

**BEND NEIGHBORHOOD ASSOCIATION FORUM
CANDIDATE BROCHURE**

SEPTEMBER, 2020

POSITION 3			
Participant	Ron Boozell	Megan Perkins	Chris Piper, Incumbent
Q1 - What is your current occupation?	not-employed, not-retired	Co-founder and Board President, Embrace Bend (local non-profit)	VP, Promotional Sales
Q2 - What previous government or other public sector experience do you have, especially in Bend? What have been your major accomplishments in this work?	US Navy Veteran	<p>I have not held a government or public sector position in Bend beyond being on my Neighborhood Association Board (for SWNA). I have been listening and learning from those more experienced than myself as a Board member.</p> <p>Many years ago, in Wisconsin, I held two public positions: in the Governor's Office as Chief of Staff to the First Lady and as the Executive Assistant and then the College Savings Program Director for the State Treasurer's Office.</p>	<p>Currently serve as Bend, Oregon City Councilor (Position #3), I also advocate annually in Washington DC with our US Elected Officials on behalf of my trade association (made up of small-medium sized businesses annually. Major Accomplishments as Bend City Councilor: I have worked to streamline our permitting process to reduce building costs and expedite affordable housing projects, I have lead the charge on developing plans for new transportation and parking plans to alleviate traffic congestion, increase bike and pedestrian infrastructure, and parking options so that all Bendites can commute with safety and ease. In the area of Economic Resiliency, I met with struggling businesses due to COVID-19 and took action. I worked with a non-profit (Change Reaction/Small Bend Business Relief Fund) helping local businesses get 0% interest loans that has helped keep their doors open. I worked with the community and City staff to expand outdoor seating options for restaurants. I supported creating flexible payment plans and not assessing late fees on City customers. Last, lead the idea of a bi-lingual City COVID-19 response townhall by partnering with the Latino Community Association.</p>

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<p>Q3 - What do you see as the top three land use challenges to the residents of Bend?</p>	<p>1. Urban sprawl and lack of housing density 2. Transportation infrastructure congestion, inadequate public-transit 3. Greed-driven economy, homeless-making machine</p>	<p>I see the top three challenges as being 1) missing housing for our middle class working families and our near-homeless/homeless population, 2) lack of incentives to encourage development of varied housing models in the city, and 3) creating complete neighborhoods for all of our residents</p>	<p>We must be sure that housing developments (big, small, mixed use, etc.) when planned that we, as Council with City Staff, do our best to minimize them being urban heat islands.</p>

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<p>Q4 - What changes in City policies do you support to address these challenges (Q3)?</p>	<p>1. Allow multiple housing types, including tiny-house communities. Create complete neighborhoods to minimize VMT. Maintain city boundaries.</p> <p>2. Vote NO on the \$190-million transportation bond, End Hawthorne Station, Invest in smarter public transit strategies. Reconsider traffic-use of all neighborhood streets.</p> <p>3. Counter-act the effects of real estate prosperity by passing a ten-million-dollar homeless bond, or find a way to require the Industry to invest in more than our Affordable Housing Committee. Invest in GreenJobs, which includes implementing low-cost energy efficient housing improvements.</p>	<p>I support streamlining the permitting process, simplifying zoning and the code, in order to make building easier and faster. I also would support an evaluation of SDC's based on valuation and size in order to encourage smaller homes, cottages, SROs, etc being built. I would support things like the Core Area Plan which will create complete neighborhoods and invigorate our downtown area for all. Finally, I support the Transportation Bond which helps take care of off-site improvements to affordable housing developments.</p>	<p>Before we, as Council, can support City policy changes - we must continue with Neighborhood Assoc listening sessions because the long range planning division is directed by the Bend City Council through our annual goal setting. It is prudent, when making changes to City land use policy that the Joint Management Agreement (Deschutes County and the City) continue to establish clear responsibilities within the UGB. It is important to highlight that the City adopted a new Development Code Chapter 2.8 to regulate development within the noted urban areas. Changes we must focus on is:- Strategic planning: Bend must be grounded in plans to make difficult choices about allocating resources, managing land inventories, building on assets for economic growth, and creating stronger links to our CO neighboring cities. - Reutilizing urban land. In Bend we have minimal areas of vacant and underutilized land and buildings with little development demand are a part Bend's make up. A strategy must incorporate a vacant land reconfiguration approach that both reflects market realities and the need to improve Bend's community quality of life, integrating land banking and site remediation with strategies for using urban vacant land in creative new ways. - Affordable housing. City affordable housing programs should better balance the need to provide housing for Bend's low income residents with the need to improve the Bend's economic vitality, and retain and attract middle income households.</p>

