

The meeting of the Neighborhood Leadership Alliance (NLA) was called to order at 4:00 p.m. on Tuesday, January 11, 2022, online and by phone.

- 1. Roll Call:** Summer Sears (Chair), Dave Johnson (Vice Chair), Karen Bergsvik, Jim Christo, Chris Friess, Cassie Giddings, Shawn McFadden, Lisa Mushel, Chris Pearson, Steve Pine, Elizabeth Rhodes, Kathy Roche, Morgan Schmidt

**Absent:** Steve Pine

## **2. Approve Minutes**

Member Johnson moved to approve the December 13, 2021 meeting minutes. Member McFadden seconded the motion, the motion passed unanimously (11-0).

## **3. Public Comments**

No public comment.

## **4. Affordable Housing Tax Exemptions**

Member Christo joined the meeting around 4:05 p.m.

Lynne McConnell, Housing Director, Allison Platt, Core Area Project Manager and Amy Fraley, Affordable Housing Coordinator, presented the following slides on Property Tax Exemption Programs:

- Council Goals – Housing and Prosperity
- Ask Today
- Why Tax Exemptions?
- Considerations
- 30 Year Annual Tax Revenue
- Considerations for TIF Areas
- Vertical Housing Development Zone (VHDZ)
  - Program Requirements
  - Pros, Cons, Notes
- Multiple Unit Property Tax Exemption (MUPTTE)
  - Program Requirements
  - Pros, Cons, Notes
- Taxing Districts (Dollar Example)
- Example Eligibility Criteria
- Example Project – Industrial Use to Five Story Mixed Use in Bend Central District
- Non-Profit Tax Exemption for Affordable Housing Development
  - Program Requirement

- Pros, Cons, Notes
- Middle Income Tax Exemption (Newly Rehabilitated or Constructed Multiunit Rental Housing)
  - Program Requirements
  - Pros, Cons, Notes
- Direction and Next Steps
- Outreach Process
- Schedule

Members Bergsvik and Schmidt volunteered to be the NLA Liaisons of the Tax Exemption Programs Working Group.

## 5. Liaison Updates

- **Council Community Building Subcommittee**

Dave Johnson presented the following updates from December 22, 2021 City Council Community Building Subcommittee meeting:

- Waste Water Management System – discussions on economy, housing and employment
- Next meeting is February 23, 2022

- **Sounding Board to House our Neighbors**

Shawn McFadden presented the following updates from the December 15, 2021 City Manager's Sounding Board to House Our Neighbors meeting:

- January 24, 2022 presentation to the Planning Commission
- Over 800 people who took a survey did not support the shelter code amendments

Members discussed the following on the code amendments:

- The Summit West Neighborhood Association does not support the shelter code amendments
- Orchard District Neighborhood Association supports the code amendments but has concerns from neighbors about the potential managed camps being located by schools
- Southern Crossing Neighborhood Association supports the code amendments but has concerns on the unmanaged camps not being on the code amendments
- Neighborhood Associations should be informed and notified as soon as possible when potential shelters will be located in their neighborhoods
- Southwest Bend Neighborhood Association has heard concerns about a managed camp near Bend Senior High School and the option to allow people to camp in a person's driveway
- Boyd Acres sent a letter to Council saying that they do not support a managed camp near their neighborhood
- Supervised camps are better than unsupervised camps

- Century West Neighborhood Association does not support the code amendments, has concerns about managed camps being close to schools and the camps not having services and access to transit
- Larkspur Neighborhood Association supports the code amendments but are concerned with the communication with the Neighborhood Associations and people living in unsupported ways - the community is responsible to support the homeless
- There is a humanitarian crisis happening in terms of housing
- The NLA has an obligation to support the code amendments and stop the spread of wrong information

Member McFadden explained that he is not comfortable representing the NLA at the January 24, 2022 Planning Commission meeting.

Member Mushel moved that the NLA authorize Makayla Oliver to work with past NLA Chair Hans Jorgensen to present information to the Planning Commission on Monday January 24, 2022 encompassing the sentiments of the NLA as it relates to the code change amendments. Member McFadden seconded the motion, the motion passed unanimously (12-0).

