



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, March 13, 2024

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

Roll Call: Matt Martino (Vice Chair), Helen Silfven, Alison Hohengarten, Joanna Gardner, Heather Simmons, Mandy Dalrymple and Geoff Wall

Absent: Ian Schmidt, Tony Levison

Guests: Elizabeth Oshel (City of Bend, Assistant City Attorney), Megan Perkins (Bend City Councilor), Barb Campbell (Bend City Councilor), BreAnne Gale (City of Bend, Senior Planner)

- **Public Comment**

Robbie Silverman, Land Use Chair from the Southern Crossing Neighborhood Association in Bend, addressed the Committee to ask that a recommendation be made to City Council to include affordable housing in addition to market rate housing. Specifically inclusionary zoning and best practices into City policies and plans.

- **Approval of February Minutes**

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

- **Conflict-of-Interest Disclosure**

Elizabeth Oshel, City of Bend Assistant City Attorney, 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 Conflict-of-Interest Disclosures declared.

Public Services CDBG Funding Deliberations

The Committee members discussed and recommended funding awards for five public service applicants. The Committee decided against funding Home More Network because the organization's application indicated it would build required checks and balances for such funding after awarded the resources. Committee members expressed concern CDBG funding could be jeopardized without required organizational systems established at time of application.

Alison Hohengarten made a motion to recommend to Bend City Council that Community Development Block Grants be awarded in the following amounts:

Bend Church receive \$5,000.00 for food, clothing and supplies, J Bar J receive \$25,000.00 for case management services, Thrive Central Oregon receive \$35,771.00 for a bilingual outreach advocate, Volunteers in Medicine receive \$32,685.19 for medical services with a contingency that if more funds are secured before or during the program year, that those additional funds are awarded to Volunteers in Medicine. In the event that less funding is secured during the program year that those reductions in awards are divided equally among recipients. Geoff Wall seconded the motion

After further discussion, Alison Hohengarten proposed an amendment to the original contingency language that in the event that less funding is secured during the program year that those reductions in awards are divided equally among Bend Church, Thrive Central Oregon, and Volunteers in Medicine only while J Bar J remains fully funded. Mandy Dalrymple seconded the motion.

The committee voted unanimously (seven in favor) for the amendment to the contingency language of the main motion, and none opposed. Then the committee voted unanimously (seven in favor) for the amended motion, and none opposed.

- **Analysis of Impediments to Fair Housing**

Mellissa Kamanya, Affordable Housing Coordinator, explained the process of drafting, editing, and researching the data that contributes to drafting The Analysis of Impediments to Fair Housing document. She provided a brief history of housing in Oregon and Bend. She explained how the data was gathered from public input, community surveys, the U.S. Census Bureau, and other data sources. Finally, she shared the impediments and recommendations with the Committee.

- **Take On Fair Housing Conversations**

Mellissa Kamanya, Affordable Housing Coordinator, discussed the invitation for community members to learn about fair housing alongside the Affordable Housing Advisory Committee through various formats in an interactive series.

- **Staff Report**

- Committee Council Check-In April 17 starting at 3:00 – volunteer from AHAC is encouraged.
- Habitat for Humanity dedication – 27th Street Townhomes, Saturday March 16 from 1:00 – 3:00pm.
- Severe rent burden data update – Bend has fallen below the severe rent burden City threshold under Oregon’s 2018 House Bill 2006. Housing staff believes those numbers are skewed toward displaced persons.
- Safe Parking – Brook O’Keefe recapped the Safe Parking Informational Session. A video recording is available.

- **Adjourn**