



Board of Directors

November 17, 2020

District Office Building | 799 SW Columbia | Bend, Oregon

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To support Governor Brown’s recommendation for social distancing, the Board of Directors conducted the regular board meeting by video.

View the board meeting via [Bend Park and Recreation Facebook page](#).

BOARD PRESENT

- Nathan Hovekamp, Chair
- Ariel Méndez, Vice Chair
- Jason Kropf
- Deb Schoen
- Ted Schoenborn

STAFF PRESENT

- Don Horton, Executive Director
- Michelle Healy, Deputy Executive Director
- Julie Brown, Manager of Communications and Community Relations
- Lindsey Lombard, Administrative Services Director
- Matt Mercer, Director of Recreation
- Sheila Reed, Executive Assistant
- Brian Hudspeth, Development Manager

4:00 p.m. EXECUTIVE SESSION This meeting was held pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions. This session was closed to all members of the public except for representatives of the news media.

5:30 p.m. MEETING CONVENED

VISITORS

Director Hovekamp explained that the board received many comments asking the board to consider extending the SDC waiver program for affordable housing. Due to the length and number of comments, the board has elected not to read them in respect to time as asked that all the comments be entered into the record and attached to the minutes.

WORK SESSION

1. SDCs and Affordable Housing – *Michelle Healy and Lindsey Lombard*

Executive Director Horton said this is a multi-meeting topic and the city will present at the next meeting with additional follow up with the board.

Ms. Healy said this conversation is primarily prompted by a request from the City of Bend to lift the cap on park SDC waivers for affordable housing. She explained that SDCs are allowed by state law for water, sewer, transportation, parks and recreation and flood management to pay the cost of system improvements or expansion as a result of population growth. The district can only impose SDC fees to pay for necessary growth. She said fees are a one-time fee (not a tax) that is usually paid for by the builder at the time of securing a building permit. The SDC fees collected by the district can only be used for capital improvement that maintain service levels and cannot be used for maintenance or operations. In addition, the district must show how the fees will be used and requires the development of a methodology, through a public process, that defines the cost basis for the determination of the fees. State law also requires financial management, tracking and reporting.

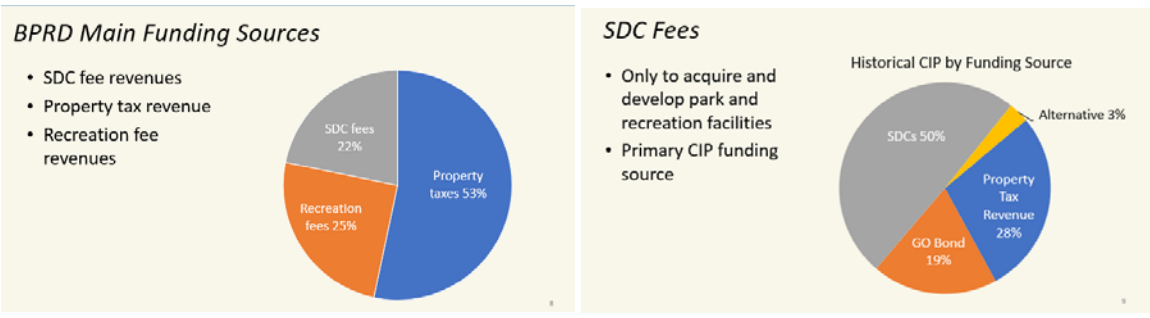
Ms. Healy next explained the formula of for the park SDC fees. The formula is the cost of projects to serve growth divided by the number of new people to attain a cost per person and then multiplied by the average number of people per dwelling type. She said SDC fees were created for the district in the early 1990's with the city administering the program from 1993-1997. In 1997, the district adopted its first methodology and updates have occurred over time to keep up with the cost of land and development. Since the first methodology adoption, Bend's population has increased from 35,000 to over 100,000 people. The rapid growth has resulted in a significant investment in new parks, trails and recreation facilities and the SDC fees collected have been critical to maintaining level of service to serve the new growth. Ms. Healy next presented the projects fully or partially_funded by SDCs (since 2003):

- 27 neighborhood parks
- 15 community parks
- Riley Ranch Nature Reserve and Shevlin Park
- Miles of trails – e.g., DRT, Coyner, Larkspur, COHCT

Ms. Healy commented that parks are heavily used and valued by the community. She said recent surveys from the comprehensive plan update revealed that 61% of the respondents use district facilities or trails more than once a week and only 1% of the respondents indicated no use.

