

Minor Report for Bend

For the 2023 reporting year

This report was submitted by Bend to meet the requirements of OAR 660-012-0900(6) for the 2023 reporting year. The department has reviewed the submittal as provided in OAR 660-012-0915(1) and deemed it complete. This document was generated by the department using information submitted by Bend.

OAR 660-012-0900(6)(a)

(a) A narrative summary of the state of coordinated land use and transportation planning in the planning area over the reporting year, including any relevant activities or projects undertaken or planned by the city or county;

In 2023, the City of Bend undertook several coordinated land use and transportation planning activities. These included completion of the Climate Friendly Areas Study (<https://www.bendoregon.gov/government/departments/growth-management/climate-friendly-and-equitable-communities/climate-friendly-areas>) and completing a draft of Housing Capacity Analysis. The City also completed planning and coordination with the County on amendments to the Bend Comprehensive Plan, the Bend Development Code, and implementing ordinances for the Stevens Road Tract (<https://www.bendoregon.gov/government/departments/growth-management/what-we-re-working-on/stevens-road-tract-concept-plan#ad-image-0>).

OAR 660-012-0900(6)(b)

(b) The planning horizon date of the acknowledged transportation system plan, a summary of any amendments made to the transportation system plan over the reporting year, and a forecast of planning activities over the near future that may include amendments to the transportation system plan;

TSP planning horizon date: 2040

Summary of amendments to the TSP:

The Bend Transportation System Plan (TSP) was adopted in 2020 with 2040 as the planning horizon date. There were no amendments to the TSP in 2023.

Forecast of future planning activities:

The City anticipates beginning a comprehensive update to the TSP in 2026 to comply with Climate Friendly and Equitable Communities (CFEC) requirements and refresh policies and programs to reflect Bend's growing community. Additionally, the City will be completing a TGM-grant funded project to evaluate and develop code language for low-car streets within the Bend Core Area and will be beginning an update to the City's Engineering Standards and Specifications over the next year. In late 2024, the Bend Metropolitan Planning Organization (MPO) will be adopting an updated Metropolitan Transportation Plan (MTP). Because the MPO project lists are expected to be consistent with the Bend TSP, we are not anticipating an interim update or amendment to the TSP.

OAR 660-012-0900(6)(c)

(c) Copies of reports made in the reporting year for progress towards centering the voices of underserved populations in processes at all levels of decision-making as provided in OAR 660-012-0130 and a summary of any equity analyses conducted as provided in OAR 660-012-0135; and

Any included reports are attached to this document.

Summary of equity analyses:

As part of the City's CFA Study, staff completed extensive community engagement with the goal of centering voices of historically underserved populations to develop equitable outcomes. CFA Study Appendices E, F, and G contain the anti-displacement analysis, and community engagement report and plan. This work followed the requirements for an engagement-focused equity analysis as detailed in OAR 660-012-0135(3).

Additionally, the City's Housing Department recently completed an Analysis of Impediments (AI) to fair housing, with the community engagement occurring during 2023. The AI required an intentional analysis for protected classes in our community. The community participation process included eight public events, a digital Fair Housing Survey available in English and Spanish, two open houses at affordable apartment communities, and consultations with thirteen community and/or government agencies. The Fair Housing Survey reached approximately 350 Bend community members.

OAR 660-012-0900(6)(d)

(d) Any alternatives reviews undertaken as provided in OAR 660-012-0830, including those underway or completed.

During 2023, the City did not undertake alternative review procedures as outlined in the rules.

Appendix E – Anti-Displacement Analysis

City of Bend CFA Study Anti-Displacement Analysis

Community and Economic Development Department | Growth Management Division

November 2023

Introduction

This analysis is broken down into two parts – a spatial analysis and a planning analysis. The anti-displacement spatial analysis explains the data and mapping process that was completed to spatially analyze the city for risk of displacement of vulnerable residents. The planning analysis explains the efforts and actions that the city is currently taking to promote affordable and new housing, as well as actions to mitigate or avoid potential displacement.

Anti-Displacement Spatial Analysis

An anti-displacement spatial analysis was completed to determine which areas of Bend are most at risk of displacement in the event of a change in land value due to CFA designation. CFA designation may increase development potential, particularly in areas of the City with residents vulnerable to housing change.

The purpose of this analysis was to spatially examine the City of Bend and differentiate areas of the city based on their risk of displacement, which was categorized by neighborhood typology. Neighborhood typology is a rating system which characterizes areas based on a number of factors that could increase risk of displacement for residents. This is accomplished by assigning a stage of gentrification to each area, ranging from Stage 1 (areas that may be very susceptible to displacement) to Stage 6 (areas with high home prices that are not susceptible to displacement).

Guidance from Department of Land Conservation and Development 's (DLCD) Anti-Displacement and Gentrification Toolkit and Cascadia Partners' Displacement Assessment Toolkit for the City of Sacramento helped complete this analysis. These steps included demographic mapping, the creation of neighborhood typologies to visualize where spatial disparities are most prevalent, and the identification of which potential Climate Friendly Areas are most in need of displacement mitigation strategies.

MAPPING

For this approach, several different maps were produced based on the following factors:

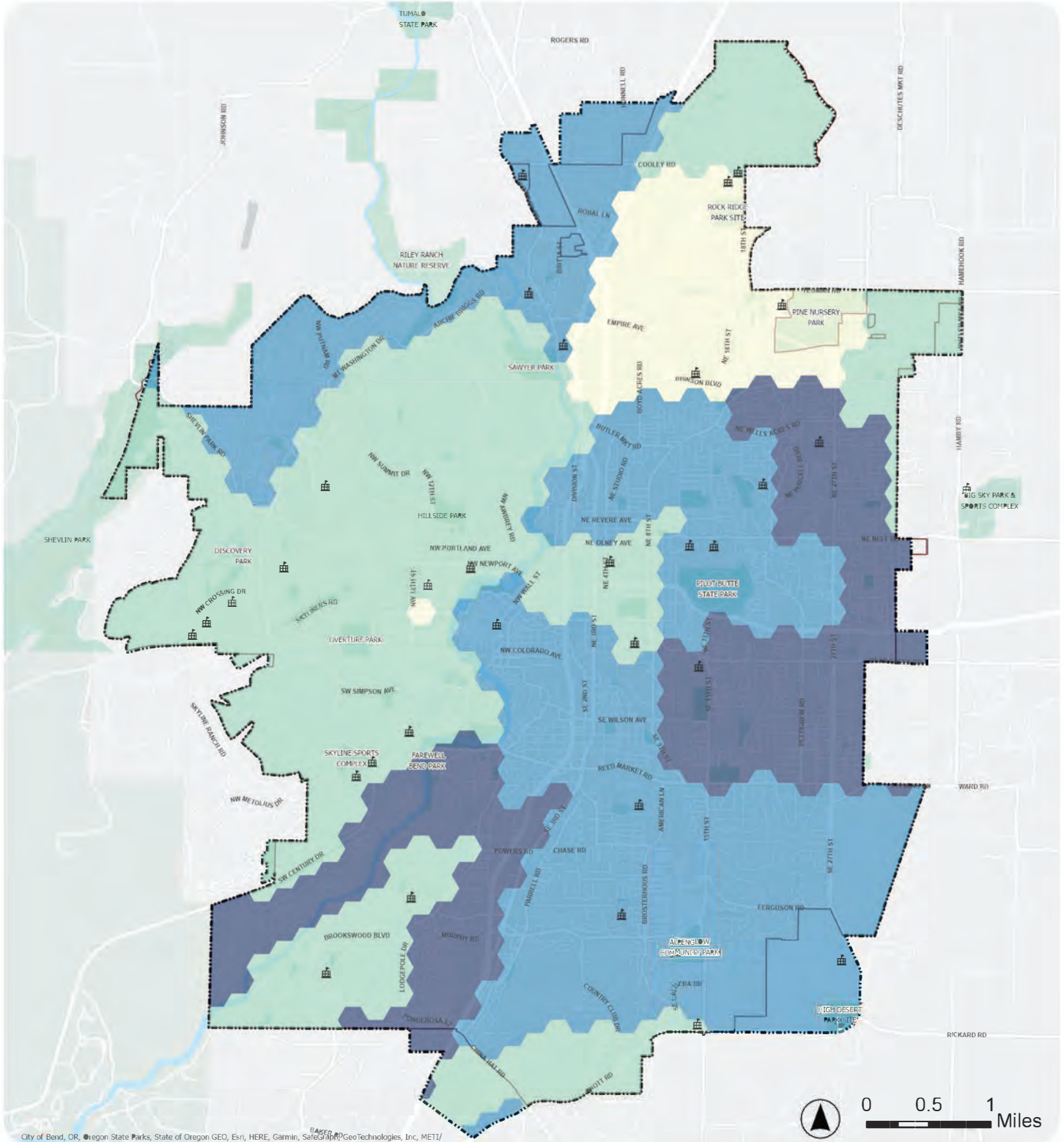
- Displacement Risk
- Income Profile
- Housing Market Activity
- Neighborhood Demographic Change

Displacement Risk

First, the displacement risk of residents was mapped. Displacement risk is a purely demographic lens to examine where populations vulnerable to housing change currently live in Bend. It is the first step to learn which areas are most at risk. Demographic data needs to be layered with market information to fully understand risk. The methods for this map are largely based on the [Bates' Vulnerability Index](#). Utilizing American Community Survey (ACS) data from 2017-2021, the following categories were mapped:

- Education: Percentage of the population without a bachelor's degree
- Housing Vulnerability: Percentage of the population that rents their home
- Race: Percentage of the population that belongs to a community of color
- Disability: Percentage of the population experiencing a disability
- Age: Percentage of the population that is over the age of 65
- Language: Percentage of the population that do not speak English at home

The median percentages across the city for each category were then examined. Any census tract that contained higher than the median value in that category received a score of one indicator. Census tracts that had between 5-7 indicators (or demographic categories) scored the highest for risk of displacement. Generally, the east and southwest sides of the city were found to have the highest displacement risk, as illustrated in Figure 1, Displacement Risk Map.



City of Bend, OR, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Legend

- Urban Growth Boundary
- City Limit
- Parks
- River
- Schools

Displacement Risk by Quantile

- 0 (Lowest Risk)
- 1 - 2
- 3 - 4
- 5 - 6 (Highest Risk)

*Displacement Risk is based on 2020 ACS data regarding Education, Housing, Race, Disability, Age, and Language.

CITY OF BEND

Print Date: Nov 30, 2023
 Sources: City of Bend, Deschutes County
 Disclaimer: This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.

Figure 1 - Displacement Risk Map

Income Profile

The income profiles of residents were mapped using median incomes from the 2017-2021 ACS across citywide census tracts. The Area Median Income (AMI) of Bend, per the ACS, is \$80,400 per year. AMI mapping was used to identify tracts with a greater proportion of City of Bend households with incomes below the AMI. Because income is such a significant factor in vulnerability, it garnered its own map, rather than being included in the displacement risk map. The displacement analysis examples that were used, including DLCD’s toolkit, require an assignment of income profile to each census tract. Based on the area, the definition of who is considered to be experiencing lower-than-average income varies. Funding sources in Bend are limited to providing affordable housing for those who make 80% of AMI for homeownership, or 60% of AMI for rental housing. However, the median price of a single-family home in Bend is \$735,000¹, far beyond what is attainable for many Bend residents. Based on Bend’s median home price, a household would need to make 251% of the AMI (or \$201,804 gross income per year) in order to afford a home.

As a result, income profile values that consider the high cost of housing were assigned as follows:

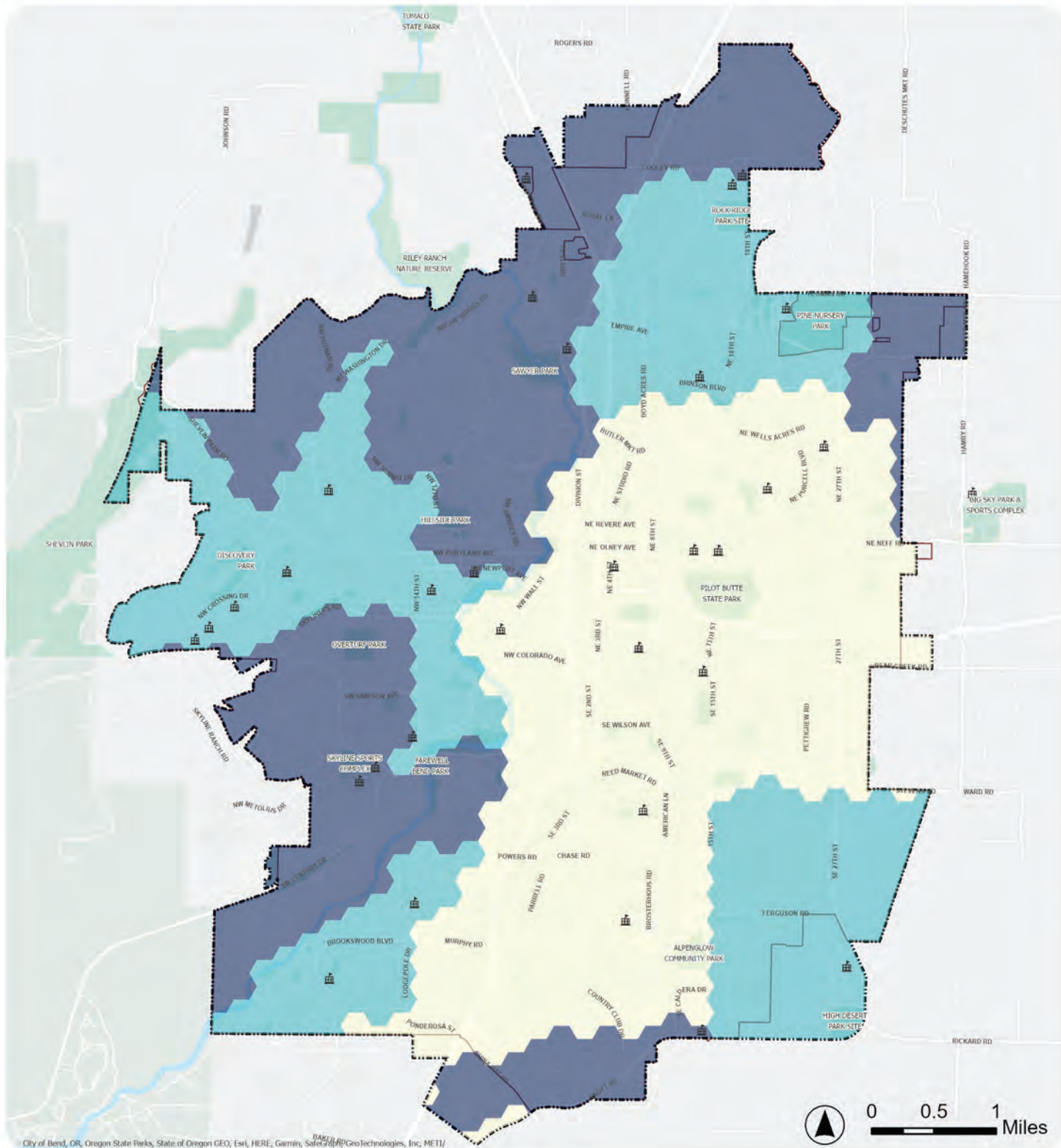
Table 1. Income Profile based on Area Median Income (AMI)

Median AMI	Relationship to AMI	Income Profile
\$96,480 and above	120% AMI and above	High
\$80,400 - \$96,480	100% AMI – 120%	Leans High
0 - \$80,400	Below 100% AMI	Low

Source: 2017-2021 American Community Survey

Census tracts with a median income below 100% AMI were considered low. Census tracts between 100% - 120% AMI were considered to lean high. Census tracts that had a median above 120% AMI were considered high. This determination was based on the range of values across census tracts, and the consideration of AMI compared to median home value.

¹ As of November 2023, per the [Beacon Report](#)




Legend

- Urban Growth Boundary
- City Limit
- Parks
- River

Schools

Income Profile

- Low
- Medium
- High



CITY OF BEND

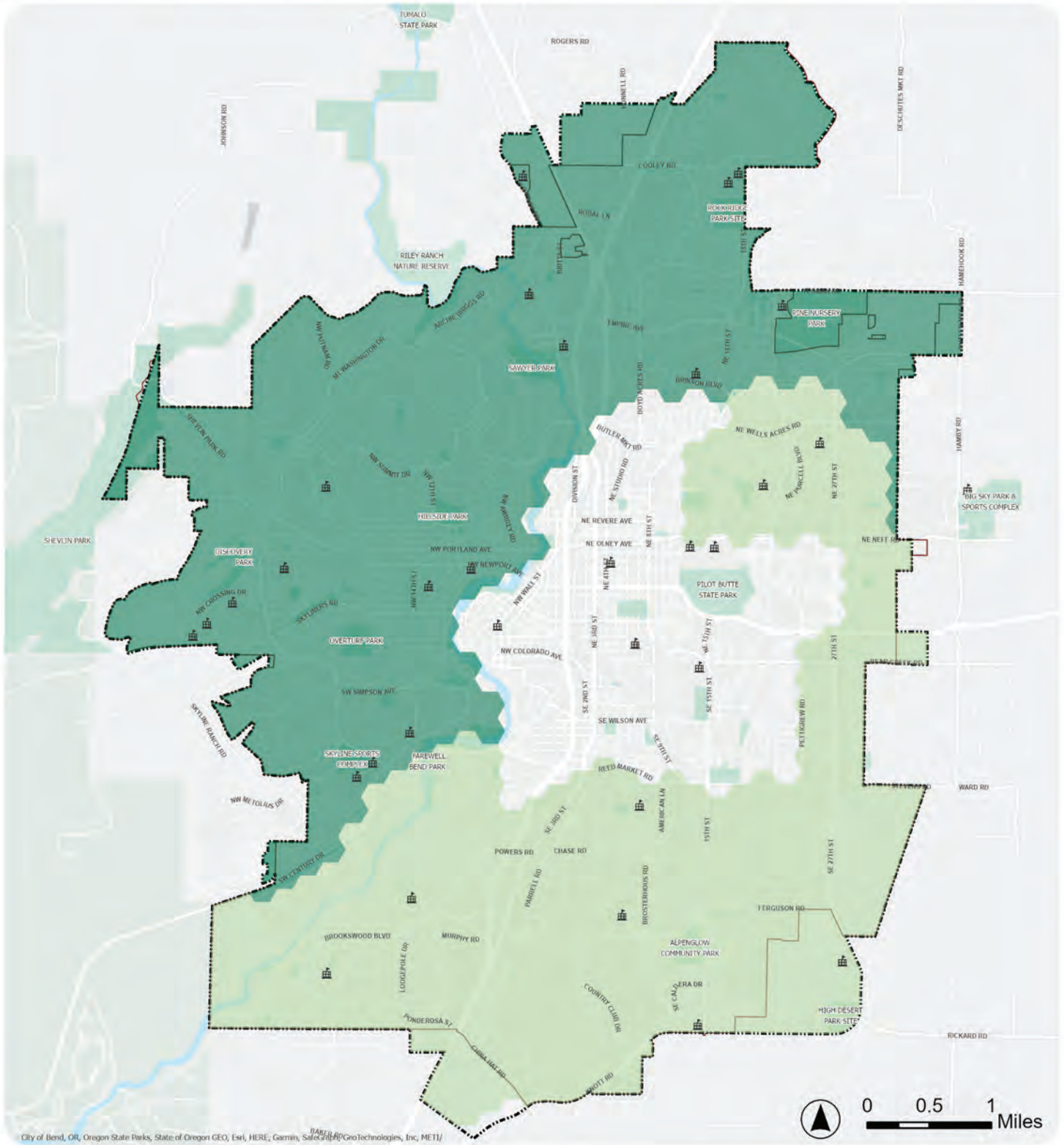
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Figure 2 – Income Profile Map

Housing Market Activity

Changes in the housing market were examined to determine where the cost of housing is rising. The average cost of rent and the average value of homes from two ACS periods – 2010 – 2014 and 2017-2020 were compared. The goal was to identify census tracts where either one or both of the housing markets (rentals and home values) have risen at a higher pace. This metric is an indicator of whether or not displacement is already taking place.

