



CITY OF BEND

P L A N N I N G C O M M I S S I O N M E M O

Meeting Date: February 14, 2022

File Number: PLTEXT20210835

Staff Members: Pauline Hardie, AICP, Senior Code Planner

SUBJECT: The Sounding Board to House our Neighbors is recommending a proposed package of amendments to the Bend Comprehensive Plan and Bend Development Code (Attachment A) for three permanent shelter types (Group, Multi-Room, and Outdoor) and two temporary shelter types (Temporary and Hardship Housing).

The proposed amendments are to the Bend Comprehensive Plan Chapter 5, Housing, Chapter 6, Economy and Chapter 9, Community Appearance and amendments to Bend Development Code (BDC) Chapters 1.2 Definitions, 2.1 Residential Districts, 2.2 Commercial Zoning Districts, 2.3 Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7 Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.3 Vehicle Parking, Loading and Bicycle Parking and 3.6 Special Standards and Regulations for Certain Uses.

LOCATION: The proposed changes to the Bend Comprehensive Plan and BDC are legislative text amendments and apply citywide.

BACKGROUND: There are nearly 1,100 people who are experiencing homelessness in Central Oregon on any given night, according to the 2021 Point in Time Count, coordinated by Central Oregon's Continuum of Care, the Homeless Leadership Coalition. This number includes families with children and youth who do not live with an adult. Of those counted in 2021, 824 people, or 74% were unsheltered, meaning they were living in places not meant for human habitation (i.e., car, outside, on street or public lands, in abandoned building, etc.). The City of Bend (City) is working with public agencies and community partners to support homelessness solutions, including finding ways to keep people in their homes, providing temporary transitional housing, and increasing the availability of affordable housing.

As part of the City’s overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager-appointed advisory group consistent with Bend Code 1.20.015(I) called the [Sounding Board to House our Neighbors \(Sounding Board\)](#) . The Sounding Board is comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, Neighborhood Leadership Alliance (NLA), Affordable Housing Advisory Committee (AHAC), Homeless Services Providers, and the Bend Economic Development Advisory Board (BEDAB).

The Sounding Board held nine meetings, beginning in April 2021, to develop recommendations for the size and type of permanent and temporary shelters that should be allowed in each city zoning district. All Sounding Board meetings were open to public comment, and the Sounding Board’s recommended code language was shared with various advisory groups and the NLA. Additionally, the proposed code amendments and concepts were shared widely through a citywide survey. The survey was open to the public over a three-week period in October 2021. During that time, 868 people completed the survey, with roughly 175 also providing comments directly via email to the City Council and Planning Commission. A memo dated November 5, 2021, summarizes the results of the survey and the public input received (Attachment C). This memo, as well as the full results of the survey, has been placed into the record of this proceeding for consideration by the hearings body. The Sounding Board considered the public input in their final recommendation, which is reflected in the draft code language.

COUNCIL GOALS

The FY 2021-23 Council Goal Framework plan includes a housing goal to “Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend.” The goal includes a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To implement this goal and strategy the plan includes an action to modify City codes to allow for managed camps, shelters and other facilities to address homelessness. The proposed amendments create standards for permanent and temporary shelters in the City of Bend which help implement the 2021-23 Council goals.

DISCUSSION: The following highlights the proposed amendments:

BEND COMPREHENSIVE PLAN

The draft includes the following amendments to the Bend Comprehensive Plan Chapter 5, Housing, and Chapter 6, Economy that support shelters, transitional housing and an inclusive economy.

Chapter 5: Housing

Shelters and Transitional Housing

5-57 The City will support removing barriers for the development of shelters and other types of supportive and transitional housing for people who lack housing in all plan designations, except Industrial General (IG).

Chapter 6: Economy

Inclusive Economy

6-43 The City will work with public agencies and community partners to support solutions for houselessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships in times of economic instability.

6-44 The City will help people experiencing houselessness through policies, with municipal and development code changes, funding, and collaboration with public agencies and non-profits to enable additional supports and services such as shelters and safe parking options.

6-45 The City will support and partner with local nonprofits and trained professionals as they provide direct services to individuals and families experiencing houselessness.

BEND DEVELOPMENT CODE

Permanent Shelters

The Sounding Board is recommending the following three permanent shelter types:

Shelter means a location for overnight accommodation of people who lack housing. A shelter is either a group shelter, outdoor shelter, or a multi-room shelter.

- 1. Group Shelter means a building that contains one or more open sleeping areas, or is divided only by nonpermanent partitions, furnished with cots, floor mats, bunks, or other sleeping accommodations, for use as a shelter.**
- 2. Outdoor shelter means a site on which multiple mobile or permanent units including tents, yurts, huts, cabins, manufactured dwellings, recreational vehicles, travel trailers, and other similar structures are placed for use as a shelter. See BDC 3.6.600, Shelters.**
- 3. Multi-room Shelter means a building that contains individual sleeping rooms for use as a shelter.**

The following shelters are reviewed through a Type I Process:

1. A building expansion of up to 50 percent of the existing building area or up to 5,000 square feet, whichever is less.
2. Expansion of an outdoor shelter use or parking of up to 50 percent of the existing outdoor shelter use area or parking area or up to 5,000 square feet of new outdoor shelter use area or parking area, whichever is less.
3. A change of use of a building or property that increases demand on public facilities and/or requires new additional parking spaces. A change of use of a building or property that does not increase demand on public facilities and/or require new additional parking spaces does not require Minimum Development Standards Review or Site Plan Review.

All other shelters, including an outdoor shelter on a vacant lot or parcel, will be reviewed through a Type II Process.

Shelters must comply with the following standards:

1. Management. On-site or on-call management must be provided when the shelter is open for services. A permanent sign must be posted with the name of the property owner and management, and a telephone number where they can be contacted. The sign must comply with one of the following and is exempt from a sign permit:
 - a. One nonilluminated wall or window sign limited to two square feet in area and located on or below the first story at a maximum height of 14 feet; or
 - b. One permanent freestanding sign not greater than four feet in height with a sign area not exceeding four square feet located at a driveway entrance to the site.
2. Good Neighbor Guidelines. The owner or authorized agent of a shelter site must submit evidence with the development application that good neighbor guidelines have been developed and how they will be provided to the residents using the shelter, by incorporating the guidelines into a management agreement. Additionally, evidence of outreach and communication to adjacent neighbors must be provided for each shelter facility prior to occupancy.
3. Restroom. At least one toilet and handwashing station must be provided. Toilet and handwashing stations may be provided through the use of portable units, with a contract for service and/or dumping in place. Portable units must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Portable units must be located for easy access by pick-up/service vehicles. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the use.

- 4. Trash Receptacles. Trash receptacles must be provided, must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up/service vehicles.**
- 5. Waiting and Intake Area. If waiting or first-come, first-served services are provided, any outdoor, on-site, waiting and intake area must be sized to accommodate the expected number of people to be served.**
- 6. Accessibility Requirements. Accessible parking and access to any accessible unit(s) and common areas must be provided for disabled persons, in conformance with the Federal Americans with Disabilities Act (ADA). Accessible parking must comply with BDC 3.3.300.G, ADA Accessible Parking Spaces.**
- 7. Compliance. Shelters must meet all other applicable requirements of Federal, State, and/or local authorities including but not limited to local Fire Department, Building Safety Division, and Environmental Health requirements.**
- 8. Landscaping and Multi-Modal Access and Circulation. BDC 3.2.300, New Landscaping, and 3.1.300, Multi-Modal Access and Circulation do not apply to shelters.**
- 9. On-site Improvements. Required parking areas, aisles and turn-arounds are exempt from the paving standards required by this code. Driveway approaches must comply with City of Bend Standards and Specifications.**
- 10. Development Standards. The development standards for the corresponding zone and any overlay zone apply, unless superseded by standards in this section.**
- 11. Public Improvements. Shelters are required to construct the public improvements, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:**
 - a. Transportation. The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.**

b. Water.

- i. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.**
- ii. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.**

c. Sewer.

- i. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.**
- ii. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.**

12. Colocation. Group shelters, outdoor shelter, multi room shelters and temporary shelters may be located on the same site, provided the

standards for each type of shelter can be met and the standards for the corresponding zoning district can be met.

In addition, shelters may provide facilities and services on site including, but not limited to, meals and dining areas, clothing/laundry facilities, showers, day care facilities, case management services and information on or referral to other community resources, overnight and daytime accommodations, kennel area or open space for domestic animals subject to management requirements, overnight camping in compliance with BC Chapter 5.70, Safe Parking Programs, and other facilities and services to support the primary shelter use.

The following standards are specific to each shelter type:

Outdoor shelters.

- 1. Maximum Number of Mobile and Permanent Units. The maximum number of units is one per each 1,000 square feet of gross acreage. A community building or other shared facility does not affect the maximum allowable units permitted on a site.**
- 2. Off-Street Parking. A minimum of 0.5 parking spaces per unit for the first 16 units, plus 0.3 spaces per additional unit is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.**

Group Shelters.

- 1. Maximum Number of Beds. The maximum number of shelter beds allowed will be determined by the building code standards for occupancy.**
- 2. Off-Street Parking. Minimum 0.25 spaces per bed is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.**

Multi-Room Shelters.

- 1. Maximum Number of Rooms. The maximum number of rooms per acre allowed in a multi-room shelter are listed in Table 3.6.600(F). If the site has split zoning, the smaller number applies. Adjustments to this standard are prohibited.**

Table 3.6.600.F

<u>Residential Zone</u>	<u>Maximum Rooms per Acre</u>
<u>Low Density Residential (RL)</u>	<u>24 rooms</u>
<u>Standard Density Residential (RS)</u>	<u>43 rooms</u>

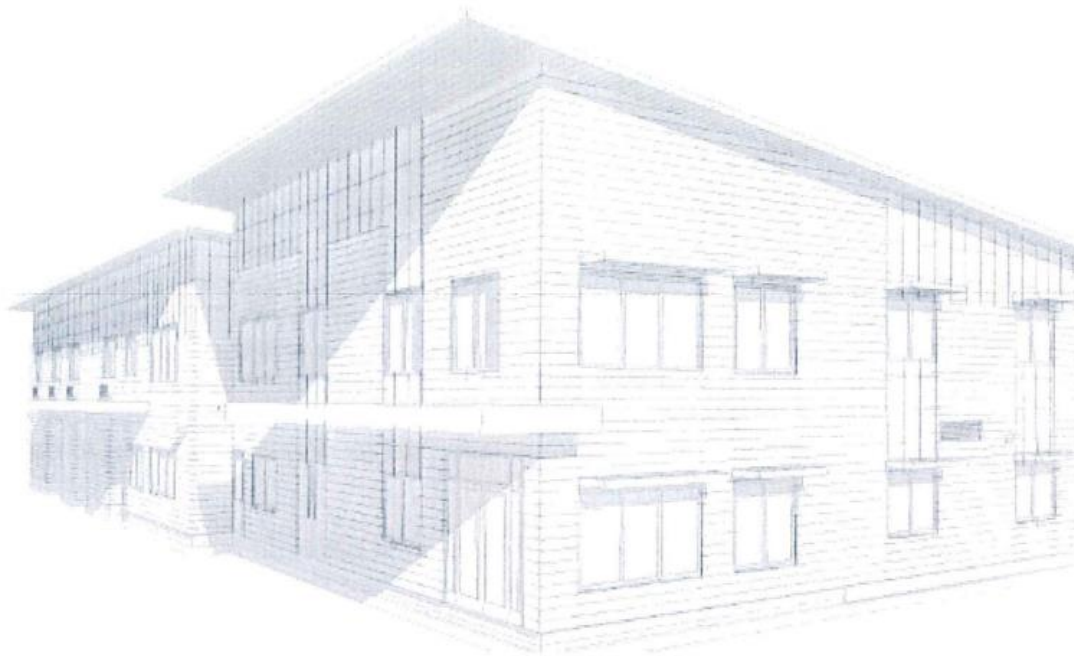
<u>Medium Density Residential (RM-10)</u>	<u>45 rooms</u>
<u>Medium Density Residential (RM)</u>	<u>130 rooms</u>
<u>High Density Residential (RH)</u>	<u>258 rooms</u>
<u>Commercial and Mixed-Use Zoning Districts and LI and PF Districts</u>	<u>258 rooms</u>

2. Off-Street Parking. A minimum of 0.25 spaces per room is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

On December 15, 2021, the Sounding Board discussed whether the design standards that apply to structures in special plan districts (Northwest Crossings, COCC, Medical District, Juniper Ridge Overlay Districts and Bend Central District), refinements plans (Dean Swift and Murphy Crossing), area plans (Southeast Area Plan) and master plans (Stone Creek, Discovery West, Petrosa, Treeline, Easton and Stevens Ranch) should also apply to shelters. Design standards include, but are not limited to, transparency (window percentages), building and front door orientation, building mass (building offsets, projections, detailing, change in materials or similar features) and building articulation (façade treatment).

In addition to special plan districts, refinements plans, area plans and master plan areas, there are also design standards that apply to structures in the Residential, Commercial, Mixed-Use, Industrial and Public Facilities Zoning Districts. In the Residential Districts, there are design standards for all buildings except single-family detached dwelling units and duplexes. In the Commercial Districts, the design standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of architectural building styles. All developments in the Mixed-Use Districts are subject to commercial design review, BDC 2.2.600, or BDC 2.1.900, Architectural Design Standards, for multi-unit residential uses, as applicable. In the Mixed-Use Urban (MU) and Mixed-Use Neighborhood (MN) Districts, building facades that are oriented to the street and that are within the maximum front setback standard are required to be designed to provide visual interest for pedestrians, including provision of ground floor windows and weather protection. In the Mixed-Use Riverfront (MR) District, buildings and structures must have architectural elements and features which are in scale with each other, colors and exterior material of buildings must be compatible, and buildings housing retail uses must provide ample window area oriented toward pedestrian walkways or plazas.

The Bethlehem Inn is an example of a shelter (temporary housing) that complied with the design standards of 2.1.900 by providing wall offsets/extensions and roof elevation changes.



The Bend Comprehensive Plan also has the following policy in Chapter 9, Community Appearance:

9-8 The city values design review for all development in the community with the exception of single-unit houses and duplexes.

Because of the complexity of the application of design standards, the Sounding Board recommended that the Planning Commission review the applicable design standards that apply to structures in the special planned districts, refinement plans, area plans and master plans as well as to structures in the Residential, Commercial, Mixed-Use, Industrial and Public Facilities Zoning Districts and provide direction on whether the design standards should apply to permanent shelters.

Temporary Shelters

The proposed amendments include the following two types of temporary shelters:

Hardship Housing means a shelter used for a limited period by people who lack housing, or during situations such as a medical emergency or the destruction of a primary dwelling unit by fire, flood or another calamity.

Temporary Shelter means group shelters, multi-room, or outdoor shelters used for a limited period.

The amendments propose to delete an existing temporary use, Medical Hardship Housing. This use would be met through the proposed Hardship Housing use.

The following are the proposed requirements for hardship housing and temporary shelters.

Hardship Housing. Hardship housing may be used by people who lack housing, or during situations such as a medical emergency or the destruction of a primary dwelling unit by fire, flood or other calamity, subject to a temporary use permit (Type I process) and the following standards:

- 1. Hardship housing must be located in a residential zone on a property with a permitted residential use.**
- 2. Hardship housing units may be a manufactured dwelling, manufactured home, manufactured structure, mobile home, or recreational vehicle as defined in BDC Chapter 1.2. No permanent structure or foundation can be established for the hardship housing unit. Tents, yurts or other similar structures are not allowed as hardship housing units.**
- 3. A maximum of one hardship housing unit is permitted per lot or parcel.**
- 4. Height and setback standards in the applicable zoning district must be met, except that hardship housing may be placed in the driveway even if the driveway is the required off-street parking space.**
- 5. There is no minimum off-street parking requirement for hardship housing.**
- 6. The applicant must obtain required permits for electrical, water and other services before the hardship housing is occupied.**
- 7. The hardship housing must be connected to sewer or on-site septic or have operable waste storage tank and a contract for pumping or dumping for the duration of the permit or the unit must be drivable or towable such that the holding tanks are able to be emptied off-site. Any dumping of waste onto the ground or into the right-of-way may make the temporary use permit subject to immediate revocation.**
- 8. Hardship housing cannot be used as a short-term rental.**
- 9. Time Limit and Extensions.**
 - a. The temporary use permit must not exceed 180 days unless extended in subsection 3.6.400(H)(9)(b) of this section.**
 - b. The temporary use permit may be extended with another temporary use permit when the standards of this section are being met. A total of three extensions may be approved.**

- c. No temporary use permit may be approved after the expiration of the permit for 180 days.
 - d. The hardship housing and all associated utility connections must be removed no later than 30 days after the expiration of the permit.
10. A City issued approval sticker must be posted on the hardship housing, visible to the public way when feasible, for the duration of the approval.
 11. The Planning Director or designee may visit and inspect the site of the hardship housing in accordance with this Chapter periodically to ensure compliance with all applicable regulations, with reasonable notice.
 12. Code violations may be processed in accordance with [BDC Chapter 1.3, Enforcement](#) or may make the temporary use permit subject to immediate revocation.

Temporary Shelters. Temporary shelters must be a group shelter, multi-room, or outdoor shelter. A development application is not required. Temporary shelters must comply with the following standards and with the standards in [BDC 3.6.600](#) unless superseded by this subsection:

1. Temporary shelters are permitted in the following zones:
 - a. Residential zones on a lot or parcel with a permitted public or institutional use.
 - b. Commercial, Mixed-Use and Public Facilities Zones.
 - c. Light Industrial (IL) District.
2. Temporary shelters must not exceed a period of 180 days. The temporary use may only be extended by an Emergency Declaration by the City Manager.
3. The applicant must obtain required permits for electrical, water and other services before the shelter is occupied.
4. The temporary shelter will not impede the normal use of driveways or circulation aisles.
5. There is no minimum off-street parking requirement or design standards for temporary shelters.
6. Driveway approaches and sidewalks are not required for temporary shelters.

- 7. Any associated structures for the temporary shelter and any mobile units and utility connections must be removed no later than 30 days after the expiration of the temporary use.**
- 8. The temporary shelter must be connected to sewer or if mobile units such as trailers or recreational vehicles, or portable toilet facilities are used, the units must have operable waste storage tank and a contract for pumping or dumping for the duration of the temporary use or the unit must be drivable or towable such that the holding tanks are able to be emptied off-site.**
- 9. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the temporary use.**
- 10. Temporary group shelters, outdoor shelters and multi room shelters may be located on the same site, provided the standards of this subsection can be met and the standards for the corresponding zoning district can be met.**
- 11. The Planning Director or designee may visit and inspect the site of a temporary shelter in accordance with this Chapter periodically to ensure compliance with all applicable regulations, with reasonable notice.**
- 12. Code violations may be processed in accordance with BDC Chapter 1.3, Enforcement or may make the temporary use subject to immediate cessation.**

PUBLIC OUTREACH: In October, the proposed code amendments and concepts were shared widely through a citywide survey. The survey was open to the public over a three-week period. During that time, 868 people completed the survey, with roughly 175 also providing comments directly via email to the City Council and Planning Commission. Staff emailed the proposed amendments to the people who have expressed an interest in the amendments, to the Bend Development Code Update Group and to the Neighborhood Association Land Use Chairs on January 4, 2022. A webpage was published for the shelter code amendments and a media news release was sent out on January 21, 2022, and the proposed project was included in the Bend Current eNewsletter on January 20, 2022.

On January 24, 2022, the Planning Commission, along with members from the Affordable Housing Advisory Committee (AHAC) and Bend Economic Development Advisory Board (BEDAB) that were part of the Sounding Board and the City of Bend's Community Relations Manager representing the Neighborhood Leadership Alliance (NLA), held a virtual joint work session and discussed the amendments.

A notice of the February 14, 2022, Planning Commission public hearing was printed in the Bend Bulletin on January 23, 2022, and was mailed and emailed to the neighborhood associations on January 20, 2022.

ATTACHMENTS:

Attachment A - Draft Development Code Amendments

Attachment B – Findings of Bend Planning Commission

Attachment C - Sounding Board Memo dated November 5, 2021

Attachment D - Public comments can be viewed in the [Online Permit Center Portal](#) on the City of Bend website. Open the Portal and select the *Application Search* link under the Planning & Historic header, then enter the project number PLTEXT20210835 in the search bar to find the project.

**ATTACHMENT A
DRAFT
Bend Comprehensive Plan and Bend Development Code Update
February 14, 2022**

Prepared by:
City of Bend Planning Division

Note:

Text in underlined typeface is proposed to be added

Text in strikethrough typeface is proposed to be deleted

***Indicates where text from the existing code has been omitted because it will remain unchanged.

Staff comments are ***bold and italicized***

BEND COMPREHENSIVE PLAN

Chapter 5: Housing

Shelters and Transitional Housing

~~5-57 The City will support removing barriers for the development of shelters and other types of supportive and transitional housing in all plan designations, except Industrial General (IG), for people who lack housing.~~

Chapter 6: Economy

Inclusive Economy

~~6-43 The City will work with public agencies and community partners to support solutions for houselessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships due to economic instability and other legitimate reasons.~~

~~6-44 The City will help people experiencing houselessness through adoption of policies, with municipal and Development Code changes, funding, and collaboration with public agencies and non-profits to enable additional supports and services such as shelters and safe parking options.~~

~~6-45 The City will support and partner with local nonprofits and trained professionals as they provide direct services to individuals and families experiencing houselessness.~~

BEND DEVELOPMENT CODE

Chapter 1.2

DEFINITIONS

Hardship Housing means a shelter used for a limited period by people who lack housing, or during situations such as a medical emergency or the destruction of a primary dwelling unit by fire, flood or another calamity. See BDC 3.6.400(H).

Shelter means a location for overnight accommodation of people who lack housing. A shelter is either a group shelter, outdoor shelter, or a multi-room shelter. See BDC 3.6.600, Shelters.

1. **Group shelter** means a building that contains one or more open sleeping areas, or is divided only by nonpermanent partitions, furnished with cots, floor mats, bunks, or other sleeping accommodations, for use as a shelter. See BDC 3.6.600, Shelters.
2. **Outdoor shelter** means a site on which multiple mobile or permanent units including tents, yurts, huts, cabins, manufactured dwellings, recreational vehicles, travel trailers, and other similar structures are placed for use as a shelter. See BDC 3.6.600, Shelters.
3. **Multi-room shelter** means a building that contains individual sleeping rooms for use as a shelter. See BDC 3.6.600, Shelters.

Shelter, Temporary means group shelters, multi-room, or outdoor shelters used for a limited period. See BDC 3.6.400(I). For temporary hardship housing, see Hardship Housing and BDC 3.6.400(H).

Temporary housing means a permanent facility providing temporary shelter for individuals and/or families who are homeless or in transition. Services may be provided including, but not limited to, accommodations, meals,

toilet/bathing facilities, clothing/laundry, case management services and information on or referral to other community resources.

Chapter 2.1

Residential Districts (UAR, RL, RS, RM-10, RM RH)

2.1.200 Permitted and Conditional Uses.

Table 2.1.200 – Permitted and Conditional Uses

(Other uses in Table 2.1.200 remain unchanged)

Land Use	RL	RS	RM-10	RM	RH	UAR
Residential						
*Temporary housing	€	€	€	€	€	N
Miscellaneous Uses						
*Shelters	P	P	P	P	P	P

Chapter 2.2

COMMERCIAL ZONING DISTRICTS (CB, CC, CL, CG)

2.2.300 Permitted and Conditional Uses.

Table 2.2.300 – Permitted and Conditional Uses

(Other uses in Table 2.2.300 remain unchanged)

Land Use	CB	*CC	CL	CG
Residential				
*Temporary housing	C	N	P	P
Miscellaneous Uses				
*Shelters	P	P	P	P

Chapter 2.3

MIXED-USE ZONING DISTRICTS (ME, MR, PO, MU, and MN)

2.3.200 Permitted and Conditional Uses.

Table 2.3.200

Permitted and Conditional Uses

(Other uses in Table 2.3.200 remain unchanged)

Land Use	ME	MR	PO	MU	MN
Residential					
Temporary housing*	L [see subsection (C)(1) of this section]	N	L [see subsection (C)(1) of this section]	P	C
Miscellaneous Uses					

Table 2.3.200

Permitted and Conditional Uses

(Other uses in Table 2.3.200 remain unchanged)

Land Use	ME	MR	PO	MU	MN
<u>*Shelters</u>	P	P	P	P	P

Chapter 2.4

INDUSTRIAL ZONING DISTRICTS (IG, IL)

2.4.300 Permitted and Conditional Uses.

Table 2.4.300 – Permitted and Conditional Uses

(Other uses in Table 2.4.300 remain unchanged)

Land Use	IG	IL
Miscellaneous Uses		
<u>*Shelters</u>	N	P

Chapter 2.6

PUBLIC FACILITIES ZONING DISTRICT (PF)

2.6.200 Permitted and Conditional Uses.

Table 2.6.200 – Permitted and Conditional Uses
(Other uses in Table 2.6.200 remain unchanged)

Land Use	PF
*Shelters	P

Chapter 2.7

Special Planned Districts, Refinements Plans, Area Plans and Master Plans.

Article II. NorthWest Crossing Overlay Zone

2.7.300 NorthWest Crossing Overlay Zone.

2.7.320 Districts.

H. Commercial/Mixed Employment Overlay District.

1. Purpose and Applicability. This district applies to all land zoned Commercial Limited and Mixed Employment within the NorthWest Crossing Overlay District. The purpose of this district is to allow a special front yard setback that is not permitted in the underlying Commercial Limited and Mixed Employment Zones and to create parking districts. The purpose of the parking districts is to allow minimum parking needs to be met in common, shared, off-site parking lots. The special setback and parking districts will create a pedestrian-friendly, main-street environment.
2. Uses Permitted.
 - a. The permitted uses allowed in the underlying Commercial Limited, ~~except temporary housing,~~ and Mixed Employment Zones are allowed unless otherwise specified in Table 2.7.320A, which controls where conflicts exist.

3. Conditional Uses.

- a. Conditional uses permitted in the underlying Commercial Limited and Mixed Employment Zones subject to a Conditional Use Permit and the provisions of BDC Chapter 4.4. ~~Temporary housing is also a conditional use in the Commercial Limited (CL) District.~~ In addition to the conditional uses identified in BDC Chapter 2.3 for the Mixed Employment Zone, there are certain uses that require a Conditional Use Permit if sited on site-specific properties. These uses and properties are identified in Table 2.7.320A.

Table 2.7.320A

(Other uses in Table 2.7.320A remain unchanged)

The Special Land Use Limitations shown in the following table apply in the Commercial/Mixed Employment Overlay District on the following specific lots fronting on Mt. Washington Drive, south of NW Clearwater Drive: District 1, Lot 17; and District 2, Lots 2 and 3.

Land Use	ME
Residential	
Temporary Housing * as a secondary use	C

I. Industrial Employment Overlay District.

- 2. **Uses Permitted.** The following uses are permitted in the Industrial Employment Overlay District subject to the provisions of BDC Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review.

u. Shelters, see BDC 3.6.600.

Article III. Dean Swift Refinement Plan Development Standards

2.7.400 Dean Swift Refinement Plan Development Standards.

B. Use Standards. The special standards of the Dean Swift Refinement Plan area supersede the standards of the underlying zone. Where no special standards are provided, the applicable standards of the underlying zone apply.

2. Modified Mixed Employment Overlay.

a. The permitted and conditional uses in the Mixed Employment Zone are very diverse. Some of the uses in the ME Zone could adversely impact the residential character of the Dean Swift neighborhood, thereby obstructing the intent and purpose of the overlay. For this reason, the overlay zone will restrict the permitted and conditional uses for this area. ME uses within the Dean Swift Refinement Overlay will be limited to the following permitted and conditional uses.

b. Permitted Uses.

- i. Service commercial and retail uses, excluding drive-through service.
- ii. Professional office, excluding medical uses.
- iii. Residential housing located above or behind a permitted or conditional use.
- iv. Auto-related/auto-dependent uses when contiguous to a Commercial Zone.

v. Shelters, see BDC 3.6.600

J. Design Standards. The design standards are intended to provide detailed human-scale design to preserve the quaint character of the neighborhood while allowing flexibility to develop a variety of building types.

All single-unit detached dwellings, duplexes, triplexes, quadplexes, cottage clusters ~~developments~~, townhomes, multiple-units, shelters, and mixed-use and commercial buildings must comply with all of the following standards. The illustrations provided are intended to show how to comply, not restrict building types. Other building types and designs can be used to comply so long as they are consistent with the design standards.

Article IV. Medical District Overlay Zone

2.7.520 Permitted Land Uses.

**Table 2.7.520 Permitted Uses within the Medical Services District Overlay Zone
(Other uses in Table 2.7.520 remain unchanged)**

Land Use	RM	RH	CC
Miscellaneous Uses			
<u>Shelters</u> , see BDC 3.6.600	P	P	P

2.7.540 Special Development Standards.

Within the Medical Services District Overlay Zone certain nonmedical uses are permitted or conditionally allowed within the RM and RH Zones. These uses are intended to support the medical services uses and their customers.

A. Nonmedical Uses. Nonmedical uses excluding residential and shelter uses as specified in Table 2.7.520 ~~shall~~ must be developed in conformance with the following special standards:

1. Nonmedical uses may be allowed when accessory to a medical use building or development provided the gross floor area of the accessory use does not exceed 4,000 square feet in area for buildings less

than 50,000 square feet. For medical buildings with a gross floor area greater than 50,000 square feet, no more than 10 percent of the gross floor area of the building may be occupied by an accessory nonmedical use, unless otherwise approved through a conditional use permit.

2. Except for hotels, nonmedical uses may occur within the Medical Service District Overlay Zone as a stand-alone business provided the total gross floor area of any individual building does not exceed 4,000 square feet or, where more than one nonmedical use shares one building, the total building area does not exceed 8,000 square feet.
3. Hotels may be developed as a stand-alone business within the Medical Service District Overlay Zone provided 75 percent of the guest rooms are designed and furnished for multi-night stays by providing in-unit amenities for sleeping, eating, cooking (more than a microwave), and sanitation.

Article VII. Murphy Crossing Refinement Plan

2.7.820 Districts.

C. Permitted Land Uses. Unless otherwise specified in the table below, the land uses listed within the applicable zoning districts within this Development Code must be permitted, subject to the provisions of this code.

Table 2.7.820.C.

(Other uses in Table 2.7.820.C remain unchanged)

Land Use	RS	RM	ME	CG
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Miscellaneous Uses

Table 2.7.820.C.

(Other uses in Table 2.7.820.C remain unchanged)

Land Use	RS	RM	ME	CG
<u>Shelters, see BDC 3.6.600</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

Article X. Central Oregon Community College (COCC) – Special Planned Districts/Overlay Zone

2.7.1004 Permitted and Conditional Uses.

Table 2.7.1004.A – Permitted and Conditional Uses
(Other uses in Table 2.7.1004.A remain unchanged)

Land Use	Core Campus Area	Campus Village Area
Other Uses		
<u>Shelters, see BDC 3.6.600</u>	<u>P</u>	<u>P</u>

Article XI. Juniper Ridge Overlay Zone

2.7.2030 Employment Sub-District

Table 2.7.2030.A Permitted Land Uses

(Other uses in Table 2.7.2030.A remain unchanged)

Land Use	Employment Sub-District
<u>*Shelters, see BDC 3.6.600</u>	P

Article XII. Stone Creek Master Planned Development

2.7.3050 Single-Unit District.

Development within the Single-Unit District is limited to detached or attached (townhome) single-unit dwellings, duplexes, triplexes, and quadplexes with no more than four dwelling units on a single lot, and shelters.

2.7.3055 Multi-Unit District.

A. Multi-unit dwellings may be located on platted lots, as zero lot line products, or as units in a condominium or apartment development with shared use of common facilities such as driveways, parking areas, sidewalks, entryways, pedestrian access corridors, open space and lawn areas. Multi-unit dwellings need not have frontage on a public road so long as permanent legal access established through a nonrevocable easement, with provisions for maintenance, is provided to each dwelling unit.

B. Shelters are a permitted use.

2.7.3060 Public/Community Use Districts.

There are three public or community use districts within the Stone Creek Master Planned Development, as shown in Figure 2.7.3075.A. One is designated for a public neighborhood park, one for a community recreation facility, and the third is the site of the Silver Rail Elementary School. No other uses are permitted in these districts, except for shelters.

Article XIV. Bend Central District

2.7.3200 Bend Central District (BCD).

2.7.3220 Land Uses.

Table 2.7.3220

Permitted Uses in the Bend Central District by Subdistrict

(Other uses in Table 2.7.3220 remain unchanged)

Land Use	1st/2nd Street	3rd Street	4th Street	South
Residential				
*Temporary Housing	L (see subsection (D)(4) of this section)	L (see subsection (D)(4) of this section)	N	L (see subsection (D)(4) of this section)
Miscellaneous				
* Shelters, see BDC 3.6.600	P	P	P	L (see subsection (D)(4) of this section)

D. Limitations. The following limitations apply to those uses identified as "L" in Table 2.7.3220:

- 4. ~~Temporary Housing Shelters. Temporary housing is permitted west of 3rd Street. Shelters are not permitted in General Industrial (IG) District but are otherwise permitted in the South Subdistrict.~~

2.7.3250 Parking.

A. In the BCD, the following parking requirements supersede parking requirements in BDC Table 3.3.300, Required Off-Street Vehicle Parking Spaces, and in BDC Chapter 3.6, Special Standards and Regulations for Certain Uses. Unless otherwise noted here, other sections of BDC Chapter 3.3, Vehicle Parking, Loading and Bicycle Parking, apply.

1. Required Off-Street Parking. The minimum number of required off-street vehicle parking spaces is established below. The number of parking spaces provided by any particular use in ground surface parking lots must not exceed the required minimum number of spaces provided by Table 3.3.300, Required Off-Street Vehicle Parking Spaces, by more than 50 percent. Spaces provided on-street, or within the building footprint of structures, such as in rooftop parking, or under-structure parking, or in multi-level parking above or below surface lots, do not apply toward the maximum number of allowable spaces. Parking spaces provided through "shared parking" also do not apply toward the maximum number.

a. Residential Uses.

- i. Single-family attached townhomes: one space per dwelling unit.
- ii. Live/work dwelling unit: one space per live-work dwelling unit.
- iii. Residential uses in a mixed-use development, multifamily, micro-units and commercial-ready space used as residential: one-half space per dwelling unit.
- iv. Tandem parking is permitted when the spaces are assigned to the same dwelling unit.
- v. ~~Temporary housing: None.~~

b. Nonresidential uses: one space per 1,000 square feet of floor area.

- i. Exception. Hotels/motels and entertainment uses may use the off-street parking requirements in BDC Table 3.3.300, Required Off-Street Vehicle Parking Spaces.

c. Shelters. See BDC 3.6.600, Shelters.

Article XIX. Discovery West Master Planned Development

2.7.3750 Large Lot Residential District.

A. Permitted Uses.

9. Shelters. See BDC 3.6.600, Shelters.

2.7.3760 Standard Lot Residential District.

A. Permitted Uses.

9. Shelters. See BDC 3.6.600, Shelters.

Article XXI. Petrosa Master Planned Development

2.7.3950 Residential Zoning Districts.

Table 2.7.3950 – Permitted and Conditional Uses
(Other uses in Table 2.7.3950 remain unchanged)

Land Use	RS	RM	RH
Miscellaneous Uses			
<u>*Shelters, see BDC 3.6.600</u>	<u>P</u>	<u>P</u>	<u>P</u>

2.7.3960 Commercial General.

Table 2.7.3960 – Permitted and Conditional Uses
(Other uses in Table 2.7.3960 remain unchanged)

Land Use	CG
<u>*Shelters, See BDC 3.6.600</u>	<u>P</u>

Article XXII. Treeline Master Planned Development.

2.7.4050. Residential Zoning Districts

**Table 2.7.4050 – Permitted and Conditional Uses
(Other uses in Table 2.7.4050 remain unchanged)**

Land Use	RL	SLO
<u>*Shelters, see BDC 3.6.600</u>	P	P

Article XXIII. Easton Master Planned Development

2.7.4150 Residential Zoning Districts.

**Table 2.7.4150 – Permitted and Conditional Uses
(Other uses in Table 2.7.4150 remain unchanged)**

Land Use	RS	RM	MHO
Miscellaneous Uses			
<u>*Shelters, see BDC 3.6.600</u>	P	P	P

2.7.4160 Commercial General.

**Table 2.7.4160 – Permitted and Conditional Uses
(Other uses in Table 2.7.4160 remain unchanged)**

Land Use	CG
<u>*Shelters, see BDC 3.6.600</u>	P

Article XXIV. Stevens Ranch Master Planned Development

2.7.4250 Residential

Table 2.7.4250.A – Permitted and Conditional Uses

(Other uses in Table 2.7.4250.A remain unchanged)

Land Use	RS	RM	RH
Residential Uses			
*Temporaryhousing	€	€	€
Miscellaneous Uses			
*Shelters, see BDC 3.6.600	P	P	P

2.7.4260 Commercial.

Table 2.7.4260.A – Permitted and Conditional Uses
(Other uses in Table 2.7.4260.A remain unchanged)

Land Use	CL	CG
Miscellaneous Uses		
*Shelters, see BDC 3.6.600	P	P

Chapter 3.3
VEHICLE PARKING, LOADING AND BICYCLE PARKING

3.3.300 Vehicle Parking Standards for On-Site Requirements

Table 3.3.300

Required Off-Street Vehicle Parking Spaces

(Other minimum parking requirements in Table 3.3.300 remain unchanged)

Use	Minimum Requirement
Miscellaneous	
<u>Shelters</u>	<u>See BDC 3.6.600 Shelters</u>

Chapter 3.6
SPECIAL STANDARDS AND REGULATIONS FOR CERTAIN USES

Sections:

3.6.100 Purpose.

3.6.200 Residential Uses.

3.6.300 Nonresidential Uses.

3.6.400 Temporary Uses.

3.6.500 Short-Term Rentals.

3.6.600 Shelters.

3.6.200 Residential Uses.

**~~O. Temporary Housing.~~ Repealed by Ord. NS-XXXX (Insert ordinance number when adopted).
(Relocated to BDC 3.6.600, Shelters)**

- ~~1. On-site Management. On-site management must be provided at all times the facility is open for services.~~
- ~~2. Waiting and Intake Area. If waiting or first-come, first-served services are provided, any outdoor, on-site, waiting and intake area must be sized to accommodate the expected number of people to be served.~~
- ~~3. Development Standards. The development standards for the base zone and any overlay zone shall apply to temporary housing uses, unless superseded by standards in this section.~~
- ~~4. Parking. None~~
- ~~5. Compliance. Any temporary housing facility must meet all other applicable requirements of Federal, State, and/or local authorities including but not limited to local Fire Department, building and Environmental Health requirements.~~
- ~~6. Facilities and Services. Temporary housing may provide facilities and services on site including, but not limited to, the following:
 - ~~a. Meals and dining areas~~
 - ~~b. Clothing/laundry facilities~~
 - ~~c. Restrooms and showers~~
 - ~~d. Day care facilities~~
 - ~~e. Case management services and information on or referral to other community resources~~
 - ~~f. Overnight and daytime accommodations.~~~~

3.6.400 Temporary Uses.

Temporary uses are characterized by their short term or seasonal nature and by the fact that permanent improvements are not made to the site. Temporary uses include, but are not limited to:

- Seasonal sales
- Farm produce sales
- Temporary real estate sales office or model home
- Temporary building
- Education modular
- ~~Medical Hardship~~ **(Revised and relocated to BDC 3.6.400.H, Hardship Housing)**
- Carnivals/fairs, parking lot sales and warehouse sales
- Hardship Housing
- Temporary Shelter

Unless otherwise permitted, temporary uses ~~shall~~ must comply with this section. Temporary uses not specifically allowed under this section, including but not limited to temporary retail sales and services, in zones where retail sales and services are allowed, are prohibited. The use of a motor home, recreational vehicle, travel trailer, tent, or similar device as a dwelling unit is also prohibited except as provided in this section. Provision of “safe parking” as described in the Bend Code is not considered a “dwelling unit” use prohibited by this section, and is allowed as set forth in the Bend Code. “Safe parking” as described in the Bend Code is not a land use decision and is not subject to the Bend Development Code.

~~F. Medical Hardship Housing. A temporary use permit is required for medical hardship housing. The following standards are applicable to the siting of medical hardship housing.~~

- ~~1. Temporary use permits may be granted in residential zones for relatives of the family residing on the property if the temporary dwelling unit will be used because of a medical problem requiring the use of such a unit. The existence of a medical problem that requires the patient to reside on the same site as~~

his or her relatives shall be supported by the certificate of a medical doctor. The permit shall not exceed one year and may only be renewed with another certificate from a medical doctor.

- ~~2. The temporary dwelling unit may be a manufactured dwelling, manufactured home, manufactured structure, or mobile home as defined in BDC Chapter 1.2. No permanent structure or foundation shall be established for the medical hardship housing. Recreational vehicles and trailers are prohibited.~~
- ~~3. The applicant shall obtain required temporary permits for electrical, water and other services as appropriate before the temporary dwelling unit is occupied.~~
- ~~4. All locational standards for structures in the applicable zoning district shall be met (e.g., setbacks, height and lot coverage).~~
- ~~5. The medical hardship housing and all utility connections shall be removed no later than 90 days after the expiration of the permit. Repealed by Ord. NS-XXXX (Insert ordinance number when adopted).~~

H. Hardship Housing. Hardship housing may be used by people who lack housing, or during situations such as a medical emergency or the destruction of a primary dwelling unit by fire, flood or other calamity, subject to a temporary use permit (Type I process) and the following standards:

1. Hardship housing must be located in a residential zone on a property with a permitted residential use.
2. Hardship housing units may be a manufactured dwelling, manufactured home, manufactured structure, mobile home, or recreational vehicle as defined in BDC Chapter 1.2. No permanent structure or foundation can be established for the hardship housing unit. Tents, yurts or other similar structures are not allowed as hardship housing units.
3. A maximum of one hardship housing unit is permitted per lot or parcel.
4. Height and setback standards in the applicable zoning district must be met, except that hardship housing may be placed in the driveway even if the driveway is the required off-street parking space.
5. There is no minimum off-street parking requirement for hardship housing.
6. The applicant must obtain required permits for electrical, water and other services before the hardship housing is occupied.

7. The hardship housing must be connected to sewer or on-site septic or have operable waste storage tank and a contract for pumping or dumping for the duration of the permit or the unit must be drivable or towable such that the holding tanks are able to be emptied off-site. Any dumping of waste onto the ground or into the right-of-way may make the temporary use permit subject to immediate revocation.
8. Hardship housing cannot be used as a short-term rental.
9. Time Limit and Extensions.
 - a. The temporary use permit must not exceed 180 days unless extended in subsection 3.6.400(H)(9)(b) of this section.
 - b. The temporary use permit may be extended with another temporary use permit when the standards of this section are being met. A total of three extensions may be approved.
 - c. No temporary use permit may be approved after the expiration of the permit for 180 days.
 - d. The hardship housing and all associated utility connections must be removed no later than 30 days after the expiration of the permit.
10. A City issued approval sticker must be posted on the hardship housing, visible to the public way when feasible, for the duration of the approval.
11. The Planning Director or designee may visit and inspect the site of the hardship housing in accordance with this Chapter periodically to ensure compliance with all applicable regulations, with reasonable notice.
12. Code violations may be processed in accordance with BDC Chapter 1.3, Enforcement or may make the temporary use permit subject to immediate revocation.
- I. **Temporary Shelters.** Temporary shelters must be a group shelter, multi-room, or outdoor shelter. A development application is not required. Temporary shelters must comply with the following standards and with the standards in BDC 3.6.600 unless superseded by this subsection:
 1. Temporary shelters are permitted in the following zones:
 - a. Residential zones on a lot or parcel with a permitted public or institutional use.

- b. Commercial, Mixed-Use and Public Facilities Zones.
 - c. Light Industrial (IL) District.
2. Temporary shelters must not exceed a period of 180 days. The temporary use may only be extended by an Emergency Declaration by the City Manager.
 3. The applicant must obtain required permits for electrical, water and other services before the shelter is occupied.
 4. The temporary shelter will not impede the normal use of driveways or circulation aisles.
 5. There is no minimum off-street parking requirement or design standards for temporary shelters.
 6. Driveway approaches and sidewalks are not required for temporary shelters.
 7. Any associated structures for the temporary shelter and any mobile units and utility connections must be removed no later than 30 days after the expiration of the temporary use.
 8. The temporary shelter must be connected to sewer or if mobile units such as trailers or recreational vehicles, or portable toilet facilities are used, the units must have operable waste storage tank and a contract for pumping or dumping for the duration of the temporary use or the unit must be drivable or towable such that the holding tanks are able to be emptied off-site.
 9. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the temporary use.
 10. Temporary group shelters, outdoor shelters and multi room shelters may be located on the same site, provided the standards of this subsection can be met and the standards for the corresponding zoning district can be met.
 11. The Planning Director or designee may visit and inspect the site of a temporary shelter in accordance with this Chapter periodically to ensure compliance with all applicable regulations, with reasonable notice.
 12. Code violations may be processed in accordance with BDC Chapter 1.3, Enforcement or may make the temporary use subject to immediate cessation.

3.6.600 Shelters.

Shelters may be a group shelter, outdoor shelter or multi-room shelter.

A. Applicability. Shelters are permitted in the Residential, Commercial, Mixed-Use and Public Facilities Zoning Districts and in the Light Industrial (IL) District.

B. Review Process.

1. Type I Minimum Development Standards Review – The following shelters are reviewed through a Type I Process:

a. A building expansion of up to 50 percent of the existing building area or up to 5,000 square feet, whichever is less.

b. Expansion of an outdoor shelter use or parking of up to 50 percent of the existing outdoor shelter use area or parking area or up to 5,000 square feet of new outdoor shelter use area or parking area, whichever is less.

c. A change of use of a building or property that increases demand on public facilities and/or requires new additional parking spaces. A change of use of a building or property that does not increase demand on public facilities and/or require new additional parking spaces does not require Minimum Development Standards Review or Site Plan Review.

2. Type II Site Plan Review – All other shelters, including an outdoor shelter on a vacant property, are reviewed through a Type II Process.

C. Shelters Standards. Shelters must comply with the following standards:

1. Management. On-site or on-call management must be provided when the shelter is open for services. A permanent sign must be posted with the name of the property owner and management, and a telephone number where they can be contacted. The sign must comply with one of the following and is exempt from a sign permit:

a. One nonilluminated wall or window sign limited to two square feet in area and located on or below the first story at a maximum height of 14 feet; or

b. One permanent freestanding sign not greater than four feet in height with a sign area not exceeding four square feet located at a driveway entrance to the site.

2. Good Neighbor Guidelines. The owner or authorized agent of a shelter site must submit evidence with the development application that good neighbor guidelines have been developed and how they will be provided to the residents using the shelter, by incorporating the guidelines into a management agreement. Additionally, evidence of outreach and communication to adjacent neighbors must be provided for each shelter facility prior to occupancy.
3. Restroom. At least one toilet and handwashing station must be provided. Toilet and handwashing stations may be provided through the use of portable units, with a contract for service and/or dumping in place. Portable units must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Portable units must be located for easy access by pick-up/service vehicles. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the use.
4. Trash Receptacles. Trash receptacles must be provided, must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be located for easy access by trash pick-up/service vehicles.
5. Waiting and Intake Area. If waiting or first-come, first-served services are provided, any outdoor on-site, waiting and intake area must be sized to accommodate the expected number of people to be served.
6. Accessibility Requirements. Accessible parking and access to any accessible unit(s) and common areas must be provided for disabled persons, in conformance with the Federal Americans with Disabilities Act (ADA). Accessible parking must comply with BDC 3.3.300.G, ADA Accessible Parking Spaces.
7. Compliance. Shelters must meet all other applicable requirements of Federal, State, and/or local authorities including but not limited to local Fire Department, Building Safety Division, and Environmental Health requirements.
8. Landscaping and Multi-Modal Access and Circulation. BDC 3.2.300, New Landscaping, and 3.1.300, Multi-Modal Access and Circulation do not apply to shelters.
9. On-site Improvements. Required parking areas, aisles and turn-arounds are exempt from the paving standards required by this code. Driveway approaches must comply with City of Bend Standards and Specifications.

10. Development Standards. The development standards for the corresponding zone and any overlay zone apply, unless superseded by standards in this section.

11. Public Improvements. Shelters are required to construct the public improvements, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:

a. Transportation. The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

b. Water.

i. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.

ii. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.

c. Sewer.

i. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet.

whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.

- ii. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.

12. Colocation. Group shelters, outdoor shelter, multi room shelters and temporary shelters may be located on the same site, provided the standards for each type of shelter can be met and the standards for the corresponding zoning district can be met.

D. Facilities and Services. Shelters may provide facilities and services on site including, but not limited to, the following:

1. Meals and dining areas.
2. Clothing/laundry facilities.
3. Showers.
4. Day care facilities.
5. Case management services and information on or referral to other community resources.
6. Overnight and daytime accommodations.
7. Kennel area or open space for domestic animals, subject to management requirements.
8. Overnight camping may be provided in conjunction with a shelter in compliance with BC Chapter 5.70, Safe Parking Programs.
9. Other facilities and services to support the primary shelter use.

E. Outdoor shelters.

1. Maximum Number of Mobile and Permanent Units. The maximum number of units is one per each 1,000 square feet of gross acreage. A community building or other shared facility does not affect the maximum allowable units permitted on a site.
2. Off-Street Parking. A minimum of 0.5 parking spaces per unit for the first 16 units, plus 0.3 spaces per additional unit is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

F. Group Shelters.

1. Maximum Number of Beds. The maximum number of shelter beds allowed will be determined by the building code standards for occupancy.
2. Off-Street Parking. Minimum 0.25 spaces per bed is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

G. Multi-Room Shelters.

1. Maximum Number of Rooms. The maximum number of rooms per acre allowed in a multi-room shelter are listed in Table 3.6.600(F). If the site has split zoning, the smaller number applies. Adjustments to this standard are prohibited.

Table 3.6.600.F

<u>Residential Zone</u>	<u>Maximum Rooms per Acre</u>
<u>Low Density Residential (RL)</u>	<u>24 rooms</u>
<u>Standard Density Residential (RS)</u>	<u>43 rooms</u>
<u>Medium Density Residential (RM-10)</u>	<u>45 rooms</u>
<u>Medium Density Residential (RM)</u>	<u>130 rooms</u>
<u>High Density Residential (RH)</u>	<u>258 rooms</u>

<p align="center"><u>Commercial and Mixed-Use Zoning Districts and LI and PF Districts</u></p>	<p align="center"><u>258 rooms</u></p>
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2. Off-Street Parking. A minimum of 0.25 spaces per room is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

H. **Existing Uses and Structures.** Uses and structures that are not in conformance with the provisions in this section but that were lawfully established prior to the adoption of this code are considered a permitted use. Expansion or enlargement will be subject to the provisions of BDC Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review.

DRAFT

Attachment B

**FINDINGS OF
BEND PLANNING COMMISSION
FOR COMPREHENSIVE PLAN AND
DEVELOPMENT CODE TEXT AMENDMENTS**



CITY OF BEND

**PROJECT
NUMBER:**

PLTEXT20210835

HEARING DATE:

Monday, February 14, 2022
Remote, via a virtual meeting platform

APPLICANT:

City of Bend
710 NW Wall Street
Bend, OR 97701

REQUEST:

The proposed amendments are to the Bend Comprehensive Plan to Chapter 5, Housing, Chapter 6, Economy and Chapter 9, Community Appearance and to Bend Development Code Chapters 1.2 Definitions, 2.1 Residential Districts, 2.2 Commercial Zoning Districts, 2.3 Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7 Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.3 Vehicle Parking, Loading and Bicycle Parking and 3.6 Special Standards and Regulations for Certain Uses.

STAFF:

Pauline Hardie, AICP, Senior Code Planner

I. APPLICABLE CRITERIA:

- (1) The Bend Comprehensive Plan
- (2) City of Bend Development Code
 - (a) Chapter 4.6, Land Use District Map and Text Amendments; Section 4.6.200(B), Criteria for Legislative Amendments

II. APPLICABLE PROCEDURES:

- (1) Bend Code Chapter 10, City of Bend Development Code
 - (a) Chapter 4.1, Land Use Review and Procedures

III. PROCEDURAL FINDINGS:

- 1. PLANNING COMMISSION REVIEW:** The matter before the Planning Commission is the review of amendments to the Bend Comprehensive Plan to Chapter 5, Housing, Chapter 6, Economy and Chapter 9, Community Appearance and amendments to Bend Development Code Chapters 1.2 Definitions, 2.1 Residential Districts, 2.2 Commercial Zoning Districts, 2.3 Mixed-Use Zoning Districts, 2.4, Industrial Zoning Districts, 2.6, Public Facilities Zoning District, 2.7 Special Planned Districts, Refinement Plans, Area Plans and Master Plans, 3.3 Vehicle Parking, Loading and Bicycle Parking and 3.6 Special Standards and Regulations for Certain Uses.

The recommended text amendments are attached as Attachment A.

- 2. PUBLIC NOTICE AND COMMENTS:** Notice of the amendments was provided to the Department of Land Conservation and Development (DLCD) on December 27, 2021. A notice of the February 14, 2022, Planning Commission public hearing was printed in the Bend Bulletin on January 23, 2022, and was mailed and emailed to the neighborhood associations on January 20, 2022.
- 3. BACKGROUND:** There are nearly 1,100 people who are experiencing homelessness in Central Oregon on any given night, according to the 2021 Point in Time Count, coordinated by Central Oregon's Continuum of Care, the Homeless Leadership Coalition. This number includes families with children and youth who do not live with an adult. Of those counted in 2021, 824 people, or 74% were unsheltered, meaning they were living in places not meant for human habitation (i.e., car, outside, on street or public lands, in abandoned building, etc.). The City of Bend (City) is working with public agencies and community partners to support homelessness solutions, including finding ways to keep people in their homes, providing temporary transitional housing, and increasing the availability of affordable housing.

As part of the City's overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager advisory group consistent with Bend Code 1.20.015.I. called the Sounding Board to House our Neighbors (Sounding Board). The Sounding Board was comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, Neighborhood Leadership Alliance (NLA), Affordable Housing Advisory Committee (AHAC), Homeless Services Providers, and the Bend Economic Development Advisory Board (BEDAB).

The Sounding Board held nine meetings, beginning in April 2021, to develop recommendations for the size and type of permanent and temporary shelters that should be allowed in each city zoning district. All Sounding Board meetings were open to public comment, and the Sounding Board's recommended code language was shared with various advisory groups and the NLA. Additionally, the proposed code amendments and concepts were shared widely through a citywide survey. The survey was open to the public over a three-week period in October 2021. During that time, 868

people completed the survey, with roughly 175 also providing comments directly via email to the City Council and Planning Commission. A [memo](#) dated November 5, 2021, summarizes the results of the survey and the public input received. This memo, as well as the full results of the survey, has been placed into the record of this proceeding for consideration by the hearings body. The Sounding Board considered the public input in their final recommendation, which is reflected in the draft code language.

CITY COUNCIL GOALS

The FY 2021-23 Council Goal Framework plan includes a housing goal to “Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend.” The goal includes a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To implement this goal and strategy the plan includes an action to modify City codes to allow for managed camps, shelters and other facilities to address homelessness. The proposed amendments create standards for permanent and temporary shelters in the City of Bend which help implement the 2021-23 Council goals.

IV. FINDINGS REGARDING COMPLIANCE WITH APPLICABLE CRITERIA:

CONFORMANCE WITH CITY OF BEND DEVELOPMENT CODE, CHAPTER 4.6, LAND USE DISTRICT MAP AND TEXT AMENDMENTS

4.6.200 Legislative Amendments.

A. Applicability, Procedure and Authority. Legislative amendments generally involve broad public policy decisions that apply to other than an individual property owner. These include, without limitation, amendments to the text of the comprehensive plan and map, Development Code and changes in the zoning map not directed at a small number of properties. They are reviewed using the Type IV procedure in accordance with Chapter 4.1, Land Use Review and Procedures and shall conform to Section 4.6.600, Transportation Planning Rule Compliance. A Legislative Amendment may be approved or denied.

FINDING: The recommended amendments to the text of the Bend Comprehensive Plan and BDC involve broad public policy rather than application to an individual property owner. Therefore, the Legislative Amendment Procedures of this section are the appropriate procedures for this review.

B. Criteria for Legislative Amendments. The applicant shall submit a written narrative which explains how the approval criteria will be met. A recommendation or a decision to approve or to deny an application for a Legislative Amendment shall be based on all of the following criteria:

1. The request is consistent with the applicable State land use law;

FINDING: The amendments are consistent with the applicable State land use law. In particular, they satisfy Goal 1: Citizen Involvement, Goal 2: Land Use Planning, Goal 9: Economic Development, Goal 10: Housing and Goal 11, Public Facilities and Services.

Goal 1, Citizen Involvement, is satisfied by following the City's acknowledged text amendment process that includes a Planning Commission public hearing, followed by a City Council public hearing.

FINDING: As part of the City's overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager advisory group consistent with Bend Code 1.20.015.I. called the Sounding Board to House our Neighbors ([Sounding Board](#)). The meeting packets, presentations, agendas, and minutes of the Sounding Board have been placed into the record of this proceeding for consideration by the hearings body. The Sounding Board was comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, Neighborhood Leadership Alliance (NLA), Affordable Housing Advisory Committee (AHAC), Homeless Services Providers, and the Bend Economic Development Advisory Board (BEDAB).

The Sounding Board held nine meetings since April 2021 to develop recommendations on the size and type of permanent and temporary shelters that should be allowed in each zoning district. All Sounding Board meetings were open to public comment, and the Sounding Board's recommended code language was shared with various advisory groups and the NLA. Additionally, the proposed code amendments and concepts were shared widely through a citywide survey. The survey was open to the public over a three-week period in October 2021. During that time, 868 people completed the survey, with roughly 175 also providing comments directly via email to the City Council and Planning Commission. A [memo](#) dated November 5, 2021 which by this reference is now incorporated into the record, summarizes the results of the survey and the public input received. This memo, as well as the full results of the survey, has been placed into the record of this proceeding for consideration by the hearings body. The Sounding Board considered the public input which is reflected in the draft code language. On December 15, 2021, the Sound Board held their last meeting and supported a recommendation for the amendments.

Staff emailed the proposed amendments to the people who have expressed an interest in the amendments, to the Bend Development Code Update Group and to the Neighborhood Association Land Use Chairs on January 4, 2022. A webpage was published for the shelter code amendments and a media news release was sent out on January 21, 2022, and the proposed project was included in the Bend Current eNewsletter on January 20, 2022.

On January 24, 2022, the Planning Commission, along with members from the AHAC and BEDAB that were part of the Sounding Board and the City of Bend's Community Relations Manager representing the NLA, held a joint work session and discussed the amendments. The work session is part of the public record.

On February 14, 2022, the Planning Commission held a public hearing and recommended approval of the amendments to the City Council. City Council will next hold a public hearing on the amendments.

Therefore, Goal 1 has been met.

Goal 2, Land Use Planning, requires a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

FINDING: Goal 2 is satisfied because the City followed the land use planning process and policy framework established in the City's acknowledged Comprehensive Plan and BDC as a basis for the decisions and actions related to the new regulations regarding the use of land and to assure an adequate factual base for these decisions and actions. The amendments will be considered by the City Council after a public hearing. Multiple opportunities were provided for review and comment by community members and affected governmental units during the preparation of this ordinance.

Goal 2 specifically states that minor plan changes should be based on special studies or other information, which will serve as the factual basis to support the change. The public need and justification for the particular change should be established.

Population estimates anticipate an additional 20,000 people moving to Bend by the year 2030¹. Housing needs have never been higher, and Bend, like many communities in the northwest, is becoming an unaffordable place to live for many people. While Bend has one of the leading [Affordable Housing Programs](#) in the state of Oregon, local wages and tourist-based economy has left many people behind and struggling to find housing. According to the Homeless Leadership Coalition's press release dated September 8, 2021, by this reference and placed before the hearings body, the federally-mandated Point-In-Time count, coordinated by Central Oregon's Continuum of Care, the Homeless Leadership Coalition, identified 1,099 people experiencing homelessness in Central Oregon in January 2021 (Deschutes, Crook and Jefferson Counties). This represents an increase of 13.49% over 2020, and 40% increase from 2018. Of those counted in 2021, 824 people, or 74% were unsheltered, meaning they were living in places not meant for human habitation (i.e., in a car, outside, on street or public lands, in abandoned building, etc.). Statewide, looking at numbers from the 2020 Point-In-Time Count, the U.S. Department of Housing and Urban Development found that Oregon had

¹ Portland State University Center Population Research Center

the fourth highest per capita rate of people experiencing homelessness (35 in 10,000), and was tied for second for the rates of people who were living unsheltered (61% statewide).

The City's existing BDC provisions for the development of shelters (currently called temporary housing), have not resulted in the development of sufficient shelter beds to meet the needs of the increasing number of people experiencing homelessness. Funding availability plays a large role in the development of shelters, but code changes are needed to help address the shortage.

