

RESOLUTION NO. 3448

A RESOLUTION OF THE CITY COUNCIL ESTABLISHING THE HOUSING OPTIONS MADE FOR EVERYONE (“HOME”) TEMPORARY COMMITTEE

Findings:

A. The 2025-2027 Bend City Council Goal Work Plan includes a Housing goal to “develop and implement strategies to meet community housing needs” including through “reliable funding”. This goal includes a strategy to “Create a Housing Production Strategies committee to develop policies, incentives and other funding tools to increase the supply of affordable and missing middle housing in alignment with the Oregon Housing Needs Analysis”.

B. Beginning in 2019, the Oregon legislature has directed cities and the statewide land use planning agency to develop strategies to estimate housing need and produce more housing. This effort led to the creation of the Oregon Housing Needs Analysis (“OHNA”) by the Department of Land Conservation and Development. The OHNA estimates the current and future housing allocation needed over a 20-year period for each city and urban growth boundary (UGB) in the State. The OHNA report published in December 2024 estimates that the City of Bend UGB will need to add a total of 33,763 residential units by 2045, affordable to households earning a range of Average Median Income “AMI” levels, as shown below.

	Results	Total	0-30% AMI	31-60% AMI	61-80% AMI	81-120% AMI	>120% AMI
City of Bend UGB	1-year	1,971	355	314	240	413	649
	20-year	33,763	4,826	4,941	3,928	7,474	12,595

C. Between 2014 to 2024, a total of 11,040 residential units were produced within Bend city limits, an average of 1,104 residential units per year. To meet the OHNA production allocation, additional new residential units will need to be produced each year beyond historical averages, including units affordable to people at a variety of income levels that may not be produced by market-rate development alone.

D. Housing prices are becoming increasingly out of reach for a growing share of Bend households and local wages are not growing commensurate to the annual cost of housing. Currently and in recent years, Bend is not seeing the development of homes affordable to people making at or below 120% area median income without public subsidy or other incentives to reduce rent or purchase price.

E. On May 21, 2025, Council held a work session to review existing and additional tools that the City could consider to subsidize and incentivize new housing development, including: additional property tax exemptions; revisiting the system development charge (SDC) methodologies; long-term lease incentives; deed-restricted purchasing; establishing a vacancy tax or a land value tax; increasing the Affordable Housing Fund ("AHF") and Commercial and Industrial Construction Tax ("CICT"); identifying a dedicated revenue stream for housing; and exploring utilizing general obligation bonds, 501(c)3 tax-exempt bonds, and City-sponsored credit enhancement for private housing developments; and forming a temporary committee to review, recommend, and prioritize tools for Council consideration. Council supported formation of a temporary committee to advise staff and the Council on potential additional tools that could help the City meet its housing needs.

F. Bend Code 1.20.015(H) authorizes the Bend City Council to establish temporary committees by resolution to address specific issues or engage in specific tasks, within identified timeframes, and to establish the scope of authority and responsibilities of the temporary committee.

G. Council now wishes to establish a temporary committee, Housing Options Made for Everyone ("HOME"), as set forth in this Resolution, to work with City staff and advise Council with recommendations that establish priorities on the various subsidy and incentive tools available to the City in support of new housing development.

H. Creation of this committee is the next step in developing recommendations to help Council establish a housing funding work plan that offers direction to the City on which specific programs will create enough housing units in Bend to meet the OHNA targets and work toward meeting the community needs for housing affordable to all.

Now, therefore, based on these findings,

THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:

Section 1. To create the Home Options Made for Everyone (HOME) committee in accordance with this Resolution, its findings, and the attached Exhibit A, the HOME Project Charter.

Adopted by the Bend City Council on June 18, 2025.

YES: Kebler, Franzosa, Méndez, Norris, Perkins, Platt, Riley

NO:



Melanie Kebler, Mayor

Attest:



Ashley Bortje, City Recorder's Office

Approved as to form:



Ian Leitheiser, City Attorney

HOME OPTIONS MADE FOR EVERYONE (HOME) COMMITTEE PROJECT CHARTER

SECTION 1. PROJECT GOAL

A. Assist Council with the development of a Housing Funding Workplan by reviewing, prioritizing, and recommending additional subsidy and incentive tools the City could use to support new housing development and promote more affordable home ownership and rental opportunities that recognize the diversity of housing types and sizes needed to support a growing and changing community.

SECTION 2. PROJECT SCOPE

A. Work with City staff and consultants to review and evaluate additional subsidy and incentive tools, including but not limited to:

1. Property Tax Exemptions;
2. Revisiting the SDC Methodologies;
3. Long-term Lease Incentives program;
4. Deed Restricted Purchase program;
5. Vacancy Tax;
6. Land Value Tax;
7. Rental Housing Fee;
8. Increase to AHF and CICT;
9. Dedicated Revenue Streams;
10. General Obligation Bonds;
11. 501(c)3 Tax Exempt Bonds; and
12. Credit Enhancement programs.