Rather than compare the difference in cost over 10 years to the median in Bend, Deschutes County's median was used as the benchmark to determine if a market was rising rapidly. This was based on the understanding that rising housing costs are a regional issue for Central Oregon, and the effect is not limited to just the City of Bend. The median rise in cost for Deschutes County was lower than Bend's, so more census tracts were found to be over the median using this approach. The north and west sides of the city generally had a higher rise than the median rise in both the rental and for sale markets. In other words, housing prices were rising more rapidly in these areas. On the east and south sides of Bend, only the for-sale market was seen as rising rapidly. The census tracts within the core of the City did not show a higher rise in cost for either market, as shown in Figure 3, Housing Market Change Map (2010-2020).



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Legend

- Urban Growth Boundary
- City Limit
- Parks
- River
- Schools

Housing Market Change Index (2010-2020)

- Only One Market Rapidly Increasing
- Both Rapidly Increasing Housing Values and Rental Costs

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Figure 3 - Housing Market Change Map

Neighborhood Demographic Change

Finally, maps were created to identify where neighborhood demographics have changed over a 10-year period. Demographic change, similar to housing market activity, is an indicator of whether or not displacement has already happened. The change in several demographic factors were studied, including:

- Race and Ethnicity – Has the percentage of residents who identify as white risen?
- Education Attainment – Has the percentage of residents with a bachelor’s degree increased?
- Homeownership – Has the percentage of residents who own a home increased?
- Income – Has the median household income (adjusted for inflation to the last year of the ACS) risen higher than the median value of change in income across the city?

Similar to the displacement risk map, the median value of change for all of these factors across the city was examined. If a census tract had a higher rate of change than the median, it received a score of one indicator. One census tract on the northeast side of the city scored highest with all four indicators. This category shows the rate of change, so the indicators do not represent whether or not the census tracts have an above average percentage of residents who are white, have a bachelor’s degree, or own a home. It is simply showing whether those residents with these demographic factors have increased rapidly (compared to the median across the city) within the last 10 years. These trends are shown in Figure 4 - Neighborhood Demographic Change (2010-2020).

Neighborhood Typologies

The next phase of the analysis was to designate neighborhood typologies within Bend based on the maps outlined above. ‘Neighborhood typologies’ are categories that differentiate areas based on their vulnerability to displacement and stage of gentrification. The basis for these typologies comes from DLCD’s Anti-Gentrification Toolkit. The following seven typologies are used to describe the vulnerability of people, housing, demographic change, and market conditions:

- **Stage 1** – These areas generally are characterized by residents with lower household incomes, who live in rental housing, and are vulnerable to displacement when compared to the rest of Bend. However, the cost of both rental and owned housing has not risen more than the median across the city. In addition, the neighborhood demographics have not changed dramatically in the last 10 years. As a result, these areas are still the most affordable in the city, but its residents are the most vulnerable to being displaced.
- **Stage 2** – These areas are considered to be in the early stages of gentrification. The area still contains a high percentage of vulnerable residents and renters, but the price of housing has started to change, and the cost of housing is rising.
- **Stage 3** – Compared to the other stages, areas in active gentrification have experienced substantial increases in rents and home values. Additionally, demographics have shifted considerably. These areas still have a portion of vulnerable residents, but they may be actively being priced out.
- **Stage 4** – At this stage, there are still residents considered vulnerable to displacement in these areas, but the population is generally characterized by higher incomes than in previous years. Home values and rents have risen considerably, and demographic change has already taken place.
- **Stage 5** – These areas are high-income tracts with a population that is not vulnerable to displacement. There is little rental housing, but demographic change is still taking place.
- **Stage 6** – These areas are high-income with a low percentage of vulnerable residents. These areas have rising home values and rents, but little demographic change has occurred in the last 10 years.
- **Unassigned** – Unassigned tracts are areas that do not fit neatly into one of the neighborhood typologies identified above. For example, a neighborhood that has high-

income residents, but little demographic change, and a large number of residents with one or more displacement risk categories (like a percentage of the population that is over the age of 65) and does not meet any of the above categories. This does not mean that people aren't priced out of this area, or that this area doesn't need additional housing options. It also does not mean that this area wouldn't benefit from citywide displacement mitigation strategies. It means that engagement with communities citywide is needed to ensure that these neighborhoods are stable.

The scores from the demographic mapping were put into a model to assign neighborhood typologies to each census tract in the city. Table 2 below represents the scores that produced each typology. Applying a range of scores (rather than a specific score) worked best in the assignment of typologies. The City of Bend's rapid growth renders a unique case when looking at displacement. For example, there are census tracts that have experienced extreme demographic change in the last 10 years, simply because there were very few people living in those areas 10 years ago. Large swaths of some of these census tracts were undeveloped at the time of the 2010-2014 ACS. This doesn't necessarily indicate displacement.

The determination was also made to leave the income profile of census tracts between 100 – 120% of the AMI as 'Unassigned'. This only applied to two census tracts in the city. DLCD's description of neighborhood typologies, or areas in some stage of gentrification, are primarily high or low income. This is because middle income neighborhoods, depending on other demographic factors and rates of change, may not be experiencing early or late gentrification. Additionally, tracts between 100 – 120% of AMI do not neatly fit into the categories of high or low income based on the cost of housing in Bend.

The lowest median income in any census tract was \$43,177 and the highest was \$118,265 – a range that equates to 53% - 147% of AMI. Table 2 below captures the disparity between that range by eliminating middle values.

Table 2. Neighborhood Typology Index

Neighborhood Typology By Stage	Income Profile (Income Change Score)	Displacement Risk Score	Housing Market Activity (Housing Market Change Index)	Neighborhood Demographic Change (Demographic Score Index)
1	Low	5-6	0	0-2
2	Low	4-5	1	0-2
3	Low	3-4	1-2	3-4
4	High	3	2	3-4
5	High	1-2	2	2-3
6	High	0-2	2	0-2
Unassigned	Leans High	N/A	N/A	N/A

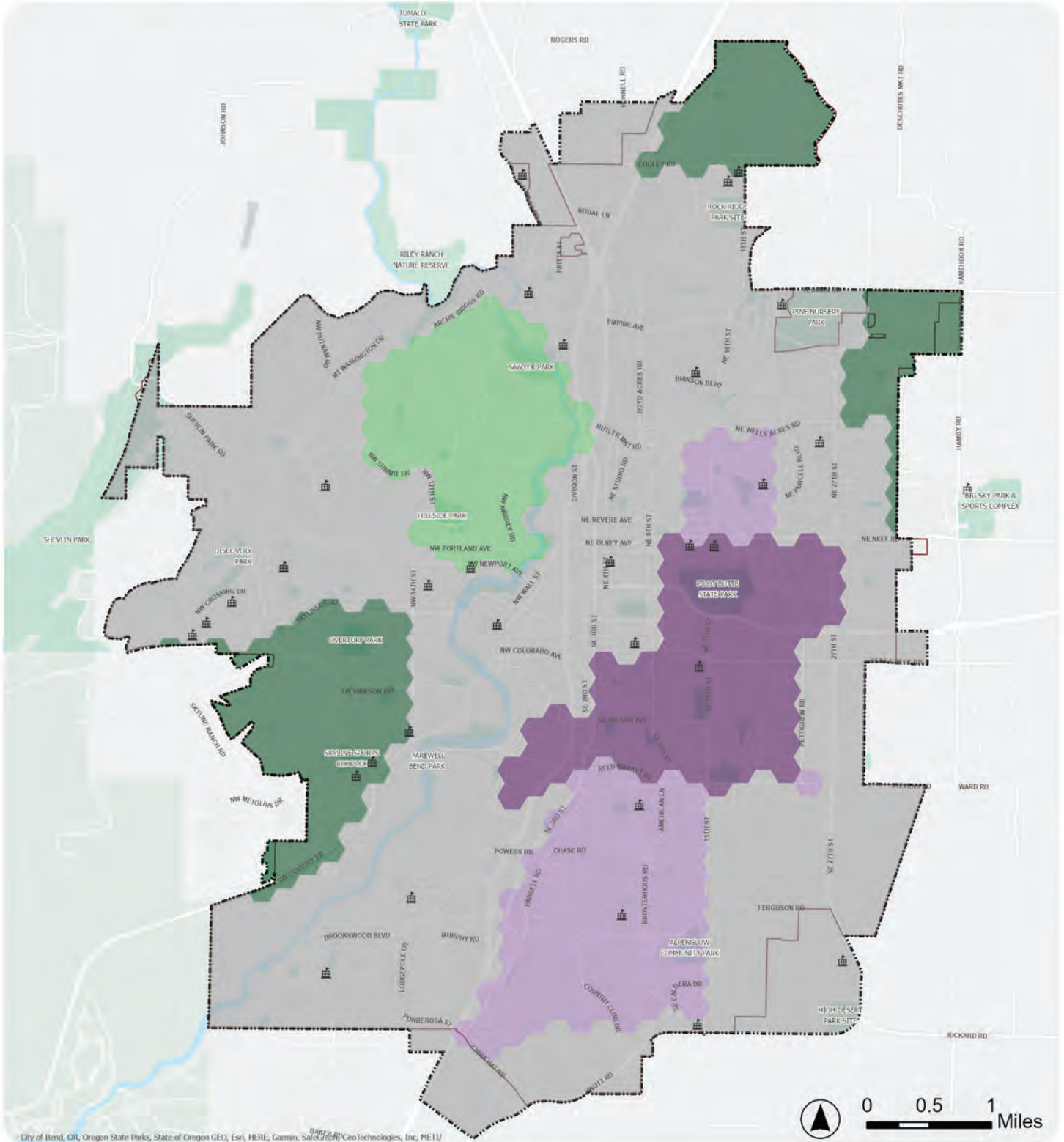
Using this methodology, the following map of Neighborhood Typologies was produced, shown in Figure 5 – Neighborhood Typology Map.

The neighborhood typology map shows that the eastern side of the city, specifically along south 3rd Street, is most at risk for displacement. This is consistent with the income profiles of those census tracts – the lowest median income census tract at 53% of AMI is located in this area and was assigned a neighborhood typology of Stage 1.

The most granular demographic information available is at the census tract level. Bend only has 14 census tracts and they cover relatively large areas. Compared to a bigger, denser city with a large number of small census tracts, it is difficult to fully understand the kind of change happening in Bend’s established neighborhoods. Additionally, many of Bend’s neighborhoods are defined by borders that do not align with census tract borders. It should also be noted that historically, the census has undercounted minorities².

² Taken from the Census website: <https://www.census.gov/newsroom/press-releases/2022/2020-census-estimates-of-undercount-and-overcount.html>

Qualitative research through community engagement is unquestionably the best way to fill the gaps in this map and to gain a better understanding of what is occurring on a neighborhood level. Understanding and considering the lived experience of vulnerable residents is essential to examining displacement risk in the City of Bend.



City of Bend, OR, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeCity, GeoTechnologies, Inc, METI/


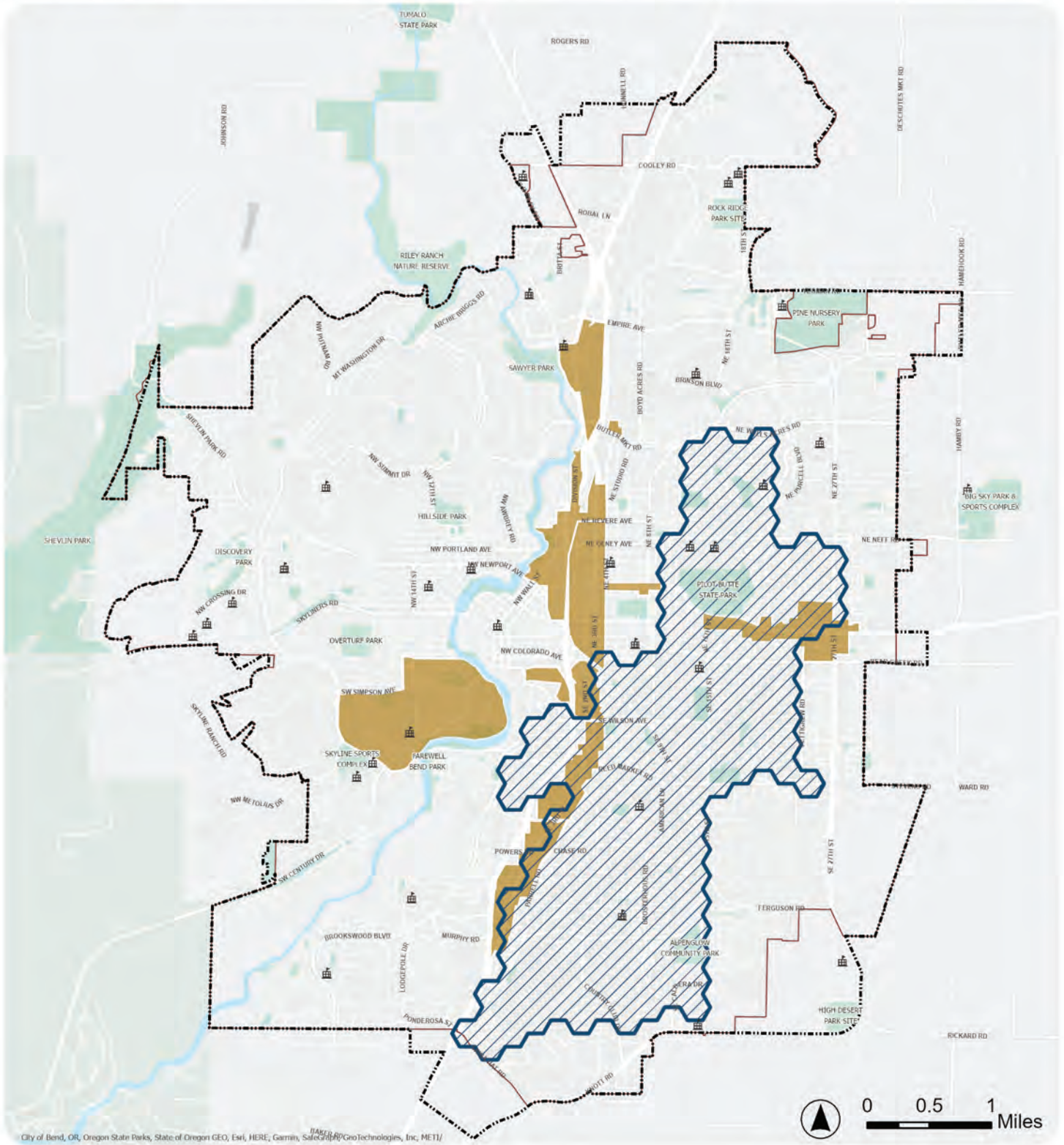
Legend	Neighborhood Typology	■ Unassigned	 CITY OF BEND Print Date: Nov 30, 2023 Sources: City of Bend, Deschutes County Disclaimer: This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.
⬡ Urban Growth Boundary	■ Stage 1		
⬡ City Limit	■ Stage 2		
■ Parks	■ Stage 3		
■ River	■ Stage 4		
⚡ Schools	■ Stage 5		
	■ Stage 6		

Figure 5 – Neighborhood Typology Map

Relationship to CFAs

In the final step of this analysis, CFA candidates were overlaid with the areas of Bend that are most in need of mitigation strategies. This specifically includes the areas in Stages 1 and 2. This analysis did not show any areas in Stages 3 or 4, only additional tracts in Stages 5 through 6. Citywide mitigation efforts are still needed to produce additional housing in those areas where people are priced out.

However, the purpose of this overlay was to determine the areas most at risk of displacement in the event of a CFA designation. The census tracts do not perfectly align with CFA candidate borders, but several CFA candidates overlap or border these areas, as shown in Figure 1 – Displacement Risk Map.



City of Bend, OR, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeCity, GeoTechnologies, Inc, METI/

Legend

- Urban Growth Boundary
- City Limit
- Parks
- River
- Schools
- Climate Friendly Area Candidates
- Anti-displacement Strategy Area

0 0.5 1 Miles

CITY OF BEND

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Figure 6 – Anti-Displacement Strategy Map

In conclusion, the anti-displacement spatial analysis verified that the following CFA candidates overlap with areas that are most at risk of displacement:

- Bend Central District
- Eastside
- Far South
- Mid 3rd
- Near South

Additionally, the following CFA candidates directly border areas most at risk of displacement:

- KorPine
- Greenwood

Mitigation strategies are identified for both CFA candidates with direct overlap and CFA candidates that border these areas in the Anti-Displacement Planning Analysis.

Anti-Displacement Planning Analysis

The purpose of the anti-displacement spatial analysis was to identify where Climate Friendly Area candidates overlap with populations that are vulnerable to displacement. The next step is to explore and identify actions to mitigate potential displacement. This section will cover:

1. Actions the City of Bend is currently taking to mitigate displacement, and how those plans fulfill the requirements identified in OAR 660-008-0050.4.a-f, including:
 - a. Location of Housing
 - b. Fair Housing
 - c. Housing Choice
 - d. Housing options for residents experiencing homelessness
 - e. Affordable homeownership and rental housing
 - f. Gentrification, Displacement and Housing stability
2. Additional actions that the City could take to mitigate future displacement

Plans identified in this section reference content, goals, and objectives from the City of Bend’s 2023-27 Draft Consolidated Plan, which establishes goals and funding options for housing.

The Consolidated Plan identifies five goals:

- 1. Assist Homeless with Shelter and Services**
- 2. Create and Preserve Affordable Rental Housing** – produce and preserve rental affordable housing through creation of new rental units, providing land for development of rental units, and obtaining rental units to keep them affordable. Affordable Housing is defined as deed-restricted affordable housing.
- 3. Provide Support to Necessary Public Services** – provide assistance to necessary and prioritized public services, particularly services that increase community capacity for Permanent Supportive Housing (PSH) and “Housing First” model programs.
- 4. Homeownership** – produce and preserve owner occupied affordable housing through creation of new homes, development of new homes, and obtaining homes to keep them affordable.
- 5. Infrastructure Improvements** – develop affordable housing infrastructure and economic development infrastructure in low to moderate-income neighborhoods with a focus on increasing affordable housing and childcare facilities with public infrastructure improvements.

The Consolidated Plan was developed by the City of Bend Housing Department through a series of community engagement processes and guides the City's housing and community development priorities.

ACTIONS THE CITY IS TAKING TO MITIGATE DISPLACEMENT

The City already uses a number of tools to promote the production of new and affordable housing. Below are descriptions of the tools currently in use, separated into three categories: Financial Incentives, Code or Permitting Changes, and Programs and Actions.

