



MEETING MINUTES

Affordable Housing Advisory Committee (AHAC)

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

Date: July 7, 2026

Time: 3:00 p.m.

Facilitator: Racheal Baker

In Attendance

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

Not present: Jenelle Brewer

New Business

1. **Public Comment**

No public comment.

2. **Approval of Meeting Minutes**

Motion to approve the committee meeting minutes from June 2026 was made by Todd Prior seconded by Heather Simmons. Motion passed unanimously.

3. **Conflict of Interest Disclosure**

Nadia Kelem works as a contractor for Thistle and Nest, doing outreach in Madras and Prineville.

Lynne McConnell with Housing Works partners with most applicants but do not stand to gain anything financially or otherwise by the application process.

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

Susanna Julber with and BreAnne Gale with Growth Management presented on the Joint Committee Working Group for the Bend Growth Plan, a multiyear project to update the City's comprehensive plan.



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

Racheal Baker, Housing Division Manager, presented on the Oregon exemptions to prevailing wage rates. Two wage rate estimates were provided to the committee. The purpose of prevailing wage law is to promote fair competition and support local economic standards on publicly funded construction projects.

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

Racheal Baker, Housing Division Manager, presented on documenting funding recommendations in a new framework.

7. **Affordable Housing Deliberations (Mellissa Kamanya, Affordable Housing Coordinator)**

Mellissa Kamanya, Affordable Housing Coordinator led deliberations to determine recommendations for Affordable Housing Funding applications.

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

Motion to recommend to Bend City Council to award an Affordable Housing Fund in the amount of \$350,000.00 to Bend-Redmond Habitat for Humanity - Bend Creek Village was made by Isabel Mikovich seconded by Heather Simmons. Motion passed unanimously.

b. **Copperwood Crossing – Raintree**

Motion to recommend to Bend City Council to award an Affordable Housing Fund in the amount of \$0.00 to Copperwood Crossing – Raintree was made by Todd Prior seconded by Ian Karasz. Motion passed unanimously.

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

Motion to recommend to Bend City Council to award an Affordable Housing Fund in the amount of \$0.00 to Related Northwest – Ferguson and 27th parcel 5a was made by Todd Prior seconded by Lynne McConnell. Motion passed unanimously.

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

Motion to recommend to Bend City Council to award an Affordable Housing Fund in the amount of \$650,000.00 to Thistle & Nest – Woodhaven Estates Phases 5 and 6 was made by Mandy Dalrymple seconded by Heather Simmons. Motion passed unanimously.

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

Motion to recommend to Bend City Council to award an Affordable Housing Fund in the amount of \$0.00 to Alpenglow Properties LLC – Bear Creek Vacation Right of Way was made by Todd Prior seconded by Justin Holstlaw. Motion passed unanimously.



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

Brook O’Keefe, Homeless Services Coordinator provided an update on the closure of sections 1 & 2 of the Temporary Safe Stay Area at Juniper Ridge.

9. **Staff Report**

Racheal Baker, Housing Division Manager provided an update along with Lynne McConnell regarding the 9 Peaks Development. Brook O’Keefe, Homeless Services Coordinator provided an update on Mountain View Community Development opening a new safe parking site at the Community of Christ Church and Central Oregon Villages’ Open House on July 11th.

10. **Adjourn.** The meeting was adjourned at 4:46 p.m.



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