Ms. Lombard said the district is a limited-purpose special district formed under Oregon Statutes, with the single purpose of providing park and recreation services. Special district funding has legislatively defined limitations on how SDCs can be spent, which means that special districts don't have the same level of flexibility as to what purposes those funds can be used for, as other broader-purpose local governments have, such as cities and counties. She said the district is striving for balance with the social purposes and business principles and affordability and financial stability. The district strives to provide affordable services which fulfills essential community social purposes and deliver important community benefits, while also operating with sound business principles and financial stewardship. She noted that during the pandemic, trails, parks and open spaces were open to serve the community in a vital way for physical, mental and emotional health.

Ms. Lombard explained the following pie charts showing that SDC fees are 22% of the main funding sources and how that funding has been used over the last 18 years.



Ms. Lombard said the SDC fees can only be used to acquire and develop park and recreation facilities and is the primary CIP funding source. SDCs have paid for 50% of CIP funding since 2003. Alternative funding is made up of grants and are typically contingent upon significant additional funding from the district.

Recreation fee revenues cover direct costs, but not the full costs and based on the recovery model are subsidized with property taxes.

Property tax revenues fund:

- General operations
- Maintain, repair, renovate, replace (taking care of what we have)
- Non-SDC funded facilities
- Debt Service
- PERS unfunded liability
- Reserves
- Support affordable living

Supporting Affordable Living:

- Need based assistance- scholarships for programs and childcare
- Targeted outreach, programs, events- for underserved populations
- Inclusion services- programming at targeted
- Therapeutic recreation
- Subsidized recreation activities
- Operation of parks and trails open to all

Ms. Lombard explained that unlike other local governments, the district has limited additional funding tools to provide critical park, trail and recreation infrastructure. A reduction in SDC revenues creates a reduction in the level of service provided to the community, unless the funding gap can be filled in other ways. Oregon local governments do have some additional tools that can be used to “fill the gap” of waived, exempted or lower SDC fees. However, she added, as a special district, the district has fairly limited options as compared to other local governments like cities and counties.

The fill gap options for the district:

- Capital grants and donations
- General Obligation Bonds, this increases fees to everyone, not just new people coming to Bend which requires the new services

- Reduce service levels on other affordable living items
- Increase reliance on property taxes

Cities and Counties fill gap options:

- Revenue Bonds
- Transient room taxes
- Urban Renewal Agencies
- Charge other fees
- Require infrastructure
- No-cost dedicated land (BPRD typically pays for land, the city and county can take land)

Ms. Healy explained the differences with park SDCs and other SDCs. She said parks, recreation facilities and trails are land intensive, and buildable land in Bend is limited and expensive. The district spends a quarter of SDC fee purchasing land. In some cases, land is donated or dedicated at no cost to the district, but mostly the district is paying market value for land. The donated and dedicated land costs are excluded from the SDC project list and do not factor into the fee. Once land is purchased, then the district SDC fees cover the cost of construction including:

- Water, sewer, transportation SDCs.
- Offsite improvement may be necessary for half street improvements or to extend utilities.
- Utility relocation expenses in the public right of way. Public infrastructure constructed by the park district and school district is not covered by the city's franchise agreements. The city is able to require utilities to move their infrastructure at the utility provider's expense for city projects, whereas the park district and school district must bare those full costs
- Building permits, right of way permits, land use permits and affordable housing fee. (The city does pay these fees depending upon the project.)
- Affordable Housing development fee, which is 1/3 of 1% with increases being discussed. The district has paid about \$100,000 in these fees since inception.

Ms. Healy mentioned that other park agencies collect SDC fees for commercial properties, the district considered this and received a lot of push back from the community and elected to not add non-residential SDC fees.

Ms. Healy spoke about the 2019 park SDC update, stating that after nearly two years of public engagement to update the comprehensive plan, the community responded that new people moving should pay for the new development. The community reported that they did not want a reduction in services as Bend is becoming denser and parks are becoming people's backyards. With this in mind, staff worked on an update to the SDC methodology to best address funding for parks and trails needed to serve the projected new growth in the community. The new methodology estimated population growth of 23,000 new residents in the 10-year planning in the comprehensive plan. She said significant growth means a significant investment to serve new residents and retain service levels. Like many other desirable communities experiencing growth, housing affordability is an issue. The board challenged staff to develop a new methodology that was sensitive to affordability, equitably distributed costs and maintains the level of service needed to serve the community. Ms. Healy explained the process of engaging stakeholders (specifically those that are directly impacted by paying the SDCs) and the extensive evaluations (non-residential, tiered approach, impacts of tourism, etc.)

done by staff to come up with the new methodology. The board adopted the new methodology with overall affordability and equity at the forefront:

