



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, December 13, 2023

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

Roll Call: Ian Schmidt (Chair), Matt Martino (Vice Chair), Helen Silfven, Joanna Gardner, Heather Simmons, Mandy Dalrymple, Tony Levison and Geoff Wall

Absent: Alison Hohengarten

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

- **Public Comment**

No public comment.

- **Approval of November Minutes**

Approval of the November minutes is tabled until the January meeting.

- **Conflict of Interest Disclosure**

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.

Geoff Wall has a potential conflict of interest as he is an employee of Housing Works which is an applicant for funding.

Tony Levison has a potential conflict of interest as he is the real estate broker and developer for Daly Estates which is an applicant for funding.

Matt Martino and Helen Silfven both have a potential conflict of interest if a home buyer chooses to pursue their services in financial assistance in home buying.

- **Bear Creek Surplus Property Proposal Presentation / Deliberation**

Scott Nordquist and Amy Warren, Director of Grants Bend-Redmond Habitat for Humanity and President Thistle & Nest, presented their proposal for developing the Bear Creek surplus property. This is a pilot partnership and will form a combined LLC to develop and maintain affordable housing for qualified families. They propose to build 8 units consisting of a mix of two & three-bedroom duplex style townhomes with attached garages. This property will be developed concurrently with the Franklin surplus site.

Matt Martino recommended awarding the Bear Creek surplus property to Thistle & Nest and Bend-Redmond Habitat for Humanity for development. Helen Silfven seconded the recommendation. Recommendation approved. Eight approved. None opposed.

- **Affordable Housing Presentations**

- **St. Vincent de Paul**

Gary Hewitt, Executive Director, presented on behalf of St. Vincent de Paul. They are requesting \$52,500.00 for renovations and upgrades to existing housing units. The project objective is to renovate 5 cottages to meet basic living standards and improve the quality of life for residents.

- **Joule**
David Mosley and Peter Grube, Principal for Astral Development and Partner for Roost Development, presented on behalf of the Joule Development project. The plan for Joule is to develop 140 studio and one-bedroom units which will be reserved for a population earning between 60% and 100% of the area median income. They are requesting \$200,000.00 for architectural design (to QAP standards), entitlements and environmental surveying in expectation of OHCS bond financing.
- **United Housing Partners**
Tyson O’Connell, Founder United Housing Partners, presented on behalf of United Housing Partners. The proposed project will be a family housing community, 100 percent rent restricted to tenants earning 60% or less of area median income (AMI). The current design includes 25 1-bedroom, 40 2-bedroom, and 25 3-bedroom apartments to provide work force housing to Bend’s growing population of cost burdened citizens as well as helping to expand affordable housing to North Bend. United Housing Partners is requesting \$600,000.00 for the project.
- **Thistle & Nest**
Amy Warren, Stephany Dávila Hermeling and Larry Kine, President Thistle & Nest, Homeownership Program Outreach Coordinator and Treasurer Thistle & Nest, presented on behalf of Phase 1 & 2 of Woodhaven Estates. They are requesting \$750,000.00 for down payment assistance. Services provided by this project include pre-purchase support, ownership opportunities, and post-purchase stewardship. The project will serve the Central Oregon area with down payment assistance for homes within the Bend, OR urban growth boundary.
- **Daly Estates**
Scott Nordquist, Director of Grants Management, Bend-Redmond Habitat for Humanity, presented on behalf of the Daly Estates project which will support homeownership through direct homebuyer assistance for buyers under 80% AMI. They are requesting \$450,000.00 for the project which includes nine (9) single family homes. Each home will be Net-Zero ready, with energy efficient building practices and solar power.
- **College View Apartments**
David Brandt and Keith Wooden, Executive Director and Real Estate and Facilities Director, presented on behalf of Housing Works for the College View Apartments project. Housing Works is requesting \$600,000.00 for the development of 59 units of affordable multifamily workforce housing on a 3.7-acre site across the street from the Oregon State University Cascades campus in Bend.

- **Staff Report**

- The Tree Regulation Update Advisory Committee recommends changes to the current code aimed at preserving more trees. The Bend City Council will hear discussions on this at the February 7, 2024, meeting and we may need AHAC representation at that meeting.
- The Stevens Road Parcel/Tract is entering a new phase and planning amendments will soon be going before City Council. The amendments will guide how the property will be developed. Some of the parceled land will be earmarked for affordable housing and school district housing. Before the City approves a final set of planning amendments, there will be an opportunity for public comment. We may

need AHAC representation at that meeting.

- Committee Council Check-In will occur at the second meeting in January (January 17th).
- Racheal Baker, Affordable Housing Manager, reminded AHAC members to return proposal scores on or before the end of the day Friday, January 5, 2024. Amounts of funding available are estimates. Racheal Baker, Affordable Housing Manager requested AHAC members base scores on the proposals submitted and their presentations.
- Chair Ian Schmidt introduced the opportunity to give more input to Council on the proposed SDC methodology and fee schedule before the public hearing scheduled on January 17th. Ian moved AHAC draft a letter to Council providing any clarity determined by the committee. Matt and Tony volunteered to be involved in drafting a letter. AHAC requested more information from staff. The Chair recommended questions AHAC members have should be sent to Racheal Baker before the end of the weekend. Staff will work to provide AHAC with the information requested at the next AHAC meeting.
- **Adjourn**
To watch the live recording of this meeting, please visit <https://youtube.com/live/yUKB-vTVXe8?feature=share>