In response to this crisis, Bend City Council [2021-2023](#) Goals² include "taking meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend". To implement this goal, the Council has a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To accomplish this goal and strategy, the Council is partnering with Deschutes County to create an Emergency Homelessness Task Force that results in a 5-year Community Action plan aimed at eliminating homelessness. Actions included in the Action Plan include modifying City codes to allow for managed camps, shelters, and other facilities to provide increased options for people experiencing homelessness, exploring and increasing funding sources to obtain housing/facilities and related supportive services to serve community members who are housing insecure or experiencing homelessness, and create housing or facilities to house 500 homeless individuals on a temporary or permanent basis.

To help develop solutions for temporary and permanent housing, the City involved the Sounding Board, an advisory group appointed by the City Manager, to assist staff on updating the BDC to allow different types of shelters citywide. The Sounding Board was comprised of social service providers, housing advocates and designers, and representatives from the BEDAB, NLA, AHAC, Planning Commission and City Council. The Sounding Board held nine meetings since April 2021 to develop recommendations on the size and type of shelters that should be allowed to be built in each zoning district, to help provide greater shelter options until a houseless community member can get into permanent housing.

Based on best practices, solutions in peer cities, and the safety and needs of houseless community members, the Sounding Board developed recommendations for three permanent shelter types (Group, Multi-Room, and Outdoor) that would be allowed in all zoning districts except the General Industrial (IG) zone. The Sounding Board also developed recommendations for Temporary Shelters (allowed for 180 days or less) and Hardship Housing that would allow a property owner to place a manufactured dwelling, manufactured home, manufactured structure, mobile home, or recreational vehicle on

² City of Bend, 2021-23 Council Goals Work Plan, available at: <https://www.bendoregon.gov/home/showpublisheddocument/49365/637526111219330000> (last accessed January 31, 2022); by this reference incorporated into the record for this proceeding.

their property to be used for a limited period by people who lack housing. Additionally, Hardship Housing could be used during a medical emergency or in the event of destruction of a primary dwelling unit by fire, flood or another calamity.

The amendments and concepts were shared through a citywide survey. The survey was open to the public over a three-week period in October 2021. During that time, 868 people completed the survey, with roughly 175 also providing comments directly via email to the City Council and Planning Commission. The Sounding Board considered the public input which is reflected in the amendments.

The amendments are one of the comprehensive strategies the City is working on to support community members experiencing houselessness.

The City followed the land use planning process and policy framework established in the City's acknowledged Comprehensive Plan and BDC. Evidence in the record supports the need for the code amendments. Therefore, Goal 2 has been met.

Goal 3, Agricultural Lands, Goal 4, Forest Lands, and Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces. Goals 3 and 4 are not applicable because there are no Agricultural or Forest Lands in the City. Goal 5 is not applicable because these amendments do not affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6, Air, Water and Land Resources Quality is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7, Areas Subject to Natural Hazards is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8, Recreational Needs requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9, Economic Development is implemented through Oregon Administrative Rule (OAR) Division 9, which is intended to ensure that each jurisdiction maintain an adequate land supply for economic development and employment growth. This goal requires provisions of adequate opportunities for a variety of economic activities vital to public health, welfare, and prosperity.

FINDING: Potential impacts from the proposal on the supply of lands for economic development and employment growth were analyzed to ensure an adequate supply and conformance with Goal 9. The July 19, 2016, Buildable Lands Inventory (BLI) was used as the basis for determining adequate supply, however on December 6, 2016, the Bend Urban Growth Boundary (UGB) Expansion was acknowledged by the Oregon Department of Land Conservation and Development and an additional 815 gross acres of employment land were added to the City’s UGB that were not included in the employment land identified in the BLI.

As part of the 2016 BLI, all land planned or zoned for employment use (including mixed-use designations & zones) was assigned using the following statutory definitions for employment land, with the exception of school and park land.

Vacant - A lot or parcel equal to or larger than one half-acre not currently containing permanent buildings or improvements; or equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

Developed - All other employment land is identified in the BLI map as developed, although only a subset of this will meet the state definition of “developed” land that may be part of the inventory of available employment land ("Developed Land" means non-vacant land that is likely to be redeveloped during the planning period).

The City’s 2016 BLI identified a total of 3,818 acres of employment land in the City’s UGB at the time it was adopted. According to the BLI, there were 1,056 acres (247 tax lots) of vacant employment land and 2,762 acres (3,451 tax lots) of developed employment land. More than one-quarter of the vacant employment land was in sites smaller than 5 acres, about one-third was on sites 5 to 50 acres, and more than one-third was on sites larger than 50 acres.

Table EX-3. BLI Designation of Employment Tax Lots (Excludes Parks & Schools)

Employment BLI Status	Number of Tax Lots	Total Acres
Developed	3,451	2,762
Vacant	247	1,056
TOTAL	3,698	3,818

The proposed amendments do not guarantee shelters will be built, nor is it certain any shelters would be built on land zoned for industrial or employment uses. As described below in the finding of compliance with Goal 10, few shelters have been developed in recent years under the City’s existing code and one-time statewide legislative

allowances. For the sake of analysis, if the City Council's goal of providing an additional 500 shelter beds was accomplished by just using outdoor shelters, which requires the largest land need per bed (maximum number of units is 1/1000 square feet of gross acreage), then the City would need 12 acres to be developed as outdoor shelters. All of the land designated as General Industrial (IG) will remain exclusively available for industrial uses. If all 12 acres were developed in the Light Industrial (IL) plan designation areas, then only 1.8± percent (12/658.8) of the developed industrial lands in this plan designation could be developed as shelters and 2± (12/600.5) percent of the total vacant lands in this plan designation could be developed as shelters. Therefore, developing outdoor shelters to house 500 additional shelter beds will not displace a significant supply of IL industrial land based on the available supply within the City's UGB, and it is reasonable to conclude that there is an adequate amount of industrial lands that will continue to allow industrial uses within the City's UGB.

The amendments are likely to result in a maximum of 0.031± percent (12/3,818) of all employment land (developed or vacant) identified in the 2016 BLI being developed as outdoor shelters. When calculating the maximum impact to the City's supply of employment lands with inclusion of the additional 815 acres of employment land that were added with the City's 2016 UGB expansion, the maximum percent of employment lands within the City's UGB that could be developed with shelters is 0.026 ± percent, less than one percent (12/4,633). Therefore, developing shelters to house 500 additional shelter beds will not displace a significant supply of employment land based on the available supply of employment lands within the City's UGB and it is reasonable to conclude that there is an adequate amount of employment lands that will continue to allow commercial and employment uses within the City's UGB.

The amendments also include the following new Comprehensive Plan policies that focus on providing support for people experiencing homelessness so that they can have a safe place to sleep, have access to jobs and services, and children can have stable access to schools.:

Chapter 6: Economy

Inclusive Economy

6-43 The City will work with public agencies and community partners to support solutions for homelessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships in times of economic instability.

6-44 The City will help people experiencing homelessness through policies, with municipal and development code changes, funding, and collaboration with public agencies and non-profits to enable additional supports and services such as shelters and safe parking options.

6-45 The City will support and partner with local nonprofits and trained professionals as they provide direct services to individuals and families experiencing houselessness.

Shelters, along with support and services for those experiencing houselessness provide for a variety of economic activities vital to public health, welfare, and prosperity for people experiencing houselessness.

Therefore, Goal 9 is satisfied.

Goal 10, Housing, requires provisions to provide for the housing needs of citizens of the state.

FINDING: While shelters are not identified as a housing type in the City's Housing Needs Analysis or in the Goal 10 definitions, government assisted housing is, and many shelters obtain government support to fund operations. For example, the following shelters that opened or began construction in the past several years have been with one-time infusions of funds and legislative actions, including:

- Central Oregon Villages (10 beds) and St. Vincent DePaul (12 beds) - developed under [House Bill 4212](#), with funds from Deschutes County and the City (now expired);
- Warming Shelter/Navigation Center (80 beds) - developed under [House Bill 2006](#). The City purchased the building with federal American Rescue Plan Act (ARPA) funds, shelter operations were funded with a one-time Coronavirus Aid, Relief, and Economic Security Act (CARES) expansion of the existing Community Development Block Grant (CDBG) funds, and one-time state navigation center funds, among other potentially recurring sources;
- Project Turnkey on Division Street (28 rooms) - developed under [House Bill 3261](#). The City purchased with [Project Turnkey](#) funds awarded by the State.

In Bend, there are currently 280 beds provided in existing shelters. This is insufficient based on the most recent number of houseless people in Central Oregon which was 1,099 (from the January 20, 2021, Point in Time Count), an increase of 13.42% over the previous year. City Council's 2021-2023 Housing goal states "Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend," with an implementation strategy "to modify City codes to allow for managed camps, shelters and other facilities to address homelessness and create housing or facilities to house 500 homeless individuals on a temporary or permanent basis".

As a part of these strategies, the City Manager appointed the Sounding Board to develop a package of code amendments which clarify standards for development of

different types of permanent shelter types (Outdoor, Multi-Room, and Group Shelters) and temporary shelters (Temporary Shelter and Hardship Housing). The amendments will allow permanent shelters and Temporary Shelters in all plan designations except General Industrial (IG), by clear and objective standards, although nothing in ORS 197, Statewide Planning Goal 10, or OAR 660-007-0035 makes shelters subject to clear and objective standard requirements. The standards apply to any property owner or developer who might want to open a shelter. The standards for permanent shelters and Temporary Shelters vary by each of the City's zoning districts, and provide regulations for the number of units permitted, parking, management, neighbor guidelines and other standards. The standards for Hardship Housing allow a property owner to accommodate a houseless person in need on their property with an RV or manufactured dwelling for a limited time.

The amendments also include a new Comprehensive Plan policy to support Council's goal to "Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend."

Chapter 5: Housing

Shelters and Transitional Housing

5-57 The City will support removing barriers for the development of shelters and other types of supportive and transitional housing for people who lack housing in all plan designations, except Industrial General (IG).

The amendments create codes and policies to support and provide different types of shelters for those experiencing houselessness; however, since so much of siting shelters is dependent on social service providers obtaining funding and finding properties, it is difficult to say how many new shelter beds are expected based on the amendments. The amendments are one part of a comprehensive set of strategies identified by the City and community partners that will assist with keeping people in their homes and provide temporary transitional housing.

Therefore, Goal 10 is satisfied.

Goal 11, Public Facilities and Services, requires the City to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Public improvements will be required for Multi-Room, Group and Outdoor Shelters, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

1. Transportation. The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement

standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

2. Water.

- a. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.
- b. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.

3. Sewer.

- a. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.
- b. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.

The amendments provide for timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development, and will not

result in the need to adjust or amend existing policies or projects in the City's adopted facility plans. Therefore, Goal 11 is satisfied.

Goal 12, Transportation, requires the City to provide and encourage a safe and convenient and economic transportation system. The amendments provide that shelter developments must have frontage or approved access to a public or private street, but are exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed must comply with applicable standards of BDC 3.4.200. The amendments are not site specific and therefore do not affect the functional classification of any street. The amendments expand on standards for land uses consistent with the intensity of uses already allowed within each zoning district and will have no measurable impacts on the amount of traffic on the existing transportation system based on existing allowed uses; therefore, the amendments do not cause a "significant effect" under ORS 660-012-0060. Goal 12 is satisfied.

Goal 13, Energy Conservation is not applicable because the City's acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14, Urbanization, requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The amendments do not encourage sprawl or lower than targeted densities, or uncoordinated development. The management of the City's land use inventories is unaffected by these amendments and therefore, the City's long-standing acknowledgment of compliance with Goal 14 is maintained.

Goal 15, Willamette River Greenway, Goal 16, Estuarine Resources, Goal 17, Coastal Shorelands, Goal 18, Beaches and Dunes, and Goal 19, Ocean Resources are not applicable to the proposed amendments.

Based on the above discussion, the amendments to the Bend Comprehensive Plan and BDC are consistent with the statewide planning goals and therefore comply with the requirement that the amendments be consistent with state land use planning law.

Because the amendments are limited in scope, there are no other Administrative Rules applicable to this amendment. Likewise, there are no other applicable Oregon Revised Statutes that are criteria applicable to these amendments (Note, the Transportation Planning Rule (TPR) is discussed further in this document).

2. The request is consistent with the applicable Bend Comprehensive Plan goals and policies;

FINDING: The “goals” established in the Comprehensive Plan express the desires of the residents of Bend as the City progresses into the future. The “goals” are generally carried out through “policies,” which are statements of public policy. The following Goals and Policies are applicable:

**Chapter 1: Plan Management and Citizen Involvement
Goals:**

- **Create Housing Options and Affordability**

Bend residents have access to a variety of high quality housing options, including housing affordable to people with a range of incomes and housing suitable to seniors, families, people with special needs, and others. Housing design is innovative and energy efficient.

FINDING: The City of Bend originally adopted amendments creating “Temporary Housing” in 2003 (the “Zoning Ordinance”). The Zoning Ordinance conditionally permitted temporary housing in residential districts, permitted them outright in the Limited Commercial (CL) District, Commercial Highway (CH) District (which no longer exists), and General Commercial (CG) zones and either permitted or conditionally permitted them in the Central Business (CB) District and Mixed-Employment (ME) District depending on the number of beds. The Zoning Ordinance also included a 1,000 foot separation distance between facilities.

In 2006, when the City repealed the Zoning Ordinance and replaced it with the Development Code (Ordinance No. NS-2016), the special standards for temporary housing were carried forward, but the City inadvertently omitted the definition for “Temporary Housing” and also inadvertently omitted temporary housing from the list of permitted uses in table 2.2.300. In 2008, the Council adopted Ordinance No. NS-2107 by emergency amending the BDC, adding the definition back to Chapter 1.2 and allowing temporary housing as a conditional use in the CB, CL and CG zones. In 2016, Temporary housing was added as an outright permitted use in the Mixed Use – Urban (MU) zone in Bend. The City Council adopted Ordinance No. NS-2404 on April 7, 2021, by emergency to allow temporary housing in commercial and employment areas, which opened up more locations that have good access to transportation infrastructure, employment and public and community services.

Over the last six years, the number of people experiencing both homelessness and housing insecurity has increased as reported by numerous social service agencies and community members in Bend. The federally-required Point-in-Time count has identified a near-doubling of the number of people experiencing homelessness in Central Oregon, from 594 in 2015 to 969 individuals in 2020 and 1,099 in 2021 (from the January 20, 2021, Point in Time Count), an increase of 13.42% over the previous year. Of those counted in 2021, 824 people, or 74% were unsheltered, meaning they were living in

places not meant for human habitation (i.e., in a car, outside, on street or public lands, in abandoned building, etc.).

To address the number of people experiencing homelessness, particularly those who are unsheltered, there is a need for additional shelter facilities that provide residents with safe and sanitary living conditions, centralized critical services, and access to transit and employment opportunities. Temporary shelters are one type of facility needed to assist people without shelter transition to more stable housing arrangements.

The amendments further expand the ability to site shelters throughout the City, and expand access to shelter for those who have none. The amendments are part of City Council goals to address homelessness and a lack of affordable housing in Bend. This comprehensive set of strategies include finding ways to keep people in their homes, providing temporary transitional housing, and increasing the availability of affordable housing in Bend.

- **Promote Public and Civic Involvement**

Encourage involvement by all citizens, corporate and individual, to keep the city vital and the Plan an “evolving vision”.

FINDING: As part of the City’s overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager advisory group, the Sounding Board, to help staff develop a strategy to allow varying types of shelters citywide. The Sounding Board was comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, NLA, AHAC, Homeless Services Providers, and BEDAB . The Sounding Board held nine meetings since April 2021 to develop recommendations on the size and type of permanent and temporary shelters that should be allowed in each city zoning district. On November 10, 2021, the Sounding Board reviewed public feedback on the proposed Bend Development Code shelter code amendments that was received from the interactive online tool and further refined its recommendations to City Council. The survey closed on November 1, 2021, and 868 people provided responses. A memo dated November 5, 2021, summarized the results of the survey. On December 15, 2021, the Sound Board held their last meeting and supported a recommendation for the amendments.

Staff emailed the proposed amendments to the people who have expressed an interest in the amendments, to the Bend Development Code Update Group and to the Neighborhood Associations’ Land Use Chairs on January 4, 2022. A webpage was published for the shelter code amendments and a media news release was sent out on January 21, 2022, and the proposed project was included in the Bend Current eNewsletter on January 20, 2022.

On January 24, 2022, the Planning Commission, along with members from the AHAC and BEDAB that were part of the Sounding Board and the City of Bend’s Community

Relations Manager representing the NLA, held a joint work session and discussed the amendments. The work session proceedings are part of the public record.

On February 14, 2022, the Planning Commission held a public hearing and recommended approval of the amendments.

- **Create Clear and Consistent Implementing Ordinances**

Implement the plan through effective, clear and consistent ordinances and language that reflect the intent of the vision.

FINDING: The amendments are clear and consistent and support removing barriers for the development of shelters and other types of supportive and transitional housing in all plan designations, except Industrial General (IG), for people who lack housing. The Sounding Board considered the typical uses allowed in the IG zone, and determined that the heavy industrial uses may cause a safety concern to people residing nearby.

Policies

Development within the Urban Growth Boundary

1-6 New developments shall pay to extend planned sewer, water, and transportation facilities to and through the property if the development occurs prior to the scheduled construction of those facilities shown in the capital improvement plan.

FINDING: Public improvements will be required for multi-room, group and outdoor shelters, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

1. Transportation. The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.
2. Water.
 - a. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.

b. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications document. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.

3. Sewer.

a. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.

b. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.

Citizen Involvement

1-15. The city shall continue to use advisory committees in their planning process, members of which are selected by an open process, and who are widely representative of the community.

FINDING: As part of the City's overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager advisory group, the Sounding Board, to help staff develop a strategy to allow varying types of shelters citywide. The Sounding Board was comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, NLA, AHAC, Homeless Services Providers, and the BEDAB. The Sounding Board held nine meetings since April 2021 to develop recommendations on the size and type of permanent and temporary shelters that should be allowed in each zoning district. On November 10, 2021, the Sounding Board reviewed public feedback on the proposed Bend

Development Code shelter code amendments that was received from the interactive online tool and further refined its recommendations to City Council. The survey closed on November 1, 2021, and 868 people provided responses. A memo dated November 5, 2021, summarized the results of the survey. On December 15, 2021, the Sound Board held their last meeting and supported a recommendation for the amendments.

On January 24, 2022, the Planning Commission, the City's appointed citizen body that provides recommendations to the City Council on land use policies; makes land use decisions on planning applications; and provides a public forum for community values, visioning and strategic thinking in long range planning, along with members from the City's AHAC and BEDAB that were part of the Sounding Board and the City of Bend's Community Relations Manager representing the NLA), held a joint work session and discussed the amendments. The work session has been placed into the public record before the hearings body.

On February 14, 2022, the Planning Commission held a public hearing and recommended approval of the amendments.

1-16. The city will use other mechanisms, such as, but not limited to, meetings with neighborhood groups, planning commission hearings, design workshops, and public forums, to provide an opportunity for all the citizens of the area to participate in the planning process.

FINDING: Staff emailed the proposed amendments to the people who have expressed an interest in the amendments, to the Bend Development Code Update Group and to the Neighborhood Associations' Land Use Chairs on January 4, 2022. A webpage was published for the shelter code amendments and a media news release was sent out on January 21, 2022, and the proposed project was included in the Bend Current eNewsletter on January 20, 2022.

Notice of the amendments was provided to the Department of Land Conservation and Development (DLCDD) on December 27, 2021. On January 24, 2022, the Planning Commission, along with members from the AHAC and BEDAB that were part of the Sounding Board and the City of Bend's Community Relations Manager representing the NLA, held a joint work session and discussed the amendments. The work session is part of the public record. A notice of the February 14, 2022, Planning Commission public hearing was printed in the Bend Bulletin on January 23, 2022, and was mailed and emailed to the neighborhood associations on January 20, 2022. On February 14, 2022, the Planning Commission held a public hearing and recommended approval of the amendments to the City Council.

Therefore, the applicable policies in Chapter 1 have been satisfied.

Chapter 5: Housing

Goals:

- Accommodate the varied housing needs of citizens with particular concern for safety, affordability, open space, and a sense of community.
- Promote more flexibility in development standards to balance the need for more efficient use of residential land and preservation of natural features.

FINDING: There are nearly 1,100 people who are experiencing homelessness in Central Oregon on any given night. This number includes families with children and youth who do not live with an adult. Of those counted in 2021, 824 people, or 74% were unsheltered, meaning they were living in places not meant for human habitation (i.e., in a car, outside, on street or public lands, in abandoned building, etc.). Shelters are one of many possible short-term solutions to help address homelessness in Bend. The proposed amendments provide for safe and sanitary shelters for those who lack other housing because of affordability or other reasons. The amendments provide flexibility in development standards to balance the need for efficient use of residential land and the need for open space and sense of community, by incorporating shelters across the City with densities scaled for different zones, in all zones except General Industrial (IG).

The amendments also include a new Comprehensive Plan policy for Housing to support Council's goal to "Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend." To implement this goal, the Council has a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To accomplish this goal and strategy, the Council wants to create a five-year Action Plan aimed at eliminating homelessness. Actions include modifying City codes to allow for managed camps, shelters, and other facilities to address homelessness, exploring and increasing funding sources to obtain housing/facilities and related supportive services for community members who are housing insecure or experiencing homelessness, and creating housing or facilities to house 500 homeless individuals on a temporary or permanent basis.

Chapter 5: Housing

Shelters and Transitional Housing

5-57 The City will support removing barriers for the development of shelters and other types of supportive and transitional housing for people who lack housing in all plan designations, except Industrial General (IG).

Housing Mix, Density, and Affordability

5-7 The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones. This policy is intended to implement the City's obligation under the State Housing Goal to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density".

FINDING: The amendments expand the variety of shelter types by replacing BDC 3.6.200(O), Temporary Housing and BDC 3.6.400(F), Medical Hardship Housing with three permanent shelter types (Multi-room, Group and Outdoor Shelters) and two temporary shelter types (Temporary Shelters and Hardship Housing). The amendments remove barriers by permitting the proposed permanent shelters outright in residential districts instead of through a conditional use permit which is currently required for Temporary Housing, and clarifying development standards for temporary and permanent shelters. Therefore, the amendments will encourage the siting and types of shelters in residential districts for people experiencing homelessness.

5-8 The City will apply innovative and flexible zoning tools to support a mix of housing types and densities.

FINDING: In Bend, there are currently 280 beds provided in existing shelters. This is insufficient based on the most recent number of homeless people in Central Oregon which was 1,099 (from the January 20, 2021 Point-in-Time count), an increase of 13.42% over the previous year. The amendments will allow the following types of permanent shelters and their associated densities as they relate to the maximum number of units or beds:

Outdoor Shelters

Outdoor shelter means a site on which multiple mobile or permanent units including tents, yurts, huts, cabins, manufactured dwellings, recreational vehicles, travel trailers, and other similar structures are placed for use as a shelter.

The maximum number of units is 1/1000 square feet of gross acreage. For example, a one-acre site could have 44 units and a 10,000 square foot site could have 10 units.

Group Shelter

Group Shelter means a building that contains one or more open sleeping areas, or is divided only by nonpermanent partitions, furnished with cots, floor mats, bunks, or other sleeping accommodations, for use as a shelter.

The maximum number of beds will be determined by the building code standards for occupancy.

Multi-Room shelter

Multi-Room Shelter means a building that contains individual sleeping rooms for use as a shelter.

The amendments for the maximum number of rooms allowed in a Multi-Room Shelter will be based on the size of the property. The maximum number of rooms by zoning district is based on a formula of 258 bedrooms allowed per acre for the High Density Residential (RH), Light Industrial (IL) and Public Facilities (PF), Commercial, and Mixed-Use Zoning Districts, and a maximum of 130 rooms per acre in the Medium Density Residential (RM) District, a maximum of 45 rooms per acre in the Medium-10 Density Residential (RM-10) District, 43 rooms per acre in the Standard Density Residential (RS) District, and 24 rooms per acre in the Low Density Residential (RL) District.

Using this formula for a 20,000-square-foot lot, the property could support the following maximums: 118 rooms in the RH, IL, PF, and Commercial and Mixed-Use Zoning Districts; 60 rooms in the RM Zoning District; 21 rooms in the RM-10 Zoning District; 20 rooms in the RS Zoning District, and 11 rooms in the RL Zoning District. The size of the building would also be dictated by required parking, setbacks, and other requirements.

The amendments support a mix of different shelter types and densities and help address the shortage of beds provided for the houseless in Bend.

5-9 The City and County will support public and private non-profit and for-profit entities that provide affordable housing in Central Oregon.

FINDING: Shelters are provided by public and private non-profit and for-profit entities, and provide safe and secure places for people to sleep who cannot access other housing the area, due to affordability or other reasons. The amendments support provision of shelter by public and private non-profit and for-profit entities for people with the lowest incomes or other barriers to affordable housing.

The City does not manage facilities or provide social services, but does support nonprofit service providers with funding. City funding, including its [Affordable Housing Fee and Community Development Block Grant \(CDBG\) program](#), supports operations and other needs for service, shelter, and housing providers, including [Bethlehem Inn](#), [Central Oregon Veterans Outreach](#), [Habitat for Humanity](#), [Kor Community Land Trust](#).

5-16 The City may consider density bonuses as an incentive to providing affordable housing.

FINDING: The Sounding Board recommendation for multi-room shelters includes a density bonus since the units will provide shelter for people experiencing houselessness, which typically means people who are earning less or significantly less

than area median income (AMI). The following density table for multi-room shelters was modeled after the maximum density calculation for micro-units (BDC 3.8.200.B) plus a 50 percent density bonus based on the incentives provided in BDC Table 3.6.200(C) which allows a 50 percent density bonus when 50 percent or more of the units are affordable.

<u>Residential Zone</u>	<u>Maximum Rooms per Acre</u>
<u>Low Density Residential (RL)</u>	<u>24 rooms</u>
<u>Standard Density Residential (RS)</u>	<u>43 rooms</u>
<u>Medium Density Residential (RM-10)</u>	<u>45 rooms</u>
<u>Medium Density Residential (RM)</u>	<u>130 rooms</u>
<u>High Density Residential (RH)</u>	<u>258 rooms</u>

5-17 The City will monitor parking needs for residential uses and set parking requirements to the lowest standards that will meet the community’s needs in order to reduce land utilized for parking, reduce the cost of housing development, and encourage a more walkable development pattern.

FINDING: The following parking requirements for permanent shelters are based on the recommendations from the homeless service providers and shelter developers that were on the Sounding Board, based on their experience of the parking needs of people accessing shelters, including service providers and volunteers:

Outdoor Shelters: A minimum of 0.5 parking spaces per unit for the first 16 units, plus 0.3 spaces per additional unit is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

Group Shelters: Minimum 0.25 spaces per bed is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

Multi-room Shelters: A minimum of 0.25 spaces per room is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

To reduce the cost of the required parking, the amendments exempt parking areas, aisles and turn-arounds from paving standards; however, driveway approaches will have to comply with City of Bend Standards and Specifications.

5-18 The City will assist in identifying, obtaining and leveraging funding sources for the development of new housing for very low, low, and moderate - income residents, as determined by appropriate percentages of Area Median Family income in the Housing Needs Assessment.

FINDING: The City's Affordable Housing funds supported Veteran's Village, which was recently completed. These funds also support the management of social services contracts serving over 2,500 people annually with medical care, information and referral, mental health for domestic violence survivors, services for youth experiencing homelessness, financial coaching and home ownership support, and fair housing education, among others.

Using federal American Rescue Plan Act funding, the City purchased a building on NE 2nd Street, where [Shepherd's House](#) currently runs an overnight shelter. Shepherd's House operations are funded by City grants, as well as other sources. The City has used funds for [supporting local shelters](#) and a contract with [REACH Out Central Oregon](#) for mobile outreach to help those living in unsanctioned camps to transition out of homelessness. The City is also contracting with [NeighborImpact](#) to run a shelter at the City-owned Project Turnkey location on Division Street.

The amendments support this policy because they provide clear standards for development of additional shelters, balancing needs for public infrastructure against development costs, and allowing for more efficient leveraging of funds for developing shelter facilities.

Residential Compatibility

5-22 Private and public nonresidential uses are necessary and will be encouraged within residential areas for the convenience and safety of the residents. Such facilities shall be compatible with surrounding developments, and their appearance should enhance the area.

FINDING: Shelters are intended to increase convenience and safety of all residents of Bend by providing additional places for people to sleep who otherwise may have no other place to sleep or may sleep outside or in other public places.

The amendments support this policy because they expand the locations for shelters and clarify the standards for shelters located in all zoning districts. Providing shelters for houseless individuals and families enables them to access services to find permanent housing and jobs. Specific standards that provide compatibility between Multi-Room,

Group and Outdoor Shelters and surrounding developments include a requirement for operators to develop good neighbor guidelines, on-site or on-call management, with contact information posted on the site, and screening of trash and any portable toilet or handwashing stations. If waiting or first-come, first-served services are provided, any outdoor, on-site, waiting and intake area must be sized to accommodate the expected number of people to be served. In addition, the development standards of the corresponding zone apply unless superseded by the standards for shelters.

5-23 Of necessity, nonresidential uses may abut residentially planned and zoned areas in different parts of the community. In these instances, nonresidential uses will be subjected to special development standards such as setbacks, landscaping, sign regulations, and building design that harmonize and provide transitions consistent with the primary purposes of the adjacent zones.

FINDING: The amendments include development standards for shelters including management contact requirements, a requirement for operators to develop good neighbor guidelines, and required screening of trash and any portable toilet and handwashing stations. In addition to the shelter code standards, the setback standards and height restrictions of the corresponding zone including height step-backs, additional setbacks and/or buffering when shelter sites abut a Residential Zone.

5-31 Residential areas will offer a wide variety of housing types in locations best suited to a range of housing types, needs and preferences.

FINDING: The amendments expand the variety of shelter types by replacing BDC 3.6.200(O), Temporary Housing, and BDC 3.6.400(F), Medical Hardship Housing, with three permanent shelter types (Multi-room, Group and Outdoor Shelters) and two temporary shelter types (Temporary Shelters and Hardship Housing). The amendments will permit permanent shelters outright in residential districts instead of a conditional use permit which is currently required for Temporary Housing and clarify development standards for temporary and permanent shelters. Therefore, the amendments provide a variety of shelter types in residential districts for people experiencing houselessness.

Neighborhood Appearance

5-32 Above-ground installations, such as water and sewer pumping stations, power transformer substations or natural gas pumping stations, shall be screened and designed to blend with the character of the area in which they are located.

FINDING: Multi-Room, Group and Outdoor Shelters must provide at least one toilet and handwashing station. Toilet and handwashing stations may be provided through the use of portable units, with a contract for service and/or dumping in place. The portable units cannot be located within setbacks and they will need to be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height.

Portable units will be required to be located for easy access by pick-up/service vehicles. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the shelter use.

In addition, trash receptacles will be required for Multi-Room, Group and Outdoor Shelters. The trash receptacles cannot be located within setbacks and they will need to be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles will need to be located for easy access by trash pick-up/service vehicles.

Transportation connectivity

5-43 Sidewalks will be required in all new developments. Separated sidewalks will be required on all new streets. However, an alternative system of walkways that provide adequate pedestrian circulation may be approved.

FINDING: Public improvements will be required for Multi-Room, Group and Outdoor Shelters, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

Public utilities and services

5-48 All residential areas will be provided with community water and sewer services and other facilities necessary for safe, healthful, convenient urban living consistent with the density of development.

FINDING: The expanded allowances for shelters will increase the availability of safe and healthy options for the large number of people currently living in unauthorized camps. The amendments will provide opportunities for people to move to shelters where they will have access to water, hygiene, and sanitation. This will reduce the risks of human waste from unauthorized camps. The following will be required for permanent shelters:

Restroom. At least one toilet and handwashing station must be provided. Toilet and handwashing stations may be provided through the use of portable units, with a contract for service and/or dumping in place. Portable units must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Portable units must

be located for easy access by pick-up/service vehicles. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the use.

Shelters and Transitional Housing (new)

5-57 The City will support removing barriers for the development of shelters and other types of supportive and transitional housing in all plan designations, except Industrial General (IG), for people who lack housing.

FINDING: Population estimates anticipate an additional 20,000 people moving to Bend by the year 2030³. The City's housing needs have never been higher, and Bend, like many communities in the northwest, is becoming an unaffordable place to live for many people. While Bend has one of the leading [Affordable Housing Programs](#) in the state of Oregon, our local wages and tourist-based economy has left many people behind and struggling to find housing.

In response to this crisis, Bend City Council [2021-2023](#) Goals include “taking meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend”. To implement this goal, the Council has a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To accomplish this goal and strategy, the Council wants to create a five-year Action Plan aimed at eliminating homelessness, modify City codes to allow for managed camps, shelters, and other facilities to address homelessness, explore and increase funding sources to obtain housing/facilities and related supportive services to serve community members who are housing insecure or experiencing homelessness, and create housing or facilities to house 500 homeless individuals on a temporary or permanent basis.

The amendments create Comprehensive Plan Policy 5-57 to support Council's strategy to modify City codes to allow for managed camps, shelters, and other facilities to address homelessness. The amendments to the BDC reduce barriers for the development of permanent shelters (Multi-Room, Group and Outdoor Shelters) and Temporary Shelters by permitting them in all plan designations except General Industrial (IG) and permitting Hardship Shelters in residential zones on a site with a permitted residential use. The amendments are one step in the process to facilitate housing for 500 homeless individuals on a temporary or permanent basis.

Therefore, the applicable policies in Chapter 5 have been met.

Chapter 6: Economy

³ Portland State University Center Population Research Center

Goals

The intent of the Comprehensive Plan is to provide sufficient land to meet the City's goals of promoting quality economic growth and assuring a diverse economy. The following goal statements describe the economic hopes of the community and serve as the foundation for policy statements in this chapter. The citizens and elected officials of Bend wish to:

- Promote a vital, diverse and sustainable economy, while enhancing the community's overall livability.

FINDING: The allowance for shelters in commercial and other zones is intended to address a need to provide more options for people in the community who are presently unsheltered, or may be living outside on public property or in other places not meant for human habitation. The most recent number of houseless people in Central Oregon was 1,099 (from the January 20, 2021 Point in Time Count) which is an increase of 13.42% over the previous year, including 824 people who were unsheltered (living outside, in cars, or in other places not meant for human habitation). Community members have expressed concerns about the public health and environmental impacts of people camping in the right-of-way on nearby businesses. There are currently not enough shelter beds to accommodate all of the houseless population. There are approximately 280 shelter beds in Bend. The City's ability to regulate sleeping in its public places is directly related to a community's ability to provide shelter for individuals who might otherwise need to use public places to sleep. Until there are more places for people to go, the City is limited in how it manages camps in public places, which impacts livability for the community, including people who are sheltered and unsheltered. The amendments clarify requirements for new shelters in a variety of zones across the City. Over the long term the amendments are intended to increase the number of shelter developments in the City, and will therefore help the business environment by providing options to manage the current unmanaged camping.

The amendments also include the following new Comprehensive Plan polices for an inclusive economy:

Chapter 6: Economy

Inclusive Economy

6-43 The City will work with public agencies and community partners to support solutions for houselessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships in times of economic instability.

6-44 The City will help people experiencing houselessness through policies, with municipal and development code changes, funding, and collaboration with public agencies and non-profits to enable additional supports and services such as shelters and safe parking options.

6-45 The City will support and partner with local nonprofits and trained professionals as they provide direct services to individuals and families experiencing houselessness.

The new policies help people experiencing houselessness by supporting public agencies and community partners, code amendments, funding opportunities, and partnerships with local nonprofits and trained professionals that provide direct services. Shelters can provide access to a safe place to sleep, jobs and services. The code amendments and policies support a vital, diverse and sustainable economy, while enhancing the community's overall livability.

Industrial Development

6-4 Infrastructure will be planned, designed, and constructed to support continued economic growth and orderly development.

FINDING: Public improvements will be required for Multi-Room, Group and Outdoor Shelters, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

1. Transportation. The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.
2. Water.
 - a. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.
 - b. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate

additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.

3. Sewer.

- a. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.
- b. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.

6-9 The City will prioritize providing an adequate number of suitable industrial sites while also providing a variety of commercial sites.

6-18 The City will work to preserve prime industrial lands for industrial purposes and protect them from incompatible commercial and residential uses.

FINDING: The amendments will allow permanent shelters in the Light Industrial (IL) Plan Designation. Potential impacts from the proposal on industrial lands was analyzed to ensure an adequate supply will continue to be preserved for industrial purposes. The July 19, 2016, Buildable Lands Inventory (BLI) was used as the basis for determining adequate supply.

The City's 2016 BLI identified a total of 3,818 acres of employment land in the City's UGB at the time it was adopted which included 1,259.3 acres of Light Industrial (IL) plan designated land and 196.6 acres of General Industrial (IG) plan designated land.

Comprehensive Plan Designation	Number of Tax lots	Total Acres
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IG	152	196.6
Developed	146	188.2
Vacant	6	8.4
IL	669	1259.3
Developed	579	658.8
Vacant	90	600.5
Total Developed	725	847
Total Vacant	96	608.9

If the City Council’s goal of providing an additional 500 shelter beds was accomplished by just using Outdoor Shelters, which requires the largest land need per bed (maximum number of units is 1/1000 square feet of gross acreage), then the City would need 12 acres to be developed as Outdoor Shelters. All of the land designated as IG will remain exclusively available for industrial uses. If all 12 acres were developed in the IL plan designation since shelters will be a permitted use there, then only 1.8± percent (12/658.8) of the developed industrial lands in this plan designation could be developed as shelters and 2± (12/600.5) percent of the total vacant lands in this plan designation could be developed as shelters. Therefore, developing Outdoor Shelters to house 500 additional shelter beds will not displace a significant supply of IL industrial land based on the available supply within the City’s UGB and it is reasonable to conclude that there is an adequate amount of industrial lands that will continue to allow industrial uses within the City’s UGB.

The amendments include specific standards for Multi-Room, Group and Outdoor Shelters. The standards include management contact requirements, development of good neighbor guidelines, screening of trash and any portable toilet or handwashing stations and the waiting and intake areas must be sized to accommodate expected number of people to be served. In addition, shelters must meet all applicable requirements of Federal, State, and/or local authorities including but not limited to local Fire Department, Building Safety Division, and Environmental Health requirements, and the standards of the underlying zone unless superseded by the provisions in the amendments. Therefore, shelters will be compatible with industrial uses in IL zoned lands.

Commercial Development

6-33 All commercial developments shall be subject to development standards relating to setbacks, landscaping, physical buffers, screening, access, signs, building heights, parking areas, and design review.

FINDING: While shelters are not specifically identified as commercial developments, the amendments include specific standards for Multi-Room, Group and Outdoor Shelters in

commercially-zoned areas. The standards include management contact requirements, provision of good neighbor guidelines, screening of trash and any portable toilet or handwashing stations and the waiting and intake areas must be sized to accommodate expected number of people to be served. In addition, the development standards of the corresponding zone apply unless superseded by the standards for shelters.

6-41 The City will monitor parking needs for commercial uses and set requirements at the lowest level to meet the community needs.

FINDING: The following parking requirements for permanent shelters are based on the recommendations from the homeless service providers and shelter developers that were on the Sounding Board, based on their experience of the parking needs of people accessing shelters and service providers and volunteers:

Outdoor Shelters: A minimum of 0.5 parking spaces per unit for the first 16 units, plus 0.3 spaces per additional unit is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

Group Shelters: Minimum 0.25 spaces per bed is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

Multi-room Shelters: A minimum of 0.25 spaces per room is required. Where a fractional number of spaces results, the required number of spaces must be rounded down to the nearest whole number.

6-42 The City will write parking requirements to encourage walkable commercial development while providing for adequate parking.

FINDING: Permanent shelters will be required to connect to the existing street network and extend the pedestrian facilities. Public improvements will be required, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

Inclusive Economy (new)

6-43 The City will work with public agencies and community partners to support solutions for houselessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships due to economic instability and other legitimate reasons.

FINDING: The City collaborates with partners to develop plans and strategies to more effectively address houselessness. The City convened collaborative efforts with partners such as Deschutes County and nonprofit service providers to support houselessness solutions for our community. The City created a [City of Bend and Deschutes County Emergency Homelessness Task Force](#) to bring houselessness experts together on collaborative opportunities. They are working on creating an action plan aimed at eliminating houselessness and a better system with a joint City/County Office on Homelessness.

As part of the City's overall strategy to implement solutions for people experiencing homelessness, the City formed a 9-person City Manager appointed advisory group, the Sounding Board, comprised of representatives of the City Council, Planning Commission, Homeless Leadership Coalition, NLA, AHAC, Homeless Services Providers, and the BEDAB.

The Sounding Board held nine meetings since April 2021 to develop recommendations on the size and type of permanent and temporary shelters that should be allowed in each zoning district. The Sounding Board also reviewed the results from a StoryMap survey on the proposed amendments. Over a three-week period, the survey was open to the public and 868 people completed the survey, with roughly 175 also providing comments via email to the City Council and Planning Commission. A [memo](#) dated November 5, 2021, summarizes the results of the survey.

Therefore, the City of Bend is working with public agencies and community partners to support homelessness solutions for our community and the amendments will help provide flexible shelter options.

6-44 The City will help people experiencing houselessness through adoption of policies, with municipal and Development Code changes, funding, and collaboration with public agencies and non-profits to enable additional supports and services such as shelters and safe parking options.

FINDING: There are nearly 1,100 people who are experiencing homelessness in Central Oregon on any given night. This number includes families with children and youth who do not live with an adult, and people living without shelter. Shelters are one of many possible short-term solutions to help address homelessness in Bend. The amendments to allow shelters in all plan designations except the General Industrial (IG)

will help provide residents with safe and sanitary living conditions, centralized critical services, and access to transit and employment opportunities.

6-45 The City will support and partner with local nonprofits and trained professionals as they provide direct services to individuals and families experiencing homelessness.

FINDING: Although the amendments don't directly implement this policy, the amendments clarify the standards and expand the locations where shelter services can be provided by local nonprofits and trained professionals. Additionally, the City is collaborating with partners to develop plans and strategies to more effectively address homelessness. On October 21, 2020, Bend City Council supported a staff plan to create an Emergency Homelessness Task Force (EHTF). Deschutes County has partnered with the City to jointly appoint members and to convene the EHTF. The initial purpose of the Task Force is to bring the most informed minds on homelessness together to inform both the City and the County on collaborative opportunities with countywide resources and to develop actions toward ending homelessness in Deschutes County including interim actions to address real-time needs.

Therefore, applicable policies in Chapter 6 have been met.

Chapter 7: Transportation Systems

Goals

Increase System Capacity, Quality, and Connectivity for All Users (e.g., drivers, walkers, bicyclists, transit riders, mobility device users, commercial vehicles, and other forms of transportation):

- Sidewalks: increase access and connectivity.

Ensure Safety for All Users:

- Maximize safe routes within and between neighborhoods and throughout the community for all users.
- Design and build facilities and routes that maximize safety for pedestrians and bicyclists.

Protect Livability and Ensure Equity and Access:

- Ensure that people of all income levels and abilities have access to the transportation options that best meet their needs.

FINDING: There is currently unsanctioned camping taking place in the public rights-of-way, including on sidewalks and landscape buffers. The amendments will provide more opportunities to develop additional managed shelter space and programs on public and privately owned land, out of the right-of-way, including outdoor shelters for multiple mobile or permanent units including tents, yurts, huts, cabins, manufactured dwellings, recreational vehicles, travel trailers, and other similar structures, in more appropriate and safer locations. The City's ability to regulate sleeping in its rights-of-way is directly related to a community's ability to provide shelter for individuals who might otherwise need to use public places to sleep. Until there are more places for people to go, the City is limited in how it manages camps in public places. The amendments clarify the standards and expand the locations where shelters can be developed. Development of additional shelters is intended to provide space where people can sleep inside, rather than outside in public places and rights-of-way not intended for human habitation.

Additionally, shelters will be required to connect to the existing street network and extend the pedestrian facilities. Public improvements will be required for Multi-Room, Group and Outdoor Shelters, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards, except as follows:

The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

Policies

Mobility

7-16 The City may waive off-site improvements for certain development types based on Council goals and other identified City priorities. If the City implements such waivers, it will identify other sources for infrastructure development. The City will monitor the effect of any waiver and adjust as needed based on its funding needs.

FINDING: The FY 2021-23 Council Goal Framework plan includes a housing goal to "Take meaningful action to make this statement a reality: People who live and work in Bend can afford housing in Bend." The goal includes a strategy to invest in programs and partnerships that result in collaborative, concrete actions toward ending homelessness in Bend. To implement this goal and strategy the plan includes an action to modify City codes to allow for managed camps, shelters and other facilities to address homelessness.

The amendments will allow permanent and temporary shelters in the City of Bend, except in the General Industrial (IG) plan designation, to help address homelessness. The standards for permanent shelters require the construction of public improvements, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:

- The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

The Sounding Board recommends that the Council develop a fund to help support the required public improvements, including sidewalks.

Equity

7-22 The City is committed to equitably distributing the benefits and costs of transportation system plans and improvements. The City will develop and support programs and projects, both capital and maintenance, that reduce transportation-related disparities faced by populations that have historically had significant unmet transportation needs or who have experienced disproportionately negative impacts from the existing transportation system.

7-23 The City will actively engage and support all community members in the City in transportation planning issues, outcomes and decisions and will emphasize active engagement and support of those who have been historically underserved.

7-24 The City will strive to avoid, minimize, and/or mitigate disproportionately high and adverse human health, economic, or environmental effects of transportation projects on those who have been historically underserved, especially in identified areas with concentrations of impoverished and/or minority populations.

FINDING: Limited public transportation and/or the lack of individual transportation make it difficult for people experiencing homelessness to access needed services. Transportation is critical to holding down a job, getting to school, keeping service appointments, and many more aspects of daily life. Allowing shelters in all the residential, commercial and mixed-use districts will open up more locations that have convenient access to transportation infrastructure as well as to nearby employment and public and community services.

The amendments will allow permanent and temporary shelters in the City of Bend, except in the General Industrial (IG) plan designation, to help address homelessness.

The standards for permanent shelters require the construction of public improvements, including sidewalks, in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:

- The development must have frontage or approved access to a public or private street, but is exempt from the transportation improvement standards of BDC 3.4.200 for street improvements. This exemption does not include sidewalks. Any transportation improvements proposed by the applicant must comply with applicable standards of BDC 3.4.200.

The Sounding Board recommends that the Council develop a fund to help pay for the required public improvements, including sidewalks.

Therefore, applicable policies in Chapter 7 have been met.

Chapter 8: Public Facilities and Services

Goals

Adequate public facilities are the key to efficient and stable urban development. The goals below provide general guidance for maintaining and improving the level and quality of urban services as growth occurs in Bend. The citizens and elected officials strive:

- To have public and private utility systems provide adequate levels of service to the public at reasonable cost;
- For new development to pay its fair share of the cost of major facilities needed to support development.
- To ensure that public services will not negatively impact the environment or the community.

FINDING: The expanded allowances for shelters will increase the availability of safe and healthy options for the large number of people currently without access to adequate shelter, many of whom are living in unauthorized camps throughout the city. The amendments will provide opportunities for people to move to shelters where they will have access to water, hygiene and dignified sanitation. This will reduce the risks of human waste from unauthorized camps. The following will be required for permanent shelters:

Restroom. At least one toilet and handwashing station must be provided. Toilet and handwashing stations may be provided through the use of portable units, with a contract for service and/or dumping in place. Portable

units must not be located within setbacks and must be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Portable units must be located for easy access by pick-up/service vehicles. Any dumping of waste onto the ground or into the right-of-way is grounds for the City to cause immediate cessation of the use.

The Sounding Board recognizes the required improvements for water and sewer may be cost-prohibitive to the development of shelters and therefore recommends that the Council develop a fund to help support the required public improvements.

Sewer Collection Facilities

8-1 All new development within the City Limits should be connected to City sewer.

FINDING: Shelters will be required to construct the public improvements in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:

1. Multi-room and Group Shelters. The City sewer main must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater. All other provisions of BDC 3.4.400 for sanitary sewer improvements apply.
2. Outdoor Shelter. Sewer connections must be provided when required by the building code. Any proposed sewer systems must be sized to accommodate additional development within the area as projected by the Sewer Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications document. City sewer mains must be extended a distance sufficient to establish a standard perpendicular service connection into the property or 20 feet, whichever is greater.

Corresponding amendments to BC Title 15, Sewer will state that outdoor shelters are not considered new development and therefore will not need to connect to sewer, unless required by the building code and that no new on-site septic systems are allowed for outdoor shelters.

Water Facilities and Systems

8-18 Within the urban planning area, public and private water systems shall be consistent with City Standards and Specifications for construction and service capabilities.

FINDING: Shelters will be required to construct the public improvements in compliance with BDC Chapter 4.2, Site Plan Review, Minimum Development Standards Review and Design Review, and BDC Chapter 3.4, Public Improvement Standards except as follows:

1. Multi-room and Group Shelters. The City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection. All other provisions of BDC 3.4.400 for water service improvements apply.
2. Outdoor Shelter. Water connections must be provided when required by the building code. Any proposed water system must be sized to accommodate additional development within the area as projected by the Water Public Facility Plan, and must connect to existing facilities in accordance with the City's construction specifications as described in the City of Bend Standards and Specifications. If a water extension is required, the City water main must be extended a distance sufficient to establish a standard perpendicular connection into the property or 20 feet, whichever is greater. Water mains must be extended to and through the length of the property frontage when required for fire flow and fire sprinkler services and/or hydrants must be installed when required for site fire protection.

Storm Drainage Facilities and Systems

8-24 Due to the lack of a defined drainage pattern for most of the urban area, development shall, to the extent practicable, contain and treat storm drainage on-site. In instances where containing storm drainage on-site would not be safe or practicable, the developer shall enter into a formal and recorded arrangement with the City or a private party to adequately address the storm drainage off site such as a regional control.

FINDING: Shelters are required to comply with the Public Improvement Standards in BDC chapter 3.4, which requires compliance with Title 16, Grading, Excavation and Stormwater Management. Any proposed storm drainage public facilities must also comply with BDC 3.4.500, Storm Drainage Improvements. Construction of public improvements cannot commence until the City Engineer has approved all plans in conformance with the City of Bend Standards and Specifications.

Solid Waste Disposal

8-45 The city shall explore methods, including mandatory garbage service, to gain 100 percent disposal of waste at designated landfill sites and discourage the dumping of wastes on public and private lands.

FINDING: Trash receptacles will be required for Multi-Room, Group and Outdoor Shelters. The trash receptacles cannot be located within setbacks and they will need to be screened on at least three sides with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles will need to be located for easy access by trash pick-up/service vehicles.

Therefore, applicable policies of Chapter 8 have been met.

Chapter 9: Community Appearance

Goals

The purpose of including a community appearance section and policies in the *Comprehensive Plan* is to provide direction to significantly improve the appearance of the entire community, and especially in those high visibility areas along the commercial corridors. The community appearance section of this Plan has therefore been prepared in conformance with the following general goals:

- To make a concerted effort to improve the appearance of the community, particularly in the commercial, industrial and multi-unit areas;

FINDING: Permanent shelters will be required to comply with the design standards of the corresponding zoning district and the design standards of any applicable special plan district (Northwest Crossings, COCC, Medical District, Juniper Ridge Overlay Districts and Bend Central District), refinements plan (Dean Swift and Murphy Crossing), area plan (Southeast Area Plan) or master plan (Stone Creek, Discovery West, Petrosa, Treeline, Easton and Stevens Ranch). The design standards will help contribute to the appearance of the area the shelter is located in.

9-8 The city values design review for all development in the community with the exception of single-unit houses and duplexes.

FINDING: Permanent shelters will be required to comply with the design standards of the corresponding zoning district and the design standards of any applicable special plan district, refinements plan, area plan or master plan. Design standards vary and include, but are not limited to, transparency (window percentages), building and front door orientation, building mass (building offsets, projections, detailing, change in materials or similar features), building materials and colors, and weather protection.

Therefore, applicable policies of Chapter 9 have been met.

Chapter 11: Growth Management

Goals

The following goal statements describe the future urban form and growth aspirations of the community and serve as the foundation for policy statements in this chapter. The citizens and elected officials of Bend wish to:

- Use Bend's existing urban land wisely, making efficient use of land inside the boundary, with infill and redevelopment focused in appropriate areas within the Central Core, along transit corridors, and in key opportunity areas (see Figure 11-1);

FINDING: During the UGB Remand planning process (2014 to 2016), the City evaluated the efficient use of existing urban land through the lens of "opportunity areas". Opportunity areas are locations within the City that are appropriate to focus new growth because of their location, zoning (existing or planned), amount of vacant or underdeveloped land, and/or proximity to urban services. The Bend Central District is one of the opportunity areas. The purpose of the Bend Central District is to provide for a wide range of residential, commercial and office uses throughout the District that result in a walkable, diverse mixed-use district. The amendments will permit shelters outright in the Bend Central District, except in the General Industrial (IG) zoned properties in the South Subdistrict. Shelters located in the Bend Central District will have good access to services and employment.

Therefore, the amendments satisfy Chapter 11.

Based on the findings stated above, the amendments are consistent with the applicable Bend Comprehensive Plan Goals and Policies.

3. The applicant can demonstrate a public need or benefit for the proposed amendment.

FINDING: The federally-mandated Point-In-Time count, coordinated by the Central Oregon Continuum of Care, the Homeless Leadership Coalition, identified 1,099 people experiencing homelessness in Central Oregon in January 2021 (Deschutes, Crook and Jefferson Counties). This represents an increase of 13.49% over 2020, and 40% increase from 2018. 824 people, or 74% of those counted in 2021, were unsheltered, meaning they were living in places not meant for human habitation (i.e., car, outside, on street or public lands, in abandoned building, etc.). Statewide, looking at numbers from the 2020 Point-In-Time Count, the U.S. Department of Housing and Urban Development found that Oregon has the fourth highest per capita rate of people experiencing homelessness (35 in 10,000), and is tied for second for the rates of people who were living unsheltered (61% statewide).

The amendments create policies and code to allow different types of permanent and temporary shelters for those experiencing houselessness by removing barriers. The amendments will allow permanent shelters in all plan designations except General Industrial (IG). The amendments will allow temporary shelters for emergency situations lasting 180 days or less, and they will allow residential properties to temporarily accommodate people who lack housing in an RV or manufactured dwelling through a Hardship Housing permit. There is a public need and benefit for the proposed amendments since they will help provide a safe place for those experiencing homelessness. Therefore, the amendments to the BDC meet this criterion.

4.6.500 Record of Amendments.

The City Recorder shall maintain a record of amendments to the text of this Code and the land use districts map in a format convenient for public use.

FINDING: In the event the amendments are adopted by ordinance, the City Recorder will maintain a record of the amendments and the revised provisions will be included as part of the Bend Comprehensive Plan and BDC available to the public on the City's website.

4.6.600 Transportation Planning Rule Compliance.

When a development application includes a proposed comprehensive plan amendment or land use district change, or both, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060.

FINDING: The new text amends the BDC which is a functional component of the Bend Comprehensive Plan and is an amendment to a land use regulation as noted in OAR 660-012-0060. The amendments are not tied to any one development application and do not affect the functional classification of any street. These amendments do not change allowable uses or change regulations that result in the generation of additional vehicle trips beyond the density and uses currently allowed in the zoning districts; therefore, the amendments will have no measurable impacts on the amount of traffic on the existing transportation system. Because of this, the text amendments do not cause a "significant effect" under ORS 660-012-0060.

V. CONCLUSIONS:

Based on the above Findings, the Bend Comprehensive Plan and BDC amendments meet all applicable criteria for adoption.

VI. RECOMMENDATION:

The Planning Commission recommends approval of the amendments to the City Council.



CITY OF BEND

TO: SOUNDING BOARD TO HOUSE OUR NEIGHBORS

FROM: SUSANNA JULBER, SNR. PROJECT & POLICY ANALYST

DATE: NOVEMBER 5, 2021

RE: OVERVIEW OF STORYMAP/SURVEY RESULTS

This memo summarizes the preliminary results from the StoryMap survey on the proposed Shelter Code amendments. Over the three-week period the survey was open to the public, 868 people completed the survey, with roughly 175 also providing comments via email to the City Council and Planning Commission. Hopefully this summary and the information gleaned from the survey will assist you in forming your final recommendations on the Shelter Code package to staff.

Interesting points about the survey respondents: Most of the responses came from residents who live in NW Bend (25%, followed by NE Bend at 20%), have lived in Bend over twenty years (29%), own their home (75%), and who have a college (36%), or a graduate or professional degree (35%). Most of the respondents are between the ages of 35 and 54 (36%), 24% identify their income as between \$75,000 and \$150,000, and roughly half of respondents identify as white. Only 19 people (2%) that make less than \$25,000 annually responded, and only 2 people that identify as currently being homeless took the survey.

I will be completing additional analysis of the results in the next few days, and also sending you all of the comments received in the survey as an appendix, as we received over 3000 comments. In the following pages I've presented the survey data, and tried to summarize some of the major themes in an unbiased way, but it is important that you read the comments received and make your own interpretations as you formulate recommendations. Hopefully this will all help you as you make your recommendations at our next Sounding Board meeting on November 10. Thank you again for your time on this project.

Group Shelters

- 1. How much do you agree with the Sounding Board's recommendation to allow the maximum number of beds for Group Shelters to be determined by building code and underlying Zoning District requirements?**

<u>Agree</u>	<u>183</u>	<u>21%</u>
<u>Strongly Agree</u>	<u>109</u>	<u>13%</u>
Neutral	113	13%

<u>Disagree</u>	<u>72</u>	<u>8%</u>
<u>Strongly Disagree</u>	<u>351</u>	<u>40%</u>
<u>No Response</u>	<u>40</u>	<u>5%</u>
Total	868	100%

Summary of “please explain” responses (See appendix for full text of comments). In general, people who commented in agreement supported using the building code to guide occupancy levels in Group Shelters. There were a number of comments that were unrelated to the Shelter Code amendments, but geared more towards philosophical differences in providing help for the houseless in general. Several noted that providing shelters at all in residential districts would have negative outcomes for the neighborhoods.

“Group homes should be limited in size, and should not be allowed in all zoning districts; Group homes should be located in zoning districts that are appropriate for the high density and in areas where appropriate services are available. As stated, the development code would not set a maximum number of beds for Group Shelters (similar to the City’s existing regulations for hotels, etc.), however existing regulations are established for a very different land use and density of occupants. In the noted “similar” examples, the occupants do not regularly spill into the adjoining neighborhood on a daily basis, but are self-contained, this is not the case with a Group Home, and the unique impacts of a Group Home should be assessed”.

- Roughly 133 comments for agree/ strongly agree supported use of the building code for group shelters, noted more flexibility because of COVID, harsh weather, and needing to abide by safety provisions such as fire codes. There was general support for building codes to determine group shelter numbers: *“Seems to be the easiest path forward and is consistent with existing codes.”*
- Roughly 280 comments from those who disagreed/ strongly disagreed suggested not allowing shelters in residential zones *“putting shelters near residential neighborhoods reduces property values”*, general disregard for those experiencing houselessness, *“build it and they will come”* sentiments, opinions that just providing shelters will not cure the houselessness problem, and the desire to not use public funds to support the houseless.
- 53 Neutral comments noted the need for more information, or difficulty understanding the proposal for lay people. Additionally, comments asked why shelters were limited in HI zoning districts, the need for more information, and suggested barring shelters from residential zoning districts: *“Keeping people from freezing to death is a reasonable ethical bar to meet but these shelters should not be in residential neighborhoods”.*
- Several comments noted the difficulty in negotiating the survey, while several noted the positive experience of providing feedback.

2. The Sounding Board’s recommendation for Group Shelters is for parking to be provided at a ratio of 0.25 spaces per bed (1 parking space for every 4 beds). Do you agree with this recommendation?

<u>Agree</u>	<u>135</u>	<u>16%</u>
<u>Strongly Agree</u>	<u>42</u>	<u>5%</u>
<u>Neutral</u>	<u>187</u>	<u>21%</u>
<u>Disagree</u>	<u>121</u>	<u>14%</u>
<u>Strongly Disagree</u>	<u>346</u>	<u>40%</u>
<u>No Response</u>	<u>37</u>	<u>4%</u>
Total	868	100%

Summary of “please explain” responses: These responses were a bit mixed, because many people admitted not being familiar with parking requirements, but in general commenters supported more off-street parking where possible. With low-barrier shelters, people noted that many houseless people do not own or have a need for a car, but need a safe place for bicycles. Some of the “agree/disagree/neutral” comments were co-mingled, and many were off the topic of parking and more related to not accommodating houseless individuals at all.

“Although some houseless people have no vehicle, it seems like there needs to be more parking since some houseless folks have a larger vehicle (vans, RVs etc. I feel the footprint needs to be larger to accommodate trash bins, shower truck, medical RV etc.”

