

## Allison Platt

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**From:** Robin Vora <robinvora1@gmail.com>  
**Sent:** Thursday, June 27, 2019 4:15 PM  
**To:** Allison Platt; Matthew Stuart  
**Cc:** Lynne McConnell  
**Subject:** Addressing affordable housing and economic homeless in an urban renewal district  
**Attachments:** Homelessness editorial Janet Stevens Bulletin 14 June 2019.pdf

Allison, Matt, Dale and Whitney: I request an agenda item to discuss whether an urban renewal district should include any special action items or projects to address economic homelessness in Bend, as well as affordable housing. A fall or winter meeting when we work on a list of projects might be an appropriate time? I suggest inviting a representative or two from AHAC as well as from non-profits involved in providing affordable housing in Bend for that agenda item discussion, and perhaps also Janet Stevens from The Bulletin. Please forward this to the URAB. Attached is an editorial by Janet Stevens for those who missed it in the Bulletin.

Allison, Matt, thanks to both of you for the information you sent about Bend's affordable housing program. From reading it I realize I know relatively little about this issue in Bend and about successful ways of helping alleviate this problem, and this may also be true for some other URAB members. This message is an edit of my message sent yesterday that I requested not be forwarded because of errors.

I understand that Bend's Affordable Housing program focuses on those making earning less than 60% adjusted mean income (AMI, presently a family of four earning less than about \$46,000/year to own, lower for rent). Affordable housing requires subsidies, and especially for those families earning less than 30% AMI (presently about \$23,000/yr, \$11/hour one person full-time supporting a family). In Bend presently, about 100 affordable housing units per year are being constructed, whereas the projected need is a total of approximately 5000 units through 2028 for residents making less than 60% AMI according to Lynne McConnell, Bend's Affordable Housing Manager. She told me the most common pathway to stability for these populations is a temporary shelter stay, paired with rental assistance that allows folks to rent housing until case workers can help address any issues that family may face, with the goal of moving folks to secure employment (or disability status, etc.) so that they do not need permanent subsidy.

I think we should discuss if there is a place in an urban renewal district for a project to address the needs of residents who are in need of affordable housing, including those who are economically homeless in Bend. I heard interest in such a discussion talking with representatives of Bethlehem Inn and Habitat for Humanity at the AHAC meeting June 25, 2019. Kor Community Land Trust may also be interested.

On a separate topic, now that the Citywide Transportation Advisory Committee has made recommendations, I suggested a briefing for URAB of the recommendations approved by the Transportation Steering Committee that pertain to the Urban Renewal District when we discuss transportation action items.

Unfortunately, I will be out of town August 13 and October 1. I would like to call into the meeting if you can find a room where a speaker phone can be connected. The County meeting rooms (e.g.,

DeArmond) have speaker phones that can be checked out for use by people who call in. If this works, it would be helpful to me to have any slide presentations available at least by the Friday before the meeting so I can download them because I may not have WiFi available at the time of the meetings when calling in.

Robin Vora  
541 280 4109

July 14, 2019

# Study suggests four tools to fight homelessness

Janet Stevens

As Oregon continues to deal with a still-growing homeless population, the report prepared for the Oregon Community Foundation by ECONorthwest in March does include some ideas for improving the situation. But even if all of them were put in place across the state today, it likely would take substantial time and money to turn the situation around.

OCF, established in 1973, manages more than 2,800 individual charitable funds established by people, businesses and organizations in Oregon for Oregonians. Through OCF, Oregonians gave \$118 million in charity and scholarships to their neighbors in 2017 alone. I'm an adviser on two funds at the foundation.

Unfortunately, despite efforts so far, there are more homeless in Central Oregon and across the state today than there were two years ago and substantially more than two years before that.

The region's one-night Point in Time count, conducted in January, 2019, found 880 Central Oregonians willing to identify themselves as homeless. Two years ago, in 2017, there were 778, while in 2015, the number stood at 594. And, as usual, lack of money was the single most common reason people gave for their homelessness.

So what does ECONorthwest suggest? It makes four recommendations, and implementing them will take, first and foremost, Oregonians' will to get the job done.

First, the report notes that more than a few studies link regulations to homelessness, and the greater the number of the former, the higher the latter. In this state one obvious culprit



JANET STEVENS

is a land-use planning system that prevents communities from growing organically as new land is needed, a problem that helps drive up land, and therefore housing, prices.

Other regulations only make the problems worse. Zoning can have a negative impact on housing supply, and in some communities, permitting systems are mind-bogglingly slow.

Too, system development charges, otherwise known as exaction fees, tend to discourage at least some builders and drive the cost of building up.

Reducing regulation is one step toward ending homelessness, then.

Another is dramatically expanding the availability of means-tested subsidized housing. That means building or otherwise lining up more housing and finding more money to subsidize rents. Neither is likely quick or cheap.

A third piece of the solution is expanding what's known as permanent supportive housing. Permanent supportive housing puts people in housing before asking them to solve such problems as drug or alcohol abuse or mental health issues. Once they're sheltered, residents in permanent supportive housing can find the services they need right where they live, though generally they're not required to use those services.

Last are the emergency shelters that provide the core of homelessness care in many communities, including Central Oregon. They provide beds when a family or indi-

vidual is in crisis, before permanent housing can be found.

Thus places like Bethlehem Inn and Shepherd's House are critical links in solving homelessness, but they're not permanent answers to the problem and never were intended to be. Communities need emergency shelters, but community members would be wrong to assume that because a town has shelter beds available, the community need do nothing more.

What may not be a useful step to solving homelessness is rent control. While it may be good for a brief period of time, it can hurt in the long run as landlords convert buildings to condominiums and refrain from building new apartments.

That's what happened in San Francisco, which put rent controls in place in the mid 1990s. They worked, briefly. But over time, as landlords got out of the rental business because of the controls, the city's supply of rental housing actually fell by about 25 percent, according to a study by Rebecca Diamond, an economist at Stanford University, Timothy McQuade and Franklin Qian. The study, "The Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San Francisco" was published in 2018.

One thing not mentioned in the ECONorthwest report that I believe will be critical to solving homelessness in Central Oregon is this: Unless you and I and our neighbors want to solve it and push our leaders to be a big part of that effort, I worry that homelessness is here to stay.

—Janet Stevens is deputy editor of *The Bulletin*. Contact: 541-617-7821, [jstevens@bendbulletin.com](mailto:jstevens@bendbulletin.com)

## Allison Platt

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**From:** Lynne McConnell  
**Sent:** Friday, August 9, 2019 1:04 PM  
**To:** Robin Vora; Allison Platt; Matthew Stuart  
**Subject:** Re: Housing First and Homelessness

Robin,

Thanks for sending. Housing First is technically the national policy per HUD, though there is some confusion around drug use and conflicts with State policy. We have about 30 housing first units in Bend and are actively working on financing for more. I'd be happy to speak with you about the local efforts if you're interested.

Lynne

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**From:** Robin Vora <robinvora1@gmail.com>  
**Sent:** Friday, August 9, 2019 9:59:06 AM  
**To:** Allison Platt <aplatt@bendoregon.gov>; Matthew Stuart <mstuart@bendoregon.gov>; Lynne McConnell <lmccConnell@bendoregon.gov>  
**Subject:** Housing First and Homelessness

Allison, Matt, and Lynee, I think the article "[How Finland slashed homelessness by 40%](#)" would be of interest to the Urban Renewal Advisory Committee and Affordable Housing Committee. Please forward to them. I don't know if this article made the Bend Bulletin as I am out of town, and some committee members may not get the Bulletin.

