



CITY OF BEND

## Minutes

### Affordable Housing Advisory Committee

3:00 PM, Wednesday, November 10, 2021

Meeting will be convened online via Zoom due to COVID-19 concerns.

Go to [Affordable Housing Advisory Committee Page](#) for more information.

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Staff Liaisons: Lynne McConnell, Racheal Baker and Amy Fraley

**Roll Call:** Cindy King, Kathy Austin, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Mandy Dalrymple

- **Public Comment**

Sean Bearden-Customer service manager with Hayden Homes. Talked about Leadership Bend 2022's proposed project, which is focused on creating a marketing campaign and a how to guide for adding an ADU onto existing property.

Cindy-Deschutes county, in regards to ADU's, still in policy making and how to adopt that. We can invite you back in the future.

Kathy-A good resource is Napa Sonoma ADU non-profit.

Ian-Thank you Sean for bringing this to our attention. Could this group officially reach out or set up a subcommittee to work with them?

Lynne- A lot of synergy around this topic. I have been meeting with folks to work on the potential for ADU pilots. We already have Council approval in allowing for what the city calls, master permits. Currently, building the module in City View, our permitting software system, and potentially expanding to other housing types. Elizabeth are you okay with talking about the guidelines for subcommittee creation?

Elizabeth-A subcommittee of AHAC could be created by AHAC. You can delegate a sub group to go work with this other group and then come back to AHAC with recommendations. If a subcommittee of this group is coming back to make recommendations for AHAC action that subcommittee meeting has to be noticed as a public meeting, because it's a subset of this public group. However, people who are on AHAC who want to get together and work with other people doing interesting projects in the city and not as AHAC members with the goal of some AHAC action, you can do that without creating a subcommittee and without requiring public notice. What is the goal of the work? If the work is to come back and inform AHAC those would be public meetings that would need to be noticed. If there's some other goal that isn't to inform future AHAC action, then they may not be necessarily be.

Ian-Another resource is the Bend Chapter of American Institute of Architects.

Kathy-Volunteered to be a resource.

- **Approval of September Minutes**

Approved.

- **HB 4006 – Rent Burden Public Meeting**

- An opportunity to weigh in on several development policies that affect affordability.

Lynne Instructed committee on survey through Menti.com

Amy introduced “Rent Burden” power point and Menti survey in order for committee to vote.

**1) Which is more important in single family residential, off-street parking or height limits? Off street parking 11 votes. Height limits 9 votes.**

Mandy-Important to have fewer cars parked on the street, reduces ability to have bike lanes and alternative means for other modes of transport other than vehicles.

Alison-You will get more doors at end of day by building up.

Kathy-Traffic slows down when on street parking, becomes safer environment for riding other vehicles. Requiring additional parking onsite adds cost to housing less affordable.

Heather-We need to have various options.

**2) If you had to choose, would you rather pay higher fees or have longer entitlement timeline? Higher fees 4 votes. Longer entitlement 5 votes.**

Matt-If it is truly a priority of the City then they should fork over more money to hire more staff to expedite some of these processes. This should not solely fall on developer.

Kathy-If higher fees add more staff that is more preferable, time is more money. If it shortens entitlement process then carrying cost are cut in half. I agree with Matt; the City needs to take on responsibility that applications are processed in a timely fashion. I do think there should be an option for an applicant to go through a third-party plan check approval process.

Ian-Who is the you in the question, individuals that are paying extra or is it tax payers? Are fees tied directly to the cost for and by developers or to the tax payers? Could we on subsequent questions come to an agreement of any definitions we need before voting?

Cindy-Cannot adjust questions at this time, but duly noted.

**3) In residential areas, are set backs or height limits more important? Setbacks 3.8 votes. Height limits 2.1 votes.**

No discussion.

**4) In commercial areas, are set back or height limits more important? Setbacks 3.0 votes. Height limits 1.9 votes.**

Kathy-Needs clarification, does not think important in either case. Are we saying they are not high enough or too high? Same with the setbacks. Need to look at quality of design, product and the location.

Matt-Height becoming less and less important amongst developers. Single family

residence areas do not want to have houses “slammed as close as possible”.

Allison-In agreement with Matt. Density is important in getting number of doors out there. No such thing as a view easement unless written into your contract with your neighbor.

Amy-From standpoint of developer and homeowner these work in tandem.

Attendee Shawnda Joy Jennings-call in- When was the last time the city boundaries growth area was changed?

Lynne-These are not our decisions the State says, “we must densify internally before we can consider expanding the boundary”. In 2016 UGB expanded a little over 2000 acres. 1) The city does not have ability to stop growth. 2) Have to look how to densify internal before expanding our boundaries. Our ability to increase our border is going to get more complex for better or worse. The balance we are trying to find is within the state framework, which is we must densify before moving out which of these challenging options are the better or worse?

