



CITY OF BEND

March 13, 2017

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Rep. Alissa Keny-Guyer, Chair
House Committee on Human Services and Housing
900 Court Street NE, Room 453
Salem, OR 97301

RE: Testimony from the City of Bend on HB 2007

Dear Chair Keny-Guyer and Members of the Committee:

The City of Bend appreciates the opportunity to provide this testimony on HB 2007. The City is neutral on HB 2007 but raises some questions and issues through this testimony. We are willing to work with the bill sponsors to resolve these issues and questions in order to achieve their intended goal.

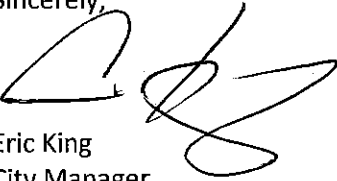
Section 1. The City believes this section needs some clarification on priority. Is the intent to fast-track permit applications that include affordable housing, or would they move to the front of the permit line? As written, this section would require permits to be processed in the same manner as other land use permits are under ORS 227; the bill is not clear how state law would change to ensure a faster review of these projects. With respect to Section 1 (4), we question how a city would measure its existing housing stock to show it contains at least 10 percent affordable housing? Would compliance with (4) require some inventory work before the changes in state law became effective?

Sections 3 through 5 include some good ideas that we can support, particularly directing the Oregon Department of Housing and Community Services (OHCS) to develop plans that could be pre-approved for building permits. With respect to Section 3(5)(b), we question what is meant by OHCS identifying appropriate zones within which the design may be developed? Is this intended to refer to types of zones, or an actual city by city inventory of zones in which a pre-approved plan may be constructed? If this is correct, we recommend close coordination with OHCS and cities to ensure they have accurate information on what zones would allow the types of housing for which OHCS have developed plans.

We have a number of questions on Section 7 of the bill. Are some of these changes intended to be housekeeping or editing for clarity? Would the city need to amend its Development Code to comply with (g) so affordable housing and some associated support services could be allowed with a church? If so, would land division and other development standards need to be reviewed? We raise these questions because allowing affordable housing to be built with a church raises potential development code and building issues that should be addressed up front. These issues may include, but are not limited to, whether a land division is required for ensure housing is located on a lot or lots separate from a church, emergency access, and whether the housing is integrated with the church in one building or in separate buildings.

Thank you again for the opportunity to provide testimony on HB 2007. The City of Bend is willing to work with the sponsors and any interested parties to work through the questions and the issues raised in this testimony.

Sincerely,



Eric King
City Manager