In addition to mixed use redevelopment, we should also consider mixed levels of housing in a building -- apartments or condos for varying income levels. The more expensive housing would help subsidize housing for those with lesser means. Maybe some have tried this in Bend? I mentioned to Allison and Matt how this is being done in Mumbai, India.

Thanks,  
Robin Vora



Virus-free. [www.avast.com](http://www.avast.com)

## Allison Platt

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**From:** Robin Vora <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>  
**Sent:** Monday, August 12, 2019 11:09 AM  
**To:** Allison Platt; Matthew Stuart  
**Cc:** Heidi Kennedy; Heidi Slaybaugh  
**Subject:** Fwd: URAB#4 August 13: Agenda & Packet posted

Please see the comment from Heidi Kennedy and forward to the URAB committee. I generally agree with what she has written, although perhaps on a building-by-building or block-by-block basis (some older non-historic buildings might not be worth reuse).

Robin Vora

----- Forwarded message -----

**From:** Heidi Kennedy <[hkennedy@bendoregon.gov](mailto:hkennedy@bendoregon.gov)>  
**Date:** Mon, Aug 12, 2019 at 12:00 PM  
**Subject:** RE: URAB#4 August 13: Agenda & Packet posted  
**To:** Robin Vora <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>, Heidi Slaybaugh <[hslaybaugh@blrb.com](mailto:hslaybaugh@blrb.com)>

Thanks Robin, The map area(s) look reasonable. I am hoping that any future code language will encourage/support existing building reuse. I believe older buildings and blocks are key to creating successful neighborhoods and that the historic fabric is what creates vital neighborhoods. You just have to look at the success of downtown Bend and the Box Factory to see that in Bend. One of the speakers that the Preservation Month crew brought to Bend in May was Michael Powe who promoted adaptive reuse of old buildings. Here is a link to Research and Policy Lab information. Thank you.

<https://forum.savingplaces.org/act/research-policy-lab>

Heidi Kennedy AICP | Senior Planner



CITY OF BEND

O: 541-617-4524 | M: [hkennedy@bendoregon.gov](mailto:hkennedy@bendoregon.gov)  
[www.bendoregon.gov](http://www.bendoregon.gov)



**From:** Robin Vora <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>  
**Sent:** Friday, August 9, 2019 11:02 AM  
**To:** Heidi Kennedy <[hkennedy@bendoregon.gov](mailto:hkennedy@bendoregon.gov)>; Heidi Slaybaugh <[hslaybaugh@blrb.com](mailto:hslaybaugh@blrb.com)>  
**Subject:** Fwd: URAB#4 August 13: Agenda & Packet posted

Below is a link to document (package) to be discussed at the next Urban Renewal Advisory Board meeting August 13. See the maps on pages 43-47 for a proposed urban renewal district and let Heidis and I know if you have concerns or suggestions. You can also attend that meeting and make public comment.

Thanks.

Hope you are enjoying summer.

Robin

541 280 4109

----- Forwarded message -----

From: **Allison Platt** <[aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)>

Date: Tue, Aug 6, 2019 at 7:00 PM

Subject: URAB#4 August 13: Agenda & Packet posted

To: Allison Platt <[aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)>

Cc: Katherine Montgomery <[kmontgomery@bendoregon.gov](mailto:kmontgomery@bendoregon.gov)>, Matthew Stuart <[mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov)>

Good afternoon URAB members,

Over the last several months, the project team has completed a series of public outreach events for the Core Area Project! I want to thank all URAB members that came and participated in these various outreach events.

The **next Urban Renewal Advisory Board meeting** is scheduled for next **Tuesday, August 13** from **Noon- 3 p.m.** at the **Bend Municipal Court**.

The [URAB 4 Agenda & Packet](#) are now available on the [URAB webpage](#) for your review.

Keep in mind the following as you prepare for the meeting next week:

- **Parking is limited.** Please use visitor parking that is available across the street at [Lava Lanes parking lot, northwest corner](#). (see link or attached map). Please allow enough time to park and walk across to the Court and please be careful crossing 15<sup>th</sup>.
- **The room has food restrictions.** Therefore, we will **NOT** be providing a full lunch. We **will** have coffee and snacks available at the meeting. Please try to eat something before the meeting.

- **We will start the meeting promptly at noon.** In order to stay on schedule, please plan to arrive 10-15 minutes in advance of the meeting to secure parking and get settled before the meeting begins.
- If you'd like **printed copies of the packet materials**, we are happy to print copies for you to pick up at our office before the meeting.
- There are **two additional documents linked in** the Early Implementation Action Memo for **Agenda Item #9** (the [Urban Design Framework](#) and [Zoning Audit](#)).
- Make sure to **look at the [Public Comments](#)** prior to the meeting. These will be updated 24 hours in advance of the meeting.

In addition, many of you noted at the last meeting that it was difficult to make decisions on how to prioritize “project types” without more information on what the project types included. Therefore, the project team put together the [Project Type Examples & Cost Ranges](#) which provide information, likely cost ranges and examples from other communities on what Urban Renewal could contribute towards for each project type. We will continue the discussion on projects & project types at the October 1 URAB meeting.

Do not hesitate to reach out to myself or Matt Stuart with any questions.

Best,

Allison

Allison Platt | Senior Planner

Growth Management Department

O: 541-322-6394 | [aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)



CITY OF BEND



**From:** Nancy Prosser  
**To:** [Urban Renewal Advisory Board](#)  
**Subject:** Adequate parking to meet demand in BCD  
**Date:** Monday, August 12, 2019 7:36:38 PM

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Please adopt codes that ensure adequate parking for projected uses in the BCD, including underground and/or designated garages. It's a mess on the Westside, especially in high traffic corridors like Galveston and around OSU-Cascades. I'm very supportive of the renewal to come, but kindly do NOT recreate the same traffic cluster on our side of town.

Best wishes,

Nancy Prosser  
Orchard District Denizen 46 Years

[Sent from Yahoo Mail for iPhone](#)



**From:** Tiffany Clark  
**To:** [Urban Renewal Advisory Board](#)  
**Subject:** Comments/Meeting Packet 4 - Aug 13th  
**Date:** Tuesday, August 13, 2019 8:23:08 AM

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Good morning,

I am a Bend Central District Visionary Board member and a member of our Positive Development team within the board. As we conduct research, and concept a development project within the BCD, a few items have risen to the top in terms of needs to support successful Urban development and I wanted to share them with you all. They are as follows:

- 1) Larger parcels of land are scarce within the Core Area to develop larger, mixed-use projects. Creating land consolidation opportunities and incentives within the Core and allowing for uses that create diversity and potential for several industries/residential products to co-exist would be helpful for urbanization efforts.
- 2) Vertical development incentives for developers/builders with SDC's and property taxes. This area is critical to review, consider and accommodate if we want to see more developers considering these types of projects. This would also include reviewing height restrictions in certain zones throughout the Core Area (including BCD) and parking/street safety requirements.
- 3) Accommodating, through development process, taxes, fee initiation, urban projects that scale. Projects that initiate as a temporary structure in a start-up phase to develop an area and become viable, and then scale with growth for permanency.

Last, planning future use in districts throughout the Core Area that consider events (sound, pedestrian and traffic, etc.) event centers, zones for hospital/medical services, commercial businesses (including planning for outdoor space, gathering) daycare, preschool through high school education, affordable housing within each district, small and large mixed-use residential projects and more allows for a vision, and set of priorities, when determining transportation needs, street safety, pedestrian and bike connectivity, etc. It would alleviate the current challenge of reviewing building permits on a one-off basis for use, variances or to alter the use entirely within a district. It would allow us to support businesses more based on their use, their desire to create/support community gathering and to have residential areas that have identities and connection to the community around them. This type of use would be an overlay to the zoning plan and ensures livable districts that are urbanized with strong connectivity to the whole.

