Development funds for 12 families.

- **Kôr Community Land Trust**

Jackie Keogh, Executive Director Kôr Community Land Trust (CLT), presented a proposal requesting \$250,000 in Affordable Housing Development funds for a land acquisition on Simpson Ave. for development of 30+ affordable homeownership opportunities.

On behalf of CLT, Jackie Keogh also requested that the City of Bend consider restructuring the Community Development Block Grants (CDBG) loan repayments to model more like a forgivable grant. Kôr CLT's recent review of CDBG funds during financial modeling has shown it to significantly limit their ability to leverage other investments to build more affordable housing and preserve all its housing long-term. Kôr CLT requests that the Affordable Housing Advisory Committee consider making the following CDBG loans forgivable as well as any new CDBG loans awarded in the future.

- City of Bend 2018 CDBG award to Korazon \$185,000
- City of Bend 2019 CDBG award to Crescita \$284,210
- City of Bend 2021 CDBG award to Poplar \$350,000

- **Deliberation**

Racheal Baker, Affordable Housing Manager, presented the staff recommendations to the committee which included upholding the Council approved February award of Affordable Housing Funds to Bend-Redmond Habitat for Humanity for down payment assistance at Watercress Townhomes and apply the Council approved 2022-2023 Annual Action Plan award of \$200,000.00 in CDBG fund to

Bend-Redmond Habitat for Humanity for down payment assistance at the 27th Street Townhomes..

Matt Martino motioned to approve funding for Kôr CLT for \$250,000 and to fund Redmond-Bend Habitat for Humanity for \$19,002.32 with a contingency that any excess program funding be awarded to Redmond-Bend Habitat for Humanity. Kathy Austin seconded the motion. Six approved. None opposed.

- **Unsanctioned Camping Code Process**

Amy Fraley, Affordable Housing Coordinator, presented on shelter availability, shelter utilization, city-related projects, and gave a shelter update on the four city-owned shelter locations: Division Street Shelter, Franklin Avenue Shelter, Lighthouse Navigation Center, and the Murphy Interchange property.

Fraley provided an overview of the unsanctioned camping code development process which will engage the Bend community to develop and regulate unsanctioned camping on property owned or controlled by the City of Bend.

- **Staff Report**

- Introductions for new Bend City Councilor, Mo Mitchell.
- Work session at Planning Commission on August 22 on Short Term Rental Applications.
- Updates made to the Citizen Participation Plan revised to gain meaningful access for community members with limited English proficiency.
- Upcoming training on CDBG funding allocations have been moved up to early September to accommodate the drafting process of our Consolidated Plan which is our five-year strategic plan and dictates how CDBG funds are allocated.
- Consolidated Plan Subcommittee meeting on August 30 at 8:30am.
- Stipend Plan paperwork will be emailed to AHAC members.

- **Adjourn**

To watch the live recording of this meeting, please visit [https://www.youtube.com/watch?v=t\\_BG\\_iMtbdY](https://www.youtube.com/watch?v=t_BG_iMtbdY)