CITY OF BEND

City Hall
710 NW Wall Street
Bend, OR 97703

RESOLUTION NO. 3497

A Resolution of the City Council Approving the City of Bend and Bend Park and Recreation District Shared Framework for Advancing Affordable Housing, Recreation Access, Interagency Collaboration, and Community Vitality

Findings

A. The City of Bend, an Oregon municipal corporation ("City"), and Bend Park and Recreation District, an Oregon Special District ("BPRD"), are local government entities serving the residents of Bend, Oregon.

B. Bend is a growing community where access to housing, essential services, parks, trails, natural spaces, and recreation contributes to long-term community well-being and vitality.

C. In March 2026, the Bend City Council and BPRD Board of Directors met and discussed coordination for growth and housing. That discussion included the use of tools such as tax exemptions, system develop charge (SDC) exemptions, tax increment financing, and code updates to align housing goals with park and trail investments.

D. The March 2026 joint meeting established the need for a shared framework because decisions by either agency about land use, housing incentives, park and trail investments, transportation networks, and development standards can affect the other agency's facilities, revenues, operations, and ability to serve the public. Coordinating these interrelated decisions earlier can reduce project-by-project negotiation, identify tradeoffs before commitments are made, and create more predictable pathways for community-serving investments.

E. Following the joint meeting, City and BPRD leadership and staff developed and refined the Shared Framework through a series of discussions and working drafts during spring and summer 2026. A June 2026 working draft translated the joint discussion into coordinated goals and strategies addressing affordable housing, park and trail access, development approvals, financial sustainability, transportation connections, and long-term livability.

F. City and BPRD leaders continued that work through interagency leadership meetings. These discussions refined the shared vision, clarified that the framework guides future evaluation rather than approving each listed tool, and reinforced the need to protect each agency's financial sustainability and authority while distinguishing programmatic coordination from actions requiring separate governing-body approval.

G. The City Council also reviewed the proposed framework during their July 15, 2026, Council meeting and September 9, 2026, work session.

H. The Shared Framework establishes guiding principles for how the City and BPRD work together, including transparency, predictability, equity, mutual benefit, operational stewardship, flexibility, and a community-centered approach, and identifies potential tools that may be evaluated or developed to advance shared goals.

Resolution

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

1. The City Council approves the Shared Framework for Advancing Affordable Housing, Recreation Access, Interagency Collaboration, and Community Vitality, attached as Exhibit A.
2. The City Council directs the City Manager or their designee, to use the Shared Framework to guide ongoing coordination and collaboration between the entities to evaluate potential strategies and implementation tools identified in the Shared Framework.
3. Any specific action identified or contemplated in the Shared Framework that requires City Council authorization or approval, including budget appropriations, changes to City fees or system development charges, intergovernmental agreements, land transactions, or amendments to the Bend Development Code or Bend Municipal Code, will be brought to the City Council for separate consideration as required by law.
4. This Resolution is effective upon passage.

Adopted by the Bend City Council

October 21, 2026

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

No:

Melanie Kebler, Mayor

Attest:

Ashley Bontje, City Recorder

Approved as to form:

Ian Leitheiser, City Attorney

Exhibit A

City of Bend & Bend Park and Recreation District

Shared Framework for Advancing Affordable Housing, Recreation Access, Interagency Collaboration, and Community Vitality

Purpose

To reflect the City of Bend ("City") and Bend Park and Recreation District's ("BPRD") shared commitment to collaboration and coordination, recognizing that decisions about affordable housing, park and trail development, transportation connections, infrastructure investment, land use, and other livability priorities are interrelated. With limited resources and a growing community, the agencies intend to coordinate earlier, share information, and use predictable processes so they can identify tradeoffs, reduce duplicative or project-by-project decision-making, align investments, and more efficiently deliver housing, essential services, parks, trails, and connected neighborhoods while protecting each agency's financial and operational responsibilities.

Shared Vision

A Bend where people can live, work, and play in connected, healthy neighborhoods with access to parks, nature, and essential services. The City and BPRD recognize that housing affordability and high-quality parks, trails and recreation services are desired and foundational to community well-being and long-term sustainability.

High-Level Goals

1. Expand and Sustain Affordable Housing Across the Continuum

Ensure Bend has a range of housing options—from deeply affordable to workforce housing—so residents regardless of income levels can live in the community.

2. Preserve and Enhance Access to Parks, Trails, Natural Spaces and Recreation programming

Recognize parks and recreation are essential for our entire community. Ensure equitable access to high-quality recreational and environmental amenities as parks serve as the "front and back yards" for many residents, especially as Bend becomes denser.

