



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, April 12, 2023

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

Roll Call: Cindy King, Keith Wooden, Kathy Austin, Matt Martino, Ian Schmidt, Alison Hohengarten, Heather Simmons, Mandy Dalrymple

Absent: Joanna Gardner

Guests: Barb Campbell (Bend City Councilor), Colin Stephens (City of Bend, Community Development Director), Teresa Briggs (City of Bend, Community Development Business Manager)

- **Approval of March Minutes**

Minutes approved. Eight approved. None opposed.

- **Public Comment**

Skyler Brown-Evans provided public comment regarding the lack of services available to her specifically regarding tenant rights, landlord responsibilities, and legal aid.

Tyler Neese, Government Affairs Director Central Oregon Association of Realtors, provided public concern surrounding the proposed permit fee increase.

- **Shelter Update**

Amy Fraley, Senior Program Manager - Houselessness Services, provided a shelter update highlighting the Lighthouse Navigation Center's capacity and operational activities. Shepherd's House continues to transition people from shelter to more permanent housing. The Stepping Stone Shelter offers 28 units of low-barrier non-congregate shelter. The Franklin Avenue Shelter is currently empty until operational funding is secured. The Central Oregon Villages temporary outdoor shelter on Bear Creek and 27th will open in May and consists of up to 20 shelters. There are six Safe Parking sites across Bend, five of which are located in communities of faith.

Fraley introduced Brook O'Keefe, Affordable Housing Coordinator focused on Houselessness Services and Shelters. O'Keefe comes to the City from NeighborImpact.

- **Middle Income Housing Report**

Kerry Bell, Middle Income Housing Coordinator, provided an update on Middle-Income Housing and the associated information request to qualify funds that have been set aside for Middle-Income Housing development. The ADU preapproved plan is a two-phase process with the first phase set to launch after management and legal review and approve the process.

- **Public Hearing on CDBG Consolidated Plan**

Cindy King opened the public hearing on the 2032-2027 CDBG Consolidated Plan (Plan). The hearing will remain open through the following AHAC meeting on Wednesday, May 10, 2023.

Racheal Baker, Affordable Housing Manager, presented the updated Plan, which will be posted on the City of Bend Affordable Housing website. Public comment is open for 30 days from posting. Bend City Council will consider approving the Consolidated Plan in May. The Consolidated Plan is essentially a planning document that will help prioritize CDBG funding over the next five years.

- **Community & Economic Development Dept. Permitting Fees**

Colin Stephens and Teresa Briggs, Community Development Director and Business Manager for Community Development, reviewed and defined what City of Bend permit fees are and the justification behind the permit fees increases.

AHAC Chair, Cindy King, requested that Colin Stephens and Jeanette Townsend, City of Bend Finance Director, present again at another AHAC meeting in the future to further explain the permit fee increases. King elaborated that turnaround times for inspections are still taking too long.

- **SDC Methodology Working Group Update**

The next two System Development Charges (SDC) Methodology Working Group meetings are scheduled for May 11 and June 20, 2023. Kathy Austin represented AHAC, and she recapped the information presented at the previous meetings. The justification for fees is warranted but how the fees are distributed is disproportionate to smaller homes, noting for example, that smaller homes use less water and less sewer service. She explained the Working Group is having some difficulty evaluating the smaller homes in comparison to larger homes and how to assess fees for each. The Working Group is trying to reduce the fees on the types of housing that we are encouraging developers to build as that aligns with Bend City Council goals.

Staff Report

1. AHAC member recruitment is underway and there are three seats available – an At Large position, a COAR seat and an Affordable Housing Developer seat. Applications and more information available on the City of Bend website.
2. The AHAC Chairperson seat election will happen in June with the new term beginning in July. Nominations will occur at the May meeting.
3. A volunteer from AHAC is needed at Committee Council Check-In on April 19 at 3:00pm.
4. Tree Preservation Code kick-off meeting is April 14, 10am-12pm in City Hall and via Zoom.
5. Affordable Housing Information Fair is April 17.

- **Adjourn**

To watch the live recording of this meeting, please visit <https://youtube.com/live/VebGKZxAmRs?feature=share>