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<p>Q5 - What can the City do to retain the character and livability of existing neighborhoods as Bend grows?</p>	<p>Create de-centralized housing options, including RV-parking/camping, for house-less Individuals and families. Review traffic use in neighborhoods.</p>	<p>I believe you can grow and still retain character and livability. It just takes creativity and it takes good planning. Yes we need houses as fast as we can build them BUT we can make sure that they are a part of a true neighborhood plan. We can utilize underdeveloped land. And with HB2001 changes coming soon, we can make sure that these new duplexes and cottages and townhomes still fit the character of the neighborhood.</p>	<p>City affordable housing programs should better balance the need to provide housing for Bend's low income residents with the need to improve the Bend's economic vitality, and retain and attract middle income households. Parking Programs that re-invest creating reserves so neighborhood associations can determine how best to maintain the livability and safety of their respective neighborhoods (ie: OBNA Parking Pilot Program, McKay Park) Stronger connectivity throughout the City via sidewalks, bike, transit, and auto so Bendites can access all corners of Bend. Stronger collaboration with our 4 taxing districts (Library, Bend Parks and Rec, Bend La Pine, and City) The long-term vitality of Bend Neighborhoods hinges on building sustainable residential areas, and as Councilor, I feel we still lack effective strategies to maintain and strengthen our neighborhoods.</p>
<p>Q6 - People often move to Bend to escape density, but Oregon land use laws generally result in increased density over time. To address this conflict, what is your vision for how Bend should look after 10 more years of development?</p>	<p>Maintain city limits. Maintain Oregon land use laws. Invest more in transit, than in expensive infrastructure change. Build up, not out. Avoid philosophy of "Growth for the sake of Growth." Make Bend a Net-zero energy city.</p>	<p>I see a vision of a city where everyone can walk or bike to their local grocery store, or to go out to eat, to work, and then sleep again because they live in a complete neighborhood. Where they can have safe routes to school. Where they have access to a park. And finally, when they get in a car, they can easily and safely get across town with less congestion.</p>	<p>My vision is work hard keeping Bendites moving effectively using mutli-modal transportation - making sure that connectivity to every corner of Bend is safe and seamless for residents and guests. Our neighborhoods retain their welcome feel and that each neighborhood creates a community within itself which builds trust, a safe environment, and strong connection with all of Bend. Council must make sure that city staff is accountable and transparent with their planning. Community engagement via Neighborhood Associations and committees are being heard. My vision is a community that helps those who need it while fostering creativity, entrepreneurship and hard work. A community that comes out of the human and economic devastation of COVID-19 to build a more diverse, resilient and robust economy for Bend while maintaining the charm and characteristic that brought us to Bend in the first place.</p>

