



Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, May 8, 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 (Chair), Matt Martino (Vice Chair)

Absent: Helen Silfven, Tony Levison

Guests: Elizabeth Oshel (City of Bend, Assistant City Attorney), Megan Perkins (Bend City Councilor), Victoria Franco (Pinnacle Architecture), David Vazquez (Vazquez Painting and Construction)

- **Public Comment**

No public comment.

- **Conflict-of-Interest Disclosure**

Elizabeth Oshel, Assistant City Attorney, explained the Conflict-of-Interest Disclosure statement and how it pertains to both the CDBG 2024 Annual Action Plan and the Bend Parks and Recreation SDC Waiver recommendation.

- **Approval of April Minutes**

Schmidt asked for all in favor to approve the April minutes. Heather Simmons motioned to approve. Joanna Gardner seconded the motion. Minutes approved. Seven approved. None opposed.

- **Public Hearing – 2024 CDBG Annual Action Plan**

Ian Schmidt opened the public hearing

Mellissa Kamanya, Affordable Housing Coordinator, provided an update on the Annual Action Plan highlighting the funding priorities which include shelter and shelter services, affordable rental housing production and preservation, public services support, affordable housing ownership production and preservation, and infrastructure.

Committee members did not have questions for housing staff and there were no requests for public comment from Bend's community members.

Alison Hohengarten moved to recommend to City Council the approval of the 2024-2025 Community Development Block Grant Annual Action Plan and for City Council to authorize staff to take all actions necessary to implement the activities recommended for funding. Matt Martino seconded the motion to

recommend. Recommendation approved. Seven in favor. None opposed.

Ian Schmidt closed the public hearing.

- **Bend Parks and Recreation SDC Waiver – 1565 NE 1st Street (1st Street Mixed Use)**

Victoria Franco, Pinnacle Architecture, and David Vazquez described the 1565 NW 1st Street development project. The project is for a new 2-story multi-use building with space for two retail shops on the ground floor and six studio apartments. The shops will be used for the client's business (Vazquez Painting and Construction) and the rental units will be above the business.

Mandy Dalrymple moved to recommend the Bend Parks and Recreation District Executive Director, or designee, to waive David Vazquez & Melissa Lopez-Vazquez from pending Bend Park and Recreation District System Development Charges of \$20,060.00. If waivers are not exercised before any expected increase, the increase will be added to the total waiver. Joanna Gardner seconded the recommendation. Recommendation approved. Seven approved. None opposed.

- **Shelter Report**

Amy Fraley, Senior Program Manager Houselessness Solutions, and Brook O'Keefe, Shelter Coordinator, provided a shelter update highlighting the data from the 2024 Point-n-Time (PIT) Count and the number and type of shelter beds in Bend. Fraley and O'Keefe also presented on the Franklin Avenue Shelter detailing data from the first year of operations and funding status.

Fraley provided information on guest speaker, Greg Colburn, and his book *Houselessness is a Housing Problem*. Colburn will be speaking at Open Space Event Studio in Bend on Thursday, May 9. The event is sold out, but it is also live-streamed.

- **Staff Report**

- Tree Preservation Code – Planning Commission will be discussing their work on June 10 and at City Council on June 20.
- Women Build Event sponsored by Bend Redmond Habitat for Humanity in Redmond – May 13-18. Scott Nordquist is the contact for this event.
- Bend La Pine School District has released an RFP for two properties to be surplus for affordable housing.
- Thistle & Nest is hosting a Welcome Home Celebration on June 10 from 4-5pm for Pettigrew and Daly Estates.
- City Council will hear housing production incentive proposals, specifically middle-income property tax exemptions and ADU property tax exemptions during their work session on May 15.
- City of Bend Growth Plan and next steps – May 30 subcommittee

meeting.

- City Council Goal setting almost underway later this summer or early fall. AHAC topic recommendations will be important.
- Vice Chair election – Matt Martino is terming off. Lynne McConnell is asking for current AHAC members to volunteer if interested.

- **Adjourn**