Financial Incentives

Affordable Housing Fund

In 2006, the City of the Bend was the first city in Oregon to implement an Affordable Housing Fee. The fee is collected from permit revenue in the amount of one-third of one percent of the cost of a permit. Proceeds from this fund have been employed to develop a wide variety of deed-restricted affordable housing throughout Bend. Applicants for the Affordable Housing Fund are permitted to provide deed-restricted housing for households making up to 100 percent of the Area Median Income (AMI). Since 2015, the City has assisted in the construction, preservation, or acquisition of 659 units at or below 80 percent of AMI using the Affordable Housing Fund. The Affordable Housing Fund is typically able to provide support for affordable housing development with approximately \$1 million in loans annually. Development funded by the Affordable Housing Fund is disbursed geographically throughout the City.

The City of Bend does not have public housing. Instead, the City partners with housing providers who provide Housing Choice Vouchers, Veterans Affairs Supportive Housing, and Emergency Housing Vouchers from HUD to address the housing needs of the City's low-income community. The Central Oregon Regional Housing Authority, dba Housing Works, has the largest portfolio of affordable housing in Bend. In addition, there are several other partners that utilize the Affordable Housing Fund to provide housing.

Community Development Block Grant

The City uses the Community Development Block Grant (CDBG) program to fund a number of shelter and service projects, as well as subsidies and other incentives. The City is allocated CDBG funding from the US Department of Housing and Urban Development (HUD). CDBG funding has been utilized to fund land acquisition, pre-development expenses for affordable housing, and down payment assistance for first-time home buyers of affordable housing. This includes design, engineering, legal, review and permitting related expenses for Kor Community Land Trust, an affordable housing provider in Bend. The City has also provided financial assistance for homeownership for low and moderate income households for Crescita, one of Kor Community Land Trust's developments. The Consolidated Plan estimates that 30 homeownership opportunities will be developed as part of this funding. When allocated by Congress, the City deploys CDBG emergency assistance under the same Consolidated Plan goals. In 2020, the City received CARES Act CV (CDBG), and supported development and needed services.

The City has also utilized CDBG funding to assist shelters and services for those experiencing homelessness. Bethlehem Inn, NeighborImpact, Grandma's House, and Cascade Youth and Family Center are four service providers that are projected to receive funding in the 2023-2027 Consolidated Plan.

Through the AHF and CDBG, the City has allocated over \$14 million in loans or grants for affordable housing development since 2015.

Construction Excise Tax (Commercial and Industrial Construction Tax (CICT))

The CICT was created in 2020 and is collected from permit revenue in the amount of one-third of one percent of the cost of commercial and industrial permits. The fee is limited by state law passed in 2016. Fifty percent of the revenue is dedicated to development activities and incentives for housing affordable to those making no more than 30 percent AMI. The other fifty percent is for services benefitting households making no more than 30 percent AMI.

Property Tax Exemptions for Qualified Rental Housing and Multi-Unit Projects

To assist developers of affordable housing, the City of Bend has adopted a policy to provide property tax exemptions for multi-family housing developments that are affordable to households earning up to 60 percent of AMI, higher with Income Averaging approved by

Oregon Housing and Community Services, under the City’s definition of Affordable Rental Housing. These exemptions require City Council approval, and then are in place for 20 years.

Additionally, the City has recently implemented two other tax exemptions. First, an exemption for non-profits providing affordable housing. Second, a [multi-unit property tax exemption](#) (known as MUPTE) for multi-unit developments which may opt to provide the public benefit of offering at least ten percent of their units as affordable housing, or 20 percent as middle income housing (affordable to households making no more than 120 percent of AMI).

System Development Charge (SDC) Exemptions

In 2017, the City adopted a blanket exemption of SDCs for affordable housing developments. SDCs are also exempted in part for childcare facilities. The City has requested the Bend Park and Recreation District, the other public entity assessing SDCs, to participate in exempting SDCs for affordable housing or other community needs.

Middle Income Housing Pilot Project

The Bend City Council allocated \$500,000 during the 2021-23 biennium to incentivize the development (or preservation) of housing for middle income households earning up to 120 percent of AMI. Eligible middle housing projects and activities include:

- Acquisition of real property by purchase
- Construction, reconstruction, and rehabilitation of housing
- Direct homeownership assistance to middle-income households
- Construction and permanent financing of both rental and homeownership projects
- Necessary infrastructure

Code or Permitting Changes

Expedited Permitting for Affordable Housing

The City provides expedited permitting for affordable housing. When an affordable housing building, planning, or engineering application has been submitted to the City’s Online Permit Center, it is flagged and moved to the top of the queue. The timeframe for these reviews is streamlined to 15-20 days for a complete application, providing an incentive for affordable housing developers.

Density and Height Bonuses for Affordable Housing

Section 3.6.200.C of the Bend Development Code offers a density bonus for developments providing affordable units. The density bonus provided correlates with the percentage of affordable units. As a result, the developer has the ability to add additional affordable or market-rate units to balance the cost of development. Height bonuses also apply in certain districts. The City's density bonus is more progressive than Oregon's adaptation in Senate Bill 8.

HB 2001 Code Changes

Since 2015, Bend has actively worked towards encouraging higher density housing types, such as duplexes, townhomes, and accessory dwelling units in low- and standard-density residential districts. In 2019, state legislation (HB 2001) accompanied the City's efforts with additional code updates that allowed greater housing density in low- and standard-density residential districts. Production of these units is expected to continue to increase.

Safe Parking Program

Council support and changes to City code made safe spaces for people experiencing houselessness to park and made it easier for providers to develop micro-shelters for houseless community members. City staff are exploring options to better streamline applications for managed parking programs, temporary managed outdoor shelters, emergency shelters, and transitional housing.

Shelter and Camping Code Changes

City Council supported and adopted changes to the Bend Development Code to allow shelters in more areas of the city. Additionally, a recently adopted camping code will give greater clarity to Bend's community members regarding where, when, and how camping can occur in Bend's public rights-of-way. In the meantime, the City has processed numerous shelter siting applications under HB 2006 or equivalent legislation. The City has supported the development of seven new shelters since 2020.

Programs and Actions

Fair Housing Education

The City actively furthers fair housing education by partnering with the Fair Housing Council of Oregon for presentations and trainings. As identified in the Consolidated Plan, the Fair Housing Council of Oregon will offer at least two fair housing trainings for the benefit of low- and moderate-income households in 2024. In addition, the City has partnered with Legal Aid Services of Central Oregon on issues related to fair housing, substandard housing, and tenant rights.

In 2019, the City completed the Analysis of Impediments to Fair Housing, which is a guiding document for the Housing Department. The City will complete another Analysis of Impediments to Fair Housing in 2024.

Pre-Approved Plan Sets for Accessory Dwelling Units (ADUs)

In 2023, the City implemented a pre-approved ADU plan program. The program enables applicants to use an ADU plan set that has already been through building plan review and meets building code, reducing the time needed for issuing a permit. The plan submittal still requires Bend Development Code review for standards related to siting, such as setbacks and lot coverage, but the review timeline is significantly shorter. The purpose of the program is to make it easier and simpler for the construction of ADUs, which are considered a needed middle housing type. Future phases of the program will include single-unit to middle housing conversions and other middle housing types.

Shelter Purchases

In 2022, the City of Bend purchased three properties to add 178 shelter beds to the community. Two of the properties purchased are for permanent use, and one is for temporary use. The City is responsible for administering state and federal funding to support their operations and social service partners manage day-to-day facility operations. The three new shelters are low-barrier shelters which have less restrictions for entry, making the new shelters accessible to a wider population. In addition, the City owns the only low-barrier walk up shelter in the region. City shelters provided over 38,000 bed nights in FY 2022-2023 and transitioned over 230 individuals to more stable housing.

FULFILLMENT OF OAR 660-008-0050.A-F

The Climate Friendly and Equitable Communities rules require that the CFA Study address how the City fulfills the requirements of OAR 660-008-0050.a-f. Below is a description of each item from Oregon Administrative Rules, Division 8, which covers Goal 10 – Housing. This section references the actions described above, in addition to other efforts.

a. Location of Housing

How the city is striving to meet statewide greenhouse gas emission reduction goals, established under Executive Order No. 20-04, by creating compact, mixed-use neighborhoods available to people who are members of state and federal protected classes. Cities subject to this rule and OAR 660-012-0310(2) shall describe actions taken by the city to promote the production of regulated affordable units, as defined in ORS 456.586(1)(b); to promote the production of accessible dwelling units; to mitigate or avoid the displacement of members of state and federal protected classes; and to remove barriers and increase housing choice for members of state and federal protected classes within climate-friendly areas. An accessible dwelling unit is a dwelling unit constructed to accommodate persons with disabilities, in compliance with the Americans with Disabilities Act and applicable construction requirements in adopted building codes;

As described above, the City has taken a number of actions, including the adoption of programs and policies, to promote the production of regulated affordable and accessible units, and has taken actions to mitigate or avoid the displacement of members of state and federal protected classes as well as to remove barriers and increase housing choice for members of state and federal protected classes citywide. The majority of these actions apply citywide, including the CFA Candidate areas.

The Central Westside CFA Candidate area (a mixed-use district) includes an affordable housing project being developed by Kor Community Land Trust and Housing Works, located at 19755 Simpson Avenue. The City's support of the acquisition, pre-development, and construction of this development meets this requirement by supporting affordable housing within existing mixed-use neighborhoods. The City is striving to increase housing choice within the core of Bend in areas with existing amenities, parks, schools, and transit.

b. Fair Housing

How the city is affirmatively furthering fair housing for all state and federal protected classes. Affirmatively furthering fair housing means addressing disproportionate housing needs, patterns of integration and segregation, racially or ethnically concentrated areas of poverty, and disparities in access to housing opportunity;

The Fair Housing Education program fulfills this requirement. The City has completed an Analysis of Impediments to Fair Housing, and actively works to remove them. Partnering with organizations like Fair Housing Council of Oregon and Legal Aid Services of Central Oregon is essential to addressing these impediments. In addition, the City requires funding recipients to submit an equity statement which is reviewed along with other criteria. The City has adopted its own protected classes list which is similar to Oregon's.

c. Housing Choice

How the city is facilitating access to housing choice for communities of color, low-income communities, people with disabilities, and other state and federal protected classes. Housing choice includes access to existing or new housing that is located in neighborhoods with high-quality community amenities, schooling, employment and business opportunities, and a healthy and safe environment.

As described above, the City facilitates access to housing choice through a number of programs including financial assistance to fill funding gaps that developers face in building affordable housing. The incentives cover a wide array of housing types – rentals, owner-occupied homes, multi-unit properties with some affordable housing, and middle-income housing which can be more difficult to fund federally. All of these projects are distributed geographically throughout the City of Bend in existing neighborhoods with access to employment, schools, parks, and amenities.

The HB 2001 Bend Development Code changes also provided additional housing choice by expanding multi-unit development to all low and standard density residential districts in the City of Bend. While development up to a quadplex was permitted in these districts in the City prior to 2019, the Bend Development Code changes streamlined the permitting process and reduced the fees. This ensures that zoning is not a barrier to making all residential districts accessible to everyone.

The City of Bend has recently created scoring criteria for affordable housing to include bonus points for accessible housing. The City has surplussed numerous properties for affordable

housing in the City’s higher income areas, and has started outlining equity strategies in infrastructure development.

d. Housing options for residents experiencing homelessness

How the city is advocating for and enabling the provision of housing options for residents experiencing homelessness and how the city is partnering with other organizations to promote services that are needed to create permanent supportive housing and other housing options for residents experiencing homelessness.

As described above, the City advocates for and enables housing for residents experiencing homelessness by partnering with and assisting organizations that provide housing options for those experiencing homelessness. The City’s CDBG program provides funding for shelters and services for those experiencing homelessness. In addition, it funds other service providers, including those who provide assistance for victims of domestic violence and non-profits providing medical care. Since 2020, the City has purchased three facilities that are currently being operated as low-barrier shelters, and has a lease on an additional services site. The City supported over 38,000 “bed nights” of shelter in FY 23, while providing over 100,000 meals and overseeing 230+ transitions to more permanent housing solutions. The City also supported the creation and operations of Central Oregon Villages, the City’s first managed outdoor shelter, made of twenty pallet structures and focused on the elderly, infirmed, and women with children.

Additionally, the Safe Parking Program and Shelter and Camping Code Changes both contribute to offering temporary solutions for those experiencing homelessness. The act of constructing new housing is lengthy, and while it’s important to commit to pro-housing policy, it’s also not a quick fix. Allowing those experiencing homelessness a place to camp or park in a vehicle legally is a temporary alleviation of a larger problem. The State of Oregon has created a series of shelter “super siting” laws that allow shelters to be sited within a UGB if they meet certain safety and operational standards. The City of Bend has permitted over five new shelters since 2019 using these laws, and more than five new safe parking sites.

e. Affordable homeownership and rental housing

How the city is supporting and creating opportunities to encourage the production of affordable rental housing and the opportunity for wealth creation via homeownership, primarily for state and federal protected classes that have been disproportionately impacted by past housing policies;

All of the financial incentives described in detail above help to fulfill this requirement. Without these incentives, the barriers to constructing affordable housing in the City of Bend are nearly impossible to resolve. These incentives cover both rental housing and homeownership options, and make these projects possible within Bend.

f. Gentrification, displacement, and housing stability

How the city is increasing housing stability for residents and mitigating the impacts of gentrification, as well as the economic and physical displacement of existing residents resulting from investment or redevelopment.

The anti-displacement spatial analysis identified areas of Bend that are gentrifying the most quickly, but it's clear from the data that housing costs are beyond what most people are able to afford regardless of location in the city. In July 2022, the median home sale price in Bend was \$743,000 according to the Central Oregon Association of Realtors. A household would need to earn about \$245,000, or 251 percent of Median Family Income (MFI) to afford this price. The biggest barrier to the development of affordable housing in Bend is the cost of land. The Affordable Housing Fund offers some housing stability by subsidizing these costs so that affordable housing is possible.

POTENTIAL FUTURE ACTIONS TO MITIGATE DISPLACEMENT

City staff regularly coordinates to streamline code and processes affecting affordable housing development throughout Bend so that all Bend community members can find housing in the neighborhood of their choice. Given the astronomical rise in the cost of housing in Bend, this is difficult and requires both citywide pro-housing strategies, as well as mitigation strategies specific to a Climate Friendly Area (CFA) to prevent displacement. The following are potential actions the City could take to mitigate displacement.

Citywide Strategies

Permit Alternative Housing Types on Wheels

One option to alleviate some of the pressure in Bend's housing market could be to legally permit alternative housing types, including those on wheels. Currently, the Bend Development Code requires that all dwellings, including manufactured homes, be placed on a foundation.

The City has considered permitting alternative types of housing, including those on wheels, in the past.

The City could consider adopting 2021 International Building Code regulations for Tiny House provisions, which offer regulations for both movable tiny homes and recreational vehicles as dwelling units.

Updates to the System Development Charges (SDC) Methodologies

The City is currently updating its SDC methodology. Bend SDCs were last revised over a decade ago and need to be evaluated for synergy with current City Council goals – several of which are specific to housing affordability. The new SDC methodology will include consideration of restructuring SDCs to account for different types and sizes of developments based on estimated use and impact on the system. The update will also include reviewing administrative policies that may impact financing and other costs to developers, like deferrals and credits for public improvements.

To complete this project, the City has an SDC stakeholder group with representatives from twenty-five local organizations that are impacted or have interest in the outcome of the update. This group will provide feedback on options. It is anticipated that the new fees will be adopted and implemented by the end of 2024.

Information on Converting Detached Single-Units to Duplexes

Similar to pre-approved plan sets, the City could encourage the conversion of existing detached single-unit developments to duplexes by providing information or a guide on how to complete a conversion. Since 2019, the process to construct a duplex has been streamlined to only require a building permit. Duplexes are allowed in all residential districts where single-unit developments are allowed. This is anticipated as part of the Middle-Income Housing Program as a future phase to the pre-planned ADU program.

Fund Off-Site Infrastructure Requirements for Affordable Housing

The cost to construct necessary infrastructure (sidewalks and street improvements) has been identified as an additional barrier to development. If a funding source was established, the City could fund or construct these improvements for affordable housing developments, helping offset some of the cost for developers. Waiving these requirements entirely is not an option,

because it's important to ensure that affordable housing is equipped with the same improvements as market rate development.

CFA Specific Strategies

Low-Interest Loans / Revolving Loan Fund

The development of a revolving loan fund that is specifically tied to the boundaries of a CFA could assist those looking to develop affordable housing. A revolving loan fund is a gap financing measure that is primarily used for small businesses. It is a self-replenishing pool of money, utilizing the interest and principal payments on old loans to issue new ones.

This program could be structured a number of ways. It could provide funding for the development of affordable housing, as well as the acquisition and preservation of naturally occurring affordable housing within a CFA. Naturally occurring affordable housing is housing where rents are below the median monthly costs for the area, but are not subsidized through government programs and do not have income requirements to rent. Additionally, it could fund improvements to acquired affordable housing. While this could be developed in any part of the City, the designation of a CFA that already has a funding source could enable this program to start sooner. As part of the mapping completed to study CFA candidates, CFAs that have federal, state, and local funding sources have been identified. These include the Bend Central District, KorPine, Mid 3rd, North Downtown, and Greenwood CFA candidates. Consideration of existing financial incentives already available for specific areas is one lens with which to evaluate the CFA candidates.

Site Acquisition

Within a CFA, the City could take specific steps to publicly purchase vacant or underutilized sites in order use them for affordable housing. While the term 'land banking' tends to imply that these will be saved or preserved for future use, the housing crisis in Bend is an immediate problem. Acquiring sites as quickly as possible would be ideal. These sites could be given to developers for low or no cost. Doing so would ensure that groups at risk of displacement within a designated CFA would have the option of remaining within their neighborhood, even if the land values within a CFA rise. The City does not have control over rising land values, but careful planning and a commitment to ensuring that there is ample affordable housing within a CFA could ensure that residents remain in place.

Employment of this strategy may be a consideration in the selection of one of the CFA candidates. Per the completed CFA Market Analysis, land values vary significantly within each CFA. It would be most beneficial to employ this strategy in a CFA which has vacant or underutilized sites identified. Similar to the low-interest loan / revolving loan fund option, a CFA that already has an existing funding source (like a TIF) would be able to utilize this strategy quickly.

Appendix F – Community Engagement Report, Engagement Themes, and
Online Questionnaire Summary

City of Bend Climate Friendly Areas Study

Community Engagement Report

June 30, 2023

I. Introduction

By the end of 2024¹, communities – including Bend - are required by state law to study, identify, and designate “Climate Friendly Areas” (CFAs). CFAs are intended to be places where people can meet most of their daily needs without having to drive. These places may be urban mixed-use areas such as downtowns and main streets.

The CFA process requires centering voices of historically underserved populations and working towards equitable outcomes. While some may see Climate Friendly Area designation as a benefit, others may fear gentrification-caused displacement. As this planning effort may generate significant public interest, the Oregon Department of Land Conservation and Development (DLCD) enlisted a consultant to provide public engagement assistance to these jurisdictions and help ensure the public is engaged in the decision-making process and the voices of historically underserved populations are heard.