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<p>Q7 - For incumbents, what do you think has been your most significant contribution towards solving land use problems in Bend? For challengers, what would you do differently?</p>	<p>Listen to the interests of the residents and business-people, and the homeless, of Bend. To resist the rubber-stamping of every real estate Industry Interest. Including decision to spend city resource to dredge Mirror Pond. To avoid the appearance of being in the pocket of the real estate industry.</p>	<p>I would really work on addressing the complicated situation of our homeless neighbors. We need a permanent warming shelter, we need to investigate ways of supporting transitional housing, we need to help create permanent supportive housing, and we need to support alternative housing like micro-units.</p>	<p>My contribution as Councilor was the neighborhood parking programs I lead for McKay Park and recently kicked off with the Old Bend Neighborhood Association and look forward to helping additional neighborhoods with parking programs. Each project involved robust community input and utilizing the Shared Governance Model - a model that brings in respective districts, enforcement, and neighbors to help solve a problem collaboratively. The other neighborhood program was the Neighborhood Safety Street Program - this gave neighborhoods a voice and working together prioritizing their specific needs and in turn having the City invest dollars into those projects. Approving the TIF so that Bend's Central District can develop offering incentives to developers and enhancing the marketability of fledgling area - the result being strong returns so that the City can prosper reinvesting those dollars back into the City and other taxing districts. The other program was researching how best to help small business in the midst of pandemic - expanding restaurant seating into the streets so it is safe for all Bendites and accessible for those with disabilities. Making the program as streamlined as possible and creating ease of process online applications for businesses wanting or participate.</p>

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<p>Q8 - What are your ideas to improve housing affordability in Bend (beyond the measures already taken)?</p>	<p>Subsidize homelessness issues and needs beyond "Affordable Housing." Pass a ten-million dollar homelessness bond measure. Vote NO on all oversized and greedy bond measures, over ten million dollars.</p>	<p>The more different types of homes we have (cottages, micro-units, townhomes, triplexes, apartments), the more affordable we can make housing for people. Many of these new housing models that will come out of HB2001 will assist first time homebuyers and will add to the rental market. Working on housing in our core area rather than on the outskirts will also help with cost as resources will be reduced and energy saving will help owners/renters.</p>	<p>Continue with Affordable Housing Trusts Fund via Bond Elections (Transportation Bond) Offer Incentives, Tax Breaks. Relax Zoning, Developing Rules. Engage Businesses, creating new industry Revitalize Neighborhoods.</p> <p>Other: Monitor existing housing quality. Work with owners and City Staff to address code violations. Provide assistance or incentives to owners of lower-cost rental housing in need of repairs</p>

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<p>Q9 - A current proposal before the City Council to provide more affordable housing would allow Micro-Unit Developments (SROs) as small as 150 s.f. with a private bath and no kitchen, but a common kitchen for every 10 units. What is your opinion of this concept and how should the Council respond?</p>	<p>I have no specific criticisms. However, Careful attention should be taken in the placement of these communities.</p>	<p>I am very supportive of this concept. This will help provide an option for people who simply cannot afford to rent much less to buy a home. Single family homes are great but we must think about all of our residents. Not everyone can afford \$529,000 to buy or \$1500 a month to rent. These SROs will enable people to keep contributing to our economy and have a safe place to live. I believe we need to look at this as a great opportunity to be an inclusive community for everyone.</p>	<p>I am in agreement with the Micro-Unit Development but for these to be affordable housing units we need to keep the SDCs in check and if added sq footage is added on it will increase the housing costs. Council will need to address the zoning for Micro-Units because they may impact neighborhoods and it'll be prudent that Council and City staff research other cities that have Micro-Units so we can understand pain points and best practices learned. Pros: Affordability: Micro units are highly affordable and open up a large number of opportunities for young professionals and others in similar financial situations. Environmentally Friendly: They can reduce carbon footprint. Less building materials, less land. Possibility of micro unit buildings adhering to strict recycling and even some compost guidelines. Location: The builders plan would have the buildings in extremely safe and desirable locations, usually right in the heart of downtown. Allows the opportunity of paying pay cheap rent while being a brisk walk from all the most desirable parts of Bend. CONS: Effects the Neighborhood: Many micro apartment buildings do not add parking facilities (0.5 is the norm), so the already tight and limited parking situation of Bend's neighborhoods gets exponentially worse with hundreds of new vehicles now competing for spots. Potential issue on Rent: The Bend Micro Units are not allowed to be Short Term Rentals however I feel that in Bend the rent for many micro apartment units is could potentially be high for the amount of square footage a renter is will receive.</p>
<p>Q10 - What effect do you think short-term rentals in Bend have had on the availability of affordable housing? What would you do about this, if anything?</p>	<p>The neighborhoods should have been allowed to decide. Short-term rentals should be phased-out of neighborhoods that choose to do so. It is clear that short-term rentals, and even the over-building of hotels, contribute to the lack of affordable housing, and is a direct cause of homelessness.</p>	<p>I think there are two sides of this. One is that, for many people, STRs are their income. We don't want to take that away from them. The other side is that there are so many STRs that there aren't enough options for our working residents who can't buy a home and can't find a place to rent. Another issue is that often STRs effect the quality of life for the neighborhoods they are in.</p>	<p>STRs have had an impact on the availability of affordable housing - As Councilor I support STRs in Bend but I want our City to enforce STR codes better. At this time, we don't have the resources that cities our size have and I would work to increase staffing or identify alternative resources that will enforce code violations.</p>

