



Minutes

City of Bend Accessibility Advisory Committee

September 26, 2024

City Council Chambers, Bend City Hall
710 NW Wall, Bend, Oregon

Hybrid Regular Meeting Notice: The **City of Bend Accessibility Advisory Committee** (COBAAC) conducts its regular meetings, virtually, through Zoom and in person in Council Chambers at City Hall, 710 NW Wall Street, Bend, on the third Thursday, of the month, from 1:00 to 2:30 p.m.

Chair Burnett conducted and called the City of Bend Accessibility Advisory Committee, September 26, 2024, regular hybrid meeting to order at 1:02 PM, at City Hall in Council Chambers, 710 NW Wall Street. Please watch the **COBAAC September 26, 2024, meeting recording**.

1. Roll Call and Welcome: Committee Members.

Zoom Attendees (8):

- Aaron Rivers, He/Him.
- Derek Hofbauer, He/Him.
- Vice Chair, John Heylin, He/Him.
- Kori Sparks, She/Her.
- Liz Diether-Martin, She/Her.
- Liz Woodfin, She/Her.
- Stephanie Utzman, She/Her.
- Whitney Bennett, She/Her.

Chamber Attendees (2):

- Chair Burnett, He/Him.
- Amanda Hamer, She/Her.

Members Excused Absences (1):

- Nicholas Radon

City Staff:

- Cassandra Kehoe, She/Her/Ella, Accessibility & Equity Manager / Staff Liaison (*Chambers*)
- Andrés Portela, He/Him/El, Equity & Inclusion Director (*Chambers*)
- Barb Campbell, She/Her/Hers, Councilor / COBAAC Council Liaison (*Zoom*)
- Mellissa Kamanya, She, Her, Affordable Housing Coordinator (*Zoom*)
- Lisa Larsen, She/Her, Administrative Support Staff (*Chambers*)

Bend-Redmond Habitat for Humanity:

- Scott Nordquist, He/Him, Vice President of Resource Development. (*Chambers*)
- Grace Weger, She/Her, Vice President of Construction. (*Chambers*)

Public Comment: No public in attendance.

2. Land Acknowledgement: Read by member Hamer **Timestamp 5:00**

3. Minutes Approval: Approve COBAAC June 27th & July 25th, 2024, Draft Minutes. **Timestamp 7:07**

Motion: Member Hamer motioned to approve the COBAAC June 27 & July 25, 2024, Draft Minutes as read, with no corrections. Member Woodfin seconded the motion. The motion to approve the June 27 & July 25, 2024, unanimously passed by all voting members who attended today's meeting, in person (2) and virtually (8).

4. Public Comment: No public in attendance. **Timestamp 8:46**

5. Improving Accessibility in Affordable Housing + COBAAC Feedback: Accessibility in Affordable Housing. **Timestamp 9:19**

Bend-Redmond Habitat for Humanity:

- Scott Nordquist, He/Him, Vice President of Resource Development.
- Grace Weger, She/Her, Vice President of Construction.

Slides:

(1) Improving Accessibility in Affordable Homes

(2) Scott Nordquist, He/Him, Vice President of Resource Development.
Grace Weger, She/Her, Vice President of Construction.

(3) Bend-Redmond Habitat for Humanity

- Founded in 1989. Over 1100 “affiliates” in the U.S. Separate from Sisters, Sunriver/La Pine.
- Served over 225 households with affordable homeownership.
- ReStore supports operational costs.
- Volunteer-driven organization.
- Home Builder & Developer
- Significant growth in last few years.

(4) Home Ownership

- Homes are not given away.
- Typically, 50 to 80 percent AMI (Area Median Income). Average mortgage on 3-bedroom in 2023: \$170,000. Average monthly payment: \$1,350.
- No down payment.
- Shared Equity model. About \$1000,000 equity by year 12.
- Forever home, or steppingstone.
- Need: Ability to pay, Willingness to partner.

(5) Wilson Avenue

- Donate land.
- Pilot Project
- Middle Income Housing Grant.
- Bonus points for accessibility. Universal Design.
- Collaboration. Hiatus Home. Cascade Precision Homes

(6) Universal Design

- “Universal design is design that is usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” Broad Appeal: Intuitive, flexible, simple, Minimize physical effort, Maximize error tolerance.

(7) Mini Outdoor Split Unit:

(8) Diagram of Bathroom Options.

(9) Diagram of Kitchen from SE and NW.

(10) Takeaways

- Cost implications: Over \$30K increase. ADA vs Universal Design.
- Learning process for architect and builder.
- Fair Housing.
- Blending ADA and Universal Design: Balance of cost and features. Low cost vs. high-cost upgrades.