Thank you for your time.

Tiff Clark

**From:** Susan Rotella  
**To:** [Urban Renewal Advisory Board](#)  
**Cc:** [Matthew Stuart](#); [Kathy Schroeder](#)  
**Subject:** Public Comment-Care Area Project  
**Date:** Friday, September 13, 2019 11:23:31 AM  
**Attachments:** [Council on Aging Public Comment-Oct. 1, 2019 Meeting.pdf](#)

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Urban Renewal Advisory Board:

Matt Stuart:

Please see attached public comment submission from the Council on Aging of Central Oregon in advance of the October 1, 2019 meeting.

Susan Rotella, Executive Director, will address this submission during the public comments portion of the October 1, 2019 meeting.

Thank you,

Susan Rotella

Susan M. Rotella  
Executive Director  
Council on Aging of Central Oregon  
373 NE Greenwood Ave  
Bend, OR 97701  
541-678-5483 ext. 108  
415-419-7314 cell  
541-647-2689 fax  
Email: [srotella@councilonaging.org](mailto:srotella@councilonaging.org)  
Website: [www.councilonaging.org](http://www.councilonaging.org)



*Proud to be a partner of the Aging and Disability Resource Connection (ADRC) and Meals on Wheels*

*Council on Aging of Central Oregon is a not for profit organization dedicated to promoting dignity, well-being, security, and independence for Central Oregon's Senior Citizens and the designated Area Agency on Aging.*



373 NE Greenwood Avenue  
Bend OR 97701

T: (541) 678 5483  
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September 22, 2019

Members of the Urban Renewal Advisory Board (URAB), City of Bend

I write to request the Board's consideration of the old Bend Community Center's renovation project, as an initial recipient of the Urban Renewal Advisory Board's support.

The building is located at 1036 NE 5<sup>th</sup> Street (and Kearney) just off Greenwood Avenue. The building was purchased by the Council on Aging of Central Oregon in 2018 and significant work has been undertaken to-date to develop design plans and construction documents. The Council is in the process of raising funds for the renovation and preservation of this Orchard District landmark located within the newly defined Bend Central District.

The Council on Aging of Central Oregon is the Area Agency on Aging for Deschutes, Jefferson, and Crook counties. The Agency has served Central Oregon older adults 60+ since 1975 and is currently headquartered in Bend at 373 Greenwood Avenue at 4<sup>th</sup> St. Our mission is to advocate for, empower and guide older adults and their loved ones to live with independence and well-being. We assist older adults and their loved ones in navigating the frustrating and confusing aging process. While most known for managing the Meals on Wheels program for older adults with mobility challenges, the Council provides a host of other critical programs to enable older adults to live independently at home, in the communities they love. Information and referral services, community lunches, home and personal care, Medicare counseling, caregiver support, and respite services are just a few of the other programs we offer free of charge.

The Council on Aging is the only non-profit in Central Oregon focused exclusively on serving the needs of our older adult population. This growing segment of our Central Oregon community currently represents over 20 percent of the population, growing to 25 percent by the mid-2030s and 30 percent by 2050.

This vulnerable population needs increasing community support, and we are positioning our agency to provide it.

Our vision for the newly renovated facility is to provide a welcoming services hub for tri-county older adults, with increased space for the growing staff needed to support the burgeoning demand. The hub, located near the Hawthorne transit center, will provide a warm, welcoming and inclusive space for all the older adults who seek nutrition, companionship, and access to services to support them as they age in place. The Council has received its SAGECare certification (to effectively support our LGBT older adult neighbors) and our staff is dedicated to reaching and providing services to the broadest possible constituency of older adults in the



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area. We envision our Center, with its pleasing entry ramp, living room, library and resource area, and community garden, to become the heart of the community for older adults and their families in Bend.

The renovation and expansion of the building is projected to require an additional \$2 million beyond the \$1.2 million invested to-date by the Council on acquisition and design development. The 1940s era building requires installation of new systems (such as HVAC, electrical, plumbing), safety and accessibility upgrades, external and internal design improvements to meet service and staffing needs, and overall cosmetic upgrades to compensate for decades of deferred maintenance

A grant from the Urban Renewal tax fund of \$500,000, or 25 percent of our projected renovation investment, would greatly accelerate our ability to advance this project and begin meeting the needs of our neighbors and loved ones. Early and significant support from the Urban Renewal Advisory Board would be extremely helpful toward advancing our construction timing and fundraising efforts with foundations and major donors.

Enclosed for your review is our *Aging Together* capital campaign package. We have secured almost \$200,000 in external funding from early supporting donors and foundations.

We appreciate the consideration of this request by both the Urban Renewal Advisory Board and the City Council. Our community owes a huge debt to those who came before us and who created this beautiful town we each call home. The Council on Aging wants to honor those earlier contributors and ensure that their needs as they age are graciously met. Please help us honor our community's elders by providing this grant to transform vision into reality.

If I may provide additional information or answer any questions, please call me at 541-678-5483 ext. 108 or email me at [srotella@councilonaging.org](mailto:srotella@councilonaging.org).

Warm regards,

A handwritten signature in black ink that reads "Susan Rotella".

Susan M. Rotella  
Executive Director

## Our Vision

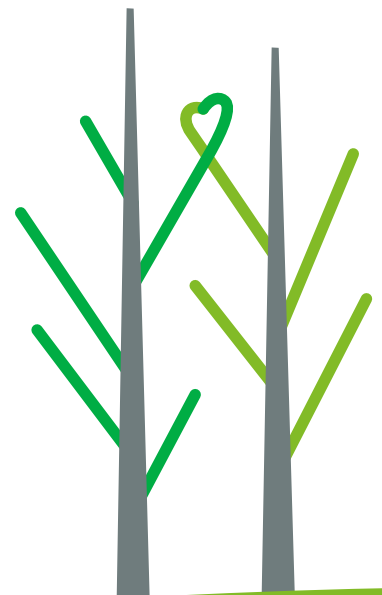
*All of us are aging.* Sometimes well, sometimes with challenge. It's a fact of life itself. Whether with grace or struggle, we believe all of us deserve dignity and support in later life.

The Council on Aging has dedicated more than forty years to welcoming and guiding older adults and their unpaid caregivers as they navigate this process. It's our mission—and our calling.

