



CITY OF BEND
NEIGHBORHOODS

To: Bend City Council

CC: Eric King, Pauline Hardie, Lorelei Williams

From: Neighborhood Leadership Alliance

Date: 9/27/2022

Re: PLTEXT20220449, Short-Term Rental Code Update

Summary

The Neighborhood Leadership Alliance (NLA) spent time at the Sept. 13 meeting discussing the proposed code update regarding the City of Bend's Short-Term Rental (STR) Program.

The NLA believes that the proposed changes are one small step towards increasing housing stock for Bendites and improving quality of life within neighborhoods.

The NLA does not believe that this update is an all-inclusive solution to neighborhood STR concerns. The committee is appreciative of the STR audit in process by the City and contractor Hamari, and looks forward to hearing the results.

Committee Consensus

A strong majority of the NLA support the proposed code update as written.

(Voted Yes: 10 of 12)

The NLA understands that this code update will help with STR attrition. For this reason, the committee was supportive of the changes. The two who opposed stated that their vote was due to feeling like the changes would not go far enough to create housing.

AND...

Due to the concentration of STRs varying between Neighborhood Associations, there were several NLA representatives - even those who voted "yes" in support of this update - that do not believe that the proposed code changes go far enough to increase the needed housing supply in Bend, or to address the impact that STRs have on the sense of community within



neighborhoods. These are two of the greatest concerns heard by Neighborhood Associations regarding STRs, and the NLA would like to see further discussion about STR impacts.

The NLA requests Council direct additional review of STR concentration limits as they apply in mixed-use and commercial zones in Bend.

(No Vote, Discussion Only)

The NLA has been made aware of a few cases in which condominiums located in Bend's mixed-use and commercial zones have been able to apply for STR permits for each unit within a development. The NLA believes condominiums are just as important to retain in the housing stock for workforce housing as single-family homes, which is the stated intent of the code changes.

Earlier this year the Council updated the Bend Development Code to limit STRs to one permit per development in residential zones. This was done specifically so that much needed middle housing could not be built for the purpose of using units as STRs, and rather would increase housing supply for those who live and work in Bend.

The NLA proposes this additional review and encourages Council to extend the concentration limits to apply to mixed-use and commercial zones where condominiums can be built or already exist.