This report describes the community engagement efforts carried out for the CFAs project by the City of Bend with support from 3J Consulting. The report summarizes the outreach between January and June 30, 2023 and reflects the first six months of equity focused outreach. It is not a comprehensive summary of the community engagement for the project which continues through designation and adoption. This document outlines the methodologies employed to engage historically underserved populations and the broader community, the approach for communicating information, the methods for gathering feedback, and the plans for integrating input into the study.

II. Objectives

The objectives of the study’s community engagement program were to:

- Identify preferred location(s) of climate-friendly areas through community involvement.
- Center the voices of historically underserved populations, particularly those disproportionately harmed by past land use and transportation decisions and engage with those populations to develop key community outcomes.
- Give all potentially affected interests an opportunity for input.
- Actively seek participation of potentially affected and/or interested individuals, agencies, businesses, and organizations.
- Provide meaningful community engagement opportunities and demonstrate through a reporting back process how their input has influenced the decisions.
- Clearly articulate the process for decision-making and opportunities for input.
- Explore partnerships between the city, county, and other agencies and organizations for overcoming potential barriers to plan implementation.
- Develop communication tools to increase public understanding of how the CFA study and designation fit into other planning processes the city is undertaking.
- The outreach process will promote the fair and meaningful involvement of all people regardless of race, color, national origin, disability, gender, sexual orientation, housing status, primary

¹ The City of Bend has been approved for an extension to the end of 2025

City of Bend CFA Engagement Report

language, immigration status, age, or income. No person shall be excluded from participation or subjected to discrimination.

- Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.

III. Scope and Approach

The project scope outlined the creation of a community engagement plan to guide this first phase of the Climate Friendly Area study and designation work, and to support the city in conducting meaningful community involvement.

Outreach activities and materials were planned according to a three-round schedule:

Round 1

The key engagement goals of this round included informing participants about the process and timeline for Climate Friendly and Equitable Communities, and explaining how individuals could provide general feedback on CFA designations. Additionally, the aim was to gather input from the community by understanding their priorities and criteria for selecting Climate Friendly Areas, as well as capturing their lived experiences. Another objective was to identify individuals interested in participating in equity-based focus groups. To achieve these goals, the activities consisted of conducting one-on-one phone and in-person interviews with community leaders and organizations representing vulnerable populations. This first round of engagement was focused on equity participants and did not include the wider community.

City staff also coordinated a winter curriculum with Central Oregon Community College Avanza program centered on the CFA study. The Avanza program is a Latinx college prep program for student leaders. Students from Bend and Caldera High Schools studied the CFA requirements and applied it to their lived experience to provide feedback on the CFA study. Over 30 students presented their ideas at City Hall to City staff, the City Manager and the Mayor.

Round 2

The key engagement goals of this round were to inform participants about community priorities and criteria for potential Climate Friendly Areas, which were obtained through Round 1 interviews and reported back to the community. Additionally, the other goals were to present a revised map showing the possible locations for Climate Friendly Areas and gather input by discussing the benefits and burdens associated with each potential CFA location. To facilitate these goals, the engagement activities included an equity Focus Group meeting as the first step. This was followed by meetings with City Boards, Committees and Commissions and Community-Based Organizations to further engage and gather input from various stakeholders.



City of Bend booth at Juneteenth, Round 3

City of Bend CFA Engagement Report

Round 3

The third round of engagement is planned to be continued by the City of Bend over the next several months. The community will be informed about various next steps regarding Climate Friendly and Equitable Communities by tabling at community events. This will include providing information on the process and timeline for establishing CFAs and explaining how people can offer feedback on CFA designations. Community priorities and criteria from historically underserved communities will also be shared, incorporating insights from both Round 1 and Round 2. Furthermore, a revised map displaying potential CFA locations will be presented.

In terms of gathering input, discussions will be conducted to consider the benefits and burdens of each potential location. Engagement activities over the summer will involve tabling at community events, Park and Library events, and Downtown pop-ups. The engagement process will also include follow-up meetings with the Focus Group, as well as convening a CFA Working Group comprised of volunteers from City Boards, Committees and Commissions. Staff will continue to meet with interested Community-Based Organizations and neighborhood groups. Two online questionnaires will be made available to gather input from the broader community.

Fall activities are planned to include, a community open house, Spanish-language specific outreach and meetings of the CFA Working Group.

IV. Key Findings

Round 1

In February 2023, Community Leader and Stakeholder Interviews were conducted to better understand community priorities and criteria for choosing Climate Friendly Areas. The interviewees were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- Housing affordability is critical in ensuring Climate Friendly Areas are equitable.
- Transportation options and accessibility should be prioritized when designating a Climate Friendly Area.
- Groceries, medical services, and daycare facilities for lower income households would best serve the community in these designated areas.
- Designating these areas could provide the community with opportunities to connect with one another, and potentially create more inclusive options including higher density affordable housing alongside market-rate.

Round 2

The second round of engagement focused on the question, “how do we ensure vulnerable population groups benefit from these changes and what strategies can be employed to mitigate the potential risk of displacement and gentrification?”

An in-person focus group was held in May with members representing Embrace Bend, Habitat for Humanity, City of Bend Accessibility Advisory Committee, and Central Oregon Intergovernmental Council/Cascades East Transit to discuss a variety of topics lead by the following questions:

1. What community or population groups would benefit from this area being designated as a CFA?
2. What community or population groups would be burdened by this area being designated as a CFA?
3. Among all candidate Climate Friendly Areas, is there one Climate Friendly Area that provides better, more equitable outcomes?
4. For the community or population groups that may be disproportionately affected by changing development patterns, what strategies or actions should the city consider mitigating potential displacement and/or gentrification?
5. Did we miss any areas you think should be considered a Climate Friendly Area?



City of Bend booth at Pride Event

During the general discussion, feedback included:

- A request to map transit routes and mobility hubs
- To better define City investment and incentives in potential CFA areas.
- Participants raised concerns about the relationship between gathering spaces and safety
- Concerns related to the mapping of vulnerable populations were voiced. Solutions were proposed, such as limiting data release and indicating potential vulnerabilities without specific locations.
- The importance of continued outreach and relationship building with historically underserved groups
- Planning and services for houseless community members and the potential for displacement was emphasized.
- The discussion also explored affordable housing options, including locating subsidized affordable housing, work force housing and market rate in CFA areas, and the significance of affordable homeownership as well as rental options within CFAs.

Subsequently, the mapping exercise revealed the potential benefits and burdens of each proposed area. In the South 97 and Eastside areas key benefits included opportunities for new investment, availability of vacant land, and the potential for new affordable housing. On the other hand, key burdens included a lack of existing bike and ped infrastructure and limited existing walkable amenities.

City of Bend CFA Engagement Report



COCC Avanza students work on CFA mapping

Opportunity Areas such as the Central Westside and Bend Central District (BCD) were recognized as having the benefit of already functioning in many ways as CFAs. Both have existing walkable amenities and good bike, ped, and transit infrastructure. Burdens include a lack of affordable land (with BCD having better affordability comparatively). BCD has good opportunities and existing incentive programs. Burdens of BCD included potential pollution and noise pollution for new residents on 3rd Street and vulnerable “naturally occurring” affordable housing. The Central Westside was seen as an area where growing density makes sense and has the potential for an innovation district with the OSU campus.

The North area was thought to have the least existing benefits for a CFA with a lack of infrastructure and comfortably walkable amenities.

In addition to the focus group, City staff presented to the following City Boards, Committees and Commissions:

- City of Bend Accessibility Advisory Committee
- Bend Economic Advisory Board
- Environment and Climate Committee
- MPO TAC
- Core Area Advisory Board
- Affordable Housing Advisory Committee
- Human Rights and Equity Commission
- City of Bend Planning Commission

V. Conclusion

As a result of the community-based input received during the first two rounds of engagement, there has been interest in increasing access, amenities and potentially incentives in areas that are perceived

(or actually) getting less attention from the city. Additionally, the City of Bend's Opportunity Areas are already on their way to being high-amenity areas with the zoning for walkable mixed-used.

Staff will continue technical analysis as well as community input to determine the best options for using CFA designation as a tool to further community goals related to equity, housing and transportation. For the potential Climate Friendly Areas with less infrastructure, additional studies will be conducted to assess additional tools most appropriate to location and context.

VI. Attachments

- A. Community Leader Interview Summary
- B. Focus Group Presentation
- C. Climate Friendly Areas Focus Group - Discussion Summary
- D. Climate Friendly Areas Student Outreach - Project Summary
- E. Caldera High School Presentation
- F. Bend High School Presentation

Climate-Friendly and Equitable Communities – Bend

Community Leader Interview Summary

February 2023

Background and Purpose

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. As part of these new rules, local governments are required to study, identify, and designate climate-friendly areas by December 31, 2025. The CFEC rules provide the following definition of climate friendly areas:

“Climate-friendly areas” are intended to be places where people can meet most of their daily needs without having to drive by having housing located near a mix of jobs, businesses, and services. This means that some cities and urban areas across Oregon may see a higher intensity of development over time.”

In Bend, this will most likely occur adjacent to downtown, along corridors or in existing mixed-use zones where high-quality pedestrian, bicycle, and transit infrastructure can be implemented. For people living in Climate-Friendly areas, most housing, jobs, businesses, services, and schools could be accessed by walking, riding a bicycle, or taking a bus. The goal of these rules is to build cities in a way that reduce the need for a vehicle. Fewer cars on the road means less carbon emissions contributing to climate change.

The first phase of the process is to study and determine potential locations of climate-friendly areas by the end of 2023. The second phase is to adopt development standards for these areas by the end of 2025.

Due to the impacts that potential, redevelopment may have on gentrification and displacement in certain areas, the project includes a strong focus on ensuring the voices of historically underserved and vulnerable communities are centered in the engagement process.

The first step is conducting interviews with key community leaders to better understand community priorities and criteria for choosing these areas. These interviews will inform the activities we conduct with the community over the next two years to identify potential locations for these “climate-friendly areas” and discuss the burdens and benefits of each.

Key Themes

The initial round of community engagement offered feedback to help inform the upcoming engagement efforts. The stakeholder interviewees were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- Housing affordability is critical in ensuring Climate Friendly Areas are equitable.

- Transportation options and accessibility should be prioritized when designating a Climate Friendly Area.
- Groceries, medical services, and daycare facilities for lower income households would best serve the community in these designated areas.
- Designating these areas could provide the community opportunities to connect with one another, and potentially create more inclusive options including higher density affordable housing alongside market-rate.

Interview Summary

- **What are potential priorities or criteria for your community that should be considered when choosing an area to be designated as a “Climate Friendly Area”?**
 - Housing availability at all levels of income.
 - On a bus route.
 - Easy accessibility to services for all income groups.
 - Affordable housing.
 - Multi-generational housing.
 - Transit, biking/walking paths, and reducing travel time.
 - Affordable housing.
 - Creating a space for folks to be able to access services without a vehicle.
 - Walkability.
 - Ensuring designation of areas does not result in exclusionary practices.
 - Important to consider connectivity between centers. Bikeable to key destinations.
 - More public gathering places, parks, and childcare.
 - Better equity in planning for new neighborhoods and places.
 - Housing that is affordable to lower income levels is top priority.
 - Better accessibility and safe connections (example of eastside to downtown). Snow on sidewalks makes walking dangerous/inaccessible.
 - Electric bike stations expanded to other neighborhoods.
 - There is too much able-ist thinking.
 - There is good access to affluent neighborhoods but lacking easy access for lower income areas.
 - When there is snow, transit is on Sunday schedule and people can’t get to work.
 - Invest more in green energy solutions, solar, Wi-Fi hubs. Consider more innovative solutions.
- **What services, amenities, or development types would best serve your community? What does the community need from these designated areas?**
 - Grocery stores for lower income households.
 - Medical for lower income households.
 - Affordable daycare.
 - Parks and green spaces, free community space.
 - Shopping, food, and amenities that are not offered online.

- Mixed-use housing with groceries below housing.
- Childcare.
- Think about why people need to get out of the house (work, childcare, groceries).
- Multi-family access to groceries is important.
- Trash and water services for homeless community members.
- Increase transportation options.
- More dense, mixed-use development where people can live, work, and shop.
- Transit-oriented design and pedestrian only areas.
- Housing with parks is needed. Safer routes to parks. One car and no car families need to be able to access transit, parks, grocery stores on sidewalks with safe crossings.
- **What do you see/think are some of the benefits of mixed-use, walkable, compact development for your community?**
 - Reducing stigma of people in low-income housing if it is better mixed in with other income levels.
 - Generational housing and daycare options.
 - Ways to connect groups that don't necessarily connect otherwise.
 - Areas for people to get exercise and be outside.
 - This type of density is something that could benefit homeless folks in terms of being able to get what they need without walking as far.
 - Increase of safety and reduction of emissions.
 - Quality of life.
 - Denser housing near services that are a short, walkable distance. This would enable a car-less and community-oriented environment.
 - Housing would appeal to younger, new to Bend and provide options. Be sure to provide room for families and extended families. Consider shared storage for bikes, sleds, and other needs.
 - Storage for houseless and potentially shared kitchens.
- **What do you see/think are some of the burdens of this type of development on your community?**
 - If this is another high-end west end development, it won't change anything.
 - Use this as an opportunity to break the cycle of focusing on affluent development.
 - Convincing people that this type of affordable housing is beneficial.
 - Lack of connectivity to other parts of Central Oregon (without a personal vehicle).
 - Think meaningfully about how this type of development will impact folks that will be displaced.
 - The risk that these areas become oases within the community versus a model for the surrounding communities.
 - Apartments are all high-end/expensive.
 - Need to ensure does not spiral into gentrification.

- Lack of space and parking can cause conflict with street spaces, etc.
- Better pay for employees that must live further and further from jobs and lead to closures of local restaurants and retail (example of commuters from Prineville).
- Breweries need to pay for transit not parking.
- **What elements of this process might be of particular interest to your community?**
 - Where are these areas going to be?
 - What kind of development will this bring?
 - Being able to offer actual feedback on the areas proposed.
 - Engagement efforts based on the locations of the proposed areas.
 - Focus groups with homeless shelter providers and the folks they assist.
- **Who else should we talk to ensure an inclusive process?**
 - Environmental Center.
 - Neighborhood associations.
 - Neighbor Impact.
 - Including non-homeowners in the process.
 - Speak to people who would have interest in living or renting in these areas.
- **From the information we have shared today, what questions do you have, or do you think your community might have, about this new process for designating “climate-friendly areas” in Bend?**
 - Being completely forthcoming about this process early.
 - This will not be on the radar of people trying to make ends meet. But, if this process can offer better paying jobs, affordable housing, and better livability people will be engaged.
 - How much will the housing cost?
 - What are the amenities of these areas?
- **Would you or another representative of your organization want to be involved in a focus group? We are offering compensation and other accommodations to participants.**
 - Yes, reach out to FAN.
 - Habitat for Humanity staff may be interested.
 - Yes, reach out to COIC but there are some funding constraints.
 - Homeless leadership coalition meets first Friday of each month.
- **How can we make sure we have information that is easy to understand, access and easy for your community to provide comments about?**
 - Have casual conversations with people about what is going on.
 - Being clear about how this impacts communities.
 - Having a well-thought-out plan regarding next steps and impacts.
- **Any other ideas, suggestions, or recommendations as we plan for engagement on climate-friendly areas?**
 - Please keep FAN involved.
 - More details and information that can help people visualize this.
 - Financial incentive for folks that have lived experiences (homeless).
 - Include COCC students and Catholic Spanish Ministries.



Climate Friendly Areas Focus Group
Growth Management Division
Community and Economic Development Department
May 23rd, 2023

What is a Climate Friendly Area?

- A Climate Friendly Area (CFA) is an area where community members can live, work, and meet most of their daily needs without having to drive a vehicle
- CFAs must be served by high-quality pedestrian, bicycle and transit infrastructure
- CFAs will allow a mix of uses, including multi-unit residential development
- Underserved communities will be at the center of informing where and how CFAs are chosen



Why are we designating Climate Friendly Areas?

- These areas are a part of the state's Climate Friendly and Equitable Communities rules adopted by the Land Conservation and Development Commission in July 2022.
- Designing neighborhoods like this helps reduce carbon emissions and gives people the choice to not rely on a car.
- The goal of these rules is to make systemic changes in the way cities are developed to reduce carbon emissions and thus slow the pace of climate change.



Equity Based Engagement

- Equity based engagement will take place through CFA designation and adoption
- One-on-one interviews
- COCC Latinx student outreach
- Equity focus groups
- Upcoming community pop-ups, surveys, and open houses



COCC Latinx College Prep Program – Caldera High School

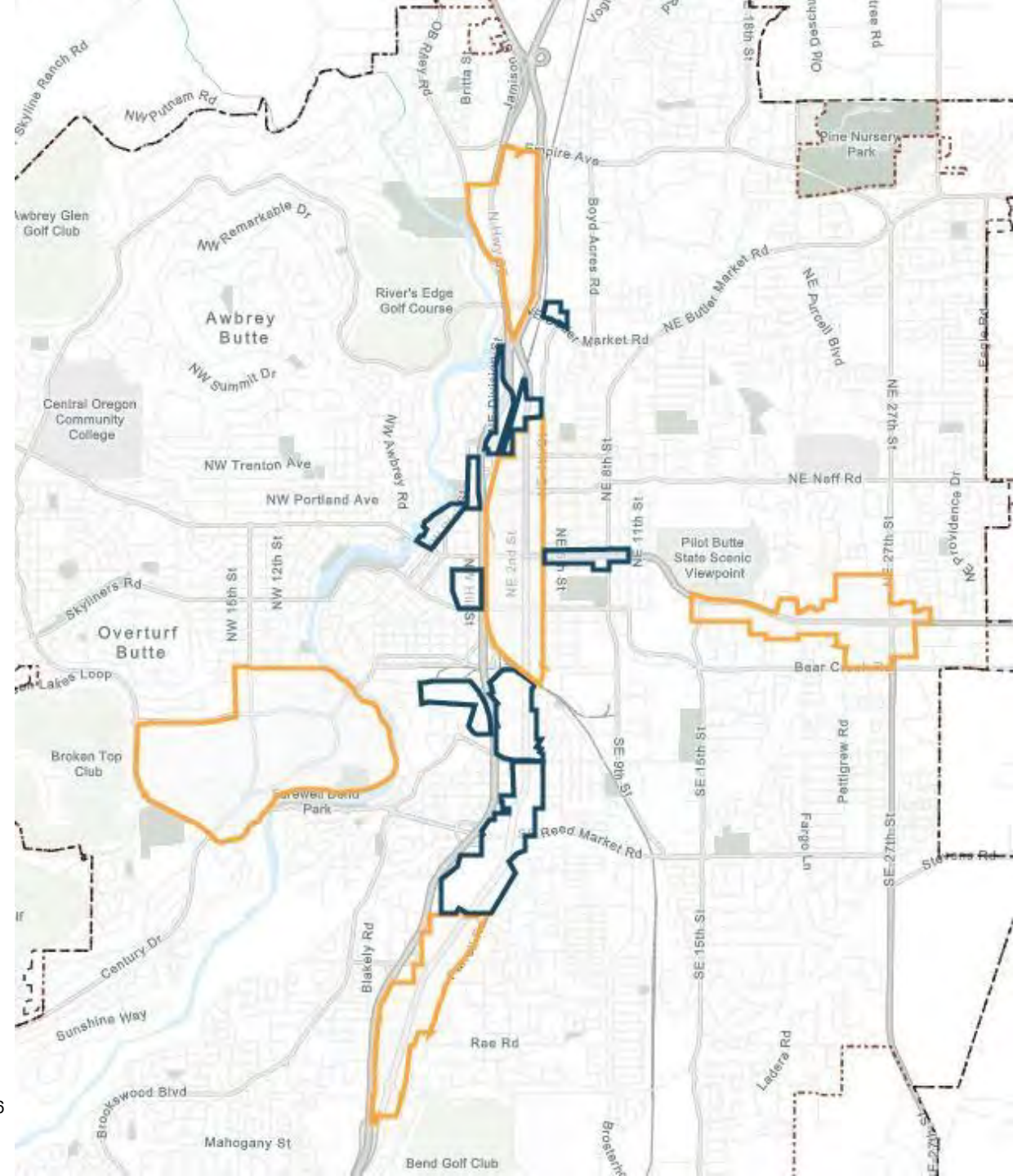
Where should a CFA go?

