



MEETING MINUTES

Affordable Housing Advisory Committee (AHAC)

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

Date: June 2, 2026

Time: 3:00 p.m.

Facilitator: Racheal Baker

In Attendance

Mandy Dalrymple, Heather Simmons (online), Justin Holstlaw, Tony Levison, Isabel Mikovich, Nadia Kelem, Todd Prior, Lynne McConnell

Not present: Ian Karasz

New Business

1. **Public Comment**

Garth Finley, Field Representative for the North Coast States Carpenter Union, spoke about labor standards.

2. **Approval of Meeting Minutes**

Motion to approve the committee meeting minutes from March 2026 was made by Todd Prior, seconded by Mandy Dalrymple. Motion passed unanimously.

3. **Funding Parameters**

Racheal Baker, Housing Division Manager, presented a summary of the Affordable Housing Fund (AHF), including the uses and program parameters.

4. AHF Funding Applications

- a. **Bend-Redmond Habitat for Humanity – Bear Creek Village**

Presented by Scott Nordquist, VP of Resource Development

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**

Natalie Clements, Development Manager & Ben Pray, CEO

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**

Ryan Hood, Assistant Vice President & Stefanie Kondor

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**

Amy Warren, Board President

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**

Tamara Houston, Owner

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.

2. **Pre-Approved Plan Program Update**

Kerry Bell, Housing Production and Incentives Coordinator, presented that 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.

5. **2026 Point-in-Time Count**

Brook O’Keefe, Homeless Services Coordinator, and Autumn Camreta, Director of Housing for NeighborImpact, presented on the 2026 Point-in-Time Count (PIT) which is the regional survey of sheltered and unsheltered individuals and households experiencing homelessness on a single night in January. The 2026 PIT reflects a significant reduction in both Bend (16%) and the region (19%). O’Keefe also provided an update to the 2025 homeless services accomplishments.

6. **Staff Report**

Racheal Baker informed the committee that the meeting agenda’s moving forward



would include direct links to any documents they may need for future meetings.

7. **Adjourn.** The meeting was adjourned at 5:02 p.m.



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