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# MEETING MINUTES

## Housing Options Made for Everyone

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

**Date:** May 14th, 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, Benjamin Pray, Keith Wooden, and Chris Ogren.

### 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

Jenn Kovitz, Hayden Homes – Jenn shared Hayden Homes' support for several topics the HOME Committee has considered, including: expanding SDC exemptions for up to 120% of area median income with deed-restrictions and support for Community Land Trusts. Jenn encouraged the City to regularly evaluate the efficacy of policies and consider a sunset clause.

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

The Committee reviewed minutes from the April 2026 meeting. Sarah Odendahl made a motion to approve the minutes. The motion passed unanimously.

#### 4. Conflicts of Interest Disclosure

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

#### 5. Long Term Lease Incentives



Rachel Baker introduced the concept of Long Term Lease Incentives, and shared that Portland recently initiated their own long-term lease incentive program. Racheal shared that due to recent implementation, there isn't long-term data to review yet. Racheal introduced Kai Frolich with Placemate.

Kai Frolich, Placemate's Chief Impact Officer, shared that the company runs a program they call "Lease to Locals" in several communities across the country. Kai provided background on Placemate's history, their mission to help local employees secure housing in tourism-based communities, and ways that Placemate has facilitated innovative public and private partnerships across the country.

The Lease to Locals Program converts existing second-home housing stock to new longer-term rentals for the local workforce in tourist towns. It provides property owners with cash incentives to convert their properties into seasonal and long-term rentals. This allows local governments to quickly and efficiently address critical "missing middle" housing needs. The company acts as an extension of the housing department in the jurisdictions where they work. The company has converted 898 properties and housed 2,066 people.

Kai fielded questions regarding the outreach and program processes. Kai explained what needs to be in place to launch the program in a new community. Placemate utilizes a partner approach with a nonprofit or public jurisdiction. Funds need to be in place for the first year of the program. There also needs to be political will from the community for the program.

## 6. SDC Exemptions

Kerry Bell and Keith Wooden presented on the System Development Charge (SDC) Exemptions Program.

Kerry explained the way that the current SDC Exemptions program operates at the City. After describing the existing programs, including SDC deferral, SDC loans, and SDC exemptions, Kerry provided a slate of potential modifications to the SDC program. Potential modifications to the current program include expanding AMI limits for exemptions, tiered exemption based on AMI and duration of deed-restriction, reducing the carrying costs for deferrals, and reducing the interest rate for SDC loans.

Keith provided historical context for City of Bend's SDC exemptions and shared his experience going through the process as a developer. Keith said the program had grown and changed over time, and was incredibly impactful to developments Housing Works had delivered in the past.



## 7. City Support for Community Land Trusts

Matt Stuart and Eliza Wilson presented on Community Land Trusts (CLTs). Matt and Eliza introduced the concept of a Community Land Trust, and highlighted key benefits of the model including permanent affordability, housing stability and resilience, opportunities for wealth-building, advancing racial equity, and preventing displacement. Eliza also spoke to potential pitfalls and challenges related to CLTs.

## 8. Site-Specific TIAHA/TIF for Homeownership

Jonathan Taylor presented on Tax Increment Financing (TIF) designed to benefit homeownership developments, initially providing a recap of general TIF principles. Jonathan provided a personal example to understand the current market finance realities, and explained 5 different models of how TIF could be used to support homeownership type developments.

## 9. Prioritization Exercise Explanation

Chris Ogren provided an explanation of the prioritization exercise that would be provided to committee members via email following the meeting. Chris explained how the feedback received through the exercise would be used to help inform the draft recommendations from the Committee, with a follow up discussion scheduled for June 3<sup>rd</sup>.

## 10. Open Discussion

The group discussed the prioritization exercise and asked questions about the intent of the process. Committee members also provided feedback on topics that had been covered in past meetings, including the Long Term Lease Incentives program, SDC exemptions, community land trusts, and inquisition into City Council priorities generally.

## 11. Adjourn:

Meeting was adjourned at 4:29 p.m.



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