Our proposed new facility will be the foundation on which a new generation of inclusive, age-friendly services can meet the needs of a rapidly changing and aging Central Oregon. It's a place from which we can build and nurture connection, compassion, and community for decades to come. As allies, we can come together to achieve our vision of growing **older better, together.**



Transforming the Arc of Aging  
in Central Oregon



## Campaign Plan

**Facility Investment:** *Create a vibrant services hub in Bend supporting older adults to live with independence and well-being.*

**Service Investment:** *Expand and improve delivery and coordination of supportive programs for older adults throughout the Deschutes, Jefferson, and Crook counties.*

### **The Aging Together campaign meets the needs of people aging in Central Oregon**

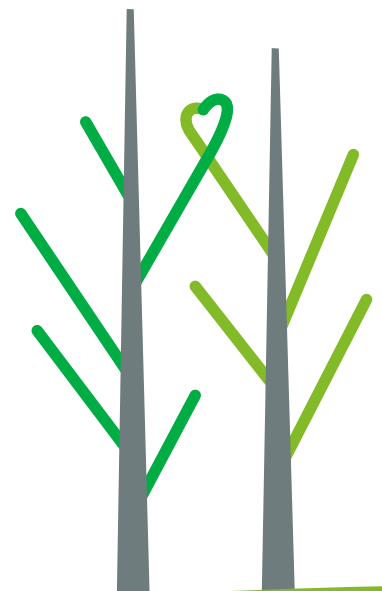
Central Oregon is growing fast. People are living longer, and older adults are struggling to access the supports they need to age gracefully. Support of this campaign will:

- Renovate the former Bend Community Center into a facility where older adults and those who care for them will find social connection, information, and guidance through the often bewildering experience of aging into older adulthood.
- Meet the growing needs of older adults throughout the region, including La Pine, Madras, Warm Springs, Prineville, Redmond, Sisters, and Bend. Investment in the Aging Together campaign will help older adults access the supports they need,

including hot meals, regular wellness checks, easy access to information, service referrals, social opportunities, Meals on Wheels, case management, health education, and more.

- Strengthen and leverage partnerships between disparate agencies and community groups through the coordination that Council on Aging uniquely provides. Building age-friendly communities means working together, closing service gaps, and sharing information. That's the role our regional communities need the Council on Aging to fill.

**Successful completion of the Aging Together campaign will transform the arc of aging and create a future where older adults are supported to remain in their homes and age with dignity and independence.**



**Transforming the Arc of Aging  
in Central Oregon**

# Aging Together Capital Campaign

## Business Plan

**Goal** \$ 3,000,000

**Use of Funds** \$ 2,000,000

\$ 1,000,000

**Sources of Funds** \$ 1,800,000

\$ 600,000

\$ 400,000

\$ 200,000

**Bend Facility Investment** – Creates a central hub with integrated services and supports for older adults and those who care for them. Supplements \$1.2 million investment by Council on Aging.

**Central Oregon Service Investment** – Spearheads five-year collaborative initiative to coordinate and strengthen support for adults aging in Central Oregon.

**Facility Naming Opportunities** – In addition to the Building naming, donors may name the Dining Room, Kitchen, Community Innovation Room, Resource and Computer Center, and more. Includes major gifts and five-year pledges ≥\$100,000.

**Other Lead Gifts** – Includes major gifts and five-year pledges ≥\$100,000 from donors who do not choose a naming opportunity.

**Major Gifts** – Includes gifts and five-year pledges between \$10,000 and \$100,000. These gifts and others may support facility and/or service objectives.

**Community Campaign** – Includes gifts and pledges under \$10,000. These are primarily sought in the final 9-12 months of the campaign.

**See more details on the Grove of Champions page.**

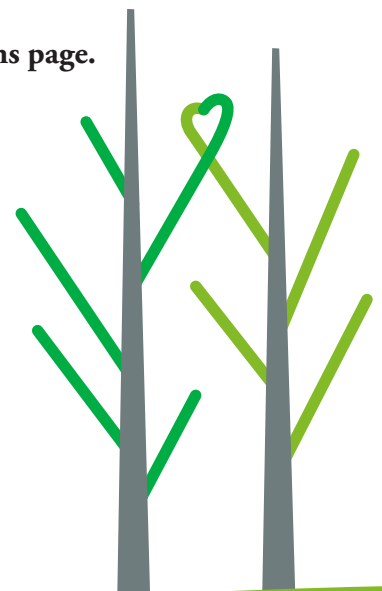


### Key Campaign Benchmarks

With your help, we are hoping to achieve these benchmarks:

- \$1.5 million from Facility Namings/Lead Gifts to trigger start of renovation, as early as possible in 2020 or 2021
- \$2.5 million to complete facility renovation, including furnishings and equipment, by the middle of 2021
- \$3 million to round out Services funding campaign by the end of 2021

Transforming the Arc of Aging  
in Central Oregon



# Capital Campaign Pledge Form

My/our signature below confirms our wish to personally pledge \$ \_\_\_\_\_ to the Council on Aging's *Aging Together* Capital Campaign. These funds are intended to help expand programs for older adults and their unpaid caregivers throughout Central Oregon, anchored by a vibrant new services hub in Bend.

- I plan to make a one-time gift on \_\_\_\_\_ .
- I will give according to the schedule on the right.
- Please consider this an anonymous contribution.
- Please contact me directly to set up my gift.

**I wish my contribution to be directed as follows:**

- Where funds are most needed
- Services hub renovation
- Program expansion

**Please choose a pledge payment schedule that is best for you.**

YEAR	GIFT AMOUNT
2019	
2020	
2021	
2022	
2023	
<b>TOTAL</b>	

Gifts to be made in the month of \_\_\_\_\_ each year.

Please list our donation as follows (either our name or the person we are honoring):

\_\_\_\_\_  
**Your Name or Honoree Name**

\_\_\_\_\_  
**Signature(s)** **Date**

\_\_\_\_\_  
**Print Name(s)** **Preferred phone or email contact**

**Return Pledge Form to:**

Kathy Schroeder  
Deputy Director, Donor Engagement  
kschroeder@councilonaging.org  
(541) 977-1650

Council on Aging of Central Oregon  
373 NE Greenwood Avenue  
Bend OR 97701

Contributions can be made via check, cash, credit card, or with a stock grant. Gifts are tax-deductible to the extent allowed by law.

If you are over 70½, you may be able to transfer up to \$100,000 per year directly from an IRA to an eligible charity without paying income tax on the transaction.



## Grove of Champions

Leading supporters of the Aging Together Capital Campaign are the Grove of Champions who will be permanently recognized at the completed facility in Bend, and in outreach communications throughout Central Oregon.

**Ponderosa Pine**                      **\$250,000 or more**

The top supporters of the Ponderosa Pine Stand will be eligible to consider naming the facility. The other top three supporters will be eligible to name the Dining Room, Community Innovation Room, and Kitchen.

**Douglas Fir**                              **\$100,000 or more**

Supporters of the Juniper Forest will be eligible to consider naming the Resource and Computer Center, the Living Room, the Client Services Room, the Information and Referral Center, the Partner Conference Room, the Community Garden, and the Patio.

**Lodgepole Pine**                      **\$50,000 or more**

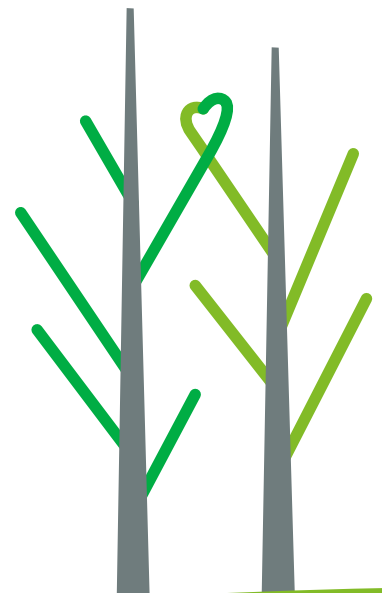
**Aspen Grove**                              **\$25,000 or more**

**Juniper Forest**                              **\$10,000 or more**

Support at all levels is encouraged and will be appropriately recognized. Additional gift opportunities will be announced during the community campaign phase, after lead gifts have been committed. Commitments at any Grove of Champions level may be pledged over a period up to five years.