- Roughly 175 comments for agree/ strongly agree, and generally noted that this amount of parking seemed adequate, with some hesitation because of the technical nature of this question.
- Roughly 293 comments from those who disagreed/ strongly disagreed suggested more parking, to accommodate different needs and to provide parking for volunteers and service providers.
- 84 Neutral comments noted the need to re-evaluate any requirements after a few years, that shelters should be sited close to transit, and that more like 0.5 spaces/ bed may be a more appropriate ratio.
- Several comments noted the difficulty in negotiating the survey, and some commenters expressed frustration with the questions.

Multi-Room Shelters

In general, the results for multi-room shelters indicate that respondents may support less rooms in the lower density residential zoning districts than the draft code currently proposes.

- 3. The Sounding Board is recommending that a maximum of 24 bedrooms/acre be allowed in the RL District. For perspective, on a 10,000 sf lot that would mean a maximum of 6 bedrooms. Do you agree with this recommendation, or should there be less or more bedrooms allowed?**

Agree	138	16%
Less	418	48%
More	62	7%
Not Sure/ Need More Information	185	21%
No Response	65	7%
Total	868	100%

- 4. The Sounding Board is recommending that a maximum of 43 bedrooms/acre be allowed in the RS District. For perspective, on a 10,000 sf lot that would mean a maximum of 10 bedrooms. Do you agree with this recommendation, or should there be less or more bedrooms allowed?**

Agree	111	13%
Less	484	56%
More	40	5%
Not Sure/ Need More Information	162	19%
No Response	71	8%
Total	868	100%

- 5. The Sounding Board is recommending that a maximum of 45 bedrooms/acre be allowed in the RM-10 District. For perspective, on a 10,000 sf lot that would mean a maximum of 11**

bedrooms. Do you agree with this recommendation, or should there be less or more bedrooms allowed?

Agree	111	13%
Less	479	55%
More	41	5%
Not Sure/ Need More Information	161	19%
No Response	76	9%
Total	868	100%

6. The Sounding Board is recommending that a maximum of 130 bedrooms/acre be allowed in the RM District. For perspective, on a 10,000 sf lot that would mean a maximum of 30 bedrooms. Do you agree with this recommendation, or should there be less or more bedrooms allowed?

Agree	99	11%
Less	512	59%
More	27	3%
Not Sure/ Need More Information	153	18%
No Response	77	9%
Total	868	100%

7. The Sounding Board is recommending that a maximum of 258 bedrooms/acre be allowed in the RH, Commercial, Light Industrial, Public Facilities, and Mixed-Use Districts. For perspective, on a 10,000 sf lot that would mean a maximum of 59 bedrooms. Do you agree with this recommendation, or should there be less or more bedrooms allowed?

Agree	145	17%
Less	468	54%
More	30	3%
Not Sure/ Need More Information	150	17%
No Response	75	9%
Total	868	100%

8. The Sounding Board's recommendation is for parking for Multi-Room Shelters to be provided at a ratio of 0.25 spaces per bed (1 parking space for every 4 beds). Do you agree with this recommendation?

Agree	114	13%
Strongly Agree	15	2%
Neutral	182	21%
Disagree	150	17%
Strongly Disagree	345	40%
No Response	62	7%
Total	868	100%

Summary of “please explain” responses (See appendix for full text of comments):

- Roughly 44 comments for agree/ strongly agree, generally noted that this amount of parking seemed adequate, as shown by the Bethlehem Inn, and others noted the need for more parking.
- Roughly 291 comments from those who disagreed/ strongly disagreed suggested more parking, and again, not having shelters in residential districts. Commenters noted the need for a person to have a car in Bend, and that many houseless people are in transition and need a vehicle.
- 64 Neutral comments noted the need to re-evaluate any requirements after a few years, that shelters should be sited close to transit and services. Some asked upon what data the suggested parking requirements were based.
- Several comments noted the difficulty in negotiating the survey, and some commenters expressed frustration with the questions, along with generally off-topic comments.

Outdoor Shelters

9. The Sounding Board's recommendation is to base the maximum number of spaces for an Outdoor Shelter on a formula of 1 site/unit for each 1000 sf of property. For example, a 10,000 sf lot could have a maximum of 10 campsites or units, while a one-acre site could have 44 campsites or units. Do you agree with this recommendation?

Agree	118	14%
Strongly Agree	31	4%
Neutral	91	10%
Disagree	134	15%
Strongly Disagree	446	51%
No Response	48	6%
Total	868	100%

Summary of “please explain” responses (See appendix for full text of comments): In general, people had a hard time answering this question because it was too technical, or because they needed more detail on how Outdoor Shelters would be managed. Some noted that the basic formula seemed reasonable, while others noted that 43 sites on a parcel within a residential neighborhood is just way too many (especially if families are staying there), and so much depends on the surrounding character of the neighborhood. Many comments were off the topic of the Shelter Code.

“This seems dense for outdoor camping. Many Bend lots are only ~5,500sf and that would allow five tents. That many tents at a campground can be loud and impact neighbors. I’m fine with that density for permanent enclosed units.”

- Roughly 58 comments for agree/ strongly agree, and generally noted the proposed ratio made sense and is a reasonable formula, although some thought 43 units or sites would be difficult to manage.
- Roughly 356 comments from those who disagreed/ strongly disagreed noted the demise of neighborhoods, that densities were too high, that trash and bad behavior would ensue as a result of Outdoor Shelters, and then conversely, that more sites could be accommodated.
- 41 Neutral comments noted the need to re-evaluate any requirements after a few years, and that the information provided was incomplete and hard to visualize.
- Several comments noted the difficulty in negotiating the survey, and some commenters expressed frustration with the questions.

10. Do you agree with this recommendation, or should there be less or more sites allowed in the Residential Zoning Districts?

Less	676	78%
More	47	5%
Not Sure/ Need More Information	100	12%
No Response	45	5%
Total	868	100%

11. Do you agree with this recommendation, or should there be less or more sites/units allowed in the Commercial Zoning Districts?

Less	462	53%
More	193	22%
Not Sure/ Need More Information	161	19%
No Response	52	6%
Total	868	100%

12. Do you agree with this recommendation, or should there be less or more sites/units allowed in the Light Industrial Zoning District?

Less	430	50%
More	229	26%
Not Sure/ Need More Information	160	18%
No Response	49	6%
Total	868	100%

13. Do you agree with this recommendation, or should there be less or more sites/units allowed in the Mixed-Use Zoning Districts?

Less	579	67%
More	86	10%
Not Sure/ Need More Information	156	18%
No Response	47	5%
Total	868	100%

14. Do you agree with this recommendation, or should there be less or more sites allowed in the Public Facilities Zoning Districts?

Less	522	60%
More	123	14%
Not Sure/ Need More Information	177	20%
No Response	46	5%
Total	868	100%

15. The Sounding Board's recommendation is for parking for Outdoor Shelters to be provided at a ratio of 0.5 spaces per each 16 units, with 0.33 parking space per unit for each additional unit above 16. Do you agree with this recommendation?

Agree	79	9%
Strongly Agree	11	1%
Neutral	192	22%
Disagree	99	11%
Strongly Disagree	421	49%
No Response	66	8%
Total	868	100%

Summary of “please explain” responses (See appendix for full text of comments):

- Roughly 28 comments for agree/ strongly agree, which noted that the ratio seemed adequate, rational, but that there may need to be additional parking in Outdoor Shelters, that codes be enforced for safety and unsightly abandoned vehicles, and that the existing service providers know the appropriate amounts. Comments also noted the value of “tiny houses” for the houseless, that the parking seemed adequate as long as located near transit and services, and that adjustments may need to be made along the way. *“That sounds like sufficient parking”*.
- Roughly 291 comments from those who disagreed/ strongly disagreed noted that this was not enough parking to prevent overflow, that even one spot per site may be more appropriate, that many of these will be oversized vehicles, and generally were not supportive of Outdoor Shelters.
- 61 Neutral comments noted that they didn’t have expertise to advise on this topic, that the proposed ratio of parking was a good place to start, and that it would depend on the size and type of vehicles. *“Still seems like it is going to be massively overcrowding with this ratio. So for 44 people on an acre, would be 17 vehicles or so along with that?”*
- Several comments noted the difficulty in negotiating the survey, and some commenters expressed frustration with the questions, and many were off-topic of code amendments and oriented towards not accommodating houseless people in general within the Bend city limits.

Hardship Shelters

16. Do you agree with the Sounding Board's recommendation for Hardship Shelters and the concept of allowing them within a driveway of a residence?

Yes	174	20%
No	668	77%
No Response	26	3%
	868	100%

17. Are you supportive of the one-year limit for Hardship Shelters, with an opportunity to renew for up to two additional years?

Yes	176	20%
No	653	75%

No Response	39	4%
Total	868	100%

Demographic Questions

18. How many years have you lived in Bend?

Less than 5	112	13%
5-9	180	21%
10-19	223	26%
Greater than 20	249	29%
Prefer not to say	62	7%
No Response	42	5%
Total	868	100%

19. Are you currently houseless, or do you rent or own your home?

Currently Houseless	2	0%
Own	654	75%
Rent	69	8%
Prefer not to say	93	11%
No Response	50	6%
Total	868	100%

20. Do you live in the Northwest, Southwest, Northeast, or Southeast area of Bend? Please use the location where Highway 97 and Colorado Avenue meet as a reference point to divide the city into quadrants.

Northwest	214	25%
Southwest	106	12%
Northeast	177	20%
Southeast	152	18%
Prefer not to say	171	20%
No Response	48	6%
Total	868	100%

21. What is your age?

18-24	1	0%
25-34	58	7%
35-54	309	36%
55-64	139	16%
65 or greater	173	20%
Prefer not to say	138	16%
No response	50	6%

Total	868	100%
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22. Highest Level of Education

College Degree	313	36%
Graduate or Professional School	304	35%
High School Diploma	24	3%
Prefer not to say	114	13%
Some College	65	7%
No response	48	6%
Total	868	100%

23. Do you describe your gender as:

Female	333	38%
Male	295	34%
Non-Binary	14	2%
Other	4	0%
Prefer not to say	165	19%
No response	57	7%
Total	868	100%

24. Which category best describes your 2019 gross household income, before taxes? Remember to include everyone living in your household. Your best estimate will do.

Less than \$25,000	19	2%
\$25,000-\$50,000	63	7%
\$50,000-\$75,000	96	11%
\$75,000-\$100,000	103	12%
\$100,000-\$150,000	103	12%
Greater than \$150,000	88	10%
Prefer not to say	338	39%
No response	58	7%
Total	868	100%

25. Which of the following best describes your race or ethnicity?

African	4	0%
Asian/ Pacific Islander	16	2%
Black/ African American	16	2%
Hispanic/ Latino	37	4%
Middle Eastern/ North African	6	1%
Native American/ American Indian	10	1%
White/ Caucasian	415	48%
Other	25	3%
I'm not sure	11	1%

<u>Prefer not to say</u>	<u>272</u>	<u>31%</u>
<u>No response</u>	<u>56</u>	<u>6%</u>
Total	868	100%

Appendix A: Shelter Code Survey Unedited Comments, Group Shelters

Please explain your answer: Group Shelters, "How much do you agree with the Sounding Board's recommendation to allow the maximum number of beds for Group Shelters to be determined by building code and underlying Zoning District requirements?" (In order of surveys received):

- We need solutions to help get people off the streets.
- These types of group shelters will do nothing to address the homeless problem. It will just be another place for them to go....and when they can no longer stay there they will move on to another place.
- I agree to a certain extent but I feel this could turn into a disaster also. I agree with helping the houseless persons, I believe we need to be doing thorough background checks on all to not only determine if they could pose a danger to our community but also to determine whether they are truly trying to better themselves and get on their own feet and then do thorough follow through.
- **I'm not sure. On one hand I want the most people to be housed but I don't want it to be unsafe.**
- Other factors need consideration. Low barrier shelters bring undesirable elements and influences. They must be placed very carefully!!!
- **An a previous person who was employed in an administrative position for a county government, I know somewhat about the homeless situation. The homeless population was not as prevalent as it is here in Bend, though the city's population was similar to that of Bend. The city/county did not encourage providing homeless camping or campsites but did provide services when needed. It appears that Bend's city councilors/city manager encourages homeless camps which adds to the homeless population. The sayings, "Build it and they will come" applies in this situation.**
- Housing needs must be addressed in a comprehensive manner. Partnerships with vicinal neighbors is a key element. The proposed shelter flexibility is paramount to a successful program.
- Obviously the need is great and no solutions will be acceptable to all Bendites. The proposed types of shelter appear practical but I think there needs to be signed agreements with every person occupying a shelter outlining the rules, expectations and limitations of the shelter as well as clearly defined consequences that will be enforced for agreement breeches. Accepting responsibility is part of moving forward.
- Providing more shelter safely sounds like an excellent idea.
- When KTVZ does a poll and 90% of the people responding do NOT want any type of shelter for homeless whatsoever, the City is going against what the vast majority of residents want.
- There will never be enough housing in desirable areas for everyone that wants to live there. You cannot make someone's life better by making someone else give something up. Provide drug and mental health support, not housing for everyone who thinks they have a right to live anywhere they want.
- I firmly believe there should be no Group Shelters within the city limits.
- I'm confused by this question. Do you mean existing zoning or new zoning?
- I think COVID requirements are also important to follow. Also, we shouldn't be cramming people into shelters like this, so whatever the code says is probably what we should follow. I think a group shelter is the least appealing to the vast majority of un-housed folks.
- Without know exactly why these people are homeless, it is difficult to make any determination of shelter locations. Has there been any considerations to bring back boarding houses?
- We don't want these in our city!!!
- **No shelters in RS, RL, or RM-10 zoning.**
- No, just no.
- **Group homes should be limited in size, and should not be allowed in all zoning districts; Group homes should be located in zoning districts that are appropriate for the high density and in areas where appropriate services are available. As stated, the development code would not set a maximum number of beds for Group Shelters (similar to the City's existing regulations for hotels, etc.), however existing regulations are established for a very different land use and density of occupants. in the noted "similar" examples, the occupants do not regularly spill into the adjoining neighborhood on a daily basis, but are self-contained, this is not the case with a Group Home, and the unique impacts of a Group Home should be assessed.**
- **This fails to take into account the zoning area - i.e. a low density residential area would be the same as a light industrial area. At least that's what I am reading on the GS page.**
Unfortunately, there's not enough information given (the information provided here on this website is rather vague overall) to make a better informed decision. Give the information provided, I can't agree with this recommendation.
- Zoning district requirements don't adequately consider or address the impact that unique homeless needs will have on local neighborhoods and communities. Applying the current Bend zoning requirements is a square peg/round hole

Appendix A: Shelter Code Survey Unedited Comments, Group Shelters

approach to using rules/laws not intended for this purpose. This approach is disingenuous and the use of the current zoning requirements belies either a lack of candor or a lack of awareness by the "Sounding Board" in solving the homeless problem statement.

- How does this help our city in any way?
- **putting shelters near residential neighborhoods reduces property values**
- Show that these are displaced Bend residents and not simply those who want to take advantage of our new wealth of services.
- This is not an answer to a problem. We are a small city. My husband and I, homeowners taxpayers, prefer our taxes to serve our actual community residents and not van-lifers and meth heads.
- Bend is turning itself into a magnet for drifters. SF did the same in the 90s and I remember city parks carpeted in sleeping men. Many if not most of these drifters have personality disorders and substance abuse issues. Do you have plans to address this? I'm ashamed of the city council. Many of these men have abandoned children and partners and should go home to face the music instead of running away to a "cool" place that will allow them to conveniently steal from people who actually work for a living in order to obtain ready cash for cigarettes booze and drugs. Will the city council be reimbursing us or picking up their trash? This is a truly awful thing to do to people who made a life here by working for a living.
- **Group shelters do not appear to address the root of the problem. The 2nd St. shelter is not a model to replicate. The Family Kitchen downtown is also not working.**
- The City of Bend needs to prioritize helping people who are either working full time and not making enough to afford housing or are experiencing a problem that prevents them securing housing.
- For wages, there needs to be a comprehensive approach to increase wages in Bend. Bend needs to support and encourage family wage jobs. Locally owned businesses should be prioritized over large corporations.
- How we are using housing need to be assessed, like the 1100 vacation rentals. Real estate investors who are not living here and international investors.
- We need to reduce our resource use per capita throughout Central Oregon. It's difficult to build affordable housing when people are using labor and materials for a 10,000 sq. ft. house for two people. All of this needs to be part of the conversation.
- **People who are experiencing medical needs that prevent them from maintaining housing need to be provided medical help in a comprehensive way that includes housing for them.**
- My concern is the codes will change to accommodate more people in a small area.
- To begin, a Group Shelter is not an appropriate land use for residential zones and will serve to adversely reduce property values for existing owners. However, if a decision is made to permit Group Shelters in residential zones, then such shelters must be subject to "high barrier" (not "low barrier") requirements to maximize the health, safety and well being of all in the residential neighborhood. Further, a Group Shelter is a unique land use that should be subject to maximum bed limits and strict oversight and regulation. It is not analogous to hotels, motels, schools or hospitals, as suggested on the City's "Houseless in the City of Bend" website. The referenced residential-oriented uses (hotels and motels) routinely have stand-alone occupancy units, whereas a Group Shelter would locate multiple beds in a shared space. Schools and hospitals also are highly distinguishable and highly regulated land uses, thereby not providing a readily transferable analogy. As a result, a maximum bed count must be imposed and monitored by the City.
- **I think use of a building as a shelter should be consistent with all other legal uses, driven by such things as fire marshal safety and not by bias against use as a shelter.**
- **I believe there should be "exceptions" when weather or other circumstance creates a greater need.**
- **Seems to be the easiest path forward and is consistent with existing codes.**
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- I think homeless housing should always be TEMPORARY. It's not the taxpayers job to house people permanently, but rather give them a safe space to regroup and get a job to secure housing.
I am ONLY in support of city funded/managed shelters if current public and private land trespassing laws are enforced by Hummel and the courts. This will not do us any good to allow the violation of current trespassing laws and give more free housing. The law needs to apply to everybody, not just where our district attorney feels is appropriate. This will never go away if you incentivize, and do not enforce current laws.
- limit beds not dependent on code
- **Given that the shelter is the most basic option to get people off the streets, it would make sense to make these as high density as reasonable. I would even see if you can get exemptions for the building code limits for temporary needs. I**

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have serious questions about utilizations, however. The point in time survey on Jan. 20, 2021 showed that there were only 275 individuals housed, but we purportedly have a bed capacity of 600. That is only about 40% utilization. If this is accurate, then it might not matter how many shelter beds you build if you have no incentives/enforcement to actually get people to use them.

- Making exceptions will lead to a complicated and confusion on what is acceptable where. Using current zoning or make changes to current zoning before making exceptions
- **Believe a maximum number should be set for all group shelters, i.e. 70 to 100 with no more than 3 of this size allowed in the city.**
- How are you going to manage this. Are the homeless treated for drug addiction, and is this going to be a place where illegal can be used? Do these residents have to meet some requirements to stay there. First and foremost there is a large percentage of the homeless are drug dependent and this is the first course of action to get them on the road to provide for themselves and have them become a contributing citizen. Mental health issues are really hard to address and getting them the help they need will really be a challenge. What are the plans for them? We are not addressing the root problems, providing them with housing would be considered only after the assessments of the homeless person have been addressed and had some sort of measurement. Portland Oregon, has 2.2% of the population of Texas... But 25 times the number of homeless per capita. What is the City of Bend goals for the homeless, we encourage them to come here, provide for them, what is the end game?? Bends goal should be that we do not need to house so many people. I am afraid that Bend has become a welcome mat for the homeless, and is wanting to be just like Portland, so sad. Bill Colton 503 423 7883 billcolton@comcast.net
- **Building codes should determine the number of people in a building regardless of it being a group shelter or not. If the building code allows "xx" people, then that is the code. Housing homeless should not change said code. I believe this is what you are asking. However, aside from the existing homeless shelters in town, City of Bend should not spend more tax payer dollars to house homeless. Instead, increase social workers pay and have them lead the conversations of eviction with police there as support.**
- You have a problem with criminals and vagrants embedded with others, and this is inviting them in. You seem to be more than happy that they are shooting heroin in front of our kids, organized theft rings happening on every street corner. I no longer feel safe to walk in this little town. It is downright frightening. Citizens are paying the price for your grand social experiment. They are not from here, either. They are arriving in droves to take advantage of our once beautiful town. I would like my taxes to reflect the absolute filth we now live in, thanks to your ultra liberal policies than help NO ONE.
- Creating an environment that promotes Bend as a destination for homeless populations is not a long-term solution. Yes, many people have become homeless through no fault of their own — helping people that want to succeed should be the priority. Some are homeless by choice. Crime and vagrancy tend to follow growth in homeless populations. Creating space (invitation) to come to Bend as homeless will lead to diminished quality of life for all residents.
- **Sticking with current building codes and zoning regulations is the simplest way to include group shelters in the mix of housing options. No need to re-invent the wheel or add complexity to the granting process.**
- Full disclosure, I'm on the sounding board so I'm supportive of all the proposed changes. You did a great job on the Map!
- **The building code was/is designed for property owners. The people in these shelters will not own the space and do not have the accompanying investment in the area.**
- Homelessness should not be encouraged by providing maximum services.
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- **I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.**
- I am against any Group Shelters in the City of Bend or surrounding areas in Deschutes County
- There isn't enough information to make this sound safe.
- Look at the area around Shepherd's House. It is unsafe to the public.
- **You are basing it solely on the above criteria only—you have to factor in its proximity to public/private schools and day care centers as well as the proximity of current providers for the homeless.**
- **Do not understand why any shelters would not be allowed in Heavy Industrial Areas. Those areas would have the least amount of conflict with local homeowners and there may be industrial warehouses that could be easily converted to Group Shelters**

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- This solution will do little to address the underlying issues which are driving the homeless population. Your job as elected representatives is to execute the wishes of the community who elected you. This plan in no way represents the overwhelming majority of this community. If you don't believe this put these issues on the ballot and let all voters speak directly
- **this makes logical sense and won't be arbitrary, so easier to defend against the naysayers.**
- the maximum number of beds needs to be based on existing buildings available to temporarily house those who are houseless. We should not be expanding these resources beyond what Bend currently offers.
- This whole plan to change zoning to accommodate houseless people is just going to invite more houseless people to Bend.
- **Feels like the maximum allowed shouldn't be the goal.**
- The sounding board does not include representatives of the neighborhoods in Bend where you propose these facilities !!! The facilities should not be dispersed throughout the city which will spread the known problems, homeless people should be housed in bigger facilities that can be supervised.
- You are going about this all wrong! No one is happy when they are houseless. This is a terrible time in the shadow of the pandemic when homelessness has peaked. Your solution makes homelessness a permanent part of Bend. Instead, you should be looking at ways to solve the crisis: more large, affordable housing apartments, better public transit between Redmond and Bend, drug rehab services, health clinics and support for nonprofits like Bethlehem inn that help people get back on their feet. The end goal shouldn't be more places for homeless people to live and be miserable. Every one of those shelters sounds miserable. The goal should be help and support for people to get back on their feet!
- If you built it, they will come. . .
- with continuing to appease the homeless more will be attracted to the area. homelessness of most of these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- I strongly disapprove of open shelters, managed camps, or hardship shelters in residential areas.
- We need economically and safety focused, sensible, but not luxurious, solutions. Placing the homeless in established residential neighborhoods reflects poor judgment for a Bend residents, particularly the young. Such facilities should be available on a temporary only basis to encourage a transition to responsible citizenship lifestyles.
- **The building codes are put in place for the safety and protection of owners and renters. The homeless don't respect littering laws or the laws about where they can stay. Why does the City believe that, in spending a large sum of public money (i.e., MY MONEY) the homeless will respect the regulations asked of them. I don't want our women and children freezing to death, but we should not be making believe these people are redeemable.**
- Regardless of zoning, where is the involvement of the existing community in the process? Each existing community is going to have different needs and concerns regarding a new shelter. These may be homeowners, renters, small business owners, large businesses, etc.
- I am concerned that the east side of Bend will be home to all shelters.
- I don't think the zoning district is qualified to make that determination. Basically not their area of expertise!
- I haven't educated myself enough on this subject to have an opinion.
- I strongly disagree with increasing the ability to create homeless shelters in various zones. As a homeowner with two full time employees my family already has tremendous struggles with funding ourselves. Increases city services (i.e. taxes) for the poor and homeless is an inappropriate burden for working individuals struggling to sustain the inflation burden in our current marketplace. Actions such as this will push working individuals out of this great town creating further gaps in our working market. I myself work at the hospital which is in dire straits to keep our community safe and actions such as this drive out hard working individuals as they do not support such actions.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- I think there are too many factors to answer.
- What you are doing isn't helping those that are truly in need. If you open it up you are sending the message to many others that if you come to Bend you will be taken care of. How is that helping the 10-15 percent that truly need help and are willing to make a change?
- I don't think that decision should be made by them alone

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- Zoning doesn't matter - If there is no 'sober' rule - most residents will ignore the minimum resident requirement and these shelters become nothing but drug houses and filthy camps where those living there just throw trash, drug paraphernalia, automobiles and other accessories into the streets and parking lots - Hunnel road is an example. Who is going to police this?
- **I think that the more densely we can build shelters, the less opportunity for combative coming members to complain and the better we can provide shelter to the houseless in our community. I think this should be a priority for the city and am happy to see my tax dollars used to provide a warm bed for all of our neighbors, regardless of situation. Housing first should be a priority.**
- **It is important that these shelters are placed strategically in our community-where bus routes go and where there are good bike lanes and sidewalks and that services including grocery stores are nearby. Please don't put them all on the east side.**
- Maybe nothing wrong with getting a meal/bed at night, then a take away breakfast in the morning during cold weather. But what do these people do for the 11 or so hours that they are not sheltered. Seems like it would be good to stop enabling the frequent fliers and have them collect trash, weed city flower beds etc. Some sort of accountability should be required. I've seen a number of able bodied men between the ages of 20 and 50 just hanging out. Of course, mental illness and substance abuse make it nearly impossible to join society and contribute in a responsible way.
- The so called non profits in California have made a lot of money off the backs of the homeless, millions per year. In Escondido, Ca Interfaith has a thriving business model and has been able to purchase multiple motels with CASH to grow their business. I see Bend headed this same way. They pretend to care, but it's all about the money.
- I don't believe you should provide anything for these people. They are not from Central Oregon and are moving in at an alarming rate. They are not employed and are not even looking for work, just looking for handouts. I was born and raised in Central Oregon, I have lived and worked here my entire life. I see the same people year after year standing on the street corner begging for handouts when every business in town has a help wanted sign in it!
- you people are idiots and don't represent the community.
- The criteria seem reasonable and documented by knowledgeable sources.
- This is not a straight question because our law makers are talking about changing zoning in most areas and I would be curious if this includes the most affluent neighborhoods? why should some neighborhoods be subject and others not?
- **I feel this question is not clear to your everyday citizens of what this really means.** I wrote Disagree because if you are not transparent with the question, at least explaining what a "building code" is and what particular zoning district, this question can't be valid. How much is "the maximum"? be transparent with these questions pretending we are all dummies, like you're explaining it to a 1st grader.
- **There should be an upper bound of 100 beds in a single facility. A huge facility would not be appropriate in every location. You did not provide the maximum capacity for each zoning type.**
- **These types of developments are inappropriate for residential zones. They need to be co located with social services and employment centers.**
- Your destroying Bend! Move to Portland, San Francisco, Seattle if you think this is good idea, it has already destroyed those city's.
- I think you are over simplifying this issue if you're only looking at building codes. I think it is necessary to take in the established surrounding area and infrastructure and I think to base it solely on building codes is poor planning and insufficient.
- **I do not know enough about the zoning regulations to make an informed decision.**
- **Seems reasonable as long as everything is managed and clean and safe for other neighbors**
- We do not need to advocate or encourage homeless people to be accommodated in Bend.
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- There is more to it than zoning and building code.
- **I don't know if the building codes would legally allow a person or persons entry when they may be desperate for shelter in incimate weather, so I would be inclined to allow the shelter managers to make that decision. I would not want some stupid "code" to deny someone shelter.**

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- No more free rides
- **Do not believe shelters or camps should be allowed in residential areas. It is not fair to burden tax paying residents with this type of housing. Shelters Like Bethlehem are appropriately located in business areas. Alternately outside of town would be OK.**
- **Zoning should be irrelevant. House people. Save lives.**
- The lead up to this questionnaire has not provided any data supporting the sounding board's recommendation. I might strongly agree if there are supporting data behind the recommendations.
- Mixed homeless people within other areas of community brings other problems with them: Mental health, Drugs, Criminals
Should not be in neighborhoods with children and protected private communities.
- I do not feel that majority of the people living in the homeless camps are actually looking for jobs and saving money for the upfront and continual costs of permanent housing.
- Nearly every business in town is scrambling for employees and yet there are still people going through our neighborhood trash cans looking for recyclables and other items and the number of camps seems to be increasing.
- IMO if city funded camps or other forms of living situations materialize then more homeless people will be drawn to the area. I grew up in Seattle (1982-2004) and have lived in Bend from 2004-present, during this time and on subsequent visits I have witnessed the homeless population in Seattle explode with negative ramifications for the general population of the city coming to fruition through increased crime and loss of public spaces (camps in parks making it unsafe and unappealing to visit). This is happening in Bend as we speak and we need to figure it out before the quality of life for the general population is negatively impacted for the sake of a few.
- I consider myself a fairly empathetic person but I believe that actions have consequences and we need to be personally responsible for the outcomes that may arrive. If you drive drunk you may get a DUI that you are responsible for. If you get pregnant or get someone pregnant you are responsible. If you are homeless then you are responsible. You need to assess your past decisions and determine a sustainable path forward. I'm all for helping people but in the present reality based on current and projected real estate models it doesn't seem possible for a majority of the homeless population to have the means to secure and maintain housing. I have had a few friends that have had to move away from Bend because of increased living costs even though they had fairly well paying jobs and no criminal record.
- Building code and underlying zoning district requirements need to be provided in the above question for each individual to be able to provide a fair and honest answer to this question. Disclosing all info in order to allow each citizen to provide their best answer.
- Most members of the public are not aware of zoning regulations, so this is a deceptive way to ask for input without giving the public an accurate sense of what you're asking.
- Group Shelters should be done near the County level near the Deschutes County Fairgrounds and NOT IN BEND.
- The City needs to reduce homelessness not encourage it. The lessons learned in almost every case study of other cities is that the problem only grows when shelters, food and other services are provided. Look at the on and off ramps of the overpass, the streets adjacent to Lowes - this is ruining Bend. I have lived here for 20 years and I am sick that this has been allowed to happen. Don't show me a sign that says need help when every business in town has help wanted signs. The management of the City of Bend has their heads in the sand and has mismanaged this issue and apparently will continue to do so.
- Crime, drugs, not healthy for our community.
- **I recognize the need for as many beds as possible but it should not be at the sacrifice of fire-marshall-established safety parameters. Dignity comes in applying the same safety measures for all and not lowering standards just because someone is homeless.**
- **Group shelters necessary for bad weather for the unhoused.**
- **The zoning code was not designed to determine the number of group shelter beds. This is a unique site specific question. The zoning code is the wrong tool.**
- Shelters should NOT be allowed throughout Bend. Spreading homelessness throughout Bend is a poor decision that will yield regret for years to come. How many shelters will be built? If you build it, they will come. Will Bend ever be able to keep up? The council is on a path to take a challenging problem and make it worse. Hopefully the citizens of Bend will stand up and bring some sanity back to the council. How much money has the city set aside for lawsuits? How much is the city paying for these shelters each year?
- **Some residential neighborhoods have mixed commercial properties and churches or former church type buildings that could have higher allowed capacity than the average home.**
- Not enough is outlined to move them out and on their own. Nothing outlines qualifications, screening process, etc.

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- Too vague. A specific number should be made in advance by the community.
- **There needs to be safe, warm, and clean facilities for people to sleep in.**
- Any plan to provide housing for low and particularly no income people nearly always results in people living in a continual cycle of dependence, poverty, and higher rates of crime. Providing less assistance pushes those able to support themselves to do either in the current community or elsewhere. Tough love works while understanding there will and has always been a small percentage of truly people who need day to day assistance just to survive.
- No preference
- I don't think that occupancy codes should go by the way side. They are in place to prevent a large loss of life from occurring (like from fire)
- Following building codes provides a safe shelter for all involved.
- Have this board learned nothing from Seattle and Portland? The more you spend the greater the problem grows. These homeless don't want to follow rules, they want nothing to do work. They want nothing but free things. Don't expand anything, in fact shrink the giveaways.
- **Excellent option as its consistent with building and safety and zoning codes**
- **This seems most appropriate with regards to safety for residents and staffing.**
- I think if you build it they will come - leave the codes as is. I'm not in favor of providing the amount of amenities the council is suggesting.
- **It makes sense to not overwhelm staff or to avoid overcrowding. Still maintains some privacy.**
- Who's ready for another housing crash?! You act as though by doing this it will make housing affordable. You are absolutely right, but only because homeowner values will fall out of the bottom because you are enabling laziness, drug addiction, domestic violence, federal assistance, etc. You want to completely destroy Bend, go for it. You're headed in the right direction. Bends housing market is out of control, yes. Oregon as a whole is overpriced. Ultimately, If you cannot afford to live somewhere then you should move. I cannot afford to live in New York City with the careers my husband and I chose. Therefore I will never live there. The only way to fix our homeless problem is to hold people accountable for themselves, make life uncomfortable, set expectations to do and be better.
- **Agree with the unit ratios for higher density zones where multi-family uses are already permitted, although parking shouldn't be less than is currently required for multi-family. For the lower density residential zones, it sounds like the unit ratio proposed would allow multi-family type projects to be built in residential zones that otherwise wouldn't be permitted, also with a lesser parking requirement than for typical multi-family projects in higher density zones. I don't agree with is approach as it doesn't seem to be consistent with what is permitted currently by allowing more than 3 units. Parking is also less than multi-family (1/unit min.) and for single-family (2/dwelling unit). Many houseless people do have vehicles of some sort and the development should be required to provide the same parking ratios as their neighbors.**
- **The densities proposed are far greater than currently allowed, which I don't agree with.**
- **I'm not opposed to providing shelter, but I don't believe certain developments should be exempt from following the development codes that all other developments must follow.**
- **If the occupancy is based on building codes, then there no ability for city or neighbors to impact numbers in the future. This coupled with the proposed zoning changes in the city could result in very large group shelters in residential areas. Unacceptable as residents lose their ability to have a voice in their neighborhoods.**
- When you see the homeless on Hunnell Road and half of their motorhomes are missing it's because they're selling the metal for drugs and those are the people you want to put next to schools, homes and businesses. They had shelter and choose to destroy it for crack. You need to ask yourself how do you help someone like that. There are homeless women, children, vets and disabled that need assistance but you can't help the rest.
- **The Group Shelter page doesn't seem to mention 'underlying Zoning District requirements.' The building code is an appropriate capacity limit.**
- do not want to over crowd
- People who provide your tax base.
.already saved to buy within a " coded environment." Put structured EXISTING XOMMERCIAL BUILDINGS AS SHELPER, AND NO ONE WILL COME...EVERYONE WOULD RATHER A PERSONAL HOME IN BEND...
- Where are you going do build such a place? Using my tax dollars from the home I live in and have worked so hard to provide for my family?
- The more shelters and beds you provide, the more homelessness you are going to get. Learn from what other cities have done. They all tried this strategy and it it made the problem worse.

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- This type of expansion has been tried before and only increases the level of homelessness. The homeless need to be concentrated into an area where you can better leverage assessment services. There is no public mandate to take these steps. The recommendations come from a self serving segment of the social welfare industrial complex who are intent on changing Bend into Portland.
- We should follow existing rules for safety and consistency. If an exception is needed, we should address it separately.
- Not sure this is an arguable issue. May need more explanation.
- Codes need to be enforced unilaterally for all citizens
- If you allow the max number of beds, where do these people go during the day?
Out in the neighborhoods? If this is for temporarily displaced workers who you claim cannot find work, there are hundreds of businesses in town is hiring starting at 18 -19 an hour. The small majority of homeless with mental issues should be taken to a government mental health care facility for evaluation and assistance.
The rest of the able bodied people who just dont want to take one of the hundreds of jobs available should be given a ticket to Portland.
- **The same rules should apply to group shelters as it does to everyone.**
- This will only bring in more homeless from other areas and more blight to the city. The looks of Hunnel Rd will become everywhere. It will initially be managed, but that will disappear within months
- **Bend is a very giving community, and helps so many people every year. This decision is a very poorly thought out proposal. People who have worked all their lives to buy a nice home, have provided approval of taxes for nice parks, etc. in our community deserve better. Do not trash our community by allowing this proposal.**
You need to look at Mental Health facilities for some of these people who need help with their health.
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- For a group shelter, capacity will obviously be an issue. Making sure you maximize how many people can safely be in the space needs to be taken into consideration.
- **What I disagree with is allowing Group Shelters in ANY Residential zoned area. By continuing to create exemptions (RE: BDC 3.8.300) to the current zoning you are going to ruin Bend neighborhoods as they are today. People by houses and businesses locate where they do because they like the existing setting. By allowing exemptions to a very wide array of structures/uses the zoning maps become meaningless and the premise that property has been purchased on is being undermined. Instead the focus should be on preserving what exists; structures, trees, etc. and the growth needs to come from growing the boundary. And if Bend is "full" so be it. There is no law/right that says if someone wants to live somewhere they have to be accommodated.**
- There is a need for more places for people without housing
- **Group shelters, multi-room shelters and outdoor shelters for the homeless should only be allowed in commercial zoned areas. They do and will not fit into a residential neighborhoods.**
- If a building is fit for habitation, use it. That said, code likely undershoots actual usable capacity.
- I don't think it's fair at all to look at the current zoning codes and place shelters where you all think is "fair or necessary." I think you should all come up with several potential location, including a few on the WEST side of town and we should take a vote on it. There are locations on the West Side that could serve the homeless population as well, your zoning should also allow for this out towards with a couple multi unit buildings that I have seen being built.
- **Not sure about this. Seems like the number of beds should reflect the building size and space vs. zoning.**
- Love how you phrase these questions - I AGREE with providing shelter for those less fortunate, but what your board of wealthy overpaid idiots are doing is setting up a sign saying, "COME TO BEND AND DON'T CONTRIBUTE! WE WILL PROVIDE EVERYTHING FOR THE LESS FORTUNATE! PEDOPHIILES, DRUG USERS AND CRIMINALS ALIKE! DON'T WORRY ABOUT A THING, THE HARD WORKING BARELY ABLE TO SCRAP BY TAX PAYERS WILL COMP ALL YOUR NEEDS AND THEN SOME WITH AMPLE HANDOUTS" That would be a big billboard, but this is Bend...spare no expense.
- I don't have the first hand experience to know that.
- **I believe that additional services should be factored into the maximum number of shelter beds allowed in a building. The building occupancy does not take into account the use of bathrooms for people who are staying overnight. I also believe that this approach could cause a large industrial building to concentrate too many shelter occupants in a single area/location. Also there is no mention of kitchens or other means to feed the people in these shelters. Right now the meals provided at the 2nd street shelter are being delivered as a ""Meal Train"" but I don't believe that this is a long-term sustainable approach to providing meals to these larger facilities. I think that if there are over 40 individuals housed in a location that at least a small commercial type kitchen should be required as part of the facility.**

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- **Our minor children need safe spaces to congregate, play, and grow up. Therefore, I don't think that it's prudent to place adults who may be prone to antisocial behaviors in our neighborhoods or near our schools. This applies to any low-barrier housing alternative including group, multi-room, outdoor, and hardship shelters. Our children's safety needs to always be considered top priority. Thank you.**
- **This keeps the density requirements compatible with most existing and future development.**
- STOP ENCOURAGING PEOPLE TO LIVE IN BEND FOR FREE..
Bend is not for every person...
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- Where does it end 30, 40, 100, 200?
- **We are given no context to what the demand will be on parking and if that is even adequate amount to serve the intended uses. In addition, the use is incompatible with the residential zone. Shelters should not be allowed in a residential zone or allowed to abut the residential zone. While humanitarian efforts are being made by Council, City council is fully obligated to protect the investment made by the residents of the City. Like all the solutions presented, there is no metric to build confidence for the public. A full program must be presented before any options would be supported**
- **I agree that it should be determined by fire codes, but I do not believe zoning districts should have an impact of the number of beds.**
- this would enable some safe limit while maximizing the number of homeless who can be safely "housed" off the street
- It seems the more shelters we provide the more of a problem it is going to become. With little to no barriers it seems it would create more unrest and allows people who may not want a better shelter situation for themselves to continue staying on the streets.
- Bend has an excellent model in Bethlehem Inn where the motto is "a hand up, not a hand out". Bend is enticing people, homeless or pseudo homeless, with all the handouts and living space, rest rooms, parking, etc.
Another excellent model is that of COVO. The same things, a place for people to live, get their lives back together and become productive members of the community.
For those expecting handouts, they have no incentive to work, why should they? Both of the above examples are working with people who have hit difficult times, need some help and want to be productive. I believe the city council has its head in the sand, has already made up its mind to spend tax payer money recklessly.
And, one more example - The Glen Gives at Awbrey Glen. We work closely with FAN and our incentive for helping people is once again, we give a hand up, not a hand out. This group has helped so many residents of Deschutes County in so many ways. Many have either gone back to school or to work, once help is given to them. We know who needs our help through a strong relationship with FAN.
Look at your questionnaire - how many beds is the only response allowed. Why not address: how can we help, what local agencies can provide assistance.. etc.
- **I don't want shelters anywhere near normal housing, schools, or parks.**
- I get sticking to code, but if there is space available, let's get as much housing as possible.
- Houseless people in Bend are citizens, just like everyone else. I support this plan to make housing available.
- Stop building shelters and instead invest in very low income housing. Creating shelters does nothing but bring more houseless people to Bend.
- I think utilizing existing spaces and increasing capacity is a good solution, as long as we also work to make sure the population utilizing the shelters are vaccinated and well enough to be in a group-housing situation.
- PLEASE DON'T CHANGE ZONING TO ALLOW "HOMELESS PEOPLE" TO MOVE ON TO PRIVATE RESIDENTIAL PROPERTY!!!!!! OR, NEAR SCHOOLS!! YOU ARE ASKING FOR TROUBLE,! MAYBE YOU COULD FIND A LARGE PIECE OF LAND WHERE THEY COULD PARK THEIR VEHICLES?! ALSO A LARGE PLOT OF LAND WHERE SMALL HOUSING CAN BE BUILT?
- **There should be a max number in order to keep these types of shelters from getting too large**
- **How does allowing beds, equal to the maximum occupancy account for the workers, visitors, service providers, etc. They all are people too, and need to be accounted for in the building occupancy. If there isn't already, there also needs to be a time/night limit for how long someone can stay for. These facilities should be a temporary relief and not a permanent solution/home.**
- The shelters know what they can handle and should make that determination. If the city gets involved and new laws are instituted it's far too much of a blanket approach to each facility. And furthermore, whatever the city decides would be horrible. Look at what a mess they've already brought upon Bend. They should be back peddling like there's no tomorrow.

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- I'm not an urban planning expert but am grateful to see this effort being made to care for our fellow community members. Thank you for not giving in to fear and cognitive biases!
- Why does the city seek to encourage and promote a lawless form of living in Bend? Why does the City seek to encourage the destruction of civil living in Bend and neighborhoods? Why does the city only enforce rules/laws on the law abiding and not the homeless who trash this city with garbage, feces, open drug use, loitering, pandering and aggressive interactions while if the law abiding did that there would be immediate repercussions. Why does the City only care about the addicted and not the tax paying and law abiding citizens who pay THEIR PAYCHECKS? Yes some have mental issues but where are the proposed social workers? Instead of catering to the lawless why not enforce the laws and stop wasting money on human corrals and hotels. Use that money to offer free drug rehab and psyc treatment. Clean up our streets as per YOUR DUTY. Enforce the laws, quit allowing and promoting turning our once beautiful city into Portland, LA, and Seattle. Quit forcing all your induced human misery on the east side. There is a ton of trashable space on the west side. However, do the job you were elected to and keep Bend Clean, Safe and quit promoting and pandering those who wish to live outside of society by choice. Also, in your meetings, mayor and councilors, quit rolling your eyes when opposition to your wanton destruction of Bend. Also you are elected to a government position, stand for the Pledge of Allegiance and show the demeanor and respect of your elected office or resign. Lastly, first hand visit your deeds on 2nd street, by Crux, and the ever famous Hunnell Road and see what you are doing. This is a result of your lack of vision, enforcement, and overall lack of caring for anyone/thing but your own liberal position. See all sides.
- **I don't think these group shelters should be placed in all areas of the city. Family neighborhoods, schools, etc. should not be forced to host these shelters. An industrial area would be more suitable**
- No zoning area was designed or intended for homeless camps, so it's not accurate to use that as a guideline. Each area should be individually reviewed for impact on the existing homes, businesses, transportation, and locality to services.
- this survey is not asking the right questions
- **Should be based on building code but not zoning district.**
- **It's a fire code.**
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- It is for safety of all
- Provides oversight and safety to those staying in such a shelter and to the surrounding community.
- **43 in one area is wrong and will become a dump if not policed. Smaller camps can work if well managed daily.**
- What is the cost to the taxpayer? It's astonishing that the BEDAB spends this amount of time and effort on homeless projects versus drawing in companies to Bend that will offer livable wages. Short term rentals/ARBNB have impacted inventory and made housing scarce, perhaps city council needs to address the root cause of the problem and have more stringent regulations on ARBNB investments.
- The entire group of recommendations from the sounding board are the death knell for Bend. Perhaps you should first do a deep dive into the effect on affordable housing from the insane number of STRs, including those that are not registered. If implemented, the proposals will negatively impact tourism and the money that brings to local businesses, and greatly lessen the quality of life and property values for productive citizens. I've read and heard many interviews with local houseless people and most state they have been houseless for 5 or more years. These people have no interest in getting available help and we should not enable such behavior by handing them everything they need and want. I sincerely doubt that most of the new houseless became that way while living in Bend. I am disgusted and disappointed by your proposals which are entirely focused on the houseless and not at all on the citizens who keep this city viable. The sounding board itself has no representation from those who are not in favor of enabling the behaviors that cause and prolong houselessness, so please don't pat yourselves on the back for your terrible proposals.
- **A low barrier group shelter should not be allowed in any residential neighborhood. Crime, drug use, and arson have resulted from these in their current locations.**
- **I am extremely concerned that Group Shelters would be allowed in neighborhoods that are already struggling to accommodate housing and parking needs of our community. I also fear that this would cause a large depreciation of our home. As a young couple that has invested in a home here, a large depreciation in our home would be financially devastating to us as well as our tax-paying neighbors who struggle enough to afford housing here already.**
- **I marked neutral because I am not sure of the relationship, logical or otherwise, between shelter beds and zoning regulations.**
- I do not think that group shelters should be allowed in residential neighborhoods at all.
- There should be zero homeless shelters allowed in residential zones as the negative impact of these shelters is tremendous. **The recommended approach where denser zoned residential districts also get more shelter spots per acre**

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should be exactly reversed. When you put shelter beds in a densely populated zone, you are impacting many more residents than in a less dense zone. Also, the people living in a denser population zone are usually more diverse and less affluent (as a Bend recent map illustrated), meaning that the city is solving the homeless issue on the backs of their poorer and more diverse citizens. These citizens will also have a much harder time addressing potential conflicts that arise with homeless in their neighborhood. They won't have the funds to sue, they can't hire private security, they can't organize - as compared to people in the neighborhoods with bigger lots. Also, a person on a bigger lot will be less impacted by trash and noise from shelters than someone's who's apartment or house is built directly on the street as is the case in many RM areas. A better approach would be to distribute shelters of any kind evenly throughout the city. So, not all of them in RM and RH zones on the East, but an equal amount in NW Crossing, Tetherow, etc., so that every neighborhood gets to bear the burden equally.

- All of us have to apply to the codes. They are set in place to keep it fair, safe and healthy.
- This is absolutely 100% the WRONG approach. Pushing the homeless into neighborhoods in Bend is not helping with the problem and is certainly NOT compassionate. The City needs to step up and do the hard work of helping these folks get into facilities that can treat their mental illness and drug addiction issues.
- only if northwest bend hosts its fair share of this type of housing - right now it's very concentrated in certain areas of bend (e.g. not the ""rich"" part).
- I have driven my the group shelter and there are people sitting outside on the street all day long. No thanks.
- Stop enabling homeless people.
- Houseless shelters should not be treated the same as standard living and commercial spaces. They should have their own standards and codes only be approved through a community vote by those that live nearby (within a mile not 250 feet) of the proposed area for development.
- **Fire, safety, and traffic considerations are major components of our current building codes and zoning. Group shelters should not be allowed to override existing codes which work for the benefit of all citizens and not just the few.**
- Fire, police are safety concerns in each residential area and benefit those who live there. The livability for those living in these communities will be greatly affected as these few resources will be spread thinner.
- **It is scary to think that up to 258 homeless people could be housed per acre of land.** The decisions the city has made has led to homeless people moving to Bend from other states. Allowing people to camp on public land has led to an exploding homeless population here, and our public lands all over Bend have been trashed beyond belief.
- **The group shelters must have a maximum capacity for safety's sake and so it may be managed successfully. It also needs to be in a location that temporary residents can easily receive the services they are in need of, ie., medical, psychological, nutritional, drug and alcohol, etc. And, it needs to be easily accessible by police and fire services.**
- You are discriminating against the property owners and suburban neighborhoods. This insanity needs to stop. You want to make it easy for the homeless which means more will come. You're actually creating the problem not solving it. We have thousands of jobs available in the city and I am supposed to use my tax dollars to enable people that refuse to work? Go f yourself.
- **This is reasonable for short term shelter beds (1-180 days). It should be noted that the maxium is not the ideal. I was the Director of Operations at the 100 bed emergency shelter Mary Isaak Center in Petaluma CA for 12 years. At maximum occupancy there is a high degree of stress on the clients and staff. Seasonal flu was always an issue even though we had an on-site clinic. Also, a 100 clients in a shelter 24/7 will wear out the physcial facility quickly. A set-aside for constant maintenance is a necessity. BillDHess@gmail.com**
- We moved out of Portland 10 years ago because of the city accommodations for the homeless. Frequently go back for our kids soccer games and it's awful and very unsafe. This last weekend we stayed in a "nice" part of the city and my husbands truck had the catalytic converter cut out from the bottom, the homeless man then smash a window and was later arrested. These homeless shelters are inviting trouble to our small town. We will move again if Bend becomes a sanctuary for the homeless.
- We should not encourage further homelessness and support those that are mentally unstable, criminal, and/or addicts. Adding more places for homelessness to be tolerated and supported is not helping anyone, least of all the city. A city that relies on a large tourist influx, which will continue to decline as we see an increase in homelessness and support of illegal activity (drug use, sex abuse, public urination/defecation, PI, littering, etc)
- Don't want anything to do with this proposal.
- Please do not change the rules after our residents have purchased homes and live in established neighborhoods. That is not right and not consistent with smart growth. We are absolutely against this idea and would care to argue the vast majority of homeowners in Bend feel strongly against this.

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- **This question is poorly written. Current building codes should remain intact. There's no need to amend anything to accommodate homeless housing in residential zoned neighborhoods at all.**
- Bend is actually encouraging the homeless to come to the city through accommodation. It is a fact that the easier it is to obtain services the more people will come. This ends up not meeting the needs of local homeless Bendites but the the immigration of people looking for easy access to homeless services.
- There should be as few as possible, preferably none! If they are to exist, it should not be in residential areas. This is insulting to the taxpaying homeowners who have worked to create safe and clean neighborhoods in this city, and not intended for city council to pull a 180 and abuse the area in ways it was never intended. A park is a park, not a homeless shelter! A neighborhood is not a so called campsite!
- By expanding code to allow in all areas you will disrupt neighborhoods. **70 beds is too many in one shelter that is low barrier. Low barrier assures that a significant number will have substance abuse issues. Putting so many in an area creates both risk and parking issues. As the number increases there is more need for surveillance . Creates a highly volatile situation for both houseless and the neighbors.**
- **I don't know which criteria determine the occupancy requirements of a hotel, hospital, or other building, and I don't know if those criteria (a) result in different occupancy requirements for a group shelter or (b) would be appropriate or not for a shelter. So I don't know enough to have an informed opinion.**
- Homeless shelter should not be permitted in residential areas whether small or large or otherwise. Residential zoning areas are filled with elderly and families with small children and vulnerable to homeless transients. Your two questions below about maximum beds in RL, RM and RS zoned areas should have a response "Strongly Disagree".
- Homeless housing should not be in residential areas which should be a refuge from the problems caused by those mentally ill or drug addled. If however, this destructive policy is implemented, such housing should be limited to within 100 feet of the residence of each council member voting for the proposal.
- **Zoning District requirements can be changed anytime. Seems better to just establish maximum based upon building code and best practices.**
- Subsidized poverty should not be allowed in Bend's residential neighborhoods. I didn't work hard my whole life to finally be able to live in a nice area only to be subjected to drug addicts and crazy people. Sorry if that sounds harsh, but the proposal doesn't separate those types from someone who may just be having some hard luck.
- More beds means more space for people to find shelter.
- If the government were effective at solving the homelessness problem, then San Francisco would be the Gold Standard. However, their situation has deteriorated – their program budget has increased, the homelessness population has increased, and the cost per homeless person has also increased. By any objective measure, their policies have failed. Good intentions aside, the practical reality is that their city is worse, not better. Encourage other organizations (e.g. non-profits, churches, etc.) to address the problem.
- Unsafe
- **Agree that building capacity is a good standard but strongly disagree with allowing these anywhere in the city. Are these proposed for existing buildings or new construction? Your information is very unclear and glosses over these issues and as worded this seems to allow someone to establish a homeless hotel in a single-family neighborhood. And I oppose that.**
- **No group shelters in residential zoned areas. The low - barrier threshold for this type of shelter is not acceptable for residential -zoned areas.**
As there does not appear to be a section for general comments, I will provide them here:
 - Critical underlying causes that contribute to homelessness are due to mental health issues and addiction. Our City and State should be focused on these issues and that is where efforts should be primarily directed.
 - Creating safe spaces for all people, including children and people who want to access parks and other open spaces, needs to be part of the consideration of this issue. For example, a group shelter that lacks basic requirements to address impacts to the neighborhood where it may be placed is not appropriate, does not provide safety and security to either those who utilize the shelter or to those who reside nearby. What it does do is increase opportunity for conflict.
- There are more considerations than zoning and codes such as school and daycare locations, neighborhood resident concerns, traffic, etc.
- I don't know what group shelter really means. People need to be guided to learn to support them shelves
- Additional homeless housing is not the answer to the growing problem in the City of Bend. Please see CHICO, CA, EUGENE, OR, SEATTLE WA and PORTLAND OR as examples of good intentions gone sideways. Drugs and prostitution not only fuel the problem but become the problem.

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- It's unreasonable to generalize this to all homeless people as some are dealing with drugs/mental health, while others are struggling with trying to support their families. Instead, we should build mental health and drug rehabilitation centers, which would not only help with the drugs/mental health, but provide them shelter at the same time.
- Discourage homeless in Bend. Do not enable it. You're willing to sacrifice the quality of life of the tax payers to enable and coddle the homeless. The mistake in reasoning is that their numbers are finite. The more homeless you care for the more arrive.
- **Group shelters should not be allowed in all zones you are suggesting.**
- I don't know what the building code and underlying Zoning District requirements so I cannot make an informed decision. Also, the post started out talking about making changes to the building codes, but those changes are not clear. And since I don't know if new building codes would be enacted, I don't know how to answer this question.
- People need safe shelter. Winter weather means people will be unable to camp outside. Group shelters are a good idea until housing becomes more affordable.
- There should be a standard established City wide to reduce any confusion.
- I hope that zoning has been well vetted and considers long term growth. Within that, group shelters should have been considered.
- I work in a position where I am exposed to homelessness everyday. I am not convinced that providing shelter will solve many of the issues. I agree there is a huge problem and multiple reasons for the term "homeless". Unfortunate circumstances and providing a future for change seems wonderful for those who would benefit, others CHOOSE to live as they do, whether that is mental health, addiction, or just plain unsocial. I would certainly NOT want that in MY neighborhood or my children exposed to potential harm. Perhaps more of a move toward MENTAL HEALTH could be a priority.
- I do believe it's vital to help the homeless in bend but also to not encourage this type of behavior. I have spoken with many of the homeless here and it is a choice they are making bend residents should not in any way be responsible for the cost of their own choice. Living in bend is not a right if you can't afford to live here then move to a town that you can make a living it's common sense.
- homeless people can be tidy and neat, cleaned up camp sites, but they are not. They make no attempt to show them worthy of tax payer money. I have offered several of them a job for money, but they refuse or never show up even when I would give them transportation to the job location.
- **In addition to building codes occupancy also needs to consider availability of resources to manage and support the shelter as well as the impact on the local neighborhood safety (traffic impact, safety and ability to respond to increased crime, etc.)**
- Having homeless camps in the neighborhoods of Bend while have irreversible negative effects on our community. Homeless camps do not belong near schools, our children, businesses or homes. The City Council is not listening to the community of Bend - and actually ignores all of the comments they have received from the community imploring not to have these homeless camps near our children.
- i do not support the zoning changes allowing for this group of homeless to receive special rights in comparison to tax paying citizens. House them outside of the city. This city council is making it too easy for homeless to destroy our city with their bad behaviors and trash.
- The city needs to get back to city work and not being a social worker.
- low-barrier shelter is a shelter in which people do not need to meet certain requirements, such as being substance-abuse free, in order to have a place to stay overnight. No accountability will always be abused.
- **Should be exempt your trying to house the maximum number of people. That limit is way to large. The overall building code should reduce the sf requirement in general.**
- I think this approach makes sense, especially given how winter conditions will make tents/camps a tough proposition. The obvious drawback is the potential for disagreements or social issues among the residents.
- I like the idea, but disagree that this should be allowed in all zoning districts. These types of shelters are not appropriate for residential districts. They need to be located near social services and public transportation, especially if there is no screening for substance abuse.
- Every effort should be made to get people into housing and not allow for this to become a permanent solution. With all of the jobs available in this town right now, and the support of the community for mental health, limiting the options and holding people accountable for their own future is key in providing a more robust community.

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- It isn't reasonable to put a group of unrelated people together in an area that is zoned residential. Homes which are being shared by 2 or 3 families are already a problem in some neighborhoods. Short term rental accommodations have more regulation than this proposal.
- No money should go toward providing housing for the homeless.
New, free, expensive housing for people who WON'T WORK?
How is this fair to someone who works at... Home Depot, and pays 30% of that for rent each month?
The ONLY way out of this homeless situation it is for these people to recover. There are many recovery programs and many jobs here in Bend. Bill Clinton's Welfare To Work program provided training, and gave people their dignity.
A trailer / in a suburban driveway / door facing the neighbor / with NO PLUMBING ?How much thought was put into THAT idea?
- My age, gender, locatino, race, etc. should NOT be used to weigh the importance of this note.
- Very vague question and provides no details
- Keeping people from freezing to death is a reasonable ethical bar to meet but these shelters should not be in residential neighborhoods.
- Emergency sitiations may require more beds, but for everyday use no more than the maximum allowed.
- For everything consider in these recommendations, the City needs to produce and share data driven information directly from the homeless community about their wishes.
- I do believe existing codes that have been put in place should be considered when setting up these shelters.
- Bypassing Building Codes could create unsafe living conditions while trying to solve the problem of homelessness by creating another with substandard housing
- This appears to be conflating ""bedrooms"" with ""units"" and grossly exceeds what would otherwise be allowed in this zoning. This is very dishonest.
- This would allow more people to be off the streets.
- **Building Codes were developed for safety reasons and occupancy limits in case of fire.**
- **Building code restrictions should be used. We CANNOT have unlimited capacity in these facilities or it will significantly affect the livability of the Bend neighborhoods.**
- **I disagree because this is a loaded question. Maximum number of beds for group shelters to be determined by building code and underlying zoning district requirements.**
That could be open to anyone's interpretation. There needs to be better clarification.
- No opinion.
- The Shelter should be looked at a temporary arrangement. There fore the number of of beds allowed into the sheltler should be significantly higher than what the normal building code would allow.
- Better option than anything else in the right areas. You're inviting more homeless people into the area by offering any of this.
- Don't change the requirements
- Zone district requirements should mean that residential is for residential use only, commercial is for commercial use only. Changing the code to allow for homeless shelters means changing the purpose of what the land was zoned for. Would the city council be willing to change codes for any other population?
- As long as these shelters are not intended for residential areas I agree that as many beds as reasonable should be allowed I am totally and absolutely against rezoning of residential areas for homeless shelters. It would impact property values all over the city. There are numerous other opportunities for shelters. I recommend working with BLM to allow shelters.
- I lived in Santa Rosa and moved here due to the transient homeless destroying our beautiful town. Once they were allowed to gain a foothold in our community, they were impossible to remove. Recently an advocate group hired a lawyer and served Petaluma with a restraining order to prevent the police from removing an illegal encampment on private land. Hearing that Bend city leaders are considering following the same failed path is heartbreaking. Bend will waste millions and end up just as Santa Rosa did, with more homeless arriving from everywhere, increased crime rates, vermin infested tent cities, dilapidated RVs stacked up on streets dumping their waste into storm drains resulting in tourist dollars vanishing and tax payers moving away. The true homeless accept services, the chronically homeless are drug addicts and mentally ill. They are unwilling to follow rules, crime escalates wherever they go. They used the public bathrooms for prostitution and playground structures for shooting up. Drunk, high, screaming at invisible demons, they terrified our children. Cleaning up their hoarded debris, stolen items and trash cost our small city 10 million dollars. Does Bend have that kind of money to waste? Don't be tempted by the federal money unless you want to watch your parks defiled and your city destroyed.

