

**Neighborhood Leadership Alliance Special Meeting
March 1, 2021**

The meeting of the Neighborhood Leadership Alliance was called to order at 4:00 p.m. on Monday, March 1, 2021, online and by phone.

1. **Roll Call:** Hans Jorgensen (Chair), Lisa Mushel (Vice-Chair), Karen Bergsvik, Jim Christo, Chris Friess, Cassie Giddings, Dave Johnson, Shawn McFadden, Steve Pine, Elizabeth Rhodes, Kathy Roche, Summer Sears

Absent: Steve Pine

2. **Public Comments (10 minutes)**

No public comment.

Feedback from the Neighborhood Associations:

Awbrey Butte Neighborhood Association supports but would like the City to consider the bigger picture.

Orchard District Neighborhood Association is very supportive of moving forward with the code changes and do not have any substantial concerns. The changes are in alignment with our NA's priorities of affordable housing and equitable treatment for all of our neighbors.

Old Farm District Neighborhood Association supports the changes.

River West Neighborhood Association supports the changes but also wants to stress safety and security.

Southwest Bend Neighborhood Association supports an exception to the thousand-foot rule for this project but is concerned that future temporary housing could be clustered. The Neighborhood Association wants the housing located near social services.

Southeast Bend Neighborhood Association suggested the letter be split into two letters, one on temporary housing and one on managed camps. The Neighborhood Association also suggested for managed camps proximity to schools be considered, citing close proximity as being a safety issue.

3. **Letter to Planning Commission – Temporary Housing Code Changes**

The committee agreed to split the letter to the Planning Commission into two separate letters.

Makayla Oliver, Community Relations Manager, shared feedback and concerns about clustering. Oliver said removing the thousand-foot code or separation rule would allow multiple temporary shelters, to be placed in one area.

Member Rhodes explained the Southwest Bend Neighborhood Association is in favor of the project turnkey the development and hotel purchase but board members expressed concerns that not knowing what could happen down the line if the thousand-foot is completely taken away.

Member Jorgensen stated that the Awbrey Butte Neighborhood Association would like to see Project Turnkey happen but at the same time, it does seem to close the opportunity to control the notion of clustering. Jorgensen said maybe the Neighborhood Leadership Alliance (NLA) needs to find a way to include that as a concern to the Planning Commission and Council.

Member Johnson asked if this is limited to commercial use only. Ian Leitheiser, Assistant City Attorney, explained that is even more limited to commercial along Third Street and a couple of additional places. Colin Stephens, Planning Manager, said it would also apply in the Bend Central District.

Member Johnson said the Old Farm District Neighborhood Association had no problem but if it was unlimited then that would be a big problem.

Member Jorgensen said the NLA should be mindful that businesses can be affected and the NLAs concern should not just be with people living in their homes. Oliver explained that the Bend Economic Development Advisory Board will be speaking on behalf of the businesses throughout the area regarding this issue.

Member Sears said it is important for the NLA to think about how to support all of the neighbors including those that are homeless. Sears asked for clarification on clustering. Stephens said the thousand-foot rule is only between temporary housing facilities.

Member Mushel asked if the Bend Economic Development Advisory Board does any kind of survey of all the businesses. Oliver stated not being aware of any.

Member Mushel asked if using a conditional use permit for the thousand-foot rule could be an option. Leitheiser said it has not been discussed and it is a little bit counter to what is trying to be done here. Stephens said he would prefer to see a greater analysis of potential mitigating factors that could be applied through a regular permitting process. Stephens said the intent is to establish a more rigorous process to really look at the temporary housing rules in general throughout the city, not just within the commercial districts. Stephens said perhaps staff can look at some tools that could be put in the temporary housing section that could help mitigate some of the potential impacts to the surrounding neighborhoods and approach it from that regard, rather than just relying on the more rigorous process.

Member Jorgensen asked if there is a way that the code could be changed to allow Project Turnkey and not allow that same thousand-foot on all other applications. Jorgensen asked if it could be written in a specific way that allows Project Turnkey and still allows the NLA to study this further with consideration to how it might affect businesses and residents down the road. Leitheiser said that is almost like spot zoning and it would be a vulnerable approach.

Member Christo said the Southeast Bend Neighborhood Association is concerned with providers being too close to schools and asked if any other Neighborhood Associations raised this issue. Oliver said that she did not hear this feedback for the temporary housing, but did hear about the proximity to schools for managed camps.

Member Mushel asked if the City to decided where they want to put this temporary housing and decided to cluster it without input from the neighborhoods. Stephens said the City is proposing is to make sure that any application for a change of use would be elevated to the type two to process for Project Turnkey. Stephens explained that would give the Neighborhood Associations notification and it would essentially be the same process that would occur in other zones.

Member Christo asked if there is a much earlier place in the process for Neighborhood Association to consider and comment on this type two application. Stephens said the City still has to approve the application but you will have an opportunity to comment, but those comments need to be germane to the criteria.

Member Roche said there are neighbors in the Boyd Acres Neighborhood Association that were concerned about being too close to schools. Roche said there is something to be said for maintaining safety around school zones, but would not want to see it come across as wanting kids that do not have a home to go to have to walk further.

Member Johnson moved to parse out the portion of the letter that specifically speaks to these changes relative to project turnkey and send it to the planning Commission. Member Christo seconded the motion, the motion passed unanimously (11-0).

4. Adjourned at 4:35 p.m.

Respectfully Submitted,

Kayla M. Duddy
Deputy City Recorder