

Report on Areas of Opportunity

MHLD (Middle Housing Land Division) – Removes requirement for building permit before land division. 1st reading at the November 20th Council meeting.

Property Tax Exemptions (Middle Income and ADUs) – Pursuant to Council direction (See City [Council Meeting from July 17, 2024, at 55 minutes and 5 seconds](#)) these tax exemptions have been tabled. Council may ask Housing staff to bring forward again in the future.

ADUs – Multiple City department staff continue to work on vetting other Accessory Dwelling Unit (ADU) incentives such as 2nd ADUs (also known as Junior ADUs) or relaxing our restrictions to interior single family dwelling accessory space. City staff plan to bring this before Council in the spring of 2025.

Expedited Review for the Project (multiple phases) – Multiple City department staff expect to review the expedited review process and consider administrative adjustments as well as any policy questions to bring before Council. This discussion is expected in the spring of 2025.

SDCs – Upon completion of the System Development Charge (SDC) methodology implementation (ongoing for the foreseeable future), Housing staff could explore whether the adopted methodology has the ability for further refinements to incentivize middle-income units available to households at or below AMI levels determined needed by current data.

Sidewalk Segments – Sidewalk requirements for housing development do not always result in connectivity and such requirements have hindered housing development. This affects many areas of operations within the City including housing production. Multiple City department staff will need time to explore this further.

ROW easements/vacations – Unlikely utilized right of way (ROW) can require an additional easement or can require a costly vacation, and such requirements have hindered housing development. Multiple City department staff will need time to explore the opportunities further on City evaluations of ROW and future use. Comparable to the sidewalk connectivity opportunity, this affects many areas of operations within the City.

City Owning Land for Workforce Projects – Would require a new undertaking for the City and a Council goal for creating such a program.

City of Bend Credit/Interest Enhancement – While innovative and should be considered when discussions occur for greater housing development revenue to our community, some large questions may need to be investigated further. If voter approval would be required, would need Council direction for City staff time to be applied for this effort.