



CITY OF BEND

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Meeting Minutes

City Council Community Building Subcommittee

Monday, October 21, 2019, 3:00 p.m.

City Council Chambers, Bend City Hall

710 NW Wall, Bend, Oregon

3:00 p.m. City Council Community Building Subcommittee Meeting

1. Convene Subcommittee Meeting

Mayor Russell, Councilor Livingston, Councilor Goodman-Campbell

Also Attended: Mary Winters, Jesse Thomas, Jon Skidmore, Colleen Miller, Russell Grayson, Pauline Hardie, Lynne McConnell, Kayla Duddy

2. Approval of minutes from the Monday, August 26, 2019 meeting

Councilor Livingston made a motion to approve the Monday, August 28, 2019 meeting minutes. Councilor Goodman-Campbell seconded, the motion passed unanimously (3-0).

3. Land Inventory (Jesse Thomas & Colleen Miller)

Jesse Thomas, Senior Manager, and Colleen Miller, Management Analyst, presented the following slides:

- Land Inventory Database Timeline
- Today's Presentation
- Why Are We Developing The Inventory?
- Land Inventory
- Land Inventory (second slide)
- New Land Inventory
- Recommended Approach
- Who Is The Audience?
- Intended Uses
- Questions

Mr. Thomas discussed that the intent of the Land Inventory Database is to help create a tool that helps monitor the policies and procedures issues. Mr. Thomas mentioned that the City is hoping to have this project completed by the end of 2020.

Mayor Russell asked Mr. Thomas to explain how the Buildable Lands Inventory (BLI) definition fits into what the City is proposing.

Councilor Goodman-Campbell confirmed that the 2019 availability is based on the state definition.

Mr. Thomas shared that the Office of Performance Management (OPM) will start developing the Land Inventory Database program once all data has been collected. He mentioned that once that is completed, he would like to bring what was found back to the subcommittee.

Eric King, City Manager, asked Mr. Thomas, on Council's behalf, to try and expedite the time frame a little more due to Council making some key decisions using this data.

Mr. Thomas mentioned he wants to make it a priority to get this in front of Jon Skidmore's Chief Operations Officer, Operations Direct Reports Group to cut back on time. Mr. King mentioned that staff will include external stakeholders as well.

Ms. Miller explained that the current process for updating the BLI is largely manual and going to this new inventory they want to create an automated process.

Ms. Miller mentioned they may look at figuring out a way to automate and provide a preliminary set of results that do not factor in all the material like serviceability.

Councilor Goodman-Campbell mentioned this can be used as a tool Council uses in policy decisions and then a tool for the public and City partners.

Councilor Livingston suggested the City could also make it a tool that is available for the development community to make business decisions.

Mr. Thomas shared that in the long term, the City will look to create data sets for the Urban Growth boundary (UGB) extension as well.

4. RFI for Land Development (Carolyn Eagan)

Carolyn Eagan, Economic Development Director, presented the following slides:

- Council Goal: Economic Vitality
- Propose of the RFI/RFP
- Process to Date
- Next Steps/Decisions
- Questions

Ms. Eagan also presented the Request for Information (RFI) Program form:

- Criteria
- Timelines
- Documents

- Funding

Ms. Eagan mentioned that the RFI has been sent to 1,100 individual businesses. 30% of those have projects that are fitting, and more than three units which may or may not have a commercial component.

Ms. Eagan shared that she is hoping the feedback received will help the City understand the size of projects, the location of projects, and which infrastructure may be targeted.

Mr. King mentioned that the City has a small amount for Public Private Partnerships for the Transportation Construction Fund.

Ms. Eagan verified that 150% AMI would be included in the criteria. She also mentioned since the City normally does not do a high percent AMI, she is not sure if that would be income restricting or if the City would need to look at the mechanism for what makes the most sense.

Mr. King mentioned that whatever decisions the Council makes, he wants to make sure that they always gravitate back to the Housing Needs Analysis. The City wants to help a broader group than just the deed restricted.

Councilor Goodman-Campbell shared that maybe the City can be proportional and try to prioritize between a number of projects that meet the needs for different incomes, and try to strategically place the resources.

Councilor Livingston mentioned that he is comfortable with City Staff determining when and how the RFP goes out.

Mayor Russell suggested the RFP be brought forward at the next City Council Meeting.

5. Sequencing of Code Changes (Pauline Hardie & Russell Grayson)

Pauline Hardie, Senior Planner, and Russell Grayson, Community Services Director, presented the following slides were presented:

- Housing Code Updates – just finished
- Sewer Code Updates
- Urban Renewal Advisory Board (URAB) Code Updates
- Chapter 4.7 Updates
- HB 2001 – Alternative Housing Types

Mr. Grayson shared that there are no projects waiting at the moment for Chapter 4.7.

Ms. Hardie proposed to create a committee comprised of architects, designers, developers, and members from the Affordable Housing Advisory Committee (AHAC), Bend Economic Development Advisory Board (BEDAB), Neighborhood Leadership Alliance (NLA), Planning Commission, and City Council.

Ms. Hardie mentioned she is hoping to take the proposed committee to the Planning Commission for approval, then to the City Council for approval. She then would convene the committee from November to March to draft the code.

Mayor Russell shared she thought that the House Bill 2001 was going straight to Council due to all the conversations that were happening around it. Mr. King confirmed and mentioned that he doesn't believe this conversation will be reconciled with the subcommittee.

Mr. Grayson mentioned that the intention is to get the Technical Advisory Committee up and running to make sure that there aren't any other high level issues to be discussed.

Mary Winters, City Attorney, recommended going to the Planning Commission on October 28, 2019 to receive feedback on the Technical Advisory Committee, then presenting to Council November 6, 2019 to get approval for Councilor Goodman-Campbell to become Council Liaison.

Lynne McConnell, Affordable Housing Manager, shared that the Model Rule/Model Code is supposed to be adopted by a Rule Making Committee by July 2020. Ms. McConnell presented that she has been assigned to be on that committee and that we may have the ability to affect the rules if we know what our code is.

Mr. Grayson, due to time, will bring back the rest of the code changes to the next Community Building Council Subcommittee meeting.

6. Citizen Committees Comments (NLA, Planning Commission, & Affordable Housing)

Kathy Austin, Affordable Housing Advisory Committee (AHAC), suggested that the Serviceable Residential be broken down into housing types or densities.

Ms. Austin asked who was going to administer the RFP and if this is something the Affordable Housing Advisory Committee would handle or if it would just be the Community Building Council Subcommittee. Mr. King mentioned that the City has not gotten that far, but once they figure out the format, it would be probably a mix of each committee.

Scott Winters, Planning Commission, discussed concerns with the Pre-Applications in regards to SDC's, permit fees and the variance process.

Dave Johnson, Neighborhood Leadership Alliance (NLA), mentioned that he would like meeting documents from this meeting to present to the NLA. Mr. King mentioned that all the meeting documents will be posted on the website.

Mr. Johnson, asked Ms. Eagan who received the RFI. Ms. Eagan shared the Business Registration process and how a businesses was selected for receiving the RFI.

Mr. Thomas mentioned that if the NLA would like him to help walk them through the Land Supply, to let him know. Mr. Johnson discussed that he will bring the Land Supply subject to the NLA Land Use chair.

Adjourned at 5:04 p.m.

Respectfully submitted,

Kayla M. Duddy
Deputy City Recorder