3. Strengthen Interagency Collaboration to Meet Community Priorities

Create predictable, transparent, and coordinated processes that allow the City and BPRD to jointly address growth pressures, rising costs, and structural revenue challenges.

4. Support a Healthy, Connected, and Thriving Community

Integrate housing, transportation, parks, trails, climate and environmental planning to ensure Bend remains livable, resilient, and economically vibrant.

Strategic Goals & Joint Strategies

GOAL 1: Coordinated Planning

Objective: Align long-range plans, development policies, and capital investments to support both affordable housing and park, trail and recreation services and access.

Strategies

- Identify areas where increased density and park/trail access can be co-planned.
- Use shared data (housing needs, park access gaps, transportation patterns, park usage data) to inform and guide decisions.
- Align City Council and BPRD Board goals to establish and reinforce shared priorities.

GOAL 2: Environmental Health & Community Well-Being

Objective: Recognize parks, trails and natural areas as essential environmental and public health infrastructure.

Strategies

5. Value the role of parks in urban heat mitigation, stormwater benefits, mental health, and community cohesion.
6. Ensure that as density increases, parks remain accessible, high-quality, and equitably distributed.
7. Collaborate on urban forestry, wildfire mitigation, green infrastructure, and climate adaptation initiatives.
8. Establish process improvements to optimize and streamline efficiencies for parks, trails, natural areas development and maintenance.

GOAL 3: Collaborative, Efficient Development Pathways for Affordable Housing

Objective: Work collaboratively to create more predictable and efficient processes that accelerate housing serving lower-income households.

Strategies

- Establish more efficient approval pathways for housing developments that provide affordable rental housing for households earning 60% area median income (AMI) or less and affordable homeownership opportunities earning 80% AMI or less.
- Explore a streamlined, tiered park SDC waiver program that aligns exemptions or reductions with affordability levels and duration.
- Evaluate in-kind contributions, incentives and policy approaches that support both housing and parks and trails development.
- Prioritize housing tools that have a lower impact on BPRD's finances, operations or long-term maintenance obligations.

GOAL 4: Shared Financial Sustainability & Revenue Innovation

Objective: Address structural revenue challenges while enabling affordable housing production and parks and trails development.

Strategies

1. Explore and then develop revenue-sharing models where appropriate (e.g., tax increment, Urban Renewal Agency-based offsets, joint grant pursuits, transient lodging taxes).
2. Identify opportunities for state or federal funding that support both housing and parks/trails.
3. Evaluate long-term financial impacts of SDC waivers, exemptions or adjustments and develop mitigation strategies.
4. Develop joint advocacy for state-level structural reforms that support both agencies.
5. Explore and then develop Urban Renewal as a mechanism to offset impacts or fund shared infrastructure for parks and trails.

GOAL 5: Transportation, Mobility, and Connected Communities

Objective: Ensure residents of all income levels can safely and easily access parks, trails, schools, jobs, and services.

Strategies

1. Coordinate on transportation and mobility improvements that serve both housing and park access.
2. Prioritize walkable, bikeable, transit-connected neighborhoods with integrated green space.
3. Use shared impact assessments to evaluate how new housing affects park access and mobility networks.

Guiding Principles for "How We Work Together"

- **Transparency:** Share information early and consistently.
- **Predictability:** Establish clear processes and timelines for decision-making.
- **Equity:** Prioritize actions that improve access and outcomes for lower-income and underserved residents.
- **Mutual Benefit:** Seek solutions that support both affordable housing and park system sustainability within the means and resources of each agency.
- **Operational Stewardship:** Avoid compromising either agency's ability to maintain essential services.

- **Flexibility:** Adapt approaches as community needs and financial conditions evolve.
- **Community-Centered:** Keep the focus on long-term livability, health, and resilience for Bend residents.

Potential Tools for Implementation

- Tiered SDC exemptions, waivers or reductions
- Approvals for affordable housing with agreed upon AMI levels or other terms that can be approved programmatically vs on a project-by-project basis
- Urban Renewal participation or mitigation with more specificity on park development projects and timing
- Joint infrastructure planning (parks, trails and mobility, utilities)
- Land swaps or co-location opportunities
- Revenue-sharing and/or cost offset mechanisms
- Grant partnerships
- Support and advocacy of alternative or additional funding
- Shared policy collaboration (e.g., density bonuses tied to park access improvements)
- Permitting and approval efficiencies for park and trail needs
- Development Code changes that facilitate shared goals
- In-kind Park and trail contributions, including maintenance of trails, sidewalks and roadway connections within the City's low-stress network
- Parking management
- Law enforcement coordination