Contact: Kathy Schroeder, Deputy Director, Donor Engagement,  
Council on Aging, (541) 977-1650 or [kschroeder@councilonaging.org](mailto:kschroeder@councilonaging.org)

Transforming the Arc of Aging  
in Central Oregon



## FAQ

**1. Why is the Council on Aging of Central Oregon needed if older adults already receive Social Security and Medicare?**

Social Security and Medicare do not cover all of the needs of older adults. Many older adults in Central Oregon and beyond experience loneliness, lack of appropriate nutrition, inadequate healthcare, constrained mobility (physically and transportation-wise), caregiver burnout, and struggles to meet other basic needs. In Central Oregon, the Council on Aging plays a vital role in filling the gaps, with programs such as Meals on Wheels, community dining, in-home care, options counseling, caregiver support groups, and respite grants. These services contribute greatly to the quality of life and well-being of older adults throughout the region.

**2. Why is now the right time for the Council on Aging to launch a capital campaign?**

As Baby Boomers age, retirees pour into Central Oregon, and people live longer, Central Oregon's older adult population is growing. Today one in five adults in Central Oregon is over 65. That number is expected to grow to one in four adults by the year 2040. Many older adults have fewer or no children compared with previous generations, which is changing traditional family support models. Through its direct services and the coordination of partner assistance, the Council on Aging is an important part of the support system for this expanding population. The building and services funded through the Aging Together Capital Campaign will help transform aging throughout Central Oregon, benefitting current and future generations of older adults, as well as their family, friends, and unpaid caregivers.

**3. The Center is going to be in Bend, so will it only benefit Bend residents?**

The planned new Council on Aging Center in Bend will be a home-base for services, including new pilot programs, that will address the needs of older adults throughout the tri-county area. Anyone who lives in Central Oregon will be welcome at our new Center. The Center will house the Council on Aging staff who directly serve clients with information and referral services, case management, nutrition counseling, Medicare counseling, and health and wellness programming to manage chronic diseases and prevent or minimize falls. Free meals made from fresh and healthy foods will be served in the new Center every weekday. Through the campaign, we are raising funds for new programming as well as for the new Center, which will support better and expanded services for older adults throughout our service area.

The Aging Together Capital Campaign will also benefit older adults and those who care for them in all Central Oregon communities. One third of our campaign goal is dedicated toward program impact in communities such as Madras, Redmond, Sisters, La Pine, Prineville, and rural areas of our region. Donors who want to focus their giving on a particular region may do so through this campaign.

**4. How does the cost of your services compare to other alternatives?**

Our services are incredibly cost-effective. Providing an older adult with Meals on Wheels in their home for a year costs around \$2,500. Moving someone with mobility challenges—and who can no longer cook—into an institutionalized setting will be close to \$200,000/year by 2030. A focal point of our work is promoting independence at home, where most people (over 90%) say they want to live out the remainder of their life.

**5. Don't we already have a Senior Center in Bend?**

The Bend Parks and Recreation District has operated a social and exercise-focused Senior Center in Southeast Bend since 2001. The newly renovated and expanded Center will be called the Larkspur Community Center, but their focus will continue to be on social classes and exercise. Within the region, only the Council on Aging provides a comprehensive one-stop hub for an array of services including nutrition programs, information and referrals, social interaction, and more. As Central Oregon's official Area Agency on Aging, the Council on Aging is committed to being the gateway to services that can save time, relieve stress and improve the quality of life for older adults and their unpaid caregivers.

**6. Why does the Council on Aging need to renovate the former Bend Community Center?**

The Council on Aging is thrilled to be able to rescue an existing building for its new services hub. However, the former Bend Community Center was built originally as a church in 1940; it was not designed to serve the needs of older adults. Renovation of the building will result in a best-practices environment designed to promote the wellness and inclusion of older adults. Features of the planned facility include a living room to allow for drop-in conversation and games; a research library and computer center; a patio promoting social time; a dining room and kitchen for the preparation and serving of fresh, nutritious meals Monday through Friday; a community garden for those who want to grow flowers or produce; and space for staff to deliver current and innovative new programming.

**7. How can I learn more about the Aging Together Capital Campaign?**

Please contact the Council on Aging's Deputy Director, Donor Engagement, Kathy Schroeder, at (541) 977-1650 or [kschroeder@councilonaging.org](mailto:kschroeder@councilonaging.org) to learn how you can be part of this historic effort to transform the lives of older adults throughout Central Oregon.

**From:** Robin Vora <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>  
**Sent:** Wednesday, September 11, 2019 7:33 PM  
**To:** Allison Platt <[aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)>  
**Subject:** Fwd: 3rd Street Marketplace

Allison, please add this to public comment related to an urban renewal district in Bend. Thanks.  
Robin Vora

----- Forwarded message -----

**From:** **Robin Vora** <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>  
**Date:** 15:00, Mon, Sep 9, 2019  
**Subject:** 3rd Street Marketplace  
**To:** <[council@bendoregon.gov](mailto:council@bendoregon.gov)>, <[CityPlanningCommissionAll@bendoregon.gov](mailto:CityPlanningCommissionAll@bendoregon.gov)>  
**Cc:** Karen Swenson <[kswenson@bendoregon.gov](mailto:kswenson@bendoregon.gov)>

I am disappointed by Planner Karen Swenson's decision on the 3rd Street Marketplace application and urge the Planning Commission and City Council to reconsider it. Given the local neighborhood opposition I think additional public hearings are a good idea.

I submitted previous comments (below) and still believe it is the wrong development for that site. We need to pursue a more forward-thinking mixed use development that better fits the city's desired zoning and theme for that area, and not permit automobile oriented applications where we are supposedly trying to improve walkability, more housing, reduce present traffic congestion, and encourage use of public transportation. We should not ignore what the neighborhood wants for the sake of profit for a developer who doesn't live in Bend. Any conditional use permits should only be approved if they are in harmony with the neighborhood and the goals for the area. The city needs to take another look at its development code that permits such a development. There is no point in spending so much energy and time on Central Area planning, urban renewal, and transportation planning, and then have a code that permits such piecemeal destruction of those visions.

The proposal will only contribute to increased congestion on 3rd Street where traffic can be at a standstill certain weekdays and drivers have to wait through more than one turn of the light at Greenwood to pass through. Turning left going northbound on 3rd Street to access a drive-through restaurant located at a corner will further compound the traffic problem. This project will result in an unacceptable increase to congestion and driveability without any real mitigation. I didn't see any mitigation for the projected additional 655 trips generated by the proposal and missed how that was considered in the Planner's decision. Has Oregon Department of Transportation been consulted on this project since 3rd Street is part of the state's highway system? The city needs to shift to projects focused on users that walk or take public transit.

Again, we can't say we are going to do something about traffic congestion on 3rd Street and at the same time approve applications that increase traffic with no apparent mitigation (at least to me). We can't say we are shifting to mixed-use development in the Central Area and then approve a typical strip mall style drive-through restaurant with no housing. These piecemeal decisions add up.

While I am not going to pay for a formal appeal, I believe the City Council and City Planning Commission need to get involved and take a bigger picture look at this application. Thank you for your time and consideration.

Robin Vora  
1679 NE Daphne Ct  
Bend, OR 97701

From: **Robin Vora** <[robinvora1@gmail.com](mailto:robinvora1@gmail.com)>  
Date: Saturday, June 9, 2018  
Subject: Platypus Pub site on 3rd Street  
To: Aaron Henson <[ahenson@bendoregon.gov](mailto:ahenson@bendoregon.gov)>  
Cc: [council@bendoregon.gov](mailto:council@bendoregon.gov)

I am concerned about the proposal for a drive-through coffee shop at the present Platypus Pub site on N. 3rd Street ( 1203 NE 3rd St.). The proposal would add to 3rd Street's excessive traffic congestion. Greenwood and 3rd Street is presently overloaded and so a "failed intersection." Has Oregon Department of Transportation commented on this proposal? The proposal adds little amenity to Bend which already has many coffee shops, including a drive-through across the street from this proposal.