- ✓ Project list reduced by **-\$17.6 million** = lower level of service
- ✓ Fees dropped **-25%** for all multi-family
- ✓ Fees dropped **-32%** for townhomes, duplexes, condos
- ✓ Deferral option for multi-family
- ✓ ADUs at lowest multi-family rate
- ✓ Overnight visitor accommodation increased to align with impact
- ✓ **Zero fee** for up to 400 units of Affordable Housing
- ✓ Approved option for tiered fees

Ms. Healy showed the following slide of the tiered SDCs 2019 fees that promote equity:

Development Type	Avg. People per Unit	SDC Charges*	% Diff (+/-)
Single-family Avg. (\$/dwelling unit)	2.5	\$8,300	
SQ FT Tiers (\$/dwelling unit)			
<1,000 SQ FT	1.86	\$6,175	-26%
1000-1600 SQ FT	2.16	\$7,171	-14%
1601-3000 SQ FT	2.45	\$8,134	-2%
>3,000 SQ FT	2.74	\$9,097	+10%
Multi-family Avg. (\$/dwelling unit)	1.7	\$5,644	
Bedroom Tiers (\$/dwelling unit)			
0 Bedrooms	1.08	\$3,586	-36%
1 Bedroom	1.19	\$3,951	-30%
2 Bedrooms	1.93	\$6,407	+14%
3+ Bedrooms	2.5	\$8,300	+47%

*As of July 2019

She said the tiered SDC fees were passed by the board in July of 2019. The city requested a delay of implementation to update their software program, the update is taking longer than the anticipated launch date of July 2020. City staff will present at the next board meeting and give an update.

The board asked if the affordable housing SDC waiver is a benefit to the developer or if the discount extends to the buyer. Ms. Healy responded that the builder does get the waiver and the SDC is one cost to the developer. She said how that is passed on is debatable because there are many factors, but acknowledged that Habitat for Humanity has used the waiver money to invest in more projects.

Ms. Healy next presented a slide that showed the increase of the median home price in Bend versus the area median income. She then gave a background of the SDC waivers explaining that the city approved a waiver program for city SDCs for affordable housing project in November of 2017. They then requested that the district approve waivers after completing the new SDC methodology. The board approved a pilot project:

- Waive up to 400 units until sunset date of Dec 31, 2022 (coincides with city sunset)
- 80% AMI for owner occupied housing
- 60% AMI for rental housing

- Minimum of 30-year deed restriction
- Approved for city SDC exemptions through affordable housing committee

Ms. Healy spoke about the 400 waivers that were approved were established based on city goals and estimate of 100 units a year. The program provided flexibility for projects to happen over of the four years that exceeded 100 units per year. To date, the city has approved 380 of the 400 waivers two years ahead of the sunset date. The city is now requesting additional waivers estimating that another 150 will be need requested in the next 18 months. She said that so far, the 400 waivers cost the district \$2.3 million and the additional waivers will cost the district an additional \$850,000-\$1.4 million.

Ms. Healy said the next steps are to hear a presentation by the City of Bend on affordable housing at the next board meeting.

The board asked if there is any way to estimate how many homes would be built if SDCs were reduced and if there is any way to assure the waived SDC is passed on to the buyer. Ms. Healy replied that the developer pays the fees and a reduction does not necessarily translate to a reduced fee of the home, the market dictates the price. She said the supply would impact the buyer, but there is not a way to quantify the number of homes that would be built in this scenario. She said that because the market dictates price, she does not know of a mechanism that would ensure the SDC waivers are passed on to the buyer and suggested that this question be asked at the next meeting to the city representatives.

Executive Director Horton added that he asked a developer if SDCs were completely waived if it would affect the price of a home. The developer responded that the market dictates the price, not waivers. He then said that waivers can make it easier for apartment and rental project to pencil out for construction.

The board asked if the district compares level of service with other agencies and what is the impact of not keeping up with the level of service. Ms. Healy said the district is currently below targets of level of service, stating that it is hard to balance. It is difficult to compare to other agencies because the measurements are different. She said the district has been able to keep pace with the population growth, and other agencies that fall behind struggle to find space in dense areas to provide amenities. Director Kropf said he heard a lot of comments about affordable housing in the outreach for his recent campaign, and he would like to have a broader conversation about the SDCs and the impacts stating that there is a responsibility to tackle the greater issues and community desires.

Director Hovekamp said that this is a community wide problem and the district can and should play a part. He added that he has never had a community member say we have too many parks and commented that the district does have non-anecdotal information about the community desires.