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- One supervised location that doesn't affect surrounding neighborhoods is the best idea in my opinion after working with people living on the streets in So CA. Eliminates the city wide trash problem. **Best to keep this problem contained and not visible. When everything is condensed to a specific location such as advice, services, safety, shelter, parking it will be easier to manage.** I know from experience that most individuals living on the streets will not accept the help or rules though. Without enforcement nothing will solve this problem. So I say containing it to a specific area is best.
- Need housing along with rules and regulations that will be enforced. Bend should not be a Mecca for drug addicted and scofflaws
- Zoning District requirements can be changed to something residents don't want. I feel like there is no transparency in government and I have little control or say in what happens where I live. Once a person purchases property, zoning should not change. Rivers Edge is a good example. Though I don't live there, I believe people purchased homes believing the golf course would remain.
- Activist make horrible city leadership as demonstrated in Portland, Seattle, San Francisco, Los Angeles. other "progressive cities," and now Bend. This problem will only continue to increase under the current city "leadership." We will see our taxes increase, the hiring of a homeless Czar like they do in big cities, countless Non-Profits who will pay themselves handsomely, the hiring of more city employees, more low barrier camps will proliferate, and the cycle of homeless will only get worse under the current city leadership; just look at your sister cities of Seattle and Portland. There will be only increasing spending with no accountability by the city government.
- There are three segments of homelessness (1). Those truly in rough times (2) Drug / Alcohol Abuse (3) Lifestyle Group. FOCUS must be on those truly hit with hard times. The other two must be met with TOUGH LOVE... hold them accountable for their own actions and do NOT CATER to their life choices. Give them help if they accept the guidelines offered and if they don't, enforce our laws. Shelters must only include "recovery beds" and must require a commitment from the resident to seek help. Otherwise you end up like Portland, SF, Seattle and LA where you invite out of towners into Bend for the entitlements and they ruin the city for the law abiding taxpayers that make up 99% of the population. I am all about helping... as I prove in my charitable gifting. I'm not about making special rules for a segment of society and giving handouts. Give a Hand UP and not a Hand Out. ...help our fellow citizens to be a contributing member to society and EVERYONE wins. The way Bend is currently catering to houselessness is criminal ... it is actually doing the opposite of the intention....Bend's actions are supporting the self destruction of a human.
- **These facilities are for "emergency" use, not permanent housing, therefore the requirements are different.**
- My only concern with unlimited density / beds is traffic/trips and I don't believe housekeeping individuals have high car ownership rate so the operators and health policies (rather than zoning) should determine number of beds.
- Without the inclusion of drug addiction/mental health services, 24/7 police surveillance, the assurance that the area will be kept free of second hand smoke, cigarette butts, needles, feces and other human waste, and loud noises to include screaming obscenities, I strongly oppose putting any kind of shelter within the city limits and in our communities. I urge you to work with Sounding Board to ensure the above issues are addressed and only then allow a small test model.
- Unfortunately, the current group shelters such as the facility offer by the Shepherd's House has a drastic negative impact to the surrounding area and businesses. **I suggest IF a group shelter is provided it should be concealed by screen fencing,** patrolled by the shelter provider to prevent laundering and most importantly the shelter provider is to provide liability bonding that at a minimum provides \$50,000.00 coverage per bed. QUESTIONS, (1) now that winter is approaching would you let your 17-year-old child walk on the street or parking lot near Bi Mart on 2nd Street? If you are a concerned parent, you would say NO. Prior the Shepherd's House group home contiguous to Bi Mart it would have been safe for your child to walk in the parking lot at night. (2) which areas of Bend are you willing to sacrifice the quality living conditions to promote/allow a low secure group shelter?
- these are disproportionately concentrated in certain areas of Bend. If there was going to be one in NW crossing, and other areas of NW Bend, then yes, this would make sense. Like everything, this only impacts the non-rich of Bend.
- **I agree. However, I'm concerned that parking requirements will work against allowing the maximum number of people into a group shelter.**
- Allows for backdoor deals in the code updates and absolve the city of responsibility
- **This seems like a legal and logical way to limit the space while still keeping it safe from COVID.**
- **I am against allowing shelters in RS zones.** People paid a lot of money for their single family residences and having one of these next door would devalue their property.
- I Agree, with the caveat that ALL aspects of a Group Shelter should fall within existing zoning district codes and Bend Development Code rules. Why are special rules being crafted to solve the issue of homelessness? If there is a problem with

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the Bend Development Code, change the code so that all developers work under the same rules. I do not believe it is City government's responsibility to solve problems like homelessness, but to oversee all development in the community, and to treat all developers equally. Increase density, reduce requirements for development, SDCs, and permit fees for all developers, and maybe the problem you are trying to solve will improve.

- **For a lay person, this is an extremely difficult question to answer as I do not know the zoning district requirements and the attached map only shows the zones, not the requirements. Generally, it seems like we allow for more density on the east side, and any type of adoption of this type of project needs to be equitable for west and east bend.**
- Anything that increases the number of beds for people is the way to go. If the barrier to stopping people from "tent camping" on the on ramps to freeways is that we don't have enough beds for them...then you should absolutely do everything to increase the number of beds. However, once there is a legitimate number of beds, there should be a zero tolerance for camping in public spaces within the city limits. The beds give you the ability to do that and that needs to be enforced.
- **It seems more economical to allow the maximum at each location and serve as many houseless people as possible.**
- I don't support low barrier shelters, especially in neighborhoods or having RV's or Cars parked in front of my house or near my driveway, or anyone's neighborhood for that matter. If Bend is going to continue to let developers develop, then you need to have the proper infrastructure to support that development. This includes hospitals, schools, mental health and addiction facilities. Houselessness, homelessness, people with mental illness and addictions should have the adequate resources to get well here in Bend. You all need to stop the Visit Bend Campaign and stop the short term rental situation here. When you grow too fast, you are going to encounter a lot of negativity for the community when you don't have a proper plan for infrastructure.
- Should be no changes to existing building codes.
- **Makes sense to align with existing codes. I don't see why this use should be different to any other with respect to meeting fire codes etc.**
- Why do you want unregulated COVID hotspots brewing all over town? The City does not patrol or do ANYTHING about the reckless trash camps all over town. Why do you want to turn Bend into Seattle or Portland.
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialoge on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- If you can't afford to live here, don't move here
- I am opposed to the group shelters being proposed or set up in any residential neighborhood. Group shelter should be used as an emergency shelter for cold weather or natural disasters. The proposed idea institutionalizes the homeless. Then the issue becomes the local government's issue to manage and budget for the long term without long-term resolutions. If someone cannot afford the current cost of living in this city or state, then find a community that best meets your needs. I had to do that to survive and didn't need government support to survive. I also went to work, school, had roommates to help with affordable housing until I could afford to live in Bend.
- This Sounding Board does not understand the houseless. The houseless need a community to help them with direct access to support and a place to stay. Juniper Ridge area has the space and should be built out to help the houseless. The Juniper Ridge community would have several social services, health care, job support, housing support and much more. I am embarrassed that our council thinks so little of the houseless that they would just put the houseless in areas around town. That is an insult to the houseless! The houseless want guidance and support of others in their situation with social services needs. This Sounding Board should be called "The Deaf Board" I do not understand how you all do not understand how cruel this is to the houseless. As someone who has been one step from houseless. I know that only direct support and guidance can help. If I was stuck in a neighborhood...my direction would have been lost. Finding the help is much more difficult then you will ever be able to understand. Which why it needs to be a daily direct contact. A complete community in the Juniper Ridge area where there is the space to build. Services and guidance can be provided. I am still at a lost for more words to the true lack of compassion by this Sounding "Deaf" Board. As I have finally move from my prior situation, I have learned through life that most do not understand the seriousness or truly know how to help. I never tell my coworker/peers/friends about my past for they would never understand just like you. Wish you all could truly understood how this entire Sounding Board plan is not healthy for the houseless and the homeless. A complete community is most humane. You have the once in a life time opportunity to do it right. Set an example!
- build it they will come

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- There does need to be a set of rules governing the types of structures and uses within different building codes.
- **It really wasn't very clear what exactly the maximum number of beds would be. It just said based off "zoning requirement" which the average member of the community wouldn't know what it is. If you want us to respond to a survey, you need to be much more clear on EXACTLY how many beds we are talking about.**
- The city does not co-ordinate its zoning changes with the total effect on traffic, global warming and citizen impact. Instead it takes each development proposal as only one unit instead of looking at all possible projects together. This underestimates impacts and allows more development than is wise.
- I think they all need to find jobs and pay taxes.
- **It's a place to start. However to rely on zoning requirements (made originally to meet other needs) may stop shelters from dealing adequately with a present time situation that needs more beds temporarily. Is there allowance for the priorities of sheltering us temporarily in disaster; that is, going beyond the "code" when the need is greater?**
- These shelters should not be allowed in RL zoned properties. There are generally no services available here (transportation, shopping, medical, etc) as there are in commercial zones.
- Do you no longer care about this great City? I pose the question, because I feel (like so many others) that you are just turning once beautiful Bend into an armpit of Portland. This continues to do nothing more than enable the homeless. It is really hard right now when small businesses are closing > somehow made it through Covid, but are now permanently closing due to inability to staff their businesses. Trust me, I drive by these homeless camps many times a day and observe - many appear to be younger men to middle aged men. They are viable human beings in which there is plenty of work for them to obtain. Instead, they seem to choose to collect cans, smoke cigarettes while on their cell phones and CHOOSE not to be a part of society. I realize this likely isn't true for all that are homeless, but my observation is that it appears to be quite a few of them. I would rather see a solution that they are removed off the streets and put into areas in which they need help. Mental. Drug. I find it interesting in your remarks section you state "solutions in peer cities"???? What? Like Portland? I see you reference "PSU Population Research Center"? What? What other peer cities? Seattle? San Francisco? Idaho, Montana, Arizona, etc. don't have the "houseless" problems that CA, OR, WA have. Now WHY do you think that is? What peer cities are you referring do. Sorry but Portland, Seattle and San Fran are horrific examples with zero solution in sight. Seattle spends billions of dollars a year on their houseless issue and it is getting worse each year? How can that be? Seriously, how can throwing BILLIONS of dollars a year at an issue get worse? Perhaps poor leadership decisions and ideas. Watch the Seattle Is Dying documentary for insight. CA, OR and WA are such beautiful states.... beautiful. Each being run into the ground (folks leaving in droves) based on absolutely poor leadership decisions such as this. Such a shame!!!
- **Group shelter should be expanded to accommodate the needs of the transients regardless of zoning issues. We have people camping on the street in winter. They need to be housed in a warm facility to avoid freezing**
- **Building code exists for safety, so this code must be followed for any housing - exempting it would be criminal to my mind. Zoning code exists to ensure development doesn't exceed infrastructure (in a nutshell); also something that needs to be followed w.r.t. the number of people who can occupy a building or property.**
- residential zoning should not be changed to accomodate this
- The number of beds is not the problem. It is allowing low barrier shelters of any kind in an area with children and families. Low barrier residents are unable to comply with a lot of rules, May be registered sex offenders, May be actively using hard drugs and May have had criminal histories. They need a safe location, but AWAY from families and children!!! Laws also have to protect other citizens!
- Not in the city or community neighborhoods. Belongs in the county or designated industrial area. Busing can be arranged and a larger facility in 1 location to fully serve with all mental emotional work training lifestyle change ect
- The number should be based on the number of beds that can be supported. Bend should not become a magnet for attracting homeless because ""we will provide a bed for everyone"".
- **It appears the Sounding Board has been thoughtful in its recommendations, not adding standards to the code. using existing formulas. It is imperative that we come together as a community to aid our houseless neighbors and keep them safe.**
- I am a tax paying homeowner and feel as though the City of Bend cares more about the homeless than the workers and homeowners of Bend. Why not just turn the entire City into one giant homeless camp and get it over? I do NOT want my taxes to go for this. Bend has more pressing issues - like you can't even get sidewalks shoveled in the winter - and this is what the City is focusing on?
- Capacity limits are there for a reason. If you ignore the building limits and cram too many people into a space not designed for that amount, it will cause problems not only on a day-to-day basis (personal space and the like) but also during an

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emergency where evacuation could be required. Additionally, having a set maximum of people allowed, staff are better prepared to provide an accurate number of beds and meals (if provided).

- Use the space, this will decrease from overcrowding in “vagrant” areas of town (as I have heard people refer to house less camps)
- I am not in favor of codifying this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- Fit as many beds/cots as possible in a space- it’s better than living on the streets.
- **We need options for our unhoused neighbors now. Whatever it takes to get people in a safe living space needs to be priority number one.**
- Undecided at this time
- Homeless shelters should follow the same zoning and criteria that the rest of the community has to follow
- I think it is a major issue to find housing for the homeless in Bend and at the same time take into account the security and livability for all of the residents in the community
- I think we should allow for higher density since I presume density codes in part were based on comfort and perceived long-term acceptable density levels. In this case, I think having higher density would be fine since the intent is not to ensure comfort but to provide a needed service safely
- Absolutely No zone change. This project needs to be stopped before it starts and put before the voters of this city. This is a money drain and a future nightmare and will not work. Yes we must provide all resources needed, we have 1500 plus homeless this is not the answer in our city. We must not change zoning to provide small camps throughout the city. This must not happen. We need more help from federal and a much larger facility that can meet all the needs in one place. Mental addiction medical job training and job assignment families at the in house facility and transportation can be provided to the city after assessing the needs properly all people can be helped. Small camps throughout the city is not even close to handling this enormous problem.
- Get homeless people out
- Dear Sounding Board and City Council - Some of the questions below are leading in that you do not give an option to fully disagree with the recommendations!!! I do not agree with ANY of the proposed shelters and their locations. I believe there is a way to be sympathetic to those who are experiencing homelessness (especially women with children or families) but I very strongly disagree about pandering to this population while ignoring the safety of our neighborhoods and our children. We have lived in Bend for 9 years and in a VERY short period of time, we have seen our beloved city take a turn for the worse. I no longer feel that Bend is a great place to raise a family - I am very concerned for the future of this city and the future of our children living here with the influx of homelessness and DRUGS!!! This city has a major DRUG problem - why are we not talking about that?! I understand that to a certain degree your hands are tied because of the supreme court ruling, but letting this population live wherever they please (including in your proposed zoned areas throughout this beautiful town) is just as inhumane as the court ruling suggests. I believe we should help those who WANT to be helped - and usually these are the people who are using the services that are provided. I DO NOT believe we should risk the safety of our children and neighborhoods to what you refuse to talk about as a drug problem. I find more and more needles strewn about this town and more and more campers along the trails that I once frequented. I no longer walk the trails alone or walk them at all to be honest! I no longer frequent businesses who are along 1st or 2nd street because I am afraid to. I am disgusted at what I see when I drive down 3rd street and the off ramps. What has happened to this town is a disgrace and we need to practice some tough love instead of enabling these poor people!!
- There are currently limited options for safe shelter for people experiencing homelessness and the city has spent years not creating solutions. It’s overdue!
- Group shelters have rules that exclude alcohol and drugs and many of those that are homeless are in the situation because of their choices around these substances. Increasing beds is an academic solution but not a practical one. The majority of those that use these shelters have substance issues, that they don’t want help for, and will just end up leaving the shelters to live elsewhere.
- Adding a higher density of population to an existing community will add additional stress. Adding a high density of individuals that need an abundance of services will increase those stressors exponentially. Without further study on how many stressors can be added to each individual community before it negatively impacts that community it is unethical to house homeless in a functioning community. In trying to do good we must not harm others. House the homeless away from functioning communities and provide them the services they need to be reintroduced into a functioning society.
- As a starting point, that just provides a path to higher density beds when there is an “urgent” need. Once done, you never go back.
- Shelters should not be built in residential neighborhoods. Period.

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- I think maximizing the number of beds allowable would be ideal. I don't have a sense of building code/zoning requirement.
- People don't want homeless camps in their bend city neighborhoods. The city council is not listening to public outcry. No to zone change. Put facilities outside the city limits and help all the homeless now!! This is unconscionable what your doing won't help enough people or the citizens who live here what you plan to do is overspending to do too little . Do a better job
- I believe that homeless shelters should not be placed in zoned family neighborhoods. Rather in commercial or city owned properties.
- It is extremely difficult for a lay person to ascertain if this is correct.
- I agree with this type of shelter if it is placed within proper zoning areas.
- For the safety of the residents, the max # of beds should be limited.
A low-barrier shelter is a shelter in which people do not need to meet certain requirements, such as being substance-abuse free, in order to have a place to stay overnight.
- Government should stay out of the housing market. There are places that I can't afford to live. That doesn't mean that government should provide it for me. With your good intentions you are incentivizing folks to not work.
- **I think all shelters should be uniform throughout the city regardless of current zoning laws. They should have a maximum number of people & should be similar and equally dispersed throughout ALL areas of the city.**
- Maybe if the Group Shelters could be located in an area where there is minimal interaction with the neighbors and a bus line modification that allows access to food and other shopping...
- **I don't see a reason to minimize the capacity of group shelters**
- One step closer to a solution
- Other factors should also be considered, such as surrounding zoning and uses. Every Zoning Area includes properties adjoining different Zoning. Additionally, it needs to be recognized homeless populations, in proportion to their size, create problems for neighboring businesses in crime, trash, etc. and are detrimental to businesses. If we put viable businesses out of business by housing homeless next door, we will only create addition homelessness by putting people out of work.
- Given the fact that homeless folks require a good deal more services than the housed population to allow the maximum number of beds does a disservice to the community and the homeless. Scale the number of beds to the amount of services that are required; such as, mental health and substance abuse providers, security personnel, nursing staff, etc.
- I think that a blanket determination by building codes does not address what might actually be a workable number of people in a given environment. The number of occupants should be determined by building codes and the experience of those running the shelter. A finite maximum should always be applied to accommodate a safety first attitude so no one gets physically hurt.
- Sounds like a good idea, but in practice it doesn't work. People coming to Bend for free drug use won't cooperate with rules and standards.
- Because the Sounding Board and City is considering placement of Homeless Villages throughout the city in RS, RM and RL zoned-areas, this questions is premature and should be asked only after any decisions to allow or not allow homeless villages in residential areas. In any event, it is not a sound decision to place these villages in residential areas that are filled with vulnerable children and adults, and that are stable and have an existing architectural design and tone. This response also applies to your RS, RM and RL questions below.
- I don't really understand the implications. It seems to imply limits in some areas and not so much in others. Not sure this will be helpful to problem solution.
- As long as codes are honestly addressed and equally administered...both for the homeless and the property tax paying residents.
- **Safety should always be a priority.**
- We need to try one facility first and see how it goes before cramming homeless people in every nook and cranny of the city. We should start by building mental health facilities and rehab facilities first and figuring out how that will be funded. We should be building low income apartments near those facilities based on the person's income even if it's \$0. I don't understand this rushed process to house the mentally ill and drug addicts in every square inch of the city. You put women and children in danger and you will be to blame when it happens. Vetted family facilities are okay in neighborhoods but not every person who just happens to temporarily wonder through our town.
- More information is needed to understand the potential impact of the City recommendations. Hopefully, consideration is being given to increased policing as part of this expansion for the homeless, since it's a fact that crime increases wherever this component of the population is located.

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- This proposal is limitless financially and arbitrary in scope. Without finite limits, Bend risks becoming a mecca for the homeless in the Pacific Northwest, all at taxpayer expense. Who represents Bend's taxpayers?
- There has not been sufficient research or evidence that shelters will work for people who have addictions. I had a colleague in San Francisco who interviewed people in the Tenderloin district - none of those who participated wanted to go to a shelter, give their names, or participate in any community housing project.
- consistent with existing policy
- Zoning requirements can carry implicit biases, particularly if they have been in place for a long period of time. The requirements should be selectively reviewed if prohibitions restricting shelter capacities seem warranted.
- I am concerned with the recommendation to build the maximum number of beds. I urge the council to move with caution and if you must build, build the minimum. You can always scale up if the shelters do not have a negative impact on the surrounding community. I would also urge that the city provide mental health and substance abuse counseling, along with security and mandatory noise and cleanliness regulations.
- Need to have the options available for those who may not utilize shelters but when the weather is bad might change their mind for the evening.
- **I trust building code and zoning district requirements.**
- I would like to see a comprehensive plan for how neighborhoods and residents are going to be notified, whether a CUP will be required, etc. I know Bend needs to address its homeless problem. It should be a piecemeal approach.
- Existing building occupancy rates are determined based on fire risk, egress capabilities, and other safety factors. I believe the permitting office and fire marshal has set occupancy limits in a safe and unbiased way, and these should be adhered to.
- **shelters should be smaller with fewer people per building**
- It really depends on the neighborhood. Not all areas within a Zone are alike.
Please do NOT put the largest congregation of unhoused next to apartment buildings. It is the working poor who already bear the brunt of hazards, inconvenience, and stress.
- We should not make special provisions for homelessness. Most of these people that want to be homeless have chosen to live this way. We should not condone this way of life. If we do setup shelters we need to make a way for these folks to become functioning members of society and not a burden.
- **Seems that the max occupancy is related to fire safety and that makes sense**
- The more beds we have the more homeless will relocate to Bend, which is already happening.
- City and City funded resources for homelessness must be held to the same zoning laws as it's constituents. The rule of law does not apply any less to the City than its citizens.
- The group shelter developer, whether the City of Bend or private developer, should have to follow ALL current building codes and zoning restrictions like any other project development would. Non-compliance with these regulations would result in a shut down of the facility until it is in full compliance with all codes, laws, and zoning restrictions. Further, shelter owners should have to post bonds or insurance on a per bed basis to cover acts of vandalism, or destruction of property value to neighboring properties. The Owner of the group shelter would be held liable for all actions of the residents.
- I look forward to the next election when we can vote you out of office! Our beautiful city has become dirty and disgusting.
- **This yields far too many beds in any location. A much lower density should be used.**
- Lets use tax revenue to improve and maintain the city for tax payers. Spending millions of dollars on non contributors will only attract more transients and jeopardize the safety for all that live and pay for the fabric of this society.
- We don't feel that it is wise to take taxpayer money to set up additional living spaces for homeless from the standpoint that this doesn't really solve the underlying problem and over time where cities have made it convenient to accommodate homeless, the number of homeless merely increases every year, year after year. The basic need is to get these people into jobs and self-supporting.
- I really have no opinion at this time. As long as they are staffed, for safety and for the dignity of the people staying there.
- Any bed or shelter provided MUST be come WITH the trade off/responsibility of enforced sobriety and work. Without this ANY policy is doomed to fail.
The VAST majority of these people are NOT sober and do NOT want to be! The VAST majority of these people are NOT from Bend. They came here!!!! Do NOT attract and FARM people into homelessness. You are just being CRUEL. Providing shelter for someone to be non-sober with NO requirement for sobriety/work WILL FAIL and is NOT compassion, but it CRUEL.
- I searched building code for group homes and was unable to find occupancy limits. A reference or current occupancy limit should have been provided in the question!

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- There is not an option to click on Not Sure/Need More Information.
- the city should designate a Group Shelter Overlay zone for specific areas near the downtown area of the city with utilities, close to public and mental health services, require a conditional use permit for Planning Commission approval so the public can review the project. The Overlay zone should be very specific where shelters can be located and list specific requirements for a CUP. Do not allow Group Shelters in every existing zone classification.
- the size of the building would determine occupancy rather than the surrounding neighborhood which maybe could not support a large occupancy group shelter due to schools or houses quite close by
- Nothing should be built that does not meet current zoning requirements. You can't make exceptions for homeless services under the equal protection clause.
- I am tired of busting my but for what I have and provide for us to live here and then have the city give away our hard earned tax dollars to freeloaders that are not willing to do anything but stick their hand out and take, take, take. They need to earn the right to stay here. They need to try to become a part of society. The fact is they want everything for free. The city has no right to give away anything to these freeloaders.
- I appreciate the attempt at getting community input.

2. This survey is horrible. I would have to study this information FOR HOURS before I could begin to fill this out. I'm too worried that I would actually be selecting the wrong answer because I can't understand the question! Honestly, it makes me think that was the point all along - not to have community input.
Please consider having a zoom meeting (that you record for others to watch) that walks us through this information. Maybe THEN I could even start to answer these questions. Thank you.
- I am against doing anything to encourage the homeless in Bend.
- Existing building and zoning code should be required to be followed. The codes should not be amended to increase the number of beds.
- Sounds appropriate to align and adhere to the state's building codes.
- The more dense we can make the shelters while remaining safe, the better in my opinion.
- If the zoning is changed to allow these shelters in the middle of established neighborhoods, then I strongly disagree. They would upset the livability of the neighborhood.
- Who would make these determinations then if being done per building code and ""underlying zoning district requirements"". What are those requirements?
- None of these bums are local Bendites and I refuse to make their CHOSEN LIFESTYLE any cushier.
- No, no, no.
- Many of these folks need treatment for mental illness or addiction. Our children should not be subjected to the erratic behavior and danger posed by this group. We need to help them become productive self respecting humans, not enablers for them.
- I believe that density pertaining to shelters, like all aspects development, need to be taken into consideration. Maximizing density will create funding issues and perpetuate the NIMBY attitude. Its amazing that the City is wanting to increase managed homeless sites when the existing "unofficial" lications are completely out of control and littered with refuse and waste. Instead of creating more bottomless gunding pits, manage the existing homeless locations BETTER
- It should be based on sq. ft. per overnight occupant in the designated sleeping areas. For example: 50 sq. ft. per overnight user to allow for health-related spacing, individual storage, a chair for dressing, circulation corridors and staff operations. Areas with the building not related to sleeping should not be part of the occupancy formula.
- Need more info on how they reached the conclusion to use those codes for considering solutions for different issue.
- I strongly disagree if they are trying to change my Neighborhood zoning to allow this. Keep the homeless away from our children!
This is however a great solution for the homeless as it is very well supervised. As long as it's not in residential zones. We can also expand the option to use the work camp cots at the jail like we do in the winter. Officers already on site.
- I think the number of beds should be as many as possible. If the codes don't allow many beds in the building is that location worth it as a shelter. We need as many beds as possible.
- It's difficult to correlate these standards and examples are needed to understand what typical and actual implementations will include for beds.
- I generally agree but wonder what impacts there may be on neighboring businesses and property owners if really large congregate sites were developed.
- **The zone should determine the number of beds available. The City of Bend could change zoning in industrial areas to accommodate more housing options in large vacant buildings that have a lot of capacity.**
- why wouldnt it comply?

Appendix A: Shelter Code Survey Unedited Comments, Group Shelters

- Fundraise to provide transportation elsewhere (california/Portland)
- Folks who have hit rock bottom need services and structured process to get back on their feet.
- Accountability to a standard.
- I disagree that "do not need to meet certain requirements, such as being substance-abuse free, in order to have a place to stay overnight". We have already allowed drugs to be okay and that is bringing certain type of people here and now we are providing them with places to stay, for free. Therefore, Bend is saying this type of behavior is okay and we will even provide you with a place to do it. You don't have to pay taxes, etc. I am not in favor of this at all.
- we should not over burden any one location.
- I don't feel like I know a lot about this, but it seems like it makes sense to stay within building code.
- Seems reasonable. Why should it be different from occupancy of other types of buildings?
- Not specific as to the location of the group shelters, ie. are single family homes considered a group shelter?
- My answer with most of these will be based on location. Most people experiencing houselessness aren't people who just had a high medical bill - they often have underlying issues like addiction, felony records, felonies with sex offenses - if we don't fix the causes of houselessness, we will never have enough space. It'll be like putting a bandaid on an open wound - you can keep soaking up the blood but more will come if you don't fix why the bleed started in the first place. I am wholeheartedly against any form of shelter in high-density residential UNLESS there is a managed commitment to not move sex offenders, people with severe felonies (murder, rape), etc. into neighborhoods.
- I do not agree with the development of Group Shelters within my community of Bend, Oregon. I believe these shelters will only draw more houseless individuals into our community and interfere with the lives of productive citizens.
- there should be no group shelters.
- Why sooooo much emphasis on this population! You should focus on making the quality of life better for those of us that have sacrificed, planned and saved and CONTRIBUTED.
"If you build it 'they' will come", (field of dreams). Instead, you are allowing property developers to dictate city rule making, and go along with being guilted into the garbage proposed by allowing this population to move into FAMILY NEIGHBORHOODS!
- I am against anything that encourages more homeless to come here. I have lived in Eugene and when the City started providing services, more and more homeless came - from all over the country. These solutions do NOT help local people! They fail and will make Bend a homeless mecca and then we will no longer be a desirable place to live and this will really hurt our economy.
- **The community should have input regarding maximum number.**
- I'm assuming that only the City will be building this type because there is no financial incentive for an investor since it would be free to occupants and the utility bills will be paid for by the owner of the building.
- In Spring 2021, City Council ALREADY PASSED permanent changes to City Code that allow for temporary housing in all CG and CL zone throughout the city. Of course, these zones are mostly concentrated on the less favored east side of Bend. This 'Sounding Board' effort by the city is just an attempt at gathering public input/support AFTER the code changes were already passed by City Council, with very little chance for public input, last Spring. Since then, the City Council continues to target the Larkspur neighborhood for homeless shelters and services. Poverty is generational: put all the poor & houseless in one neighborhood, and the cycle is just perpetuated. I don't think the efforts or recommendations of the Sounding Board are going to change this underlying dynamic regarding homeless services in Bend.
- **If there are already building codes and zoning district requirements in place it seems to me it is reasonable to follow those guidelines**
- I think creating lenient policies towards homelessness increases drug use and reduces the safety of the surrounding area.
- I have looked at the proposed code changes, which to a layperson are as clear as mud (and I have a Master's degree). Therefore this question confuses me. But since you mention zoning district requirements in the question: Changes to zoning district requirements would impact the potential for group shelters to be anywhere, and changes to the codes could put a group shelter in my neighborhood.
- Group shelter are a necessary short term option for people in dire need.
- Allowing this in any of the residential zoning areas will only create a slum areas where ever they are. Allowing these in an IL zone may work because the low barrier shelters bring with them to many illegal activities and they should not be allowed within .5 miles of a residential area or a school. The minimum parking requirement should be 1 space per bed and not include on street parking spaces in the spaces.
- Safety for everyone involved. Too many people create safety issues.
- I don't believe any taxpayer money should be allocated for Group Shelters unless the residents will be REQUIRED to work for room and board.

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- I do not believe that group shelters should be available in all zones. Changing the city code to allow for houseless shelters in any zone is not the answer to our houseless situation. I am strongly opposed to changing the city code in this manner. Also, if you look at the committee making these recommendations, it does not accurately reflect our community-only select segments of our community. This should be taken into consideration.
- I do not fully understand all of the Zoning rules (RM vs. R etc.), but the encampment near Lowes is scary and has grown. I would NEVER want to allow that to expand to other areas of Bend. If there is property OUTSIDE of the city and FAR from residences and businesses, that might be an option. I was born in Oregon, then lived in CA where, because of all of the well-intentioned accommodations, the homeless population overran business and residential safety; over time it only got worse; it was never enough and became more unsafe and unsanitary. Two years ago I returned home to OR and bought a home in Bend over a year ago. Please keep homeless areas far from others and require them to be kept clean and safe.
- My heart breaks for those who need a home and are working here in Bend, and in rare cases a special area could be created for those who are truly in hardship vs. choose to not work. The violence and unsanitary conditions can overrun a city (see San Francisco; it literally reeks and you cannot safely walk on certain streets anymore. That city made many homeless accommodations and the end results have only driven out business and families.) Please do not let that happen to Bend. What is happening on the side street near Lowes and other areas has only grown. Please do not let that expand any further.
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- **I think the Sounding Board's recommendations are well thought out and ought be implemented as proposed**
- Occupants of these shelters will spread viruses, be more violent and not add/contribute to the community.
- I urge the city to take a measured approach regarding sheltering the homeless. The city is well aware that homeless individuals struggle with mental health and/or addiction issues that lead to social and behavioral problems. It is immoral and unethical to place these individuals in our communities without proper levels of support. You cannot expect the general public to manage and cope with individuals that have dropped out of society. Thus I would expect the city to place as few individuals as possible and monitor results with the intent to do no harm or to allow for no inconvenience to the hard working individuals and families engaged in our society. Another option would be to place the homeless as far away from our communities as possible until they can demonstrate they can become a positive contributing member to society.
- It will degrade our established neighborhoods.
- the homeless shouldn't be encouraged to continue that lifestyle.
- Without adhering to zoning district requirements, Bend will turn into a quarmire
- People are moving here to be homeless because of all the freebies and constant enabling. The more you offer, the more will move here. There will never be enough shelter beds for all of them because we're making the problem worse. Also, shelters have absolutely no business in the middle of residential neighborhoods or near schools.
- **This decision should not just follow codes. This is more then an exercise in what will the codes allow. You need to take into account what's best for the homeless, what's best for the people and businesses in the community, and what is going to help keep Bend great and friendly.** None of that is outlined here and you should not be allowed to proceed with any changes until you can show examples of where this has worked and have outlined a path for people to get help getting a job/training, rehabilitation from alcohol or drug addiction, or help with mental health. Just adding housing will not solve the problem. You need to make sure the resources can get to the people that need it most and they have access to public transportation. Just finding housing will live a homeless person stranded without a support structure or stability.
- **I strongly agree because It's important to be able to take as many people in as possible to get them out of the cold and save lives. In my line of work, I've seen many people die needlessly in the cold or get frostbite because of lack of shelters.**
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- I am neutral on a lot of these answers but I am most concerned about addressing the enforcement of transitioning the houseless out of camps. I agree we need more shelter and housing for the houseless, but that needs to be equally met with enforcement of no camping areas on our streets. The tax payers of the city of Bend are making the investment in

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these shelters, that investment must be accompanied with a commitment to enforcing laws designed to deter camping on city and other public property. That is my biggest concern and I think City of Bend Council needs to address how they will enforce these laws once we get more shelter options in Bend.

- The question is poorly phrased and difficult to understand.
- I do not believe group shelters should be allowed in single family residential zoning at all.
- Ban flagrancy.
- This will promote an unsafe environment for families and residents in Bend. This has proven time and time again to be a massive failure in other Cities.
- These shelters should be limited in quantity and size and closely monitored by the city for their impact on the surrounding community and their effectiveness.
- Shelters should require neighborhood approval.
- We have services for the people that really want to change. Otherwise making living conditions easy for the homeless just encourages the lack of change they need to make.
- Furthering to encourage homelessness by continuously adding more beds and more services for people who have no intention of doing anything beyond what their current situation is will only expand the current problem.
- Homeless shelters should be in industrial or agricultural areas away from children.
- **All should follow codes and standards**
- Group, multi room, outdoor shelters should not be allowed in residential zoning.
- It depends where the group shelter is located. I can not agree until a place has been identified for the shelter.
- First, where will it be located???
- Should have the most beds possible for the building, not the zone the building is in.
- Group shelters in or adjacent to established residential neighborhoods is a spectacularly BAD idea. There is no way this can be accomplished without negatively impacting the quality of life and the property values of the residents who live in these neighborhoods.
- Rent should be lower so more families can afford housing and not have to go to a shelter...
- There should be zero allowed in residential zones.
- Regarding the following questions that have no explanation box, one needs to be added to each. As it is now designed it "front loads" the question with an assumption that these options are a given.
- Well intentioned, but not thoroughly thought through & designed.
- It is great that there are different types of shelters being designed, but there doesn't seem to be much of any thought, guidelines or rules around the different types of people that would benefit from those different types of solutions. While there are people capable of getting back on their feet amongst this population, there are altogether too many that are simply not capable of functioning in society - either through mental illness, drug addiction or mental illness brought on by drug addiction.
- The spirit of this recommendation is commendable, but only works for people that are somewhat capable of helping themselves and being responsive to help. Unfortunately, too much attention, effort & money is being thrown at people that are not capable and/or not interested in helping themselves.
- You need more efforts aimed at differentiating & segment these types of people and finding solutions that match the underlying problems. I find it incredibly unfortunate and sad that those that could really benefit from help are getting mixed in with people that are only interested in hand-outs and are incapable of helping themselves.
- Thanks for allowing public input on this proposal. While I closely follow the news, found it interesting how little of the details are publicly known. Understand & appreciate the wording of the recommendation is written in city planning-speak, though curious why there was not more of an effort to share details with the public in layman's terms?
- cc&r's don't allow in most developments created since late 90's; early 2000's. The new rules will only apply to established ,original Bend neighborhoods. Same answer for all proposals.
- I need more information.
- BUILDING CODES ARE IN PLACE BECAUSE THEY OFFER THE BEST OVERSIGHT. ZONING REQUIREMENTS SHOULD BE ADHERED TO .
- Hello,
I am a 30 year Bend Resident.
When I arrived there were no Homeless, or Un-housed here.
It was when the support arrived, the un-housed arrived in droves. Think about it. With unlimited resources in terms of free sleeping bags, meals, tents, overnight beds, why not come here? And why not stay and not work to change your situation when so many entities are giving you things?

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Please do not build anything more. It will not solve what is the problem. Focus on the many other issues our town needs its attention on and let the existing professionals that are offering the un housed help do what they do. If the un housed soon find themselves not getting what they need, let them either change their goals, or move on to a warmer climate that is more equipped to assist.

Please get back to governing our town to keep it like why we all moved here and assist those who pay a lot of taxes to live here.

Thank you for your consideration.

Terese

- I like it for many reasons:
 - ** we can use it with existing infrastructure
 - ** this can provide a roof over he heads in extreme conditions
 - ** social services can be provided here so it can also act like a "hub"
- I think the occupancy number should be based more on square footage available per person, say roughly 40 square feet, with a maximum number of people specifically, say 50, and a requirement for other accommodations such as bathrooms per 10 people at 1. Administrative areas should be appropriately sized for the number of people living there. There also needs to be shower and feeding facilities somewhere, or at least it needs to be planned for.
- If there are no beds available, it looks like roadside camping is allowed.
- I don't know who else would be the decision maker.
- **COMMENT!!** The best answer is not even being mentioned! TINY HOUSES have been shown to be cost effective!! I worked at the Bethlehem Inn, started a counseling program there in 08. I comment from a place of experience and former homelessness. "HOUSING FIRST" is the more successful program for addressing the underlying caused of chron ic homelessness. **TINY HOUSES meet that need.** TWO successful programs! Stop reinventing the wheel, wasting money and doing what has a higher failure rate. TINY HOUSES could accommodate pets!! Beloved pets are the reason people live in their cars!! I missed that reality in your survey. These ideas all work a little bit for some but you are not going to get the most people out of the weather, on a road to health with your ideas. We already had group/multi. People did not go -no privacy, no pets. FAILURE.
Outdoor? HELLO?? Do you live in Bend? Around for the snow? The wind? They already have tents that fall down. Tents do meet both the issues I mentioned, which is why many choose them. BUT TINY HOUSES would not collapse or blow away. They would have a locking door.
Thank you for considering this alternative that has worked in many other places. HOUSING FIRST, a place for pets and a locking door=TINY HOUSES!
- This seems fine for now, but I think it needs to remain flexible based on actual parking needs. If each person ends up having a vehicle, then the actual parking capacity at a location needs to be the limit instead of the occupancy limit. You can't expect surrounding neighborhoods to absorb the excess parking capacity if a shelter's parking capacity is insufficient.
- I agree with the statement
- No additional group shelters should be placed in Bend neighborhoods.
- The City seems to be on a mission to destroy Bend's neighborhoods. The City will use these building codes and zoning classifications to the detriment of residents and I do not believe that the decision makers will fairly and accurately consider the rights of homeowners and assess the impact of these shelters on property values and property rights.
- I would not want to be the one turned away, would you?
- **They are rules already in place and don't need to have special legislation or rules to change the requirements. Sounds fair to me.**
- talk with the fire marshal and see what is allowed. for pets too. I would hope all these skipping of zoning codes would ONLY be able to be used in homeless situations and not all of a sudden allowed for apartment buildings or other developments. We should halt building all together until the issue is fixed anyway. A beautiful amazing tourist town has turned into a combo of the ultra rich and the wanna be rich. There is no one left for the regular jobs and most those people do not want to live in an apartment that cost 1200 or 1500 or 2000. It's a fricking apartment like the big city. Wasting time on researching how to skip zone codes, getting feedback ect.(do you really listen to the feed back or is it lip service) seems like no one is in charge that has lived here and knows what at least half the population would like. Give the homeless money and bus ticket to vegas or buy the KOA and manage a camp there. Just get it done. No one wants homeless camped next door in their neighbors yard. Most of the homeless won't use the indoor group places cause they will lose their property or have an animal. Give them a place(piece of land to put their belongings on) then they would be more likely to comply with rules ect.

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- Providing shelter at taxpayer expense only encourages more people to come to Bend. If the city provides shelters, then the person living there should be required to have a job or being seeking employment; the person should be required to be tested for drug and alcohol weekly, and the person should be limited to a maximum time limit living in the shelter.
- We should not be spending city funds for homelessness
- I am strongly opposed to allowing any development of group shelters in neighborhoods that do not have existing support services and public transportation to get to those services immediately accessible to such shelters. Studies show that help for the homeless only works when there are a range of support services on site or in close proximity.
What's the point of building in NW Crossing, Awbrey Butte, or other neighborhoods zoned for single family residences when there aren't these services?
What consideration is given to the lower home values if such facilities are built in neighborhoods where there was no expectation of such housing- and then the tax revenue for the city to provide services is decreased?
- this seems logical
- My understanding is that these shelters in Eugene are mostly empty. Building a shelter or a home will not take care of their problems. They need mental and drug rehab.
Portland is no longer able to attract conventions and visitors. Soon Bend will be like that.
- I think it is premature to allow the City of Bend to rezone Bend for homelessness shelters until they can demonstrate that the rights of property owners are strongly supported. Words and not enough. Well run shelters outside the Bend neighborhoods need to be established before it is reasonable to even consider the plans suggested in these documents.
I am offended that this survey is presented in a way that assumes the respondent is OK with "updating the Bend Development Code to allow different types of shelter citywide" and that only some details need to be worked out.
- I do not think we should change the building codes for temporary shelters. I do not think this is a good use of funds or energy. Instead focus on helping people out of homelessness. And homelessness is not a word.
- The council has already proven that it can't be trusted to honor ANY zoning structure. Just look at the short term rental program. Now 2,3,4 plexes in what was single family zones.
- The building code, and or the building use may provide limits to the total number of beds and this needs to be considered when assigning a total number of beds to a facility.
Just because the code may allow for more capacity doesn't mean that it's necessarily a safe option.
- **I think that existing building code is the standard for a reason, and that any occupancy, or use restrictions based on the existing building code need to be observed. We don't solve one problem by creating more. Fire, safety, maximum capacity, as well as intended use of a structure are all governed by building codes. I don't think we should allow the desire to address homelessness to trump common sense standard building codes.**
I feel the same about zoning district requirements. The zoning that is in place is the way it is for a reason. If an area is to be re-zoned, let it be re-zoned, but the zoning needs to be changed for everyone. I do not think that exceptions should be made to allow use that does not comport to current zoning.
- I do not agree with any proposal that includes housing of homeless/houseless in residential zones. If the city insists on creating shelter options, they should not be in or near residential zones, no exceptions.
- Group shelters do not belong in or near established residential areas. For the safety of residents/home owners currently living there. And no, that's not white privilege speaking, that's common sense. We don't need more reasons for out of town homeless people to come to Bend!
- **I agree with the Sounding Board's recommendation to allow the maximum number of beds for Group Shelters to be determined by building code and underlying Zoning District requirements FOR HIGH BARRIER SHELTERS ONLY. As the shelter barrier decreases, so should the number of maximum beds.** We are already seeing conflicts arising with business and property owners around the current Group Shelters we have in Bend that are low barrier. This population needs much more monitoring and should not be so heavily concentrated in any area. Additionally, the zoning districts need to be treated the same way. NO LOW BARRIER GROUP SHELTER SHOULD BE ALLOWED NEAR SCHOOLS or DAY CARES and should be tapered down based on the zoning type.
- I do not believe the existing City of Bend zoning should be altered to benefit less than 1% of a special needs population.
- I prefer to get rid of able bodied bums.

Appendix A: Shelter Code Survey Unedited Comments, Group Shelters

Please explain your answer- Group Shelters: The Sounding Board's recommendation for Group Shelters is for parking to be provided at a ratio of 0.25 spaces per bed (1 parking space for every 4 beds). Do you agree with this recommendation? (in order of responses received)

- There should be no parking requirements. People are more important than automobile storage.
- **Parking? are you crazy?**
and where is the RL district or RS district? this is not very clear.
- Most of the transients i've encountered do not have vehicles. Most of the houseless persons do have vehicles. I am all for helping truly houseless persons who are down on their luck or had circumstances beyond their control but the transient populations are being sent here by other cities, states. I interviewed at least 20-25 transients and asked why they were here in Bend, they said when they were released from jail in other communities/cities/states, they were given one way bus tickets to bend because bend had great services for them.
- I don't know enough about the parking needs of homeless.
- Insufficient. Vehicles should be parked off street
- As stated previously "Build it and they will come" is what I believe is bringing the increase in the homeless population. I pay a substantial amount of taxes here in Bend which I hope goes for the beautification of Bend not to build several homeless campsites. Not only myself, but the majority of Bend's population, feels the same. We don't want Bend to become another Portland/Seattle . The city council/manager needs to listen to our side as well. We pay your salary and voted you in, we are the maority.
- I have no idea how many of the houseless have vehicles. Do RV's and bicycles count as vehicles? Will limits be enforced?
- I suspect less parking should be required. Empty parking is a waste of space, ugly and negativity impacts the environment. A green space requirement would be better than s parking requirement.
- I disapprove of any shelter for the homeless, anywhere in the city limits.
- Again, I believe the majority tax payers, including myself, do not want any homeless shelters built within Bend's city limits.
- There needs to be enough off-street parking to accommodate all residents. Some Bend roads (especially downtown) are already dangerous to drive on with cars parked on both sides of narrow roads. I can only imagine trying to get emergency vehicles down many of these roads when there are few places to pull out and let them through...
- Just because you are houseless, doesn't mean you are carless! Could be a great option also for those living out of their cars.
- We don't want these in our city!
- No shelters in RS, RL, or RM-10 zoning.
- From the sights of most encampments in public rights-of-way around Bend, the majority of occupants appear to have one or more vehicles, often with a trailer or an RV that requires more than a traditional parking space. Consideration should be given to the actual needs of the population and parking should be maintained on-site, similar to any development under the City's jurisdiction.
- This states 0.25, the page dedicated to group shelters states 0.5. Which is it?
Are there any statistics that show the number of vehicles per person that frequents a group shelter environment? What type of vehicles? There's plenty of homeless that may (or may not?) wish to use this type of facility that have RV's and would require more parking than what may be proposed.
Again, I can not agree to these recommendations based on the information provided. This is - again - where more data and clarity is required.
- How does this help our city in any way?
- I don't know the statistics on how many homeless people have need for a parking space.
- **I don't know if .025 spaces per bed is the right number but there should be enough parking that staff/volunteers and ALL of those in the shelter have parking spaces and do not park on the street.**
- How about we give them gas to go to cities that have a homelessness support infrastructure?
This is a resort town and not everyone gets to live in one. We worked hard to be able to live and play here. Why do we have to subsidize homeless settlement here? Answer: we don't and we are blue as the sky.
- If they can afford a vehicle they should get a job and pay for their housing. This is ridiculous.
- I don't think the concept of group shelters appears to be working in Bend. I would suggest focusing on multi-room shelters and hardship shelters.
- What if 2, 3 or 4 occupants have a car they need to park? Where would they park it?
- **You proposal on the Group Shelter page says .5 per bed. That sounds more reasonable to me.**
- **The information you posted on group shelters indicates the recommended parking is .5 spaces per bed. I prefer that number.**
- Why are we going out of our way to provide housing for those who refuse to work and get the help they may need for S.U.D? This is enabling the behavior.

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- The referenced parking-to-bed ratio only is reasonable if you require that the Group Shelter not permit houseless individuals with vehicles and/or manage occupancy of the Group Shelter to ensure that there is no overflow parking off of the shelter site. If individuals with vehicles are expected to be serviced at the Group Shelter, then a higher number of parking spaces must be provided to ensure no disruption to the existing neighborhoods and roadway network.
- I don't know if that much parking will actually be utilized, and hope that need for parking per the rule but not per use by clients doesn't eliminate possible sites.
- I do not know if parking is an issue for these shelters.
- **There's a mistake. The recommendation for group shelters is 0.5 parking spaces per bed. Copied directly from the tab. "The Sounding Board is recommending a parking ratio of 0.5 parking spaces per bed be provided for all Group Shelters."**
- **We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.**
- this contradicts the stated 0.5 spaces per bed earlier. Gas, maintenance, and parking area in an increasingly high density city is expensive. While parking spaces would help to keep cars off of neighboring streets, this also seems like an increased financial burden on what should be the lowest cost emergency housing option especially as many of these shelters are near downtown.
- Parking is a problem every where in Bend currently. We must maintain some sort of control over parking
- Parking is becoming an issue in Bend and it has gotten silly. Apparently COB is charging to park in lots and the structure downtown. Found that out with a nice little ticket. No I never read the signs because it has always been free. This is so silly. What rocket surgeon came up with that idea? I have to pay to park my car when patronizing downtown business, but we can provide homeless free parking?
If you want to provide some parking for these facilities then by all means, I just thought this would be a good opportunity to point out that parking to patron businesses downtown should be free.
- There isn't parking for citizens ...let alone these drifters you have invited upon us.
- No rv or campers, just autos
- Parking has (and appears to continue) to be unrealistically aligned with seasonal weather, I'm addition to city resident and tourism growth impacts. The city has proposed and relies on a future time when bicycles and mass transit will reduce vehicle loads. However, the weather in Bend makes bicycles unsafe given ice and limited street clearing. Plus, tourism is placing significant impact on parking spaces. Retail establishments are not currently required to have sufficient parking which overflows in to neighborhoods. And high density residential construction appears to be held to 1 or less vehicle parking per unit. Now, we are considering 0.25 parking spaces per bed. The math isn't working all around. Piling on isn't logical and is further impacting a significant problem for residents.
- I don't have any figures for what a reasonable number would be.
- If we see that this much parking is not needed after a year, we should revisit and reduce.
- **The parking is a big issue, and should be 1:1. A neighborhood should not be impacted with street parking just because a shelter is built in the area.**
- This would clearly never provide enough parking and people would find parking spots somewhere else.
- This assumes people are together in groups and they usually are not. 1 parking spot for 2 beds seems more realistic.
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.
- This needs to be encouraged as temporary living, limiting parking will hopefully help with that intent.
- Why are they not subject to the same parking rules as Short Term Rentals are in Bend? Additionally, Group Shelters need to be drug testing individuals.
- **What if a houseless person has only an RV for transportation? 4-5 RVs would dominate the available parking and impact homeowners who may find their on street parking severely limited.**
- Need to know the demographics of the homeless population. What percentage have vehicles. Might be better to determine locations based on availability of local transit.
- See above, ridiculous to think this will handle the real needs
- I'm assuming you have studied the existing Group Shelters' parking usage and that's how you came up with this number. If not, then that's what I think you should base it on, if parking minimums are something you have to perform to.
- Short-term parking should only be allowed on existing shelter's property and not expand beyond into public streets and definitely not onto private property.
- Where are these group shelters to be located? Vehicles (motor homes) will be on streets .
- There should be more parking per bed to mitigate neighborhood problems.
- There will be parking and camping up and down the streets that are near any shelter.

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- It should be possible at some portion of sheltering options, but forcing 100% to have this will make perfect the enemy of good- and we need something more than we need perfection. Which is not to say that we should not strive for optimal- just that having some sort of target percentage i.e. 1 out of 2 shelters, or 50% of beds in any given shelter can meet this requirement.
- It depends on where the shelter is located. Given the city's utter disregard for the integrity of neighborhoods in its current planning decisions, adding more crowding/vehicles to established neighborhoods should simply stop.
- If you built it, they will come. . .
- Would like to know what the parking demand is at other shelters. Filling the neighborhoods with broken down RVs and junker cars near the shelter would be a reality that has to be addressed.
- With continuing to appease the homeless more will be attracted to the area. Homelessness of most of these out of area people are not the responsibility of Central Oregon. They need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- I do not feel that the taxpayers are responsible for providing free housing or parking to anyone
- **Don't require parking**
- I think one car per two beds is a better solution. Street parking at such facilities is not a good solution at all.
- Most of these folks have piles of garbage and no vehicle. Does that mean they can put their garbage in their partial parking space?
- They walk around. If they have cars, they have transportation to get themselves to a job. Let them use the money from a job to find a place at their own expense.
- There needs to be more parking spaces than 1 per 4 beds. At minimum it should be 1 parking space per 2 beds.
- Many of the homeless are currently living in a vehicle. To estimate only 1/4 will arrive to a shelter with a vehicle seems to disregard this. Without adequate parking, vehicles will overflow onto streets and surrounding neighborhoods.
- **More parking is needed so that overflow vehicles do not crowd neighborhood streets. Neighbors will be more welcoming if they are not inconvenienced by off-property "clutter".**
- Do you realize that most of Bend's influx of homeless came here by other means of transportation, not personal vehicles! This is ridiculous.
- **Many homeless individuals don't have a car so that ratio should be adequate**
- I strongly disagree with creation of services. Furthermore, we should not be creating elaborate services for those with the means to own or operate vehicles. I work in mental health and there are plenty of needs for individuals who do not have the means to own a vehicle. This is a misuse of tax funding dollars. I would much rather see support to children in need of acute mental health services. Oregon ranks 50th for worst mental health care- a large portion of that due to adolescent care.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- What if more people have cars?
- See above
- Who's going to decide who gets a parking space? Where will the people that don't get a space park/store their car? I envision more trashed cars parked along the roads.
- Once again, you are asking for these parking lots to become havens for abandoned vehicles
- **Most homeless neighbors in Bend and other places are not in need of parking, and artificially limiting beds will prevent those most in need from finding housing.** I'd honestly like to see parking requirements eliminated so that we can effectively provide shelter for ALL the homeless in our community.
- **Not enough**
- From the camps around town, it appears many homeless do not own cars. So reducing parking makes sense
- I don't see a lot of cars in use. Mostly bikes.
- This is probably a non-issue for group shelter. **The parking is an issue in RL and RS multi room shelter but I do not see that recommendation for parking listed or notated. What is the recommendation for parking? It would need to be a minimum of 1:1.**
- Same as above!
- You people are idiots and don't represent the community.
- Agree since I do not have knowledge of how many persons need this type of accommodation would have cars, running cars and not those just used for shelter.
- You will have homeless folks who use parking spaces for a park and sleep area. Where do you cut them off? Not realistic
- If you are responsible enough to have a car with proper insurance and legal license ethic, you should be allowed to have a parking spot.

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- **This seems OK.**
- **The standard should be the same as apartments or motels.**
- This is an awful strategy to force people to not use cars by removing parking available. **I'm all for people relying less on cars but providing less parking spots is not the first step. Our transportation system SUCKS, and there are poor alternative transportation options.** Start there and with incentives - like momentary incentives for people to give up cars before removing parking spaces. I've live in Corvallis and Eugene which have WAY BETTER bus options - more timely, more expansive, free for subpopulations, not to mention bike routes that connect all over the city and sidewalks.
- I do not want shelters in neighborhoods nor do I want RV's to be parking on the streets
- Seems reasonable, my main concern is everything is kept clean and safe for other neighbors
- I would assume homeless people are not a population base with a high percentage of vehicle ownership. How about increasing the ratio of parking spaces required for all the high density housing you are approving around town?
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- That is not near enough parking. There will be vehicles parking everywhere on the streets and clogging up streets for emergency vehicles.
- I don't know enough about what houseless people have. I picture most don't have a vehicle, which would seem to make the Board's recommendation reasonable. But if many of the houseless do have a car, then .25 would not be feasible. It would also depend on the ratio of staff to houseless person. You would have to provide adequate parking spaces for staff working at the shelter.
- Much more parking required
- This will just be a barrier to providing adequate shelter. When the City gets around to enforcing its own parking rules downtown and dealing with all the trailers and Sprinter vans clogging up the town, enough parking will be available.
- Not enough parking - should be at least 0.5 spaces per bed
- What data is the sounding board using to come up with this ratio? Parking is big issue in Bend and many neighborhoods already have too many cars on the street due to lack of onsite parking spaces.
- Its better to shoot above what the city may believe the number of cars needed in the parking area rather than undershoot it and give the residents to try and park in surrounding neighborhoods where they shouldnt be.
- Parking and Homeless People are an oxymoron.
- As long as the parking space is for an automobile and NOT a recreational vehicle
- Enforcement of current laws and codes would solve this problem
- I have no understanding of how many parking places would be reasonable. I would error on the side of established safety standards.
- I would assume patrons dont have many cars. Does this allow enough parking for volunteers?
- One size does not fit all. Will overflow parking be allowed on the streets?
- More parking is needed unless that rate of car ownership is less than one car per four people being housed.
- This will clog streets that were built long ago and not wide enough for parking on the street with vehicles and campers.
- Not enough is outlined to move them out and on their own. Nothing outlines qualifications, screening process, etc. Provide better parking solutions for permanent residents and business first.
- Not every person has a vehicle, so yes.
- Less available parking will cause hardships for those that need vehicles for both necessity and to enjoy their way of life.
- Do not understand the significance of the question
- Bend is already experiencing a parking shortage, especially in town/downtown. The shelters will be located close to amenities. Please don't take more parking away from Bend
- The parking lots will become junk yards of cars. Homeless people live in broken down cars.
- I believe the ratio is thought out , perhaps there is room for more parking if the site has the space
- **I'm confused because your info page on group shelter says that it will require .5 spaces per bed. I am inclined to agree w/.25 per bed, .5 seems unrealistic, based on the population.**
- With the current way that parking is disappearing in the city I do not find this acceptable.
- Doesn't seem adequate to meet the potential demand. What will the other people do with their vehicles?
- It'll be the local 'You Pull It', junkyard
- Agree with that ratio in higher density zones, where there is typically greater access to transit options for people without vehicles. In lower density zones, I disagree with this proposed ratio. It's far less than others are required to provide and there are generally less transit options.

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- **This is not the recommendation described in the explanation page - the information reported reflects .5 parking per bed.**

If the survey has not been checked for errors in content, I find it very worrisome that the city has the ability to be successful in working on this issue. It appears appearance (with the slick presentation of the info pages) may be more valued than the accuracy of content, a very worrying sign when significant changes to city planning are being discussed.
- I really think the parking requirement should be based on the estimated number of vehicles the shelterees own. I'm not privy to enough information to make that estimate.
- "Build it. and they will come"...Gov Brown ALREADY RUINED, this State...not fair to those who have built this community, to allow people (for WHATEVER REASON !) to move in as " equal" neighbors...let them clean out a commercial area in the woods...build a proper building with " rules" to stay sober...and to take their meds (if mentally ill...) Your building will be empty, as the " houseless," WANT NO RULES !!!
- Nothing to grow the footprint of this effort.

