



CITY OF BEND

Meeting Minutes

Affordable Housing Advisory Committee

3:00 PM, Wednesday, April 13, 2022

Staff Liaisons: Lynne McConnell (absent), Racheal Baker, Amy Fraley and Deena Cook

Roll Call: Cindy King, Keith Wooden, Kathy Austin, Matt Martino, Ian Schmidt, Alison Hohengarten, Heather Simmons, Mandy Dalrymple

Absent: Joanna Gardner

Meeting Guests: Barb Campbell (Bend City Council), Elizabeth Oshel (City of Bend, Assistant City Attorney), Brian Rankin (City of Bend, Long Range Planning Manager)

- **Public Comment**
 - No public comment.

- **Approval of March Minutes**
 - Motion to approve made by Matt Marino and seconded by Kathy Austin. Eight approved.

- **Conflict of Interest Disclosure**
 - Chairperson King inquired with AHAC members as to potential conflicts of interest with regard to the contents of this meeting.
 - Matt Martino has a potential conflict of interest if a home buyer chooses to pursue his services in financial assistance in home buying. Currently there is no impact.

- **SDC Exemptions**
 - Amy Fraley, Affordable Housing Coordinator, explained System Development Charges (SDC), which is a one-time fee imposed on new or some types of re-development at the time of development. The fee is intended to recover a fair share of the costs of existing and planned facilities that provide capacity to serve new growth. AHAC became the approving body for SDC Exemptions in 2017. Prior to 2017, City Council approved these exemptions.
 - Keith Wooden moved to exempt Bend Redmond Habitat for Humanity from pending City of Bend System Development Charges of \$19,623, and to authorize staff to take all actions necessary to complete such exemptions, including signing loan agreements and related documents, without further approval. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Kathy Austin seconded the motion. Eight approved the motion.
 - Matt Martino moved to recommend the Bend Park and Recreation District Executive Director or designee exempt Bend Redmond Habitat for Humanity from pending Bend Park and Recreation District System Development Charges of \$7,661. If exemptions are not exercised before any expected increase, the increase will be added to the total exemption. Ian Schmidt seconded the motion. Eight approved the motion.

- **Tax Exemptions Update – Allison Platt**
 - Allison Platt, City of Bend Core Area Project Manager, and Amy Fraley provided a tax exemption programs update. The Property Tax Exemption Work Group

evaluated four property tax exemption programs to help the City meet its housing goals: Multiple Unit Property Tax Exemption (MUPTTE), Vertical Housing Development Zones (VHDZ), Non-Profit Tax Exemption, and Middle-Income Housing Exemption. The Property Tax Exemption Work Group recommended the City pursue adoption of two of these exemption programs: Non-Profit and MUPTTE. The Work Group recommends asking the City Council to support efforts to make legislative changes to the Middle-Income Housing Exemption. Currently, the Middle-Income Housing Exemption has been adopted in only one Oregon county (Tillamook) and has not been utilized to produce any units.

- **Stevens Road Tract Concept Plan – Brian Rankin**

- Brian Rankin, City of Bend Long Range Planning Manager, presented on East Stevens Road Concept Plan. The plan intends to add 261 acres to the Bend Urban Growth Boundary (UGB) for development of affordable housing and market rate housing.

- **Staff Report**

- City of Bend Planning Department is working on amendments to the Bend Development Code for Senate Bill 458 which relates to land division for residential development specifically allowing land division to separate dwelling units for new middle housing. Interested parties from AHAC are encouraged to participate the work session on April 25.
- Discussion about a letter of support from AHAC for the two property tax exemptions ensued. Affordable Housing staff will draft a letter of general support with a request Council weigh the value of the public benefits required to be eligible for a property tax exemption.
- Fair Housing training sponsored by the Fair Housing Council is April 14.
- Shelter Code will be discussed at City Council on May 4.
- There is a public hearing on May 10 on House Bill 4079.

- **Adjourn**

To watch the live recording of this meeting, please visit <https://www.youtube.com/watch?v=g5ixy3xL4s>