



Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, October 12, 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), Mellissa Kamanya (Director of Grants, Bend-Redmond Habitat for Humanity), Elizabeth Oshel (City of Bend, Assistant City Attorney), Tyson O'Connell (Wishcamper Development Partner), Ryan Andrews (Chief Financial Officer, Hiatus Homes), Jesse Russell (Chief Executive Officer, Hiatus Homes), David Brandt (Executive Director, Housing Works), Sarah Hutson (City of Bend, Senior Management Analyst)

- **Public Comment**
No public comment.
- **Approval of September Minutes**
Minutes approved. Nine approved. None opposed.
- **SDC Exemption Renewal – Sarah Hutson**
Sarah Hutson, Senior Management Analyst with the City of Bend, lead a discussion on System Development Charges (SDCs), the updates to methodologies for assessing transportation and water SDCs and the realigning of implementation structures for transportation, water, and sewer SDCs.
- **Houseless Outreach Summary**
Amy Fraley, City of Bend, Senior Program Manager – Houselessness Services, provided a Houseless Outreach update highlighting the Consolidated Plan Outreach efforts which included face to face conversations with houseless community members.
- **Shelter Updates**
Fraley provided a shelter bed availability update noting that there are roughly 785 houseless people living in Bend, 382 shelter beds available in Bend and 100 of those beds are walk-up or low-barrier beds. Fraley also provided an update on Phase I for Central Oregon Villages which included their HB 2006 application approval and securing a site through a lease between Central Oregon Villages and Desert Streams Church.
- **Approval of CDBG Citizen Participation Plan**
Racheal Baker, City of Bend, Affordable Housing Manager, provided an update on the necessary amendments to the Citizen Participation Plan, primarily giving meaningful access to programs and activities for community members with limited English proficiency.

Matt Martino moved to approve the Citizen Participation Plan with proposed amendments. Alison Hohengarten seconded the motion. Motion approved. Nine approved. None opposed.
- **Panel: Affordable Housing Development Challenges in Bend**
A diverse panel of affordable housing and market-rate developers discussed revue options and detailed how access to additional funding could create mission fulfillment to develop and provide more housing. Panelists representing affordable housing developments included Tyson O'Connell, Wishcamper Development Partner and David Brandt, Executive Director Housing Works. Jesse Russell and Ryan Andrews, Chief Executive Officer and Chief Financial Offer for Hiatus Homes represented market-rate housing development.

- **Q & A with AHAC**

Committee members and panelists discussion ensued following panelist presentations.

- **Staff Report**

- Planning Commission interactive work session on October 24 regarding the transportation system plan.
- Matt Martino provided a brief update on the Consolidated Plan Subcommittee meetings and the work accomplished in those meetings.
- Racheal provided an outline on the Funding Request for Proposal schedule.
- Discussion ensued regarding Climate-Friendly and Equitable Communities Rulemaking (CFECs).
- Housing Department recruitment is underway.
- Discussion ensued about mandating Home Energy Scores, increasing Home Energy Scores and the investments necessary to improve scores.

- **Adjourn**

To watch the live recording of this meeting, please visit

https://youtu.be/VRCD_SBGycg