- **Neighborhood Association Roundtable Update**

Lisa Mushel presented the following updates on the Neighborhood Association Round Table (NART):

- Met on December 17, 2021 – discussed the Climate Friendly Rules
- Climate Friendly Rules education event – January 12, 2022 at 5:30 p.m. on Zoom and the meeting will be recorded – there will be representatives from the Department of Land Conservation and Development, Land Conservation and Development Commission and the City of Bend
- Next meeting will be January 25, 2022

## 6. Election of Committee Officers

- **Committee Chair and Vice Chair nominations and vote**

Member Sears nominated herself for the Chair position.

Member Roche nominated herself for the Chair or Vice-Chair position.

Member Johnson moved to nominate Member Sears as the NLA Chair and Member Roche as the NLA Vice-chair. Member Mushel seconded the motion, the motion passed unanimously (12-0).

- **Revisit meeting Date and Time**

Members are supportive of keeping the NLA meetings on the second Tuesday of every month and to revisit this summer.

## **7. Outstanding Topics**

- **Letter from Jim Christo, Southeast Bend NLA Representative**

Member Christo presented an overview of his letter sharing concerns on the November 9, 2021 recruitment and engagement strategies conversation.

Members discussed and agreed to the following regarding the letter from Jim Christo:

- Oliver can include questions about response tracking in her discussions with staff.
- Incorporate “Assumptions/Theming” exercise into assessment discussions with Neighborhood Associations.
- Add a survey in the Neighborhood Leader Newsletter, to be completed by Neighborhood Association board members prior to the assessment discussion with their Neighborhood Association.

## **8. NLA Representative Reports**

Member Johnson reported on the following for the Old Farm Neighborhood Association:

- Had a board meeting on January 10, 2022 – discussed board goals and will be deciding on how to move forward within the next three Monday’s
- Joint meeting with the Southeast Bend Neighborhood Association – will possibly add other neighboring Neighborhood Associations at another time

Member Christo reported on the following for the Southeast Bend Neighborhood Association:

- Started a joint board meeting with the Old Farm Neighborhood Association – will be the first Wednesday of every month and may add the Larkspur Neighborhood Association in the future

Member Giddings reported on the following for the River West Neighborhood Association:

- The board is still working on their February annual meeting
- Next meeting will be Monday, January 17, 2022
- The board had a Go Bond discussion with the City

Member McFadden reported on the following for the Summit West Neighborhood Association:

- The board met last week
- 50% of the board is new – the focus will be getting the new board members up to speed and repopulating the various committees the board was associated with

Member Mushel reported on the following for the Century West Neighborhood Association:

- The board did not meet in December due to the Holidays and illness
- Next meeting will be January 19, 2022 – planning their annual meeting
- Will not be doing Fire Ready Bend this year – last year’s sessions are available on YouTube

- Mushel had an opportunity to meet with Mount Bachelor Village and Sunrise Village – possible increase in membership
- COID property continues to be a big topic

Member Pearson reported on the following for the Awbrey Butte Neighborhood Association:

- The board met in early December
- Next meeting will be Wednesday, January 12, 2022 – will discuss changing the speed limit on Mount Washington Drive and large development project
- The board continues to discuss Climate Friendly Rules

Member Rhoads reported on the following for the Southwest Bend Neighborhood Association:

- Next meeting will be next week
- Had their general meeting November 2021 – 50 people attended and Member Mushel presented a presentation on Land Use 101
- New RV Park proposal – Murphy parking refinement plan
- The board continues to received Short-Term Rental (STR) applications

Member Roche reported on the following for the Boyd Acres Neighborhood Association:

- The board is reviewing new STR applications
- The City will provide speakers to present on homelessness in February – possibly open it up to NLA Representatives to join
- Building projects continue to happen in the neighborhood
- Will have an annual meeting in June or July – hoping for a diverse audience

Member Schmidt reported on the following for the Larkspur Neighborhood Association:

- The board met in November 2021
- Next meeting is January 17, 2022 - new board members will be on boarded and will be looking into goals for the next year
- A few of the board members attended the Diversity Equity and Inclusion (DEI) training
- The board did not meet in December

Member Sears reported on the following for the Orchard District Neighborhood Association:

- New members and lost a member
- The board is having DEI conversations – challenging themselves
- Second DEI Lab
- Discussion on creating a good Samaritan program – possible help from the City

Oliver discussed the January 19, 2022 Council Goal Check-in.

**Adjourned at 6:02 p.m.**

Respectfully Submitted,

Neighborhood Leadership Alliance Meeting  
January 11, 2022

Kayla M. Duddy  
Deputy City Recorder