



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, June 14, 2023

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

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

Absent: Cindy King, Joanna Gardner

Guests: Barb Campbell (Bend City Councilor), Megan Perkins (Bend City Councilor), Brian Rankin (City of Bend, Long Range Planning Manager), Damian Syrnyk (City of Bend, Senior Planner), Colin Stephens (City of Bend, Community Development Director), Pauline Hardie (City of Bend, Senior Planner), Jennifer Knapp (City of Bend, Senior Planner), Elyse Vukelich (City of Bend, Associate Planner)

- **Public Comment**

Seth Andrews, local architect, addressed the committee in person. Andrews is seeking to amend development codes involving building requirements.

Perry Brooks, local developer, addressed the committee in person. Brooks is advocating for easements across property lines and eliminating density requirements in RH zone.

Edson Gallaudet, Rainier Development, requests that the City adjust the height allowances to permit the development of one additional story for middle-income housing between 80 and 120% AMI.

Gallaudet agreed that eliminating density requirements will be helpful in developing middle income housing.

- **Approval of May Minutes**

Motion to approve minutes made by Alison Hohengarten and seconded by Mandy Dalrymple. Minutes approved. Seven approved. None opposed.

- **Committee Member Recognition**

City of Bend staff liaisons recognized members of the Affordable Housing Advisory Committee for their commitment and work on behalf of the community. Kathy Austin, Cindy King, and Keith Wooden have term limit expirations and therefore June 14, 2023, is their last meeting as active committee members.

- **Climate Friendly Areas Discussion – Brian Rankin**

Brian Rankin, Damian Syrnyk, Jennifer Knapp and Elyse Vukelich, Planners from the City of Bend Community Development Department, provided a two-subject presentation. The first subject was an update on Climate Friendly Areas in Bend followed by the timelines for the Stevens Road Tract.

- **Council Check-In Preparation**

Lynne McConnell, Housing Director, presented on the AHAC work plan as it pertains to Bend City Council Goals. July 19, 2023 is the Quarterly Committee Council check-in and this is the opportunity for committees to talk through their goals with City Council. Ian Schmidt will represent AHAC at this check-in.

- **Shelter Update**

Amy Fraley and Brook O'Keefe, Senior Program Manager, Houselessness Services and Shelter Coordinator, provided a shelter update. They shared the 2023 Point in Time Count (PIT) data highlighting the increases in houselessness since 2022. They also provided updates for the Lighthouse Navigation Center, the newly opened Franklin Avenue Shelter, the Stepping Stone Shelter, and Central Oregon Villages temporary outdoor shelters. Staff cited occupancy rates and transitions into more permanent housing through the Navigation Center.

- **Middle Income Housing Report**

Kerry Bell, Middle Income Housing Coordinator, provided an update on middle income housing programming. The middle-income housing pilot project was approved by City Council. A middle-income informational workshop will take place on June 20, 2023, from 4:00-6:00pm at Bend Municipal Court. This is an initial step in the request for proposal process where the City of Bend is seeking innovative ideas and potential partners. HPAC (Housing Production Advisory Council), established by the Governor, is moving forward with workgroups to recommend potential policy solutions to aid in housing production.

- **Staff Report**

- HUD workshop regarding opportunities from the Infrastructure Investment Act on June 16, 2023, for any interested AHAC members.
- Surplus properties will be presented at City Council next week on June 14.
- Some stipend cards are loaded with incorrect amounts; staff are looking into this issue.
- New AHAC members starting July 12, 2023.

- **Adjourn**

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