The board requested to see the impact of adding waivers to the SDC project list and suggested that as Bend becomes denser, the metric of acres per thousand change. Executive Director Horton reminded the board that staff is using a walking metric now to keep the metric more attainable and is determining where the community is best served. Ms. Healy said the district planners will bring a presentation to the board in February to discuss their work and analysis on the demographics assessing poverty levels and need in the community.

CONSENT AGENDA

1. Minutes – 10/06/2020

Director Méndez made a motion to approve the consent agenda. Director Schoen seconded. The motion passed unanimously, 5-0.

BUSINESS SESSION

1. GMP for JSFC Pool Tank Renovation – *Bronwen Mastro*

Ms. Mastro gave a brief background on the project. She said the indoor pools (the 25-meter pool and children’s pool) at Juniper Swim and Fitness Center were built in 1978 and now in need of a renovation. She said this project has been on the CIP for some time. In May, the board approved a design-build contract to Pence Construction, LLC. She shared that the project has had some delays due to COVID, and there has been some back and forth on pricing and adjustments to the design to lower costs, she said staff have arrived at a reasonable cost for the project.

The board asked about the bid process. Ms. Mastro explained that the contractor did publicly bid the work and included bids for the work that they plan to self-perform. The board agreed that this work demonstrates taking care of district property for a well-used facility.

Director Méndez made a motion to authorize the Executive Director to execute the GMP, Exhibit B of the contract with Pence Construction, LLC in the amount of \$2,988,457, and to add an additional contingency of \$298,846 for a total construction budget not to exceed \$3,287,303. Director Schoenborn seconded. The motion passed unanimously, 5-0.

EXECUTIVE DIRECTOR’S REPORT

- Mr. Mercer explained the impact of the two-week freeze on the district.
 - Indoor and outdoor recreation must close, but youth program can occur
 - Childcare programs remain open
 - School district has also made the decision to pause all sports and close indoor buildings
 - JSFC is closed
 - Some Art Station programming that serves as childcare remain in place
 - The Pavilion is considered outdoor recreation, but there may be opportunity for controlled, registered use

Mr. Mercer said the orders have caused a lot of confusion for staff and the public and more information is being gathered to make further decisions.

- Director Hovekamp gave an update on the Collective Impact group that is convened by COIC, as a cooperative group with representation of other government agencies in Bend. He said the group has met a few times and is well represented by the district. The group discusses issues that all agencies can work on together, and is currently sifting through the issues working with each agency’s strengths. He committed to keeping the board updated. Director Schoenborn, who also attends these meetings, added that they are a good opportunity to

discuss issues that effect the whole community. For instance, the group is looking at DEI as a topic for collaboration and other issues mentioned have been: transportation, housing, growth, legislative priorities.

- Director Schoen reported on the Decency Project that she participated in a few weeks ago. She said she was contacted by the attorney for the young woman that vandalized park district property in order to settle the restitution piece. She worked with staff and requested 50% of the cost of the restitution and for a letter of apology. Director Schoen added that if the district continues to participate in this type of restorative justice, she would like to be educated on restitution. She said that has not yet heard a response from the attorney. Director Kropf gave a brief explanation of restitution.

PROJECT REPORT

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

- Director Méndez said that Bend is heading into another hardship period with the virus for the community and staff. He said he appreciates the staff efforts to serve the community. He congratulated Director Kropf on his win and he said he is looking forward to working with the new city council.
- Director Kropf said he appreciates everyone’s efforts to control the pandemic. He shared that he has been working with Bronwen Mastro on a new sign project that acknowledges the indigenous people and suggested a acknowledgement to the indigenous people at board meetings. He added he is looking forward to serving in office and is committed to staying active with the BPRD board.
- Director Schoenborn congratulated Jason on his landslide win.
- Director Schoen commented on Director Kropf’s kind and positive campaign. She said the young woman that vandalized the park said she had issues with the park district because she does not think the district does enough to acknowledge the land owners before us. She shared that she has received a written and proposed a tree preservation policy for Bend that she will forward it to the board.
- Director Hovekamp congratulated Jason and said he looks forward to visiting him in Salem. He thanked the public that is participating in the board meetings or watching the recording and enduring the virtual format. He commented that he is open to suggestions from the public and staff on how to improve the virtual meetings. He thanked staff for keeping up with the technology to run the meetings.

