



## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, January 11, 2023

**Staff Liaisons:** Lynne McConnell, Racheal Baker, Amy Fraley, Deena Cook, Kerry Bell, and Mellissa Kamanya

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

**Meeting Guests:** David Brandt (Housing Works), Colleen Sinsky (FUSE), Molly Heiss and Sonia Capece (NeighborImpact), Sarah Mahnke (Thrive Central Oregon), Patty Christopher (St. Vincent De Paul), Eliza Wilson (J Bar J Youth Services), Kat Mastrangelo (Volunteers in Medicine), Dawn Holland (DAWNS House), Gwenn Wysling (Bethlehem Inn)

- **Public Comment**

No public comment.

- **Approval of December Minutes**

Minutes approved. Eight in favor. One abstention. None opposed.

- **Shelter Update**

Amy Fraley, Senior Program Manager - Houselessness Services, provided a shelter update highlighting the timeline for operational events concerning the Lighthouse Navigation Center, the Franklin Avenue Shelter, and the Stepping Stone Shelter.

- **Conflict of Interest Disclosure**

Chairperson King addressed the committee that members are to disclose whether any item on the agenda could or would result in a financial benefit or detriment to the committee member, a family member, a client, or business with which any of them are associated.

1. Keith Wooden has a potential conflict of interest as he is an employee of Housing Works which is in partnership with Housing Impact and Neighbor Impact. Wooden will receive no monetary compensation regardless of how the AHAC committee votes on the presentations and the subsequent deliberations of the Public Service presenters.
2. Heather Simmons requested to acknowledge a perceived conflict of interest as she serves as a Board member for NeighborImpact.

- **Public Services Presentations**

1. Housing Impact – Cleveland Commons  
David Brandt and Colleen Sinsky, Executive Director Housing Works, and Executive Director FUSE, presented on Cleveland Commons Permanent Supportive Housing (PSH) project which seeks to provide affordable housing, supportive services, and healthcare to the chronically homeless populations.
2. J Bar J Youth Services – Living Options for Teens (LOFT)  
Eliza Wilson, Director of Runaway and Homeless Youth Programs, presented on both LOFT and Grandma's House. Wilson described the root causes of youth homelessness, and she explained that Grandma's House is currently the only licensed shelter for youth ages 16 to 24 years who are pregnant or currently parenting in the State of Oregon. CDBG funds obtained would go to support staffing at both LOFT and Grandma's House.
3. J Bar J Youth Services – Grandma's House

See above.

4. **Volunteers in Medicine – Medical Care to Uninsured**  
Kat Mastrangelo, Executive Director, presented on the need to serve the low-income, Latino, and high-risk City of Bend patients that suffer from hypertension, diabetes, and high cholesterol.
5. **St. Vincent De Paul – Support Services for Low-Income and Homeless Community Project**  
Patty Christopher, President Board of Directors, presented on their plan to continue to assist the low-income and homeless populations at an on-going basis by providing essential needs and support services to the community.
6. **DAWNS House**  
Dawn Holland, Founder and Executive Director, presented on their need for funding to increase their staffing capacity, building maintenance and retention efforts. Specifically, they need additional staffing in Human Resources, on-site mentors and a maintenance/repair person to assist with structure upkeep.
7. **NeighborImpact – Housing Stabilization and HomeSource**  
Sonia Capece and Molly Heiss, HomeSource Director and Housing Stabilization Director, presented on their need for rental and mortgage assistance specifically to serve renters and homeowners experiencing housing instability. Their focus is on community members living at or below 80% AMI, veterans, seniors, the LGBTQI2A+ community and households of color with children.
8. **Thrive Central Oregon – Bend Services and Housing**  
Sarah Mahnke, Executive Director, presented on their need to assist people with finding affordable housing and sustaining their affordable housing living situation by way of rental assistance for families living at or below 30% AMI.
9. **Bethlehem Inn – Case Management Coordinator**  
Gwenn Wysling, Executive Director, presented on their need to increase staffing capacity to help support the expanded case management program which will help to meet the increased number of residents that they serve.

- **Staff Report**

1. New staff introductions: Kerry Bell - Affordable Housing Coordinator focused on Middle Income and Mellissa Kamanya – Affordable Housing Coordinator.
2. Deadline for Neighborly Scoresheets on presentations due February 3. Scores will be processed, and the results will be prepared for the deliberation meeting.
3. City Council is engaging in their interviewing process for candidates for a new City Councilor.
4. Recruitment has begun for AHAC members to replace those members whose terms are expiring.
5. City Council goal setting is taking place at the next City Council meeting in January and there are Listening Sessions taking place on January 19 from 11am-1pm and 5:30pm-7:30pm. Chairperson, Cindy King, is attending the Listening Session on AHAC's behalf.
6. January 25-26 is the City Council Retreat which will produce the next set of City Council goals which will be finalized in March.
7. City Council Work Session on February 1 for Parkside Place, which is the name for HB 4079 and for the Simpson Parcel.

- **Adjourn**

To watch the live recording of this meeting, please visit

<https://youtu.be/7O2OXMPFQ0>