Even this survey is designed to stifle a response from the public. There is no way the majority of Bend residence want to expand a homelessness program that expends taxpayer dollars.
- Parking is already a problem Look at most apartments when there are 3+ cars per apartment and they are 100% full on the public street.
- I'm not sure we should be focused on so much parking. How was this number arrived at? A group shelter should only provide as many cots as possible, a bathroom and minimum required services. No more. Street parking regs should be enforced by our city and council should back their efforts to remove any long term parking that would break city laws and code.
- Codes should be enforced the same for all citizens of Bend
- **COB requires one parking space per apartment in Bend. You should require one parking space per bed.**
- See above.
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- For people experiencing homelessness, not all have cars. I would guess that those that need to utilize a group shelter wouldn't have a car to shelter in. Parking isn't as important as physical beds to housed our most vulnerable.
- There needs to be additional parking for staff.
- I don' know how many homeless people have vehicles that need to be parked.
- I do not know what this demand is as I have no data on the homeless
- Sounds like an arbitrary formula. Let the site build what is needed based on conditions.
- **I believe less than 0.25/1 homeless person has a car, I feel this number is too high. There are other stipulations that you need to take in to consideration, is this car legal, is it safe. We all have to ensure our cars are legal and both safe, you must enforce the rules.**
- **Need 1 space per two beds. If adults one of two will usually have a car, need to address on street parking congestion.**
- I do not understand this issue well enough to provide educated feedback.
- Although some houseless people have no vehicle, it seems like there needs to be more parking since some houseless folks have a larger vehicle (vans, RVs etc. I feel the footprint needs to be larger to accommodate trash bins, shower truck, medical RV etc.
- YES! I agree that homeless people will be fine with having 1 spot per 4 people to park their broken down rv or raper van to then completely trash up the place. OR god forbid some dogooder that actually wants to volunteer there. And that way the car thievery know exactly where to go to break into cars.
- What consideration should be made for a single homeless person who has a vehicle and needs this shelter for a limited period?
- **Does any data or research support this conclusion (for example, how many parking spaces are dedicated for residents' use at the Bethlehem Inn? Or the Shepard's House? Has that model been successful?)?**
- Seems insufficient.
- See above comment.
- **1. As long as secure bicycle facilities are provided. 2. We need to promote the use of alternate transportation and ride sharing city-wide and every resident will need to participate in this effort. 3. This is equivalent to 1 space per four people and that would probably support a family car on average.**
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- I'd disagree with any suggestion that encourages transients

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- **On the "group Shelter" description page, it says that Sounding Board's recommendation is 0.5 spaces per bed. That's 1 parking space per two beds. Which is it? I'm for 0.5 spaces per bed. Don't we want these people to be able to drive to jobs and support services?**
- We are given no context to what the demand will be on parking and if that is even adequate amount to serve the intended uses. In addition, the use is incompatible with the residential zone. Shelters should not be allowed in a residential zone or allowed to abut the residential zone. While humanitarian efforts are being made by Council, City council is fully obligated to protect the investment made by the residents of the City. Like all the solutions presented, there is no metric to build confidence for the public. A full program must be presented before any options would be supported.
- **Truthfully I don't think we should have parking minimums but this does seem like a good ratio for a group shelter since not everyone will have a vehicle.**
- **It depends on if there is only 1 car per 4 occupants. If every occupant has a vehicle, it would cause an enormous parking problem for the area. If this is adopted, then there should be a cap on how many occupants with vehicles stay, to allow more occupants without vehicles.**
- I agree with the assumption it has been determined this group tends to not have vehicles to park. If the research shows this group tends to have vehicles, I would not agree.
- I'm not sure how this metric is measured. Either there are enough homeless children, or only 1 in 4 has a car. Give space for those junkers. Have them hauled off and scrap value paid if they don't work for an extended period (like a year)
- **I suppose it will depend on the target group for the shelter. If your planning for families, then this makes sense. If you have individuals, or a mixture of both, how will you provide separation for women and children? What is the plan for overflow parking? How will you handle a vehicle that stops working? How long will the vehicles be allowed to remain if not functioning?**
- Parking should be provided - on street parking is an ongoing problem already
- The city of Bend is allowing developers to build housing without anywhere near the parking needs for the occupancy of any given building. Why would they do it any different for the homeless. (That's not a question, therefore, no ? mark.)
- Don't know enough to have an opinion but that seems reasonable.
- Why is the City council seeking to create un monitored, covid brewing drug dens. Your policies are at the expense of the hard working, tax paying, law abiding citizens of Bend. Quit seeking your own self-centered policies and take in to the account the huge opposition of the voters who allowed you into your office(s). You are an instrument of the peoples' votes, not your own fife-dom. The city is pushing these ridiculous, pandering shelters for those who will give nothing back to even their own benefit. You are attracting and will be attracting more of this problem by your pandering and really terrible offerings of tax paid freebies. You are about to make a once thriving community (thriving in attracting industry, tourism money, and self-sufficient people) into a waste land like Portland, Seattle, Austin, etc. etc. You will see a max exodus if you keep enabling homelessness, yes enabling and promoting it not seeking to solve it. All we ask is equitable treatment of the laws. You (City council) will turn all of Bend into Hunnell Road.
- There needs to be adequate parking for all residents otherwise our already clogged streets will get much worse
- Homeless people either already live in their vehicles or do not have vehicles to drive around in where they sleep in tents.
- this survey is not asking the right questions
- Could even be less although consideration should be given to larger vehicles
- At least they I hope they work and have up to date insurance and registration.
- We don't need a bunch of broke down vehicles making our town look undesirable, but at the same time we don't want these vehicles parked all over town and on the side streets.
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- seems adequate
- Parking is already an issue in downtown Bend, this will impact small business owners and the tourist economy which is the only economy Bend has.
- This is something that will need to be reviewed after you implement. It seems reasonable, but bare minimum.
- Most homeless people have vehicles, as far as I know. So this rule would guarantee spillover of parking into adjacent areas that might not be suitable for it.
- When there is more than one car per space, the overflow will go to neighbors, i,e, in front of their houses or any open space that people may have on their property.
- Many homeless will refuse shelter if that means giving up their vehicle or parking it far away. The less parking there is, the further the impact of the shelter will spread by having vehicles parked all around the area (which will happen regardless if services are offered there, just look at the downtown library and the crowds it attracts) Some homeless will have no vehicle, but others may have RVs which take up more space. The parking should also take into consideration room for the people who work there.
- Need more information on this particular issue.
- This sounds like Melanie Kebler again. It's not about parking, but about helping - and none of these solutions will work!

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- **focus on increasing public transit in bend, though maybe it should be .5 per bed?**
- Why are you mandating parking now when you just passed new building codes that no longer require parking. If they are homeless then why do they need parking?
- If they have a car, they have a place to stay and/or a way to leave Bend and find a place where they can afford housing.
- I will not support any recommendation that is provided without evidence supporting it as the optimal solution for the community.
- If the parking is only permitted on the shelter property then not an issue. If it takes up public space then there is an issue.
- **If there is adequate parking on the location itself, then I have no problem. But, if it affects the surrounding areas and causes congestion then this is a problem.**
- Are these parking spaces for trucks/sedans, or are they for the motorhomes and RVs that homeless people seem to own?
- Some temporary residents may not have vehicles, but 1 in 4 probably do and maybe more like 2 in 4. So, where do they leave their vehicles and belongings?
- On-street parking spaces should be allowed to meet the standard. We should prioritize land for shelter for people, not parking for cars. (Recognizing that many people experiencing houselessness rely on their cars for shelter, storage, and transportation and may need them close by).
- Stop intruding on other peoples lifestyles. This is fake compassion.
- **In addition to .25 per bed there is a need for allocating space for vehicles for staff/donation/volunteers.**
- parking is necessary for some so having access is important.
- None of this is in the best interest of 95% of the people in Bend.
- No more group shelters. You are not going to fix homelessness in Bend no more than solving world hunger. Please stop messing up Bend and making it into Portland! Nobody wants this!
- there needs to be more parking, more like 1 parking space for every 2 beds.
- Excess cars will take up too much on street parking.
- This does not provide nearly enough parking for the vehicles of homeless which will end up scattered up and down the streets of the neighborhoods where these facilities are located creating eyesores and degrading the appearance of the neighborhoods.
- Zero parking spaces. Is this a joke?
- **Is a vulnerable population that often utilizes their cars or RVs as a lifeline to live out of or to store their personal belongings. They should be allowed safe off street parking and neighbors should not have to be burdened with overflow parking in already tight parking problems. It benefits no one.**
- Again, I don't know enough to have an informed opinion. How many unhoused people that rely on group shelters would have their own vehicles? If they have their own vehicles, would they be cars, trucks, or RVs? What would the expected occupancy rates be at a Group Shelter and where would they be? How would these data compare to hotels or similar lodgings? How would parking rations affect the number of potential locations (assuming that we don't want to overly limit the number of locations or over-burden neighborhood parking)?
- **Houseless folks often do not have vehicles. This estimate seems reasonable.**
- **not enough parking**
- I'm not sure how many homeless people have vehicles? It is hard to say if this will be enough parking.
- No – strongly disagree. See comment above /aforementioned comment.
- If this is the same standard as a hotel and applies to on site parking then yes.
- Please see answer above.
- This is not near enough parking for service providers or residents.
- Again, making MORE room for homelessness is not the answer.
- **This is completely inadequate and will result in vehicles taking up all of the street parking.**
- See above.
- This survey is putting the cart before the horse. Where is the survey addressing proposal for all these shelters in the first place!
- Hard to say, since I don't know how many families are expected or how many adults would have a car.
- Need more spaces to keep so many cars off the street.
- **Occupants of group shelters should have convenient access to transit. Parking facilities for occupants that own vehicles should be off site.**
- **This will cause overflow onto streets and potentially cause conflict w/ others in including property owners.**
- **What are the demographics of the homeless? How many of them have cars? If there are cars, then we need to provide a place for them to be parked that won't interfere with the area surrounding the group home. Also need parking for the staff.**
- **Should be flexible based on who shelter is serving. For people with vehicles this lack of parking just creates another barrier**

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- Would like to compare the percent of homeless with cars and the need for parking. I would think they would need some type of "" locker"" or place to leave their belongings that would be protected from theft.
- The majority of homeless I spoke with don't have vehicles and those that do are living in it and are capable of moving to an area they can afford to live.
- it ends up being a junk yard
- **Bend is not yet a walkable or rideable town. This should be higher to support those who can afford a car**
- Homeless camps do not belong in the neighborhoods of Bend. This proposal will not be accepted by the community who live in the 9th street area near Bend High School and Bear Creek Elementary. This plan will fail.
- too dense and too close to our schools.
- You'll find an accumulation of old non working vehicles in the "process" of repair. I would only allow working vehicles and non working vehicles get towed asap.
- Most probably don't have a car so yes.
- Parking in all of the shelter options will be important, and regulation of how the parking can be used will be critical (ie, no sleeping in cars or camping in the parking lot).
- **I think parking should be allocated at .5 spaces per bed, and reviewed after a year to see if that much parking is necessary. It is easier to take away unneeded parking rather than add needed parking.**
- Although many people in this situation may not own or have a vehicle for their use, the streets of Bend are currently overcrowded with cars parked on their streets overnight or for multiple days in a row. To have inadequate parking at a group shelter will only increase the current street parking problem in Bend.
- It seems like more parking will be needed.
- Every effort should be made to get people into housing and not allow for this to become a permanent solution. With all of the jobs available in this town right now, and the support of the community for mental health, limiting the options and holding people accountable for their own future is key in providing a more robust community.
- **If that's what the research says about number of parking spaces needed, it sounds reasonable.**
- That amount of parking may not even be enough to accommodate the staff much less the RV's and cars of the residents.
- **I agree with .25 spaces per bed. FYI your explanation tab on group shelters says that the ratio would be .5 spaces per bed.**
- There may be a need for more parking. There are many with cars & I am guessing that it is not often there are 4 family members using a car.
- For everything consider in these recommendations, the City needs to produce and share data driven information directly from the homeless community about their wishes.
How many of our homeless citizens have vehicles, and how many are functioning? How many citizens are currently living out of their vehicles?
- **This seems to be logical since all who use the beds may not have vehicles.**
- **Not enough parking**
- The solution of homelessness is by encouraging individuals to return to the work force. That may require a vehicle for their transportation to and from work, as well as possibly using said vehicle for their employment. They should have a safe and secure place to park that vehicle.
- I'm concerned that the availability to safely park a car for those living in their vehicle may dissuade people from seeking shelter.
- most folks using the shelter won't have a need for parking? I may be wrong
- What evidence does the City have for this? Hunnell Road?
- I don't know if most of these homeless people even have a car, are currently licensed, and have insurance. Therefore what is the purpose for providing parking?
- I would have to know what the current ratio of vehicles to homeless persons is.
- **This is an assumption that only one out of 4 occupants will have a vehicle.**
- Why do they need a parking space. I thought that the City claims that all people will be able to walk or ride bikes, or use transit everywhere in the City. Can't they just park on the street like everyone else?
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.
- If you build it they will come. Other cities are sending their homeless to Bend and then they are using it as a political cudgel. The City Managers are responsible for all the citizens of Bend, not just the homeless. The homeless camping all over town is a disaster, it is unsafe for the law abiding citizens. Camping all over town should not be legal and they should

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be warned and then arrested. Many of the homeless are drug addicts and they do not want to live inside nor do they want to work, they are dangerous. This problem is bigger than Bend and federal funds should help with this. I pay \$5500. a year in property tax and my income is \$15,000. I am retired. I sold a property in California and had to pay the State of Oregon \$16,000 and the feds 68,000. I don't think it is fair that my taxes are going to pay for people that do not want to work and want to use drugs and alcohol. I have been giving homeless money and donations, but I'm going to stop because now I think it is just encouraging many to continue this life style. We shouldn't have to be afraid to walk around town because there are so many homeless. I quit going to Portland because of it, they have ruined a nice town and Bend is at that point. I was watching the Pandemic site on FB and realized many of the people on there were taking advantage of the kindness of others. I do not think allowing people to live in rv's all over town is a good idea either, people will hook them up even they have visitors. We can't allow the homeless to destroy our town. You need to protect the majority not let the minority take down our town.

- **One parking space for every 4 beds? It seems this is too much parking when most of the group shelter folks are on foot or bike. We have businesses on Galveston that have no parking or not enough. Unless you are assuming one in 4 beds are driving a car?**
- existing is .5
- Why are we providing parking for the homeless at all?
- Of the current operating shelters, how often are all the parking spaces utilized? The VERY last thing this city needs are a bunch of broken down or abandoned vehicles parked in surrounding neighborhoods.
- **Parking requirements should be at least .5 spaces per bed**
- Many houseless people have vehicles they are not walking in on foot. What evidence this is sufficient parking? Will cars without spots be parked in neighbors? If they were holding someone's total belongings how will that car be secured if not on site?
- There should be parking allowed.
- **In your description of Group shelters you recommended .5 spaces per bed. I think this is a better solution as I believe Bend will have parking issues.**
- The cars will be broken down, unregistered, uninsured, unlicensed and may become a liability for the city.
- You assume I want group shelters in the neighborhood, I don't.
- Activist make horrible city leadership as demonstrated in Portland, Seattle, San Francisco, Los Angeles. other "progressive cities," and now Bend. This problem will only continue to increase under the current city "leadership." We will see our taxes increase, the hiring of a homeless Czar like they do in big cities, countless Non-Profits who will pay themselves handsomely, the hiring of more city employees, more low barrier camps will proliferate, and the cycle of homeless will only get worse under the current city leadership.
- Only if the Group Shelter is committed to the treatment of the individual and the individual is committed to treatment. Again, Tough Love or else we will look like Portland.
The statistics claim that 70% of houselessness are fellow Central Oregonians. This was a 2019 study which DOES NOT reflect the huge influx of out of towners taking advantage of the Oregon handouts... we will continue to grow our homeless population if we don't have consequences for non-compliance
- more parking !
- The majority of the "problem" houseless do not have cars. The parking needed would be less than that.
- Seems okay unless there's evidence that less parking is workable.
- **Parking requirement should be the same as a hotel.**
- people have cars - and often live in them if they are houseless
- See my comment above on parking.
- Should be one spot per bed
- It would seem to me that the ratio is accurate to the amount of houseless people who have vehicles.
- Same as above. In addition with only one parking space there would be vehicles all over the street.
- Parking requirements for Group Shelters should be no different than any other use in the established zone and development code.
- **I don't think that's enough parking for homeless people.**
- Again, if this recommendation allows for more beds, then you should do it. I repeat what I said above...If the barrier to stopping people from "tent camping" on the on ramps to freeways is that we don't have enough beds for them...then you should absolutely do everything to increase the number of beds. However, once there is a legitimate number of beds, there should be a zero tolerance for camping in public spaces within the city limits. The beds give you the ability to do that and that needs to be enforced.
- I don't have the statistics on how many houseless people do or don't have cars but I suspect many don't have cars, therefore, fewer parking spots would be required. If it's a family, they may only have one car for several people.
- This is not enough parking as these residents may be living in a car or RV, they will have people checking in on them that need a space as well. .25 is definitely not adequate. This puts the burden of parking on residents and this is extremely

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unfair. No one wants an RV or car parked in front of their home with someone living in it. It has been extremely disappointing to watch the city of Bend grow and for the people running the show not know how to mitigate the growth. You need to stop the Visit Bend Campaign as it's become a destination and thus inviting the homeless population along with mental illness. You all need to create a mental health facility and stop this low barrier shelter nonsense in neighborhoods. If you want to encourage Bend to grow, you need to provide adequate infrastructure which would include a properly staffed mental health facility, drug and addiction program, on the job training and transitional housing.

- Do not agree with Group Shelters.
- **That seems fine, although I would not like to see a potential shelter be limited in capacity because of parking requirements. Caring for people should be the first priority.**
- Parking of what the trash RVs like down on Hunnell. The city Mayor Russell and councilmembers, have completely turned a blind eye to the loss of quality of life here in Bend. They think that because it's not in their neighborhood they don't have to do anything about the trash, filth and problems like Hunnell. What you are all proposing is to now turn the entire city into that street. WHY?
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialogue on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central Oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- If you can't afford to live here, go somewhere else.
- **Bend has already allowed new apartment complexes with not enough parking spaces for tenants in areas that are congested with tourists, so why would this be good to add more cars parking on the streets??** Neighborhoods are also acting against people parking and houseless people would have to get permits of "group shelter temporary parking" in residential neighborhoods, wow another thing a houseless person would need an address and money to apply!!
- If, you have a working family, two cars should be the minimum.
- Juniper Ridge Community
- build it they will come
- **Lack of parking is a problem, so requiring parking makes sense.**
- **It depends on how many people you are talking about in the space. Again, it didn't make a lot of sense exactly how many we were talking about. I would also like to include that those "parking" spaces be enforced to be for operational vehicles and that people aren't living in their cars outside the shelter.**
- If you place these in residential neighborhoods there will be more of an impact on parking than just what the users of group housing bring. There are the people who oversee the project and suppliers who serve the project. This is especially true in residential neighborhoods since the needed services are elsewhere.
- They need to work.
- Where are the other cars going to go?
- It should be a 1:1 ratio so the additional cars don't occupy nearby streets. If you don't go that high, then there should also be a place for bikes to be safely and securely stored.
- Should not be allowed in these zones. See notes above.
- I don't know how many who need shelters have cars. They do need to accommodate all with vehicles, however.
- **I have no facts to back this up, but many houseless individuals also cannot afford cars, so I don't believe parking requirements need to be strict. 0.25 seems fine. This should be assessed and even reduced further if actual parking use is low.**
- **more parking is needed**
- A lot of the homeless don't have cars so this doesn't seem to be a big issue!
- See above
- Sufficient parking needs to be provided based on demand...not some arbitrary number with excess cars spilling onto the streets
- We voted you in and we are definitely voting you out. You are doing everything you can to destroy Bend. If you really cared about homelessness, you would be working for drug and alcohol treatment and mental health facilities. This is NOT going to work. It hasn't worked elsewhere.
- This might work for low number shelters, but as those numbers climb, so does the need for space for potential parking spaces.
- Allow for parking without misusing space that could be used for shelter/beds
- There was no data presented that would make a reasoned judgment possible. Are any numbers available as to the number of individuals in this category who own vehicles (operable)?

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- I am not in favor of codifying this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- **1 spot per bed to avoid overflow**
- Any rules for the vehicle having to be running or are we just going to have junk everywhere?
- Not sure that every homeless person has a car, so it's probably a reasonable recommendation.
- I can't imagine there are many unhoused people with private cars, so this seems reasonable.
- Not sure if it would be enough to fit all their motorhomes and RV's
- That is not enough parking
- More parking needs to be accounted for
- **The majority of the homeless community do not have the funds to keep and maintain a car and so do not own any vehicles. Having seen the parking lot at the cold shelter on 2nd street shows that to be so in my opinion.**
- **Seems like a lot of parking since I presume most of these individuals don't have a car and I don't imagine that we have that many staff members working there. I would use actual statistics on typical car ownership for this population to determine this**
- **Ridiculously out of touch. We will require a minimum of 3 spots for four people. Anything less is utterly out of touch.**
- See above answer
- No bums
- Working homeless have cars to get to work. Providing parking makes sense
- People experiencing homelessness and needing low barrier accommodation are less likely to have a motor vehicle. This was demonstrated through an on site survey at Bethlehem Inn.
- I recommend more transparency in what is being used to determine recommendations for housing. For the 1000+ homeless people in Bend, what percent have cars? Is there any data to reveal what they would choose given any options for types of shelters? This questionnaire/ site does not provide clear connections between the local population and suggestions for homelessness. We can/and should use model from other cities, but location, weather, accessibility are other factors that need to be considered for finding shelters.
- as long as vehicles beyond that count don't end up on streets and in neighborhoods.
- Don't know if that is adequate
- **I am concerned this would be insufficient, but I am not familiar with this issue. I would look to other communities for guidance and recommendations. If the parking spaces are limited, where would their vehicles be parked? I think balancing the desire maximizing the ability to provide lodging with realistic parking hurdles is reasonable.**
- Not in the city please reconsider moving to a cost effective county larger space to accommodate 1500 homeless with RV, campers, cars, bicycles tents. Offer families vouchers for rooms to provide during upcoming snow/cold. What your doing takes too long won't work and provides too little with too much money
- Only in commercial or city owned properties.
- **I thought in reading it was 0.5 per bed**
- I believe it is vitally important that all parking be contained on-site. Filling the side streets with the extra vehicles is shortsighted. The backlash towards the 'house less' would be unfortunate but inevitable. That would result in greater difficulty in helping them.
- It may be more reasonable to provide 1 parking spot for every 3 spaces.
- I'd need to know how often people who face homelessness have vehicles. Care should be taken to ensure appropriate parking is provided to minimize the effects on surrounding neighborhoods.
- Don't provide shelters
Don't provide parking
Stay out of the housing market
You are ruining neighborhoods
- Its starting to look to many vehicles for any designated facilities. The number of street campers and vehicles in these areas is pretty close to making this another parking the next big thing.
- **It seems about right for those who may use this shelter**
- This seems fair however, it may impact street parking for overage?
- **The ratio should be higher - possibly 0.5 spaces per bed. Many houseless people own vehicles, and having a place to park them is important.**
- Parking requirements should be the same as any other occupancy. While some shelters may cater to those without cars initially, their target clientele may change over time. Indeed, if successful acquiring transportation may be an early step to self-reliance.
Inadequate parking always results in street parking which negatively impacts others, which would be aggravated by the derelict junk-filled cars of homeless.
Again, while trying to help homeless, we can't harm those who are contributing to society successfully.

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- **How was 0.25 vehicles by occupant arrived at? What happens if a larger percentage of people have a vehicle? That is at best an arbitrary number that does not address real world variability.**
- **Not enough parking causing potential overflow onto city streets.**
- **Got to be less than this - how many cars do you expect homeless to have? And those that work? Once they're on-site, they'll never leave, and I'm not confident anyone will have the will to tow any of them.**
- I believe it is not a good idea to allow homeless parking in RS, RM and RL zoned areas since the streets and neighborhoods were not designed for the increased congestion from homeless parking and transient circulation. Also, the three questions that follow should provide the answer option "strongly disagree". Residents do not necessarily need more information because the whole idea behind locating homeless shelters in residential areas is totally unsound. I checked "need more information" but my answer is "strongly disagree".
- I have no basis for understanding the likely ratio of cars to numbers of people needing beds.
- As long as this ratio does not include people who volunteer or work at shelters.
- What type of vehicles? We need to be careful not to create another Hunnel Road, PLEASE!
- Has a thorough study been done to ensure there is no parking spillage into the neighboring streets? Is this number based on facts? A lot of homeless rely on their cars, you should not try to force them to give them up. Most people need cars to get around, our city doesn't have the infrastructure to go carless.
- **This minimal on-site parking requirement will congest city streets making many of them unsafe one-way streets. Hopefully, the City is reviewing this factor as part of its analysis and also increasing traffic police traffic patrols, since it's already unsafe driving in Bend due to speeding and distracted driving.**
- The City Council just approved changes to our zoning regulations that virtually eliminated parking requirements for housing above single family. How is this proposal consistent with those zoning changes? What suggests that those without a roof would have need for a vehicle?
- Bend's transportation system is not robust enough to provide good transportation to all areas where work or services are provided. Homeless people own cars, probably at about the same rate as other residents and should have the same level of access to parking. Offering parking on site for more cars will ease the impact and reaction within neighborhoods.
- The offer of free services will only perpetuate the problem and attract more addicts and undesirables to our town.
- as long as the shelter is served by transit
- **Because there is no context within which to answer this question, it seems reasonable on the surface.**
- All depends on how many beds there would be. The shelter by Bi-mart could potentially take up Bi-Mart parking spaces.
- where will the other vehicles park? for how long? how will parking REALLY be enforced? what will keep non residents of the shelter from parking near by ? (another Hunnell Rd)
- I'm not totally sure how this corresponds to normal parking requirements but if more parking is required the city would either have to find larger lots or provide fewer beds - neither is ideal. I think it would be a shame to allow parking to become a bottleneck in providing resources to those who need them.
- Do we know how many people in a group shelter typically have cars they need to park? Is this recommendation data driven?
- **I believe as the crisis moves forward we will find many more houseless individuals who have vehicles. I think it should be closer to .5 spaces per bed.**
- We should encourage less parking
- It depends on whether the unhoused population served own cars and also depends on the nature of the neighborhood. Do the neighboring houses lack parking? Is it near an apartment or business where people are always fighting for street parking?
- **How does this make sense? Each bed should have a parking space (even if that means building a parking structure). Homeless folks should not be taking up parking on city streets and violating parking codes (like the folks over on hummle road are doing).**
- **Many residents may likely not have reliable vehicle transportation**
- The development should be held to the same development code standards as any other project allowed in that zoning district. It may be that the building will not always be a group shelter, it may be sold off in the future and used for another business in that zoning. in this case, the building would need to still meet all zoning requirements, and be in compliance with all building codes.
- Sounds like you've already made up your mind on this topic.
- As long as parking is not on-street, but parking lot is provided.
- We don't feel that it is wise to take taxpayer money to set up additional living spaces for homeless from the standpoint that this doesn't really solve the underlying problem and over time where cities have made it convenient to accommodate homeless, the number of homeless merely increases every year, year after year. The basic need is to get these people into jobs and self-supporting with affordable housing.
- **That sounds adequate. If they all have vehicles, then parking alternatives would have to be found or ride sharing.**

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- Parking requirement should be the same as anywhere else and NOT reduced for homeless sites, otherwise IT WILL be abused.
- **Has a study of been completed that provides data on cars/bed at existing group homes, to be used as a guide? What is the rationale for 1 parking space per 4 beds?**
- **I think you should study how often houseless people have their own cars, and if a houseless person has a car, would they be willing to sleep inside a communal building rather than their car.**
- There is not an option to click on Not Sure/Need More Information.
- The city should have a parking study prepared to document a parking ratio that works and is based on conditions at existing shelters. Do not base the parking ratio on anything less than current documented information.
- You have not provided any research that backs up this ratio. With respect to the questions below; you should not be considering residential areas for these types of development proposal and your questions do not allow one to disagree.
- **most people needing this type of shelter won't have a car**
- **Decreasing required available parking per bed would likely result in occupants to park vehicles offsite within proximity of the shelter.**
- **Parking code should match existing zoning.**
- I am tired of busting my but for what I have and provide for us to live here and then have the city give away our hard earned tax dollars to freeloaders that are not willing to do anything but stick their hand out and take, take, take. They need to earn the right to stay here. They need to try to become a part of society. The fact is they want everything for free. The city has no right to give away anything to these freeloaders
- Not enough
- If they have vehicles, why not let them sleep in them?
- **More parking is required to accommodate vehicles off streets and in an orderly manner. Larger vehicles such as conversion vans need to be accommodated**
- **I rely on the existing providers to know what the ratio needs to be.**
- While not having data to inform how many houseless residents have automobiles, having only 1 parking space for every 4 beds doesn't seem adequate. To avoid any potential overflow parking issues, I feel this recommendation should be re-evaluated and/or re-validated.
- That sounds about right but I am not in tune with the number of homeless that currently have cars. If on average, only 1 in 10 homeless have vehicles, then that should be the number for the parking requirements...
- Not enough parking if one person per bed each needs to park a car.
- 2 parking spaces for 4 beds would be a more forward-looking option.
- None of these bums are local. Stop enabling them.
- No, no, no
- You are exacerbating the problem. Check in with the Netherlands approach to this issue. They have responsibility solved some of these issues.
- Its amazing that the City is wanting to increase managed homeless sites when the existing "unofficial" locations are completely out of control and littered with refuse and waste. Instead of creating more bottomless gunding pits, manage the existing homeless locations BETTER
- **Too low. Maybe, .33 spaces per bed. It needs to be off-street parking.**
Group Shelters should not be allowed in any residential zones.
On-site, 24 hour, management staff needs to be provided, unless closed.
- Need more info, unsure how they reached this number and conclusion.
- Many folks who need low-barrier shelters like this do not own cars.
- **I don't think this is enough, and more like .33 parking spaces per bed will probably better plan for parking needs, and/or identifying alternate parking solutions for if/when there are not enough spaces on-site. For example, provide a minimum of .33 spaces per bed but outline a plan for .5 spaces required per bed, with the rest being offsite.**
- **Houseless people have cars and need a place to keep them. Please be sure there are enough parking spots to limit impacts on neighboring property owners**
- **Most houseless are not likely to own cars so the need for parking is really just to accommodate staff. Some of the other uses like a hardship shelter or multi-room shelter are more likely to attract temporary houseless people who do have transportation and just need help getting back on there feet.**
- Fundraise to provide transportation elsewhere (california/Portland)
- It needs to be flexible.
One idea is to either require some land to be banked for parking and can be added only when needed; or allow that parking to be placed remotely. The family and friends I know who are working poor do not have a vehicle at all as that is one of the most expensive forms of transportation. Insurance, gas, tires, repairs, etc. They walk, take transit, or ride their bikes (only the guys, as working poor women don't really ride bikes as often - which is a problem that should be addressed with mentoring and on-the bike training/way-finding help).

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- Many of the houseless people do not have cars.
- **Parking should be based on staff, not residents because we can assume very few residents will have cars and wouldnt want to limit space for people due to requiring space for cars.**
- seems low. Where are the cars going to park? On the street in a neighborhood of tax paying residents. NO.
- I have no sense if that is a good number.
- **Although I don't know the average number of car owners among houseless people, having crowded streets because of inadequate parking is already too commonplace in Bend. .5 seems more realistic.**
- See above explanation.
- Must rely on professions for this need expectation.
- I do not agree with the development of Group Shelters within my community of Bend, Oregon. I believe these shelters will only draw more houseless individuals into our community and interfere with the lives of productive citizens.
- again no group shelters
- This is a major problem in Bend: The inability to set and enforce building codes, including setting aside PARKING spaces. Wake up you ignorant ~~~~!
People will use autos and by making it more difficult to park, what do expect your "tourists" to do?
This city is in an existential crisis....do you respond to your electors and taxpayers or to transitory tourists or homeless who like what WE are providing.
- If Bend really wants to solve the homeless problem for LOCAL people, the efforts should go into providing mental health and drug addiction facilities with strict services where these folks can live. If you do this, watch how fast many of them leave Bend, but the ones who stay will WANT to be helped. Eugene's shelters have only been successful for about 60% of those who use them (and those who use them are a woefully small number). Sure, it helps those folks, but that's 60% of ONLY those who want help. That's a 40% fail rate. When I was in school, a score of 60% was a D.
- The parking space allowance is reasonable if they won't be sleeping in their vehicle.
- I don't know the impact this will bring to the community. Do most occupants of group shelters have an auto?
- **Not enough parking, which needs to be off street**
- **This recommendation assumes that those using the shelter do not have a vehicle. If adequate parking is not provided on site, some will not use the shelter. Also, where will service providers park?**
If part of the goal is to create a supportive community attitude, spill over parking from the shelter as a result of inadequate on site parking will create frustrated and less supportive neighbors.
- My guess is most of the people on the Sounding Board do not live anywhere near where these shelters are being planned. So, visualizing the impact to a neighborhood of 3 out of every 4 houseless service recipients parking in front of someone's house was probably difficult for them. City Council continues to target the Larkspur neighborhood. Just in 2021: first with Project Turnkey property on SE 3rd St., then with the outdoor camp by Bend High School, and currently under construction an outdoor POD camp at St Vincent DePaul on 3rd St. The tale of two cities (the favored West Side vs. the unfavored east side) is being perpetuated by this City Council.
- Parking is already a problem. Lower the density
- Since this will be a new program, the one parking space for every four beds may or may not work. So hopefully there will be an evaluation at some point in time to either increase the parking spaces or leave it as is.
- I think creating lenient policies towards homelessness increases drug use and reduces the safety of the surrounding area.
- I have no idea how many vehicles people experiencing homelessness have per capita.
- This has never worked any any of the larger metropolitan areas on the west coast that have used it. 1 space per bed and don't include public on street parking in the space needed count.
- It should be determined what percentage of people needing this type of housing have a vehicle (Many do because they're living out of them) and use that rate for parking, plus additional for staff. Ensuring that vehicles are parked on the subject site will make these developments "easier to swallow" for neighbors.
- **It should be .50. 1 space for every 2 beds. So many people living in vehicles, they all need a space to park that vehicle when in a shelter.**
- One parking place per resident.
- Changing the city code to allow for houseless shelters in any zone is not the answer to our houseless situation. I am strongly opposed to changing the city code in this way.
Also, if you look at the committee making these recommendations, it does not accurately reflect our community -only select segments of our community. This should be taken into consideration.
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- Parking should be limited based on the number of registered and fully operating vehicles for people who have valid driver's licenses and have passed a drug/alcohol test within a 24 hour period.
- Not enough
- Make all parking off street. Maintain the quality of living in Bend

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- more parking should be provided so their vehicles don't overflow to the surrounding neighborhoods. will all of these shelters be on the east side of town or will the west side share the burden?
- If you're going to have a shelter, then also have adequate parking.
- Please share data that backs up this decision. I believe you need more car spaces and R/V spaces. These need to be located near support resources and public transportation.
- I agree that some form of parking will be NEEDED and think this amount is reasonable.
- There should be enough parking for all the vehicles that will be associated with the shelter.
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- More parking is needed.
- Ban flagrancy
- I don't believe these group shelters should be disbursed around the City.
- That is not enough parking. It will negatively impact neighbors. Just look at Portland if you want to see how this has gone wrong.
- I am against any additional homeless shelters
- Why not, the city of Bend has decided parking is no longer important for the people who own houses or run businesses, so why should homeless people be treated any different
- Parking spaces freely available if the shelters are out of town
- Not sure why parking is such a consistent question in this questionnaire? Why not ask more questions about whether or not such accommodations are acceptable in specific situations? The very nature of this questionnaire presumes the acceptance of providing accommodations for the houseless in all areas of the city with the exception of heavy industrial. In a recent piece, Central Oregon Daily News highlighted and provided insight to a short term camp in Eugene. By most accounts the camp sited in an industrial area (not a residential setting) is a success. One of the featured residents had been there for five years, five years is not a short term stay. One of the other residents acknowledged the methods that Eugene has chosen to provide services for the homeless/houseless has attracted folks from all over the country. It is the believe of many in this town that if we build it (shelters and accompanying services) they will come and why wouldn't they. I find it ironic that we consistently hear of the city lacking funds for our fire, police and public works departments that benefits the whole community yet the city (staff and council) is ready to commit millions of dollars to a segment of the population that is approximately 1% of our community. There is no doubt that this segment is in need but it seems that the amount of funding committed to the solution is out of balance to the needs of the many. Is it the responsibility of our municipalities to provide solutions for this problem? If it is the responsibility of municipalities why should the solutions for the few be imposed on the many? You can see in many west coast cities where throwing more money to provide housing/services for the homeless/houseless has not worked. Why will Bend be any different? How are our solutions better thought out?
- I can not agree until a specific location has been identified for this shelter.
- First, where will it be located???
- Sure, parking shouldn't impact getting people off the streets
- I strongly disagree with the parking ratio because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- Important to allow adequate parking for those houseless individuals that are fortunate enough to retain vehicles.
- See above
- In low income home areas, the high density neighborhoods and apartments, and group home areas there is a tendency for cars and property to spill out and overflow into public areas and adjacent neighborhoods. Public street parking near to some parks and schools are crammed with vehicles belonging to the adjacent apartments and homes. Boats, extra cars, project cars, trailers, etc. all get stored in the public areas. Daggett Street from Wells Acre south to Purcell is a good example, and the street between 27th street and Worthy's Brewery is another. Crammed. Ever since the apartments near Worthy's were built, obviously without enough parking, our experience changed from being pleasant and enjoying a meal at Worthy's to feeling chaotic and we hardly ever go there any more. It's difficult to safely negotiate through car crowded areas, and it makes it hard to find parking.
- SHOULD BE .5 PER BED.. IF THERE IS NOT ADEQUATE PARKING, PARKING WILL OVERFLOW INTO THE STREETS...

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- Not enough parking for residents and what about the employees? With all these folks already sleeping in cars, that parking lot needs to be much bigger.
- People often use their vehicles as their "home base". I would be curious as to how many people who are houseless actually have a vehicle. With the data, I would like the parking spaces to represent the numbers. I also would want it still to be flexible
- If you looked at the neighborhoods surrounding the former Revere exit ramp homeless encampment, you would see a large number of cars owned and driven by the residents of the homeless camp. Parking for a group shelter, where most residents will be single adults should plan for much more parking.
- Vehicles should be allowed on a case-by-case basis. Many times the vehicles involved are barely running, behind on registration, and typically unsafe for the roads thereby creating a hazard for others. Don't enable the bad trying to do good. If people need a ride somewhere, have a shelter bus/transport available.
- Doesn't sound like enough. If they can afford a car, they can get to a job.
- There should always be A1:1 ratio. If we're assisting homeless then eventually they will get vehicles otherwise there will be congestion and overflow issues. It's a simple obvious way to avoid a much bigger and permanent problem in the future.
- see above
- **Your Group shelter description and your statements in the survey don't match regarding parking requirements. 0.25 parking per bed is not going to work. In some locations 0.5 might, but definitely not all. Based on the number of cars that had been parking in our neighborhood that belonged to the individuals that were staying in the exit ramps off of Revere, far more than one out of every four individuals has a vehicle. You really need 0.75 spaces per bed. Yes - a large number of unhoused individuals have vehicles. Many work and need to get back and forth to a job. Others just own a vehicle, which may or may not run reliably, but they are not going to get rid of it. We also do not have comprehensive or reliable public transportation, and Bend has inclement weather so you can't even ask someone to not have a vehicle.**
- Here you say 0.25 spaces per resident, yet in the definition of a Group Shelter you say 0.5 spaces - which is it? Based on my observation (living near Revere St exit) a large number of the homeless people that were living on the ODOT property had vehicles and were parking in our neighborhood - reducing what had already become limited parking due to increased development density (with insufficient off-street parking requirements) over the past 5 years.
- **Like it or not most people have some form of transportation do you have to account for it .25 as well as I think you got it say at least .5**
- Why not make parking worse while you make Bend neighborhood less livable?
- Since vehicles of all sizes are being used by homeless individuals, on-site parking needs to be scaled up to avoid neighborhood streets from becoming littered with these vehicles. Why is the City so determined to ruin Bend's neighborhoods?
- **Most people utilizing a shelter are not driving.**
- Please provide data that shows the need for 0.25 parking spaces per bed. Will the shelter require ID, insurance and registration? If not, then what is the plan for unregistered, unlicensed, uninsured residents and their vehicles? Do group shelter residents have registered, operable vehicles? Do they have valid license to drive them?
- Parking is already a problem all over the city and surrounding neighborhoods. There should be parking for every 3 out of 4 units at least.
- Most don't have cars. The ones who do usually are in rv and need a rv hookup. LIKE THE KOA north of town right next to where all the homeless are parked at right now.
- Considering Bend Oregon limited access to mass transit and the fact most people live in their car first when experiencing Homeless circumstances & need one when they get a job....it is hard to imagine that your suggestion of 1/4 of a space will provide the person room for 1 whole car. That will create parking issues for everyone in the area no matter where the homeless person is residing. I have seen many RV campers by lowes and near Market of Choice that are much larger than a car space and actually multiple cars used as homes off China Hat Road. Where do you intend to store these homeless peoples RV and Auto property when you offer 1/4 a car?
Changing the zoning to suit your 1 plan is not a 13 generation solution to a problem we see not going away today. Where is sustainability? WHY does this City team never address the fact that the scale of Short Term Rentals are ruining our housing market? Why not consider making the taxes for short term rentals much higher than 8% (Hawaii 14.25%). Result: tourists pay for the fact that there is no lower cost housing to allow employees to live work in Bend forcing employees to camp and be homeless.
Tourists /real estate investors using short term rentals do not contribute in any way to the DAILY care and sustainability of our community. stand alone homes that are consumed by short term rentals should be a bigger statistic in the facts presented on this topic. They are related. The City of Bend is trading community housing originally created for the intention of a city resident instead choosing to make each neighborhood block a temp hotel. I am very curious why we as a city value tourists over creating space for real residents in our neighborhoods? This working group needs to use a long term sustainability approach which prioritizes "Bend live-ability to ALL who contribute to residing in Bend. Not just knee jerk zoning responses to one aspect of the community.

Appendix A: Shelter Code Survey Unedited Comments, Group Shelters

- See above. As you can tell, I am against providing shelters as this only promotes dependence and discourages independence.
- Parking should not be allowed on city streets. Sufficient parking spaces should be provided 1per bedroom minimum
- What studies are done to know how many houseless individuals have cars? My guess is that more than 1 in 4 still have a car. Given that other multi-unit housing does not require parking, you are only exacerbating a parking shortage by not requiring more parking per unit.
- Bend has issues with parking. If a group shelter is in my neighborhood the density of persons will increase this issue
- I think it is premature to allow the City of Bend to rezone Bend for houselessness shelters until they can demonstrate that the rights of property owners are strongly supported. Words and not enough. Well run shelters outside the Bend neighborhoods need to be established before it is reasonable to even consider the plans suggested in these documents. I am offended that this survey is presented in a way that assumes the respondent is OK with "updating the Bend Development Code to allow different types of shelter citywide" and that only some details need to be worked out.
- Getting rid of parking requirements will not help our traffic problems. We need to keep parking spaces.
- This should be .5 spaces to keep in line with neighbors.
- removing the option of parking anywhere and utilizing a vehicle as a shelter needs to be aggressively addressed.
- I am not educated enough on this parking space standard to know if it will be adequate to serve a group shelter.
- Many homeless that are likely to be in a temporary status, i.e. "getting back on their feet" still have a vehicle and in many cases have multiple vehicles (family). Not providing adequate parking will result in overflow into surrounding properties.
- Do we have any numbers or data to review on expected number of vehicles that other shelters around the country experience? Do we have any plans to manage the legality of these vehicles? ie proof of insurance, tags, license etc?
- Again, shelter barrier type needs to be considered. It is likely that this formula will work for low barrier shelters. As the barrier increases, please conduct the research to find out if those individuals are more likely to have cars. I would suspect so and if that is the case, this number would need to increase.
- Parking for what kind of vehicle?
- I prefer to get rid of able bodied bums.

Appendix B: Shelter Code Survey Unedited Comments, Multi-Room Shelters & Parking

Please explain your answer: The Sounding Board's recommendation is for parking for Multi-Room Shelters to be provided at a ratio of 0.25 spaces per bed (1 parking space for every 4 beds). Do you agree with this recommendation?

- **I prefer that space be dedicated first and foremost to people, and then worry about parking.**
- This survey does not provide any explanation of where the RH, RM or other districts are located .. so it is flawed as a means of getting opinions from the citizens.
- **i suppose if it's a single parent with kids it would be sufficient**
- I do not know enough about the parking needs for homeless
- Insufficient.
- People moved here to enjoy the spacious beauty of Bend. This is being taken away from the city's approach to cramming more housing into smaller areas . I know about Unban Sprawl coming here a government background but Bend is just cramming housing into every bit of land within the city limits.
- Again, I don't know how many houseless have vehicles and if RV's and bicycles count as vehicles requiring a parking slot.
- See comment above re: parking
- I disapprove of ANY homeless shelters being built anywhere in the city limits.
- As stated, above I am strongly against any homeless shelters being built or considered by the city of Bend. There is absolutely no benefit to the tax payers for supporting homeless people.
- Same reason as above
- I'm not sure what the abbreviations of districts means. Example: What is the RM District? RM-10 District? RS District?
- We don't want these in our CITY!!!
- No shelters in RS, RL, or RM-10 zoning.
- Not sure because I need more information..I do not know what each R-code represents.
- I do not believe any group housing should be allowed in RL, RS, RM-10, RM, or light industrial; Services are not generally located in close proximity, causing a greater burden on those in need of this type of housing, transit agencies, and other service providers, not to mention this high density housing is incongruent with the character and use of these zones.
- in RH, C, and mixed use, a lower density should be specified, and a maximum occupant load should be instituted, in order to minimize the impact on the surrounding community and services.
I believe the City should evaluate actual parking needs to determine if parking should be required at a rate higher than 0.5/occupant; I believe there will be more than one vehicle per family, and as apparent from existing camping in public rights-of-way, often the vehicles are larger than standard automobiles (RVs, busses, vehicles with trailers)
- Once again, more data is necessary to make an informed decision. Given the information provided here, I feel that these are numbers that are too high considering the density already in place in most residential areas. And again, this lists 0.25 parking spaces per vehicle while the dedicated page lists 0.5. I'm skeptical that either of these ratios is sufficient, but I don't have statistical data to make a better formed opinion.
- I also question what type of screening will be used for these shelters, if there will be on-site security and/or management. It appears on-site is optional and on-call is the other option, and in this type of facility I would be strongly opposed to not having management on-site 24/7, and I believe there should also be a ratio of residents to management - one manager for 30-60 people doesn't seem sufficient, but adding security personnel could be an adjunct to managers.
- I also feel that any group housing should ONLY be allowed in high-density or industrial zoning.
- How does this help our city in any way?
- **I don't know if .025 spaces per bed is the right number but there should be enough parking that staff/volunteers and ALL of those in the shelter have parking spaces and do not park on the street.**
- People live in their vans and vehicles these days and call it home. If you have a vehicle, you have a home. How about gas to Portland or California?
- I don't want homeless men hanging around my neighborhood. How dare you inflict that on me? There are help wanted signs all over town. What provision is there for making these people pay their way?
- Bend should create large, comprehensive facilities to give people a roof PLUS the services support they need.
- What if 2, 3 or 4 occupants have a car they need to park? Where would they park it?
- **I would feel more comfortable with .5 spaces per bed.**
- A car is a privilege. Who is paying the mandatory insurance for the vehicle? My guess is they are not insured if they cannot afford a place to live.
- Multi-Room Shelters at the densities described above are not an appropriate land use for residential zones and will result in the shelters not being visually compatible with Bend's existing neighborhoods. A Multi-Room Shelter is better established in non-residential zones with close access to other public service-oriented amenities, like the location selected by the City for its recent Project Turnkey purchase.
Additionally, the referenced parking-to-bed ratio only is reasonable if you require that the Multi-Room Shelter not permit houseless individuals with vehicles and/or manage occupancy of the Multi-Room Shelter to ensure that there is no

Appendix B: Shelter Code Survey Unedited Comments, Multi-Room Shelters & Parking

overflow parking off of the shelter site. If individuals with vehicles are expected to be serviced at the Multi-Room Shelter, then a higher number of parking spaces must be provided to ensure no disruption to the existing neighborhoods and roadway network.

- I suspect (but don't know) that fewer than the total number of clients will have need for vehicle parking, so this seems sufficient.
- I do not know the need for parking
- **Once again the information in the question is different than what is on the tabs. Here's what's on the tabs ... ""The Sounding Board is recommending a parking ratio of 0.5 parking spaces per bedroom be provided for all Multi-Room Shelters.""**
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- We should not have any multi room shelters. Bethel Inn and Shepards house can focus on the families that need more space and secure areas. It's not our job to build homes for people at no cost to them. Wrong focus.
- this contradicts the stated 0.5 spaces per bed earlier. Gas, maintenance, and parking area in an increasingly high density city is expensive. While parking spaces would help to keep cars off of neighboring streets, this also seems like an increased financial burden.
- It is hard to visualize parking and WHAT type of vehicles would be allowed to be parked
- City of Bend should not spend more tax payer dollars to house homeless. Instead, increase social workers pay and have them lead the conversations of eviction with police there as support.
- If you build it, they will come. You have invited in criminals and addicts from all over the country to move here and take up residence. I do not want to pay for any of this. What its truly missing is services for chronic mental illness and drug addicts, which so many ARE. Stepping over this issue and providing no psychiatric beds while you concern yourself with parking is not going to solve anything.
- As stated above.
- If we find out after a year this is too much parking we should revisit and reduce.
- A neighborhood should not be impacted with on street parking because a shelter is there. The provided ratio should be 1:1
- Assume everyone is traveling together and that is usually not the case. 1 parking space for every 2 beds
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.
- Same as above answer, help encourage people to get on their feet and move on.
- **They should be subject to the same parking rules as short term rentals are.**
- **As listed above, the current proposal will not enough parking space under their current guidelines—not everyone is going to use a bike or walk. Realistically it should be at least double the proposed to a ratio of .50**
- **Need to know demographics of homeless population. It might be more important for the facility to be located in an area accessible by local transit.**
- This just puts more cars on the street and creates congestion. Does not address the real issues
- **I don't really go in for parking minimums, but if you must, this seems reasonable.**
- This would not allow for a adequate number of parking spaces. All vehicles need to be accounted for.
- **Not enough off street parking will result in too much street parking.**
- Will residents be charged for parking permits - just as the oldtown neighbors are?
- Because there will be parking and camping up and down the road. Look at what is happening in front of BiMart. People are living in their cars and tents, there are fights and crazy people running in the middle of the road.
- This is not always going to be possible or needed. If we do not have data to support this requirement, then we should have some flexibility around this.
- See answer on crowding, above.
- If you built it, they will come. . .
- with continuing to appease the homeless more will be attracted to the area. homeless ness of most out these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- See answer above
- **Off street parking shouldn't be a barrier to people sleeping with a shelter over their head. Don't require parking. Note this is HIGHER than the requirement to for a duplex/triplex in Bend which has 0 off street parking requirement.**

Appendix B: Shelter Code Survey Unedited Comments, Multi-Room Shelters & Parking

- where is their trash going?
- Get bunk beds and stack them like firewood, If you give them a parking space, the next thing they'll want me to do is buy them a car. And the weak-ass City folks will get that 'concerned look' on their faces and begin planning for that. Stupid.
- There needs to be more parking.
- Again, assuming only 1/4 will have a vehicle discounts that many will arrive needing services because they ARE living in a vehicle. If parking is underestimated, overflow will be onto neighborhood streets.
- More parking is needed so that overflow vehicles do not crowd neighborhood streets. Neighbors will be more welcoming if they are not inconvenienced by off-property "clutter".
- **I disagree, as my prior comment stated, the majority of homeless do not have vehicles. The space would be better served by putting bicycle racks in. Do you not have a clear picture of the homeless population in Bend?**
- Should be adequate
- Funding for parking is a mismanagement of tax funding. There should not be creation of beds. There should be a ratio of 0 parking per need and a focus only on support for children, of which do not drive.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- How and why is this ok? Maybe you think this will help and change their situation but you will do the opposite
- my explanation is the same as the above like question ..
- Looking at Hunnel, 4th street by the bottle drop, juniper park (Cooley & 18th) and the majority of the ODOT right of ways. By putting in these shelters/camps - you are asking for trouble, trash and crime. And who will monitor residents, help them with mental health issues. It would be more conducive to take a large parcel out in the county and place a camp there where there will be a less dense settlement. I do not think city tax dollars should be funding this endeavor! And having a camp by two schools is just asinine.
- Most houseless neighbors in Bend and other places are not in need of parking, and artificially limiting beds will prevent those most in need from finding housing. I'd honestly like to see parking requirements eliminated so that we can effectively provide shelter for ALL the houseless in our community.
- **Not enough**
- **Perhaps you will need to have some with more parking for those houseless that do drive and less parking for those who do not.**
- I'm not sure how many of the homeless would want to be rounded up to live in multi room shelters. There are bound to be altercations and will the police be able to respond. The homeless should be surveyed as to how they feel about multi room shelters first.
- The multi room shelter is the worst possible housing. Experience with similar facilities has revealed that this type of housing lend itself to an increase in crime most notably prostitution.
- Same as above!
- you people are idiots and don't represent the community.
- I marked need more info on several of these because there was no option to DISAGREE. The integration of homeless (not politically correct saying houselessness) comes with inherent problems. The last survey I saw showed 90% homeless folks having a current drug addiction. Not to say they are not down and out and nice enough people but they need HELP and putting them in the middle of town all over the place is a mistake
- if there is valid insurance and license, you should be able to park your car
- **A multi-room shelter seems like it would be utilized more by people who have jobs and cars than the group shelter. There should be enough parking for each room to have a spot at least! You need a car in Bend to have a job.**
- **Should be the same as other highly dense, intensive developments that create a lot of vehicle traffic.**
- Stop encouraging people to come here. Money should be spent on bus tickets to somewhere with milder climate to live this lifestyle. I'm sure a large number of people would welcome these free tickets. Too many of our homeless folks have no interest in working. They aren't able to leave here even if they wanted to. If they want to go let's help them out. We can then see the actual number of people that are truly interested in bettering themselves and work on that. A blanket "let's support every single one of the homeless population" is not prudent. This only encourages those with no intention of changing their ways. Constant support becomes expected and is not helpful for the community as a whole.
- See above- start with incentives and investing in infrastructure not by removing parking spaces.
- There needs to be enough for residents and staff and keeping things clean and safe.
- We should not be encouraging housing homeless people in Bend.
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The

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things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.

- **This is not enough parking.**
- Same reason as above regarding parking. **Unless it is a group shelter that likely houses people w/o a car, the other 3 types of shelters would presumably house people who may have a vehicle and would need a place to park it. This push by Bend, in general, to somehow become some biking utopia and reduce peoples' use of their cars is nonsense, and many houseless people still have a car.**
- **Need more parking**
- **Its a barrier.**
- **Again, this is not enough parking. Should be at least 0.5 per bed**
- I might agree but I have not seen data that supports the sounding board's recommendation.
- Same answer as above regarding parking.
- We do not need more shelters anywhere! This will only encourage more homeless people to come here.
- I am rather suspicious of a survey that asks for comments on the parking situation but not on the underlying questions that fundamentally change zoning.
- Parking and Homeless People are an oxymoron.
- Enforcement of current laws and codes would solve this problem!
- **I do not understand how many parking spaces are reasonable. If the facility were near or on a bus route, then this seems reasonable.**
- **Need more parking unless car ownership is less than one car per four people being housed.**
- At regular, 2 people per bedroom capacity, plus parking, and no way of predicting the newness or how outdated the street would be for any future shelter, and the added infrastructure burden, opening the floodgates like this zoning wise is rash and irresponsible. It is obviously an attempt at a quick fix in order to get fast results for the housing scarcity issue. This might give some good headlines and decent data, depending how you look at it, at the start, but it won't make a single dent in the real problem, available and affordable housing in Bend. This is going to make a mess. Buckle down, get creative, and really address housing. It's a long term problem that is going to take a long time to fix but worth it. Don't make bigger problems down the road just so you can put a bandage on today. This is short sighted.
- Not enough is outlined to move them out and on their own. Nothing outlines qualifications, screening process, etc. Provide better parking solutions for permanent residents and business first.
- **Not everyone has a vehicle, so no need for 1 to 1.**
- There is already a parking issue in Bend. Placing lots of folks in an already population-dense area while not providing parking seems like an obvious lack of common sense
- Why doesn't the board just advertise that Bend is open for all homeless people from all over the world come here for free housing, free food, free drugs and no criminal prosecution. This town will be over run next summer.
- **Agree however specific parcels or lots may accommodate more parking or on street parking . Please review the code proposals for an application for variance or some other code option for more parking if certain standards are met.**
- **again, you're saying here .25/bed, but your info page says .5/bed. I think .25 is sufficient, but would like to know what the sounding board is actually saying.**
- Seems like it would be on the low end to support the parking.
- Let's destroy this beautiful city one camp at a time. You guys are absolute morons.
- This proposed ratio is much less than what other developments are required to provide. I don't agree that certain developments should be exempt from following the same requirements others must follow. I think it's short-sighted to assume a person in a multi-room shelter doesn't own a car. The shelter should need to provide the same amount of parking as their neighbors.
- This dwelling unit numbers (which each room can be considered to be) are higher than allowed number for residential homes that are allowed in these areas. It would be a negative impact on communities that have been developed according to the low density numbers, to allow high density homeless buildings. It is an unacceptable double standard.
- Again, should be based on the estimated number of vehicles. There should be enough off-street spaces to accommodate all the vehicles.
- Build for the " few," that truly need help and services, with Veterans coming FIRST. Let local Churches offer help...no one wants their help (!) PROOF THAT " HOUSELESS," WANT FREEBIES ON TAXPAYER DIME...LET THEM WORK FOR THEIR KEEP AND YOU WILL SEE, FAILURE. YOU ARE SADLY, CATERING TO A PROGRESSIVE AGENDA...THAT IS, NOT POPULAR...OR FAIR TO THOSE THAT WORKED THEIR LIVES, FOR PEACE...BUILD ALL THESE MIRACLES IN DOWNTOWN, AS WITH

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PORTLAND...YOU WILL SEE, MASSIVE ABANDONMENT...NO ONE WANTS "LAZY," HOUSELESS...let them get jobs and then, see if they are meritorious of, ANYTHING FREE !!!!!!!!

- You do not fix a homeless problem by making it easier for and perpetuating a problem sweeping the nation of people refusing to go back to work and opting for handouts from the working. Bend is making a huge mistake attracting more people from out of the area putting a great strain on basic services meant to help those within our community. The majority of people pitching tents and makeshift shelters along our roadways are NOT even residents of Bend or Greater Central Oregon. There are a few familiar faces and these are career panhandlers, drug addicts and individuals suffering from mental illness that have long been frequenting the community. We should only help those who wish to help themselves. Organizations such as Habitat for Humanity act in this breadth providing homes for those who qualify. Bend needs to stop mirroring the horrible examples, policies and planning of failed cities such as Portland, OR. Be different. Think outside the box and focus on the problem instead of the brainless solution. Homeless people do not need us to provide them homes. They need help getting clean, mental health services and motivation. For those that cannot be helped or refuse to do any of the work necessary to lessen the strain placed upon others need dealt with accordingly. Stop trying to make a one size fits all solution of "free lunch" and make longer lasting decisions. Be the city that implemented requirements (drug screening etc) for services. Simply put: make it HARDER and not easier to be homeless in Bend and you fix the problem. I am tired of watching the city I grew up in, as an Oregon native, flushed down the toilet with poor planning and worse management.
- not enough parking already
- I am not for providing shelter in residential areas when there is so much commercial, industrial and open space available. Some of these current zone levels are about to get even more populated as we develop the city. Achieve city goals by using industrial space like warehousing where as many beds as possible will fit into the space. The goal should not only be to house but to enforce no camping on streets, sidewalks and offramps.
- **Parking requirements should be consistent for all developments as it relates to zoning**
- **COB requires one parking space per apartment in Bend. You should require one parking space per bed.**
- See above comments about quickly becoming mismanaged and overrun.
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- People who have bedrooms might have cars and more people to shelter (family unit). I suggest asking other service providers.
- I don't think Multi-room shelters should be allowed in any Residential zone except RH. Additional parking needed to account for staff
- I have no data to use to make a decision.
- Let them build what is needed regardless of the formula.
- **No even close to enough parking. Double it.**
- I do not understand this issue well enough to provide educated feedback.
- **Although some houseless people have no vehicle, it seems like there needs to be more parking since some houseless folks have a larger vehicle (vans, RVs etc. I feel the footprint needs to be larger to accommodate trash bins, shower truck, medical RV etc.**
These shelters always take more space than what seems appropriate at the outset.
- I'm not sure why you even bother with the citizens opinions, YOU'VE ALREADY MADE YOUR DECISIONS!?!?! Just like that treasured BLM land that they sold back to the city of Bend off of Steven's Rd and was a wonderful escape from all the gazillions of cars now on the roads that can not sustain the influx. YOU SOLD THAT LAND TO construction bids and THEN asked for public opinion. now it looks like utter SHIT, I used to LOVE Bend and now I can't stand to drive around town because it breaks my heart.
Go ahead, put up your shelter. Business is already booming at the DA's office, so why not give us more cases. Thanks for making Bend into Portland 2.0. (which is not a compliment)
- **Increase to 0.5 spaces per bed**
- Assuming the multi-room shelters have kitchens (wasn't sure from the description) rather than only sleeping and bathrooms of many motels, these could accommodate many people well. With all of these kinds of shelters, provisions for transitional services must be in place with an end goal in mind for each tenant: income producing work, mental health availability, integration into the community on a meaningful level.
- Does any data or research (specific to Bend) support this code amendment? Assuming that houseless community members do not need spaces to park their cars is irresponsible; rather, we need to proceed confidentially, with evidence, that they do not have vehicles that require storage.
- Seems insufficient
- I find it amusing that you expect people to respond to these questions when the current zoning map for the City of Bend does not even distinguish between the RM-10 and RM zones/district. Overall when you compare these numbers with the

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existing zones on the current map I feel there are several areas where the proposed bedcounts would be too high. I think more information needs to be provided regarding possible/probable locations before people could be expected to weigh in more accurately.