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<p>Q11 - How familiar are you with Bend's Community Climate Action Plan? To help achieve the goals of that Plan, do you favor adopting measures requiring all new housing have solar power?</p>	<p>New businesses, for-sure. Housing, maybe. I certainly agree that we should reduce community-wide fossil fuel use. We need to make another goal official, to make Bend a Net-Zero Energy City!</p>	<p>I am familiar with the CCAP and support its goals. We've seen recently that climate change is real and it is going to start affecting us more and more. We need a Council that can support the Climate Committee's proposals and help set a vision for Bend. My favorite part of the plan is how we ALL are responsible for making changes: the city, local businesses, and individuals. This is a voluntary plan but in order to make big change, the City may need to incentivize builders in order to make big changes. And we need these changes now. But no, I do not favor requiring all new housing to have solar power.</p>	<p>As a current sitting Councilor and one who Chairs the City Stewardship Committee I am very familiar with Bend's community Climate Action Plan - As Councilor I approved the City to proceed with forming a committee. I do not favor adopting measures requiring all new housing have solar power for the same reasons I had the language changed not to require home energy scores.</p>
<p>Q12 - Increasing the density of housing developments (more units on smaller lots) often results in urban heat islands (partly due to tree removal), increasing energy consumption and pollutant emissions, and compromising human health and comfort. How would you address this problem? For example, to encourage more shade, would you require the preservation of older trees on the development site?</p>	<p>Yes. Maybe. Depends.</p>	<p>Old growth trees should be preserved wherever possible (and are supposed to be by current regulations). I believe all new housing developments should prioritize trees for shade and for aesthetic value both on the lots and on the side of the street. We should also be encouraging smart sustainable homes in developments.</p>	<p>Yes, I would require the preservation of older trees. Prior to moving to Bend, my family and I lived in one of Portland's several historic neighborhoods one reason we bought our home was because of the historic significance but also because of the trees and the shade it provided our home keeping our home cool during Portland's summer. Here in Bend, we selected our home because the shade provided by the pines on our property - it has kept our home cool during Bend's 90+ summer days. Trees are vital part of our eco-system and as Council it is prudent that we work closely with developers on saving trees or if developing neighborhoods on grasslands that mature trees are being planted and positions properly helping the environment and those who live in the community.</p>