Identified examples of CFAs based on land use, size, and existing plans:

- Land use designations – commercial and mixed-use areas instead of low-density residential areas
- Existing employment centers
- Developed bike, ped and transit networks

Staff is developing a mapping tool to spatially analyze the City based on the following categories:

- Equity
- Connectivity
- Opportunity



Questions?

Resources

- Website
- For information on the CFA Study, reach out to Elyse Vukelich (evukelich@bendoregon.gov)
- For information on the CFA Study Engagement, reach out to Jennifer Knapp (jknapp@bendoregon.gov)



CFA Timeline

Climate Friendly Areas Project Phasing



WE ARE HERE

Complete and Submit Study
Based on State Requirements

Recommendation

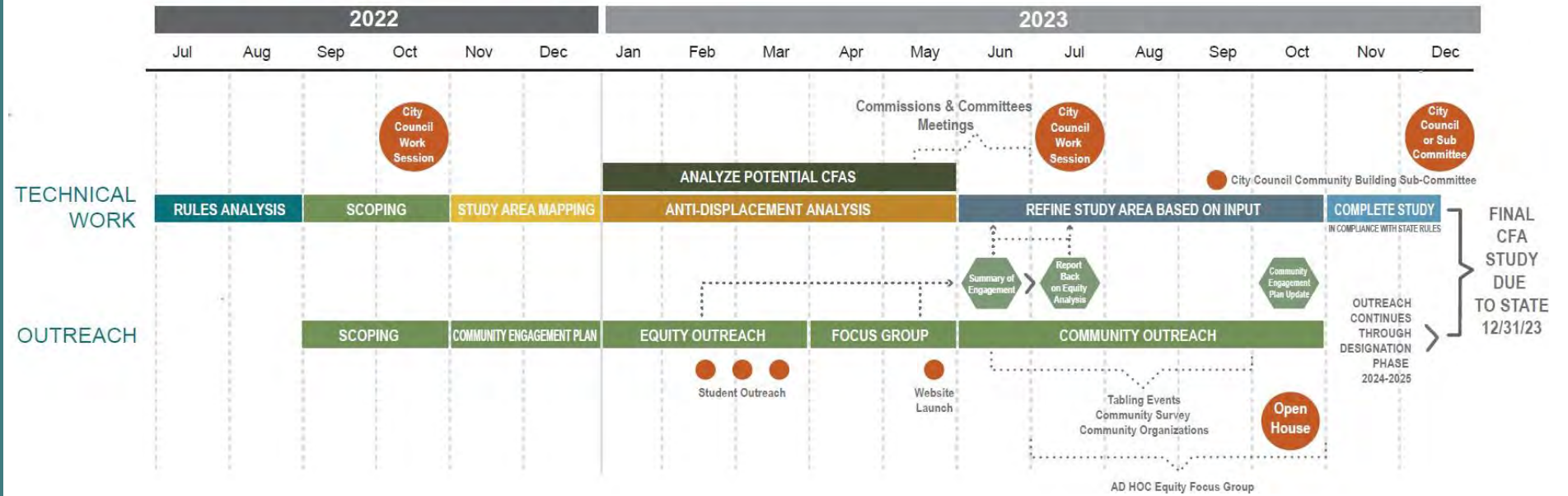
City Council
Decision &
Adoption of
CFA Areas

Next Steps

- Equity Outreach Summary – July 1st
- Anti-Displacement Analysis – Summer 2023
- On-going community engagement
- On-going technical analysis

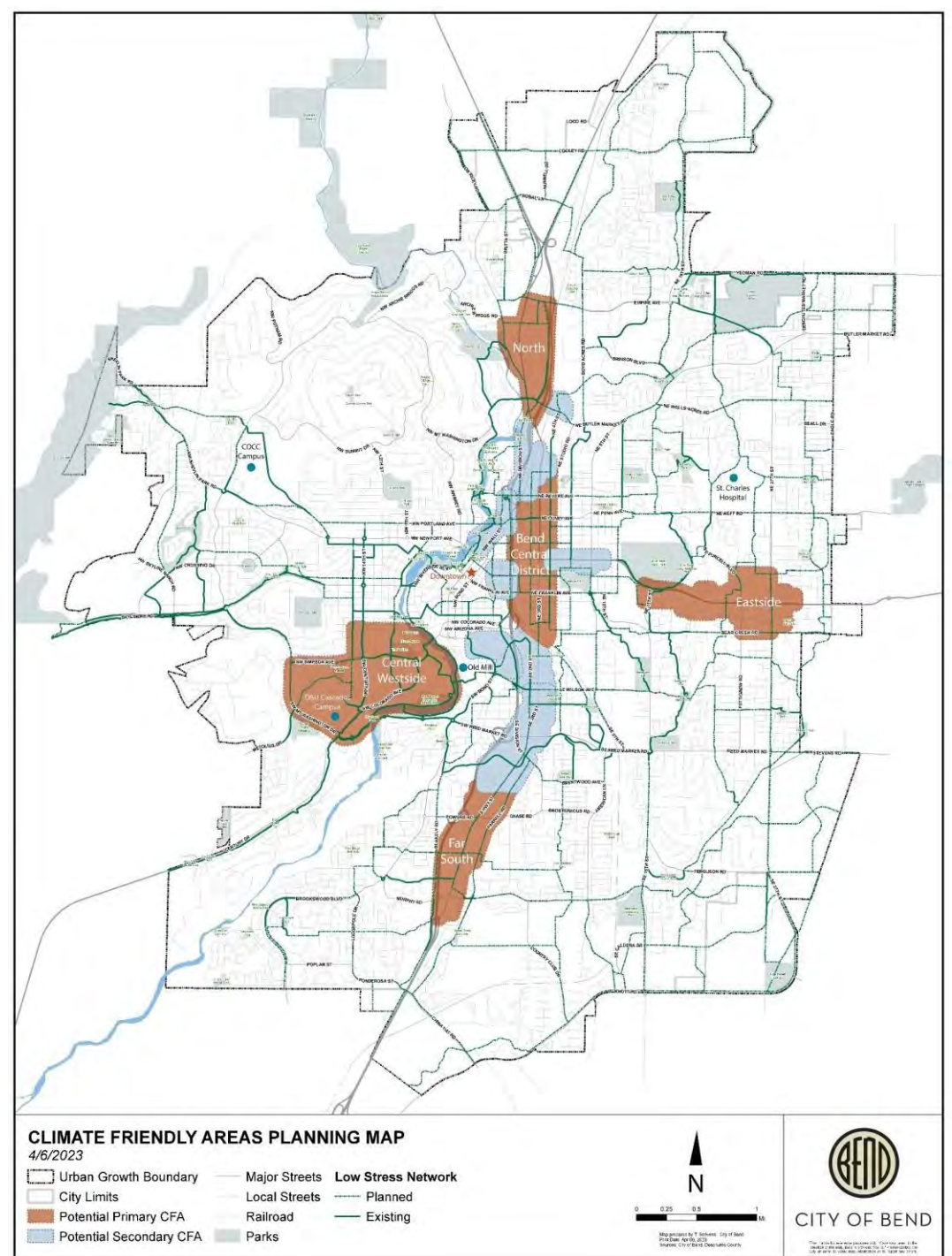
Climate Friendly Areas Study Timeline

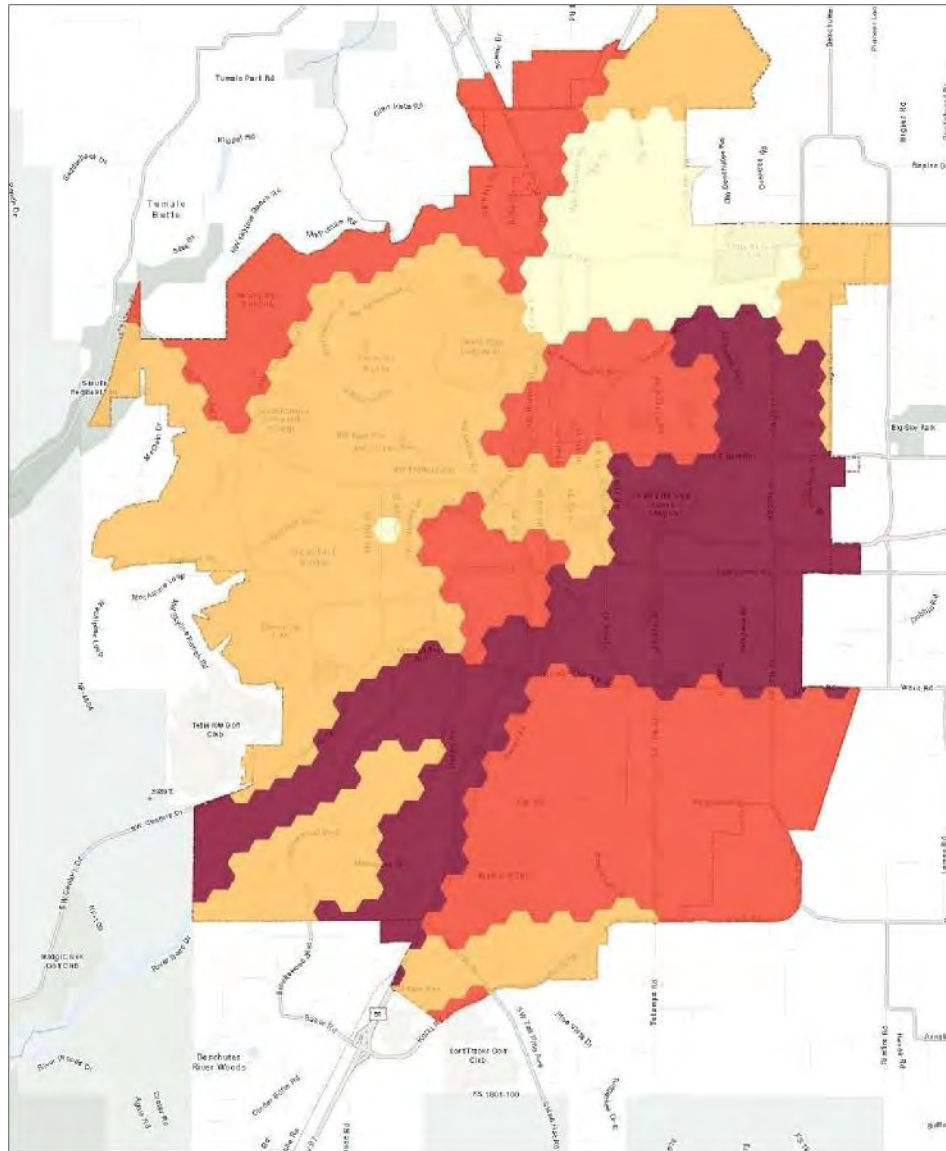
DRAFT
April 2023



Mapping Exercise

1. Discuss each Climate-Friendly Area Location:
 - What community or population groups would benefit from this area being designated as a CFA?
 - What community or population groups would be burdened by this area being designated as a CFA?
2. Among all candidate Climate-Friendly Areas, is there one Climate-Friendly Area that provides better, more equitable outcomes?
3. For the community or population groups that may be disproportionately affected by changing development patterns, what strategies or actions should the City consider to mitigate potential displacement and/or gentrification?
4. Did we miss any areas you think should be considered a Climate-Friendly and Equitable Community?





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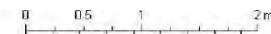
Displacement Risk Risk Index (7 Categories)

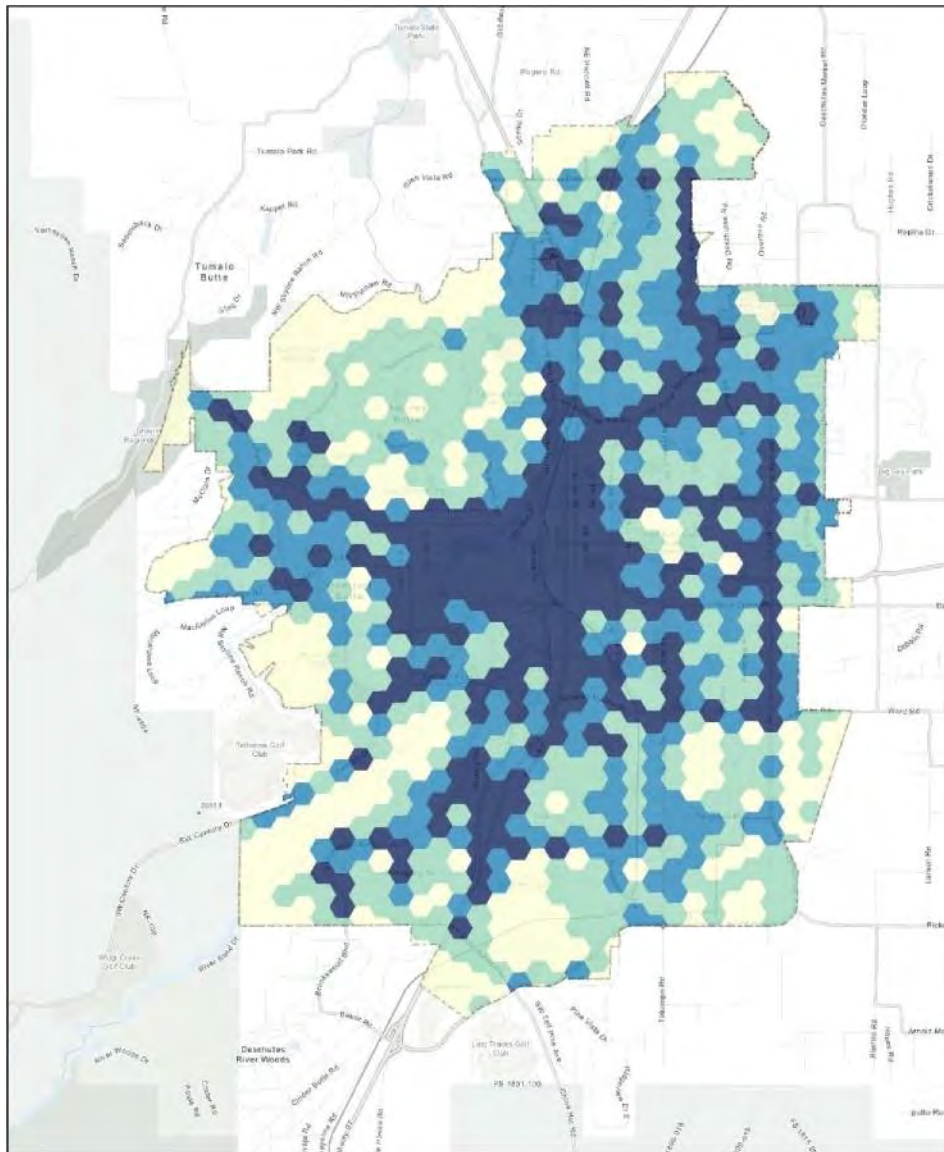
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- 0 Indicators
- 1 - 2 Indicators
- 3 - 4 Indicators

- City Limits
- Urban Growth Boundary





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Connectivity Model - Connectivity Model Res t. 11 - 20

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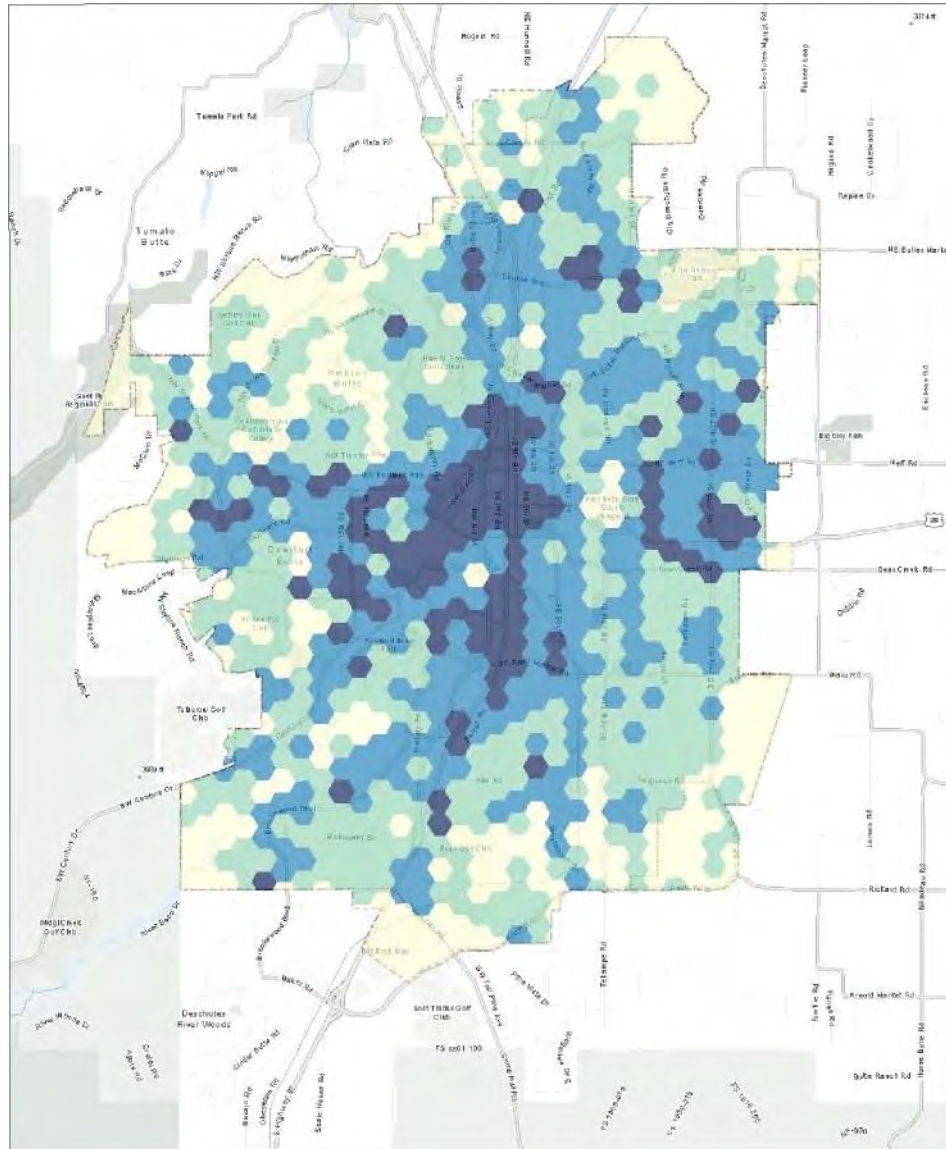
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City Limits

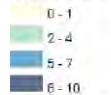
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Opportunity Model - Opportunity Model Score (By Quantile)



City Limits

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Climate-Friendly Areas Focus Group

Discussion Summary

May 2023

Context: Climate-Friendly Areas are intended to be places where people can meet most of their daily needs without having to drive. These areas would provide a greater variety of housing located near transit, jobs, and services in a compact, walkable urban environment. This means that some cities and metro areas across Oregon may see a higher intensity of development over time in their existing urban areas, such as downtowns and central business districts.