ADJOURN 7:51 pm



Prepared by,
Sheila Reed
Executive Assistant

Nathan Hovekamp, Chair

Ariel Méndez, Vice-Chair

Jason Kropf

Deb Schoen

Ted Schoenborn

Sheila Reed

From: Morgan Schmidt <mschmidt@bendfp.org>
Sent: Tuesday, November 17, 2020 2:03 PM
To: Sheila Reed
Subject: SDC Waivers - yes please

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Parks & Rec Board,

Housing is a matter of human rights, human decency, and human dignity. Bend should not be a place where people cannot afford to pay their rent, it should not be a place where someone dies of exposure because there's nowhere to go. You all have a chance to be a part of the larger systemic solutions that will make safe, stable housing available for those who have the most trouble accessing it. I implore you to continue waivers of system development charges for deed-restricted affordable housing developments. We have a housing crisis, record job loss due to the pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across the staet. More and more people who are well-resourced are moving to Central Oregon, pricing out the local workforce as they telecommute to high paying jobs. We need our essential workers, who don't make a living wage, to be able to comfortably afford safe, stable housing in this town. They are a vital part of the fabric of who we are, and they deserve all the protections, advocacy, and support we can offer. We are DESPERATE for more available low and very low income rental properties in this community. I IMPLORÉ the board to do everything in your power to support this development, including but not limited to SDC waivers.

Thank you,

Rev. Morgan Schmidt - Bend resident, First Presbyterian Pastor, Pandemic Partners Founder

Morgan Schmidt (she/her)

Leader @ Pandemic Partners

Associate Pastor of Teens & 20-Somethings | First Presbyterian Church

206.707.5225

Sheila Reed

From: Beth Jacobi <Beth.J@saving-grace.org>
Sent: Tuesday, November 17, 2020 12:06 PM
To: Sheila Reed
Subject: Public Comment to BMPRD by 3pm Today -continue SDC Waiver

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Bend Parks and Rec.,

I am writing to encourage you to continue the SDC waivers for deed-restricted affordable housing. What has been a housing crisis, is now a housing emergency. We are struggling to assist our clients and their children in accessing safe and stable housing. This is a public health and community concern.

What Housing Works, Habitat, and KOR Community Land Trust does is phenomenal. It works. We desperately need these programs to expand to meet the scale of need.

Considering the recent increase in demand for homes valued over \$600,000 (due to the 'K' shaped recovery nature of the Covid pandemic) could you consider a two-tiered SDC as a tool to generate revenue? Please let me know if you'd like to discuss this, or connect you to other resources for this.

It just came to my attention that this topic is on your agenda. If you would like statistics on the need for affordable housing, I can provide this.

Sincerely,
Beth Jacobi

Beth Jacobi

Housing Coordinator at Saving Grace
412 SW 8th Street, Redmond, OR
(541) 771-1685
saving-grace.org

Sheila Reed

From: Rachel Nicolosi <literacyrachel@gmail.com>
Sent: Tuesday, November 17, 2020 2:24 PM
To: Sheila Reed
Subject: Support for SDC waivers

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am writing to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across our state.

At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices for 1, 2, and 3 bedroom units are far more than can be paid by the people we've dubbed "essential workers" in this pandemic.

We are in a word, DESPERATE for more available low and very low income rental stock in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers.

--

Rachel B. Nicolosi, M.Ad.Ed.
Plain Language and Literacy
504-352-5717
LiteracyRachel@gmail.com
(She, Her, Hers)

Sheila Reed

From: lfosterk@gmail.com
Sent: Tuesday, November 17, 2020 6:11 PM
To: Board BMPRD
Subject: Please continue SDC waivers

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Bend Parks and Recreation Board,

I am deeply concerned about community members who are facing homelessness and wish to shine a light on this crisis. With that in mind, I'd like to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down many houses across our state. At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices are far more than can be paid by the people we've dubbed "essential workers" in this pandemic. We are DESPERATE for more available low and very low income rentals in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers. Thank you for your consideration.

Best,
Lisa Foster

Sheila Reed

From: Louie Pitt <louie.pitt@wstribes.org>
Sent: Tuesday, November 17, 2020 2:49 PM
To: Sheila Reed
Subject: SDC Waivers

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The Confederated Tribes of Warm Springs has tribal members attending COCC, OSU, employed in private industry and residing in Bend. Our high unemployment, poverty rate and lack of housing has made it necessary for our tribal membership to travel and reside off-reservation.

Any actions that assists our tribal membership in finding, keeping housing and generally residing in your community is welcomed.

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Sheila Reed

From: Robin Cooper <RCooper@brhabitat.org>
Sent: Tuesday, November 17, 2020 10:45 AM
To: Sheila Reed
Subject: SDC waivers

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Sheila:

Thank you for your generosity over the past few years with waiving the SDC's for affordable homeownership builders like Bend-Redmond Habitat for Humanity. If you could continue to waive the SDC's, we could continue to build more homes for folks working hard in our community! Construction costs have continued to rise and we are seeing more and more people needing affordable homeownership options like Habitat provides.