The building presently housing the Platypus Pub offers some interesting visual diversity to the mostly lackluster architecture on 3rd Street. Its reuse, including as a sit-down coffee shop, would be far more desirable than the developer's proposal. I believe any asbestos in the building could be contained in a remodel.

The proposed drive-through coffee shop would be a tragic opportunity lost. The developer owns three contiguous lots which could be built ideally with a mixed-use and multi-story building near transit that would jump start Bend's desired revitalization of the central area. The emphasis in this area should be on more walking, less traffic and a cohesive community-architectural theme. Further tweaks of Bend's zoning may be needed to encourage desired development and discourage other proposals such as this one.

This morning I attended a neighborhood meeting organized by the developer. Disappointingly, he was only interested in comments on his proposed coffee drive-through and was not interested in discussing other visions and opportunities. He is from Phoenix, Arizona and in Bend to make a buck. We don't need Bend to look like Phoenix. We came to Bend to escape that. About 60 people jammed into the little building next door to voice disapproval of the proposal. I didn't hear any support for it.

I recommend the city hold a public hearing on this proposal, even if not required, after the results of transportation analyses are completed and available. There is too much neighborhood opposition for this proposal to receive a routine review and approval.

Thank you for your time and consideration.

Robin Vora  
1679 NE Daphne Ct.  
Bend, OR 97701  
Virus-free. [www.avast.com](http://www.avast.com)

**From:** Moey Newbold  
**To:** [Urban Renewal Advisory Board](#)  
**Cc:** [donnaburklo](#); [Ian Schmidt](#); [Marcus Legrand](#); [Shelly](#); [Tim Page](#); [Carrie Mack](#); [Jesse Russell](#); [Mary Hearn](#); [RIMA WILSON](#); [Rob Kelleher](#); [Ryan Starr](#); [Susan Rotella](#); [Tiffany Clark](#); [Kurt](#); [Allison Murphy](#); [Aubre Cheshire](#); [Emily Dougan](#); [Josh Hancock](#); [Michael Reverend](#); [Aaron Gifford](#)  
**Subject:** BCD Visionary Board  
**Date:** Monday, September 30, 2019 10:35:44 AM  
**Attachments:** [VBoard Members 9.30.19.pdf](#)  
[Visionary Board COB Venn Diagram.pdf](#)  
[BCD Initiative Guiding Principles FINAL 8.21.19.pdf](#)

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Dear URAB,

As you may know, the BCD Visionary Board is a diverse group of stakeholders, including neighborhood residents, business owners, employees, landowners, members of the development community, and advocates for vulnerable and marginalized populations (see attached list of current board members). This group has committed to stewarding the community's vision for the Bend Central District to transform into a vibrant, healthy, and resilient mixed-use neighborhood with safe connections between east and west. *Please see their attached Guiding Principles.*

Throughout this past summer, Visionary Board volunteers and the BCD Initiative team have done outreach to the local community (in English and in Spanish), designed potential redevelopment sites, and painted a mural in the Franklin underpass. We invite you to attend our community celebration to showcase these efforts and reimagine the BCD as a place that promotes people's health, happiness, and well-being.

### **BCD Community Celebration**

Tuesday, October 22nd

5:30 - 7:30pm

Inside the Wagner Mall

Sincerely,  
Moey Newbold  
BCD Initiative Coordinator

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**Moey Newbold** *she/her*

Director of Urban Planning

**Central Oregon LandWatch**

Learn about the BCD Initiative at [www.BCDinitiative.org](http://www.BCDinitiative.org)!

541.647.2930 x801

[www.colw.org](http://www.colw.org)

### BCD Visionary Board Members

Name	Background
Aaron Gifford	Orchard District resident; Software Engineer
Allison Murphy	BCD Business Owner, Utilitu Sewing + Design; Rubbish Renewed Eco Fashion Show
Aubre Cheshire	Orchard District resident; Realtor, Duke and Warner Realty
Carrie Mack	Orchard District resident; Community Outreach Manager, High Desert Food and Farm Alliance; elite-level marathon runner sponsored by Oiselle
Donna Burklo	Critical social service provider at Family Kitchen, FUSE Central Oregon, former Realtor
Emily Dougan	Orchard District resident; Energy Assistance Coordinator at NeighborImpact; Master's degree in Urban Environmental Management
Ian Schmidt	City of Bend Affordable Housing Committee; Architect, BLRB architects
Jesse Russell	Owner of Tongue and Groove Tiny Homes
Josh Hancock	Adaptive athlete; Environmental Remediation Consultant, ERM; Oregon Adaptive Sports
Kurt Petrich	Owner of BCD properties; Property investor and developer; Masters in Urban Regeneration
Marcus Legrand	Pathways College and Career Success Coach, COCC
Mary Hearn	Orchard District resident; housing developer
Rev Michael Parker	Unhoused
Rima Wilson	Funding Manager, Pacific Crest Affordable Housing; Former Affordable Housing Manager at the City of Bend; Master's degree in Community and Regional Planning
Rob Kelleher	Owner, KellCon Commercial Construction Services
Ryan Starr	Principal Architect, Starr Designs & Architecture
Shelly Hopson	Orchard District resident, Manager at Oregon Spirit Distillers
Susan Rotella	Executive Director, Council on Aging in Central Oregon
Tiff Clark	Orchard District resident; Development/Real Estate sales, rentals, and events; Master's in Planning
Tim Page	Orchard District Neighborhood Association Board Member; Development Manager, The Environmental Center; URAB Member

# How we overlap with the City of Bend's Core Area Planning process

## Focused on the Bend Central District

Ability to respond to opportunities/challenges as they arise

**Community-based, collaborative process to empower current and future stakeholders**

Relies on expertise of lived experience

**Advocates for the community vision**

Funded by a non-profit  
Provides input to the City process

**Creates connections between people**

**BCD Visionary Board**

Official and discrete process that ends in May 2020

**Government-funded**

Study Area includes BCD, east downtown, Korpine, Greenwood, North Division, and Wilson areas

**Analyzes financial feasibility and recommends funding strategies & tools**

Relies on expertise of data and consultants

**Receives public comments**

**City of Bend URAB**

Identify needed programs & projects

**Planning for more density in the Core Area**

Residents, Builders, Landowners, Business owners, and developers represented





## BCD Initiative Guiding Principles

1. **DEVELOPMENT:** Catalyze vertical, mixed-use development that supports existing residents and businesses. Provide space for new housing with affordable options and living wage jobs within walking distance of community services, parks, schools, Hawthorne Transit Station, Historic Downtown Bend, and other amenities.
2. **TRANSPORTATION:** Create safe, vibrant<sup>1</sup>, and complete<sup>2</sup> streets for people traveling through and within the district by foot, bike, car, transit, assisted mobility, or other modes. Improve transportation connections through the heart of Bend and between districts by addressing barriers such as the BNSF Railroad, Greenwood Ave, and Third Street.
3. **PLACEMAKING:** Develop a *[descriptor TBD by neighborhood identity process]* sense of place unique to the BCD that builds on the existing Maker's District and surrounding community's cultural and socio-economic diversity, retains historical context and landmarks. Extend Bend's quality of life to the center of the city with mountain views, public art, cultural amenities, and attractive, green and civic public spaces for the community to gather.
4. **COMMUNITY:** Build upon the diversity, culture, and history that make the BCD unique to establish a healthy, resilient, accessible, and connected urban neighborhood where people from a variety of socio-economic, cultural, ethnic, and generational backgrounds thrive.
5. **EQUITY:** Begin to repair historical inequities by supporting development, policies, and programs that elevate the needs of marginalized communities in this area with a specific focus on the Latinx community, the houseless, and the indigenous communities.
6. **ECONOMY:** Encourage small-scale manufacturing, homegrown businesses, and entertainment as part of neighborhood revitalization as demonstrated in The Maker's District. Anticipate future needs for growing a strong local economy by responding to housing, workspaces, transportation, and human services needs such as childcare, education, healthcare, and more.
7. **BUILDINGS:** Become a model for economical use of land, high-performance design, and contemporary building practices that ensure long-term efficiency by using environmentally sustainable and socially responsible building practices, adaptive reuse of existing buildings and materials, and self-sufficient energy and waste systems throughout the district.
8. **CONTEXT:** Understand, respect, plan, and design within the land's context which is situated in the high desert bioregion and is the ceded territory of the Confederated Tribes of Warm Springs.

