



Meeting Minutes

Affordable Housing Advisory Committee (AHAC)

CITY OF BEND

Mandy Dalrymple (Chair) called to order the Affordable Housing Advisory Committee meeting on Wednesday, July 9, 2025. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from YouTube at:

<https://youtube.com/live/bPGzI1TgFr8?feature=share>

Roll Call: Mandy Dalrymple (Chair) (in person), Heather Simmons (Vice Chair) (in person), Alison Hohengarten (in person), Ian Karasz (in person), Tony Levison (virtual), Isabel Milkovich (in person), and Todd Prior (in person).

Council Liaison: Steve Platt (virtual)

1. Public Comment (*3 minutes each*)

Visitors can attend in person or use the "Raise Hand" feature when prompted to provide public comment via Zoom.

No public comment.

2. Minute Approvals for December 2024, and January through May 2025

Alison Hohengarten moved to approve the meeting minutes and Heather Simmons seconded the motion. The committee approved the minutes unanimously.

3. Conflict of Interest Disclosure

Affordable Housing Advisory Committee members are to disclose whether any item on the agenda could result in financial benefit or detriment to them, a family member, a client, or business with which they are associated. Because the committee will be making recommendations to Council, only a potential conflict may exist.

No committee members expressed a conflict regarding the agenda items.

4. Affordable Housing Development Presentations

a. Thistle & Nest – Woodhaven Community Housing, Phase 7

Presented by Amy Warren, Board President, Thistle & Nest

Land acquisition and infrastructure development for 19 land trust model home sales to households with incomes between 80 to 100 percent Area Median Income (AMI).

b. Thistle & Nest – Prefabricated Housing

Presented by Amy Warren, Board President, Thistle & Nest

Land acquisition, pre-development, infrastructure, and construction for 10 prefabricated land trust model home sales to households with incomes at or below 80 percent AMI.

c. Pahlisch Commercial, Inc. – Clarico Workforce Housing

Presented by Steve Leisure, Chief Executive Officer, and Destin Ferdun, Director of Affordable Housing Development

Land acquisition for 149 multifamily dwelling units to remain affordable for households with incomes at 60 percent AMI or less for a period of 60 years.

d. Joule Oregon LLC – Joule

Presented by Peter Grube, Perry Brooks, David Mosey from Joule with Kim Wyatt and Louise Waller from P3 Foundation

Construction expenses for 108 multifamily dwelling units to remain affordable for households with incomes at 100 percent AMI or less for a period of 35 or 40 years.

e. Bend-Redmond Habitat for Humanity – Old Farm Landing

Presented by Scott Norquist, VP of Resource Development for Bend-Redmond Habitat for Humanity

Land acquisition for 31 land trust model home sales to households with incomes between 31 to 80 percent AMI. If only awarded the \$4 million ask, would need to renegotiate purchase and sale agreement and return to the City for a request of additional funds to assist home purchasers with down payment assistance.

f. Housing Works – 85 SWC

Presented by Lynne McConnell, Marat Saks, and Keith Wooden of Housing Works

Land acquisition, design, and infrastructure for a minimum of 59 multifamily dwelling units to remain affordable for households with incomes between 31 to 50 percent AMI for a period of 60 years.

g. Urban Asset Advisors – Hill Street Apartments

Presented by Tim O'Brien (Urban Asset Advisors), Stuart Emmons (Emmons Design)

Construction expenses for 52 multifamily dwelling units to remain affordable for households with incomes at 80 percent AMI for a period of 10 years.

h. Central Valley Coalition for Affordable Housing – Caldera Ranch Apartments

Presented by Caleb Rooth, CEO of the Pacific Companies, with Christina Alley of Central Valley Coalition for Affordable Housing, and Joey Shearer of AKS Engineering & Forestry
Land acquisition for 230 multifamily dwelling units to remain affordable for households with incomes between 30 to 80 percent AMI for a period of 60 years.

i. Bend United Methodist Church – Bend Church Affordable Housing

Presented by Ben Pray, CEO of Home First, and Jen Stuart, Pastor of Bend Church

Land acquisition for 116 multifamily dwelling units to remain affordable for households with incomes between 31 to 80 percent AMI for a period of 30 years.

j. Latino Community Association and United Housing Partners – Bella Pines

Presented by Seth O'Connell, Tyson, O'Connell with United Housing Partners, and Mary Murphy with Latino Community Association

Land acquisition for 102 multifamily dwelling units to remain affordable for households with incomes at 60 percent AMI or less for a period of 60 years.

k. Vital Housing LLC – Cedarwest Apartments

Presented by Robert Sheppard, Founder and Managing Partner, Corey Baldwin, Director of Acquisitions for Vital Housing

Preservation of long-term affordability and physical integrity of Cedarwest Apartments, 121 multifamily dwelling units for households with incomes between 31 to 80 percent AMI for an additional period of 60 years.

5. Affordable Housing Deliberations

Mandy Dalrymple inquired what applicants could bring forward units with less funding

requested.

Heather Simmons proposed considering what applicants had site control (including a purchase and sale agreement).

Todd Prior mentioned the difference between number of units proposed by the rental development applicants compared to the homeownership applicants.

Isabel Milkovich expressed the value of homeownership for economic mobility. She mentioned the Housing Works proposed location offered rental units in an area of opportunity, but that the application requested loan forgiveness which would eliminate the possibility of revenue return for future housing and community development.

Todd Prior agreed to the importance of homeownership but brought forth examining the volume needed to serve a larger number of people. Mandy countered that moving households into homeownership opened more affordable rental units for the community.