Given the potential for new, different, or increased development patterns in these areas, how do we ensure vulnerable population groups benefit from these changes and what strategies can be employed to mitigate the potential risk of displacement and gentrification?

Objective: Gather feedback on potential Climate Friendly Areas for Bend and discuss the benefits and burdens of each option.

Questions (see map for reference):

1. Discuss each Climate-Friendly Area Location:
 - What community or population groups would benefit from this area being designated as a CFA?
 - What community or population groups would be burdened by this area being designated as a CFA?

2. Among all candidate Climate-Friendly Areas, is there one Climate-Friendly Area that provides better, more equitable outcomes?

3. For the community or population groups that may be disproportionately affected by changing development patterns, what strategies or actions should the City consider to mitigate potential displacement and/or gentrification?

4. Did we miss any areas you think should be considered a Climate-Friendly and Equitable Community?

Participants:

Participants represented themselves as well as organizations. Participating organizations included: Embrace Bend, Habitat for Humanity, City of Bend Accessibility Advisory Committee, and Central Oregon Intergovernmental Council/Cascades East Transit. Staff: Brian Rankin, Planning Manager, Jennifer Knapp, Senior Planner, Elyse Vukelich, Associate Planner.

General feedback:

Show transit and stops on workshop map

Clarify how City is expected to invest in CFAs and programmatic support

Interconnection between providing gathering space and safety. Is there consideration for BIPOC and other groups in public spaces and potential racist attacks? More solutions need to be explored. Solutions discussed: Defensive training, access to safe spaces, staffed areas (?)

Concerns were voiced about mapping and placing people such as BIPOC and Spanish speaking homes in harms-way by identifying areas of residential concentration. Discussion included balancing the intent of not causing more harm to vulnerable populations through land use decisions and the dangers to those populations in identifying them and areas where they live. Solutions discussed: Not releasing certain mapping data layers, transparency on why data layers should not be readily available to the public, aggregate information with other layers indicating potentially vulnerable populations.

As focus on CFA areas begins to narrow (designation phase), continue outreach to organizations that represent historically underserved groups rather than individuals.

More information and planning is needed related to providing services for residents experiencing houselessness and considering vulnerability to displacement.

Preference for locating Affordable to market rate housing options both rental and ownership across spectrum in CFAs. Access to areas for all income levels.

Transportation options coming online: mobility hubs and sidewalk snow-sweeper

Consider how to create affordable homeownership options within a CFA, not just affordable rentals

Mapping Exercise Feedback:

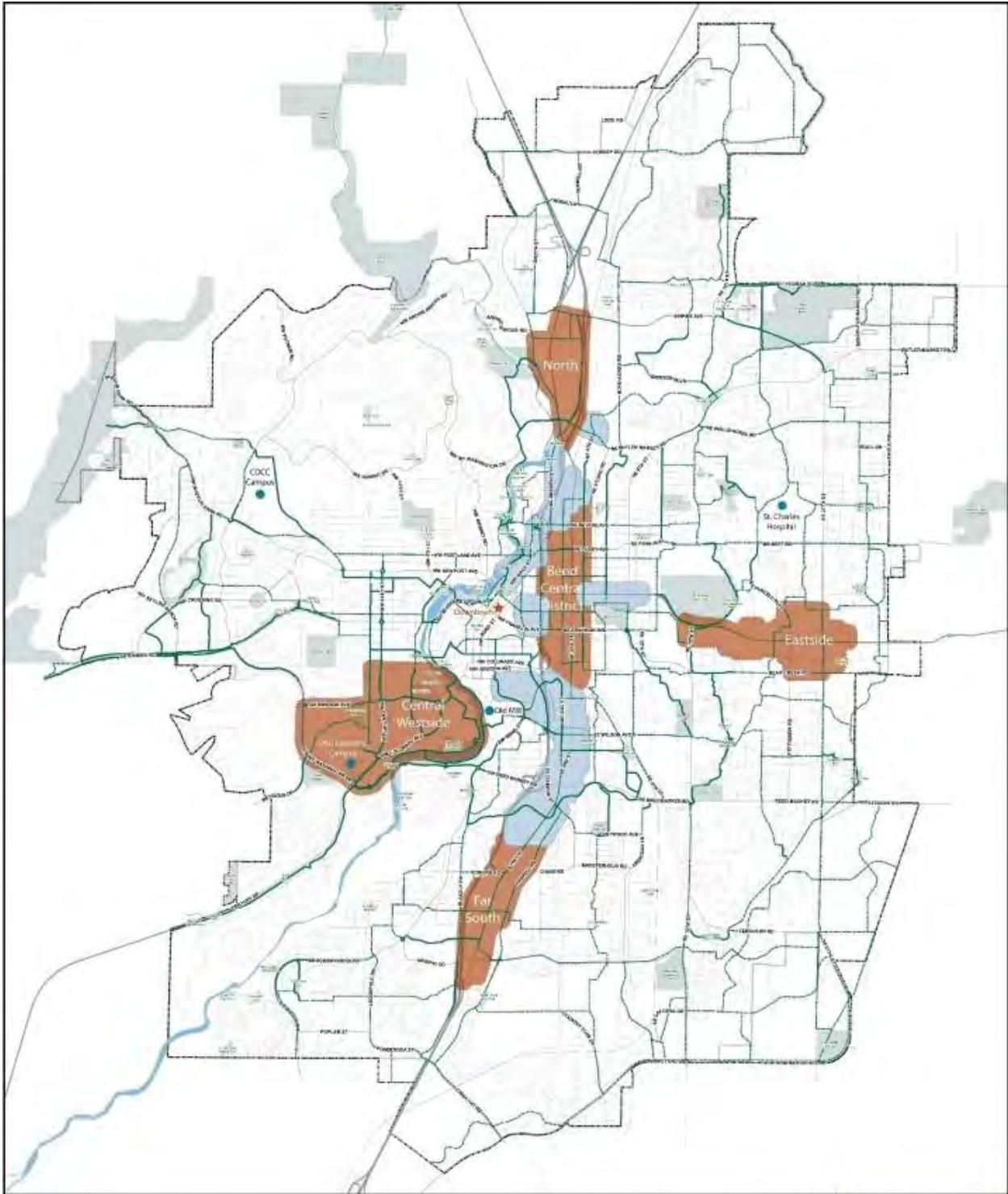
Area	Benefits	Burdens
North		<ul style="list-style-type: none">• Difficult for development at this point due to infrastructure
Bend Central District	<ul style="list-style-type: none">• Could be cool over time• Lower land costs (compared to Central Westside)• Area could benefit from required affordable housing• Up and coming and good location• Could benefit from closing some streets to cars but retaining	<ul style="list-style-type: none">• In dire need of a grocery store and other amenities/services• Potentially polluted, noise pollution• Barriers such as 3rd and railroad• Retain permeability and access between public and private spaces• Could benefit from shared or structured parking option as area grows

	<ul style="list-style-type: none"> connection for non-vehicular modes Existing investment around area and services Good block lengths 	<ul style="list-style-type: none"> Naturally occurring affordable housing could be vulnerable to displacement Needs a public gathering place
Central Westside	<ul style="list-style-type: none"> Already functional CFA Mobility hubs could work well here Growing density makes sense Innovation district 	<ul style="list-style-type: none"> High land value creates a barrier Mixed-Use zoning is an issue for affordable housing and stand-alone residential Potential for congestion Not financially accessible
East	<ul style="list-style-type: none"> Could benefit from this type of designation and growth Some opportunity with vacant/partially vacant land 	<ul style="list-style-type: none"> Some existing residential zoning could be a barrier
Far South	<ul style="list-style-type: none"> Excitement around potential in this area Affordable land comparatively More options for residential 	<ul style="list-style-type: none"> Potential to be walkable with more infrastructure and amenities Needs more amenities for current residential
Secondary Areas		
Other Areas to Consider	<ul style="list-style-type: none"> Hunnel Rd/North triangle area 	

Discussion focused on Central Westside and Bend Central District and less time on the other areas due to time constraints.

The question of whether to designate an area that is already functioning in most respects as a CFA (Bend Central District and Central Westside) or to consider an area that could benefit from the changes inherent in CFA designation where there is potentially more opportunity for more people such as Far South and East was discussed.

Anti-Displacement questions and toolkit were assigned as “homework” where feedback could be provided via email.



CLIMATE FRIENDLY AREAS PLANNING MAP
4/6/2023

- | | | |
|---------------------------|-----------------|---------------------------|
| — Urban Growth Boundary | — Major Streets | Low Stress Network |
| — City Limits | — Local Streets | — Planned |
| — Potential Primary CFA | — Railroad | — Existing |
| — Potential Secondary CFA | — Parks | |



Climate-Friendly Areas Student Outreach

Project Summary

March 2023

Context: Climate-Friendly Areas (CFA) are intended to be places where people can meet most of their daily needs without having to drive. These areas would provide a greater variety of housing located near transit, jobs, and services in a compact, walkable urban environment. This means that some cities and metro areas across Oregon may see a higher intensity of development over time in their existing urban areas, such as downtowns and central business districts.

Given the potential for new, different, or increased development patterns in these areas, how do we ensure vulnerable population groups benefit from these changes and what strategies can be employed to mitigate the potential risk of displacement and gentrification?

Objective: The Community Engagement Plan focused on equity outreach through a grant from the Dept. of Land Conservation and Development (DLCD). The plan aims to engage BIPOC and vulnerable community members in meaningful conversation related to the CFA study and implementation. This activity engaged youth as a voice for the future of Bend.¹ City staff worked with Central Oregon Community College Avanza to engage with the Latinx College Prep program. This program is an Advanced Placement Leadership Program in Bend High Schools.

Background: City staff presented background information on the State rules and information about the intent of a Climate Friendly Area in the classroom: What do CFAs look like? How do they function? Where are examples in Bend?

Preliminary mapping was presented; Areas of Bend were identified where zoning is in alignment with criteria identified in the State rules.

Students worked in groups of 5-6.

Questions (see presentations for reference):

1. What areas on the map are you familiar with? Would any of those areas work well as a CFA? Determine an area/s to focus on.
2. How does this area connect with other high-amenity areas? How could this area connect more effectively?
3. What CFA amenities does your identified area have? What is it missing?

Participants:

36 students from Bend High and Caldera High participated. Staff: Jennifer Knapp, City of Bend Senior Planner; Elyse Vukelich, City of Bend Associate Planner; Claudia Bisso-Fetzer, COCC Program Director; Adrian Ortiz, Caldera High, Staff/Program Coordinator.

¹Youth and Latinx communities represent vulnerable/protected classes identified by the State rules.

Presentation at City Hall

Approximately 30 students from Bend High and Caldera High presented their projects to City of Bend staff, City Manager Eric King and Mayor Melanie Keebler.

Bend High School presentation emphasized connections between potential CFAs and high-amenity areas. One area of interest was near Bend High's campus at NE Greenwood where students located connections and gaps to Downtown. Another area of interest for the group were the COCC and OSU campuses.

Students identified opportunities for more amenities and potential for connections between the two. Part of the presentation was given in Spanish. This section centered around a hope for more employment in Bend so that students could stay near family as they entered the job market. More rail options within town and regionally were also explored. Latin American examples of town centers featuring plazas, corner markets and streetcars were used.

Caldera High School focused on an Opportunity Area identified in the 2016 Urban Growth Boundary process. The area in Southeast Bend encompasses the Caldera campus. The project took a deep dive on amenities and services the area needs to create a functional CFA. Both positives and negatives of the designation were explored. The students highlighted the eco-friendly elements of CFA design including less reliance on vehicles, better safety for alternate modes, and increased access to services and amenities.

Presentations: Final presentations are attached.

BEND CITY ECO-FRIENDLY *PLAN*

2023 Caldera High School Avanza



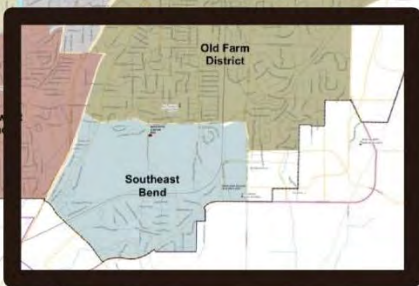
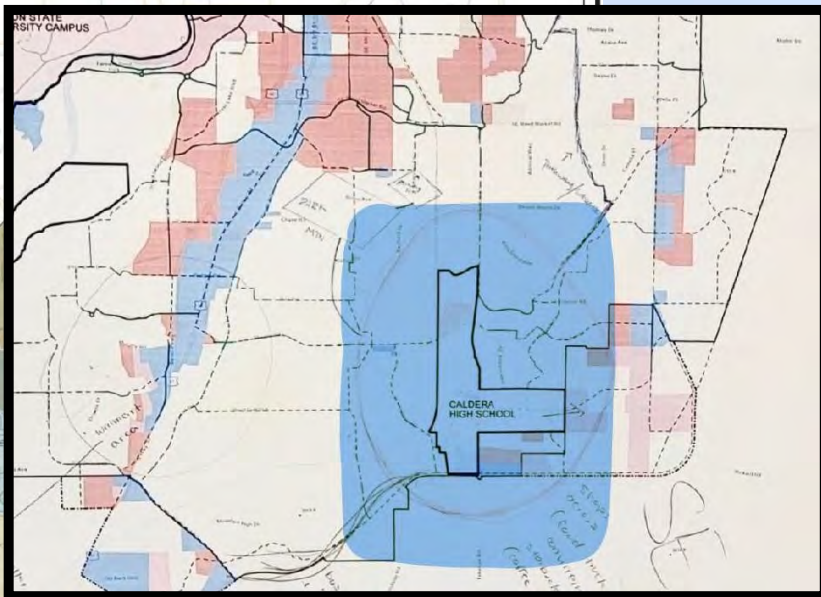
About AVANZA

We are a small group of hard working students from Caldera High School who care about our city and community. We want to work together with our local government with the intention of helping the city of Bend become safer, more accessible, and cleaner in order to keep Bend Eco-Friendly. For the past month, Avanza has met to discuss ideas for improvements and expansion within Bend, including meeting with city planners, getting to map future commerce around Bend, and discussing the opportunities that can be offered in the future for our community.



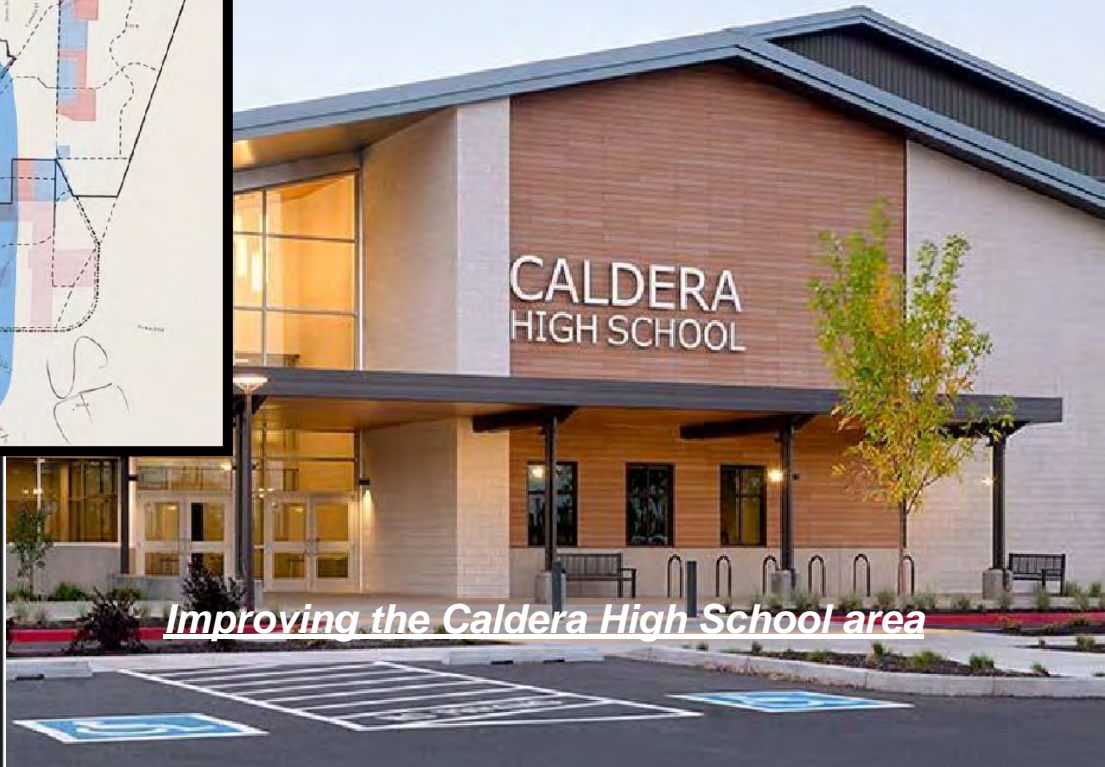
**AVANZA GOAL: To
achieve a greener
Bend, Oregon and to
reduce gas emissions in
our city.**





- City Offices
- Fire Stations
- Police Department
- Schools
- River
- City Limits
- Urban Growth Boundary
- State Roads
- Major Streets
- Railroad
- Trails
- Streams/Canals
- Other Streets

**City of Bend
Neighborhood Associations**



Improving the Caldera High School area

Increasing amenities around Caldera-

Examples:

- **Food commerce**
 - Five Guys
 - Chipotle
 - Jersey Mike's
 - Jamba Juice
 - SubWay
 - Farmers Market

- **Entertainment & Others**
 - Library / Book Store

 - Tutoring Center
 - Wellness centers/ Daycare
Gym, Yoga Facility, Pharmacy.
 - Community Garden / Garden
Center

Cons

- The effect it will have on different local commerce
- Residential approval
- Close to neighborhoods
- lack of Demand from local community
- Increased foot and bike traffic

Pros

- Close and easily accessible

- locations for lower income homes
- Nearby school students will be able to walk or bike instead of driving (lower gas emissions)
- Creates more job opportunities





Increasing incentives for the increase in foot traffic and the decrease of car usage & emissions

By creating commerce areas in Southeastern Bend less driving will be required. If an efficient sidewalk layout is able to connect the majority of the area, more people will be encouraged to walk. Commercial and recreational areas such as the Old Mill District and Downtown Bend are great examples of successful commercial areas that are also connected to family and pet friendly parks.



