



MEETING MINUTES

Affordable Housing Advisory Committee (AHAC)

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

Date: March 31, 2026

Time: 3:00 p.m.

Facilitator: Racheal Baker

Livestream: [Affordable Housing Advisory Committee \(AHAC\) March- YouTube](#)

In Attendance

Mandy Dalrymple, Justin Holstlaw, Heather Simmons, Ian Karasz, Isabel Milkovich (online), Todd Prior (online).

Not present: Nadia Kelem, Tony Levison, Lynne McConnell

New Business

1. **Public Comments:**

No public comments.

2. **Approval of Meeting Minutes**

Motion to approve the committee meeting minutes from February 2026 was made by Simmons, seconded by Dalrymple. Motion passed unanimously.

3. **Conflict of Interest Disclosure**

No conflicts.

4. **Public Services Funding Recommendations**

Brook O'Keefe, Houseless Services Coordinator, presented on the 2026-2027 Community Development Block Grant (CDBG) awards recommendations.

Milkovich moved to recommend for Council to authorize 2026-2027 Community Development Block Grant awards for NeighborImpact in the amount of \$84,000.00 and Nativity Lutheran in the amount of \$6,000.00, contingent upon the City's available public services funding for the 2026-2027 program year being equal to \$90,000.00. If the City's CDBG public services funding amount for the 2026-2027 program year is more than



\$90,000.00, all additional funds be awarded to NeighborImpact and, if the City's CDBG public services funding amount for the 2026-2027 program year is less than \$90,000.00, all funding be awarded to NeighborImpact with the requirement that at least 2,000 lbs of food be provided to Nativity Lutheran. And recommended for Council to authorize staff to take all actions necessary to implement the activities recommended for funding. Seconded by Prior. Motion passed unanimously.

- 5. **2026 Community Development Block Grant Annual Action Plan w/ Public Hearing**
Dalrymple opened the CDBG Annual Action Plan Public Hearing. No public comment received. Dalrymple closed the Public Hearing

Melissa Kamanya, Affordable Housing Coordinator, presented the Annual Action Plan.

Dalrymple moved to recommend Council approval of the 2026-2027 Community Development Block Grant Annual Action Plan, and for Council to authorize staff to take all actions necessary to implement the activities recommended for funding. Seconded by Simmons. Motion passed unanimously with Prior abstaining.

- 6. **Home-Hardening Residential Requirements**

Sarah Hutson-Senior Management Analyst, City of Bend Administration, presented on the proposed Home-Hardening Requirement to reduce wildfire risk for residential development. On April 1, Council will take Public Comment on adoption of Section R327 of the Oregon Residential Specialty Code.

- 7. **Amendment to the CDBG Citizen Participation Plan (CPP)**

Melissa Kamanya, Affordable Housing Coordinator, presented on the HUD-required Citizen Participation Plan.

Dalrymple moved to amend the CPP and adopt the Community Engagement and Public Participation Framework, Policy and Procedure No. HOU-10, which will serve as the policy for the City's citizen participation plan required under 24 CFR Parts 91.105. Simmons seconded. Motion passes unanimously.

- 8. **Staff Report**

Amy Fraley, Senior Program Manager, updated AHAC on the extension of the TSSA and gap funding supported by Council.

Racheal Baker, Housing Manager, provided information on the documentary Fault Lines being shown at the Tower Theater on April 28th, 2026. All committee members are invited to attend.

Baker shared that the Central Oregon Housing Summit will be taking place at Eagle Crest Resort Tuesday, June 9, 2026, from 9am to 4pm. (shared at end of meeting)



Chair Dalrymple adjourned the meeting for a short recess.
Chair Dalrymple reconvened the meeting.

Kerry Bell, Housing Production and Incentives Coordinator, provided additional information pertaining to Home Hardening as it relates to Affordable Housing Development. <https://youtu.be/0FeBPnpoFj8?t=4786>

Chair Dalrymple adjourned the meeting for a short recess.
Chair Dalrymple reconvened the meeting.

9. **Electrification**

Cassie Lacy-Senior Management Analyst, City of Bend Administration updated AHAC on the proposed Electrification Policy to reduce greenhouse gas emissions from new residential construction through a fee on natural gas appliances in new construction.

10. Adjournment: Dalrymple adjourned the March AHAC meeting at 4:47 p.m.



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