

1. Do you think Bend is experiencing a housing crisis?

Yes. Despite our rapid growth as a city, we have not built enough homes to meet demand and housing costs are unaffordable for too many people in Bend. The rising costs of housing have also been the main driver of the rising number of people in our region experiencing homelessness. We need more housing of all types if we want to ease our housing crisis and stop seeing so many community members being forced to move to find housing they can afford.

2. If elected, what are some concrete policies you will work on to help produce more housing? For example:

a. Upzoning so that more homes can be built in existing parts of our city.

Where?

Bend has already started upzoning through the HB 2001 process (see more below). I believe we should continue to encourage more density of homes and infill development within the entire city. Every neighborhood in the city should see some gentle density changes in order to meet our housing needs. The core area of the city is a place where many homes can be built - and that's why we are encouraging more intense density there with more vertical development through tax incentives and investment. I will continue to push for zoning policies that help us create more housing by removing restrictions and barriers that have held us back in the past.

b. Simplifying the permitting process. What would you change?

I pushed for our permitting department to do an internal assessment and provide accountability through a public dashboard showing our permitting times. They have recently hired more staff and identified internal processes that can be streamlined. I will continue to ask our staff to improve efficiency between departments and create a culture of working to make viable projects happen. We can also work to identify simpler types of projects, like ADUs or tenant improvements on existing buildings, that can use templates or other fast tracked processes to reduce delays.

c. Subsidizing housing for those whose needs are not met by market rate Housing.

Bend is a leader on investing our own dollars into subsidized housing projects, and I will push to continue that. The current Council has recognized the need for this type of housing and has set bold goals to create more deed-restricted affordable homes than ever before. I believe we should look at changing our definition of "affordable" within our city policy to expand the band of income that can qualify for these homes, in order to capture more middle income families who are nowhere near affording market rate housing in Bend.

3. What projects, policies, or work have you done in the past to reduce the cost of or help build more housing?

As a City Councilor, I've lead on:

- Implementing House Bill 2001 without unnecessary delay to make it possible to build more types of homes for more types of people in our city - we were the first large city to

implement the new code, and are already seeing increase in small homes in the permitting pipeline as well as a larger amount of multifamily homes being built than every before.

- Bringing information and feedback to our permitting department from home builders and pushing for improvements and accountability in our permitting process.
- Starting the conversation about how policies that mandate parking spaces hurt our ability to provide housing and pushing for the city to join cities across the country in reducing and eliminating mandated parking policies - I also pushed for reduced parking requirements in our HB 2001 code so that middle housing types would be more viable to build.
- Bringing land into our UGB through a bill in Salem to acquire the Stevens Rd Tract with a plan for over 2500 new homes of mixed types and 20 acres dedicated to subsidized affordable housing.
- Setting bold goals to increase our shelter space and increase the amount of subsidized affordable housing Bend is investing.
- Approving new tax incentives and tax increment financing investment plans that help us build more housing in the core area of our city.

4. What is your position on Oregon's HB2001? Do you think the Bill as passed will change Bend positively or negatively? If you could, how would you change it?

I support HB 2001 and see it as a landmark bill that not only looks to right the past wrongs of redlining but also creates a strong tool to help us address our state's housing crisis. I think HB 2001 is already changing Bend positively as we see more small home and missing middle home developments happen - these not put more homes on the market compared to if a single family home was built on that lot, and will help to bring down housing prices in the long term. I also think neighborhoods with more than one type of housing and a diverse set of neighbors help our sense of community grow stronger and make our city better.

One thing I would change is that HB 2001 did not affect neighborhoods with CCRs in place before a certain date, so there are still neighborhoods in Bend that can enforce exclusive single family detached homes as the only housing type built in their area. I think this creates an imbalance where some neighborhoods will not see some of the gentle density improvements that we need, and I hope that the legislature will address this in a later session.

[I wrote an op-ed on HB 2001 here with more of my thoughts](#) (Bend Bulletin link).

5. Extra Credit. We would like to hear what you think about these topics. There's a great deal to think about here - people have written entire books on some of these subjects - so don't feel obligated to respond to everything.

● **Oregon's new LCDC rules**

I was deeply involved in Bend's advocacy on the Climate Friendly and Equitable Cities rules as we worked to give the agency feedback and advocate for the support and funding our city staff will need to implement them. I support the rules and, unlike some other cities who want to defy

the rules, I want Bend to comply with them. These rules are a sea change in Oregon land use law and will affect much of our planning efforts in the next four years. I'm excited about the rules, but recognize the daunting task of putting them to work. As Mayor, I will make sure all of our processes of implementing these rules include helping the public understand what we're doing and why we're doing it. I also will maintain a good relationship with DLCD and the Commission so that we can work through any issues that arise and make sure we are still achieving the climate action goals these rules intend.

