



Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, September 14, 2022

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

Roll Call: Cindy King, Keith Wooden, Kathy Austin, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons, Mandy Dalrymple

Meeting Guests: Barbara Campbell (Bend City Council), Mo Mitchell (Bend City Council), Erin Levenick (Staff Attorney, Legal Aid Services of Oregon), Johannah Johnson-Weinberg (Community Outreach Lead, Thrive Central Oregon), Evan Hendrix (The Lighthouse Associate Director, Shepherd's House Ministries), Mellissa Kamanya (Director of Grants, Bend-Redmond Habitat for Humanity)

- **Public Comment**

Written public comment appealing to develop more manufactured homes in lieu of apartment buildings to protect low-income community members and give people to opportunity to live in a single-family home.

Paula Latasa, representing 350 Deschutes, spoke to the need for financing efficiency, renewables, and resiliency in affordable housing.

Joanne Mina, local Bend resident, appealed to protecting low-income community members by creating affordable housing.

- **Approval of August Minutes**

Minutes approved. Nine approved. 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.
- Keith Wooden has a conflict of interest as he is employed by Housing Works which is partnering with NeighborImpact in the development of Cleveland Commons thus, he removed himself during the committee discussion.

- **SDC Exemptions: Cleveland Commons, 27th Street Townhomes**

- Kathy Austin moved to exempt Bend Redmond Habitat for Humanity from pending City of Bend System Development Charges of \$115,939, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Ian Schmidt seconded the motion. Motion approved. Eight approved. One abstention. None opposed.
- Kathy Austin moved to recommend the Bend Park and Recreation District Executive Director or designee exempt Bend Redmond Habitat for Humanity from pending Bend Park and Recreation District System Development Charges of \$107,118. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Matt Martino seconded the motion. Eight approved. One abstention. None opposed.
- Alison Hohengarten moved to exempt Housing Impact, LLC, from pending City of Bend

System Development Charges of \$371,291.30, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Kathy Austin seconded the motion. Eight approved. One abstention. None opposed.

- Joanna Gardner moved to recommend the Bend Park and Recreation District Executive Director or designee exempt Housing Impact, LLC, from pending Bend Park and Recreation District System Development Charges of \$142,692. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Heather Simmons seconded the motion. Eight approved. One abstention. None opposed.

- **Public Hearing: CAPER**

Racheal Baker presented on the Consolidated Annual Performance Evaluation Report (CAPER). She highlighted the impressive accomplishments made by the Community Development Block Grants (CDBG) funds. Heather Simmons moved to approve the CAPER. Kathy Austin seconded the motion. Nine approved. None opposed.

- **Panel: Housing Need in Bend**

Lynne McConnell noted this meeting included the State-required HB 4006 “Rent Burden” public meeting. This is required in cities where 25% or more of the renter population is Severely Rent Burdened, meaning they pay more than 50% of gross income towards housing costs. In 2021, 25.3% of Bend’s renters were severely rent burdened. In accordance with Oregon law, at the meeting we must discuss “the causes and consequences of severe rent burden within the city, the barriers to reducing rent burden, and possible solutions.”

A panel was assembled to discuss and address the full spectrum of need in our community. Speakers summarized what they do and which populations they serve. Johannah Johnson-Weinberg, Thrive Central Oregon, Erin Levenick, Legal Aid Services of Oregon and Evan Hendrix, Shepherd’s House Ministries, spoke of the dire straits associated with low-income community members regarding housing, rental rights, and shelter opportunities.

- **Q & A with AHAC**

A discussion ensued with panelists, staff, and committee members.

- **Staff Report**

- Amy Fraley has been promoted to oversee Shelter Operations. New housing coordinators positions are opening in the Housing Department in the coming months.
- Amy Fraley presented an update on Central Oregon Villages’ Phase 1 community outreach and the scheduled contract amendment before City Council on October 5th to approve Phase 2 of the temporary outdoor shelter.
- Racheal Baker will be providing AHAC members an updated Citizen Participation Plan (CPP) for their review at the next AHAC monthly meeting.
- Lynne McConnell presented a volunteer opportunity for AHAC members to participate in around table with City Council regarding the development of the proposed Camping Code on September 27. Ian Schmidt volunteered his time. City Council is accepting testimony from AHAC members and Ian Schmidt will be the liaison to communicate with City Council on AHAC’s behalf.
- SDC Exemption Ordinances expire at the end of this calendar year. City staff is asking for an extension to this deadline. City Council will vote at the November 2 meeting.
- Racheal Baker has been meeting with the Consolidated Plan Subcommittee, consisting of Heather Simmons, Matt Martino, and Mandy Dalrymple, on updates to the Consolidated Plan.

- **Adjourn**

To watch the live recording of this meeting, please visit https://www.youtube.com/watch?v=_nft6dDgPCE