- See above comment.
- **The information provided is confusing because on the Multi-Room info page, you indicate 0.5 parking space per bedroom. Could there be more than 2 beds in a bedroom? For example, a bedroom could have 2 bunk beds for four people (good for mom and kids). 1. As long as secure bicycle facilities are provided. 2. We need to promote the use of alternate transportation and ride sharing city-wide and every resident will need to participate in this effort. 3. This is equivalent to 1 space per four people and that would probably support a family car on average.**
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- **I would go two parking spaces for every 4 bedrooms**
- Against encouraging more transients to move to Bend
- **I think there should be different facilities for families with children. I believe that it is necessary to provide 0.5 parking spaces per ADULT. Otherwise 0.25 should work with families with children.**
- No metrics have been provided to show that adequate parking is being contemplated. Metrics must be provided to demonstrate an abundance of parking. The property should be parked at least 1 space per bed. Overflow onto the right of way would lead to limited parking for businesses and residents, creating conflicts and unsafe situations. As we are currently seeing, the houseless population is congregating together. Shelters will bring more vehicles that will be occupied by houseless people that are living in their vehicles. An abundance of parking would allow others to park on the lot instead of in the right of way. This is being a good proactive neighbor.
- Truthfully I don't think we should have parking minimums but this does seem like a good ratio for a shelter since not everyone will have a vehicle.
- See prior parking comment
- This population may be more apt to have a vehicle - I am neutral and would support what the data say but I would want to make sure there was no spill-over into the adjacent neighborhoods.
- I haven't really thought about this aspect.
- Stop. We don't need this.
- See response regarding Group housing/parking. Same concerns apply.
- **Big question: It doesn't matter how big the lot is, the question is how big is the building going to be?**
- Don't Portland Bend! Again why are you seeking the destruction of Bend? Since the council is so committed to ruining neighborhoods why not host the the camps at COCC or the wide open spaces of Tetherow. Convert all that space into your fenced corrals or broken down RV parking lots.
- Once again, parking should be provided for every individual
- **You need 1 parking space for every person staying in a motel room.**
- this survey is not asking the right questions
- Why do we have to take care of people if they can't take care of themselves!!
- We don't need a bunch of broke down vehicles making our town look undesirable, but at the same time we don't want these vehicles parked all over town and on the side streets.
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- Do not build shelters in residential areas. We have children and elderly to think about. I was just accosted a week ago by a very high homeless women. Not safe in neighborhoods or parks. We are the taxpayers, NO PARKS!
- It would be better to use taxpayer money to invest in safety, address the ARBNB problem, or use this level of effort to change city vagrancy laws.
- Again, seems like a bare minimum.
- **i could agree if statistics show that only 1 in 4 houseless seeking this type of shelter have a car.**
- This entire initiative is enabling. This is why we left the city. I will not live in this again while paying a premium.
- I think more parking.
- **Should be one space for every 2 beds to avoid overflow in the surrounding neighborhood.**
- See my answer to the similar question above. Seems to guarantee an overflow parking situation.
- some have an RV and then a regular car. So the overflow is going to go to the neighbor's space.
- **There needs to be parking for every resident that needs it plus the workers. The estimate that only 1 in 4 homeless have a car is too low.**
- Need more information

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- Wow. We only get to comment on parking? Bendites do NOT want this. We voters are tired of this Council's agenda. In the midst of the serious issue of climate change, you passed HB2001 against what the citizens wanted (the Chamber survey of only 250 people is NOT a scientific study and, even at that, only 50% of the people agreed with it). Now you want to push the homeless into all our neighborhoods? Is this punishment for people speaking up about the managed camps locations?
- **focus on improving public transit, though for reality, maybe .5 spaces per bed?**
- If they have a car, they have the means to leave and go find someplace they can afford housing.
- I will not support any recommendation that is provided without evidence supporting it as the optimal solution for the community.
- Too many possibilities for overcrowding the available parking spaces.
- Parking may become an issue. We see this in high density areas right now. Too many possibilities that overcrowding may occur.
- **Does this take into account RV/motorhome parking, or will those homeless people not be eligible for this type of housing, since they already have a place to stay? Is it known how many homeless people in the area have vehicles? That would help determine the number of parking spots needed. A ration of 0.50 parking spaces per bed may be needed.**
- **Again, that assumes 1 in 4 temporary residents have a vehicle. Where do other vehicles stay/park if it's 1 in 4 or 3 in 4. And, where are their belongings to be stored?**
- On-street parking spaces should be allowed to meet the standard. We should prioritize land for shelter for people, not parking for cars. (Recognizing that many people experiencing houselessness rely on their cars for shelter, storage, and transportation and may need them close by).
- Not in the city
- I believe you will need a higher number of spaces.
- See my reason above. This whole thing is going to turn Bend into Portland and soon buildings will be boarded up and it will be unsafe for families to live here
- some parking is needed and is important to provide it.
- In a city having trouble finding parking for its taxpayers we should not be using taxpayer dollars to provide parking for the homeless.
- No more permanent multi room shelters.
- Take a look at the Bend Parkway! Trash, filth, disgusting crap everywhere. Stop this enabling and clean up our city, not trash it!
- that sees to be really cramming people in those areas, and needs more parking.
- Excess parking will take up too much street parking
- As mentioned earlier this is not nearly enough space to manage the vehicles of the homeless residents. If they happen to own a vehicle, probably their only asset they will want to keep it close, again creating a vehicle blight in the area where the housing is located. The mess on 2nd avenue or north of Lowes come to mind.
- As previously stated.
- Again, I don't know enough to have an informed opinion. How many unhoused people that would live in multi-room shelters would have their own vehicles? If they have their own vehicles, would they be cars, trucks, or RVs? What would the expected occupancy rates be at a multi-room shelter and where would they be? How would these data compare to apartments or similar lodgings? How would parking rations affect the number of potential locations (assuming that we don't want to overly limit the number of locations or over-burden neighborhood parking)?
For all of the questions above about number of bedrooms per acre, I again don't have a solid basis for an answer. I'm assuming that a single shelter in an area (e.g. on a block or two) would have a different potential effect on the neighborhood than multiple shelters, and, to me, that would affect my answer. I also don't have a great comparison - when I look the housing units / acre associated with current zoning levels, the limits for shelter beds appear to be higher. And I'm assuming that we want that giving the housing crunch here in town. What would each of these shelter types look like on the ground at typical capacity? That would help inform my answer.
- not enough
- I feel like 10 bedrooms per 10000 feet seems reasonable
- What past success do any of the individuals in the Bend city government have in solving homelessness? What were the metrics used before the individual was involved and what were the metrics during and after the person's involvement? How do the individuals involved in trying to solve this problem that are city officials and employees feel about taking out personal loans to fund this program. If the program is successful, they can get a return on their invested capital. They can walk-the-walk / eat their own pudding so to speak. The metrics could be based on clearly observable and measurable quantitative metrics defined and agreed upon by the local residents. An idea for defining the metrics would include a weighting system for what metrics are most/least important. People who live closest to the homeless sites would receive a

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higher (positive/more influential) weighting. If the city officials are as confident in spending their own money as they are spending other peoples' money, that would be confidence inspiring.

- same as this for group
- **This is not near enough parking for service providers or residents. The streets will be clogged with parked cars which is unsafe for residents, bicyclists, and emergency vehicles.**
- Providing more shelter is not the answer. We have shelter. It is not used because some of it requires drug testing and other status checks that those on drugs do not want to abide by. Leniency is not okay in our community.
- The questions above about rooms/acre are biased, but have no space for comments.
- This survey is awful! most of the questions are based on assumption that there has been approval of these different living situations. You need to back this boat up and get public feedback on the potential solutions.
- You are not asking how I feel about having the shelters in the first place, only about the maximum number of rooms. I don't agree with adding all of these shelters.
- **Same response as above. Better transit access is a better approach to the parking issue.**
- This will cause overflow onto streets and potentially cause conflict w/ others in including property owners.
- What are the demographics of the homeless? How many of them have cars? If there are cars, then we need to provide a place for them to be parked that won't interfere with the area surrounding the group home. Also need parking for the staff.
- If you can afford a vehicle then you can afford to move to a town that is suitable for your means. Living in bend is not a right if its to expensive to live here then move to a town you can afford. Creating facilities for people to free load only encourages more to come and bend will look like California I have made a living in bend for 44 years and to live here you must work and this is something that the homeless community I spoke with isn't willing to do that's how they got to where they are at.
Any of these facilities must have a verified job requirement and must sign up for job source through the unemployment department in bend while using any facility for assistance.
- See above
- Who is driving? This doesn't make sense.
- It is unbelievable how the mayor and City Council has completely ignored the community these homeless camps will negatively impact. The community is not saying "no" to homeless shelters, but insisting they must not, cannot be near our children and schools.
- again, why are we choosing to house all of central oregon's homeless. they get to stay for free and i have to pay for them??? How is this fair and equitable. I am more concerned with stopping people from jumping into the river than pulling them out.
- See above
- Same as earlier. Parking is critical, but the use of the lot must be managed. As far as the number of rooms, I think there is a balance to be struck where we have the right number of rooms and space to live, but without becoming like the projects that happened in cities like Chicago and Baltimore in the 80s.
- see above explanation
- Adequate parking in the city of Bend is currently a problem. Your suggestions paint a picture of increased parking issues for the city. your suggestions for the higher density bedroom arrangements suggest multiple storied buildings to accommodate the shelters. We need to respect our cities skyline and keep multi story structures to a minimum. I also believe that people need and deserve a bit of space around them for their safety and privacy needs.
- Every effort should be made to get people into housing and not allow for this to become a permanent solution. With all of the jobs available in this town right now, and the support of the community for mental health, limiting the options and holding people accountable for their own future is key in providing a more robust community.
- **That amount of parking may not even be enough to accommodate the staff much less the RV's and cars of the residents.**
- **That's way too much parking for houseless people.**
- What is the ratio of Houseless without cars to those with cars?
- For everything consider in these recommendations, the City needs to produce and share data driven information directly from the homeless community about their wishes. For example, what proportion of homeless citizens have functioning automobiles? Is this plan including those currently living out of their vehicles?
- Again this seems reasonable since all using the shelter may not have vehicles - Depending on how many beds or shelters are provided. And provided this would not be too little so that on-street parking became a problem for the surrounding area.
- Parking spots for a facility designed for families could have 0.25 spots per bed, but facilities catering only to adults should have more. I assume that not every child will be driving.
- Again I am concerned about getting people who are living in their vehicles to safer shelter structures and feel they wont feel this is accessible if there isn't enough room to safely park their vehicle.

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- This survey seems like it was crafted in a way to get to a given answer rather than to seek input. Each of these densities grossly exceeds the number of allowable comparable apartment units in the zoning, and should NOT be allowed in any RL or RS zoning, and then with very certain area restrictions in other zones.
- Same answer as for Group Shelters.
- Unrealistic to expect only 1 out of 4 occupants will have a vehicle.
- Again, why is the City not locating these facilities along bus routes where the individuals can use mass transit. I thought this was going to be a walkable and bikeable community according to the current City Council!!!!
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.
- Already provided an answer above.
- I don't understand your choices of more/less on the multi room questions . does it mean i agree more/less or do i think the limits should be more or less than recommended.
Very poorly worded question when all you had to do was explain what you wanted to know.
- Why are we providing parking and why would we provide multi-room shelter
- Of the current operating shelters, how often are all the parking spaces utilized? The VERY last thing this city needs are a bunch of broken down or abandoned vehicles parked in surrounding neighborhoods.
- You're making the problem worse.
- Maintain the quality of living in Bend. These densities are too high. a parking mess will be created in single family zoned neighborhoods
- Again where will people's vehicles be parked if not enough parking?
- Parking should be allowed.
- Less cars as they will be uninsured, unlicensed, unregistered and may be a liability for the city.
- The more shelters of this type provided will just encourage more of this type of living.
- Your survey is not a real request for input. Don't assume.
- Activist make horrible city leadership as demonstrated in Portland, Seattle, San Francisco, Los Angeles. other "progressive cities," and now Bend. This problem will only continue to increase under the current city "leadership." We will see our taxes increase, the hiring of a homeless Czar like they do in big cities, countless Non -Profits who will pay themselves handsomely, the hiring of more city employees, more low barrier camps will proliferate, and the cycle of homeless will only get worse under the current city leadership.
- YOU are INVITING the homeless from ALL AROUND the United States to live in Bend and there is NO plan to get these people help and if they don't, what are the consequences?
Who pays for this?
Why not have each person that is a dime that the houselessness need assistance, open their own homes. No cost to the public and everyone wins.
- cars are not going away the fuel might change but the car will still be there.
- **at least 1 parking space for every 3 beds, maybe 1 for every 2 beds... too much street parking causing congestion on Bend's single-lane streets**
- **need less parking**
- I would defer to car ownership data and the operators to inform the appropriate standard.
- There should be NO group shelters, multi-room shelters, outdoor shelter and or hardship shelter allowed in RL or RS (single family) zoning. The overwhelming number of RS property owners DO NOT want shelters in this zone. There are no state legislative bills that allow shelters of any type in RS zoning. I guarantee you if the city moves ahead with allowing shelters of any type in RS zone there will be litigation. Is the city prepared for litigation? RM zoning is designated for multifamily dwellings that can blend in with RS & RL single family dwelling types. RH zoning is designated for high density multifamily and light commercial. If any zone would be compatible with a shelter, it would be the RH. HOWEVER, the shelter provider would be required to provide liability bonding that at a minimum provides \$50,000.00 coverage per bed. CL zone would also work, BUT the shelter provider would need to provide, screen fencing, 24/7 patrolling to prevent laundering and liability bonding.
- people have cars - and often live in them if they are homeless

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- **one parking spot per bed**
- again, the street would be littered with decrepit vehicles, bikes and shopping carts!
- If Multi-Room shelters are going to be allowed outright in an established zone (RS, RH, RH-10, Commercial, industrial, etc.) the development should fall under the same rules and regulations as any other developer in that zone, for permits, SDCs, design standards, off-site improvements, etc. By providing an exception to the homeless, the City of Bend is only going to drive up the cost of housing for the working class, and drive them out of town.
- I think too many people at a place could result in conflicts among residents and others in the surrounding general neighborhood. Also, not enough allowance for parking, and a car could be the most major possession of the homeless person. Also, nothing's been mentioned about pets. Many people avoid shelters because they won't accept pets. What's the city's recommendation in regard to this?
- Any community housing should be high density
- I don't know that statistics on the average number of cars owned in the houseless population but I think it would depend on the location of the shelter and proximity to amenities/services. Seems like a reasonable recommendation though.
- This is not adequate again for the same reason above.
- Should be no Multi-Room Shelters.
- Again, this seems to be enough, and I would not like to see a potential shelter be limited in capacity because of parking requirements.
- Mayor Russell haven't you done enough by doing NOTHING about this whole debacle?
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialogue on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central Oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- What are you going to park in a fourth of a parking spot?. By the way, If you can,t pay your way, be on your way. Stop sucking the life out of tax payers.
- **If, you are sheltering a working family the minimum should be a two car minimum.**
- A community with all the resources to help the houseless. Juniper Ridge to built out with social service support. job support, housing help. Having the houseless is multiple places around town is not helpful for the homeless.
- build it they will come
- No where in any of this documentation did you define what the RL or RS districts are and the RM was really unclear what that meant. You need to include a map of the city with the zoning so we can really understand what is being asked here.
- see above.
- Work!
- **It would only work if it is clear where the other cars are to park, and that the extra parking is a reasonable distance that a Mom with 3 kids could get their stuff from the car to the shelter.**
- **That is not enough parking and the extra cars will impact nearby streets. Also, there should be a safe, secure place to store bicycles.**
- My understanding is the number of bedrooms allowed follows the development code, so this question actually seems designed to provoke a response from survey-takers and thus is inappropriate. If for-profit developers building market rate residential units can building this many units, then of course shelters should be allowed to host the same number of bedrooms.
- this survey does not permit explanation on every question, why? its like the survey is bias. please re-due the survey to accommodate a explanation on every question , not just the ones you choose to to sway the survey. Make this honest and fair.
- No multiroom shelters should be allowed in any residential neighborhoods! They should be only in light commercial area like Bethlem's Inn. I used to live in Prescott Az where they allowed multiroom housing in all neighborhoods for drug and alcohol rehab and it was a disaster. They finally had to take legal action to control this. It ruined neighborhoods and caused loss in property values, noise, trash and a feeling of loss in safety for residents.
PLEASE don't put these in our neighborhoods!!!
- See above
- Look at other cities that allowed non-profits to come in and manage the homeless situation. The non-profits took the money and did NOTHING and destroyed neighborhoods instead. Talk to someone who lived in Prescott, Arizona.
- Use the space wisely
- See previous comment

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- I am not in favor of codify going this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- 1 spot per bed
- The leaders that be have done such a poor job, it's hard to have much hope for this whole project. We seem to be attracting undesirables. Some of these folks may be horseless but the majority are making a choice. If I wanted to live in Portland I would.
- More parking needed
- **I do have some misgivings about this recommendation as I would think by the time an individual is qualified for this type of shelter they may have made enough progress for 'getting back on their feet'. Perhaps .50 parking per resident?**
- Nope this is way too little. Again out of touch with reality.
- See above answer
- Bums out!
- **Demonstrated as effective at Bethlehem Inn.**
- i would encourage data of the local houseless population to be shared to show how it is influencing the recommendation stated above.
- **The current average for transient lodging (hotels) is 1/1:24. Let's go with that.**
- same as before about overflow not ending up win public space.
- Not sure it's enough
- **I am similarly concerned that this may not be enough parking.**
- Not in city limits no zone changes
- Same logic as stated earlier for parking.
- **It may be better to have 1 parking spot for every 3 cars.**
- I'd need to know how often people who face homelessness have vehicles. Care should be taken to ensure appropriate parking is provided to minimize the effects on surrounding neighborhoods.
- just not sure how to factor the need for parking of cars
- Stay out of housing. I am leaving Bend and so are many others that are tired of liberal policies.
- I am one of the "do something guys". Using the smaller number, providing less services, just creates another problem...especially if the camps are in the far edges of town...I would prefer locations that are further from the city center, perhaps in the county and having some amenities such as a bus line so residents could get to a job or the store.
- **That means a 6 unit multi-room shelter would have only 1 parking spot...possibly 2. That's not realistic.**
- **This sounds reasonable.** I appreciate this concern for parking space, my priorities on this subject is knowing how these people will be 'managed' while still being cared for and being housed. My questions are way more basic. I don't know the percentages of mental health needs, addiction recovery, aid for children etc. Will there be restrictions applied and the plans toward recovery? And what for those refuse intervention? Will there be treatment available to these 'left overs'.
- **The ratio should be higher - at least 0.5 spaces per bed. Many houseless people have vehicles, and providing some level of parking is important.**
- Again, there are multiple considerations of neighborhood and clientele. A one-size-fits all approach will fail. A compromise could be developed which reduced the existing zoning parking requirements IF the shelter operator guaranteed the facility would generate no on-street parking beyond its own curbline. Failure would reimpose the standard parking limits, which could effectively shut down rooms.
- I do not think an arbitrary ratio should be applied until there is sufficient real world examples of how best to address the actual number of vehicles and what to do if that number is exceeded.
- Not enough parking causing potential overflow onto city streets.
- Same as above - will turn into a junkyard. As it is, on the streets, these vehicles don't run, and people will just sleep in the cars rather than inside. Sounds good on paper, not practical.
- Where would the multi-room shelters be located? Again, these should not be placed in residential areas.
- Seems anti-car, which is silly in Bend.
- As long as ratio doesn't include cars for volunteers and employees.
- Again, what should be done if the vehicles are an unsightly mess, causing a safety hazard...etc. How would this be regulated?
- Only if this is based on facts and no cars will be parked off site.
- As previously stated, this will make city streets unsightly and dangerous.
- See above. The City Council virtually eliminated parking minimums for new housing development. Why should homeless shelters be entitled to any parking at all?
- Bend's transportation system is not robust enough to provide good transportation to all areas where work or services are provided at all the times needed. Homeless people own cars, perhaps at about the same rate as other residents and

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should have the same level of access to parking. Offering parking on site for more cars will ease the impact and reaction within neighborhoods.

- How do you account for these numbers and what study shows the percentage of vehicles owned?
- **as long as it is served by transit**
- Parking must adhere to current limits and neighborhood HOAs. Additionally all vehicles should be in working order and moved every 72 hours.
- On street parking will create another Hunnell Rd. How will you enforce this and remove vehicles that are not connected to shelter? How will you keep other individuals from parking nearby for lengthy periods of time. The City already does a very poor job of removing abandoned vehicles in residential areas once reported in a timely manner.
- Similar to my previous answer, it feels like parking at a facility like this doesn't need to keep up with the rate for commercial tenants or even residential areas. The facilities should be focused on providing the maximum amount of indoor shelter, and parking should not be a bottleneck.
- Same concern as above. What does the data tell us about the homeless and their need for parking spaces for their cars?
- Again, I believe we will find that an increasing number of houseless individuals own vehicles that they depend on to reach services and jobs. I think it should be closer to .5 or even 1 for multi-room shelters.
- **We should encourage less driving/parking**
- If the mom and dad are both working then they each need a car to get to work.
- See last parking recommendation comments.
- Need more data
- All shelter developments, of any type, should have to be in a RH zone only. By definition of zoning laws that is what this zone is for. High density. Perhaps a shelter development could meet the requirements of an RM or RM-10 zone, but it should be treated the same as any other development being considered in that type of zoning. No exceptions for homeless shelters! There should NEVER be a homeless shelter development in an RL or RS zone and never near a school! It is ridiculous and preposterous for the sounding board to even consider such lunacy. Property values would plummet, and that means that property taxes would eventually decrease as well. Is the City of Bend ready to take a hit to their wallet??? Is the City of Bend ready to be sued by angry property owners who have had their investment destroyed by ignorant decision makers who decide to place a homeless shelter in their neighborhood? You better be. Further, shelter owners should have to post bonds or insurance on a per bed basis to cover acts of vandalism, or destruction of property value to neighboring properties. The Owner of the Multiroom shelter would be held liable for all actions of the residents.
- I'm so sick of this conversation. If the city would just enforce the laws/ordinances we could rid ourselves of this problem quickly. For those (Bend residence) who do find themselves in a situation on the verge and/or being homeless there are plenty of assistance programs, churches, amazing Bend citizens, and community groups who will all step up and assist. But for the majority of the homeless here, they have chosen a transient lifestyle and/or have drug, alcohol or mental issues. Our city official don't have the guts to enforce our laws and simply bow down and placate them by allowing them to camp nearly anywhere, providing housing and other benefits without any call for them to change their behavior/situation. This just encourages more to come to Bend.
- Should be much higher as these are transitioning to independent living and need their own transportation.
- Please don't use my money to attract additional transients to our community.
- As long as parking is not on-street, but parking lot is provided.
- **We need more Bethlehem Inns.**
- **If everyone is driving and has cars, a ride share may have to be developed or alternative parking obtained.**
- **Parking requirement should be the same as anywhere else and NOT reduced for homeless sites, otherwise IT WILL be abused.**
- What data are available for existing multi-room shelters on cars/beds?
- **I think you should study the actual need (not your perceived need) and interest/intent of the houseless community to utilize Shelters.**
- There is not an option to click on Not Sure/Need More Information. I have not read anything about how they will transition people out of these shelters. Until I know that there is a plan I can not support any of this. What is asked of the people? How long can they stay? I do not want my tax dollars going to pay for someone to live like this for years.
- The city should have a parking study prepared to document a parking ratio that works and is based on conditions at existing shelters. Do not base the parking ratio on anything less than current documented information.
- Again, there is no research provided supporting your ratio.
- ratio should be per room not per bed
- Decreasing required available parking per bed would likely result in occupants to park vehicles offsite within proximity of the shelter.
- Please don't create slums in residential neighborhoods. Parking and all other requirements must match existing zoning requirements or you are violating the 14th amendment.

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- I am tired of busting my but for what I have and provide for us to live here and then have the city give away our hard earned tax dollars to freeloaders that are not willing to do anything but stick their hand out and take, take, take. They need to earn the right to stay here. They need to try to become a part of society. The fact is they want everything for free. The city has no right to give away anything to these freeloaders
- Not enough
- **We need to be able to house as many people as possible, so I don't think it makes sense to have lower occupancies on the same amount of land just because of how it is zoned.**
- I'm a worker in Bend and struggle to make my rent - you are taking better care of the homeless than of me!
- More parking is needed to accommodate vehicles off streets and in an orderly manner. Larger vehicles such as conversion vans need to be accommodated. Parking requirement should be similar to hotel/motels
- I rely on the existing providers to know what the ratio needs to be.
- **While not having data to inform how many houseless residents have automobiles, having only 1 parking space for every 4 beds doesn't seem adequate. To avoid any potential overflow parking issues, I feel this recommendation should be re-evaluated and/or re-validated.**
- **I think the parking requirements should be less. I think public transportation, bike riding and car pooling should happen before homeless people are spending money on car ownership... Maybe each shelter should have a communal car that can be checked out for getting to interviews, grocery shopping, etc...**
- Again, if each person per bed needs parking for a vehicle, that is not enough.
- Fuck bums and fuck the sounding board.
- No, no, no
- Its amazing that the City is wanting to increase managed homeless sites when the existing "unofficial" locations are completely out of control and littered with refuse and waste. Instead of creating more bottomless gunding pits, manage the existing homeless locations BETTER
- **Consider .33 parking spaces per bed. Also, needs to be off-street parking.** Multi-Room shelters should only be Commercial, Mixed-Use, Public Facilities and High Density zones. They should not be in any other residential zone areas, nor in any industrial zoned areas. They should not be within a half-mile of a school property. Multi-Room shelters need to have on-site management during any open operations.
- Need more info on how they reached this number
- If folks are staying in multi room shelters they may perhaps have a car. More parking may be needed if this is an extended stay shelter.
- The standard should be higher, about half of what current zoning would require for a multi-family developer.
- how many of those in need have a vehicle?
- Fundraise to provide transportation elsewhere (California/Portland) if they have a vehicle make them leave unless they hold a job
- **Adding car sharing opportunities (like Zip Car, or Car2Go), carpooling, remote parking, teaching bike handling and way-finding skills, providing bikes and providing on-site childcare services, providing free transit fares, are better than parking. If we want people to become independent and financially successful the continued support and encouragement of the absolutely most expensive form of transportation is setting them up for a deeper hole to dig themselves out of.**
- **No parking should be required - the people who are in need of this type of shelter are the least likely to have cars. The most critical fact is that human beings need a place to stay.. the service providers shouldnt have to pay for extra land to accommodate parking.**
- Put these in areas along the West side of Bend..... All these shelters are placed in areas on the East side and it needs to be disbursed evenly throughout the area. The West side is where the rich people live. If you are living on the West side, you can't just push all the people who don't make as much as you on the east side.
- See first comment.
- I don't know what all the zone codes mean so these questions are hard to navigate and I don't have time to look up everything.
- I do not agree with Multi-Room Shelters within my community of Bend, Oregon. I believe these shelters will only draw more houseless individuals into our community and interfere with the lives of productive citizens.
- no more shelters, enough is enough
- What are you smoking? We tax payers should NOT HAVE TO PROVIDE ANYTHING!
I've been part of these 'social work' committees and nothing ever changed.
It is NOT the fault of taxpayers, parents, grandparents, WORKING PEOPLE.
Stop voting for politicians who only want to preserve their \$\$ and to heck with the environment or people.
As long as city gov't dips into OUR tax funds to repay developers for their Juniper Ridge illegalities I will never again vote to

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tax residents for anything in this...ignorant place.

Someday: an FBI and RICO investigation into what you have done will catch up with you!

- Bend's City Council has pushed density down our throats when the citizens do not WANT density (the Chamber "survey" was a scam and not scientifically accurate). The housing you are suggesting is BETTER than the microunits and other dense housing being pushed now in Bend as "middle housing." It seems the City Council cares more about the homeless than our local workers.
- Don't know the neighborhood impact.
- **too little parking, and must be off street**
- **This recommendation assumes that those using the shelter do not have a vehicle. If adequate parking is not provided on site, some will not use the shelter. Also, where will service providers park? If part of the goal is to create a supportive community attitude, spill over parking from the shelter as a result of inadequate on site parking will create frustrated and less supportive neighbors.**
- See my explanation above.
- Needs to be evaluated after a reasonable amount of time to see if the parking space allotted is working or not.
- What data is available that made The Sounding Board arrive at parking space recommendations?
- I think multi-room facilities are a great option for families who have fallen on hard times. There should be a requirement of sobriety in order to stay in this type of a facility. This option should not be available for anyone who has been convicted of any sex offenses or domestic violence.
- okay guys, it is time to pull your head out and take a breath. 1 space per bed
- .50 is better if not enough parking where does the "overflow" of vehicles go?
- One parking place per bed.
- Changing the city code to allow for houseless shelters in any zone is not the answer to our houseless situation. Further, several of the above questions do not allow for disagreement. If you report those answers to the City Council without acknowledging the bias in the question, it would be a misrepresentation. Also, if you look at the committee making these recommendations, it does not accurately reflect our community--only select segments of our community. This should be taken into consideration.
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- **Parking should be limited based on the number of registered and fully operating vehicles for people who have valid driver's licenses and have passed a drug/alcohol test within a 24 hour period.**
- **Not enough**
- **Make all parking off street**
- **Not enough parking.**
- I don't want our tax dollars being spent on those that only take and steal from the community.
- **Based on the number of cars and RVs on the street I think you need more. Please provide data to back your decision. Until you've done studies and share them you should not proceed. They need to be located services that can help, and transportation.**
- Again I think most of the individuals seeking shelter will not have access to vehicles. While that may change I think this is a good place to start.
- There should be enough parking for all the vehicles that will be associated with the shelter.
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- It seems that in all your research you are failing to provide the information surrounding the actual reason of homelessness, DRUGS DRUGS DRUGS DRUGS. PLEASE ADDRESS THIS ISSUE
- This survey is misleading. I don't believe we should be inviting these homes into our community. Let's support the Organizations that exist. Let's enforce rules and build more affordable housing.
- **Not enough parking.**
- People own cars, please stop pretending that they don't, or if you simply eliminate all parking in the city of Bend someone will actually ride the empty public transportation.

Appendix B: Shelter Code Survey Unedited Comments, Multi-Room Shelters & Parking

- **This type of shelter will likely have people with vehicles.**
- There needs to be a space to comment on all your questions not just a select few. I can not agree with any plans until the location is identified.
- Where will it be located??
- Tough to answer some of the previous questions with out explaining/giving examples of the the zoning means.
- There should be no shelters allowed in residential zones.
- I strongly disagree with the parking ratio because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- Important to allow adequate parking for those houseless individuals that are fortunate enough to retain vehicles.
- See above
- In low income home areas, the high density neighborhoods and apartments, and group home areas, there is too often the tendency for cars and property to spill out and overflow into public areas and adjacent neighborhoods. Public street parking near to some parks and schools are crammed with vehicles belonging to the adjacent apartments and homes (Al Moody). Boats, extra cars, project cars, trailers, etc. all get stored in the public areas. Daggett Street from Wells Acre south to Purcell is a good example, and the street between 27th street and Worthy's Brewery is another. Crammed. Ever since the apartments near Worthy's were built, obviously without enough parking, our experience changed from being pleasant and enjoying a meal at Worthy's to feeling chaotic and we don't go there very often. It's difficult to safely negotiate through car crowded areas, and it makes it hard to find parking.
- ONCE AGAIN INADEQUATE PARKING WILL FORCE CARS OUT IN TO THE STREET OR NEAR BY NEIGHBORHOODS.
- People in Bend have cars and need them to get to jobs and treatment, especially in the winter when walking, cycling, or public transit are not realistic.
- Vehicles should be allowed on a case-by-case basis. Many times the vehicles involved are barely running, behind on registration, and typically unsafe for the roads thereby creating a hazard for others. Don't enable the bad trying to do good. If people needs a ride somewhere, have a shelter bus/transport available.
- Open more mental health treatment facilities, that will turn things around. This is what they really need.
- TINY HOUSES would be far more cost/space effective,
- Our housing shortage has been caused in part and exacerbated by the communities that have been developed that haven't had to follow the density regulations. Your plan puts all of the housing burden on the communities that are already have greater density. We need to share this problem EQUALLY across ALL of Bend. Excessive financial resources should not allow you to buy your way out of the problem, especially since those neighborhoods are a primary cause of the boom in the cost of housing, which in turn is the reason so many renters no longer have a reasonably price place to live. Why rent when you can sell your home for double or triple what you paid for it. Collecting rental income is a slow multi-decade commitment, a home sale is fast and highly lucrative.
- Here you're specifically putting the majority of the burden of housing the homeless on average or less fortunate residents. Why should a high density development zone (with less available on-street parking) be expected to absorb more homeless people than a low density zone which will have substantially more space and parking available? Since these low density zones are the primary driver of insufficient housing stock, why shouldn't they absorb more of the problem they've created? A 60-unit shelter in someplace like the Tree Farm, Tetherow, or Westgate (yes, I know those all fall outside the city limits and UBG - just another reminder how money has been allowed to skirt the law) - would be significantly less detrimental to the neighborhood than it would be in someplace like River West or Old Bend where traffic is already heavy and parking is hard to come by. We have literally millions of acres of undeveloped land surrounding Bend - why not build low cost multi-room shelters on a piece of this now mostly unfarmable (due to water shortages) agricultural land instead of reducing the amount of land that can contain market driven housing?
- Again most people have some form of transportation and you have to account for it where is the bike motorcycle car you're in and up with more vehicles of some sort and your accounting for
- These Shelters don't belong in any residential neighborhoods. Homeownership is being a real challenge and has always been a goal and source of pride for people . The City should not be able to unilaterally destroy a homeowner's property value by locating a Shelter next to anyone's residence. Is the City going to compensate homeowners for that loss in value and their potential inability to sell their residence because of the City's action?
- Same as before, most people utilizing the shelter will likely not be driving.
- This survey is completely invalid. First question, do I agree with this "multi-room" shelter and our tax dollars supporting it? NO!!! Please provide more information about the upfront and operating costs, resident housing requirements, plans to maintain, where the structures would be built/repurposed, who manages the complex, etc. Regarding parking, will there be requirements for having a valid license, insurance, and registration?
- As stated before, there is a parking problem all over this city. Why make it worse by bringing in housing for homeless and creating more crowding on the streets, making them even more unsafe. Especially if you want to put in bike lanes, but there are so many cars in the way!

Appendix B: Shelter Code Survey Unedited Comments, Multi-Room Shelters & Parking

- Once again if you can find money to build places and parking for all the homeless then why not buy the the land where the old KOA is and put all the people in that lot. Rv's and hook ups are installed there. the homeless are parked one street away right now. Pretty much waiting to move to that land. Make all this easier and just buy that land, use the rich people who recently moved here(their taxes) to buy it. make that a managed camp. Portland had one and then a developer kicked them out with the city's approval and then the homeless population exploded. That's why all camps are on freeways ect. Give them one area to live and manage it. It has to be big not like that tiny area you all proposed by bend high. Seriously how many would that fit? Not enough. One area and we are done. Make it easy because you can. You have that power. Use it. Do what is right and smart
- Drive out China Hat Rd. Drive past lowes...look at our ODOT interchanges. The people you are helping need cars to get to work, Have cars as their last valuable property, or live in enormous RV's. Why do you think you can force an assimilation of your graduate school city planning values in terms of space management at the immediate expense of the needs and right to the dignity to access and retain their vehicles? I see this causing people to continue to remain "urban campers" These homeless construction projects should be built on State land out of town so people can retain their property. The county should pay for bussing to jobs. What constitutes a resident of Bend?????? Why do people flocking from other states because Oregon is generous to homeless and Un-jobbed...get to receive community services at the expense of real residents?
- See above.
- **Look at apartments, even residential areas. There is a real need for ONSITE parking**
- Same as above. **I doubt there is evidence to show only 1 in 4 have a car. What studies have you done? Why make Bend more difficult to live without requiring parking when it is such a small percentage of building costs?**
- again, Bend has parking issues in every neighborhood. The denser the population the parking becomes even more of an issue
- I think it is premature to allow the City of Bend to rezone Bend for houselessness shelters until they can demonstrate that the rights of property owners are strongly supported. Words and not enough. Well run shelters outside the Bend neighborhoods need to be established before it is reasonable to even consider the plans suggested in these documents. I am offended that this survey is presented in a way that assumes the respondent is OK with "updating the Bend Development Code to allow different types of shelter citywide" and that only some details need to be worked out.
- Many people who are homeless do have cars. Where will they park them? I do not agree with limiting the amount of parking. I also do not agree with this advisory boards shelter ideas.
- I think that this type of housing will be much more likely to be used by individuals who are transitional, and therefore much more likely to have individual transportation. The ability to keep a vehicle, to legally park the vehicle and have access to it for work or other necessary use leads me to believe that more available parking at multi -room shelters is required. This not only provides for the occupants of the shelter, but lessens the possible negative impacts for surrounding neighbors.
- Many homeless that are likely to be in a temporary status, i.e. "getting back on their feet" still have a vehicle and in many cases have multiple vehicles (family). Not providing adequate parking will result in overflow into surrounding properties.
- I don't feel like I have enough information to make the best decision.
- You are proposing to place these shelters very close to residential areas, schools and public areas used by the families that live there, who are also taxpayers. This is not how we want our tax money spent. Again, we do not need to be offering spaces/perks for more out of town homeless to come to Bend.
- **.50 spaces per bed please. If this is a high barrier shelter, residents will likely have or acquire a vehicle for work. Very few residents in Bend don't drive cars. If you want community support for these shelters, the vehicles/parking need to be fully contained.**
- **One space for 4 beds is inadequate. After people are housed they may be able to afford a vehicle and change the ratio to 4 spaces per 4 beds.**
- I prefer to get rid of able bodied bums.

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

Please explain: The Sounding Board's recommendation is to base the maximum number of spaces for an Outdoor Shelter on a formula of 1 site/unit for each 1000 sf of property. For example, a 10,000 sf lot could have a maximum of 10 campsites or units, while a one-acre site could have 44 campsites or units. Do you agree with this recommendation?

- What? you are going to create large homeless camps? you will just attract more homeless people!
- I'm afraid of what this will do to neighboring homes
- More people the better
- **Shelters will be too large to successfully blend with community**
- If the city want to build houses for the homeless, they need to work with the county and build campsites just outside the city limits. Provide portable restrooms, trash containers and transportation needs to these areas.
- **"As a basic formula it seems reasonable. There must be flexibility to make adjustments as sites become available and the workability becomes clear. Few plans work as originally envisioned and city should be open and quick to make needed adjustments.**
- Having dedicated staff at city and operational level would be important."
- I'll defer to the experts on safety for allocation of outdoor space.
- "I disapprove of any homeless shelters being built anywhere within the city limits.
- Again, I am strongly against any homeless shelters being built or considered by the city of Bend.
- **That seems proportionate to the space.**
- We should not allow anyone to live outside.
- We don't want these in our CITY!!!
- No shelters in RS, RL, or RM-10 zoning.
- **Need more information about the outdoor shelter plan. But it is a step toward a solution so that is good.**
- **The proposed formula does not appear to take in to consideration needed infrastructure (roads, paths, open space, toilet & shower facilities, laundry, and setbacks. This type of development should be held to the same standard as other existing development within the jurisdiction of the City. Further, the City should require buffers for noise, suppression systems, and sanitary facilities.**
- **"I think there needs to be a differentiation between more permanent structures and systems such as tents. Tiny home density should be allowed at a greater rate than temporary/transient (tent) density.**
- **I also would need to know what the screening process is for these shelters, and the manager/resident ratio. There should also be a higher standard of screening for shelter locations in residential areas as opposed to industrial areas. "**
- How does this help our city in any way?
- Reduces property values
- "No outdoor shelters. It is inhumane.
- I recently read in San Francisco there are 5 empty houses for every 1 houseless person. The article described the houseless people as Capitalist Refugees.
- Bend needs emergency housing PLUS services support.
- I am opposed to letting people camp within the Bend City limits. "
- We should not permit camping on public property within the city. Just the other day I saw a man urinating next to his tent by the highway when a toilet was a short walk away. Additionally, we recently saw a group of three shooting up at the Division at camp. At all costs these activities should not be allowed in public. Additionally the trash from houseless campers is atrocious. Once shelter beds are available all camps should be cleared.
- **This depends on where the outside camp is located. If it's in a residential district, then i strongly disagree**
- Too many people in a small area. Should be based on number of people not number of sites.
- "Based on the City's ""Houselessness in the City of Bend"" website, an Outdoor Shelter may consist of small structures OR tents. The latter scenario should not be permitted in any residential zone -- tents are not residential neighborhoods.
- Further, any Outdoor Shelter must be subject to the same degree of regulation, oversight and daily management as a Group Shelter or Multi-Room Shelter. As such, any and all zoning provisions pertaining to the establishment of Outdoor Shelters must clearly address on-site sanitation protocols and requirements for the shelter operator (e.g., on-site bathrooms, cooking facilities, fire suppression, etc.). Additionally, if the decision is made to permit Outdoor Shelters in residential zones, then such shelters again must be ""high barrier"" (not ""low barrier"") shelters to ensure the health, safety and well being of all. "
- **I agree especially with the idea that community space doesn't take away from unit numbers, and would encourage community space to be provided.**

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- I don't feel the definition of "campsite or unit" is well defined, but this sounds reasonable
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- These are good ideas for TEMPORARY camps for those down on their luck or looking for work.
- **too crowded**
- I am against campsites except in an emergency, in which case pack them in as closely as you can. You can't heat a tent in winter efficiently or safely and they quickly become an eyesore to the community. Either build sheds or a shelter. Even a basic shed can be purchased cheaply from home depot, likely less than the cost of the number of tents donated over a fairly short period.
- A tent as shown in the Southern Oregon example looks like it could accommodate more than this recommendation. How many camping spots did the old KOA maintain? What is the current space allowed at OregonState campgrounds for the public?
- **Believe the larger campsite would be difficult to manage. 44 is a lot of campsites.**
- You've got a growing vagrant problem and you are intentionally trying to make it worse.
- City of Bend should not spend more tax payer dollars to house homeless. Instead, increase social workers pay and have them lead the conversations of eviction with police there as support.
- NO campsites. Move them out to BLM property that you manage with the federal government on land they don't use. The crime increases and lack of safety for mostly seniors in this area is disheartening. I no longer feel safe in our town.
- **I think "tiny house" type villages can be an excellent, cost effective way of housing people with dignity and safety.**
- If after some are implemented and we think we can bump up the number for slightly more, then we should revisit the number.
- **This is too dense; this density will lead to extensive abuse of the natural land and a waste management problem.**
- **Density if too high.** Typically the outdoor shelters/tents tend to have the people that have substance or mental health issues. Too many people ""on top of each other"" and there will be fighting and issues. Many houseless people feel this is too close and don't feel safe or want to be subject to mental health or substance abuse issues. 1000 feet doesn't allow for vehicle parking
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- That is far too many sites on one space unless the site is located outside of the city, away from homes and schools. If that's the case, I would support much larger facilities. These camp locations should have to be approved by the voters.
- I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.
- **Agree, but site location is key for success, and should be tested in areas that are not adjacent to schools, public parks, or common corridors, for safety of all.**
- I am against any outdoor shelters in the City of Bend
- Not near schools or residential areas. Find space on edges of UGB that have access to bus lines.
- No outdoor shelters. That's called camping.
- **That seems like adequate space but managing a site like that will be hard with staff shortages everywhere..**
- Depends on location, location, LOCATION!
- Not sure what would prevent someone from developing a seasonal campground, since tourists and visitors could be considered homeless. How would this match up with the zoning requirements for recreational campgrounds?
- To much congestion which leads to violence and drug and alcohol abuse. Danger to surrounding community
- **Yep, that math checks out for standard usage.**
- This would create high-density and unsafe conditions for those living there as well as those providing support and help.
- Where will this be located? IM SURE NOT in more affluent neighborhoods.
- **CRAZY! Way too many campsites crowded into 1 acre.**
- You are making homelessness a permanent feature instead of spending that same money on things that help people get out of homelessness.
- Don't put any of these shelters in residential areas, they will destroy any area they are put in. If you have to, open up Juniper Ridge, or in open area on the southeast end of town.

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- Seems like more would be possible, depending on the set up, but not sure I understand the actual data behind this number.
- Again, it depends where it is. at Juniper Ridge, sure. On a lot on the Westside, no.
- If you built it, they will come. . .
- This low density seems like a very poor use of land. And outdoor shelters are the most problematic - likely to be a visual eyesore and hard to contain noise issues. Prefer to not have any outdoor shelters.
- with continuing to appease the homeless more will be attracted to the area. homeless ness of most out these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- I disapprove of managed camps in residential areas
- **1000 sf is 32x32. That seems way too much space for a camper/tentsite. This is supposed to be temporary space. RV parks are much more dense. These facilities are not a homesite substitute, suitable for LT living.**
- Outdoor ""shelter"" like at Revere?
- Find some damn place out where they can't bother anyone but themselves, put up a circus tent and let them huddled together for warmth.
- "1. Camping is not a year round option. 2. That is high density camping. Any high density living situation brings safety, security and sanitation issues. Are the EXISTING communities going to be involved in the planning process? The people for whom their home or small family business is the single largest asset they have... will they have a say in what happens in their community? Will they have a say in something that will directly impact their greatest investment?"
- Tenting sites conjure up the image of what we've been seeing along the highway- trash, clutter, fire danger, sanitary issues. (I had an unpleasant encounter with a bag of feces in a business parking lot near an encampment) I would NOT want to see this become an acceptable option.
- Your plan is not the answer to this complicated issue.
- **That seems to be the proper density**
- This is a misuse of funding. Funding should be used for mental health treatment options to children. Our adolescent suicide rates in this community are far more appropriate to address. Homeless can find jobs and live in various locations. Children suffering from mental illness do not have such options to address their problems.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- By looking at other examples of outdoor shelters around the country I don't believe this is a viable solution.
- Please don't invite all those that will distort the city
- awful !! stacked like cord wood
- See above.
- **Too much**
- Seems the limiting factor for campsites will be the availability of amenities such as restrooms and drinking water and trash collection and safe storage for personal belongings
- Will this work during a very cold, snowy winter???? Some people might not want to be enclosed in this type of setting. Just view the random "campsites" along Highway 97. People come and go at will. Again, ask the homeless. Would they actually live in this type of setting? Or would they feel trapped and enclosed.
- Again, if you build it, who manages it? I see this as a management disaster. Very difficult.
- Same as above!
- you people are idiots and don't represent the community.
- seems reasonable in comparison to campsites in the area
- I see how these camps look right now and it seems that it would be hard to control the sewage and trash. The drug use is rampant as well and for example I had the unfortunate situation where a homeless guy was skirting the lane and I almost ran him over...blind spot. I think they are so used to living on the street that they are actually creating hazards for drivers. A good example is how they stand on street corners and even IN the street with their signs often with their legs IN the street. The situation is out of control. Pass some laws to get it UNDER control.
- Too many people and no control over what happens outside the camps. you can't have these in neighborhoods and near schools.

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- There should be an upper bound. I think other outdoor locations have seen success when the community is limited to 25 or so people. That way the residents can all know each other, and better self police their area. If there are too many people congregated in one area there is a higher likelihood of illegal activity occurring, and a degradation of the camp.
- Managed campsites are a terrible idea. How is providing a slightly cleaner, slightly more organized campsite a solution to the unmanaged camps the city allows now.
- Stop encouraging this lifestyle in our community.
- It's not enough information. Are these the sole eligibility requirements? It's short sighted to only base this on city code. Other contextual information should be required to make an informed decision. Like are there schools near by/ other vulnerable populations- children, elderly. Other higher risk scenarios, or higher likelihood of adverse impact to surrounding area- residential, infrastructure/access.
- I like the simplicity of creating outdoor shelters, they need to be well managed and clean and people need to follow safety guidelines so neighbors can feel safe and comfortable too
- We should not be encouraging housing homeless people in Bend.
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- No camp sites but cottages are much more desirable. We don't have the climate for campsites. In the winter it is too cold and in the summer the fire danger is too high and excessive smoke and/or heat are not conducive to camping.
- **Seems reasonable.**
- Outdoor shelters and camping should be prohibited
- Outdoor shelters should not be allowed at all. That's called camping and we have campgrounds already in Central Oregon.
- Up to this point I have not seen any data that supports the sounding boards recommendations.
- Outdoor shelters don't work.
- Put campsites on the city limits and provide a public transportation bus to make a stop at the campsite 5-7 times a day. Also, provide security guards on site.
- This is a terribly written and not user friendly survey. There should be NO homeless facilities of any kind in a residential zone OR within proximity to a school / childcare facility
- Again, why are you asking respondents to comment on parking situations rather than the underlying zoning changes?
- Outdoor Shelters should be done near the County level near the Deschutes County Fairgrounds and NOT IN BEND.
- We have already seen what these campsites look like In The community. They are not simple campsites. They have grown over time into full blown collections of everything under the sun.
- No campsites! Zero!
- These people need help with their drug & alcohol abuse. They aren't looking for affordable HOMES!!!! They want affordable drugs and alcohol!!! Open you eyes!!!! They are breaking the law EVERY day!!!
- **This seems awfully crowded. I would need more information as to how many sq ft per person would be allotted.**
- I disagree with the outdoor shelter concept and the ability for the city and county to manage it.
- Bend residents dont want more outdoor camps
- Why is Bend intent on promoting and expanding homelessness?
- Outdoor shelters should not be allowed.
- See previous comment.
- Not enough is outlined to move them out and on their own. Nothing outlines qualifications, screening process, etc.
- **That would give each camper 1,000 sq. ft. or allow for room between spots.**
- See my response above to providing any type of sheltering assistance. I'm opposed as it will degrade the quality of life in the Community at large as well as it does not incentive those living in such shelters to truly better themselves.
- The farther out of town you can place more folks. In town needs to be restricted because Bend is based on tourism.
- Too crowded. Leads to an unsafe and unsanitary environment.
- The board is just again opening Bend to all people who want camp out all summer long in Bend at hard working Bend residents expense. How is that fair?

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- **I believe the Sounding Board and staff have reviewed the relevant information and codes to make thoughtful recommendations as a starting point for these many proposals.**
- **That sounds like sufficient space to maintain order and cleanliness.**
- **That seems like over crowding and a way to try and hide all the homeless in specific zones.**
- Regardless of the density, I am strongly opposed to allowing outdoor shelters in all zones. I don't believe a campground, whether occupied by houseless persons or not, is a compatible use in the lower density residential zones.
- **Dense campsites would be fine in non-residential areas, but the number is too high if placed near low density homes.**
- Please do not put a camp near Bear Creek Elementary School and Bend High School. VERY BAD IDEA!!
- RUINATION OF OUTDOOR SAFETY AND ENVIRONMENT...BEEN DONE BEFORE...THINK : ""SKID ROW""
- See my previous reasons. It's all the same.
- No campsites. Please do not enable this lifestyle. It will destroy our city, as we are already seeing.
- No more tax dollars to grow this problem
- Camp site are just trash piles look at what we have around town now.
- **44 campsites on 1 acre is way too many people/animals. Often times each campsite will have multiple folks and animals together. The ancillary services needed to support 44 campsites would be a lot (trash, restrooms etc).**
- I do not agree that we should provide outdoor camping at all. The cost outweighs the benefit by hundreds of thousands of dollars. If you're only providing 10 campsites, the government oversight and property management costs will be astronomical. These campgrounds will do nothing to curb the "chosen" homeless who want to live their way and not abide by rules.
- Encouraging encampments will only exacerbate our houseless challenges, we should focus on shelters and treatment facilities as step up options for those in need. By condoning encampments and barrier free options, we're promoting behaviors that endanger both housed and houseless.
- We don't need more of the homeless (yes homeless NOT unhoused) in Bend. There are plenty of jobs. When I was younger I had to have at least two roommates to afford an apartment. Based on the current wages and cost of an apartment in Bend there is NO reason most of these ""homeless"" people cannot be working and living in an apartment.
- Just will become another Hunnel rd. Mismanaged with trash and human waste, biohazard.
- I don't think these make sense for the climate of central Oregon
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- **Trying to visualize this and my home is 1500 square feet so I would say you could fit more folks in an outdoor shelter comfortably.**
- I don't think Outdoor Shelters should be allowed in Residential Districts.
- **1,000 sq ft/shelter would seem about right.**
- You need to get the root of the problem here in Bend before you tout increasing availability across our town, many of those problems that the homeless population are experiencing are drugs and alcohol. Many are transients seeking a better life here, and that's due to our kindness being taken as weakness. We need more mental health funding if anything, get these people off the streets and REAL help.
- We should not have outdoor shelters in Bend.
- "Until the City can justify that the homeless we are working with are Bend residents I don't support any of these resolutions. The statistic cited in the recent Bend Editorial by City Council is that 26% of homeless residents were not from Central Oregon. That is 1 in 4. If we consider that it is in the best interest of the surveyee to respond that they are from Central Oregon and that Bend provides a majority of the services for homeless, it is likely that 1 in 3 (maybe 1 in 2) of those homeless in Bend are not from Bend.
- Further, the homeless need to show that they can be good residents in residential areas. If you look at what is and has taken place on Kansas Ave south of the library, the homeless have not demonstrated they can be good neighbors. There have been fights, unruly dogs, drunkenness, public urination and vandalism.
- I am completely in favor of helping those in need, but there also needs to be enforcement of current policies and I do not see that happening.
- Until I see enforcement of current policies, shelters and food kitchens taking an active role in policing the areas around where they serve, and the homeless behaving as responsible citizens I am not in favor of expanding these options into further communities. "
- **Seems like they could shrink the elbow room to get more sites/sq. ft.**

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- WELCOME ALL TRANSIENTS AND HOMELESS PEOPLE! COME TO BEND, WHERE THE HOMES ARE INSANELY EXPENSIVE AND THE COST OF LIVING IS ABSURD, BUT HERE IS A NICE LITTLE PIECE OF FREE LAND FOR YOUR CAMPSITE...DID I MENTION IT'S FREE!?
- I am no fan of outdoor shelters and think it's a bit ridiculous to even consider. Get these people indoors and out of the outdoor camp-like spaces. This is not a solution. It's caving in to the existing problem of houseless sprawl.
- STOP making these camp sites so comfortable it draws more homeless.
- **I believe that 44 sites per acre would cause too much density and potential for problems in an outdoor shelter or camp.** If there isn't a set requirement for the supporting facilities/services being provided (bathrooms, kitchens, etc.) 44 people per acre could easily be too many. There are many instances where portable toilets would not be sufficient to support this many individuals in such a small space.
- See above comment.
- I think I agree, but the given information does not indicate what the density is of the example pictures provided. A plan-view set of examples would be helpful.
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- I have my doubts that the city leaders are capable of managing these shelters
- "If the numbers in this question actually match the image shown, I agree. If it would leave it more crowded, then I don't.
- All property owners within the City performed due diligence on their property to determine what could be allowed. The sounding board's recommendations is a massive deviations from the rules. The suggestions is by no means a small scale test case, but rather is a large scale test case that can never be turned back. In addition, no information has been provided with regard to the operations of such camps and the expectations of their residents. These uses are completely incompatible with adjacent residential uses and should not be allowed in any residential zones.
- **This seems like adequate space for each unit while addressing the specific challenges of outdoor shelters. My question is whether there will be rules against personal items in the open spaces on the lot, or possibly providing communal lockers to store valuable items.**
- **I think for this type of shelter, with the cabin or tent being up to 300sq ft, setting them at 500sq ft min lots is fine.**
- **100 SQ.ft. gives plenty of space for people not separated by walls.**
- Stop allowing people to park derelict vehicles. How is this helping the houseless situation? Get people out of their vehicles and into very low income housing.
- I think this solution is the least viable, considering the extreme weather fluctuations in Bend. How will this work when we have a large snowfall? What will be the solution if we have sweltering heatwaves? I don't think "soft-structure" spaces a good idea for the region.
- Although, the pictures that are provided make such a site look neat, tidy and accommodating that is NOT the reality. These types of settings always end up looking like more of a landfill, than a neat and tidy campground. They do NOTHING to encourage people to find permanent indoor housing, seek treatment for their addictions or attempt to better their situation in anyway shape or form.
- The less space allowed for junk and garbage the better.
- NO Campsites in neighborhoods why do you seek the destruction of Bend's neighborhoods and quality of life we once enjoyed? Council- just look at the garbage dump by Crux, 2nd street, Hunnell Road. Why is this what you want for the city of Bend and why do you want to attract more of it? The Council can end some pf the problem of the councilmembers and mayor took in homeless families into their own homes. NO Campsites in the City Limits.
- **44 campsites on one acre is too many, that many people crammed into that space is just asking for conflicts!**
- These camps should not be encouraged in the first place, but if they must, they should be consolidated in an area that will not result in a negative impact on the existing community of homes or businesses. If the city is going to promote this, they should be liable for any and all damages or losses incurred by the taxpayers who funded it. The best way to accomplish that accountability is to not spread resources, and create a "camping" area in a place that holds more than one "campsite" per 1,000SF which is the footprint of a decent sized home. Providing dedicated "camping sites" should not be located on the basis of what's most convenient for the homeless with disregard to the tax paying citizens of the city, even just their opinions of the matter. If taxpayers don't want it, that's just as valid as any other vote or decision such as whether to build a park, add a road, change a sidewalk, etc. The locations should be decided upon which has the absolute least impact, in an area away from potential harm to the community, and consolidated to most efficiently use taxpayer funded resources.

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- this survey is not asking the right questions
- Why do we have to take care of people who can't take care of themselves!
- We do not want to allow camp sites. this will be allowing people that are less than trustworthy close to our homes. I understand that some of these people are truly struggling, but I'm also guessing that 10% of these people actually want help and not a hand out. the other 90% are people looking for a free space to sleep so they can wonder around town high and do nothing to help out society. No Camping allowed!!
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- Tax payers should not be proving more shelter options
- This is not clear.
- as long as this is not in the city parks or residential areas, this seems like a fair amount in one camp. But it must be managed and no dumping of garbage everywhere.
- Why is the city in the business of assisting the homeless? I thought this responsibility was left to NGO's and not taxpayers. I vehemently disagree with this egregious use of taxpayer money.
- **Assuming it is managed and proper waste facilities are provided.** Also, there should be some requirements about drug or alcohol use. Definitely should not be low barrier.
- I think I am clear
- lets not turn bend into eugene or portland please don t screw up a good thing!!!
- On its face it sounds reasonable but I do not believe I have enough information about what might be considered normal in this situation to give you a firm up or down.
- I don't believe we should encourage camping at all.
- This is fine as long as no outdoor shelter is put in a residential neighborhood.
- Need way more information.
- We do NOT want Code changes like this! Stop changing Codes to do what the Council wants when it does not represent what the MAJORITY of voters want. This is NOT a solution. This just sweeps the problem into all areas of town. Step up and do the really hard work, which is funding for systemic solutions not this bandaid on a gushing wound.
- provide semi permanent types of shelters, not tents and things like shown on the website that will be all destroyed after one month in the elements.
- What will the nightly fee be? As a tax paying citizen I am charged approximately \$25/night for camping in state and local campgrounds.
- You're going to gift the homeless 1000 sq ft to junk up like they do the sides of every road in this town? STOP. ENABLING. HOMELESS. PEOPLE.
- I will not support any recommendation that is provided without evidence supporting it as the optimal solution for the community.
- Too many sites to manage effectively
- It looks like there are too many sites to manage effectively.
- I'll be honest, I really don't understand the outdoor shelter idea. Isn't that what the homeless here are already doing? And will there be rules enforced about all the trash?
- Your pictures/diagrams show ideal clean, empty "shelters". In reality, "shelters" do not turn out that way. The more residents, the dirtier, messier, cluttered and unhealthy they become. The fewer residents the better!
- You are creating another Eugene. Stop the liberal supremacy.
- **While the ratio is OK, I believe you need to require a central staffed communal area per each 25 campsites. If it is not in the requirement it would not happen.**
- All this just invites more homeless into our community
- **Urban setting must maximize space.**
- See previous answers. Homelessness is the decline of our wonderful city, continuing to support those that do not wish to be contributing, tax paying, law abiding citizens is not a priority of discussion and should not be getting tax payer funding.
- No outdoor shelters.
- No more shelters. Homeless are very different than transient or nomads. We already provide services for the homeless, stop encouraging the madness! Stop!
- **44 campsites are ALOT on 1 acre.**
- **too dense**

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- The city council has forgotten it owes a duty only to its constituents, the tax paying citizens of Bend. Our concerns come first, and is inexcusable to ignore it for their own social engineering agenda. If the citizens say “no! We don’t want this in our communities and neighborhoods!” that should be the final word.
- **If each campsite houses 2-4 people those 44 units have anywhere from 80 to 180 people living on a one acre site. That is too congested, too burdensome on the surrounding neighborhoods, and might be unsafe.**
- I don't have a great understanding of how large an acre is in a city setting or what 44 campsites would look like in that setting.
- The location of any proposed site needs to be identified first. For example, the proposed site that has been proposed by the city that is adjacent to Bend High School is unacceptable because of the vulnerability of the many small, immature school students who walk through this area.
- not in residential neighborhoods!!!
- I’m not sure about the viability of this option. It is too cold here in the winter
- It is unclear how the City plans to guarantee the sites are clean, sanitary, and do not cause irreparable environmental and wildlife damage. Due to the lack of specificity and absence of guaranteed outcome. A group of citizens was overheard discussing their private group that is funding legal counsel to investigate this issue and hold city officials responsible for outcomes associated with the decisions. The individuals appear to be very wealthy, highly educated, and have remarked about derailing careers over similar matters elsewhere.
- "Hard to visualize this as your outdoor explanation is very confusing. There is a picture of tents but description mentions veterans village which i thought were tiny homes. Which is it? Tents are not permanent and should not be placed in single family neighborhoods.
- Exception is circus tents with cots that could be more permanent. One for men, one for women and one for others. And put these in Brothers with a one way bus ticket."
- Bend does not have the climate to have outdoor camping shelters. It is too cold in the winter and high fire danger and smoke in the summer. Cottages are much more appropriate.
- These should not be densely populated.
- First of all, this is not a good use of property no matter what the zoning is. These types of ‘shelters’ rarely are used in good faith by occupants. Nearby business suffers an increase in property crime and citizens paid for property values decrease. Are we doing away with all zoning rules or only rules when they pertain to those experiencing “homelessness”?
- **cramming 10 RVs/tents on a standard city lot is much too high.**
- Do not agree with proposed shelters in residential neighborhoods.
- I do not want outdoor shelters being added here in Bend.
- Too many
- It really depends on the existing density of surrounding development.
- This should be double the number of spaces for each 1000 sq/ft. We are attempting to help people in need, not have them establish a foothold.
- What is most important is where the outdoor shelters will be permitted. With the risks of fire and with the need to maintain neighborhood zones, "where" becomes much more important. And from that the numbers will become more obvious.
- Also needs to consider space for sidewalks and paths and access and bike or vehicle parking that will result in more like 8
- To create camps encourages this kind of behavior and only generates more. a job requirement should be in place for any of these recommendations
- Campsites?
- It is unbelievable how the mayor and City Council has completely ignored the community these homeless camps will negatively impact. The community is not saying "no" to homeless shelters, but insisting they must not, cannot be near our children and schools.
- why would homeless wish to conform to your rules and bylaws on this type of site when they are choosing to be outside and enjoy their addictions or mental health issues... how does this aspect of homelessness get addressed.
- Bend is too cold to live outside
- Should be more lots allowed
- Doesn't seem like an efficient use of space and is potentially more costly to maintain (would the units be individually heated and plumbed for water and sewer?).
- Too many people in too small of an area.

