Minutes
Affordable Housing Advisory Committee
3:00 PM, Wednesday, August 9, 2023

Staff Liaisons: Lynne McConnell, Racheal Baker, Amy Fraley, Deena Cook, Kerry Bell, Mellissa Kamanya, Brook O'Keefe
Guests: Elizabeth Oshel (City of Bend, Assistant City Attorney), Megan Perkins (City of Bend Councilor), Barb Campbell (City of Bend Councilor)
Roll Call: Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons, Geoff Wall, Helen Silfven, Tony Levison

Absent: Mandy Dalrymple

- **Conflict of Interest Statement**
  Chairperson Schmidt 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.

- **Public Comment**
  The Committee heard from several community members in person and from those community members that wrote to the committee prior to the start of the meeting. Comments regarding the lack of affordable housing and the challenges of rent burden in Bend prevailed.

- **Approval of July Minutes**
  Motion to approve minutes made by Matt Martino and seconded by Heather Simmons.
  Minutes approved. Eight approved. None opposed.

- **SDCs for Lighthouse Navigation Center**
  Brook O'Keefe, Shelter Coordinator, explained that System Development Charges (SDCs) are one-time fees that are collected when new development or redevelopment occurs in the city and are used to fund the cost of existing and planned sewers, transportation, parks, and water infrastructure. These fees are necessary to provide adequate funding for growth-related capital improvements vital to maintaining the City's level of transportation, water and sewer services. AHAC became the approving body for these exemptions in 2017. Additionally, O'Keefe explained that AHAC has the ability to recommend SDC exemptions to Bend Park and Recreation District. The Lighthouse Navigation Center requires extensive renovations including the HVAC system and roof replacement, which requires payment of SDCs.

  Joanna Gardner moved to exempt Shepherd's House Lighthouse Emergency Homeless Shelter from pending City of Bend System Development Charges of $22,878.00, 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. Matt Martino seconded the motion. Motion approved. Eight approved. None opposed.

  Joanna Gardner moved to recommend the Bend Park and Recreation District Executive Director, or designee waive Shepherd's House Lighthouse Emergency Homeless Shelter from pending Bend Park and Recreation District System Development Charges of $6,722.00. If waivers are not exercised before any expected increase, the increase will be added to the total waiver. Matt Martino seconded the motion. Motion approved. Eight approved. None opposed.

- **Housing Stability - House Bill 4006 Public Meeting**
  Lynne McConnell, Housing Director, provided background information on what the City of Bend is doing to address the severely rent burdened community members in Bend. She explained how the

City of Bend defines affordability and the Area Median Income (AMI) and how those relate to one another. According to the Oregon Housing Needs Analysis (OHNA), Bend is experiencing a severe housing shortage particularly in the multi-unit development and construction.

- **Houselessness Update**
  Amy Fraley, Senior Program Manager - Houselessness Services and Brook O'Keefe, Housing Coordinator, provided a 2023 Annual Shelter Report. They highlighted the City of Bend's houselessness solutions accomplishments including data for the Lighthouse Navigation Center, the Stepping Stone Shelter, the Franklin Avenue Shelter, Central Oregon Villages' Outdoor Shelter, and the Safe Parking Programs. Additionally, they discussed both the challenges and opportunities associated with the increased need for shelters across the region.

- **Housing and Community Accomplishments from Year Prior**
  Shepherd's House Navigation Center's Executive Director, Evan Hendrix and John Lodise, Director of Emergency Services, provided a brief description of the Lighthouse Navigation Center which is a low-barrier emergency shelter providing round-the-clock services, all year long to connect individuals and families with health services, housing opportunities, public benefits through wrap around care, case management and coordination with the Central Oregon continuum of care.

  Jackie Keogh, Executive Director for Rooted Homes, formerly Kor Community Land Trust, provided an update on how the City of Bend has supported their efforts to build permanent affordable homes in Central Oregon as well as provide assistance for first time home ownership.

  Stillwater Crossing's Executive Director, Tyson O'Conner, provided an update from July 2022 to July 2023 on what they have accomplished during that time including 168 completed apartments which created homes for 450 individuals, a clubhouse, and landscaping. The last apartment is set to be completed in October 2023.

  Pacific Crest Affordable Housing Executive Director, John Gilbert, provided a brief summary and land history on their development, Canal Commons. The 96-unit apartment development broke ground in 2019 and finished in 2023. The apartments consist of one, two and three-bedroom units. THRIVE Central Oregon partners with Canal Commons to provide supportive services.

  Bend Redmond Habitat for Humanity's Director, Scott Nordquist, provided an annual update for their Watercress Townhomes development as well as the single-family homes built over the last year. Habitat for Humanity has developed 36 permanently affordable homes in the region. The homes are energy efficient which allows the savings to be passed on to the homeowner.

  Central Oregon FUSE's Executive Director, Colleen Sinsky, provided an update on their services. They support the chronically homeless populations by providing cross-sector strategies to address homelessness while reducing community costs and supporting the work of their partners. They do this by supporting three programs: Housing Barrier Busting Fund, Neighborhood Based Housing Program and Support Services Coordination.

  Volunteers in Medicine, Executive Director, Kat Mastrangelo, presented on the background and outcomes of Volunteers in Medicine and how housing and healthcare intersect. She noted that the average person spends roughly 20% of their income on healthcare. She continued by noting that one of the first things people will forgo when budgets tighten is their healthcare. Health expenses can lead to bankruptcies and homelessness. 85% of Volunteers in Medicine patients are vaccinated and faired very well during the Covid outbreak pandemic.

- **Equity and Accessibility - Scoring Criteria Options**
  This agenda item has been moved to the next meeting.

- **Funding and Surplus Overview**
  Racheal Baker, Affordable Housing Manager, presented on the expectations for AHAC members regarding presentations and deliberations which include reviewing City guiding documents, scoring the proposals, and deliberating during AHAC meetings.

- **Staff Report**
  Volunteer needed from AHAC for the Climate Friendly and Equitable Communities committee (CFEC) to work on the Climate Friendly Area (CFA) committee meetings that meet monthly.

  Council and Planning Commission dates of interest: Caraway Master Plan coming to Planning Commission on August 28 & Stevens Road Tract going to Council on September 6.

  AHAC Scope of Operation - City Council sets their biennium goals after input from committees and community feedback. AHAC then assists Council in getting through barriers to those Council goals. Council has consistently expanded what they have asked AHAC to weigh in on over the last several years. Expect to learn more about this going forward.

- **Adjourn**
  To watch the live recording of this meeting, please visit
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