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<sup>1</sup> Vibrant: Alive with activity.

<sup>2</sup> Complete Street: A 'Complete Streets' approach integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks. This helps to ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. See *BCD Revitalization Report Appendix D*



Downtown Bend Business Association  
downtownbend@gmail.com  
916 Wall Street, 2<sup>nd</sup> Floor, Above Joolz  
www.downtownbend.org

Downtown Bend  
Post Office Box 731  
Bend, Oregon 97709  
(541) 788-3628  
DowntownBend.org

Sept 30<sup>th</sup>, 2019

**2017-2018 Board**

SAMUEL JOHNSON  
Oxford Hotel

RAY SOLLEY  
Tower Theatre  
*Director*

RYAN SMITH  
Goody's Chocolates  
*Director*

ED DEENIHAN  
Bend Brewing Company  
*Director*

RICK WRIGHT  
916 NW Wall Owner  
*Director*

LAUREN KELLING  
Oregon Body & Bath  
*Director*

TODD LOOBY  
Bend Film  
*Director*

JULI HAMMOND  
Joolz  
*Director*

**Ex-Officios**

CHRIS PIPER  
Bend City Councilor

BEN HEMSON  
City of Bend

**Staff**

MINDY AISLING  
*Executive Director*

BARBARA SIMMES  
*Administrative Director*

RYAN CURRENCE  
*Operations Manager*

Urban Renewal Advisory Board (URAB)  
City of Bend  
710 NW Wall Street  
Bend Or 97701

Dear URAB,

In partnership with the City of Bend, the Downtown Bend Business Association has plans to expand the Economic Improvement District (EID) to include Greenwood from the current boundary east to the Bend Parkway underpass and include Wall Street from the current boundary north to Revere Ave.

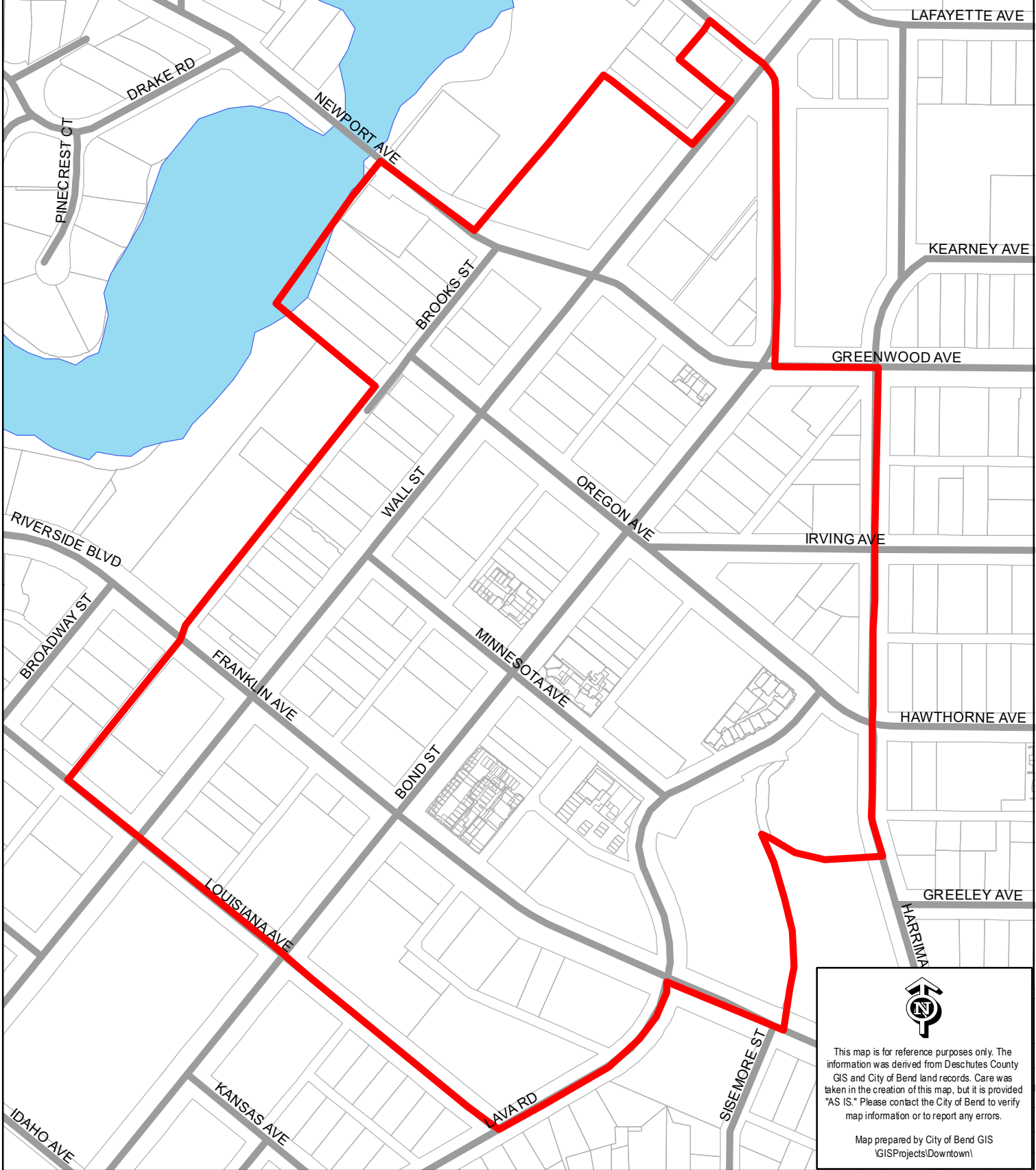
In order to make this possible, we would like to request that Urban Renewal dollars be spent to install historic lamp posts, including banner attachments as well as flower planters with hanging flower basket posts.


Adding these amenities would be a requirement to providing our services throughout an expanded EID.

If you have any questions or would like further analysis on this project, please let me know.

Thank you for your consideration.

Mindy Aisling  
Executive Director





This map is for reference purposes only. The information was derived from Deschutes County GIS and City of Bend land records. 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.