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- Higher density for these types of spaces. with the idea that this is temporary transition camping until someone can move to one of the indoor shelters. This should also be combined with a ordinance banning camping in the public right of way and disbanding permanent camping in our forests. This would be the option when removed from the above places.
- Observing the current sites on our state owned off ramps along the parkway each tent site comes with a multitude of out of the tent items, bikes, grocery carts, chairs, coolers etc. Are these items going to surround each tent? Will 1000 square feet accommodate all the owners items? Food for thought.
- Every effort should be made to get people into housing and not allow for this to become a permanent solution. With all of the jobs available in this town right now, and the support of the community for mental health, limiting the options and holding people accountable for their own future is key in providing a more robust community.
- It depends where its at. In a residential area, that would be way to high in my opinion. 5 shelters on a standard 50x100' lot. In an industrial or out of the way area it would be fine.
- We do not need to be providing camp site locations. We need to protect our properties, our children, and our community. We need to acknowledge most of these people do not want help and we are aiding to the problem
- **This would be enough for recreational camping. However, after seeing the current encampments on Revere and elsewhere, I think that 1000 sf would quickly fill with possessions.**
- How are you going to monitor it if they exceed this number of campsites.
- I agree with providing temporary outdoor housing. I do not agree with providing full housing for people who refuse to work. There are plenty of jobs available right now and I what I see is homeless people laying around ruining our public spaces. Why is this permitted? I can't camp anywhere or litter and defecate where I want? Clean it up and stop enabling. It's disgusting and unsafe. I'm a tax payer and I am about to stop recycling bottles and cans because Bottle Drop is surrounded by drug addicts and expletive-shouting homeless. I no longer feel safe running or biking alone in our national forests. It makes me angry as I drive around. It is a travesty. Keep them out of neighborhoods and far from schools - you're dreaming to think these proposed shelters in these areas will work out in a positive manner. Frankly, the homeless population is one of the top reasons we cite for leaving Bend after living here for over a decade and having a home here for longer than that.
- THIS ONLY INCREASES THE PROBLEM BY INVITING MORE HOMELESS IMMIGRATION INTO THE CITY
- "I think all of this is speculative, and it is going to depend on the surrounding neighborhood and lot in each case. I think general rules like those above are going to be hard. Uniformity within zones may not be appropriate. I think it is going to have to vary.
- Setting high maximums may have advantages to housing people, but it may not be suitable to have that many structures or tents in specific areas. There needs to be flexibility.
- That is why I started favoring lowering the max number of units. I fear the cramming of sites just because it is allowed."
- "What are the governing circumstances to this arrangement? Will there be bathrooms, garbage containers, etc? Who will maintain these, how and at whose cost?
- How many citizens are currently living out of their vehicles? will these be considered ""Outdoor Shelters?
- For everything consider in these recommendations, the City needs to produce and share data driven information directly from the homeless community about their wishes. "
- "I do not want to see outdoor shelters in the City of Bend!!!
- Just as I think loitering and begging should be prohibited in our City!!!"
- That would be too crowded and not allow the residents sufficient room for privacy and seclusion. If we are designing camps, we need to keep in mind that we make them as humane as possible.
- **i would expect less density for open campsite. I live on 8/10's of an acre and imagining 40 sites on this spaces seems like a lot**
- This is gross. I see that the photos do not include pictures with any actual inhabitants? This is not appropriate for residential neighborhoods or even many other types of zones. Bend needs to stop trying to be a summertime magnet for the Portland and Seattle homeless.
- Same answer as Group Shelters.
- **I think the maximum number of site/unit per sf of property, but I believe the total size should be limited.** I believe in having many smaller group areas as that would disperse the homeless groups and be less offensive to neighbors.
- This results in a site in a 30' x 30' site. That is fine as long as they don't become a junk site like we currently see all over the City. They need to restrict the sites so that ALL of their belongings and possession's are inside the tents.
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in

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Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.

- **This seems to be too many and to be an overload on the land.**
- sounds fine
- No way for people to keep warm in the winter
- **Density is too high.** What a mess in the neighborhood
- There are currently homeless campsites located all around Bend and these sites are an absolute disaster. I live near Hunnel Road, and if any of the council members have not driven down there recently I would advise them to. By allowing the homeless to take over public areas of Bend, it is creating a hazardous situation not only for businesses and neighbors, but this is not a safe or effective solution.
- We should not have outdoor shelters at all. This will attract houseless people who were not permanent residents of Bend and is unrealistic given winter weather. Plus we have no amenable locations for this anywhere in Bend.
- I strongly disagree with changing the code to allow homeless shelters all over the city. You are only encouraging an influx of more homeless folks. What a great place Bend!! Property values will diminish if a homeless area is adjacent to a neighborhood.
- "I agree with restrictions. I think there should be a buffer of the number of units depending on where the property situated .
- Don't allow these at all. They will become crime infested tent cities. They will end up as toxic zones that will cause environmental damage and cost millions to clean up.
- Poor survey so I can't answer because it doesn't reflect my position.
- Activist make horrible city leadership as demonstrated in Portland, Seattle, San Francisco, Los Angeles. other "progressive cities," and now Bend. This problem will only continue to increase under the current city "leadership." We will see our taxes increase, the hiring of a homeless Czar like they do in big cities, countless Non-Profits who will pay themselves handsomely, the hiring of more city employees, more low barrier camps will proliferate, and the cycle of homeless will only get worse under the current city leadership.
- "This survey is leading us to believe that the money has been spent and the decisions have been made.
- We want recovery, not handouts!!!"
- Depends on the design of the spaces.
- Without the inclusion of drug addiction/mental health services, 24/7 police surveillance, the assurance that the area will be kept free of second hand smoke, cigarette butts, needles, feces and other human waste, and loud noises to include screaming obscenities, I strongly oppose putting any kind of shelter within the city limits and in our communities. I urge you to work with Sounding Board to ensure the above issues are addressed and only then allow a small test model.
- "There should be NO outdoor shelters, allowed in RL or RS (single family) zoning. The overwhelming number of RS property owners DO NOT want shelters in this zone. There are no state legislative bills that allow shelters of any type in RS zoning. I guarantee you if the city moves ahead with allowing shelters of any type in RS zone there will be litigation. Is the city prepared for litigation? RM zoning is designated for multifamily dwellings that can blend in with RS & RL single family dwelling types. RH zoning is designated for high density multifamily and light commercial. If any zone would be compatible with a shelter, it would be the RH. HOWEVER, the shelter provider would be required to provide liability bonding that at a minimum provides \$50,000.00 coverage per each tent. CL zone would also work, BUT the shelter provider would need to provide, screen fencing, 24/7 patrolling to prevent laundering and liability bonding.
- **All examples provided do not take in account the tent occupants personal belongings.** Have you not seen the staggering amount of stuff, trash and garbage that accumulates in the homeless camps? What will stop the accumulation of occupants personal belongings and stuff? Many homeless people do have cars and prefer to live in a tent and access to free services. QUESTION, who will provide proof the tent occupant is looking for a stable work environment and to move into a permanent structure? At a minimum the shelter provider should provide and be liable for occupant search for stable work and permanent housing. Also, the shelter provider should provide concealed screen fencing, 27/7 security patrol to prevent laundering and most importantly the shelter provider is to provide liability bonding that at a minimum provides \$50,000.00 coverage per tent. MOST IMPORTANT, shelter provider is to provide a permanent toilet facility as per state building code NOT portable sanitation. In the winter portable sanitation freezes and no longer function. "
- 22 campsites outside my bedroom window? No thank you .. where are the people that should be knocking on my door asking me how it will impact MY life !!!!

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- sounds like a lot - these campsites are rather unruly quick - drive by any on/off ramp for 97
- There should not be a campsite in town for houseless people
- I think this is too conservative on the number of campsites.
- you are not addressing the core problem, you should look to the underlying situations of the population to determine actual needs.
- again, no camping or temporary shelters in RS zones.
- **Approval of an Outdoor shelter should fall within existing established parameters for a campground within the City Limits, and the Bend Development Code should be amended to allow any developer to construct a campground for anyone within the same parameters as being proposed for these Outdoor Shelters to serve the homeless.**
- Again, this allows for too many people in a fairly close proximity, which can easily lead to conflicts at the shelter site and the general area. Again, no mention of being able to have a pet or not.
- Any group housing should be high density. For example, the camp on 9th Street design that was given to the community is almost luxury - with fenced 'yards' and no shared walls for residents. This seems like it would encourage people to want to stay. If we are providing housing, it should be no frills and house as many people as possible, and be temporary.
- **Again, I think it makes sense to accommodate as many people per site as possible while taking into account important considerations like safety and health. 44 units per acre sounds reasonable without being too crowded.**
- There should be no campsites. You are putting a burden on residential owners. It is extremely unfair to house people in a neighborhood with mental illness, you need to have a proper facility. The people under the bridge or camping near highways, are not families experience houselessness, they are people with addictions and mental illness. You are perpetuating the situation by creating any type of camping grounds.
- Should be no Outdoor Shelters. Stop enabling!
- For outdoor shelter areas I would like to see recommendations to facilitate a level of privacy for the residents (which will also benefit neighbors). This could be in the form of setbacks, fencing or vegetation.
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialogue on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central Oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- Give free housing to all Bend residents.
- I am opposed to the outdoor shelters being proposed and/or set up in any residential neighborhood. Outdoor shelter should be used as an emergency shelter for natural disasters. The proposed idea institutionalizes homelessness. Then the issue becomes the local government's issue to manage and budget for the long term without long-term resolutions. If someone cannot afford the current cost of living in this city or state, then find a community that best meets your needs. I had to do that to survive and didn't need government support to survive. I also went to work, school, had roommates to help with affordable housing. Why is the city even considering the proposed idea which institutionalizes the homeless living in tents. It sounds more like a proposal to attract more transients, where homelessness lacks a permanent residence.
- A complete resource for the houseless at Juniper Ridge. Built with resources and housing to help, guide and support the houseless. This is most respectful and human way to help. Displacing them around town will not give them the help they need.
- build it they will come
- Supporting campsites with taxpayer dollars is not a solution to the houseless problem. We need to focus on providing mental health and addiction services first. Furthermore, houseless individuals that break the law need to be penalized with jail time and mandatory rehabilitation programs. This will ultimately give them the tools needed (sobriety, access to resources, etc.) to get out of the cycle of homelessness.
- **44 campsites on a single acre is actually quite a bit!** This is going to destroy the land and we need more information on where this would go. There are serious concerns about fire safety and human waste/garbage for these sites.
- This planning department is out of control as is the city council. Changes need to be made either administratively or at the ballot box.
- Work.
- "In the photos, it seemed that there was more room available than the shelters covered.

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- If there was the option to increase the number of shelters, when the homeless situation gets worse, then it makes more sense."
- That seems too high, unless you are going to tightly control the amount of storage of excess "stuff" that seems to pile up around these tents.
- Camping on public lands, outside of the forests in designated campsites, used to be called loitering. This should be illegal and not allowed.
- **I strongly agree - HOWEVER - rules on open space; landscape, parking, etc should apply.**
- I don't like the idea of a campsite.
- **"These sites can be much smaller. They need to be in nonresidential neighborhoods though.**
- A lot of the people in tents along the highway exits are transients or nomads. They just need small defined campsites in a fenced in area with toilets and dumpsters available to keep them and others safe. They can use their own tents etc.
- They should be away from neighborhoods."
- See above
- None should be allowed it is making bend a horrible place to live push them somewhere else. Quit providing services and they will leave. I saw someone pouring a gallon jug of urine all over the ground . A washing station totally destroyed. Build it for them and it will be destroyed.
- When is the Bend City Council going to represent those of us who voted you in? OMG was I stupid to think you would be a better Council. You know we call you the Brat Pack because you are young and think you have all the answers - and, of course, you do not!
- **Depending on the size of the units that could get over-crowded very quickly.**
- Use space without overcrowding
- I am not in favor of codify going this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- **This is much too dense.**
- Put these camps in the Sounding Boards neighborhoods not in mine.
- More tents of shelters could fit on that size of lot.
- We do not want outdoor camps in town
- I would strongly agree if I had more information as to how the garbage/waste was going to be taken care of. Would the city be responsible for the cost of garbage service just like at a park? Would this facility be fenced as shown in a previous example ?
- See above answer
- No enabling the lazy
- That is a really large population of unhoused people. What kinds of regular social services would be paired with an outdoor shelter to ensure people can transition to more stable living conditions quickly?
- This seems dense for outdoor camping. Many Bend lots are only ~5,500sf and that would allow five tents. That many tents at a campground can be loud and impact neighbors. I'm fine with that density for permanent enclosed units.
- Winter's here are too cold to provide safe 'outdoor' shelters, other options should be explored.
- I'm from Bozeman MT. During the 90's while paying back student debt and trying to live, I couldn't afford to be there, so I left the state and went to Portland, Oregon. PDX in the 90's was a beautiful city. What is it like now? No one needs to live in Bend. I'd like a home in Park West in NYC but can't afford it. So I don't have it. I'll get on board with all these measures once Compass Park in NWX leads by example and hosts 220 Outdoor Shelters. Until then, let's hold...
- Adding a higher density of population to an existing community will add additional stress. Adding a high density of individuals that need an abundance of services will increase those stressors exponentially. Without further study on how many stressors can be added to each individual community before it negatively impacts that community it is unethical to house homeless in a functioning community. In trying to do good we must not harm others. House the homeless away from functioning communities and provide them the services they need to be reintroduced into a functioning society.
- every one of these turns into a dump. Look at ODOT land, Hunnell Rd, etc. More density, more trash. Any of these places should require "rent" payments. You can help clean the shelter for "funds" that allow you to stay there. Not reason there should be a free ride.
- **too many**
- **This seems pretty spread out - I feel like more units could be accommodated and folks would still be comfortable.**
- Not in city limits yes to county
- No shelters near family neighborhoods or schools.

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- Again, you have not provided sufficient information to ascertain the impact.
- **This sounds reasonable although I strongly disagree with any homeless camps placed alongside residential areas within the city limits.**
- **For the safety of the shelter residents as well as the impact on neighboring communities, I'd suggest limiting the # of spaces regardless of the size of the site.**
- **I do think we need to try this model out on a smallish scale to start with to discover how it will actually work and what kind of density is best for residents and neighbors**
- Although there has to be consideration of the cost of operations and the service provided.
- Homeless camps should not be allowed within city limits.
- I do not support outdoor shelter in an area zoned residential.
- The spacing seems appropriate but the bigger question is where will you base this Outdoor Shelter?
- I am sorry, I am feeling very lost on this particular questionnaire. Again, I appreciate this concern for parking space, my priorities on this subject is knowing how these people will be 'managed' while still being cared for and being housed. My questions are way more basic. I don't know the percentages of mental health needs, addiction recovery, aid for children etc. Will there be restrictions applied and the plans toward recovery? And what for those refuse intervention? Will there be treatment available to these 'left overs'.
- I need more information. There will also need to be space for restroom facilities and other facilities (e.g. community room? social services space?). Could those facilities be adequately provided with that density of units?
- Agree BUT, overall total of any site must consider surrounding occupancies
- Given the fact that homeless folks require a good deal more services than the housed population to allow the maximum number of beds does a disservice to the community and the homeless. Scale the number of beds to the amount of services that are required; such as, mental health and substance abuse providers, security personnel, nursing staff, etc.
- What is this proposed number of campsites/acre based on?
- Not in favor of ""tent cities"" in our town.
- I think outdoor facilities is a disaster waiting to happen. Too hot/cold/smoky to work on an everyday basis, so things will always change. Plus too much opportunity for misbehavior and collection of junk. It will always spill outside the assigned area, and I don't foresee any appetite for control to be exercised over these areas. Will just turn into an outside drug marketplace and mental health free-for-all.
- Again, a response cannot be made until the location of the outdoor shelter is identified.
- **I think it's too dense. And where do they put their cars? The density should be no greater than 5 per 10000 square feet.**
- "I believe the humane thing to do is to create housing, proper shelters."
- There should be no camp sites. If you want to help build mental health facilities near police departments or fire stations, not near students/families even college students. I know someone who worked with the mentally ill, they go off their meds frequently and become a danger to others. People who are high are a danger to others especially women and children. Do you really want to increase the odds of that happening by spreading these people all over the city in every neighborhood. Managed facilities built to look nice with vetted folks would be okay in low numbers. Build more rehab centers near medical facilities.
- More information needed
- How might Bend justify allowing anyone to camp indefinitely on public lands for free, i.e., at taxpayer expense, without limitation when the state and federal government charges fees for camping on state and federal land?
- I strongly believe that the application of these changes and the impact of it must be equally distributed around the city -- east side to west side. The west side has been protected from the building of huge apartment complexes on the whole and when they're built, they have more parking and more amenities than those crammed in next to single family homes on the east side. Many of the neighborhoods on the east side are monolithic, without sufficient space for a child to play in the yard, few neighborhood parks, and even the simplest of attractive housing features such as trim and interesting painting on the homes. It's a huge divide from east to west.
- We are turning our beautiful town into slum areas all over - our property values will be affected and our personal safety is now at risk here. To allow this to continue is disgraceful. There may still be loitering and vagrancy laws on our books which are not enforced. This ""welcoming"" attitude attracts a very dangerous population. We have needle disposal in our public restrooms - it perpetuates this cycle of addicts and drug users. The percentage of people ""down on their luck"" vs. addiction is very low.
- **It's impossible to visualize this, but in general it seems like a reasonable density.**

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- **I am concerned with the recommendation to build the maximum number of campsites or units. I urge the council to move with caution and if you must build, build the minimum. You can always scale up if the shelters do not have a negative impact on the surrounding community. I would also urge that the city provide mental health and substance abuse counseling, along with security and mandatory noise and cleanliness regulations.**
- **44 seems like a lot for someone to manage given it is an outdoor shelter**
- I do not believe there will be enough man power to enforce these sites. How long will a person stay? How will you manage friends and others from congregating outside the site during the day? What will be enforced in terms of trash, loitering outside the shelter?
- **Let's create space for as many people as possible without overcrowding.**
- I want to see a comprehensive plan for where these outdoor shelters will be placed. I strongly disagree with their being in proximity to schools. I also think neighborhoods and their residents should have a giant seat at the table for planning when these types of outdoor camps are being proposed.
- Outdoor shelters should not be part of the solution. Homeless camps do nothing to help either those who are homeless and neighborhoods/communities where they exist. It is a lose/lose idea. Outdoor shelters are not housing. If your goal is to house those without homes, a tent camp is not a solution.
- **fewer campsites**
- It really depends on the makeup of the unhoused population living there. Are they more likely to generate 911 calls than the general population? If so, then a large congregation should be avoided.
- "this should be less. We should not be encouraging camping. This should be a transition to housing. We need to not confuse tolerance with compassion. Stays here need to also be limited.
- **Seems like a couple more units could be added since these are typically fairly small units. I suppose it depends on the size of the unit.**
- **44/acre seems a little dense. I would go down a bit. Maybe 35.**
- We should not provide areas for campsites. We should be helping these people relocate to cheaper areas of the country.
- I do not support any City authorized outdoor campsites for homeless inside of City limits.
- Outdoor Shelter developments should have to be located in a zone that allows for campsite developments, such as private or state camp ground parks. no exceptions for homeless shelter developments. These outdoor camps are the worst. Have you not driven around town and seen these trash heaps?! The outdoor shelter must be required to have indoor sanitary facilities (toilets, sinks, showers) per campground development codes and standards. The owner of the camp must provide for all utilities such as power, water, sewerage, and waste disposal. Trash can not be allowed to build up and become a hazard, either biological or fire. These camps around the city are a hazmat area and that is unacceptable to the decent tax paying residents of this community. You talk about the "safety and needs of houseless community members." Well what about the safety and needs of the rest of the residents of the City? You damn well better have that in mind first. Further, shelter owners should have to post bonds or insurance on a per bed basis to cover acts of vandalism, or destruction of property value to neighboring properties. The Owner of the Outdoor shelter would be held liable for all actions of the residents.
- **There should be far more area per tent. 2-3,000 per tent should be used.**
- Treat them well and we will end up like Seattle.
- There would need to be enough toilet and bathing facilities to service whatever amount of spaces is determined. I don't agree with increasing density of people without increasing toilet, bathing, and cooking facilities.
- "As long as these are not in residential neighborhoods.
- Would recommend open space to the east or the south of the city, with adequate buffer zones between schools and neighborhoods in the areas."
- Outdoor or hardship shelters are not a solution!! The problem should be solved with group or multi room shelters!!
- We don't feel that it is wise to take taxpayer money to set up additional living spaces for homeless from the standpoint that this doesn't really solve the underlying problem and over time where cities have made it convenient to accommodate homeless, the number of homeless merely increases every year, year after year. The basic need is to get these people into jobs and self-supporting and into affordable housing.
- **That sounds like very small spaces. Will all of the campsites be outfitted with the same type of camper or tent? Some may have four plus to a family, others may have only one person.**
- **1 site/unit for each 1,000 SF of property is ridiculous. For examples a 10,000 SF lot, should have a MINIMUM of 20' setback on ALL sides to any sort of living arrangement or structure. That would leave a 3,600 SF of usable space. At most, a maximum of 3 sites, preferably less on a 10,000 SF lot. UNLESS THERE IS ENFORCED REQUIREMENTS FOR**

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SOBRIETY AND WORK THE CITY WILL FAIL MISERABLY AND DESTROY THE CITY LIKE MANY OTHER WEST COAST CITIES. ANYTHING LESS IS A FOOLISH UTOPIAN DREAM NOT GROUNDED IN REALITY. THE SIMPLE TRUTH IS A BUNCH OF ABUSING PEOPLE SURROUNDED BY OTHER ABUSING PEOPLE IS A RECIPE FOR ABUSING PEOPLE. DO NOT FARM HOMELESSNESS!!!!

- Outdoor shelters should not be allowed! the number of beds should be zero. Outdoor shelters cannot be maintained in an orderly, sanitary, aesthetic manner.
- Again, can you back up the recommendations with actual studies and data? Not all houseless people want to participate in organized shelters.
- There is not an option to click on Not Sure/Need More Information.
- The city should document their recommendation based on existing outdoor shelters that adequately function in a community.
- Not in any residential area
- One should be following the same requirements as those under the State's Tourist and Traveler rules. Even homeless people deserve to have some space between them and other folks.
- Outdoor shelters do not provide an adequate long term solution for the houseless situation.
- Campgrounds should not be allowed where current zoning does not allow it. If you wish to change zoning, do it through the proper channel. Do not create an exception for homeless people at the expense of neighboring property owners.
- They do not need to be here, do not provide them anything if they will give anything back or work for it.
- Too much
- If I become homeless in Bend due to no help with my housing situation due to slave wages in this town, I would move to where it is more affordable! Why are you helping to encourage people to stay here when homeless? If they are really down on their luck, they can move where there is more opportunity like I would.
- **Outdoor shelters should fall under existing zoning regulations**
- **There should be no more than 15 campsites/units on a site, otherwise it cannot be managed effectively.**
- Specific to a managed campground, more information is needed to better understand how they will be supported. 44 camps/acre seems high without more info and specifics regarding how an outdoor shelter camp will be actively managed.
- My view for all shelters is that they should be as dense as possible while providing basic necessities. If you make them too comfortable, there will not be incentive for people to work their way out of the shelter.
- Outdoor shelters should not even be an option. Either the homeless participate in a group/multi room shelter and agree to the services being provided, or they have no other option here. There will only be so many shelter beds available, and we cannot be expected as tax payers to 'house' every person who either "lives" here or comes here to use the services.
- Don't build it!
- No more camping.
- I dislike the outdoor shelter idea. Its amazing that the City is wanting to increase managed homeless sites when the existing "unofficial" locations are completely out of control and littered with refuse and waste. Instead of creating more bottomless gunding pits, manage the existing homeless locations BETTER
- "It should be considerably less. Perhaps, one-half that amount, especially if there are vehicles involved.
- NO HOMELESS CAMP NEAR OUR CHILDREN. Keep the homeless camps out of our neighborhoods and away from Bend High.
- **I would hope we could put as many people on a property as possible.**
- I'd like more information on what this would 'likely' look like and the likely number of residents. I wonder if the ancillary impacts can increase at a certain threshold of residents?
- **A one acre site with 44 spots would be hard to manage. It would be helpful if they could have a managed RV park for houseless people that could carry this density.**
- **you can fit more tents**
- Fundraise to provide transportation elsewhere (california/Portland)
- camping sites are really the entry portal into the system to get off the street. It doesn't always look pretty, although it should. The folks entering the system need the most help and support. Mental Health, Substance Abuse, Addiction issues, all require more support and less tension to help them decompress from the constant stress of living on the streets and making it work on their own. They need a bit of space to reduce tensions.
- **1 unit per 1000sf is way too low. We need to allow for more units on smaller properties.**
- If they cannot afford to be here, they should go somewhere else. I don't want my tax dollars to pay for this.

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- You are not addressing the homeless issue by pawning off homeless people onto the general population to deal with the drugs, drinking and care of the homeless. The property owner is not trained in this area. Who will be held liable for bodily injury or property damage that will occur?
- I do not agree with the development of Outdoor Shelters within my community of Bend, Oregon. I believe these shelters will only draw more houseless individuals into our community and interfere with the lives of productive citizens.
- no more shelters enough is enough
- Stop stooping to your lowest level, think about how hard your family has worked...why should we expect less of others.
- Unless these outdoor shelters go in Troy Field or Discovery Park, we all know these are going to adversely affect neighborhoods without HOA's and CCR's. You will, in effect, create homeless ghettos in Bend that will destroy good neighborhoods.
- **44 campsites could easily equate to 200 people. That is too many to introduce into a community and could be difficult to manage.**
- **Provide a site mock up for a more visual understanding.**
- **Too compact, lack of personal space**
- **1 campsite/residential lot maximum.**
- Too many
- Would need to better understand what resources will be deployed to enforce this ratio/policy
- Outdoor shelters should have sobriety requirements. There's a big difference between people who are down on their luck and people who have addiction issues and choosing to live the homeless lifestyle. People need to be held accountable and not enabled. They need a helping hand up not to be enabled which keeps them down. These shelters should NOT be allowed in any zoning other than light industrial and commercial.
- Tents should not be allowed anywhere
- "Until you come up with a good way to assure the general public that the city will address and deal with any and all complains associated with this don't change the code.
- **I think the number is too high for residential districts, but appropriate for commercial zones.**
- **Makes good sense.**
- This should not be allowed in the city of Bend.
- Outdoor shelters are inappropriate in many zones and should not be allowed. The houseless situation is very complicated and opening up the entire city for houseless situations without the restriction of hardships as currently in the code is inappropriate. I am strongly against that. Also, if you look at the committee making these recommendations, it does not accurately reflect our community-only select segments of our community. This should be taken into consideration.
- No RV parking near residential areas or businesses.
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- Outdoor shelters are an eyesore and cause negative neighborhood feelings.
- If you insist on having them, be sure to distribute them fairly - including the West Side.
- This will turn whatever outdoor area designated into a visual eye sore for an otherwise pretty community.
- I urge the city to take a measured approach regarding sheltering the homeless. The city is well aware that homeless individuals struggle with mental health and/or addiction issues that lead to social and behavioral problems. It is immoral and unethical to place these individuals in our communities without proper levels of support. You cannot expect the general public to manage and cope with individuals that have dropped out of society. Thus I would expect the city to place as few individuals as possible and monitor results with the intent to do no harm or to allow for no inconvenience to the hard working individuals and families engaged in our society. Another option would be to place the homeless as far away from our communities as possible until they can demonstrate they can become a positive contributing member to society.
- Trashing our town
- No outdoor shelters. Why should people be allowed to live in tents on public property? We have to pay to camp on public campgrounds. Not healthy at all for residents of Bend. No Porta potties or trash bins. Just filth and waste.
- Much too dense. Don't destroy the Bend we all love
- Too many spaces per acre.
- the city shouldn't be encouraging the homeless by subsidizing their choices.
- Dont want any campers
- This needs to be in relation to service of help and public transportation or else this isn't helping.

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- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- There should be no outdoor shelters.
- **Too dense; no explanation of managing these sites; should not be in single family residential zones.**
- Ban flagrancancy and address the drug issue surrounding the homeless
- You will ruin Bend. Plummet home values and drive good Citizens out of your town. Portland/Eugene 2.0.
- The City should not be allowing ANY homeless campsites. You are NOT solving the root issues and are encouraging lawlessness.
- Too dense. Lots of hygiene issues. Look at Portland for the dangers of this approach.
- We do not need to encourage more homeless to move to the area. The city does not do anything to control the excessive trash in our city accumulate by the homeless and none of these people actually want to live in your controlled homeless camp where they cannot horde tuns of garbage it is called a drug addiction, they do not want your help in regards to that and the city is simply wasting money thinking some group with a fancy name ""Sounding Board"" is going to solve anything.
- Stop encouraging drug use lifestyles when every employer is hiring
- Homeless need to be encouraged to find work and
- These type of shelters in a residential area are utterly inappropriate, regardless of the number of allowed users
- In the above scenario, does not account for common space/management buildings as seen in many of the examples for this type of accommodation. A common space/management building could gobble up the majority of space on a 10,000 sqft parcel where a full acre would better accommodate such a structure.
- This answer depends in the location of the shelter. Identify this first and then resend your survey
- **Need location first**
- There should be no shelters of any kind allowed in residential zones.
- I strongly disagree with the because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- Not seeing where there is the need for this amount of space.
- Outdoor shelter should not be an option. If people truly need safety and want to live a healthy life and find success and work, living in a camper is counterproductive. They are prone to molds and mildews, they are not secure, and they are not meant to be lived in. If a person is serious about changing their life, outdoor life should not be an option it will merely become a sanctioned life style they don't intend to move beyond.
- TOUGH CALL. 1,000 SQ. FT PER SITE IS NICE, AND DOESN'T OVERCROW , BUT THE MORE ROOM ON A SITE THE MORE ROOM FOR BAGGAGE, WHICH OFTEN TIMES LEANS TOWARDS JUNK/TRASH
- **I believe that is too many sites per acre**
- **Too dense. There's too much of a chance for problems to creep in when there are too many people living too closely together.**
- Too many
- The inability of the city to effectively manage the outdoor homeless crisis is evidence in the fruture of these outdoor shelters are not a viable solution to the homeless crisis in our community
- Camps are filthy and cause mental health issues. They are not helping anyone. Open more drug treatment facilities.
- There should be no outdoor campsites within the city limits. We literally live right next to millions of acres of State and National Forest where it's legal to camp for 2 weeks at a time. I propose we offer transportation from the city bus system at designated sites where the city limits meet these locations so homeles s have free transportation into the city for work and necessities. This ensures homeless camps are not an eye sour and anuisam e to residents while also offering humane assistance.
- TENTS FALL DOWN

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- "This will only work if someone actively manages the area and ensures that the possessions of each individual are kept in their location and don't spill over. The exit ramps off Revere were a perfect example of unmanaged space. Those pieces of property are probably close to an acre in size and there was no way 44 campsites could have ever fit because each person's space continued to expand well beyond a 1,000 sf. What about their vehicles and space to drive maintenance vehicles through the site. There would not be any space with this plan for some many units for anything more than tiny walking paths on the property.
- Where can these campsites exist - only on public lands or in neighborhoods that have a random open lot?
- **If you don't have a community space at each outdoor shelter you are creating these ""solutions"" are doomed to fail. And at 44 or 43 units per acre (survey and outdoor shelter write-up don't match) you won't have space for a community facility. Locations have to be able to reduce the number of units to ensure community spaces are a guaranteed addition to these outdoor shelter locations. It needs to be a requirement.**
- You are looking for emergency - feel good - look at all the good things we are doing items rather than addressing the causes for the unhoused. These quick solutions should have been developed 5 years ago when Bend ""solved"" the downtown homeless issue by just moving people out of Drake Park. Build housing that everyone can afford is what is needed and the fact that wasn't started years ago is disgraceful - as this problem has been growing for years and years. Instead city council has happy allowed developers to line their pockets by only catering to the wealthy. We have a crisis but when all the resources go into band-aids we will never solve the real problem. There need to be guaranteed 2 year max end dates on most of these options without the ability to extend for any reason."
- **This amount of space seems reasonable for a managed camp environment, but it makes little to no sense to place a managed camp within Bend's UGB when that land should be developed with other housing types to rectify the overall housing shortage that's driven the homelessness problem in the first place.** Displaced families have only become displaced because traditionally affordable housing in Bend has been consumed by middle to upper-middle class buyers because the supply of their preferred housing is insufficient. We cannot solve the problem of homelessness by limiting traditional housing supply in any way.
- Somehow how we have to help these people out of camping in the city the garbage and clutter alone should tell you why
- All outdoor shelters should be at least 5 miles from any Bend neighborhood.
- Campsites should be less dense and should not be located in any residential areas. Everyone in Bend has seen the condition of scattered campsites and the debris that piles up. Campsites can't be allowed to facilitate this practice and should be less dense.
- This will be chaos. Violence, a drain on law enforcement and Bend Fire.
- Please do not allow Bend to look like Portland with tents and trash strewn all over the city.
- Exactly where will these campsites be located? Are they seasonal? Who pays for the land, ongoing management, clean-up, etc? Will they be cleaned and free from hazardous waste/materials? What are the expectations and requirements for living here?
- Only if it is one property like the old KOA. We do not want ten or more different locations for homeless. We already have them spread all over town. Stop trying to skip code restrictions so you can accommodate a few people and then you can say you are working on the problem. When really you are trying to push it out as far as you can so someone else will come fix the problem. Like the sewer line issues. They were pushed way back and the over pass for the RR on Reed Mkr. Pushed back and now it will cost millions more. Buy the KOA and make it the one and only managed camp. If they can't all fit then they move out of town.
- The temps fluctuate drastically year round. Why is long term camping a sustainable solution at this elevation, climate, or as a sustainable long term solution with the physical protection of the Unhoused to remain in sub par housing? Why are we only looking at Bed Space and Density and not addressing the mental health and drug addiction aspects of the people that will seek shelter?
- No outdoor shelters as they are an eyesore.
- Bend has a long history of being a place to come to. A main draw is having space around housing. We need to keep the not-jammed feeling that we so much love. Traffic has become a real problem. The more jammed we get the stressors go up and time wasted
- **44 campsites in one location?? Really? What are your goals for this City? Do you want to drive everyone to leave?**
- **Density of persons in small space in residential areas is something I disagree with**
- I think it is premature to allow the City of Bend to rezone Bend for houselessness shelters until they can demonstrate that the rights of property owners are strongly supported. Words and not enough. Well run shelters outside the Bend neighborhoods need to be established before it is reasonable to even consider the plans suggested in these documents.

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- I am offended that this survey is presented in a way that assumes the respondent is OK with ""updating the Bend Development Code to allow different types of shelter citywide"" and that only some details need to be worked out."
- No. This is an eye sore, and not a solution. Instead use funds to create services that move people out of this situation all together. Or better yet, support the non-profits that do this. This is not the city's job. The city's job is enforcement and infrastructure.
- No campsites in the city limits of Bend!!!! All those people do is defecate and collect garbage. If you want to go back to the look of European cities, bombed during WW2, just pursue this plan.
- Outdoor shelters should not be provided inside the city limits.
- **That is just too much.** I don't even think refugee camps have that kind of density.
- I do not agree with this proposal. This approach is unsustainable and will effectively act as an even greater magnet than the current approach of inaction... the result will be even more transients and houseless individuals that would otherwise move on if they weren't allowed to camp publicly or stay out the new Bend Houseless Tiny Home Resorts.
- Unless these sites are fully managed for sobriety and all other applicable laws then this is a waste of time and money.
- This is not what we want in our town.
- Again, there is no mention of barrier type. If this is for a low barrier shelter, this number is absolutely too high. For example, 44 campsites that are occupied by drug users, next to a school? No thank you. Your recommendations are too broad and vague and must factor shelter barrier into the equation + proximity to schools, parks, and other sensitive areas.
- **More sites equals more issues.** I don't believe tent shelters will work in this environment; not in the summer when it's hot or in the winter when it's cold. Even wood shelters in other environments are being built with heaters/air conditioners.
- I do not believe this should be determined by a formula. The city should determine the best count on units based on the surrounding area and community.

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Please explain: The Sounding Board's recommendation is for parking for Outdoor Shelters to be provided at a ratio of 0.5 spaces per each 16 units, with 0.33 parking space per unit for each additional unit above 16. Do you agree with this recommendation?

- **I disagree with parking minimums.**
- Free parking for people who don't work or provide any value to the community... Brilliant.
- I can see if you allow more parking, people coming and just parking and living in cars. Also the transients are a large group as you know and they have "networking" in place, they "visit" each others camps (they call it dirt world). I believe having too many visitors could potentially be a liability. Increased drug use, sales, etc.
- Again, I do not know their need for parking.
- See above comments.
- Less parking is better. See comments above re: parking.
- I strongly disapprove of ANY homeless shelters being built in the city limits.
- As stated, above I am strongly against any homeless shelters being built or considered by the city of Bend.
- We don't want these in our CITY!!!
- No shelters in RS, RL, or RM-10 zoning.
- None, no shelters at all.
- I believe the proposed density is too high for any zoning district, and I don't believe outdoor shelters should be allowed in residential or industrial zones, as it puts people too far from needed services and the use is incompatible with surrounding uses. Further the Bend Code does not allow camping in these zones, and should be modified as such. Based on existing encampments in the Public Right of Way around Bend, many of the vehicles are over-sized (RVs, busses, trailers, etc.) and parking in outdoors shelters should be designed and built to accommodate the true needs of the community.
- Again, where is the data to support this recommendation? Is it adequate? Does it take into account type of vehicle?
- How does this help our city in any way?
- If they have a vehicle they can live somewhere they can afford or find a job. There are vacancies all over town. Foisting these people on neighborhoods to get out of the obligation to deal with the problem is shameful.
- Outdoor shelters should not be allowed nor RV parking for more than 3 days in the city
- **What if 2, 3 or 4 occupants have a car they need to park? Where would they park it?**
- **Do you mean .5 spaces per EACH of the 16 units or .5 spaces for ALL 16 units? I would agree with the former but not the latter.**
Also I do believe each of these types of shelters should be distributed throughout the city in all neighborhoods, not concentrated in just the midtown or SE sections of the city. Locations should not be right near the schools, especially elementary schools. And all locations must be properly and effectively managed.
- Why have parking. They should not have a car over a place to live.
- **The referenced parking-to-bed ratio only is reasonable if you require that the Outdoor Shelter not permit houseless individuals with vehicles and/or manage occupancy of the Outdoor Shelter to ensure that there is no overflow parking off of the shelter site. If individuals with vehicles are expected to be serviced at the Outdoor Shelter, then a higher number of parking spaces must be provided to ensure no disruption to the existing neighborhoods and roadway network.**
- **Again, I'm not a big fan of using parking as a limiter. If not that much parking is available, I'd still encourage using a site.**
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- not on city streets or residential areas
- **Not sure. Gas and maintenance on a car is expensive, but these outdoor shelters would likely be in lower density residential so parking would likely be cheap anyway.**
- **Again, hard to visualize what TYPE of vehicle will be allowed to park**
- If not enough parking, vehicles will be left on the streets
- City of Bend should not spend more tax payer dollars to house homeless. Instead, increase social workers pay and have them lead the conversations of eviction with police there as support. Your infrastructure is busting at the seams. Stop spending money to advertise the city, and use that money to help support the existing infrastructure

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that is needing some love. We already pay insane property taxes. Do a better job of balancing the budget and quit raising taxes.

- Again, one only needs to read the news to figure out the problems businesses and residents are sharing with the increase in the criminal element and drug addicts you have invited here. Congratulations. You've turned Bend into Portland, which is uninhabitable. Please discount my property taxes to reflect the scourge you have brought upon us.
- **Parking should be increased in all situations to avoid pressure on adjacent areas.** Many cars are parked in neighborhoods such as near Revere Ave. It appears homeless have few cars, but, remote parking is very common indicating many more vehicles to homeless ratio.
- **Let's revisit once we have some in place to see if this formula is working. It may be we need less or more parking, but I'm guessing less.**
- **1:1 parking should be developed; a neighborhood will be highly impacted with this much on-street parking**
- Assumption that houseless people are on foot and many of them have vehicles. Assumption that Outdoor shelters are for those without anything. This may not be true. At least provide 1 full parking space per 16 but recommend 1 parking space per 8.
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- **I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.**
- I am against any outdoor shelters in the City of Bend
- They should have to follow the same rules as outlined by the city for short term rentals.
- **At least 0.5 space in all situations, hopefully more.**
- **Need to have more information on the demographics of the homeless population. Might be wiser to locate facilities that are serviced by local transit.**
- See above
- I'm a big fan of housing density!
- **again, this would be inadequate**
- Same as above.
- The resident's will park in any adjacent neighborhood - reducing the value of properties that the city gains property tax revenue from.
- Too many cars left on the streets.
- **This is too high- it will cause barriers to may potential sites to be developed.**
- Stop putting more cars on the street!!!
- If you built it, they will come. . .
- with continuing to appease the homeless more will be attracted to the area. homelessness of most out these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- See answer above
- **So we require more parking for houseless individuals than than for a multifamily unit in Bend now? Don't require parking.**
- Wording is not clear.
- Why do you keep asking these stupid questions? Get rid of the bums.
- **Many homeless are living IN a vehicle. That vehicle will come with them. To estimate only 1 vehicle per 32 units is an absurd underestimation. And the additional vehicles will simply overflow onto surrounding streets.**
- **More parking is needed so that overflow vehicles do not crowd neighborhood streets. Neighbors will be more welcoming if they are not inconvenienced by off-property "clutter".**
- This is not the way to solve this issue.
- **Depends on available space**
- If we are concerned about parking we are clearly serving the wrong population. If homeless have the means to a vehicle and parking they are not in need as much as other populations. This is a misuse of tax funding.

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- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- See outdoor shelter explanation above
- I don't think this should happen at all
- my explanation is the same . . they allllllll have cars, what will you do with the unlucky person who doesn't get a parking spot ?? more trashed cars parked on Bends neighborhood streets
- This will NEVER happen - once again, look at Hunnel road - the word 'vehicle' seems very vague. There are home made RV's, jalopies put together with duct tape. You are ruining a once beautiful city. I think the houseless would be better served by a self sufficient camp out in the county.
- **Most houseless neighbors in Bend and other places are not in need of parking, and artificially limiting beds will prevent those most in need from finding housing. I'd honestly like to see parking requirements eliminated so that we can effectively provide shelter for ALL the houseless in our community.**
- you people are idiots and don't represent the community.
- again, do not know need for parking spaces in general for those seeking accommodations
- I for One do not want my tax dollars in the mix for this plan. A better plan for homeless influx and I might be on board. Further out on the ""edge "" of town might be feasible. Far less encouragement of homeless folks coming into Bend. More policing because like it or not jail is where folks get clean. Be realistic. Put them on the county land between the Redmond airport and the Deschutes fair grounds
- You need to explain this better. **This seems like a lot of parking. Where is the plan for this?**
- **How will they get to their services and jobs if they don't have a place to park a car?**
- **These developments should not have reduced parking requirements compared to motels, apartments and other intense, densely packed residential developments.** Existing neighborhoods don't need junk cars cluttering the public streets because the shelters have no parking.
- Please just stop encouraging this.
- See above comments on parking.
- **Seems reasonable, provided things can be kept clean and safe for all.**
- We should not be encouraging housing homeless people in Bend.
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- **Not enough parking.**
- **If it is an outdoor shelter, I assume many of the people sheltering there would have a car, so the Board's recommendation sounds grossly inadequate.**
- Outdoor shelters are not acceptable.
- Stop allowing camping in our city! You're turning Bend into Portland or Seattle.
- Show your data or reasonings and I might strongly agree
- Same as parking answer from above parking questions. Provide more than enough parking onsite so residents don't have an excuse to try and park elsewhere.
- People work hard and pay taxes to live in the places they buy or rent. We should not have camps being set up anywhere near residential areas. The safety of our kids being the number 1 reason.
- **We have essentially no public transportation here. Unfortunately, people need cars.**
- Parking and Homeless People are an oxymoron.
- Enforcement of current laws and codes would solve this problem!

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- Why the option to continue to explain our opinion on parking but not allowing this option for our reasoning regarding the above questions pertaining to ""more"" or ""less"" sites allowed in various zoning districts? The emphasis seems skewed.
- **What if there is substantial overflow?**
- That amount of parking will not be adequate.
- **Once again, not everyone has a vehicle.**
- **There is already a parking issue in Bend. Houseless folks will need a mode of transportation to get to their dr appointments, jobs, etc so restricting parking seems like it will lead to public nuisance**
- **Not enough parking. Leads to over-crowding of existing street parking, pushing tax paying residents out.**
- I disagree with the board on everything they are talking about. This is not how you deal with these people. The tax base of Bend is not big enough to do this. Make the State do it and do it in a place that has the mental illness treatment and job training available. Bend has none of those here. Stop giving away other peoples money that you have no right to do. These homeless are not from here and don't want to work or live like a normal society.
- **As mentioned I believe the Sounding Board and staff are making informed recommendations, I want to see more flexibility with parking if possible on a per site circumstance.**
- **That sounds like sufficient parking.**
- **Still seems like it is going to be massively overcrowding with this ratio. So for 44 people on an acre, would be 17 vehicles or so along with that?**
- Good to know I will no longer feel safe in this city. I can't even enter the local Bottle Drop without being verbally abused. Thanks for taking care of the local people who pay their taxes, stimulate the economy and are working to better themselves and surrounding areas
- They should be required to provide adequate parking, at a ratio the same as their neighbors. People living in open shelters aren't necessarily without vehicles.
I'm concerned that vehicles not accommodated on site will become storage units on our public streets, leading to abandoned vehicles, trash, and other issues on our streets. As with any other development, shelters shouldn't be allowed to spill over into public spaces that are used by all.
- **Again, should be based on the estimated number of vehicles. There should be enough off-street spaces to accommodate all the vehicles.**
- I understand that we have a major issue with the unhoused in Bend and I will be the first to tell you that I do not have all the answers. However, putting a managed camp in an established residential area (near two schools) is not a good solution. Especially since the model has not been tried in Bend. I have just returned from a trip to Austin, Texas where I toured the Community First! Village, a model that does in fact seem to be working. Has anyone explored that particular model?
- Why not put them in free accommodations in Brasada or Eagle Crest...??
- No support for any of these issues
- There should not be outdoor shelters (campsites specifically) in residential areas or along the parkway and on sides of streets. This is dangerous for the folks living there (crossing roads) and it is dangerous for housed neighbors. I am worried about the safety of our citizens and how walking/biking routes have already shifted to avoid going past campsites. There are dogs that bark and run, intoxicated "campers" and so much trash/garbage that is accumulated. The smells are rancid from human feces and urine.
- There should be no long term camping allowed. If I can't pull my trailer out on the street and camp more than two nights without breaking the law, no one else should. Laws should be compassionately applied to EVERYONE. There are a whole lot of people out there who are not homeless by anything but choice, drugs and an inability to follow the law. we need to enforce the law and stand behind our officers as they do so.
- Many of these houseless citizens are in need of mental health or substance treatment options. We should focus on those services in lieu of allowing flexibility of our city standards.
- **COB requires one parking space per apartment in Bend. You should require one parking space per bed.**
- See above
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- Most of these folks who live outdoors do not have cars but have bikes. I would focus on less spaces and more bike access

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- **Why is this so much less than the other shelter types (0.25 per bed)? Should be at least 1 space for every 4.**
- I have no data.
- It's just so tiring having to keep focusing on parking so much.
- Have you been to Hummel road?
- I do not understand this issue well enough to provide educated feedback.
- Although some houseless people have no vehicle, it seems like there needs to be more parking since some houseless folks have a larger vehicle (vans, RVs etc. I feel the footprint needs to be larger to accommodate trash bins, shower truck, medical RV etc.
- You'll not read this, but this is just embarrassing. Here is your 'participation award' It's now the American way. Something for nothing.
- **Increase from 0.5/0.33 to 0.75/0.5**
- I am against Outdoor Shelters as a solution.
- **Does any data or research (specific to Bend) support this code amendment? Assuming that houseless community members do not need spaces to park their cars is irresponsible; rather, we need to proceed confidentially, with evidence, that they do not have vehicles that require storage.**
- STOP normalizing homelessness...there are endless jobs for the homeless ../STOP your invitation to the homeless
- Seems insufficient
- **We already have enough parking problems in and around the City of Bend. By not requiring sufficient parking for the facility it is immediately setting up the potential for problems, regardless of where these sites could be located. Even if supporting staff is visiting or working at the site (non homeless/volunteers) wouldn't there be more than 1/2 car per 16 people? All it would take is for 2 volunteers/visitors to show up at the same time for a site of 30 units and not have enough parking. I don't think that assuming that most traffic into these sites would be non-car is a proper assumption to make in the model.**
- See above comment.
- It seems that many people using these facilities would have bicycles as their primary form of transportation. The facility would need a secure bicycle parking/storage facility.
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- Again I have zero faith the city can successfully manage these camps
- There should be one parking space per unit. There could possibly be a working couple in one unit, each with their own car. Don't we want to encourage their success? The ratio suggested is too low.
- without the proper metrics we have no idea would a reasonable proposal would be. Parking for extended period of times is the right of way is illegal and should be strongly enforced. Inadequate parking could be people that are already struggling in a bad position should their car get towed. In addition, under parked uses will create conflicts with neighboring properties.
- **This seems backwards. You're recommending 0.33 to 0.5 for people who need outdoor shelter when this seems like a group that would not have a vehicle, whereas you are recommending 0.25 per room for more transitional multi-room units where people might be closer to getting back on their feet and have a vehicle to support employment. I think you need at most 0.25 for outdoor shelters.**
- Stop allowing people to live in cars. Get people inside into transitional housing.
- I don't think the outdoor shelter option is a good solution. What about all the people who live in their cars? Will they be parked inside the perimeter, and not move or drive? The areas you have proposed do not have viable parking solutions for the amount of vehicles.
- There are already more broken down vehicles/RV's than the city knows how, or cares to handle. Parking space should match the occupancy, And, ALL parking for and generated by these facilities must be contained on-site. Overflow onto public streets needs to be remedied immediately, before additional vehicles/RVs' begin to congregate and multiply
- The use of already existing facilities like the empty prison up in Madras would be a better move than allowing the homeless to ruin the city for the residents who pay for everything. If they wanted to live a good life they could figure out how to do that. I do understand if one is a drug addict that might be harder to do, but that is another issue I believe.
Another thing the City should absolutely do is ship the people who have been shipped into Bend right back to where they came

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from. This is a HUGE problem. I might like to live in Beverly Hills, but guess what, I can't afford it, so no everyone can live in Bend. It's not exactly a bargain to live here is it???

- I'm assuming these metrics have been based off of statistics and are reasonable. For me to have a concrete opinion I'd really want to know statistics related to those who would be utilizing the shelters, for instance how many vehicles are average, etc.
- Why do you seek the destruction of civil life, quality of life and livability of Bend? No Campsites, Homeless Drug Dens, Covid Camps in neighborhoods or the city boundaries. Go to Hunnell Road, the ODOT lot off of the parkway, by Crux, 2nd street, Brooks wood and see what the council has already done.
- Again...don't need to be promoting more street parking in Bend!!
- this survey is not asking the right questions
- **Again with consideration given to larger vehicles**
- Why do we have to take care of people who can't take care of themselves!
- no outdoor shelters so no need for parking
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- This is not clear to me.
- You are assuming by this survey that we all agree. The questions are between what you want and what you hope, no place to say NO to this in the city area. Find land on the outskirts and make a bus stop there. NOT IN THE NEIGHBORHOODS!
- Again, why is the city involved in NGO work.
- I think i am clear
- **I think there should be more.**
- **Should be more parking spaces to avoid overflow in the surrounding neighborhood.**
- **Seems to REALLY guarantee an overflow parking situation!**
- I don't want to see more and more homeless help. We are encouraging this whole phenomenon.
- This is ridiculous. Lots of Bend homeless are living in their cars. These are the people that there really might be a good chance of getting back on their feet if they are exposed to services and people they trust on a regular basis. We should offer these outdoor shelters primarily to the car and van dwellers (who are currently in the forests, hunnell road, drake park) and transition them to this type of shelter. But, this will require a parking spot for each outdoor camp spot, no 1 for 33!!!!
- This survey is biased. Clearly the Planning Commission, Council, and Staff are, once again, going to pretend the community has input when it's obvious from how these questions have been presented that decisions have already been made. These are decisions Bendites do NOT want!
- alot of these residents have cars - where are they to go? on the streets, block the sidewalks?
- I do not support any recommendation that is provided without evidence supporting it as the optimal solution.
- Too concentrated again
- Too many people in one area.
- It seems like there needs to be ample parking for bicycles and not necessarily vehicles.
- **Again, if there are more vehicles than planned for, where do they end up? And, the vehicles I've witnessed have often times been full of personal belongings. Where do those items end up? More parking needs to be available than less.**
- Stop spending my tax dollars for your insanity projects.
- **Do not reduce the ratio to .33 - Additional required space for garbage truck pickup.**
- **more may be needed for campers, rvs, etc.**
- See previous answers.
- Stop this proposal. Listen to your voters.
- You need proper off street parking for any type of dwelling or you will jam the streets with cars everywhere. We lived by a beach town and it was impossible to park anywhere! Plus, with the snow we have, the dream of everybody biking or walking is a horrible idea and fails every time. Every time.
- again no where near enough parking! most A lot of homeless people do have cars.
- seems right
- Same challenge as mentioned above. Not having enough space for vehicles does not mean people don't own them and need a place for them.

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- As previously stated, vulnerable population that depends on cars for storage and grounding. Not a good idea to reduce parking. They should have max parking to minimize disruption in their lives and minimize disruption to the surrounding businesses and neighborhoods.
- Again, I don't know enough to have an informed opinion. How many unhoused people that would live in outdoor shelters would have their own vehicles? If they have their own vehicles, would they be cars, trucks, or RVs? What would the expected occupancy rates be at a outdoor shelter and where would they be? How would these data compare to apartments or similar lodgings? How would parking rations affect the number of potential locations (assuming that we don't want to overly limit the number of locations or over-burden neighborhood parking)?
- not enough
- **Fewer.**
- **This is not near enough parking for service providers or residents.**
- Have any of these Sounding Board members actually toured Eugene, Portland, Salem or Seattle lately?
- This is ridiculous.
- Do NOT agree with proposed shelters
- Ah, need more parking than that.
- I do not want outdoor shelters being added here in Bend.
- **Substitute convenient access to transit for parking.**
- See previous comments.
- What are the demographics of the homeless? How many of them have cars? If there are cars, then we need to provide a place for them to be parked that won't interfere with the area surrounding the group home. Also need parking for the staff.
- If you can afford a vehicle then you can afford to move to a town that you can afford to make a living
- **Too low**
- It is unbelievable how the mayor and City Council has completely ignored the community these homeless camps will negatively impact. The community is not saying "no" to homeless shelters, but insisting they must not, cannot be near our children and schools.
- in my experience, many of the homeless wish to live this way. The city will not have the support of the people until they provide more information to the citizens. most of what we see is trash and filth and a city incapable of handling the problem. enabling bad behaviors creates more dependence. how come we don't see this problem when driving through lapine? why is bend the place where the homeless collect???
- Generally seems like a less efficient form of housing in this area, especially with cold weather. May sound harsh, but I also think there's a need to strike the right balance between temporary quarters and something that feels more like a long-term place to live (the outdoor shelter with buildings seems more viable for long-term living).
- **Not enough**
- see above explanation
- Every effort should be made to get people into housing and not allow for this to become a permanent solution. With all of the jobs available in this town right now, and the support of the community for mental health, limiting the options and holding people accountable for their own future is key in providing a more robust community.
- That amount of parking may not even be enough to accommodate the staff much less the RV's and cars of the residents.
- Who is going to monitor this?
- MORE UNSIGHTLY JUNK /VEHICLES .
- **What would happen to overflow? I don't know how many houseless have cars, so this is haed to decide without statistics.**
- For everything consider in these recommendations, the City needs to produce and share data driven information directly from the homeless community about their wishes. For example, what proportion of homeless citizens have functioning automobiles? Is this plan including those currently living out of their vehicles?
- I do not approve of any Outdoor Shelters in the City of Bend!!!
- Is the goal to only allow those who cannot afford a car? That would not allow for a mixed community.
- Residential zoning areas are not the popular opinion for where to place shelter sites, but they should be prioritized to residential areas to provide an opportunity to those who are houseless to live as residents. By housing people in industrial or commercial areas, this may limit access to certain services such as schools for the children.

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- not sure what this would look like
- I don't think any rational person thinks this is a good idea and I am seriously questioning how the selection of this ""Sounding Board"" occurred.
- I would need more information about the number of Homeless people that actually have cars and are lawfully allowed to use them. Obviously that number would dictate the number of spaces, not just a rubber stamp number.
- **Unrealistic to expect only 1 out of 8 occupants will have a vehicle.**
- **Again, why is there a need for parking. The less the better.**
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.
- I think there are too many questions on parking and how much to have available.

Are you expecting the shelters to have RV's too?

Why not build a shelter out of Bend city limits? There is so much land outside the city that could be used. Why not start something like the Poor Farms they use to have? Most of the homeless know each other and if they lived together in a sustainable environment. You have each person contributing to the society and providing them with a sense of accomplishment and pride. Just providing handouts is not the answer.

People have to feel appreciated and if they work on a farm or a job to keep their community going then it should help give them a sense of purpose. But if just putting people into shelters and expect they can gain self motivation or confidence I don't see that working. Of course there will be those that mentally can function or the addicted. There has to be some help for them as well. But just to provide shelter and free things does not help the homeless or the City of Bend that they trash. It's such an eye sore and I cannot believe that letting people set up tents wherever they want is a community we want to live in.

- This assumes one car per 32 units witch is just not real.
- how do you park a car in a .5 parking space? Again, do not force homeless parking into surrounding neighborhoods.
- **require off street parking for all proposals at least at .5 per bed. Public ROW should not be used for parking for private development**
- I also want to add that the cost of living is very high in Bend, with limited housing opportunities for people who already live here. It is unfair to place homeless shelters within or near residential neighborhoods, devaluing property values and creating unsafe environments for residents. I live near Juniper Ridge, and until recently the desert out there was littered with trash and used needles. Please do not put the needs of the homeless population above the needs of residents who work hard and pay taxes. These decisions need to be equitable to everyone in Bend, and should not be slanted in favor of those who are not seeking help, not working and not contributing to our society. There need to be rules and regulations that go along with any of these shelters. These shelters also need to be spread out around town, most recommendations I've seen have focused on the east side, without any recommendations for camps or shelters on the west side.
- Outdoor shelters should not be instituted in any way. They are not safe in harsh weather and will be difficult to maintain
- Parking should be available at approved centers.
- Take a look at the debris that surrounds the encampments you already have. Do you think that will change if given a place sanctioned by the city? Who will be liable when their continued drug use and irresponsible behavior get s out of hand at a city sanctioned site? Ask the city of Santa Rosa police how many service calls they get per day to transient dwellings. Ask the ER how many ambulances are sent to encampments for drug overdoses, beatings, stabbings, rapes. Ask the fire department how many fires the transients have started. Is Bend prepared to handle a lawsuit like Petaluma is now faced with?
- Poor survey... it doesn't reflect my position so I can't answer.
- Activist make horrible city leadership as demonstrated in Portland, Seattle, San Francisco, Los Angeles. other "progressive cities," and now Bend. This problem will only continue to increase under the current city "leadership." We will see our taxes increase, the hiring of a homeless Czar like they do in big cities, countless Non-Profits who will pay themselves handsomely, the hiring of more city employees, more low barrier camps will proliferate, and the cycle of homeless will only get worse under the current city leadership.

