



Meeting Minutes

Affordable Housing Advisory Committee (AHAC)

Location: City Council Chambers, Bend City Hall

Date: December 16, 2025

Time: 3 to 5pm

Chair Mandy Dalrymple called to order the Affordable Housing Advisory Committee meeting on December 15th, at 3:00 pm. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from City of Bend [YouTube Livestream](#).

Roll Call: Mandy Dalrymple (Chair), Heather Simmons (Vice Chair), Justin Holstlaw, Tony Levison, Isabel Mikovich, Todd Prior Present, Lynne McConnell, Ian Karasz, Council Liaison: Steve Platt, Nadia Kelem – Not Present,

1. **Public Comment:** No Public Comments
2. **Approval of Meeting Minutes:** Simmons motioned to approve the committee meeting minutes from August and October 2025 and Karasz seconded it. Motion carried unanimously.
3. **Conflict of Interest Disclosure:** Affordable Housing Advisory Committee members disclose whether any item on the agenda could result in financial benefit or detriment to them, a family member, a client, or business with which they are associated. Because the committee will be making recommendations to Council regarding the items on this agenda, only a potential conflict may exist. No conflicts were reported by the members.
4. **Public Hearing on Community Development Block Grant B 2025 Annual Action Plan Amendments – Mellissa Kamanya, Affordable Housing Coordinator**
 - a. Chair Dalrymple opened the public hearing, which began with an opportunity for provide public comments on the CDBG 2025 Annual Action Plan Amendment, but no one submitted any comments.
 - b. Kamanya explained that Housing and Urban Development (HUD) requires an annual action plan amendment whenever changes occur to funding structure, amount, or potential recipients of CBDG guidance.
 - c. HUD approved the 2025 Annual Action Plan on September 15, 2025. On October 3, 2025, Volunteers in Medicine regrettfully informed the City of their decision to decline the funding award. The declined funds will now be evenly allocated to the public service projects of Saving Grace and Thrive Central Oregon.



- d. Milkovich made a motion to recommend Council adopt amendments to the CDBG 2025 Annual Action Plan that award remaining unallocated public services funds and Simmons seconded it. Motion passed unanimously.

5. HOME (Housing Options Made for Everyone) Committee Recommendations – Racheal Baker, Housing Division Manager

- a. Baker provided an overview of the Housing Options Made for Everyone (HOME) Committee recommendations to Bend City Council.
- b. HOME presented recommendations to City Council on December 10th, 2025.

6. Executive Orders and HUD Notices – Racheal Baker, Housing Division Manager

- a. Changes to HUD's Housing and Community Planning Development (CPD) programs may reduce the number of public services providers and affordable housing developers' interest in such resources.
- b. Baker provided current updates on Federal Executive Orders and HUD notices, and how it will affect the Community Development Block Grant (CDBG) and PRO Housing programs.
- c. As a recipient of these funds, the City of Bend distributes these resources to subrecipients programs serving the community.

7. Community Development Block Grant (CDBG) Funding Recommendation Process – Mellissa Kamanya, Affordable Housing Coordinator

- a. Kamanya provided three CDBG funding options for the AHAC members to consider for the program year of July 1, 2026 – June 30, 2027.
- b. Option 1: Open applications for Affordable Housing Development, Public Improvements (infrastructure), and Public Services; Option 2: Open applications for Affordable Housing Development and Infrastructure only; or Option 3: Infrastructure only.
- c. AHAC members discussed options and asked questions of staff about potential City impacts.
- d. Simmons recommended proceeding with Option 3. Mandy Dalrymple (Chair) called for a vote on Option 3, and all members voted in favor. Karasz and McConnell noted that they favored Option 1 but agreed on Option 3 for consensus. Option 3 was approved.
- e. Next Steps: Housing staff will notify community partners and applications for CDBG will close in January. Staff will come back to AHAC regarding the timing to offer Commercial and Industrial Construction Tax and Affordable Housing funds.

8. Staff Reports: Racheal updated board members on the Bend Parks and Recreation survey that closes the week of December 22, 2025.

9. **Adjournment:** Chair Dalrymple adjourned the meeting at 4:32 pm. Meeting concluded with appreciation for all presenters and partners.

Next Meeting: Scheduled for January 27, 2026.



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