**5) Would you rather see more green space with taller buildings or more parking with high construction cost? More green space 14 votes. More parking with high construction costs 0 votes.**

Karna- I do not think those are mutually exclusive. I think there should have been another option.

**6) Would you rather drive further to more concentrated commercial districts 0 or have a shorter drive to shopping areas with reduced options? Drive further 0 votes. Shorter drive 17 votes.**

Ian-Because of the time and financial cost, curious what City is doing in other departments to move this conversation forward? I would like to hear an update from the city on affordability and neighborhoods.

Lynne-We will work on that with Cindy and the staff team and try to figure out the when.

Alison- These are not mutually exclusive choices, they’re meant to prompt discussion. I like both, certain commercial needs that could be met with some kind of pocket commercial options.

**7) Are views of the mountains from your home worth a longer drive to work and play? 12 no votes, 6 yes votes.**

Melissa Kamanya- A lot of these questions may not relate to those who do not have a car, the mountains may not be something they came here for. The questions are aiming at upper class folks and not the lower-class folks we tend to serve.

Matt-Open to discuss some of the previous questions? Paying higher fees for longer entitlement. Common problem with long entitlements not fair for someone to pay higher fees to get expedited. If the demand is there we need to recognize and staff accordingly.

Lynne-To clarify, that was not the intent. The COB has one of the lowest tax rates in the State. None of our general fund able to go to and of the CDD activities. They are

completely self-sustaining programs, and are fee based. That question intended to touch on this. In order to get more staff someone has to pay those fees. There is no consideration for people to pay more in order to get quicker service.

Matt-Thanks for clarity. I think community should participate.

Heather-This topic came up at annual city budget committee process. The committee recommended, at that time, that the city hire an additional planner. They were having a discussion on how they were going to pay for this. These are community and business needs that may necessitate to think differently on how these key departments get staffed and resourced.

Kathy-Clarify two phases for project to become a real thing, entitlement and building permit portion. Third party companies that do nothing but plan check for building permits.

Mandy-My comment has to do with last question, our views of the mountains. I have lived in poverty, affordable housing and section 8 and not once did a mountain view ever factor into any of my housing choices.

Councilor Barb-This committee has a charter in our code and a lot of the seats in this committee are specifically for an architect, someone who understands the loans to build or buy homes, some are realtors. We are lucky to have Mandy on board because she does have this experience.

Cindy-This portion of this meeting is specifically for HB 4006.

- **Potential Tax Exemptions for Consideration**

Lynne introduced Allison Platt, Core Area Project Manager.

Allison-presented power point regarding four different tax exemption programs that are being considered.

- Vertical housing Dev Zone (VHDZ)
- Multiple Unit Property Tax Exempt (MUPTE)
- Non-profit Tax Exemption
- Middle Income Tax Exemption

Kathy-Did you elicit feedback from some of the developers that we are hoping to attract and what their preferences are?

Allison-We have heard from a few. Our goal is to bring to council on December 15<sup>th</sup> to get more direction. That is part of our outreach process.

Heather-Is the Council entertaining one of these, a combination or all of these?

Lynne-I presented to Council and they told me to do some research and come back to them with committees' input.

Matt-I like all of them.

Kathy-I am supportive of moving forward and getting more information on all of these. I would like to sit in on the December 15<sup>th</sup> work session and learn more.

Alison-I support evaluating all four and not sure which to prioritize yet.

Lynne-We are going to try to put together a working group to research this.

Cindy-How many for work group are you thinking?

Lynne- No more than three.

Cindy-Kathy and Matt volunteered to be on the working group.

- **Stevens Road and HB 3318**

Lynne introduced Brian Rankin-Growth Management Manager

Brian responded to some questions he had heard earlier--2016 UGB expanded 2380 acres, about 1000 acres being residential and then employment land, public facilities and land for parks and schools. Proposals of that scale take time. Not sure if throwing twice as many staff will cut the time in half. In regards to complete communities, there are policies in Chapter 11 of the comprehensive plan that has requirements.

Brian went on to share the Stevens Road Tract Concept Plans power point. Discussed HB3318, which was recently passed at the State level. Creating land for more housing acreage, land for deed restricted affordable housing, employment land, aspire to have multi modal with parks.

Lynne- HB 2001 went into code on Friday. One of the provisions no max density limits in RM or RH zones. What do we want to do on the RS zone?

Cindy-Lynne when do we need to have a collective answer on this? What is our timeline?

Brian-I am looking at early to mid-January to present.

Lynne-Suggested sending out Power point to committee members and then have a discussion in the January meeting.

- **Staff Report**

Lynne-Notified AHAC that invites for the AHAC meetings will start coming from Deena Cook, Affordable Housings new EA.

Remainder of staff report will be sent out in an email this Friday November 12, 2021.

**Adjourn 5:07pm**