

BMPRD RESOLUTION NO. 423

**A RESOLUTION OF THE BEND PARK AND RECREATION DISTRICT BOARD OF DIRECTORS
ADOPTING AN SDC WAIVER FOR AFFORDABLE HOUSING**

WHEREAS, the high demand and limited supply for housing in Bend has led to an increase in the cost of housing for both owner-occupied and rental units, and most new housing being developed is affordable only for those with above-median income; and

WHEREAS, the cost to develop housing includes not only the cost of land and construction, but also the cost of associated permits and fees, including System Development Charges (“SDCs”); and

WHEREAS, the District’s 2018 Comprehensive Plan recommends considering affordable housing when updating the SDC methodology; and

WHEREAS, BMPRD Ordinance No. 12, and the associated Methodology Report: Parks System Development Charges, includes provisions allowing the Board to designate by resolution the types of residential development for which a waiver from SDCs may be applied; and

WHEREAS, on November 1, 2017, the City of Bend adopted City Ordinance No. NS-2298, an exemption from transportation, water, and sewer SDCs for qualified affordable housing projects; and

WHEREAS, the City of Bend Affordable Housing Advisory Committee evaluates and approves Affordable Housing projects for exemption from City of Bend transportation, water and sewer SDCs; and

WHEREAS, The District wishes to evaluate and approve waivers of park SDCs for qualified affordable housing projects in coordination with the City of Bend’s exemption process for transportation, water and sewer SDCs.


NOW, THEREFORE, the Board of Directors hereby resolves as follows:

1. Parks SDCs shall be waived for Deed Restricted Affordable Housing projects which are approved for exemption from City transportation, water and sewer SDCs by the City of Bend Affordable Housing Advisory Committee, and that meet or exceed the 30-year deed restriction requirement.
2. The Affordable Housing waiver authorized through this Resolution shall not exceed 400 units, and will automatically sunset and cease to be effective after December 31, 2022.
3. Capitalized terms used, but not defined, in this Resolution shall have the meaning given such terms in Ordinance No. 12.
4. Miscellaneous. All pronouns contained in this Resolution, and any variations thereof, will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the context may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The provisions of this Resolution are severable. If any section, subsection, sentence, clause, or portion of this Resolution is for any reason held invalid, unenforceable, or unconstitutional, such invalid, unenforceable, or unconstitutional section, subsection, sentence, clause, or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by resolution of the board to cure editorial or clerical errors.

ADOPTED by the Board of Directors of the District on this 4th day of June, 2019.


Brady Fuller, Board Chair

Attest:


Don P. Horton, Executive Director