Thanks for allowing me to comment!

Best,
Robin Cooper Engle
Director of Development
224 NE Thurston Ave., Bend, OR 97701
C: 541.508.8681 O: 541.402.0207 bendredmondhabitat.org



Check out our video! <https://youtu.be/S-MG4Afc3WU>

Sheila Reed

From: Kathryn Olney <chickenkate@gmail.com>
Sent: Tuesday, November 17, 2020 2:19 PM
To: Sheila Reed
Subject: SDCs for affordable housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear BPRD Board:

I am writing to support a permanent waiver of BPRD SDC fees for affordable housing, by removing a 400 waiver cap or by whatever administrative means necessary. We need to do whatever possible to make affordable housing, well, affordable to build. If that means putting more of the cost of our parks on those who can best afford it (myself included), then I am happy to support such a cost. It is too important that our city and region be able to house all of our neighbors, and this will help.

Kathryn Olney
1259 NW Trenton Ave, Bend, OR 97703

Sheila Reed

From: Sonia Capece <soniac@neighborimpact.org>
Sent: Tuesday, November 17, 2020 2:06 PM
To: Sheila Reed
Cc: Scott Cooper; Patty Wilson
Subject: Public Comment for today's meeting -topic SDC waiver

Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Public Comment for today's meeting -topic SDC waiver

Dear Bend Park and Recreation Board Members,

I am Sonia Capece, director of HomeSource – NeighborImpact’s housing counseling and asset building department. I write in behalf of HomeSource to communicate our support for continuing SDC waivers for deed-restricted affordable housing developments.

Affordable housing is a critical need in our community, and offering the SDC waivers will deliver one of the essential tools that provide a positive incentive for affordable housing development to take place in this area.

As home values and rents increase, the inventory of homes that are financially accessible for low and moderate income residents is disappearing. Our region is seeing a widening affordability gap. For us to continue to be a vibrant community, we need places for all individuals, across the income spectrum, to live. Deed restricted development increases the availability of dwellings for residents at or below the area medium income.

Sonia Capece
 HomeSource Director
 20310 Empire Avenue
 Bend, OR 97703
 (541) 323-6580 direct



NeighborImpact

Supporting People. Strengthening Communities.

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[Version en Español](#)

Sheila Reed

From: Scott Rohrer <srohrer@brhabitat.org>
Sent: Tuesday, November 17, 2020 1:44 PM
To: Sheila Reed
Subject: Parks and Rec SDC Waivers

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We at Habitat for Humanity have benefitted greatly from the SDC waivers from Parks and Rec. With the waivers we are able to build an additional 10 affordable homes for every 100 we build. They are a really big deal for all affordable housing builders, and we greatly appreciate these waivers. We request that the waivers be both continued and increased.

These waivers are one of the few options we have that increase our capacity, and in a world of ever-increasing need for affordable housing, we treasure those few things that give us support in this battle.

Thanks very much,

Scott Rohrer
Executive Director



224 NE Thurston Ave., Bend, OR 97701
Office: 541-385-5387

Sheila Reed

From: KayCee Weeks <kaycee.l.weeks@gmail.com>
Sent: Tuesday, November 17, 2020 2:54 PM
To: Sheila Reed
Subject: Housing Crisis in Central Oregon

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

I am writing to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across our state. At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices for 1, 2, and 3 bedroom units are far more than can be paid by the people we've dubbed "essential workers" in this pandemic. Vacancy rates are low making it difficult for individuals and families to acquire housing even if it were affordable. We are in a word, DESPERATE for more available low and very low income rental stock in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers. Housing is a very basic human necessity. It's time to make it a priority for everyone in our community.

Thank you,

KayCee Weeks

Sent from my iPhone

Sheila Reed

From: Lindsey S <lm.stailing@gmail.com>
Sent: Tuesday, November 17, 2020 12:08 PM
To: Sheila Reed
Subject: Expand SDC waivers to support affordable housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the Bend Parks and Recreation Board,

I am writing to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across our state. At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices for 1, 2, and 3 bedroom units are far more than can be paid by the people we've dubbed "essential workers" in this pandemic. We are in a word, DESPERATE for more available low and very low income rental stock in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers.

Thank you,
Lindsey Stailing, Bend resident

Sheila Reed

From: David Welton <davidnwelton@gmail.com>
Sent: Tuesday, November 17, 2020 12:11 PM
To: Sheila Reed
Subject: Comment on SDC's for affordable housing

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Dear Bend Parks and Recreation District,

Bend's parks are, as we all know, fantastic. However, the 'price of entry' is steep and climbing. The median price of a home is north of half a million dollars and climbing. If you can't pay, and, say, live in Redmond, Madras or La Pine and commute into town by car, realistically, you're not going to take advantage of those nice parks. Dropping SDC's on affordable (subsidized) housing (and anything else that can lower them for market rate affordable housing helps make Bend's parks accessible to *all*, not just the wealthy few.

