



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, April 10, 2024

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

Roll Call: Alison Hohengarten, Joanna Gardner, Heather Simmons, Mandy Dalrymple, Geoff Wall, Ian Schmidt, Tony Levison

Absent: Matt Martino, Helen Silfven

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

- **Public Comment**

Jacob Clark, Hayden Homes, provided public comment regarding the impacts of how the City implements its expedited permitting process, and without adopting the middle housing tax exemptions, the City further delays Council-approved master plans to address affordable housing needs.

- **Approval of February Minutes**

Simmons asked for all in favor to approve the March minutes. Minutes approved. Six approved. One abstention. None opposed.

- **Taking on Fair Housing Conversations – *The Color of Law* by Richard Rothstein**

Mellissa Kamanya, Affordable Housing Coordinator, introduced the panel of experts that led a question-and-answer session regarding *The Color of Law*. Jenny Glass, Senior Outreach Manager with the Federal Reserve Bank of San Francisco, Quaylen Carter, Community Lending Manager for Umpqua Bank and Ricardo Waits, Founder of Central Oregon Black Leaders Assembly.

Jenny Glass also gave a presentation on the Community Development and Community Reinvestment Act 101, which is what the Federal Reserve System does in response to issues of redlining and fair access to capital.

AHAC asked the panelists prepared questions and an open forum discussion ensued.

- **Shelter Update**

Amy Fraley, Senior Program Manager, and Brook O'Keefe, Shelter Coordinator presented the preliminary data findings from the 2024 Point-in-Time Count (PIT). The Point-in-Time (PIT) Count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. The Department of Housing and Urban Development (HUD) requires every

Continuums of Care conduct the count annually to measure the number of people experiencing both sheltered houselessness, including living in emergency shelter, transitional housing, and Safe Havens, and unsheltered houselessness. In Central Oregon, the PIT count is conducted by The Homeless Leadership Coalition, which is the CoC for Crook, Jefferson, and Deschutes counties as well as the Confederated Tribes of Warm Springs.

Some data highlights from the PIT count include 959 people are experiencing houselessness in Bend (5% decrease from 2023), Central Oregon reported a 10% increase, and that 40% of the regions houseless population are experiencing chronic houselessness meaning that they have a disabling condition and have been houseless for at least one year or experienced multiple episodes of houselessness in the few years that equal 12 months (an increase from 2023). Reported causes of houselessness include unemployment (36.4%), lack of funds to pay for rent (16.9%), eviction (13.2%), fleeing domestic violence (12.3%), kicked out by family/friends (11%), property problems (10%), and substance abuse in the home (8.2%). While the PIT data did not determine contributing factors for the City of Bend's reduction in houselessness, Fraley highlighted the addition of 112 City-supported beds as a factor.

- **Funding Sources – Timeliness Report**

Racheal Baker, Affordable Housing Manager, discussed accomplishments and timeliness reports for CDBG award recipients as well as Affordable Housing and CITC award recipients. City of Bend Housing staff have been assisting the award recipients with their spending to keep them on track and keep them in good standing.

- **Staff Report**

- AHAC's CDBG recommendations have been added to the Annual Action Plan posted on the City's Affordable Housing webpage for public comment for the next 30 days.
- Middle Income Pilot Program is underway but with no additional funding streaming in, the City will explore other options and incentives on May 15 with City Council.
- The first non-profit tax exemption for Central Oregon Veterans Community Outreach (COVO) was administered.
- AHAC recruitment is underway as current members term off. The At Large seat is open as Helen Silfven moves into the Lending Seat. Alternate seats are also open for recruitment.
- Community Council Check-In is April 19, but we do not need AHAC volunteer for this Check-In.
- State Land Board authorized the sale of the Stevens Road parcel.
- The City is introducing a new program that allows people to replace their lawns with alternate options.

- **Adjourn**