B. Provide analysis, priorities, and recommendations on which subsidy and incentive tools Council should consider as part of the future development of a Housing Funding Workplan to incentivize or subsidize development of new housing, for rental and homeownership, at varying levels of affordability, to meet the needs identified in the Oregon Housing Needs Assessment ("OHNA"), and develop outreach programs and public/private partnerships to promote the uptake of policy changes towards increasing

Resolution Exhibit A

the supply of missing middle-income housing and small infill development.

C. City Council intends to consider the recommendations of HOME in developing a Housing Funding Workplan, but the City Council will ultimately make decisions on such a work plan, based on their own assessment of the City's housing needs and advisability of any funding strategy, input from HOME, and other members of the public.

SECTION 3. HOME ROLE AND RESPONSIBILITIES

A. HOME will:

1. Work collaboratively with staff to develop recommendations for Council on which subsidy and incentive tools Council should include and prioritize as part of the development of a future housing funding work plan to support new housing development and meet the housing allocation need identified by the OHNA.
2. Hold open, public meetings in accordance with Oregon Public Records Law, and operate in accordance with the law in all respects.
3. Consider input from the public and City staff in their deliberations.
4. Respect a range of opinions, strive for consensus, and acknowledge points of mutual agreement. If consensus cannot be reached, a concurrence of a majority of HOME members present will be required to make recommendations to Council.
5. Consider adopting additional procedures for its meetings and reporting to the Council.

B. Membership in HOME will be proposed by the City Manager to the Mayor, who will seek the consent of Council in those appointments.

C. HOME will be composed of up to 9 voting members and up to 6 ex-officio members. Membership on HOME should be comprised of individuals with experience in or as representatives of the following:

- Affordable housing developer from housing authority or nonprofit
- For-profit or market rate housing developer, local or out of region
- Financial representative/mortgage lender
- Chamber member or local economist
- Central Oregon Builder Association representative
- Regional Organization representative
- Employer within the City of Bend

Resolution Exhibit A

Ex-Officio members should be representatives of regional governmental organizations or other public entities with an interest in or expertise in regional housing needs, funding or taxation, or the regional economy, or as otherwise deemed appropriate and necessary by the City Manager and Mayor.

D. In addition to the members above, Council shall select one City Councilor to serve as a liaison to HOME. This individual, along with the ex-officio members, may participate in HOME meetings to the extent of offering input, asking and answering questions, and providing guidance, but may not vote on any matters during HOME meetings.

E. The Mayor, in consultation with the City Manager, will designate two of the selected individuals as the chair and vice-chair, respectively. The chair and vice-chair ("co-chairs") are expected to work closely with the City project team to advance the committee goals. Between meetings, co-chairs will be responsible for helping staff develop agendas and meeting formats and supporting staff in conducting public outreach. co-chairs may be responsible for commenting on or reviewing documents. At meetings, co-chairs will be responsible for facilitating meetings to move group discussions forward. co-chairs may be responsible, with staff, for presenting HOME's recommendations to the City Council.

F. HOME members are encouraged to share the committee's progress with their respective constituencies at meetings, by e-mail or through newsletters. HOME members will strive to communicate outside meetings in ways that support the group process. This includes contacts with officials, with other community members, and with the media. City staff will be responsible for distributing information to HOME members, so everyone has the same information. Discussions of committee issues should occur at HOME meetings, for the benefit of allowing all members to be informed and participate, and to comply with public meetings laws.

G. HOME will be supported by the Real Estate and Facilities Department, but the City project team will include staff throughout the organization (e.g., Engineering, Community Development, Legal, etc.) and consultant support on an as-needed basis, as determined by City staff and the City Manager.

H. HOME will conduct its meetings consistent with the provisions of the Bend Municipal Code ("BMC") 1.20.015, as applicable.

I. Council may follow the recommendations, change the recommendations, reject the recommendations, refer the action back to HOME or take any further action the Council deems appropriate as per BMC 1.20.015(H). HOME will be considered disbanded when Council acts on its recommendations, or at any other time determined by Council.

SECTION 4. PROJECT TIMEFRAME

A. Council intends HOME to operate within the following timeframe:

Resolution Exhibit A

1. The City Manager shall strive to present appointments to the Mayor and Council at a City Council meeting in August 2025.
2. HOME will meet approximately 5 or 6 times between the months of September 2025 and April 2026. If needed, HOME may continue to meet depending on staff/Council direction.
3. By May 2026, HOME will make recommendations to Council on which subsidy and incentive tools Council should consider as part of the future housing funding work plan, unless this timeline is modified by the Mayor and City Manager. Council desires to hold a check-in with HOME before the end of 2025 with a focus on actions that could move to implementation in early 2026.