



AGENDA

Affordable Housing Advisory Committee (AHAC)

Date: June 2, 2026

Start Time: 3:00 p.m.

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

The hybrid meeting starts at 3:00 p.m. in person and virtually via Zoom. The public is invited to attend in person or watch online.

For those participating online: [Zoom Link](#)

Call-in Phone Number: 1-888-788-0099

Webinar ID: 897 6861 3974

Webinar Passcode: 522986

Live stream can be viewed here: [YouTube Link](#)

Affordable Housing Advisory Committee (AHAC)

1. **Roll Call:** Mandy Dalrymple, Heather Simmons, Justin Holstlaw, Ian Karasz, Tony Levison, Isabel Mikovich, Nadia Kelem, Todd Prior, Lynne McConnell
2. **Public Comment:** (2 minutes each) Visitors can attend in person or use the "Raise Hand" feature when prompted to provide public comment via Zoom.
3. **Approval of Meeting Minutes**
Motion to approve the Committee minutes from March 2026.
4. **Funding Parameters (Racheal Baker – Housing Division Manager)**
Summary of Affordable Housing Fund, including uses and program parameters.
5. **AHF Funding Applications Presentations**
Funding applicants have 5 minutes to present their development proposal. Affordable Housing Advisory Committee members will have 10 minutes for questions.
 - a. **Bend-Redmond Habitat for Humanity – Bear Creek Village**
Provide down payment assistance for 8 homeownership units to ensure long-



term affordability, with 2 units affordable to households earning between 31-50% of Area Median Income (AMI) and 6 units affordable to households earning between 51-80% of AMI. The units will be developed on a land trust and secured for a minimum affordability term of 99 years.

b. **Copperwood Crossing – Raintree**

Funding request for early-stage development and construction costs of 253 rental units affordable to households earning between 51-80% AMI.

c. **Related Northwest – Ferguson and 27th parcel 5a**

Request for funding land acquisition deposits and pre-development costs to support the development of 186 rental units, all of which will be affordable to households earning between 51-80% AMI for a minimum affordability term of 30 years.

d. **Thistle & Nest – Woodhaven Estates Phases 5 and 6**

Construction costs request for 38 homeownership units to ensure long-term affordability, with 10 units affordable to households earning between 31-50% AMI and 28 units affordable to households earning between 51-80% AMI. The units will be developed on a land trust and secured for a minimum affordability term of 99 years.

e. **Alpenglow Properties LLC – Bear Creek Vacation of Right of Way**

Funding request for a right of way vacation fee, costs to purchase former right of way property, expenses to remove 15 ft of sidewalk, and system development charges for one ADU rental unit to remain affordable for households earning 81% AMI for minimum affordability term of 10-30 years.

6. Pre-Approved Plan Program Update (Kerry Bell - Housing Production and Incentives Coordinator)

The City of Bend has contracted the development and licensed use of 4 additional small unit plan sets to be offered free of charge for permitting within the City limits. These plans qualify for use as Accessory Dwelling Units (ADUs) and may also serve the purpose of detached duplex, triplex, quadplex and cottage style development.

7. 2026 Point-in-Time Count (Brook O’Keefe - Homeless Services Coordinator and Autumn Camreta – NeighborImpact, Director of Housing)

The Annual Point in Time (PIT) count is the count of sheltered and unsheltered individuals and households experiencing homelessness on a single night.

8. Staff Report

9. Adjourn



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