Thank you

--

David N. Welton

Sheila Reed

From: Jacob Clark <jclark@brhabitat.org>
Sent: Tuesday, November 17, 2020 11:01 AM
To: Sheila Reed
Subject: Bend Habitat Parks SDC Exemption

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I would like to show my support of the SDC exemption program, and encourage it's expansion.

Bend-Redmond Habitat for Humanity is one of the few providers of affordable homeownership opportunities in Bend. The impact of the Parks SDC exemption has greatly impacted our ability to continue to meet the needs of central Oregon workforce families. The savings on each home has enabled us to continue in our commitment to provide simple, decent, affordable housing for all. Thank you for all the effort Bend Parks and Recreation has done to ensure our communities continue to flourish and our community members continue to have natural space in which to thrive.

Regards,

Jacob Clark
Director of Construction
C: 828.406.1717
O: 541.636.9931
F: 541.241.3379
224 NE Thurston Ave., Bend, OR 97701

Sheila Reed

From: Jessica Hamm <jessica.l.hamm@gmail.com>
Sent: Wednesday, November 18, 2020 4:19 PM
To: Board BMRD
Subject: Affordable Housing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I am writing to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across our state. At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices for 1, 2, and 3 bedroom units are far more than can be paid by the people we've dubbed "essential workers" in this pandemic. We are in a word, DESPERATE for more available low and very low income rental stock in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers.

I am happy to respond with any additional comments needed and I thank you for your time and commitment.

Jessica Coughlin

Sheila Reed

From: Brent Landels <brent@cascadiagr.com>
Sent: Tuesday, November 17, 2020 11:18 AM
To: Sheila Reed
Subject: Affordable Housing waivers

Follow Up Flag: Follow up
Flag Status: Flagged

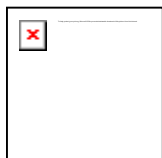
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I hope to encourage the Bend Parks and Rec board to continue SDC waivers for deed-restricted affordable housing developments. It continues to become more and more difficult for many of our citizens to find affordable housing. Most surveys reflect that housing is one of the top two concerns for citizens.

Please continue the waiver program.

Sincerely,
Brent Landels



Brent Landels

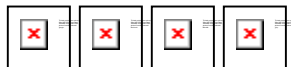
Principal Broker, Cascadia Group RE/MAX Key Properties
2019 COBA Realtor of the Year

M 541.550.0976

E brent@cascadiagr.com

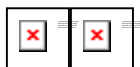
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Team Office line 541.819.0555



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November 18, 2020

Board of Directors
Bend Park & Recreation District
District Office Building
799 SW Columbia
Bend, OR 97702

Dear Board of Directors,

The League of Women Voters of Deschutes County (LWVDC) asks the Board to renew or extend the Bend Parks & Recreation Affordable Housing Waiver Program. The use of the waiver has reached its goal in less than half the time expected, demonstrating the enormous need. This program addresses the affordable housing crisis that is predicted to continue and possibly increase in severity into the future.

The LWVDC membership has studied this issue and voted on our positions to address this community housing crisis. The members agreed: *to encourage local governmental entities to provide incentives to build affordable housing.* (from LWVDC Affordable Housing Positions updated in 2016). It is clear to us that the Affordable Housing Waiver Program accomplishes precisely that.

At present, the LWVDC Committee on Affordable Housing is writing our updated study, and we will share that with you when completed in April 2021.

Thank you for the significant value your endeavors contribute to the lives of all citizens. Please continue the Affordable Housing Waiver Program.

Sincerely,



Carol Loesche
President League of Women Voters of Deschutes County

cc. LWVDC Affordable Housing Committee

November 17, 2020

To: Bend Parks & Recreation Board of Directors

From: Cindy King, Bend Oregon

Re: Continued Waiver of BMPRD SDC fees for Deed Restricted Affordable Housing
BMPRD Resolution 423

Thank you for reviewing and discussing this topic at your meeting today. I am writing as a private citizen in Bend asking for your continued support in partnering with the City of Bend helping make Deed-Restricted housing developments affordable by agreeing to extend the current agreement you have with the City of Bend in exempting BMPRD SDC fees for deed-restricted affordable housing projects above and beyond the 400 units agreed to in BMPRD Resolution 423.

