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# MEETING MINUTES

## Housing Options Made for Everyone

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

**Date:** April 2nd, 2026

**Time:** 1:30 p.m.

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### Attendees

Sara Odendahl (Chair), Carly Colgan (Vice Chair), Matt Martino, Ryan Starr, Todd Prior, Garrett Mosher, Eliza Wilson, Jen Rusk, Mayor Melanie Kebler, Councilor Steve Platt, Councilor Mike Riley, Steven White, Christine Reynolds, Kris Nelson, Tom Gihring, and Jeff Strang.

### New Business

#### 1. Call to Order & Agenda Review:

Jen Rusk called the meeting to order at 1:30pm. Jen reviewed meeting expectations. The agenda was confirmed as presented.

#### 2. Public Comments

None

#### 3. Review and Approval of Meeting Minutes

The Committee reviewed minutes from the February 2026 meeting. Sara Odendahl made a motion to approve the minutes. The motion passed unanimously. Eliza Wilson and Keith Wooden were absent

#### 4. Conflicts of Interest Disclosure:

Each member of the Committee announced their potential conflict of interest, if they had one.

#### 5. Short Session Legislative Recap & Implications:

Mayor Kebler provided a recap of the Short Session. She shared that the City of Bend was very involved during the short session and had a few bills pass that the City had supported, but that most weren't specific to Housing. The mayor shared that a main



goal was preserving shelter funding that the legislature had already allocated and making sure promised funding wasn't cut.

Mayor Kebler highlighted that the Legislature was primarily focused on how changes to the federal tax code impacted state revenues. There was not much money available for infrastructure for housing, which is something the City consistently advocates for. There were changes to Urban Reserve rules in the omnibus bill that was passed to allow better utilization of that land in the future. Another bill related to citing affordable housing on land that is zoned commercially was passed by the legislature, which requires developers to amend master plans if they intend on developing more than 20% of a commercially zoned lot that is 10 acres or larger into affordable housing, which was previously not required.

Sara Odendahl shared that the legislature allocated \$100m in Local Innovation and Fast Track (LIFT) Funding, with \$75m designated for rental properties and \$25m designated for preservation. Sara also shared news about HB 4035 which allows the City to expand its UGB for Mobile Home parks.

## 6. Council Funding Discussion Recap

Sam Nelson provided a recap of a presentation to City Council on February 25, 2026, explain short term, medium term, and long term goals of the City, in relation to a \$10m fund the City maintains from the sale of land at Juniper Ridge. Sam noted that because the funds have fewer restrictions because they are derived from the sale of land, there are a lot of potential ways the City could use the funds and that housing is not the only problem that City Council is looking to solve. Sam talked about longer term challenges, like maintaining the City's water system, wildfire concerns, mitigating utility rate increases, and supporting emergency services like police and fire. In the medium term, Sam talked about how the City airport is funded, the needs of the department that supports business advocacy and economic development, and the future of a new City Hall as City staff outgrows current established space.

## 7. Bonding

Christine Reynolds and Steven White presented on the concept of both Affordable Housing Bonds and 501(c)3 tax exempt bonds. They provided an overview of how both programs would work within the City of Bend and how they differed from each other. They talked about other municipalities in Oregon and how their experiences may differ from Bend's, as well as provided context for Bend's recent GO bond offering for transportation. Matt Stuart shared some estimates of costs to average homeowners in Bend based on a \$50m bond amount. Ben Pray talked about the importance of a local bond and how the City should endeavor to make sure that the bond, if implemented, is designed to compliment other funding sources at the State and federal level.



## 8. Land Value Tax

Racheal Baker introduced Kris Nelson and Tom Gihring. Tom presented on the concept of a Land Value Tax. Tom shared his research on Land Value Taxes, how Common Ground proposed to implement it in Oregon, and described the implementation process. Tom explained that Land Value Taxes are not currently legal in Oregon, but could be with legislative changes.

## 9. Adjourn: Meeting was adjourned at 4:30 p.m.



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