- **Equity in housing. For instance, geographic equity between east and west**

I believe in making sure housing is equitably spread across the city, but also recognize there can be different development patterns in different parts of the city, for example in the core area vs other neighborhoods. The biggest equity issue for housing is not only whether your housing is affordable but also whether it's close to where you work, go to school, get your groceries, or go for a pint- and then whether you have a safe sidewalk, bike lane, or street to get there. I will continue to push for policies that help create more complete neighborhoods that provide amenities for everyone, including helping existing neighborhoods add small commercial hubs or neighborhood gathering spots they may be lacking, and making sure there's a safe way for everyone to get there.

- **What sorts of incentives or rules would you advocate for to push housing in different directions? Examples include things like being able to build denser if the housing includes affordable units.**

I support creative incentives like density bonuses for affordable units, and trying out tax incentives like the Multiple Unit Property Tax Exemption program that the Council put in place earlier this year. I'm also interested in programs around ADUs - everything from providing pre approved templates to providing fee or tax incentives to people who rent ADUs long term to local residents. I do not generally support regulation that requires a percentage of homes built in any development to be deed-restricted affordable housing, because I have not seen evidence that this type of inclusionary zoning policy results in more net affordable housing and it can actually stifle development from happening at all.

- **Changing the building code**

Our building code should be as simple as possible while also ensuring buildings are safe and accessible. Buildings are also a large source of carbon emissions, so I am interested in ways we can improve building code so new construction is more energy efficient, not just in the city but also in the state, to address this. I also believe we can require more fire resistant construction without increasing housing costs astronomically. Any changes to building code have to be balanced against the fact that a more complicated code often results in more delays in the building process, which adds to the cost of housing and can reduce the amount of housing built on the timeline we need to address our housing crisis.

- **Street trees**

I believe Bend's requirements for street trees are appropriate and that the urban canopy is crucial to the health of our city. I look forward to an urban forestry bill I have heard is coming in

Salem next session and the work Council will be doing to look at how our code does or doesn't protect big trees within the City. I believe we can amend our policy to protect more trees while still allowing the housing we need to be built. I support protecting our environment, but I recognize that environmental policy can be used as a way to block new housing, and ironic result since building denser neighborhoods and avoiding sprawl is one of the best ways we can fight climate change and protect our forests and natural areas.

- **Neighborhood character**

I believe ultimately it's people who make up the spirit and community of a neighborhood, not solely the built environment. And unfortunately the phrase "preserving neighborhood character" has too often been used to mean keeping certain types of people out of a neighborhood. I believe in integrated neighborhoods where people of differing incomes and backgrounds can live together and form community. When I think about neighborhood character, that's what I want to foster and preserve - the ability of people to form a viable community and get to know one another, even if the types of homes they live in may be new or changing.

- **Water use and sewage**

Bend continues to promote water saving practices, converting our own right of ways to xeriscaping.

- **Transportation - walkability and its relationship with land use**

Transportation is key to housing and land use - they cannot be separated. This topic is huge and can't be summed up succinctly, but I will say I believe improving our transportation system to be safer for everyone, especially people who walk, bike, roll, or take transit, as this will absolutely help us address Bend's affordability crisis and help us to create the types of neighborhoods and homes we need in order to have a sustainable future as a city.

- **Collaborating with Bend Parks & Rec**

I believe City Council should be in communication and collaboration with Bend Parks and Rec and I initiated a monthly meeting between elected leaders of both so that we can talk about issues of mutual concern.

- **SDC's (System Development Charges) - how to make these more equitable and in line with the state's land use goals**

As a City Councilor I pushed for work on revising our SDCs to be part of our plan, and we will be embarking on this work later this year. I believe our SDCs should be scaled so that they make more sense for smaller homes or denser developments and are not a barrier to anyone not building a detached single family home.

- **Mortgage Interest Deduction - on primary residence, vacation/2nd homes and investment properties**

I think this deduction should be evaluated fully as to who is benefiting the most - the intention of promoting home ownership is good, but if the effect is disproportionately relieving the tax burden

of wealthy Oregonians, then I think it is time to look at recapturing some of these funds to specifically use to address our housing crisis.

- **Bend Central District - how can the city incentivize investment here?**

We are at an exciting moment for the Bend Central District as we are starting to see some great pioneer businesses and builders coming in to the area looking to redevelop and add housing and commercial spaces that will create momentum in this already diverse neighborhood. I believe the city should invest tax increment funding in infrastructure improvements like improving street scapes and improving east-west connections through the area in order to help spur development. We've also put the MUPTE program in place and are working on a plan to move City Hall to the area, which should also catalyze development. I believe in the next four years we will see a lot of activity and interest in the BCD due to policies we have in place and investments we can make with TIF dollars.