



RESOLUTION NO. 3488

A Resolution of the City Council Repealing Resolution Numbers 2423, 2428, and 2502.

Findings

- A. The Bend City Council recognizes that the availability of housing affordable to households at varying incomes is a critical aspect of a healthy community. Council goals for the 2025-2027 biennium include a Housing goal to, "Develop and implement strategies to meet community housing needs, reduce homelessness, and create complete, walkable neighborhoods through data-driven policies, reliable funding, and innovative development codes." Projections show a need for thousands of new housing units in Bend over the next several years, particularly units affordable to households earning low and middle incomes.
- B. Since 2003, the City of Bend has offered various development incentives including expedited review and permit processing to address obstacles to the development of affordable housing, through Resolution 2423, as amended by Resolution 2428 and 2502.
- C. Bend Municipal Code 1.30.005 provides the City Manager authority to adopt administrative regulations, policies and guidelines for provision of City services.
- D. Since adoption of Resolutions 2423, 2428, and 2502, the City has formalized incentives for affordable housing in the Bend Municipal Code, Bend Development Code, and system development charge methodologies. In the past decade, most City Council policies adopted by these resolutions have been replaced either with code, Council-adopted system development charge methodologies, or City Manager administrative policies.
- E. Resolutions 2423, 2428, and 2502 provide expedited review only for housing that receives federal or state funding. The range of funding available to promote affordability in housing has expanded since 2003, including the City's own Affordable Housing Fee and Commercial and Industrial Construction Tax. The City also recognizes and wishes to encourage housing that is committed to being affordable without subsidy.
- F. The City Manager has drafted an administrative policy to continue expedited review and permit processing for affordable housing and shelters. The policy sets out minimum levels of affordability, minimum ratio of affordable units in a development or development phase, and sets expectations for expedited review.

Resolution

Based on these findings, the City Council of the City of Bend resolves as follows:



1. Resolution numbers 2423, 2428, and 2502 are repealed.
2. The City Manager is directed to implement an administrative policy continuing expedited review and permit processing for shelters and affordable housing developments, establishing minimum affordability levels for projects to receive expedited review.

Adopted by the Bend City Council

June 17, 2026

Yes: Franzosa, Méndez, Norris, Perkins, Platt, Riley

No:

M K For

Melanie Kebler, Mayor

Attest:

Ashley Bontje

Ashley Bontje, City Recorder

Approved as to form:

Ian M. Leitheiser

Ian Leitheiser, City Attorney