Meeting Minutes
Affordable Housing Advisory Committee
3:00 PM, Wednesday, February 8, 2023

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

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

Guests: Megan Perkins (Bend City Councilor), Barbara Campbell (Bend City Councilor), Elizabeth Oshel (City of Bend, Assistant City Attorney)

- **Public Comment**
  Chris Ogren, Housing Coordinator, Housing for All (H4A) is looking for a replacement for Kathy Austin's seat as a member of H4A which represents Crook, Jefferson, and Deschutes counties.

- **Approval of January Minutes**
  Minutes approved. Eight approved. None opposed.

- **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 NeighborImpact. Wooden will receive no monetary compensation regardless of how the AHAC committee votes.

  2. Heather Simmons requested to acknowledge a perceived conflict of interest as she serves as a Board member for NeighborImpact.

  3. Alison Hohengarten requested to acknowledge a perceived conflict of interest as Kôr Community Land Trust is a client of her employer.

  4. Matt Martino has a potential conflict of interest if a home buyer chooses to pursue his services in financial assistance in home buying. Matt is currently working with a homebuyer in the Kôr Community Land Trust's Crescita 8th Street property.

- **SDC Exemption request for First Story**
  Matt Martino moved to exempt First Story from pending City of Bend System Development Charges of $14,081.00, 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. Alison Hohengarten seconded the recommendation. Eight in favor. None opposed.

  Matt Martino moved to recommend the Bend Park and Recreation District Executive Director, or designee waive First Story from pending Bend Park and Recreation District System Development Charges of $9,269.00. If waivers are not exercised before any expected increase, the increase will be added to the total waiver. Ian Schmidt seconded the recommendation. Eight in favor. None opposed.

- **SDC Exemption request for Hive (City SDCs only)**
  Kathy Austin moved to conditionally exempt Murphy Crossing, LLC, from pending City of Bend System Development Charges (SDC) of $313,020.00 as long as the Murphy Crossing, LLC,

development is awarded financing from Oregon Housing and Community Service Department by August 31, 2023; and she authorized 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. If the Murphy Crossing, LLC development is not awarded financing by August 31, 2023, then these SDC exemptions are void, and Murphy Crossing, LLC may return to the City to reapply once financing is secured. Matt Martino seconded the motion. Eight in favor. None opposed.

Matt Martino moved to conditionally exempt Woodhaven Community Housing, LLC from pending City of Bend System Development Charges (SDC) of $188,712.00 as long as the Woodhaven Community Housing development is awarded financing from Oregon Housing and Community Service Department by August 31, 2023; and he authorized 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. If the Woodhaven Community Housing development is not awarded financing by August 31, 2023, then these SDC exemptions are void, and Woodhaven Community Housing, LLC, may return to the City to reapply once financing is secured. Ian Schmidt seconded the motion. Eight in favor. None opposed.

Ian Schmidt moved to conditionally exempt Woodhaven Community Housing, LLC, from pending City of Bend System Development Charges (SDC) of $188,977.00 as long as the Woodhaven Community Housing development is awarded financing from Oregon Housing and Community Service Department by August 31, 2023; and he authorized 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. If the Woodhaven Community Housing development is not awarded financing by August 31, 2023, then these SDC exemptions are void, and Woodhaven Community Housing, LLC, may return to the City to reapply once financing is secured. Heather Simmons seconded the motion. Eight in favor. None opposed.

Alison Hohengarten moved to conditionally exempt Woodhaven Community Housing, LLC, from pending City of Bend System Development Charges (SDC) of $105,240.00 as long as the Woodhaven Community Housing development is awarded financing from Oregon Housing and Community Service Department by August 31, 2023; and she authorized 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. If the Woodhaven Community Housing development is not awarded financing by August 31, 2023, then these SDC exemptions are void, and Woodhaven Community Housing, LLC, may return to the City to reapply once financing is secured. Keith Wooden seconded the motion. Eight in favor. None opposed.

- **Shelter Update**
  Amy Fraley, Senior Program Manager - Houselessness Services, provided a shelter update highlighting the Stepping Stone Shelter renovation and house warming event. She also presented the Navigation Center occupancy and transition metrics.

- **Public Services & CET (Construction Excise Tax) Deliberation**
  Committee members deliberated on the Public Service and CET requests during the meeting.

  Matt Martino moved to recommend to Bend City Council CDBG funding in the following amounts: $28,425.00 to Bethlehem Inn**,** $26,000.00 to Dawns House, $20,000.00 to J Bar J – Grandma's House
  $20,000.00 to J Bar J – The LOFT and a contingency of $5,000.00 to J Bar J- Grandma's House and $5,000.00 to J Bar J – The LOFT with any balance exceeding these amounts going to Bethlehem Inn. Ian Schmidt seconded the motion. Nine approved. None opposed.

  Matt Martino moved to recommend to Bend City Council, Construction Excise tax (CET) program

funding awards as follows: $27,000.00 to Dawns House, $218,000.00 to HousingImpact for Cleveland Commons, $100,000.00 to NeighborImpact Housing Stabilization, $10,000.00 to St. Vincent de Paul, $15,000.00 to Volunteers in Medicine, $30,000.00 to Council on Aging, $100,000 to Thrive Central Oregon. Heather Simmons seconded the motion. Nine approved. None opposed.

- **Middle Income Housing Report**
  Kerry Bell, Middle Income Housing Coordinator, provided a report on addressing the middle-income housing crisis including middle income Average Median Income (AMI) thresholds, rent and mortgage limits based on middle income AMIs and some viable solutions.

- **Staff Report**
  1. Affordable Housing Fund award recommendations will go to City Council on March 1, 2023.
  2. House Bill 4079 (Parkside Place) is being presented to City Council soon for first reading for the master planning and annexation.
  3. Some AHAC term limits are expiring soon. Applications for new members will be accepted in March.

- **Adjourn**
  To watch the live recording of this meeting, please visit
  https://youtu.be/AJOnjxDISwo