Isabel Milkovich asked staff when units needed to be occupied under the funding requirements. Racheal Baker clarified that units would need to be leased by December of 2029. Isabel Milkovich expressed concern about Caldera Ranch still needing to be added to the urban growth boundary. Racheal Baker clarified that funds would not be available to Caldera Ranch until brought within the City limits.

Alison Hohengarten voiced the high level of need for affordable rental housing.

Isabel Milkovich again expressed her support of the Habitat application and also the Home First/Bend Church application based on Home First Developments track record and the plan the applicants had to include the community in its vision. Alison Hohengarten stated her opinion that there were too many hurdles and that the Home First/Bend Church applicants were not far enough along (such as establishing a 501(c)(3)) in the process compared to others. Todd Prior expressed the same concern regarding the Home First/Bend Church application.

Mandy Dalrymple requested a discussion of the Housing Works application because of their request for loan forgiveness. Heather Simmons expressed her support for the Housing Works application because of the site location. She acknowledged that the Housing Works application did not offer the most units for the funding, but that applications that did offer more units had more challenges to overcome. Tony Levison agreed with Heather Simmons. Ian Karasz voiced his support for the Housing Works application and accepted the loan forgiveness request considering the infrastructure needed. Ian Karasz mentioned economic mobility at the Housing Works site and Home First/Bend Church location, which is why he supported those applications. He would support Housing Works over the Home First/Bend Church application, and he supports the Habitat application.

Alison Hohengarten voiced a preference for proposals that offered longer term affordability periods.

Ian pointed out that Housing Works also supported lower AMI households. Mandy Dalrymple voiced that she could support the Housing Works proposal.

Alison Hohengarten expressed that she supported the Pahlisch proposal for the same reasons of affordability period and the AMI levels.

Todd Prior supported the Habitat, Bella Pines, and Caldera Ranch for the PRO Housing funding that would cover homeownership or a large amount of units.

Isabel Milkovich mentioned her appreciation for the Bella Pines application and the partnership between LCA and United Housing Partners. Alison Hohengarten voiced support for the Bella Pines application.

Heather Simmons outlined that if we fund any applicant asking for the full amount than all

others would get eliminated from the list. She asked if the committee wanted to fund more than one applicant. Mandy Dalrymple pointed out that those two would have to be Housing Works and Thistle and Nest.

Mandy Dalrymple stated that the Vital Housing application would offer many units for 60 more years.

The committee requested funding Vital Housing with \$500,000.

Tony Levison inquired if Housing Works needed their full request and Racheal Baker reported that Housing Works needed its full request.

Ian Karasz suggested funding Habitat with \$4 million, Vital Housing with \$500,000, and then another applicant with the remaining \$1.2 million.

Racheal Baker corrected her earlier statement that Housing Works did not need its full request and could move the development forward with only its \$2.75 million request in PRO Housing. Isabel Milkovich responded that not all the applicants had an ability to contact Racheal Baker and that all applicants could/should be offered the opportunity for clarifications.

The committee discussed the Joule application, specifically possible obstacles, AMI levels/size of units, and the pro forma.

The committee discussed the Thistle & Nest prefabricated application. Racheal Baker explained that any prefabricated development must be approved by the Oregon Building Department, Tri-County Building Organization, or approved by the City's Building Official.

The committee discussed if the Housing Works request for a forgivable loan was worth what the potential economic mobility, infrastructure, and low AMI levels could offer.

The committee discussed funding the Bella Pines application. Tyson O'Connell expressed that the Bell Pines development could still move forward with \$150,000 less than their request.

The committee discussed that there would be no homeownership in the proposed funding allocations.

Todd Prior moved to recommend that Bend City Council award funds for the PRO Housing Fund to the following applicants in the following amounts:

\$2,250,000 to Bella Pines with loan terms proposed in the application, and Housing works at \$1,750,000 with loan terms proposed in the application.

Ian Karasz seconded the motion. The committee approved the motion unanimously.

Isabel Milkovich moved to recommend the Bend City Council award Community Development Block Grant funds to the following applicant in the following amount:

\$200,000 to Bella Pines with loan terms proposed in the application.

Tony Levison seconded the motion. The committee approved the motion unanimously.

Alison Hohengarten moved to recommend the Bend City Council award funds from the Affordable Housing Fund to the following applicants in the following amounts:

Housing Works in the amount of \$1,000,000 and Vital Housing in the amount of \$500,000, both with the loan terms proposed in their applications (the Housing Works application requested “\$1 million in loan from the City for acquisition of the property, under standard City of Bend loan terms for acquisition.”)

Todd Prior seconded the motion. The committee approved the motion unanimously.

6. Staff Report

Applicants needed for Housing Options Made for Everyone (HOME) committee.

Need as many AHAC members to attend regularly scheduled meetings to maintain quorum.

Staff will bring back the funding application and scoring criteria discussion from May's meeting,

please be prepared and watch the presentation emailed to you on June 25, 2025. September AHAC meeting will be cancelled. Welcoming Week scheduled for September 12-21, and will include a housing fair, if any committee member would like to take part, please let staff know.

7. Adjournment

Mandy Dalrymple (Chair) adjourned the July 9, 2025 Affordable Housing Advisory Committee meeting at 6:30 p.m.

8. Action Items

Rewatch the Funding Application Changes PowerPoint emailed to you on June 25, 2025

Review the CDBG Consolidated Annual Performance and Evaluation Report

Review the CDBG 2024 Annual Action Plan Amendment

9. Next Meeting

August 13, 2025, 3-5 p.m., City Council Chambers, Bend City Hall



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