



CITY OF BEND

Meeting Minutes Affordable Housing Advisory Committee 3:01 PM, Wednesday, June 13, 2018

1. Roll Call: Andy High, Kathy Austin, Richard Bonebrake, Cindy King, Jim Landin, Julie Nash, Kerri Standerwick, Keith Wooden

2. Public Comment

Gwenn Wysling of Bethlehem Inn expressed gratitude and thanked the Committee members. Helped Bethlehem Inn to expand. Will be on COBA tour of homes.

3. SDC Exemption

No Conflicts Of Interest reported. Phase 2 new facility for Bethlehem Inn. SDC exemption. Transportation SDC only.

Kathy Austin made motion, Keith Wooden seconded. All in favor. **I move to exempt Bethlehem Inn from pending current City of Bend Systems Development Charges of \$12,556, 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 the expected increase on July 1, 2018, the increase will be added to the total exemption.**

4. Plexes in RS Follow-up: Pauline Hardie

Update. Planning Commission has done 2 work sessions. Duplexes, triplexes and fourplexes. Looked at option. Created a matrix of pros and cons of each option. To Council in July to see if interest in moving forward. Current, even with minimum lot size need a lot more due to density.

Allow duplexes and triplexes on 8,000 and 10,000 sf lots. Don't calculate density. Wouldn't necessarily be deed restricted. Using lot sizes. 8,000 sf lots: 12,000 tax lots. 10,000 sf lots: 8,300 tax lots.

Example: #1: 22 units in area. If 8 and 10k, 26 units with new code if adopted. #2: 20 increases to 27.

Presentation to Council to see if interest to direct staff to do code amendment. Strike out "has to comply with density".

Richard: Asked about vertical like townhouses. Kathy: But density would apply. Pauline: Will look into. Kathy: wouldn't builder divide into 2 smaller lots. Jim: yes but would need to

upgrade frontage. Might add a smaller house and ADU instead. ADU doesn't count against density. Jim: duplex does not make sense to leave at 8,000 sf. Would subdivide. How do you invoke code per subdivision. Pauline: lot size only. Not close to reaching density minimums currently. Kathy: really wanted smaller lots. Hoping to get more variety. Pauline maybe need to look at RM. Meet ranges there even with current code. No plan to change zones from RS to RM. New areas: zoned to meet housing needs. Kerri: land cost significantly more cost for RM. Mentioned recent discussion. Many against. Don't want duplex, triplex in single family area. Kerri was surprised. Pauline: not saying duplexes, only lot size.

Proposal: just lot sizes for duplexes and triplexes with current lot sizes in RS.

Andy: any stance? Kathy supports changes. At least do this. Is a beginning because currently can't do. Julie: more palatable. Not what we wanted but a step forward.

Kerri Standerwick moved to support removing density. Kathy Austin seconded. All in favor.

In new areas in RM must have mix of housing. Also interest in Planning Commission in getting deed restricted. Working on with Committee and Council.

5. Urban Renewal Update: Carolyn Eagan

Decisions at Council level and BURA, on May 21st Council agreed to implement UGB, area plan, urban renewal plan. Look at funding for empire and murphy connections.

BURA: go ahead with feasibility study for central area plan. Deliverables for report and that might become a plan. 17 month process. September: scope of work for consultants. December: 2019 urban renewal plan adopted so hit 2020 assessment. May need committee to weigh in on priorities.

6. Committee Chair election

Andy High is terming off of the committee. Will stay engaged with non-profits for affordable housing. **Kathy Austin nominated Kerri Standerwick as new chair. Julie Nash seconded. All in favor. Kerri would like a vice-chair. Kerri Standerwick nominated Cindy King. Julie Nach seconded. All in favor.**

7. Staff Report/Celebration

Lynne keeping updated on handful of things. HB 4079: competing with Redmond for population above 25k. Deadline pushed to August 17th. Council Worksession tentatively 1st of August. Other districts, COIC, Parks, County. COIC received recommendation. LCDC Decision November commission meeting. Working with 2 private land owners. Have been sharing information with Redmond. If region gets more housing, it is good.

Committee appointments. 2 positions with 1 or 2 alternates. Hopefully in place by July. Council check-in: second meeting in July.

8. Adjourned at 3:42 pm.