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<p>Q13 - In the process of permitting new developments, Bend does not currently take into account fire evacuation. In what ways should Bend take into account the need to evacuate in the event of wildfire?</p>	<p>STUDY PARADISE, CA</p>	<p>This is why a transportation plan is essential. We need to make sure we have a series of connected roads if we have to evacuate quickly and find resources. The City needs to keep using the NA's in order to help communicate the risk of wildfires, create an evacuation plan and train through CERT.</p>	<p>I believe it is prudent for neighborhoods/City to have a Fire Evacuation Policy - this would just not be a policy but a policy that is actionable and managed by the neighborhood's association board. We learned quite a bit for the recent Juniper Ridge Fire in August that forced hundreds of homeowners out of their neighborhoods and many on alert. Bend's Fire and Rescue, with the City, currently offers free consults for home owners to review their home and look at ways of improving the property to help prevent the spread of wildfires. When developments are permitted the City does take evacuation into account. It is imperative and prudent that Bend's Fire and Rescue are involved with development plans and that policy is reviewed and revised annually due to City growth and changes in street infrastructures.</p>
<p>Q14 - The City is allowing thousands of housing units to be built with few provisions for handling the additional vehicles on the road. Yet, the public rates traffic congestion as a top current problem. How should the City address the pace of development to balance growth and road capacity?</p>	<p>Smarter Public Transit options.</p>	<p>Density means less people need to drive and/or be in the car for as long so density helps a city with congestion by making work, school, etc be closer to your home. The Transportation Bond will really help as a first step in making smart decisions on improving connectivity AND will encourage bike, transit and pedestrian modes of transportation. And the more affordable homes we build IN Bend, the less cars driving from Redmond or beyond into Bend every day.</p>	<p>When new developments come on line and before Council, it is our responsibility asking the tough questions - # of trips per day, impact on surrounding arterials, transit proximity, pedestrian, bike, and disabled safety. As Councilor, I voted to move forward with having the Transportation Bond on this November's ballot - we've been placing band-aids on this issue far to long and it is time we have a balanced transportation plan that all Bendites can benefit from. The many new homes and developments being built we must ensure that Bend's transportation infrastructure keeps up with our population growth. As Councilor, I will continue to work towards solutions for traffic congestion, lack of parking and expanding bike, pedestrian, and transit infrastructure so all Bendites can commute with safety and ease.</p>

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<p>Q15 - How should the City do more to involve citizens in changes to the development code?</p>	<p>Educate whenever possible. Listen to Voters. Listen to committee-members.</p>	<p>There are a lot of existing citizen committees that are doing work in this area: BURA, Planning Commission, Affordable Housing Committee, etc. One way to participate is to get apply to be on one of those committees! However, currently the City committee process is daunting and pretty exclusive. We need to not create barriers to participation. Additionally, our City needs to do a better job at communicating. Watching a City Council meeting should not require a PhD. We need to explain to our citizens the important issues that are about to be discussed and go to them for input, not expect them to come to us.</p>	<p>Listening sessions are a very important tool (bi-lingual too), bringing subject matter to all Neighborhood Associations, Making sure Councilors assigned to their respective neighborhood associations attend meetings and provide updates and gather feedback which the Councilor brings back to Council and reports for City Staff. May need to review the process and procedures of the Planning Commission.</p>
<p>Q16 - The GO (general obligation) bond for transportation projects on the November ballot allocates only 4.2% of the funds to public transit, yet reducing single-occupancy vehicle trips is an important goal. Would you allocate more of the GO bond funds to support public transit? What other ideas do you have for getting people out of their vehicles?</p>	<p>Public Transit. Smarter public parking availability. Park-and-ride solutions. NO GIANT GO. Vote NO on all large bonds that raise the cost-of-living.</p>	<p>I believe we need to relook at our commitment to transit specifically frequency, adding options throughout the city, and creating multiple hubs. Transit is not where it needs to be to encourage new ridership. I believe if we can infill sidewalks, creative better bike lanes, and increase connections so people feel safe walking or biking around town, we will see a big decrease in vehicle use.</p>	<p>I was the Councilor that recommended adding more dollars to fund public transit which was approved and part of the November Transportation Bond. The transportation bond is robust and balanced and has something for everyone - it focuses on congestion, lack of parking, expanding bike, pedestrian and transit infrastructure. Safe routes to schools from neighborhoods and those living within downtown area. It is imperative that transit have routes to support the majority of our population with an emphasis in our underserved areas as well as a route schedule that benefits our students, hotel, and restaurant workers who normally start early and finish late. Out bus stops need better shelters and seating and we must make sure that our disabled population have safe access to bus stops during inclement weather.</p>