Increase Sidewalks

- For pedestrians and cyclists
- Easy to navigate

Increase Safety

- More accessible
- Designated crossings

Decrease Distance

- Less need for driving
- More chance of people choosing to walk

Steps required before development starts

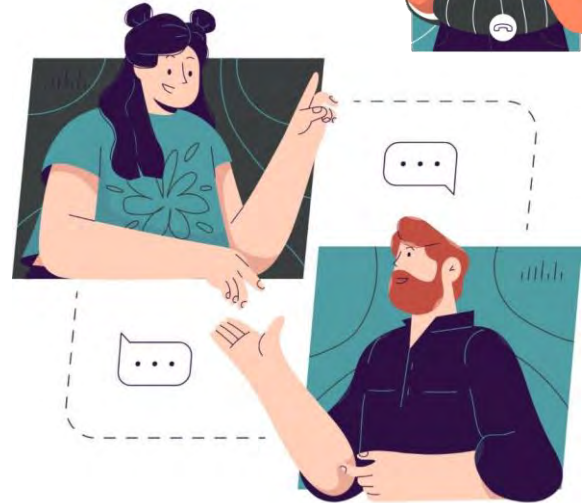
Community survey

Consulting the surrounding communities



Neighborhood associations, the surrounding low, middle, and high income neighborhoods

Connect with local neighborhood leaders



Funding for infrastructure, sidewalks, buildings, subsidies to attract local commerce into the area

Set aside funding for Development to commence



Please
our city
emissions

All answers an
survey will be pro

Thank you !

Your email will be recorded whe
form

* Required

Email

The community survey

Here we will receive input from everyone in the community and make sure that everyone's voice is heard. we will also gain insight on:

- The Demand for our proposal
- more ideas on making our city greener and hopefully emission free in the future
- what the people of Bend truly want to see in their communities.



SCAN ME

**Thank you
for your
time!**



Air oopA

Avanza Bend Senior High School

1 Climate Friendly Goals

Identifying Climate Friendly Areas



A climate-friendly area are areas where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services.



Priorities in the Creation of Climate Friendly Areas

- Provides retail, affordable housing that's close to schools and climate friendly areas
- Safe paths for bikes and people walking
- Close proximity schools which allows students to have easy access to use environmentally friendly zones

Benefits

- Safer climate friendly options for kids walking to schools
- Climate friendly options for students to socialize and start healthy habits like walking and using bike paths
- By making sidewalks or walking paths, more people can feel safe and will be encouraged to use the paths.
- Climate Friendly's vision is a productive, sustainable land sector that contributes to a zero net emission.
 - Reduces gas contamination
 - These areas can also create communities and unite people together

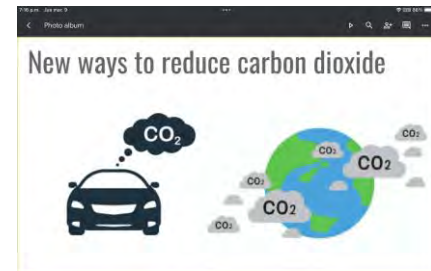
Picture, fotos



Ways to have better safety areas

Desde nuestro punto de vista realizar este proyecto es para que más seres humanos puedan vivir una vida mejor y más cómoda activa y es mejor empezar a pensar en nuestro futuro que en el ahora por la razón que hoy en día se puede realizar un plan para estos acontecimientos en cambio si ves hacia el futuro ves a tus padres ,amigos ,familia visualicemos cómo sería tener a nuestro alcance estas futura creaciones que ayudarán no solo con la economía sino par disminuir el aire contaminado y haci hacer de esta comunidad nuestra prioridad para el futuro en mi opinión depende de nuestras obras en el presente creo y creemos que la actualización de poder usar medios de transporte como los teleféricos y glorietas ayudarían mucho o ala población a transportarse con facilidad y optamos por la decisión de colocar más tiendas cercanas tenemos de ejemplo áreas en las que se puede acceder a más tiendas pensamos en mols sin duda no tendríamos que ir hasta portland de empleo está latinoamericana y su visión sobre más tiendas cercas de nosotros.

Att.Alexa coral



Climate Friendly Areas Community Engagement Themes – July 1-Nov. 30, 2023

Public comment on Climate Friendly Areas (CFAs) was gathered throughout the summer and fall of 2023. This document summarizes conversations and online comments. Engagement opportunities included: nine in-person pop-up events in neighborhoods throughout Bend, an online questionnaire, an in-person, and online open house.

Opportunities to participate were promoted through social media, City newsletters, the project's Interested Parties list and a press release. Engagement options were also announced during meetings with community partners, stakeholders and City Committees and Commissions. The equity focus group and CFA Work Group were also encouraged to let their networks know about ways to participate.

In-person events generated hundreds of community conversations and over 400 residents responded to the online questionnaire. Community members that are choosing to participate are supportive of the concept of walkable, connected neighborhoods with a mix of commercial and housing. The following themes have emerged and continue to be re-enforced regardless of the outreach format.

THEMES & OPPORTUNITIES

There is hope that designating CFAs will lead to better bike networks. Pedestrian connectivity is also a priority, specifically safe crossings, and access to daily needs (neighborhood-scale commercial).

Supportive transit is needed.

Protecting "what we love about Bend" including natural resources and outdoor access.

Residents want a mix of housing options and income levels within CFAs.

Generally supportive:

TRANSPORTATION

- The most comments voiced interest in improved bike infrastructure: safer and better-connected routes, expanded connectivity between routes/hubs, better maintained existing routes, winter maintenance, protected bike lanes.
- Interest in bike/ped only streets.
- Importance of transit in supporting CFAs: expanded routes and more frequency. Transit will help limit short car trips and help people with mobility issues. Need for free shuttles/trams/eco-friendly transit.
- Need for regional and local connectivity: between CFAs and CFAs and the rest of Bend, safe routes between Bend/Redmond/LaPine (outside scope but could plan where those routes would connect locally).

NATURAL RESOURCES

- Protecting what we have: tree protection, natural resource protection, lessening impacts of development on environment and habitat, water protection and conservation. Prioritize trails, parks, and natural areas.

- Supportive of incentivizing/requiring sustainable practices within CFAs: sustainable/zeroscape landscaping, water retention/grey water reclamation/natural filtration, EV charging, limiting/removing parking and parking garages, asphalt removal, dark skies policies.

EQUITY AND ACCESS

- Interest in making CFA financially accessible to multiple income levels. Interest in affordable and work-force housing locating in CFAs and not luxury/high-end units only. Programs for homeownership, low-income and limited English speakers.
- Incentivize/encourage locating “daily needs”/small commercial in CFAs: grocery stores, childcare, health care.
- Consider accessory commercial and tiny homes.
- Hope that areas will create community.

LOCATION OF CFAs

- General support of using CFA designation as a tool including designating all of Bend. Support for using secondary CFAs as a tool to allow for neighborhood-scale commercial.
- Additions to CFA study areas including: NE (area around Butler Mkt. Rd.), SE (near Alpenglow Park), Galveston/Newport, Midtown.
- The eastside generally (not just the candidate area) had the most support by a large margin as a CFA location. Extending the eastside candidate area to the hospital and adding neighborhood-scale commercial was suggested multiple times. CFAs also have support in the SE and NE.
- More limited support for raising density and heights while considering “what we have” such as natural areas, access to trails and viewsheds.

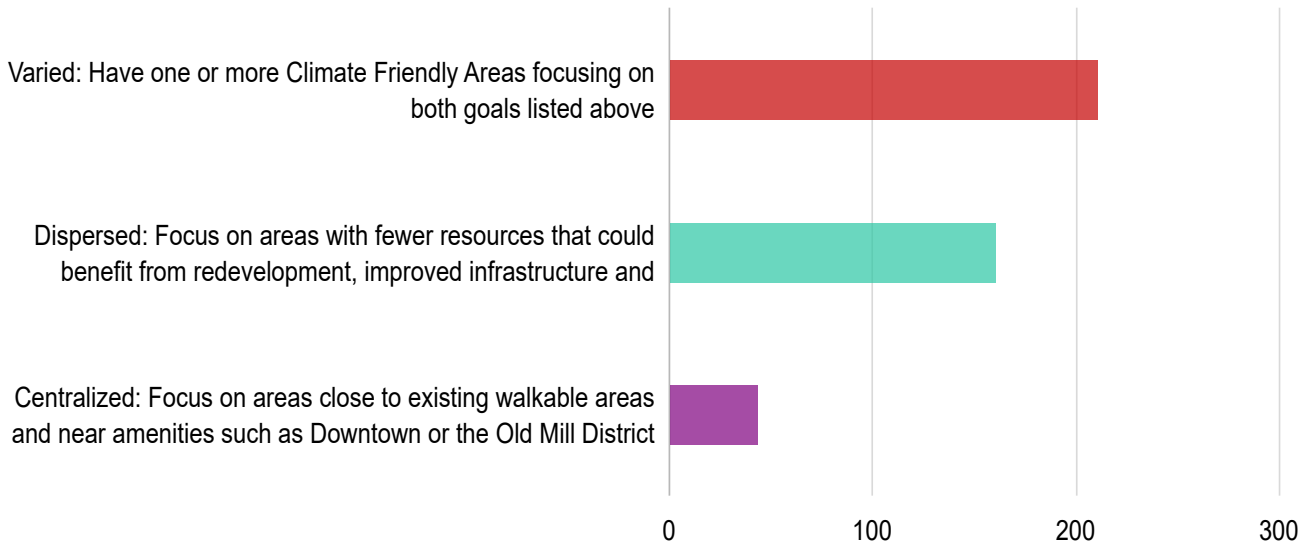
Generally not supportive:

- Community members were concerned that residents were not asked if CFAs were wanted. The money could be better spent elsewhere.
- The most concern is related to parking and wanting more parking.
- Concerns about not wanting additional density and traffic near neighborhoods.
- Old Mill and other shopping districts are enough.

CFA Questionnaire Summer 2023

Question #1

o Where should Climate Friendly Areas be located?



Answers

Count

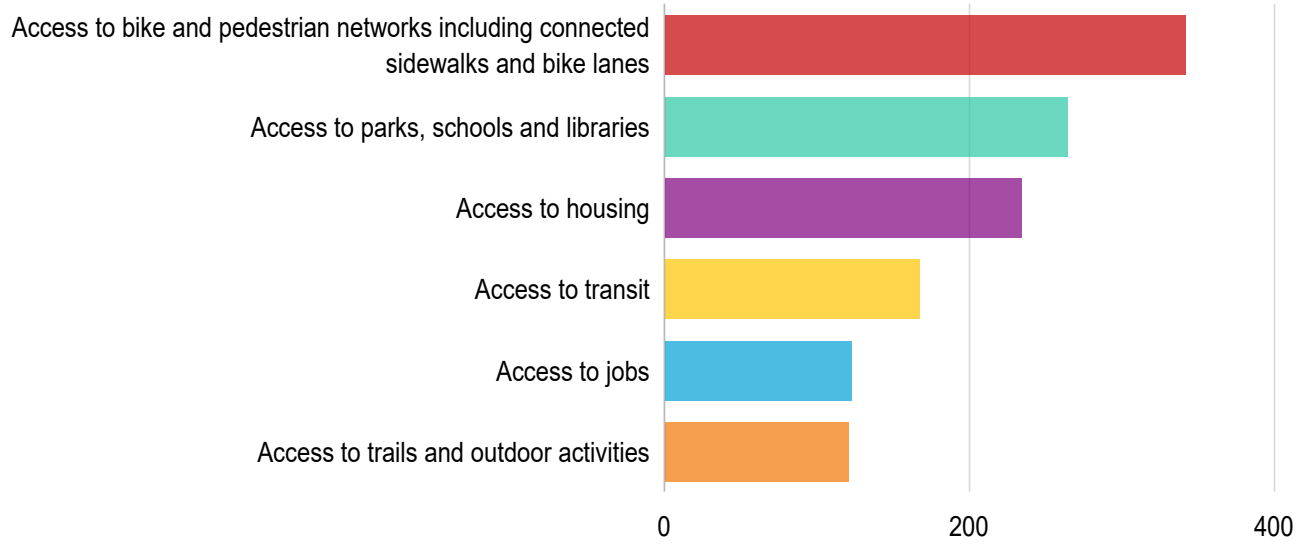
Percentage

Varied: Have one or more Climate Friendly Areas focusing on both goals listed above	210	49.07%
Dispersed: Focus on areas with fewer resources that could benefit from redevelopment, improved infrastructure and access to amenities such as shopping and parks	160	37.38%
Centralized: Focus on areas close to existing walkable areas and near amenities such as Downtown or the Old Mill District	43	10.05%

Answered: 413 Skipped: 15

Question #2

o What should be top considerations when locating a CFA near existing amenities?...



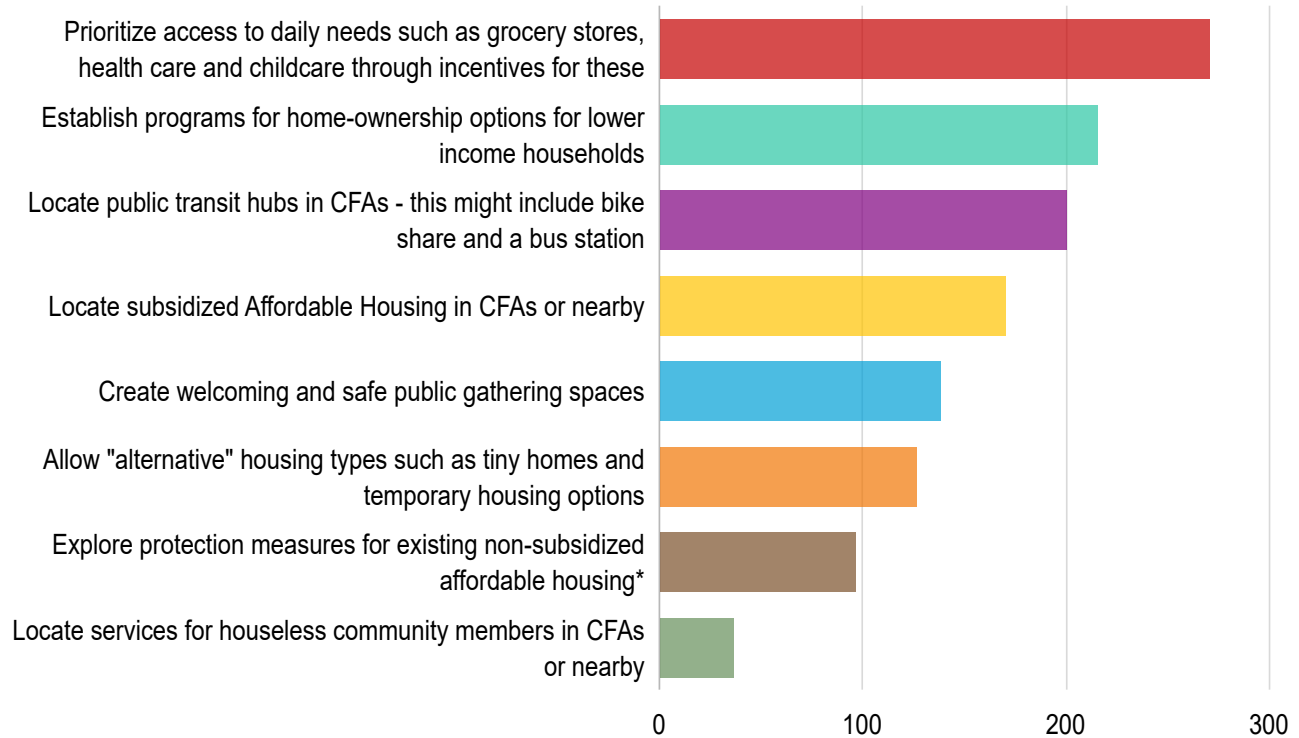
Answers **Count** **Percentage**

Answers	Count	Percentage
Access to bike and pedestrian networks including connected sidewalks and bike lanes	341	79.67%
Access to parks, schools and libraries	264	61.68%
Access to housing	234	54.67%
Access to transit	167	39.02%
Access to jobs	122	28.5%
Access to trails and outdoor activities	120	28.04%

Answered: 416 Skipped: 12

Question #3

o Which of these equitable strategies should be prioritized? (Choose three)

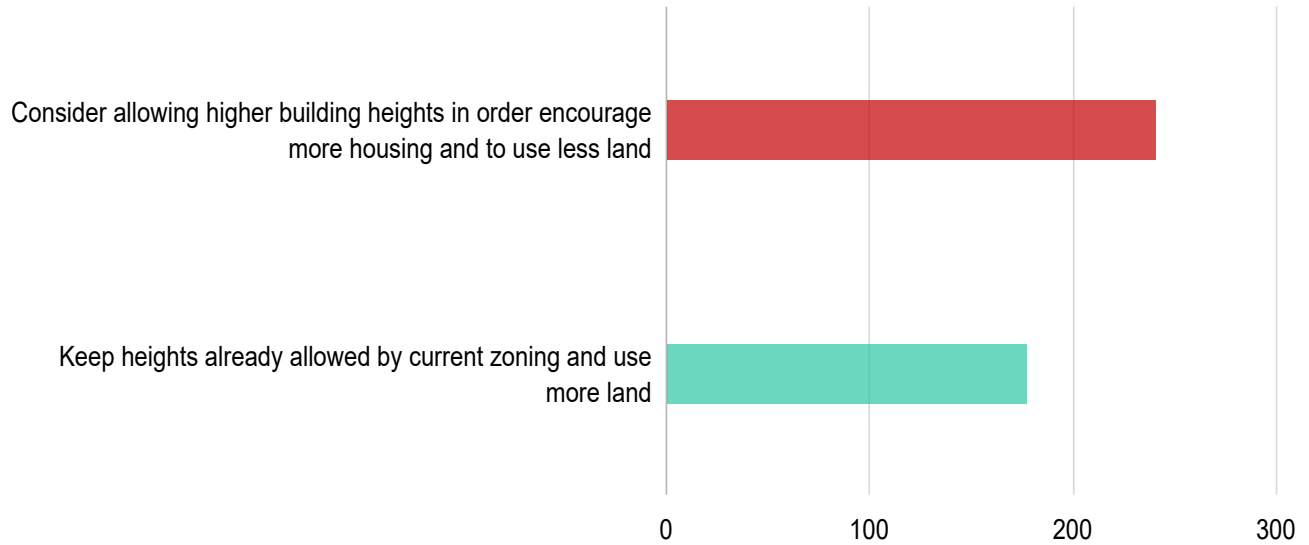


Answers	Count	Percentage
---------	-------	------------

Answers	Count	Percentage
Prioritize access to daily needs such as grocery stores, health care and childcare through incentives for these businesses	270	63.08%
Establish programs for home-ownership options for lower income households	215	50.23%
Locate public transit hubs in CFAs - this might include bike share and a bus station	200	46.73%
Locate subsidized Affordable Housing in CFAs or nearby	170	39.72%
Create welcoming and safe public gathering spaces	138	32.24%
Allow "alternative" housing types such as tiny homes and temporary housing options	126	29.44%
Explore protection measures for existing non-subsidized affordable housing*	96	22.43%
Locate services for houseless community members in CFAs or nearby	36	8.41%

Question #4

- **Should the community consider building heights that are higher than wha...**



Answers

Count

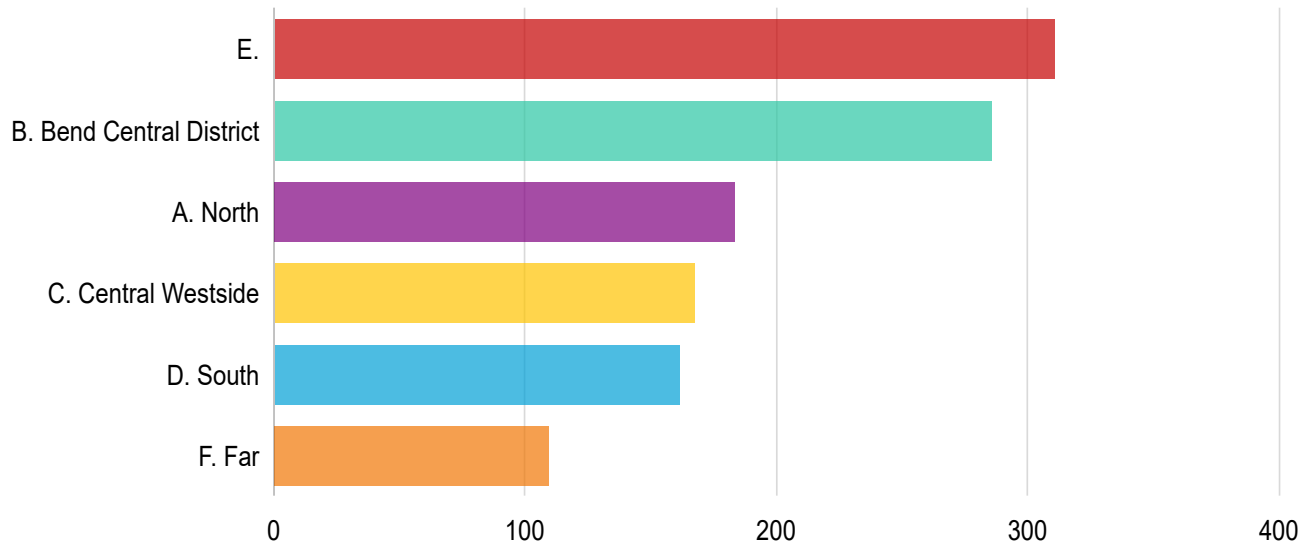
Percentage

Consider allowing higher building heights in order encourage more housing and to use less land	240	56.07%
Keep heights already allowed by current zoning and use more land	177	41.36%

Answered: 417 Skipped: 11

Question #5 (Use the map below to answer)

- **What three larger areas (A-F) on the map should be prioritized for CFA designation?**



Answers	Count	Percentage
---------	-------	------------

E. Eastside	310	72.43%
B. Bend Central District	285	66.59%
A. North	183	42.76%
C. Central Westside	167	39.02%
D. South	161	37.62%
F. Far South	109	25.47%

Answered: 405 Skipped: 23

o What three smaller areas (1-7) should be considered to add capacity to a CFA area or...

