

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

Yes.

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

First, we need to make better use of county-owned land. I'm open to selling or donating for affordable and deed-restricted workforce housing, but I think we have an opportunity to be more creative and use as an example what COCC is doing in its campus village project – with multi-family housing projects built on long-term leased land. When we are presented with opportunities to sell or donate land, I'll prioritize maximizing housing over maximizing revenue (eg I would not have asked the city of Bend pay nearly \$1 million out of its affordable housing fund).

Second, we need to invest in our construction workforce. That's why I support a community benefits bidding policy modeled on what Lane County has done, which requires contractors on major capital projects to provide living wages, benefits, and – importantly – apprenticeship opportunities.

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

I have not had a direct role in projects/policies/work around housing. I have, however, supported the campus village development at COCC. Neighborly Ventures just broke ground on a new multifamily housing complex that will create 180 new units, and last week voted yes to move forward on phase 2, which will create an additional 60+ units.

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 it, but frankly I think it still leaves too much control in HOAs and neighborhood associations.

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

Assuming this refers to the climate friendly and equitable communities rules: I appreciate the goal, but generally I these sorts of rules should originate in the legislature, and not come about by executive order.

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

I'm thrilled that COCC is building new apartments on the West Side, and I support Deschutes County's decision to sell land near OSU-Cascades to HousingWorks and Kor Community Land Trust. (However, I'm admittedly confused at the fact that my opponent voted publicly in support of this sale, but has apparently opposed it in executive session.)

- 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 think the unintended consequences of these incentives need to be carefully considered. If we require a certain number be restricted to a certain AMI, does that push up the cost of the market rate units. If so, does that then exacerbate our missing middle problem?

- Changing the building code

I support the county's current efforts to allow ADUs in the rural county, but generally I think we need to focus on creating more housing in our cities (which is not really within the purview of the county) and not promote sprawl.

- Street trees

Yes. Also, let's be more careful about our herbicide application on county road right-of-ways so we aren't losing the trees we already have (we just lost two giant ponderosas in my neighborhood).

- Neighborhood character

The character of our neighborhoods are changing regardless. Let's be intentional about it and prioritize affordability over lot and home size.

- Water use and sewage

Again, let's prioritize development in our cities – where we have efficient water and sewer utilities – over rural development where we are adding wells and septic systems.

- Transportation - walkability and its relationship with land use

Yet another reason I oppose sprawl. Let's make it easier for people to choose to walk and bike!

- Collaborating with Bend Parks & Rec

I love my friends on the BPRD board and I'm excited to work with them.

- 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

I already addressed this.

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

SDCs should probably be higher in the rural county, frankly.

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

I'd advocate we change this.

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

This seems like a great question for city council candidates.