We have many valuable players within our community helping build affordable housing and your agreement in the past to waive your fees have made a big difference for our affordable housing partners! Thank you so very much! As you know the current fee for this year is \$8,594 for a single-family residence. For other types of development the Parks SDCs are different. Regardless, all of these future projects will be able to pass the savings on to the ultimate end-user which is your community: your friends, your neighbors, your clients who utilize your services now and in the future. Waiving these fees make a big impact to our affordable housing community.

Waiving the SDC helps the end-users save money in two important ways. First, the cost is excluded from the total housing project when completed. Secondly the end-user saves by not having to finance that additional cost. By not financing \$8,594 (helping keep their total LTV ratio requirements as low as possible), it equals a monthly savings between \$35.00 - \$40.00 based on current mortgage interest rates. While this may not seem to be much, those in our affordable housing community appreciate every dollar saved to utilize elsewhere to meet other important living expenses. This adds up to \$420 - \$480 per year in savings that they can spend on medical care, groceries or day-care for their families.

As you know this SDC waiver does not mean BMPRD will miss out on the future property tax revenue that come once the property receives the Certificate of Completion and is fully assessed. At that point in time BMPRD receives guaranteed tax revenue for years to come on each residential unit completed.

Lastly, new home construction is assessed in Deschutes County at the highest possible assessment rate per our Assessor Scot Langdon. With the amount of new construction we have coming on-line, BMPRD stands to benefit with maximizing their future property tax rates based on the highest AVM and RMV utilized by our Assessor. This surely will help off-set the cost of the initial waiver for deed-restricted housing and more than make up for it with future revenue to your organization.

Your continued participation in this request will help continue showing the local community – your parks & recreation family – your care, commitment and dedication to helping keeping initial costs down with deed restricted housing we so desperately need.

Sincerely,

Cindy King
Bend, Oregon



Main Office • 133 SW 2nd Ave, Ste 201 • Portland, OR 97204
Willamette Valley Office • 454 Willamette St, Ste 213 • Eugene, OR 97401
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528

November 16th, 2020

Bend Parks and Recreation District Board of Directors
799 SW Columbia Street,
Bend, OR 97702

RE: System Development Charges (SDC) and Affordability

Dear Directors and staff:

1000 Friends of Oregon is a 501(c)(3) non-profit, charitable organization founded by Governor Tom McCall to work with Oregonians to support livable communities. Our membership includes Bend residents who support the mission and values of the Oregon land use program. Among these Oregon values is the provision of affordable, abundant, and diverse housing options for all Oregonians.

We appreciate and applaud your efforts to continually review your SDC policies with an eye towards equitable and affordable housing. The tiered system that scales SDC charges to the scale of the unit that BPRD adopted, but is waiting to implement, is a strong step in the right direction. It equitably distributes SDC costs by better approximating the number of people living in a unit, rather than a flat rate that benefits those who live in larger homes. Your continued backing of this tiered system will support efforts in the City of Bend to align their SDC methodology with appropriately scaling SDCs to affordable housing goals and actual development impacts.

Additionally, we support the City of Bend's request to lift the 400-unit cap on waivers of SDCs for units that are deed restricted as affordable to 60% AMI for renters and 80% AMI for homeowners. After exceeding expectations, and showing a substantial need with 380 units produced in just over half of the time of the pilot program, we know that this program is effective.

Thank you again for your focus on equity and affordability in BPRD's SDC program and we appreciate your consideration of this testimony. Your public service is invaluable.

Sincerely,

A handwritten signature in cursive script that reads "Alexis Biddle".

Alexis Biddle
Great Communities Program Director
1000 Friends of Oregon
(503) 497-1000 ext. 413
alexis@friends.org

Sheila Reed

From: Rachel Nicolosi <literacyrachel@gmail.com>
Sent: Tuesday, November 17, 2020 2:24 PM
To: Sheila Reed
Subject: Support for SDC waivers

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I am writing to express my personal support for continued waivers of system development charges for deed-restricted affordable housing developments. We are in the midst of a significant national housing crisis, record job loss due to a global pandemic, and just suffered a horrific wildfire season that burned down significant housing stock across our state.

At the same time, more and more people continue to relocate to Central Oregon and pricing out the local workforce. Rental prices for 1, 2, and 3 bedroom units are far more than can be paid by the people we've dubbed "essential workers" in this pandemic.

We are in a word, DESPERATE for more available low and very low income rental stock in this community. I urge the board to do everything within their power to support the development of affordable housing locally, including continuing SDC waivers.

--

Rachel B. Nicolosi, M.Ad.Ed.
Plain Language and Literacy
504-352-5717
LiteracyRachel@gmail.com
(She, Her, Hers)