COBAAC Q + A: Accessibility on Affordable Housing:

- Member Hamer: What is AMI? Area Median Income: Most opportunities are capped at 80 percent. Family of 4: \$775,000 to 80k.
- Member Woodfin: Discussion on the long-term affordability.
- Member Woodfin: Minimum requirement to live in them? No punishment for reselling.
- Member Utzman: Comment about the primary bathroom having
- Chair Burnett: Did you look at accessibility standards or practices for other counties (Chair Burnett recently went to Europe and other countries tend to build denser homes on a smaller footprint). Presenter had not thought of that and will look into other countries practices.
- Member Hofbauer: Are we factoring access to transportation? Transportation is a part of the thought; however, rely on donated land.
- Accessibility Manager Kehoe: question about the universal design -- talked about the importance of building spaces that allowed.
- Amanda Hamer: Does Universal Design code include other types of disabilities? Considers lighting and room intentionality/ Acoustics and sound/ Paint color for contrast.
- Chair Burnett - Talked about the dream and design intentionality // Talk about Universal Design and the overall desire for Universal Design to be a part of all of our considerations // Bear Creek award of land.
- Chair Burnett- Is there a way to establish the needs after approval –
- Council Liaison Campbell: Are there more doors than normal? Yes, Universal Design asks for more doors.

6. 2024 Analysis of Impediments Updates: **Timestamp 48:41**

Mellissa Kamanya, She/Her/Hers, Affordable Housing Coordinator.

93 page City of Bend Analysis of Impediments to Fair Housing 2024 (pdf). If you have problems with accessibility, please contact accessibility@bendoregon.gov.

Housing Coordinator would like COBAAC input:

- Chair Burnett: What does input look like? Not limiting it impediment three but partnership and communication.
- Councilor Campbell: Comment on infrastructure and accessibility.
 - Sidewalk, roundabout, incomplete sidewalks
- Member Woodfin: Surprised by some of the data and concerned // personal and professional connection.

- Member Sparks: Are there any paid opportunities to engage?
 - Housing team will find out.
- Member Hamer: Volunteered to assist.
- Chair Burnett: No professional expertise but needs to understand the obligation better.
- Member Woodfin: Is this shareable?
 - Located on the City of Bend website.
 - Connecting it to NeighborImpact.

7. COBAAC Strategic Plan Subgroup Updates: Timestamp 1:00:51

- a. Improving Transportation and Infrastructure Group: No updates at this time.
 Accessibility Manager Kehoe mentioned a potential win for this group came from an inquiry from a community member needing a ride to Tower Theater in the evening. Member Hofbauer, from CET, was able to provide numbers of providers they work with that have ADA accessible vehicles. Some of the companies also provide services to the public after hours.
- b. Creating an Accessibility Community Group: Member Diether-Martin Shared a movie about housing // partnering with Open Space and disabilities-focused orgs to bring folks together over a movie.
- c. Creating a Culture of Accessibility within the City of Bend: Member Utzman mentioned Jill Bower offers Trauma Informed Training.

8. COBAAC Roundtable: Timestamp 1:12:16

- Member Hofbauer: Derek H. -- Transportation Forum from CET -- went well.

9. Accessibility Manager Update: Cassandra Kehoe, She/Her/Ella. Timestamp 1:14:28

- CityFest was wonderful: Thank you to the volunteers, There was a pinpoint map to show to show where people felt safe and belong: Accessible, inclusive, and belong.
- Welcoming Week 2024 Events: Still in progress until September 28th.
- Hispanic\ Latine,o,x Heritage Month.
- October is Domestic Violence Awareness Month.
- COBAAC Fall Recruitment.
- Past Member: Remembering Nancy Allen. **Nancy Stevens: Timestamp 1:20:05**
- Millers Landing Funding:
 - BPRD - They are getting positive results and are grateful for the COBAAC Letter.
- Nominations for New Leadership: Terms expire at the end of October.

10. Agenda Setting: **Timestamp 1:28:30**

- Vote at the October Meeting: Leadership Nominations for Chair and Vice Chair for 2024-2025.

Thank you to Chair Burnett and Vice Chair and their dedication and service to the City of Bend Accessibility Advisory Committee.

- **October Awareness:**
 - Breast cancer
 - Down Syndrome

11. Council Liaison Update: Councilor Barb Campbell, She/Her/Hers. **Timestamp 1:29:15**

Councilor Campbell's Highlights:

Hawthorne Bridge:

- We can ensure the right voices are in that space.
- There should not be conflict between users.

Highway 20:

- New sidewalks are being in being installed.

12. Our next **COBAAC** meeting will be Thursday, October 24, 2024, from 1:00 to 2:30 p.m.

13. Adjournment: With no further COBAAC business, Chair Burnett adjourned the September 26, 2024, City of Bend Accessibility Advisory Committee hybrid meeting at 2:35 p.m.

Submitted respectively,

Lisa Larsen,
Administrative Support Specialist, Accessibility & Equity



Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact the Accessibility and Equity Manager Cassandra Kehoe at ckehoe@bendoregon.gov or call 541-693-2141. Relay Users Dial 7-1-1.

Para solicitar copias en español de los documentos en esta página web o en un formato alternativo como Braille, letra grande, formatos electrónicos, etc.:

Por favor contacte al Director de Equidad e Inclusión, Andrés Portela aportela@bendoregon.gov o llame al 541-323-8563. Los usuarios de retransmisión marquen el 7-1-1.