Appendix G – Community Engagement Plan

Climate Friendly Areas Community Engagement Plan

Designation and Adoption 2024-2025

INTRODUCTION

Overview and Purpose

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. These new rules require local governments including Bend to study, identify, and designate climate-friendly areas by December 31, 2024¹.

Climate Friendly Areas (CFAs) are intended to be places containing a mix of housing, jobs, and services where people can meet most of their daily needs without having to drive. This means that these urban areas may see a higher intensity of development over time through changes to zoning and development codes. In Bend, these areas may be established near downtown, in Opportunity Areas or near commercial and mixed-use corridors, where high-quality pedestrian, bicycle, and transit infrastructure can be more easily accessed and enhanced.

The first phase of the project analyzed potential locations for climate-friendly areas and the study was submitted to the Department of Land Conservation and Development (DLCD) by December 31, 2023. This next phase will refine the areas identified during the study and will result in recommendations to the City Council on which CFA(s) to designate, including adoption of code amendments.

Public outreach was undertaken throughout the study phase. The engagement centered the voices of historically underserved community members and included: one-on-one interviews, a collaboration with COCC students and staff, an equity focus group, summer pop-up events, the convening of a work group, and a community open house. The next phase of engagement will build off of the input received and the community connections established throughout 2023.

This document describes anticipated methods for engaging traditionally underserved populations and the public, strategies for communicating information, opportunities to provide input, and plans for incorporating input into the final adopted CFA(s) and supporting policies and regulations. This document refers to certain sections of the CFEC rules by their citation to the Oregon Administrative Rules (OAR). References to sections such as OAR 660-012-0125 refer to the CFEC rules, which are available to view and download at the website of the Oregon DLCD².

Community Engagement Objectives

Community engagement is key to the successful implementation and long-term outcomes of Climate Friendly Areas. Two-way communication between the planning team and people who may be affected by the designation of CFAs and related project outcomes is important. This will help the planning team to identify and understand different interests and concerns and provide the best opportunity to shape the project and ensure the community's vision.

¹ Bend requested and received an extension to Dec. 31, 2025

² Climate Friendly and Equitable Communities - <https://www.oregon.gov/lcd/CL/Pages/CFEC.aspx>.

The objectives of the community engagement program for the CFA designation are to:

- Designate and adopt preferred Climate-Friendly Areas through community involvement.
- Center the voices of historically underserved populations, particularly those disproportionately harmed by past land use and transportation decisions and engage with those populations to develop key community outcomes.
- Promote the fair and meaningful involvement of all people regardless of race, color, national origin, disability, gender, sexual orientation, housing status, primary language, immigration status, age, or income. No person shall be excluded from participation or subjected to discrimination on the basis of these factors.
- Give all potentially affected interests an opportunity for input.
- Actively seek participation of potentially affected and/or interested agencies, individuals, businesses, and organizations.
- Provide meaningful community engagement opportunities and demonstrate through a reporting back process how input has influenced the decisions.
- Clearly articulate the process for decision-making and opportunities for input.
- Explore partnerships between the city, county, and other agencies and organizations for overcoming potential barriers to plan implementation.
- Develop communication tools to increase public understanding of how the CFA designation fits into other planning processes the City is undertaking.
- Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.

Decision-Making Process

The planning team will share project information with historically underserved populations and the public for input and feedback. The planning team is then responsible for balancing community needs and desires expressed through the community engagement process. Progress will be reported back and shared throughout the engagement process.

The Bend City Council Community Building Subcommittee and CFA work group will act as advisory committees to serve as a sounding board for the project team, providing additional input on public concerns and feedback on possible solutions.

The final CFA designation proposal and related code amendments will be subject to a formal process including public hearings with both the Planning Commission and City Council. The City Council will make the final adoption decision.



Project Participation Levels

Empower	Bend City Council
Collaborate	Bend Planning Commission
Involve	Equity Focus Group, CFA Work Group, Boards, Committees and Commissions, Local Partners
Consult and Inform	Stakeholders and Public

Public Involvement Process

Implementation of the CFEC rules will result in changes to Bend’s Development Code and plans. The land use code/plan amendment process will begin with the approval of a public involvement plan by the Planning Commission, who serves as the City’s Citizen Involvement Committee. From there, City staff will lead public engagement activities throughout 2024, as outlined below. In the fall of 2025, City staff will present draft land use code language that complies with State rules to the public and decision makers for feedback. Using this input, the draft code changes will undergo review and revision to meet the community’s needs and state law. The adoption process will then consist of a public hearing before the Planning Commission, who will provide a recommendation to City Council, followed by a City Council public hearing and action.

The following is a summary of the tentative Project Phases, Deliverables, and Timeline:

Phase	Deliverables	Timeline
Phase 1 – PI Plan/Approach	Outreach materials	Winter – Spring 2024
Phase 2 – Draft CFA Concepts	Code and policy concepts	Summer – Autumn 2024
Phase 3 – Code Writing	Code Framework & presentation materials Draft code language	Winter – Spring 2025
Phase 4 - Adoption process	Adoption package and informational materials	Summer – Autumn 2025

PARTICIPATION

Interested Parties

The outreach process will provide opportunities for input and feedback from many interested people and organizations, including, but not limited to:

The outreach process will center the voices of historically underserved populations, as required in the CFEC engagement rules³. The list of those populations includes, but is not limited to:

- a) Black and African American people;
- b) Indigenous people (including Tribes, American Indian/Alaska Native and Hawaii Native);
- c) People of Color (including but not limited to Hispanic, Latina/o/x, Asian, Arabic or North African, Middle Eastern, Pacific Islander, and mixed-race or mixed-ethnicity populations);
- d) Immigrants, including undocumented immigrants and refugees;
- e) People with limited English proficiency;
- f) People with disabilities;
- g) People experiencing homelessness;
- h) Low-income and low-wealth community members;
- i) Low- and moderate-income renters and homeowners;
- j) Single parents;
- k) Lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members;
 - Low-income households and families
 - Racial, and ethnic groups
 - Elected officials
 - Local agency partners
 - Business organizations, associations, and chambers of commerce
 - Bike and pedestrian interests
 - Transit providers and transit users
 - Environmental interests
 - Senior services
 - Health equity interests
 - Schools and universities
 - Accessibility advocates
 - Housing and community development interests
 - Emergency services providers
 - Natural disaster risk management agencies
 - Neighborhood associations
 - Downtown associations
 - Employer-based commuting programs
 - General public
 - Local media
- and
- l) Youth and seniors.

³ See OAR 660-012-0125

Historically Underserved Populations

Title VI of the Civil Rights Act of 1964 requires that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, or national origin; including the denial of access for Limited English Proficient persons.

In addition, the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income (also known as “Environmental Justice”)⁴ focused federal attention on the environmental and human health effects of governmental actions on minority and low-income populations.

The Climate-Friendly and Equitable Communities rules⁵ require a community engagement plan. The rules also require identifying federally recognized sovereign tribes whose ancestral lands include the planning area, and notification and engagement of those tribes. Bend occupies the ancestral lands of the Confederated Tribes of Warm Springs and is on a trade route of the Klamath Tribe. The equity analysis requirements include:

- a) Engage with members of underserved populations to develop key community outcomes;
- b) Gather, collect, and value qualitative and quantitative information, including lived experience, from the community on how the proposed change benefits or burdens underserved populations;
- c) Recognize where and how intersectional discrimination compounds disadvantages;
- d) Analyze the proposed changes for impacts and alignment with desired key community outcomes and key performance measures⁶;
- e) Adopt strategies to create greater equity or minimize negative consequences; and
- f) Report back and share the information learned from the analysis and unresolved issues with people engaged.

All underserved populations are deemed necessary to engage during this process⁷. Mapping has indicated that the following are groups with the highest population numbers in potential CFA areas:

- Latina/o/x
- People identifying as 2 or more races
- People with limited English proficiency
- People with disabilities
- People experiencing homelessness
- Low-income and low-wealth community members

⁴ Executive Order 12898 signed by President William J. Clinton in 1994.

⁵ Particularly OAR 660-012-0125 through 0135 and 0315(4).

⁶ Under OAR 660-012-0905.

⁷ OAR660-012-0125.

STAKEHOLDERS

The following are identified groups and organizations that are key stakeholders to engage in this process:

Interests	Organizations and Groups
Housing and Shelters	Habitat for Humanity Housing Works Shepard’s House Bethlehem Inn Central Oregon Veterans Village Epic Property Mgmt.
Equity Focused Service Providers and Non-Profits	Latino Community Association Homeless Leadership Coalition Central Oregon Veterans Outreach Central Oregon Disabilities Network The Father’s Group Embrace Bend Family Access Network (FAN) Abilitree Out in Central Oregon Thrive Central Oregon Mecca Bend Council on Aging Mosaic Medical
Agency Partners	The Klamath Tribes Confederated Tribes of Warm Springs Deschutes County Bend La Pine School District Central Oregon Intergovernmental Council Cascades East Transit Bend Parks and Recreation Central Oregon Community College Oregon State University - Cascades Dept. of Land Conservation and Development
Local Partners	Central Oregon LandWatch Environmental Center Bend Bikes Commute Options Bend Chamber of Commerce Central Oregon Builders Assoc. Central Oregon Association of Realtors Neighborhood Associations General Public

City of Bend Partners	City of Bend Economic Development (Core Area) City of Bend Housing City of Bend Community Development (Planning) City of Bend Transportation and Mobility City of Bend Communications City of Bend Accessibility City of Eugene Engineering & Infrastructure City of Bend Utilities City of Bend Police City of Bend Fire & Rescue Bend Metropolitan Planning Organization
Boards, Committees and Commissions	City of Bend Planning Commission City of Bend Accessibility Advisory Committee City of Bend Affordable Housing Committee City of Bend Economic Development Advisory Board City of Bend Core Area Advisory Board City of Bend Environment & Climate Committee City of Bend Human Rights & Equity Commission City of Bend MPO Technical Advisory Committee

Coordination with Other Projects

The project team will coordinate related local and regional projects and initiatives to increase efficiencies and collaboration. These projects and initiatives include but are not limited to, the following:

- Climate Friendly and Equitable Communities (CFEC) implementation
- Bend Comprehensive Plan
- Bend Comprehensive Plan Map
- Buildable Lands Inventory (BLI)
- Housing Capacity Analysis (HCA)
- Housing Production Strategy (HPS)
- Economic Opportunities Analysis (EOA)
- Transportation System Plan (TSP)
- 2023-2027 CDBG Consolidated Plan
- Analysis of Impediments to Fair Housing 2019

Public Engagement Activities and Communications

- Website – provide project information and documents (fact sheets, general process timeline, videos, summaries of outreach efforts, etc.)
- City Newsletters – use existing City E-Newsletters to provide regular project updates including: *Bend Community Development Newsletter* and *Bend Current Newsletter*.
- Interested Persons (IP) List updates
- Social Media – use existing City accounts on Instagram, Facebook, and Twitter to get messages out, post videos, and advertise engagement opportunities.
- Local Media – Media packets for the project in The Bend Bulletin, the Source, Central Oregon Daily and local news affiliates. Noticing will be posted as required for formal process.

- Work and Focus Groups –
 - Equity Focus Group: The equity group will build on work from the CFA study and foster future partnerships. The representatives in this group will be compensated for their participation.
 - CFA Work Group: Representatives from the boards, committees and commissions identified in the stakeholder list will provide input to staff as needed.
 - City Council Community Building Sub-Committee: Ad Hoc meetings as needed for phase of project.
- Public Open House(s) – The community will have opportunities to review and give input on CFA location concepts, mapping and draft and final code amendments. Staff will consider meeting times and locations, including online opportunities, to provide equitable access to all community members. Potentially could correspond to online open house.
- Summer Event Pop-ups – City staff will provide information on the project at events including Park and Library events, City sponsored events, Farmers Markets, and First Friday at varied locations throughout the City.
- Community and Stakeholder Presentations – Open invitation for informational presentations at existing community and neighborhood meetings or events.
- Student Outreach – Staff will present to and collaborate with relevant classes and staff at Central Oregon Community College and the Oregon State University - Cascades as opportunities arise.
- Online Office Hours – Staff available online as needed for phase of project.

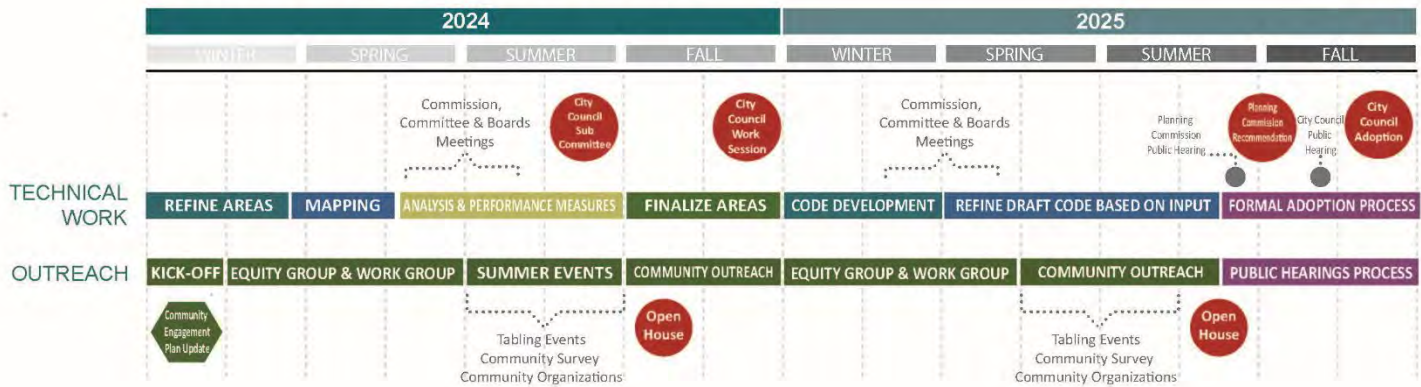
Timeline	Project Objective	Activities	Materials
Winter 2024	- Kick-off of designation phase - Begin to refine study areas and maps based on feedback and analysis gathered during the study phase	- Reconvene work group - Equity group check-in	- Develop informational materials - Update website
Spring 2024	- Gather feedback on refined maps and preliminary locating of CFAs - Identify key policy decisions	- Work Group to meet as needed - Boards and Committees update	- Work Group materials - Newsletter for IP list
Summer 2024	- Gather general community feedback on locations of CFAs and policy decisions	- Community Pop-ups - Presentations to stakeholders - Community survey on refined areas	- Pop-up materials & maps - Community survey
Autumn 2024	- Final areas/s and mapping complete - Council input on policy decisions	- Community open house - Council Work Session	- Open house materials - Presentations - Newsletter to IP list
Winter 2025	- Kick-off adoption phase - Develop draft code amendments	- Work Group to meet as needed - Staff to work on code amendment language - Equity group check-in	- Develop informational materials - Develop draft code - Update website

Spring 2025	- Comments on Code Amendments	- Work Group to meet as needed - Boards and Committees update - Presentations to stakeholders	- Work Group materials - Presentations - Newsletter for IP list
Summer 2025	- Final code amendments for review	- Community Pop-ups - Community survey on code amendments	- Pop-up materials & maps - Community survey
Summer/Autumn 2025	- Formal adoption/public hearing process	- Legal noticing - Public hearings Adoption Deadline 12/31/2025	- Newsletter for IP list - Website update on process timeline - Noticing

Outreach & Technical Timeline

Climate Friendly Areas Timeline

DRAFT
August 2023



APPENDIX A: TITLE VI AND ENVIRONMENTAL JUSTICE POPULATIONS⁸

- Communities of Color:
 - American Indian and Alaska Native
 - Asian
 - Black or African American
 - Hispanic or Latino/a/x
 - Native Hawaiian or Other Pacific Islander
- Older people (e.g., 65 and over)
- Children (e.g., under 18)
- People with disabilities
- Low-income populations (e.g. household income is at or below the US Department of Health and Human Services poverty guidelines)
- People with limited English proficiency

Engagement for People with Disabilities: Requests for accommodation and suggestions to better engage people with disabilities can be made by contacting The Northwest ADA Center at 800-949-4232.

Title VI Statement to Public: No person shall, on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his or her Title VI protection has been violated, may file a complaint with Oregon Department of Justice at 503-378-4400.

Public meeting locations are accessible. Sign language or Spanish interpreter service, assistive listening devices, materials in an alternate format such as Braille, large print, electronic formats and CD formats, or any other accommodations are available upon advance request. Please contact Jennifer Knapp, jknapp@bendoregon.gov, 541-317-3029 or Lisa Larson, llarson@bendoregon.gov, 541-388-5556. Relay Users Dial 7-1-1. Providing at least 3 days' notice prior to the hearing will help ensure availability.

⁸ ODOT GIS contains an Environmental Justice layer under Boundaries at the zip code level that outlines the number of these groups per zip code: <https://gis.odot.state.or.us/transgis/>