Map prepared by City of Bend GIS  
 (GISProjects\Downtown)




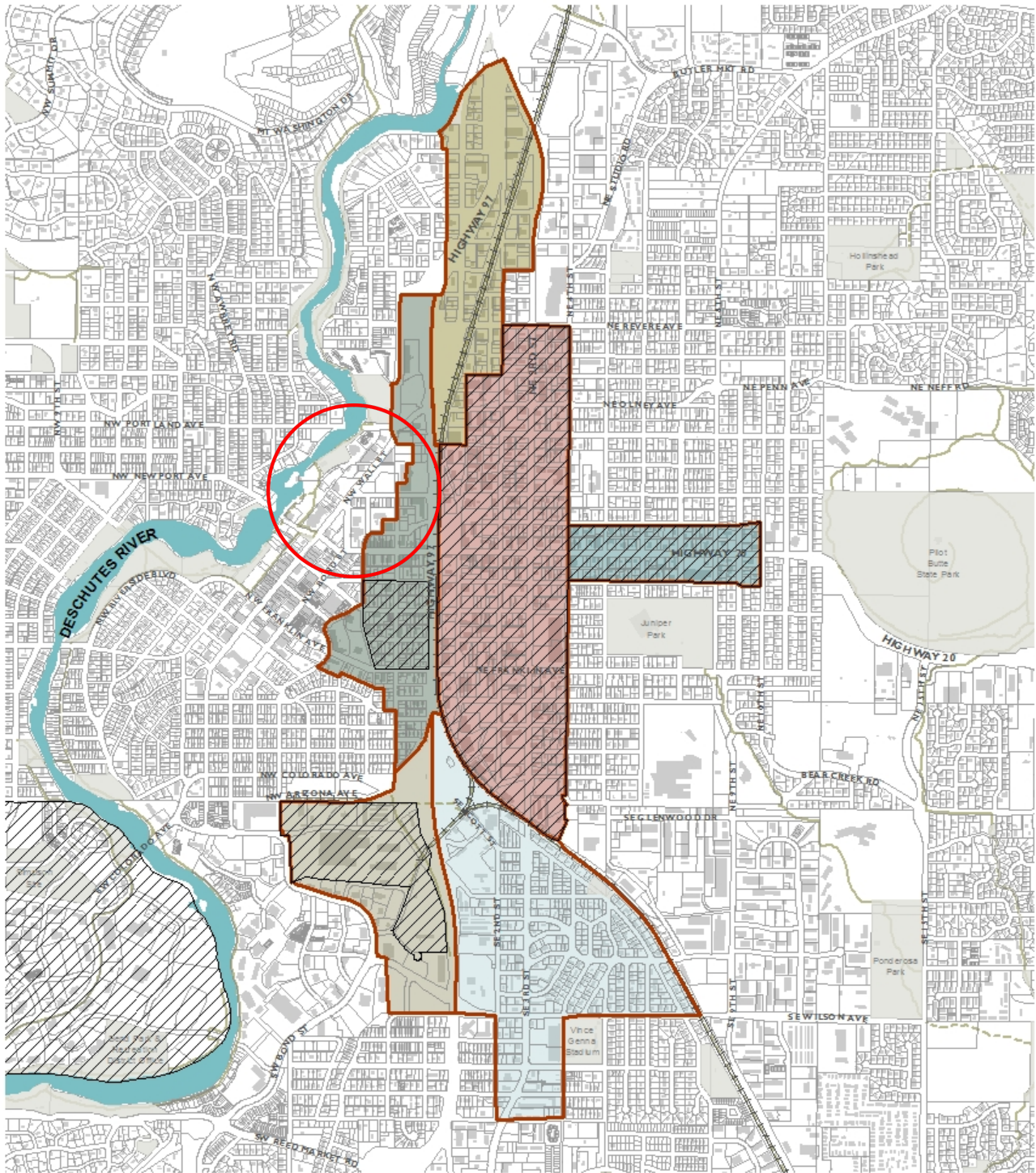
CITY OF BEND

**Proposed Downtown Bend (EID)  
 Economic Improvement District**

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**January 2018**

 Proposed District Boundary



**BEND CORE AREA STUDY AREA**



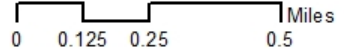
- Division Subarea
- Bend Central District Subarea
- Hwy 20/Greenwood Subarea
- Greater East Downtown Subarea
- Greater KorPine Subarea
- Wilson Subarea

- Core Area & Subarea Boundaries
- Opportunity Areas
- Building Footprints\*
- Taxlots
- Parks

3/13/2019



\*This information is not verified by the City of Bend



**From:** Tom Squire  
**To:** [Urban Renewal Advisory Board; GMDTransportationSystemPlan](#)  
**Subject:** Pedestrian connectivity in Mid Town  
**Date:** Monday, September 30, 2019 1:27:10 PM

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Hello,

I support the focus on the 3 mid town pedestrian connectivity improvement projects on Franklin, Hawthorne, & Greenwood.

I live on the east side of town, near Ponderosa Park and my commute to work downtown by bike would be MUCH more enjoyable and safe if there were better access for bikes at the Franklin underpass. A large portion is on a bike path, which is awesome, but when I get to Franklin & 3rd street, the commute gets much more stressful.

Right now, I don't feel like there is a good option. I either slow traffic while I pedal as fast as I can up hill under the bridge, the whole time worrying someone is going to pass me, crossing the double yellow and causing an accident. OR I have to bike on the sidewalk under the bridge. I generally go slow as its a blind entrance into the tunnel. If someone was riding too fast, there is a good chance they could hit a pedestrian. Also, the homeless population that hangs out there does not make it an enjoyable experience.

My recommendation, for what it's worth, would be to make the side walk tunnel wide enough to accommodate a 'bike lane' at the sidewalk level under the tunnel. This seems feasible for Franklin.

Thank you for reading!  
Tom Squire

**From:** Robin Vora [<mailto:robinvora1@gmail.com>]

**Sent:** Monday, September 30, 2019 1:47 PM

**To:** Allison Platt <[aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov)>; Matthew Stuart <[mstuart@bendoregon.gov](mailto:mstuart@bendoregon.gov)>

**Subject:** Re: URAB 5 Meeting Packet and Agenda

I am afraid I will be out of town for this meeting. As I mentioned before, I mistakenly wrote Oct. 15 in my calendar earlier in the year when I planned my year.

I did a quick review of the agenda and package and would appreciate it if you could share this with the committee as public comment. Please keep in my mind that my comments do not have the benefit of discussion at the committee meeting.

I support a growth rate of 5-5.5% for 30 year duration; this would provide more money for projects.

The proposed initial allocation of funds among project categories seems okay except 50% for transportation and utilities seems too much give the public supported 40%. I would compromise on 45% for this category. I would add that 5% to affordable housing assuming that Oregon law does not allow use of urban renewal funds for public buildings. I think we need to consider the feasibility of mixed-income housing for all economic levels of society.

The transportation projects look fine. The transportation committee has spent more time discussing this. I only support the major expense for the Aune extension if Korpine is brought into the urban renewal district with all internal transportation and utilities paid by the developer. I think we need to do more than study the Franklin corridor at the railroad underpass. I think there should be an improvement project in the medium to long-term list (perhaps I missed that).

I would need to hear more discussion before I could voice an opinion on a short-term list.

As I have mentioned before, I support a compromise code change on mixed use development in the urban renewal area. On the streets not listed for first floor commercial, such as 1st, 2nd, Greenwood east of 3rd, I propose the street- front ground floor of residential development be required to be designed to more easily allow conversion to commercial in the future, including a code that permits this. Residential unit dwellers should be notified for this long-term possibility.

I am okay with recommendations for reducing parking requirements and increasing buildable space.

Thank you for your time and consideration. I look forward to catching up when back in Bend in a couple of weeks.

Robin Vora, URAB Committee Member

1679 NE Daphne Ct., Bend, OR 97701