

Bend YIMBY Endorsements

The Bend YIMBY Organization is considering you for Endorsement. As a candidate for elected office, we would like to hear your thoughts on housing and housing affordability; very important topics in Bend. To be eligible for endorsement, please fill out and submit this short questionnaire:

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

Of course Bend has a housing crisis. We are short thousands of units of housing in our city and almost 100,000 units statewide. Between one third and a half of our community members are spending more than a third of their income on housing. Hundreds of people are living on the streets because we lack temporary, emergency, and permanent supportive housing for the most vulnerable members of our community. Hundreds of children in our school district are homeless. Yes! Bend has a housing crisis.

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?

Yes. We have tremendous opportunity for upzoning in the core of our city where infrastructure already exists and where community members are not freaked out by the idea of density and taller buildings. I am the chair of the Bend Urban Renewal Advisory Board. Our core urban renewal area includes the Bend Central District and the area near the Box Factory.

The BCD needs and has been getting planning leadership from the City. The area is so fragmented with small, privately held pieces of property we cannot hope for the private market to plan this area like they have on the east side expansion areas. We have an excellent senior planner leading the urban renewal of the Bend Central District but I continue to believe we need to hire a new urban renewal manager in order to see the potential near the Box Factory and in

Juniper Ridge for that matter.

The Core Area Advisory Board is an excellent, diverse group of community members who will be advising City Council on how we can stimulate development in these areas. The answers will almost certainly be infrastructure, to start. But whether we should focus on streetscape improvements along 2nd Street, corridor improvements along Franklin or Greenwood or maybe even the Hawthorne Crossing, is what that advisory committee will help us try and determine.

We are restructuring our System Development Charges. SDCs are calculated per door and must be paid before a developer can construct a single unit of housing. Our system right now has the same charges a studio apartment the same as a house! Also...could we have a transit SDC?

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

We have had budgeted, unfilled positions in our permitting department for years. This seems like an intractable problem over which we just don't have any control. The idea I have is to reach out to COCC and OSU Cascades. Maybe we could somehow encourage them to have programs for training permit officers and other needed city staff people. If a person could get all of the education they need here in town, including interning with the City of Bend, we might give people the opportunity to live in the city where they grew up as well as cutting the delay in our own permit department.

I have asked and I continue to wonder about third party review of plans. Other cities do this. Our staff have told me that they would still have to spend so much time double checking that review that they don't believe we could get time savings from that idea. I think it's time to ask again.

I like the idea of an "ombudsman" for our permit department. our staff spent as much time as people need in pre-application meetings, helping them submit plans which will be approved. I have suggested that we want our permit officers to be our sales people. I have contributed to code changes and density bonuses designed to incentivize multifamily and more affordable housing types. I think it is important to explain all of these opportunities to our builders and developers. I believe we could have a staff person further upstream than those permit officers oh we need to be reviewing plans after they have been submitted.

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

Bend has been a leader in the state building subsidized housing. Our largest project today, is off of Murphy Road and will house almost 250 households. We were able to achieve this by moving

a sewer project up in time to accommodate the project. infrastructure investments like this can be the secret to unlocking these projects.

We have also had great success giving away surplus property for affordable housing. This is how we were able to get that subsidized housing across from the Bend police station.

The one thing I wish I could do is take every person on a tour of our Affordable Housing. In the first place, I don't think anyone has any idea just how successful we have been building deed restricted Affordable Apartments and subsidized homes like with Habitat for Humanity and Kor Community Land Trust. I think people would be astonished to learn that these types of housing blend in seamlessly with market rate housing and hopefully learn not to be afraid of these housing types in their neighborhoods.

3. What projects, policies, or work have you done in the past to reduce the cost of or help build more housing? Please see above + 8 years liaison for our Affordable Housing Advisory Committee.

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 am a supporter of House Bill 2001. I think it will change our city for the better. I am opposed to gentrified neighborhoods and this makes for a more inclusive and affordable community. If I were going to change it I would make it applicable in all neighborhoods including those with home owners association's and CCRs.

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

Like 'em. Our UGB expansion plan puts us in pole position to implement them. Hesitation...we need more funding for Transit. Transit, transit, transit.

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

YES! I live on the east side!

- 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.

Please see above.

- Changing the building code
Constantly
- Street trees

I've suggested to Pahlisch we could sponsor tree planting days to add street trees in neighborhoods where they're lacking.

- Neighborhood character

Meh

- Water use and sewage

Yes! Conservation...specifically...lobby the State to give us authority over CCRs...no requirements for green grass. Try and get the Parks District to put in less lawn.

- Transportation - walkability and its relationship with land use

Multiuse paths! I'm so proud of those! We only used to have sidewalks and painted bike lanes! Canal trails!

- Collaborating with Bend Parks & Rec

See above RE water conservation and trails and paths.

- HOAs and CC&Rs vs HB2001 - this is a state level issue. Currently, CC&R's and HOA's prevent neighborhoods from adapting and including this type of housing, meaning more of that housing will happen in areas without them

See above

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

LOL see above

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

I don't know what this is. I'd love an "empty house tax".

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

LOL See above. I suppose I should have read through the whole questionnaire first!

Thank you for helping create an informed electorate!