



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, March 8, 2023

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

Roll Call: Keith Wooden, Kathy Austin, Matt Martino (Chairperson), Alison Hohengarten, Joanna Gardner, Heather Simmons

Absent: Cindy King, Ian Schmidt, Mandy Dalrymple

Guests: Megan Perkins (Bend City Councilor), Barb Campbell (Bend City Councilor), Elizabeth Oshel (City of Bend, Assistant City Attorney), Deedee Johnson (Habitat for Humanity, Vice President of Homeowner Services), Scott Nordquist (Habitat for Humanity, Director of Grants Management)

- **Public Comment**

No public comment.

- **Approval of February Minutes**

Minutes approved. Six approved. None opposed.

- **Shelter Update**

Amy Fraley, Senior Program Manager - Houselessness Services, provided a shelter update. She highlighted the Navigation Center Overnight Occupancy and Exits to Housing metrics. She also provided an update on the recently opened Stepping Stone Shelter noting that 27 families have moved into the shelter.

- **Conflict of Interest Disclosure**

Chairperson Martino 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. No conflicts of interest disclosed.

- **SDC Exemption – Central Oregon Villages**

System Development Charges (SDC) are. SDCs are one-time fees that are collected when new development occurs in the city and are used to fund a portion of new streets, sanitary sewers, parks, and water. These fees are necessary to provide adequate funding for growth-related capital improvements vital to maintaining the city's level of service in transportation, water and sewer and Bend Metropolitan Parks & Recreation's service in the city parks.

Central Oregon Villages has a three-year contract with the City to develop and operate twenty (20) Pallet shelters as part of a temporary outdoor shelter. The unit size will vary with 2-4 bunks per Pallet. The site is located on Bear Creek and 27th at Desert Streams Church. A shower/bathroom trailer will be self-contained with no connection to City water or sewer. A mobile office/counseling building and a yurt meeting space will be onsite and considered accessory to the shelter.

Heather Simmons, Matt Martino and Keith Wooden questioned the need to assess transportation fees since SDC's are not being implemented. Elizabeth Oshel weighed in to explain that the permit required to complete the work triggered the evaluation.

Alison Hohengarten moved to exempt Central Oregon Villages from pending City of Bend System Development Charges of \$86,260.00 and 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. Six in favor. None opposed.

Joanna Gardner moved to recommend the Bend Park and Recreation District Executive Director, or designee waive Central Oregon Villages from pending Bend Park and Recreation District System Development Charges of \$134,440.00. If waivers are not exercised before any expected increase, the increase will be added to the total waiver. Keith Wooden seconded the motion. Six in favor. None opposed.

- **Bend Redmond Habitat for Humanity presentation**

Deedee Johnson and Scott Nordquist, Habitat for Humanity, Vice President of Homeowner Services and Director of Grants Management, presented on the findings from their Racial Disparities with Homeownership Listening Sessions. Their findings recognized the bias and challenges of homeownership in the Black and Latino communities.

- **Funding Allocation Debrief**

Mellissa Kamanya, Affordable Housing Coordinator, provided a data-driven report on the need for a change in priorities when it comes to houselessness, shelter services and affordable rental units available in our community.

- **Middle Income Housing Report**

Kerry Bell, Middle Income Housing Coordinator, provided a brief update on middle income housing programming. The Technical Advisory Committee (TAC) has been formed by some AHAC members and community partners. TAC meets regularly to work on programming and advise staff.

- **Staff Report**

1. Council on Aging of Central Oregon is having a ribbon cutting on March 23 to showcase their recent rehabilitations.
2. Housing Informational Fair on Thursday, March 16 at 5:30 p.m. at Redmond City Hall, Civic Room 208.

- **Adjourn**

To watch the live recording of this meeting, please visit <https://youtube.com/live/dD89g-ug45Y?feature=share>