



CITY OF BEND

Minutes

Affordable Housing Advisory Committee

Policy Worksession

June 25, 2019

Staff Liaisons: Lynne McConnell and Racheal Baker

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- **11: 03 am Roll Call:** Cindy King, Kathy Austin, Priscilla Buck, David Haines, Matt Martino, Ian Schmidt, Keith Wooden
Councilor Livingston

 - **Introduction**
Introduction-staff and committee
Overview of meeting
Justin: overview goal & Council direction
Council met in February to establish goals. Go into effect July 1. Decided to get aggressive on housing. 3,000 units. Housing is a priority. Want any and all ideas.

Lynne: logistics, conflict of interest decl.
COI: Justin – realtor. Cindy realtor. Keith regional housing authority. Matt loan officer with construction certification. Ian – architect.
Brainstorming not vetting.

 - **Bend 2030 Recommendation Recap** (July 2017 to Council)
 - Align Comprehensive Plan and Zoning Map – completed
 - Create mixed-use urban transportation corridors - in process
 - Incentivize area planning - in process
 - Prioritize transportation spending that leads to middle housing – part of TSP
 - Rework system development charge policies – being looked into by multiple groups.
 - Allow parking districts and reduce parking requirements – in process
 - Vertical housing tax exemption – Council considering this year plus other programs
 - New urban renewal areas – in process
 - Calculate density differently - in process
 - Allow fourplexes in the standard residential zone – part of Council’s work plans and goals. State may weigh in.
 - Link open space requirement to nearby parks – completed
 - Increase allowable lot coverage for multifamily housing – completed

Policy in process

- Cottage code revision & shared courts
 - Tiny home code
 - SROs
 - Fourplexes in RS
 - Mobility standards chapter 4.7—evaluation of whether our traffic impact framework is at the right level – Will be a July 17 worksession presentation.
 - Core area framework and urban renewal
 - Real time land inventory database
 - Tax exemption programs.
- **Breakout Sessions (Code, Policy, Misc.)**
Three minutes at each to view suggestions and rank ideas that have come forward previously. Then brainstorming at each area.
 - **Recap**

Ranking of prior ideas: (green and yellow dots)

Code (Pauline Hardie and Matt Stuart)

- Increase unit minimums in RM and RH zone. Note: this would either need to be tied to an increase in RS max density, or there would be a gap between RS max and RM minimum. (0 green/0 yellow)
- Garage to ADU conversion streamlining (5 green/2 yellow)
- Remove maximum density in RH (1 green/2 yellow)
- Additional parking reduction in certain areas (transit proximity or other) (1 green/4 yellow)
- Remove single family from RM (1 green/2 yellow)
- Additional height bonus in certain areas (3 green/1 yellow)
- Additional FAR for AH (4 green/0 yellow)
- Additional transit oriented development tools – increased building envelope/decreased setbacks, relaxed open space in MF (2 green/1 yellow)
- Density bonus for missing middle within same envelope (9 green/3 yellow)

Policy (Damian Syrnyk and Racheal Baker)

- Consider a tiny home SDC methodology (8 green/0 yellow)
- ID percentage of total residential units that should be affordable in Comp Plan (4 green/2 yellow)

- Create a pre-application navigator position to help the public get to “complete application” (0 green/4 yellow)
- Remove internal approval of condos, state makes final determination (6 green/1 yellow)

Misc. (including items that may need state action) (Ben Hemson and Beth LaFleur)

- Short subdivision. From 4 lot threshold to 9. Would require a state law change (ORS 94) (4 green/4 yellow)
- Create a Council/City award for community support for affordable housing (1 green/4 yellow)
- Create an appeal process for planning staff decisions (6 green/1 yellow)

Brain Storming Session:

Misc.

- Drop in center for people experiencing homelessness -> connect with services
- Further reduce open space requirements for MF
 - Increase buildable land supply
 - Reduce future Parks SDCs
- Collaborate with cities outside of Bend on housing/transportation
- Engage with large local employers annual on employee housing needs.
- Flat SDC (+deferral/lien) for properties less than \$300k for new sale.
- Consider RV Parks a source of affordable housing
- Allow private landowners (with room) to accommodate RVs/Tiny Homes (while meeting sewer/water requirements).
- Revisit Central Oregon Storm Manual and how it impacts local code and housing affordability.
- Address transfer of homes/ADUs to short term rentals
- Increased property taxes for secondary homes/short term rentals.
- Address conflicting land use and building requirements in Cottage Code.
- Staff an “expeditor” role for Affordable Housing/affordable housing projects.
- Tie SDCs to square footage.
- Legal: create a template to amend CC&Rs exemptions for Affordable Housing Projects. One pager summarizing what is and isn’t allowed by each neighborhood’s CC&Rs. (State law).
- Workforce Development for trades/construction (potential outcome being reduction of construction costs).

Code

- Increase maximum unit in RH and RM zone.
- Inclusionary zoning in RH (incentives for market rate developer).

- Cottage Code – match SDC to density
- Tiny Homes (on wheels) under Tiny Home Code, not RV. Park (Central District). Activation.
- New housing excludes VRBO.
- Solar setbacks (delete).
- Reduce parking requirement.
- RV parking allowed in more zones.
- Create more parking maximum in Zones(s).
- Influence County's ADU Code (Be more consistent with City.)
- Tie PZ's to building permit.
- Cottage Code open space = commercial (?) Why?

Policy

- Urban Reserves.
- Streamline permit process (max time limit).
- More resources in Growth Management.
- More parking structures and less on-site parking.
- Tax exemptions for partnerships on mixed use – Affordable Dev for 80% AMI Home Own.
- Waive City fees for affordable housing.
- Waive 4.7 studies for areas already studied.
- SDCs – deferred/financing (fix lot priority requirements), payment – closing.
- Short term bond for infrastructure funding.
- Expedite permitting for net zero building.
- Define/encourage middle income housing – policy
- Expanded mission for AHAC – All Housing Committee.
- Encourage code/policy residential – not tourist/vacation use of housing.
- Scalable SDCs for tiny homes/cottages.
- Consider housing impacts of new City policies.

Will summarize notes and lists and provide to Committee. Be ready at next meeting to create priorities. In future, will form recommendations (will vet with BEDAB) to give to Council. Will take several months.

- **Adjourned at 12:01 pm**