



# Oregon

## Department of Land Conservation and Development

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March 17, 2015

Victor Chudowsky, Chair  
UGB Steering Committee  
City of Bend  
710 NW Wall Street  
Bend, OR 97701



Chair Chudowsky,

As the UGB Steering Committee prepares to review the Phase 1 recommendations from the three advisory committees, we would like to applaud the city, its consultant team and the volunteers who have committed hours of work toward this effort. It has been our pleasure to participate in the UGB remand process and see the enthusiastic public participation and quality work that has resulted to this point. We appreciate the vision and leadership that you and the rest of the Steering Committee have provided and feel very confident that this effort is on the right track. We regret that DLCD is unable to have a representative at your Steering Committee meeting on March 19 as we will all be in Salem at our quarterly department meeting. In our absence, city staff has requested that we submit a letter

The department's representatives have enjoyed working with city staff, consultants, and community leaders on issues regarding residential and employment needs and development related to the Bend Urban Growth Boundary remand project. We believe that the city's work to date on its residential and employment needs and analysis of inventory, if completed as recommended by the respective technical advisory committees (TACs), should satisfy all the requirements of the remand from the Oregon Land Conservation and Development Commission in 2010, and should move Bend forward on a path that provides adequate and appropriate housing and employment to meet the needs of the city's population.

The Residential TAC has benefitted from excellent and thorough information provided by city staff and the project team on housing and residential land supply issues in Bend. This has included an updated buildable lands inventory with thorough information regarding the impacts upon buildable land of recent development trends, private deed restrictions upon development, and public land ownership. An updated housing needs analysis detailed the amount and types of housing needed by Bend's population, both current and projected. The project team also provided the TAC with information and analysis of nine study areas within the existing Bend Urban Growth Boundary where additional housing might be accommodated. A thorough analysis of "efficiency measures," methods for providing additional housing within the existing Urban Growth Boundary, was also prepared by the project team. All of this information provides an adequate factual basis for the decisions to be made by Bend regarding its future residential growth patterns and need for an urban growth boundary expansion.

We support the Residential TAC's recommendation to target a housing mix for the 2016-2028 period of 55 percent single-family detached, 10 percent single-family attached, and 35 percent multi-family housing types. Based upon the results of the residential housing needs analysis the city has prepared, the current mix of housing, weighted more heavily toward single-family detached residences, does not match the

housing affordability needs of Bend's population, resulting in individuals and families paying too high a percentage of income towards housing costs, or being forced to live in nearby more affordable communities. Additional higher density housing, which is generally more affordable, will reduce these problems for much of Bend's population.

We also support the Residential TAC's recommendations regarding the proposed range of "efficiency measures" adoption and residential zoning changes. While a final policy decision that plans for residential development toward the higher end of the range would be optimal, adoption of a final product anywhere within this range will mark a significant policy adjustment for the city that will provide for housing meeting the affordability needs of its population and promoting more efficient and cost-effective use of land within the existing urban growth boundary. Within the range of policy options the city will be able to make policy choices, such as the level of "minimum density" residential development standards, the modification of parking standards, the modification of rules affecting accessory dwelling units, and the eventual development pattern of the Juniper Ridge area, based upon public input and a reasoned decision-making process.

In regard to the employment, city staff, the consultants and members of the Employment TAC have put together sound recommendations related to projected employment growth and potential for redevelopment of employment lands. The work completed in Phase 1, including employment growth scenarios, is very solid and complies with State Planning Goal 9.

As the process moves into Phase 2, the work of the Boundary Committee will become increasingly significant. The recommendations from the Housing TAC and Employment TAC provide a solid foundation upon which to build growth scenarios that go beyond the existing UGB. The Boundary TAC has developed key indicators and performance measures to evaluate comparative growth scenarios in Phase 2. These are consistent with the four Goal 14 factors which are required to be evaluated for any UGB expansion and will provide an excellent basis for selecting and justifying a preferred UGB growth scenario.

In summary, the recommendations of the Residential, Employment and Boundary TACs are based upon a solid factual base of information and provide a range of decision options, all of which would serve to resolve the issues within the existing Bend Urban Growth Boundary in the 2010 LCDC Remand Order.

We look forward to continued work with the city in this effort and look forward to a successful result. We will be glad to continue to assist with the process in whatever capacity you would find our participation the most valuable.

Sincerely,

Gordon Howard, Urban Specialist  
Tom Hogue, Economic Specialist  
Scott Edelman, Central Region Representative