



AGENDA

Affordable Housing Advisory Committee (AHAC)

Date: July 7, 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: 829-1928-4364

Webinar Passcode: 159616

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**
June Meeting Minutes
Motion to approve the committee minutes from June 2026
- 4. Conflict of Interest Disclosure**
Affordable Housing Advisory Committee (AHAC) members must disclose whether any item on the agenda could result in a financial benefit or detriment to themselves, a family member, a client, or business with which they are associated. When the committee's role is to provide recommendations to Council on these matters, members only need to identify potential conflicts of interest.



5. Joint Committee Working Group (JCWG) for Bend Growth Plan (Susanna Julber, Transportation Planner, and BreAnne Gale, Senior Planner, City of Bend Growth Management Division)

The JCWG will provide policy guidance to City staff throughout the development of the Growth Plan. This important effort will help shape how Bend grows and evolves over the next 20 years. Recommendations from the JCWG, together with input gathered through broader community engagement, will be presented to the Bend City Council to help inform future policy and planning decisions.

6. Oregon Exemptions from Prevailing Wage Rates (Racheal Baker, Housing Division Manager)

Oregon's prevailing wage laws generally apply to public construction projects and certain privately owned projects that receive significant public funding. However, there are several relevant exemptions.

7. Documenting Funding Recommendations (Lucy Reed, Housing Communications Intern and Racheal Baker, Housing Division Manager)

When funding recommendations do not align from review points assigned by AHAC members, the reasons should be documented and provided to the City Council and applicants.

8. Affordable Housing Deliberations (Mellissa Kamanya, Affordable Housing Coordinator)

Affordable Housing Advisory Committee to determine recommendations for City Council to consider funding awards.

9. Temporary Safe Stay Area (TSSA) (Brook O'Keefe, Homeless Services Coordinator, Amy Fraley, Senior Program Manager)

Update on the ~50% reduction of land area at the TSSA and by name list.

10. Staff Report

11. Adjourn



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