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- How about the committee and public that are generating this idea invite the houseless into their own homes... Problem solved at no cost
- provided street parking laws are enforced and any street parked vehicles are in good mechanical working order, ... no flat tire - broken-down vehicles
- Unsure about type of parking- (RV's, Trailers, etc.?)
- where would they park ??? Like there is room for more???
- people have cars - and often live in them if they are housless
- There should not be units or parking
- Parking a vacant vehicle is a limitation and takes up land space that can be used to provide shelter.
- Not a fan of outdoor shelters
- you are not addressing the core problem, you should look to the underlying situations of the population to determine actual needs.
- Too few parking spaces means streets littered with all kinds of vehicles. That makes is dangerous to navigate these streets. We already have that problem in several areas of town.
- Density, parking requirements, and all requirements of the Bend Development Code should be followed when establishing a outdoor shelter site. If the Bend Development Code is too restrictive for this type of development, revise the Code so all developers can build on a level field, first.
- Insufficient parking allowance.
- We need to survey our homeless to see how many of them have cars. And, if parking is provided, proof of insurance should be required.
- I continue to stress that you should be able to put more people into spaces in order to create as much potential emergency housing as possible. BUT, the caveat is that you must then ENFORCE the actual law, which I believe states that if there are enough rooms and beds for people who are houseless in bend, then they cannot set up their own tent housing on public property. To me that is the compassionate and realistic solution for all groups. There is a safe place to go for the houseless and shared public property does not become someones private space.
- I don't know that statistics on the average number of cars owned in the houseless population but I think it would depend on the location of the shelter and proximity to amenities/services.
- Again for the same reasons I have already stated. You all need to not put a band-aid on this mental illness pandemic but create a state of the art medical and rehabilitation facility. There should be no houseless camps allowed in Bend.
- Look at Hunnell Road
- Regarding the "more or less sites" in different districts questions, I would have picked "the same" if that were an option.
- Again why do you want to destroy Bend and make it a wasteland like Portland? Just equally enforce the laws on everyone not just the tax paying, law abiding citizens. That is reverse discrimination. You allow a free for all - lawless existence and only enforce laws and ordinances on the ones that pay your salary.
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialoge on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- Let them park in Idaho.
- If every outdoor shelter is housing for multiple families and not single person shelters there is a chance that they could have two vehicles and there is already not enough parking for the amount of permanent or mobile units
- There shouldn't be any outdoor shelters. Why is the city even considering the proposed idea which institutionalizes the homeless living in tents. The proposal will only attract more transients, where homelessness lacks a permanent residence.
- The houseless needs guidance and the best solution is in a area built to help them. Juniper Ridge. Juniper Ridge should be developed like a campus with resources and housing. Not displace around town.
- build it they will come
- Just keep these Outdoor Shelters out of our Residential areas.

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- As mentioned, this survey assumes we know what is zones as what across the city. We need visuals to better understand what is being asked. That said, I do highly disagree with allowing homeless shelters of any kind in residential areas. It simply is not safe for the homeowners in those areas.
- see above.
- Work!
- Again, you need to say where the other cars are going to park.
- I don't think that's enough parking. I guess we won't know until these sites are operational. The parking areas could initially be gravel, so if there's too much parking, the excess space could be converted to housing units.
- People will be parking on the public streets causing issues for neighbors. This should not be allowed.
- First I need to know where will these shelters be located. Then I can answer the question. Also, where indicated " more information is needed" , will more information ever be provided??? if so HOW AND WHEN???
Will the survey be redesigned so I can comment on each question, not just the ones you choose? What is that so hard? this survey is extremely bias.
- Sites need to provide minimal basic services and be away from all residential areas.
- See above
- Sufficient parking needs to be provided based on demand.. not some arbitrary number with excess cars spilling onto the streets
- This is NOT the answer. Why is this the big focus of the Council? You seem to not care about anything else. You put out surveys like this to give the illusion that you are listening to us voters - and then you turn around and do what you knew you were going to do in the first place. Such hubris!
- There should be other options for parking if this isn't enough
- See previous comments
- I am not in favor of codify going this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- 1 spot per unit
- More parking needed
- As I noted above I feel that many of the people being housed at these types of shelter do not own vehicles due to lack of funds and so this should be enough at this time and can be revisited if problems arise.
- **One spot per site. Again realism is required.**
- See above answer
- Make bums work
- show the data for Bend houseless population to support this
- **The current average for transient lodging (hotels) is 1/1:24. Let's go with that.**
- same reason as before about overflow.
- **not sure it's enough**
- No city!!! No driveways for camping of homeless in our neighborhoods!!'No zone changes!!
- Outdoor shelters only on city owned / managed property far away from family neighborhoods and schools.
- Same issues for parking as listed above.
- **Sounds reasonable.**
- same as above
- You are setting folks up for a problem if there is no place to park. I spend time in various areas of town, and many people living outdoor also have access to a car.
- What constitutes parking? Vehicle, RV? Can the capacity limits be sidestepped by this recommendation?
- Many houseless people have vehicles. There should be more space provided to allow them to park their vehicles. The ratio should be much higher - possibly 4 spaces for every 16 units.
- That volume of parking is inadequate unless the goal is merely to warehouse the homeless. If the goal is truly rehabilitation, these individuals will acquire transportation as they become more self-reliant. Outdoor shelters should be in less populated areas where transportation will be more critical.
- Again, what is this ratio based on and what is the solution if the maximum ratio is constantly exceeded.
- Not enough parking causing potential overflow onto city streets.
- Same issue as any other - cars = people living in them and conducting drug business out of them. Plus they won't be hauled out of there when they don't work. Speaking of, where would you tow them to? What happens then? Will jus turn into a junkyard.

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- Again, need to identify where and how many shelters are being considered.
- **Proposed parking is insufficient. Where does the overflow go?**
- **0.5 spaces per each 16 units is really confusing. It sounds like half a space per 16 units.**
- Please see comments above re: vehicles
- People should not be sleeping in cars just anywhere, they should be in facilities. You will be spreading trash and human waste everywhere. Not to mention damage to environment from broken down cars leaking antifreeze, etc. Create a homeless RV park outside of town that has waste services along with restrooms and showers. Should have on-site management/security.
- More information needed
- For reasons stated above, what justifies parking minimums for the homeless when Bend just practically eliminated them for new housing development?
- What data do you have to prove that:
 - A) These people will move into a shelter
 - B) These people have vehicles
- **as long as served by transit**
- Answer assumes a rational analysis to come up with the recommendation.
- Parking must adhere to current limits and neighborhood HOAs. Additionally all vehicles should be in working order and moved every 72 hours.
- Again, a HUGE issue with on street parking . Who can park outside the shelter if not staying there? I see another Hunnell Rd. because I don 't believe you will be able to enforce and patrol the area parking . Broken down vehicles. Friends and non shelter folks hanging around premises for days. Where is the money and people to enforce the regulations daily?
- **availability of parking at this type of shelter seems like it should be a greater than some of the short-term sites. That said the priority should be providing safe space for as many people as possible unencumbered by parking code designed for either standard commercial/industrial/residential areas**
- What does the data indicate is the need for parking?
- I strongly disagree with the premise of outdoor shelters as a solution.
- this should be similar to other shelters. Also, we should encourage less driving/parking
- It really depends on the population being served. Do they own vehicles?
- ugh
- Many residents may not have transportation at this point in their housing journey
- Need more spaces probably.
- I do not support authorizing outdoor camping within city limits.
- No outdoor shelter development should ever be allowed in a RL or RM zone. This is against the State of Oregon zoning laws and the City will be sued. Further, it is insane that the sounding board would even consider doing such a thing and should be ashamed of themselves. People do not move to Bend and invest in a home and a life here to wake up one morning and find that you have decided to place a homeless camp in their front yard. Think I'm exaggerating? Have you seen the news and what the City of Portland just did? They relocated homeless community members RV's from one street where it was inconvenient for the City to have them to another street and parked them right in front of peoples homes. Yeah, that just happened.
If an outdoor shelter is developed properly in the correct zone, it must comply with all zoning laws and restrictions and building codes, including the number of parking spaces. No exceptions for homeless shelters!
- Supplementing addiction will unravel our community.
- As long as parking is not on-street, but parking lot is provided.
- Outdoor or hardship shelters are not a solution!! The problem should be solved with group or multi room shelters!!
- We don't feel that it is wise to take taxpayer money to set up additional living spaces for homeless from the standpoint that this doesn't really solve the underlying problem and over time where cities have made it convenient to accommodate homeless, the number of homeless merely increases every year, year after year. The basic need is to get these people into jobs and self-supporting and into affordable housing.
- I do not quite understand this. If there are more units, more parking spaces? I guess it depends on where they are, how big they are and how many people per unit.
- Parking requirement should be the same as anywhere else and NOT reduced for homeless sites, otherwise IT WILL be abused.

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- There should not be outdoor shelters. Therefore, there should be zero parking places allotted.
- Back up the recommendations with studies and data. Seems like the sounding board is throwing darts in the dark.
- There is not an option to click on Not Sure/Need More Information.
- **The city should have a parking study prepared to document a parking ratio that works and is based on conditions at existing shelters. Do not base the parking ratio on anything less than current documented information.**
- If you mean campers that would not be ok
- Explained in earlier questions.
- you shouldn't have more than 10 units
- **Decreasing required available parking per bed would likely result in occupants to park vehicles offsite within proximity of the shelter.**
- Normal standards should apply. Whatever a. Amp ground requires in a campground approved zone.
- All you are doing is devaluing our property and opening up our property for more to vandalized and theft. Unless the city is willing to pay for increase in crime and property values going down DO NOT DO THIS!
- Not enough by a long shot. I guess the vision isn't campers, trucks, and trailers parked up and down any streets with a 97703 zip code or in northwest crossing. The "eclectic" east side and mid-town is the vision. They don't mind. And, it'll keep the homeless out of downtown and Galveston.
- Zero, zero, zero, zero is the answer. You have a car? Leave town!
- more parking is needed
- **I rely on the existing providers to know what the ratio needs to be.**
- **While not having data to inform how many houseless residents have automobiles, having only 1 parking space for every 8 units/camp spaces doesn't seem adequate. To avoid any potential overflow parking issues, I feel this recommendation should be re-evaluated and/or re-validated.**
- Again, I don't feel this is enough. More people may have vehicles.
- do not agree that outdoor shelter should even be an option.
- Don't build it at all
- I dislike the outdoor shelter idea completely. The city cant even manage the outdoor homeless locatiins as they currently stand. What evidence do we have that supports their ability to manage more? Its amazing that the City is wanting to increase managed homeless sites when the existing "unofficial" lications are completely out of control and littered with refuse and waste. Instead of creating more bottomless gunding pits, manage the existing homeless locations BETTER
- I think you worded your above question different than the text; to be correct it should read "... to be provided at a ratio of 0.5 parking spaces per unit for the first 16 units or campsites, with a ratio of 0.33 parking spaces per unit or campsite for each additional."
Should just stay at the ratio of 0.5 parking spaces for all applications and amounts.
Outdoor Shelters should not be allowed in any residential zone areas.
There needs to be a daily enforcement checks and insured continual compliance, as these facilities quickly spin out of compliance and into unwanted behaviors. Strong consideration should be given to on-site management, or expect continual community relations issues.
Limits on stay periods are essential and need to be enforced. A one month maximum stay would be significant.
- If the location of the shelter is near adequate street parking then this seems like it would work.
- **Reasonable**
- how many of those in need have a vehicle?
- Fundraise to provide transportation elsewhere (california/Portland)
- **this seems like a more reasonable number. Still in addition to the car parking you need sheltered bike parking and bike skills training. Crashes, injuries, and fatalities among this population of Bend residents is very high. Bike skills mentoring, pedestrian safety training, etc.** A mentor to show them these things, to enable them to feel like they deserve to be safe and live is going to be helpful. Their cavalier attitude about safety could be stemming from their self-hate, self-doubt, self-esteem.
- If they cannot afford to be here, they should go somewhere else. I don't want my tax dollars to pay for this.
- See above answer.
- I think I need more information - how many houseless come with vehicles? Would these campsites allow RVs? What about big RVs? Do they take up 2 spaces? Would this be walk-in with just spaces needed for camp managers?

Appendix C: Shelter Code Survey Unedited Comments, Outdoor Shelters

- I do not agree with the development of Outdoor Shelters, nor the development of parking structures/lots to serve them. I believe these shelters will only draw more houseless individuals into our community and interfere with the lives of productive citizens.
- What do you think your prized tourists will do when confronted by this mess? I think they WON'T come...and it'll serve you right!
- I would support live-in mental health and drug addiction facilities in industrial zones. Allowing homeless facilities in residential areas and public facilities zones will create nothing but problems.
- Will there be "dead car" limits, mechanics on call, DMV oversight?
- Not sure of neighborhood impact.
- **Not nearly enough parking**
- **Not enough - overflow into businesses and neighborhoods will create more negativity around the issue of homelessness. Don't we want a cohesive and unified community?**
- It's unlikely that anyone on the Sounding Board will be impacted by these facilities in any way. So, visualizing the impact to a neighborhood of 15 out of 16 houseless service recipients parking in front of someone's house was probably difficult for them.
- Not enough parking
- Again since this will be a new project and you do need to start somewhere, hopefully there will be a review of all items mentioned at a later date and adjusted accordingly.
- What data is available that made The Sounding Board arrive at parking space recommendations?
- More parking units
- The parking isn't the issue. People living in the outdoor shelters need to be held responsible for their belongings and keeping things clean and clutter free. If they can't keep it clean then they should be kicked out. We all have responsibilities in this world and homeless people are no different. People need to learn to respect their property as a step to respecting themselves and wanting more for their lives.
If these shelters are going to be monitored then take that time to offer help to those with mental health and addiction issues. These shelters shouldn't be a way to enable people, they should be a way to help people get back on their feet or maybe on their feet for the first time. Don't waste the opportunity to have a captive audience that you can help. The shelters are NOT going to fix the homeless problem. It's just a bandaid. Addiction and mental health problems NEED to be addressed.
- Really, get a clue.
- Are these parking spaces in addition to tent spaces? Can the outdoor shelter be an RV? This number sounds low, so again, it should be based on the number of that typically have a vehicle.
- These shelters should not be allowed in the city of Bend.
- If you look at the committee making these recommendations, it does not accurately reflect our community - only select segments of our community. This should be taken into consideration.
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- Parking should be limited based on the number of registered and fully operating vehicles for people who have valid driver's licenses and have passed a drug/alcohol test within a 24 hour period.
- Trashing our town
- No outdoor shelters
- **One space per unit at a minimum**
- **Not enough parking provided.**
- provide more parking so their vehicles don't overflow to the surrounding neighborhoods.
- Find somewhere out of city limits for any campsites.
- **This doesn't seem high enough, show me how you arrived at this number. The parking needs to be located where people can get help and have minimum barriers to get help.**
- **The parking should be enough for all the vehicles associated with the shelter so there is not overflow into non-shelter parking**
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action

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sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.

- NONE. This survey is a joke. NONE...that is my vote.
- The City should not be allowing outdoor shelters.
- Will negatively impact neighbors
- Stop encouraging drug abuse
- The types of individuals staying in these locations will likely have vehicles.
- It is unclear whether this requirement is in addition to or included in the max number per acre. If for instance 8 places are required for an outdoor shelter with 16 RVs, then the site will be crammed. If the spaces are in addition to the one unit/1000 ft requirement, then it may be adequate.
- Why are the answer options so limited in the preceding questions? Less, More, not sure/need more information how about, how about "keep current requirements"? The more or less answers presumes that such shelters should be allowed in those zones.
- No shelters in residential zoned areas. We have made an investment in our residences and are taxpayers who want to continue with our current cc&r's r's and HOA and city zoning rules. Having Shelters in residential areas affects our quality of life and lowers our property values. I suggest you identify areas where a camp can be set up and fenced in for everyone's protection and well being. If the homeless do not want to stay in a designated camp that is their choice, but it does not release them from the laws we currently have against squatting or loitering. All the citizens need to be protected, not just the homeless which for many is a lifestyle choice.
- Where will, they be located??
- There should be no shelters allowed in residential zones.
- I strongly disagree with the parking ratio because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- While some level of parking required, seems a bit high. That extra space for parking could be quickly consumed by individual homeless camps & tents
- See above
- **This is not enough parking and the result will be property and vehicles overflowing into adjacent areas and negatively affecting the quality of life and driving for others.**
- ONCE AGAIN, INADEQUATE PARKING FORCES PARKING IN THE STREETS OR NEIGHBORING NEIGHBORHOODS...
- Need more data
- Bend has historically underestimated the parking needs. Earlier, I mentioned the neighborhoods around Revere, but if you look at the campsites along China Hat road, you will see multiple cars per campsite.
- Vehicles should be allowed on a case-by-case basis. Many times the vehicles involved are barely running, behind on registration, and typically unsafe for the roads thereby creating a hazard for others. Don't enable the bad trying to do good. If people needs a ride somewhere, have a shelter bus/transport available.
- Hunnel road is a disaster and there is no credible support for the city council and city of Bends ability to manage the homeless population. The statement from city council that most homeless population come from within our current residence is misinformation. People are drawn here from out side the area.
- Make the homeless, a real word, work for their space in the shelters.
- TINY HOUSES are a better answer
- **Many of the unhoused have vehicles. Stop trying to pretend that they don't. We need to plan for the reality. You must have 0.5 spaces a minimum all the time and in some locations plan for 0.75 to 1 spaces per bed.**
Tiny houses in residential areas might be okay, but tents are not. Community service building have to be a requirement. All of these locations need to be actively managed. Tents on public land can work, but again, you need restrooms, a community service building and the space needs to be managed.
More information needs to be provided on how these outdoor shelter spaces will work in the different zones to be able to effectively answer these questions.
If these locations are opened up then there cannot be any random unhoused communities popping up else where in the city or on public lands. You either live in the designated areas or you move on to another community - no exceptions. Otherwise the problem will just continue to grow and expand.

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- **A good number of people that will fill outdoor shelters will have a vehicle - because for many that is currently serving as their shelter. Planning for anything less than 0.5 parking spaces per unit (no matter how large the camp gets) is setting a camp up for neighbor conflict by pushing the overflow parking needs onto your tax paying residents. It's also completely unfair to expect a homeless person to rely on our unreliable and insufficient public transportation or a bicycle/walking (which becomes completely useless during the winter when our roads become ice-skating rinks and our sidewalks remain unshoveled and impassible (because Bend City government has proven it can't even enforce existing code).**
- Again you guys never account for people form of transportation for there's a shopping cart for a car all they're gonna do is fill up the space with garbage
- Where will all the vehicles used by Homeless people go? Don't make our streets dumping grounds for these vehicles and the debris piles that follow. The number of units should be the result of a fair and open review process by the commercial property owners affected since their property values will be impacted. The City appears to be prioritizing the rights of homeless people over its own residents who are taxpayers, employers, employees and support local businesses every day. Bend is a small City and no models used in larger cities should be applied here.
- Please provide data that shows the need for 0.25 parking spaces per bed. Will the shelter require ID, insurance and registration? If not, then what is the plan for unregistered, unlicensed, uninsured residents and their vehicles? Who is responsible for inoperable or abandoned vehicles?
- See above answers
- i disagree with all of this. I applaud you all for trying to find fixes. So many locals i have spoken with, All living here for 40 plus years (i was born and raised here 46 years ago) All of us agree that an easy fix is use the KOA next to cooley rd. There is so much money in this town. If they can find a way to build a walking bridge over the parkway than you can use some of that money buy that land and boom one huge managed camp. Out of neighborhoods, schools and close to resources for them. It's a win win. Find a way. Then no one else is put out, like neighbors or ODOT or sheriff. Fence it and manage it. They are all parked on hunnel rd anyway.
- **This is not realistic. Please provide evidence that the people you wish to help have 0.33 cars**
- See above
- Won't be nearly enough! Please do not over-burden those of us who have enjoyed living and driving in Bend.
- Again, parking is an issue all over Bend, high density creates neighborhood issues for parking and blight
- I think it is premature to allow the City of Bend to rezone Bend for houselessness shelters until they can demonstrate that the rights of property owners are strongly supported. Words and not enough. Well run shelters outside the Bend neighborhoods need to be established before it is reasonable to even consider the plans suggested in these documents. I am offended that this survey is presented in a way that assumes the respondent is OK with "updating the Bend Development Code to allow different types of shelter citywide" and that only some details need to be worked out.
- This is a terrible idea. Cars are a part of the American identity whether you like it or not. Not planning for parking just increases congestion.
- outdoor shelters should not be an option in this plan.
- I think this is a matter of obscuring whether or not the whole city should be turned into a homeless camp, by asking how many parking spaces should be allowed at a particular type of shelter location. Any shelter location is going to need adequate parking. Asking people who don't know those metrics, when the real question is "Do you think these shelters should be allowed at all?", is just insulting. I would counter this question with my own: When someone is camped out by the side of the Parkway, how many parking spots in downtown are affected? Why don't we just let people camp in parking spots in downtown Bend, then ask people if .5 parking spots is enough for 16 tents!
- **Many homeless that are likely to be in a temporary status, i.e. "getting back on their feet" still have a vehicle and in many cases have multiple vehicles (family). Not providing adequate parking will result in overflow into surrounding properties.**
- Dont encourage houseless people to come due to resources. Take care of mental health and encourage others to move along or take part in society and help by working , respecting laws, our land and city. They need to want change. Why want it if you're giving them everything they need, but not helping them be productive.
- I don't have the data to know if the people occupying these shelter types typically have vehicles. Again, if you want community support, the impact from these shelters needs to be low. An overflow of parking is not going to make community members happy and supportive so make sure there are enough parking spots.

Appendix D: Shelter Code Survey Unedited Comments, Hardship Shelters

Please explain your answer: Do you agree with the Sounding Board's recommendation for Hardship Shelters and the concept of allowing them within a driveway of a residence?

- I agree as long as those providing the shelter are required to follow the same rules for safe and healthy housing as any landlord would be.
- This sounding board has lost their mind.
- I feel this could be a real disaster for lowering home values for their neighbors. If it comes to this, i feel all neighbors should be made aware prior to allowing it in their neighborhood and have the ability to veto it. This is very unfair to people who have worked hard and saved and struggled to own a nice home. I am dealing with it now and it is awful.
- More people housed the better
- For limited time only
- Look at Portland/Seattle for your answer
- **I feel this scenario falls under a different category than the chronically or extended houseless and should allow this temporary solution.**
- Allowing friends and family to shelter in a driveway seems like a humane allowance.
- some neighborhoods have CCR's that prohibit overnight parking of such vehicles in driveways. is your intention to violate a neighborhood's CCR's?
- lowers property values
- I disapprove of any Homeless shelters being built within the City limits.
- I am absolutely against any shelters being constructed on driveways of residences.
- It could potentially be a short term solution for heavily vetted "residents", but I've had enough bad experiences with mentally ill and/or drugged homeless people acting aggressively and making me feel unsafe that I usually try to avoid many areas. I don't think it's appropriate for many of these people to be in family neighborhoods. What would be the recourse if there were noise/safety/trash/etc issues? I appreciate that you're doing surveys, but most of us feel that they are completely ignored by the city Council and that agendas will continue to be shoved down the throats of Bend residents. Will you be publishing these survey results?
- So many people just need a place to put a trailer and would be happy to stay in a friend's driveway, especially when all of the RV parks are full.
- The transients become the homeowner's responsibility and not the City's.
- We don't want these in our CITY!!!
- No shelters in RS, RL, or RM-10 zoning.
- Are you insane.
- **I need a choice of ""maybe"" because it depends on the situation and screening process.**
- Hardship shelters should be treated the same as RV storage parking within existing City Code, and should be parked in a screened area and not inhabited. An inhabited RV often creates additional noise, traffic and utility impacts, fire hazard, pollution, block sidewalks and streets, and does not fit within established policies of the City of Bend.
If the City does proceed with recommendation, the duration of a permit should be limited to 30-days.
- Again, not enough information provided to make an informed decision. What utilities - if any - are required on the property? Is there a minimum lot size? Is street parking allowed? What is the standard for the type/condition of the temporary shelter? What is the expectation or requirements for waste disposal? Parking requirements for additional vehicles? Is there a grievance process for affected neighbors?
- This position if ripe for manipulation and would lead to multi-year residences in "shelters" not designed for sustained occupation, and would thus lead to neighborhood degradation and an overall negative impact to property values.
- How does this help our city in any way?
- Ridiculous to even consider it
- I would agree with it if there were a time frame attached to it. I don't think they should be allowed indefinitely.
- The description was that this was to provide a temporary shelter and that a permit would be issued for a year with the option of 2 renewals. Someone living in a trailer in a neighbor's driveway for 3 years does not sound like a "temporary" solution - one year seems long enough for a "temporary" solution. Also, there should be a limit of one permitted temporary trailer per homeowner.
- You must be kidding.
- If people are willing to let someone stay on their property that is super!
- Who is going to police these hardship shelters to make sure they don't become an eye-sore for the neighborhood or create an unsafe environment?
- **I don't think that is a good idea. May be okay on someone's property if it is larger than 5 acres but definitely not in residential areas.** Plus would it override HOA rules? I know ours does not allow rv parking in driveways for more than a day or two.
- As long as they are not used for short term rentals.

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- We will have RV's as ADU's all over the city and county. We don't have a way to enforce the rules and regulations because there are not enough police.
- Absent additional information, I do not support this concept within our residential neighborhoods. For example, consideration must be given to any relevant CC&Rs for existing neighborhoods. Additionally, the adequacy of street parking and home/garage parking must be considered, in that the establishment of a Hardship Shelter should not be permitted to result in more on-street parking in already parking-deprived areas or cause issues during winter storm periods.
- **We need every option, including this one. If the homeowner agrees, and the HOA has no rules, we should be encouraging this kind of community spirit and problem-solving.**
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- Neighbors with small children would have no say in the matter. Absolutely horrible idea. If anything ever happened there, the city should be sued. We can't even park a trailer in our own yard so why should this be allowed?
- This will get carried away with abuse of the law and will not be temporary people will abuse this loophole to park trailers or have their siblings, family members move into their driveway to save money.
- not in residential areas
- There is no way you would know that the RV owner isn't paying the home owner to rent the driveway. I have seen multiple such listings on the local buy/sell pages here in Bend to rent spaces, to illegally circumvent the ADU/RV rules with "tiny homes". Also, I would not want to be their neighbor. Let's find solutions to housing issues that don't include mobile RVs dotting our residential streets.
- With STRICT guidelines on length of stay and proper maintenance of the area so no garbage or noise or problems would cause surrounding neighbors to complain.
- This can have a negative effect of a neighborhood if neighbors have no say on the parking of RVs.
- This is not compassion. What property tax reduction will be given to the residence's owner?
- I don't want more homelessness and all the craziness that brings into our communities. I urge you to go drive around Portland for a day. Take a good long hard look before continuing down this path. If you go forward with this you will be enabling this behavior to continue. If you allow people to do this, then you equally have to allow people permits for vacation rentals. Because ultimately you are saying "well its my property, so if I want to allow this on my driveway I should", right? Yet, on the flipside if I want to make money on my house and turn it into a vacation rental I cant. Meanwhile the neighbor of said person has to now deal with the added situations this causes - in the case of a vacation rental its parties, increased traffic, etc. In the case of homeless its drugs, used needles, trash, increased crime, kids running around like Lord of the Flies.
- No No No I do not want them by my driveway. I've already installed security. I'm old and have cancer. I can't deal with the vagrant criminals living by my driveway too.
- Vehicles and tents placed in driveways will gravely reduce adjacent property values.
- **This type of emergency shelter is quick to implement and has virtually no effect on neighboring areas. Anyone should be allowed to help out a fellow community member in need!**
- **Frankly this is happening already, good to make it legal and regulated.**
- If someone wants this in their driveway, that is fine. This can not over-ride the CC&R's of the area
- Provide a real shelter, a real building with real services. Do not rely on homeowners to provide this during hardship. Unacceptable.
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- Absolutely not. Unbelievable that this is being considered.
- **I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.**
- No this will increase housing density and add to lowering property values in the City of Bend as well as adding to Health Code violations that already exist with in the homeless communities
- Only if allwed by HOA rules
- It's not safe, it could do severe damage in neighborhoods and causes tension with homeowners and the homeless.
- If the Sounding Board thinks this is a good idea, then they will need to make sure one of there "Hardship Shelters" are placed within a driveway of their residence, as well as near Awbrey Butte.
- I feel you are trying to do an end run around cars and homeowners associations on this one! I have seen too many derelict RVs in driveways that just sit and decay in place. Having a years permit with an option to renew is an invitation to a

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neighborhood revolt if you try to supersede any homeowners associations guidelines on the matter of RVs/trailers permanently parked on a driveway!

- **It is not clear how to prevent these from become a long-term hazard.** Other communities have seen problems with allowing RVs to be used as shelters and over time they become fixed in locations and no longer serve as a serviceable vehicle and become an liability and eyesore if restrictions are not placed on the vehicle of be roadworthy and a requirement for it to move regularly in order to empty the sanitary tanks.
- This punishes tax paying and law abiding citizens. The council is elected to represent the citizens of this community. This does not do that and is a example of the council pushing personal agendas over thos of the people who elected them
- Absolutely not. This is lunacy. Many Bend residents purchased homes with HOAs and have a contract/commitment to uphold the existing CCRs. Homeowners without HOAs abide by the City of Bend laws which should not be adjusted to create new rules which will essentially decrease their property values.
- Who will enforce rules? The homeowner? This will be the end of HOA'S and make the neighborhoods undesirAble.
- Thanks neighbor - I agree with it if everyone of the members of the sounding board is required to put them in their own driveways before any more are allowed elsewhere. How much do you really care sounding board?
- People tend to police their property, and there is generally a small number of people in each unit.
- Why can't they be in places other than an establised neighborhood.
- If you built it, they will come. . .
- **There are already RVs parked all over residential neighborhoods. It is baffling that the city allows this. They should be required to parked in a garage of an off site storage facility. I think the ""hardship permits"" will be abused. And three years of duration is much too long - maybe 90 days would be appropriate.** It is unfortunate that not everyone can afford the cost of living but that is a reality in many places. People should be encouraged to move somewhere that they will be able to support themselves rather than relying on government funding or being a detriment to neighborhoods.
- with continuing to appease the homeless more will be attracted to the area. homeless ness of most out these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- This would subject neighbors to looking at an eyesore trailer or tent for an arbitrary period of time
- These facilities should not be located in residential areas. Juniper Ridge would seem to be the location with space for transportation, parking, bathroom and trash removal facilities.
- Absolutely not! I pay a fortune in property taxes and believe this city can up with a better solution rather than neighborhoods where people have overpaid for their homes and don't want another Hunnel Road in the neighborhood. What is being done with the acres of land east of this town? Come on, drugged out people laying in front Amity School by Family Kitchen. Children on the playground seeing this., What about the guy firing up his crack pipe there? Please, use common sense.
- Absolutely not...NO bums on private property.
- Yes, if the landowner is responsible for the services, sanitation and security. No, if it is a free for all.
- Only if the unit is well-maintained, does not block the right of way and is not an eyesore.
- **On a friend or relative's property, yes. Driveway on a neighborhood street? No.**
- This will deteriorate neighborhoods and reduce the value of our homes. Will you zone this in NW Crossing or just devalue the other quadrants of Bend?
- Answer: It depends. **How will permits be audited to insure the trailers, etc. are not being used as vacation rentals?** Right now you can find airstream trailers that are being used a vacation rentals within walking distance of Galveston. What will change so that Code Enforcement has the resources to crack down on this?
- A blanket acceptance doesn't take into consideration the individual site circumstances that may not be adequate for the shelter.
- Such actions further the poor image of our community. Bend is a resort town with a large portion of the economy coming from visiting individuals. By creating a poor image of the town, this creates a city that is less desirable and therefore decreases our economy by driving less money to the region furthering the problems we have.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- This is a terrible idea for our neighborhoods.
- Seriously. Who makes up this board?
- no way !! not fare to any of the surrounding neighbors, that will have no say in the matter, terrible !!
- Really? I can't believe this is even a question! You will be devaluing Bend neighborhoods at an alarming rate - oh but none of this will happen on the West side right??

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- **This will allow for shelter to be provided as needed.** The removal of any restrictions on shelters will move us closer to the goal of providing basic shelter to everyone in our community.
- **3 years is way to much time. The current policy covers this topic and does not need to be changed.**
- Property values will drop. What is the possibility of an rv owner to park in a friend's driveway for however long, and enjoy the recreation opportunities here. The only hardship is they don't want to pay to park in an rv park. Terrible idea
- Sewer? I've seen RVs camp on the residential roads and dump their water on the street! Power? How do they connect to electricity? Are extension cords outside an issue? Fire hazards? There are a number of RVs and tiny homes in driveways already. They seem to be an impediment to fire crews getting to the residence. If they are the source of the fire, keeping it from spreading to the residence seems like an issue.
- Absolutely not! What is wrong with you people.
- Oh my. ...just how many neighborhoods want the eyesore of a permanently parked mobile type home on a driveway. Many HOAs already ban this. Should we continue to cater to the homeless at every turn and thus alienate homeowners who have literally saved and earned their way to a home in a decent neighborhood.
- No, again you are creating a parking problem because you are eliminating off street parking for housed residents PLUS adding an additional burden of parking for the unhoused (hardship) residents. This is not a good model.
- you people are idiots and don't represent the community.
- but, think tightening of criteria/requirements, especially duration, need to be considered carefully and think potential short term impact on schools needs to be considered
- We have many homeless behind our place and they are a couple miles away in the China Hat area. They are sprawled out and there is actual shit on the ground. They make it all the way into our u]yard.. several times and we have even had the sheriff come arrest(3 times) a wanted criminal in the yard It is dirty and gross. Lets put them next to your house and see how it goes first?
- No one wants intruders in front of their homes, their views, near their children. It makes for discomfort of the home owners/renters.
- It probably makes sense to allow people to live on other's property with permission, so long as it is not permanent and not a nuisance.
- We cannot start this. Just stop! This will ruin neighborhoods and make home values plummet. I cannot believe this is even under consideration!
Will each of you take a moment and look outside your front window and imagine this on either side of you or across the street. Nobody wants this in their neighborhood.
- **I think you have to consider whether there is other onsite parking available. if there is room for a trailer and guest parking plus resident parking off street fine. or if street parking allows MAYBE depending on traffic in the area. Otherwise no. The city does not take into account unique attributes of areas to make a decision and using blanket decision making which is short sighted and problematic. There should be exemptions or clauses built in considering street side parking , traffic flow to areas, and if sidewalks are available- long with street wide to support traffic flows which you don't do.**
PS this website is buggy and sucks on a mobile device. Improvements are needed to have better visibility of the questions and answers.
- This makes a lot of sense, I strongly agree with the permit requiring appropriate electricity and such. Again it needs to be orderly and if people are piling up tons of junk or trash or causing disturbance in the neighborhood they need to be removed.
- What a nightmare for the poor neighborhoods where this would be allowed. Hopefully HOA rules can block this if approved. Would a member of the Sounding Board want to live with such Shelters next door to them?
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- Who is going to enforce it when the RV's break down and are at the residence indefinitely? This will just allow me to let my brother camp in my driveway instead of getting a campsite when he's on vacation. Do you see the problems with this absurd plan?
- Allowing them for how long? There would have to be a limit of time - and a short time at that - as obviously those things devalue neighborhoods. I am certain the neighbors of a person who allowed that for an indeterminate amount of time would not be happy.
- adversely impacts the neighborhood.

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- Only if already allowed by a neighborhood association. People buy their properties based on CC&R's and the city should not be able to come in and change things.
- As a short term solution I agree but this could easily turn into a long term problem.
- Neighborhoods are already crowded enough. More RV's and vehicles in general isn't fair to other taxpaying neighbors.
- We don't have an adequate police staffing to deal with safety and quality of life issues as it is (parking, noise, etc.) Thus it is reasonable to assume that the city also lacks staffing to judge why someone has a trailer in their driveway. This proposal will simply present an opportunity for anyone to rent out their driveways in to make money at their neighbors' expense. Meanwhile, wealthier neighborhoods will create CCR's prohibiting it, furthering the divide between socioeconomic classes in Bend.
- Bend is not enforcing long term parking on the streets on RVs, boats, storage units. Bend needs to start showing that they can manage a city before adding more major issues that need to be managed. Plus Bend's City Manager refusing assistance to ODOT on the homeless tent camps shows that Bend is not up to the challenge of managing homeless within the city. That was an alarming sign that the Homeless will not be managed. Other cities, big and small, that their Public Safety people work with other groups with the homeless. In fact, what they are finding is that the homeless has two residences: one at the shelters and the second one on the streets to get their drugs. The Bend City Manager is not up to the task of managing the homeless just like he wasn't up to the task of managing Covid-19 and Short Term Rentals. Deschutes County should be the focal point for managing the homeless as they have a good track record of being able to execute.
- If you can't afford to live here, move to where you can.
- This directly impacts the neighbors, who have no say in the matter. A broken down RV in front of a house detracts from the entire area. The neighbors did not cause the situation, why should they have to pay a penalty? Imagine trying to sell your house when there's a trashy RV in the driveway next door.
- I would like more information concerning this. I am for providing small dwelling options on existent residential properties but only if we have regulations in place that are also enforceable. What rules are there? Will there be cleanliness standards? Time limitations? Condition of structure standards? I don't want our neighborhoods to become sites where old, broken down and barely livable RVs are littering the properties. There needs to be safety and sanitation standards to ensure those living in the structures are not at risk and that our neighborhoods maintain a family friendly, clean, and safe environment for our children and grandchildren.
- Do not bring this environment into our residential areas
- this will have some areas deteriorate more rapidly than others and impact property values thereby creating more diversity within our community.
- Worst idea ever. This can get out of control. You should enforce the laws we have now. Get these people to work ie pick up trash and litter for the city. Cities like Boise have handled this problem very well. Also, consider large temp shelters and services far outside of the area. Bend is becoming another Portland!!!
- This is not fair to neighbors and neighborhoods
- This will have a negative effect on property values. No reasonable person wants to see the value of their home decrease. Get ready for the lawsuits.
- That should not override neighborhood CC&R's.
- Not without enforceable code that puts a time limit, as well as some type of permit wherein the property owner must reasonably show their tenants hardship and shelter plan (timeline, type of shelter, sanitation, reason for shelter). This will otherwise be abused in the form of driveway rentals and vacation rentals.
- Not enough is outlined to move them out and on their own. Nothing outlines qualifications, screening process, etc.
- Strongly disagree. Having an RV parked in my neighbors driveway would not be acceptable. It would decrease property values, and our comfort of living. We do not need strangers in our neighborhood. Moreover, there is no time limit: a week, a month or a year for the RV to be parked?
- Short term with all codes met. There should also be a requirement for keeping the area free of debris or additional storage units, e.g.; no plastic pantries or lean to type structures.
- See above. See my response above to providing any type of sheltering assistance. I'm opposed as it will degrade the quality of life in the Community at large as well as it does not incentive those living in such shelters to truly better themselves.
- This will destroy our city. Keep catering to these homeless people as more and more come here to be cared for. Who wants to live in a city full of tents and broken down rvs? Who will want to vacation here? Set up a place in the eastern desert with a subsidized cstore and a liquor store with cheap booze and all will be happy.
- Please make it to where the homeowner has to agree. Showing up to someone living in my driveway because they got a permit is undesirable
- It is not allowed by most homeowners associations and leads to a decrease in property values.

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- Ask the Board if they will open their driveway first to homeless to camp in their driveway. Will they allow them in their house to go to the bathroom? Will they pay for the homeless garbage collection? Electricity? Heat? I bet none will do it. This would open up homeless people into neighborhoods with young children, what will the board when a child is raped?
- a hardship shelter is a fancy way of saying temporary adu. i live in a neighborhood that is small and shouldnt be allowed to have large rvs park on the street next to homes with little children trying to run around in the streets. this council continues to support existing residents paying more taxes while other people are living here for free.
- **This is a fantastic recommendation. For instance I have a large lot and driveway that I would be happy to pursue for a Hardship Shelter. I know of a family this month that needed a temporary location to live/store their belongings for two weeks as they transition from one rental to another. I believe Hardship Shelters make it possible for me to help with housing in Bend directly.**
- you already should be able to do whatever you want w/your driveway.
- I think people will take advantage of this situation -I oppose this!
- This brings more homeless and the potential for crime directly to the residential areas. Why should the public need to "offer" to house them when the government should be footing the bill if they want to be taking care of the issue.
- I choose to work hard and live in a decent, cleaned up neighborhood. If I wanted to live with trash I'd love to the landfill.
- I'm concerned this will get out of hand. I don't believe it will be possible for the city to effectively enforce the rules proposed. The city already struggles with managing people living in our public spaces, I don't believe that once a permit ends the city will be effective in managing/restricting the continued use of the shelter.
- This is too easy for misuse of residents and unfair to neighbors. It completely circumvents density used in planning and would result in significant negative impact to neighborhoods. **Permits of one year is far too long and the city's ability to enforce and remove non-approved campers is insufficient.** This will just result in anger and divide within city residents.
- I do not want to live in my nice neighborhood and have someone that is homeless and possibly mentally ill, on drugs, or have family members that are unsafe, near my home where they could potentially come across me or my children and threaten our safety and security.
- If it's a friend or relative that they know. Not a junkie
- **I never understood the rationale for disallowing RV occupancy on private land in the first place.**
- **It's a "temporary" solution with no real end - it will become permanent. It's also a terrible idea in its own right, in terms of its effect on neighborhoods.**
- I am having a very hard time understanding why this would even be on the table for discussion. You have to jump through multiple permitting hoops to construct an ADU on private property but you are suggesting that a less than attractive, beat up RV could be inhabited or parked in someone's public facing driveway? Good grief.
- Unfair to, ENTIRE NEIGHBORHOOD...CHECK OUT, HUNNELL ROAD...EVERY NEIGHBORHOOD STREET WOULD BE OVER RUN BY GARBAGE
- In communities that allow parking of RV's, why the hell not? This is one of the few things that actually make sense. That said DO NOT mess with HOA's or community CCRs that do not want temporary eyesores in their neighborhood.
- This will lead to many people defecating and urinating in yards around the town. It is very unhealthy and will promote the spread of disease. This should absolutely not be allowed!
- nothing that facilitates growing these types of programs.
- people are already doing this around town. the control is not there. Hardship is not defined very well.
- But shorter than 1 year limit and homeowners cannot be charging for them to stay.
- We should adhere to existing CC&Rs/HOA where this is not allowed. I can't even park a camper in my driveway. These rules exists for a quality experience for homeowners. We should respect that as folks purchased property with these in mind. If there are no neighborhood restrictions, I believe it's the decision of the homeowner. However, I'd like to see this managed to ensure safety for surrounding homeowners.
- You absolutely cannot convince me that I can trust my neighbor to do the right thing when allowing someone to live on their property this way. With as stretched as the city is, how will you ever follow up with all of the complaints, problems, trash, removal and dangerous situations that will come with this kind of open permitting! Do not expect the community to police itself with this type of permitting. This will get out of control fast.
- This concept should be tested to ensure we have knowledge of outcomes. Perhaps 1 or 2 test runs should be conducted in each quadrant of the city in close proximity to residences of City official leading this process for Bend to observe and validate the solution for Safety and effectiveness.
- I dont want my property values to go in the tank because there are broken down RVs and tents in everyones driveway.
- Absolutely not, we pay our taxes that run this city. No homeowner wants a shelter near a residence or a school.
- Trash and human waste will encroach on neighbors and decrease their property values.
- This can quickly and easily get out of control with no ability to monitor or enforce.
- Enforcement of the terms and conditions--permit specifics--depends on city of Bend employees, tasked with permit requirements, to trust the owner, landlord, renter compliance. "Travelers" is a term applied to individuals/groups who, by

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choice, use a RV or van to move around the US. They are not "homeless." They chosen a lifestyle to contact a Bend homeowner and pay a fee (I suggest) to reside their RV in the homeowner driveway. What legal authority will a Bend city employee to ascertain if the RV in the driveway is occupied by a homeless individual or a "traveler," paying a rental fee?

- Are you JOKING with this? Citizens who pay their taxes and work hard to own/rent a home should not have to have this trash anywhere near their homes
- Yes absolutely. People will continue to experience hardships and there needs to be an avenue which to provide some temp housing.
- I think this will get abused much more than used for its intent. There is no way effectively monitor this.
- **There should be a time limit on this of say perhaps three months.**
- Absolutely not, this is not fair for the neighbors within the community, and often becomes unsafe and a health hazard as well as a nuisance of noise and many other problems that you guys don't have figured out. The set of rules would have to be huge, taking away many right that they may feel entitled to.
- No, we do not need these. The only reason Bend has increasing Homeless problems is because we are providing more and more services. We attract the homeless from areas where they have fewer services. The more services we provide the more homeless we will have. We will never be able to out-service this problem.
- Until the City can justify that the homeless we are working with are Bend residents I don't support any of these resolutions. The statistic cited in the recent Bend Editorial by City Council is that 26% of homeless residents were not from Central Oregon. That is 1 in 4. If we consider that it is in the best interest of the surveyee to respond that they are from Central Oregon and that Bend provides a majority of the services for homeless, it is likely that 1 in 3 (maybe 1 in 2) of the homeless in Bend are not from Bend. Further, the homeless need to show that they can be good residents in residential areas. If you look at what is and has taken place on Kansas Ave south of the library, the homeless have not demonstrated they can be good neighbors. There have been fights, unruly dogs, drunkenness, public urination and vandalism. I am completely in favor of helping those in need, but there also needs to be enforcement of current policies and I do not see that happening. Until I see enforcement of current policies, shelters and food kitchens taking an active role in policing the areas around where they serve, and the homeless behaving as responsible citizens I am not in favor of expanding these options into further communities.
- Goes against the long time codes for keeping Bend beautiful.
- That should not need an explanation. OR here's an idea for you, take the addresses of all the members on the sounding board and put the shelters right next to THEIR houses ;)
- **IT is bad enough to have Sprinter vans parked in front of so many houses in Bend. They block views and disrupt the natural beauty of a street. To have an RV parked in driveways, maybe many driveways on a single street, is unsightly and unfair to those who own homes in the area, unless there might be a 6-month limit. No renewals. During that amount of time, other plans should be made.**
- **The code appears to be drafted thoughtfully, with some term limitations. Understanding that permits need to be pursued (I'm thinking specifically in terms of sanitation requirements) alleviates much concern that I would have. A bonus is that families below or at the poverty level may be able to extend help and support to their relatives, potentially preventing another person from going without a roof over their heads.**
- This is turning neighborhoods into campsites.....This is disgusting...YOU are distroying Bend
- There are many instances where the homeowner cannot sufficiently provide the necessary electrical, water, or sanitation services to a hardship shelter. Additionally, there are many neighborhoods that specifically do not allow for this type of vehicle in their current CC&Rs. Those covenants are in place for a reason and homeowners specifically choose neighborhoods (or don't) for that reason. To have an "out" in the city codes is not fair to those that expect RVs and other dwellings to be allowed in their neighborhoods. I have also seen instances where RVs in these situations are dumping from their tanks directly onto the ground when parked in front of residences that do not have full hook ups. Without any enforcement I believe a blanket rule for these situations could become neighborhood nuisances quite quickly.
- This policy is likely to be used by home owners in ways not intended. Homeowners will likely use RVs on their properties as short-term rentals or as extra living quarters for visitors rather than for unhoused persons. As a result, our beautiful neighborhoods will be made unsightly due to beat up RVs parked in driveways.
- I think you also need to consider allowing on-street parking as well for those older areas of town where there is no driveway because the house is served by a garage on the alley. Or perhaps there is an exception that could be approved for these situations? And provide a dashboard placard that would indicate the approved use
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- **Should be a 90 day permit with possible renewal with 2 year max.**
- Are you kidding?
- I am in an HOA situation. We don't allow for any parking in driveways or on the street. We also don't allow out-buildings or RVs (other than loading them up or cleaning them out). I largely bought my home because of the HOA. Please include an

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exemption for communities like ours. I think that this is a horrible solution. It will make Bend look like a mobile home park If there are temporary RV areas designated that can be used in a catastrophic situation, such as earthquakes, fires, etc, that makes sense. But a long-term housing situation in driveways - awful idea.

- Living in RV's or camping has not been allowed in the City limits. The preservation of property values are important and the undoing of such a law will result in unsightly nuisances that have no way of being enforced. Its hard tp believe that we need to limit short term rentals, but are OK with hardship living situations.
- I think this is a humane solution but there should be a requirement to get approval of the adjacent neighbors (at least 2 doors in each direction) and make sure the people utilizing the shelter are not sex offenders or on parole or on drugs, especially in a neighborhood where there are children.
- You've got to be kidding.....what is the Council thinking!!!!!! the city has land such as Juniper Ridge that should be considered for any type of temporary housing. Certainly not in a residential area. Once again, look at how to help individuals, not give away our community.do you have any idea what you are proposing and what this will do to Bend???? I would say once again, open your eyes - look at the models I noted and use their footprint.
- This will get abused and never be enforced properly.
- I agree with Hardship Shelters but I don't understand the part about driveway of residence. I do not understand all of this but I believe strongly that everyone should have a roof over there head, a bed to sleep in, and food. We are all people.
- I can't see a good solution for the sanitation issue. Is the city going to allow people to put in RV hook-ups with sewer and water? What will the permit process look like? Will there be any oversight/approval of spaces and the impact on neighbors prior to allowing this option? I already feel like I'm housing a hardship shelter on my street every night. I don't see this asa good option.
- People have spent their hard earned money on buying their homes. They bought their homes with the assumption that they would be living in a neighborhood that was consistent with what the neighborhood was when they bought their home. Not a neighborhood turned into a psuedo campground. Home owners have the right to to zoning regulations that preserve their home values not degrade them. Hardship shelters are a horrible idea.
- The city has shown no interest and/or accountability when enforcing parking rules or regulations. See Hunnell Road is a great example. Although it may be a county road, the unsanitary, unsafe and INHUMANE situation that has been allowed and even encouraged to expand there is appalling. Unless neighbors are going to be allowed to enforce and remedy the disgusting situation that will inevitably occur, DO NOT let Hunnell Road ha ppen in our neighborhoods. Nothing will turn Bend into a Portland-like garbage dump faster. Has the committee addressed where waste from these so-called shelters will be disposed of? Where will water, electricity...sewers be facilitated? What course of action will adjacent property owners have available when refuse and waste and extra vehicles begin to drive their property value down?
- ABSOLUTELY NOT UNDER ANY KIND OF HARDSHIP CIRCUMSTANCE. THIS THOUGHTLESS IDEA IS A DOWNRIGHT MEAN AND DISGUSTING THING TO DO TO A NEIGHBORHOOD OR AN INDIVIDUAL WHO IS PAYING HUGE TAXES FOR HEALTH AND SAFETY OF THEIR COMMUNITY!!! ARE YOU REALLY SERIOUS???
- No encraochment should be allowed
- I don't think the City should be able to over ride the CC&R's or HOA ruling of a community or development. Further, people will place RV's in their driveway or on their front yard and rent them out. Sure this could be helpful in meeting the needs of a friend or family member, but it is no solution to the housing issue and will violate every soci al norm for neighborhoods. Would these RV's be regulated by building and safety codes like regular housing? Would they be required to provide heat and sanitation solutions? What would keep this from just becoming a cheap way to become a slum lord?
- There are already hardship shelters already in place. You know this will not solve anything and the this type of shelter will become permanent structures and slums in neighborhoods because it will go unregulated. YOU know it will only promote mobile slums in neighborhoods where people will add more and more trailers in their driveways and create slums. Where will they dump the black tanks? The homeless on Hunnell, ODOT lot, by Crux, 2nd street etc. already take open bucket baths, and dump their poop buckets in the storm drains. Why does the city want more of this? Open COCC and tetherow for this.
- Many neighborhood's CC&R's prohibit this, it is an eyesore and promotes transients living in established neighborhoods where children and families reside
- If a regular tax paying citizen cannot go camp in a park, a driveway, or any other location not allowed by city ordinance, there is absolutely zero logic or reason to create a precedence to allow it in neighborhoods. This would seem to allow a single residence to choose something against neighborhood's or HOA policies, let alone normal laws.
- If you want a relative to stay with you provide them a bedroom or backyard tent not visible from the street.
- No hardship shelters or any shelters in neighborhoods as homeowners we pay property taxes on
- what is there to explain?
- Why do you want that in your neighborhood! Why do we have to take care of people who don't want to take care of themselves!
- Absolutely not! This is the most ridiculous thing I have ever heard of. I am a hard working person and work as hard as I do to keep my kids safe. I live in a place that I chose because I thought it was going to be a safe place to raise a family. Our

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town of bend is already becoming an unsafe place by us allowing homeless to camp where ever they want. by doing these things and being so lenient we are going to lose the town we know. We will also lose our tourists. I cant tell you how many visitors have commented in a negative manor about our homeless population. Most of these people are not people looking to be a help to society. the good people that work hard and pay there bills are the ones that will be leaving when we open our town to be a giant homeless shelter. I know I will be

- I bought a house to live in a nice quite neighborhood. That was safe and secure. The homeless bring in crime and drugs and alcohol issues that have not been addressed with any of these proposals. We used to be able to leave our doors and cars unlocked and not worry that they were being broken into. That is not the case any more and we all have to be diligent about ensuring our property and belongs are safe guarded now because of the amount of homelessness that we now have because of our accommodating attitude toward homelessness. When you drive by the homeless camps and see all of the stuff that they accumulate and store around their supposed "camp site" it is disgusting and sad and it begs the question of how much of that stuff was stolen or pilfered? I pay my taxes to live in a nice well kept neighborhood not an extended homeless camp that I have to worry that some of my stuff might be in that pile of junk they have accumulated. This is a bad idea. Just because you want to live somewhere doesn't mean you can. When I was younger I would have loved to live in LaJolla, Ca. but I could not afford it so guess what? I did not live there and that's the way it is sometimes in a capitalistic society. I never agreed to carry the weight of those who won't or can not carry their own weight. Besides the city bought 1500 acres of land known as Juniper ridge which has not been developed or produced any revenue for the city. Why don't you try using that land for something other than costing the tax payers property taxes on land doing nothing. Putting or allowing people to house homeless people in their driveways is not a good idea or smart solution to the issue of homelessness. Many of the people who are homeless have no intention of straightening up or elevating their lives they are content just living day to day and panhandling and seeling to get their next fix or buzz. Please keep our neighborhoods and children safe.
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- We should not be allowing this in our neighborhoods
- You cannot expect people to "do the right thing". This will turn neighborhoods into disaster areas subject to trash, fires, sanitation issues such as hoarding- just look at the streets already existing that have been allowed to have RVs and campers lining the road. Absolutely not. **Individual exceptions in individual cases, such as allowing an RV in a private driveway for a temporary medical emergency, or in case of a fire is the only way this should be permitted.**
- **Only for three months or less.** Long term the trash will pile up. Already happening in some westside home areas. No one is moving them out. so sad that we can not walk at night anymore. Please listen to us!!
- This a safety issue, is the city planning to vet each driveway camper to ensure they are not a child molester, rapist, convicted felon, or mental illness patient. Who will be liable if a child is hurt? Is the city prepared to pay families multi-million dollar law suits for choosing to take this path.
- Sex offenders and people who are convicted criminals dont belong near residential areas.
- How will this be monitored?
- This needs to be carefully thought out so it doesn't become a problem. I believe something like this is needed, but I could see how it could become an issue. Maybe try it for a period of time and then evaluate? For me, this is potentially the most problematic part of the recommendations and we need to proceed with caution.
- again, clear
- **Yes, but this seems ripe for abuse as a short term rental.**
- Absolutely not
- Absolutely not. This would depreciate our homes exponentially as tax-paying citizens that have invested in the welfare of Bend, Oregon.
- This is a super-crazy idea, in my opinion!!! It invites owners/occupants of homes to extort whatever \$ for homeless people to park dilapidated vehicles on their property and thus destroy property values in the neighborhood. And create who-knows-what types of difficult situations, in general. And look, I am a political liberal, I want us to do something big and positive to address the rapidly increasing homelessness I see in Bend (that has really gone bad in Portland). But this idea does not strike me as one that will lead to positive results. Maybe it could be restricted to large country properties not in view of neighbors, but in a city neighborhood, I predict this would lead to problems, disasters, chaos, crime, you name it. NOT A GOOD IDEA.
- This is ripe for abuse.
- Who will enforce and control to ensure it doesn't get out of hand? While I understand helping those that are here, I struggle with the concept of making the community one that attracts houseless citizens from other areas. Also, how do we protect people's home values that have worked hard to purchase their home? For many, their home equity is THE savings plan they have to support them when they don't have income. My 92 year old mother is able to afford memory care facility care only because the equity in the family home is being used to pay the fees.

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- **This should be limited only to properties of 1 acre or more and then only if the following applies 1) the property owner has to be a full time resident on his own property and he needs to be available to address concerns (like with an STR) 2) there also needs to be a minimum distance to the surrounding neighbors 3) There needs to be a mandatory service to be paid by property owner to dispose of waste from RV so it doesn't end up in the sewer 4) There needs to be a limit on number of these per neighborhood just like with STRs 5) The city of Bend needs to hire inspectors to make sure that this doesn't turn into a slum lord situation, people using these as STRs, etc. and that all the rules are followed. 6)** Neighborhoods with CC&Rs should have to accept these as well, otherwise we have the wealthy neighborhoods again exempt.
- No one wants the homeless living in their neighborhoods. Providing a garbage can and a porta john is NOT providing the needed services. I hope if you push this through that all the homeless park in the Council, Planning Commissioners, City Manager, and City Staff's driveways and neighborhoods!
- **ONLY if blocking sidewalks is enforced. It's so hard to get around Bend as a pedestrian already with cars blocking sidewalks (PUBLIC RIGHT OF WAYS) - this sounds like it will only make it worse. keep sidewalks clear and safe for pedestrians to pass and this sounds fine.**
- Having residents park their RV in their driveway for years does not sit well with me. I pay to store my RV, why don't I just stop paying and park it on the street for now on? This would save me thousands of dollars.
- **I only agree with this for true hardships - like fire or natural disaster victims.** Not those that choose to be homeless. Homeless camps/accommodations/shelters DO NOT BELONG IN RESIDENTIAL NEIGHBORHOODS. One more time - HOMELESS SHELTERS/CAMPS DO NOT BELONG IN NEIGHBORHOODS.
- I do not support the creation of hardship shelters within the city limits of Bend.
- Both HOA and CC&R's prohibit this activity so as to protect property value. There is no reason to inflict this type of shelter on the adjoining property owners. What would happen if all of the driveways/roads were to become occupied by trailers or RVs like what has happened in many California communities? Not the Bend that we want to live in.
- I do not agree with hardship shelters on a driveway or on a residence. Our neighborhood experienced this and as a consequence the trailer decreased our resale value. Garbage was left in the area. Our neighborhood had the beginnings of a slum until it was reported and subsequently removed. This is NOT what I envision for our Bend neighborhoods. Please do not allow this to happen.
- There are definitely safety and quality of life concerns. If a neighbor decides to house a homeless person on an RV in their driveway and there are children walking to the bus stop nearby or outside playing with a potentially dangerous person out, that is of grave concern. Also, should this Hardship Shelter move forward, there should be a mandatory notice sent to all neighbors within a one or two block radius, because that gives the other neighbors the opportunity to do things differently for safety reasons. There would be a lot of legal ramifications if a mentally unstable homeless person attacked or killed a child or neighbor who was unaware that they lived in a motorhome in a driveway. Also, there could definitely be trash or drug use concerns as well.
- **This potentially allows for anyone, anytime to allow a trailer, RV, tent, etc to be in a driveway or yard for an undetermined time.** I can even envision college students parking on a friend's property or rental. Or, visitors to the area doing the same. Additionally, people may/will take advantage of this concept, and leave "hardship shelters" on their property just to store them, with no intent to use them as you have outlined. No, this is not a reasonable solution to homelessness.
- **The sideboards (one year permit, all necessary permits required) seem reasonable. Exemption from permits should be allowed if the primary dwelling resident allows the hardship shelter resident to use "indoor" services (water, elec, sewer) instead of separate RV hookups.**
- I will be campaigning to have everyone if you voted out.
- **Questions as to requirements for sanitary disposal of waste, especially in a residential area. Typical RV will require gray and black water tank emptying at least 1/week.**
- folks should be able to count with family and friend support.
- Absolutely not! This affects property values of tax paying citizens that may not wish to have their taxes go toward decreasing the value of their property. There are other areas to go and other cities as well. This is not a priority in Bend.
- It is sad that I would need to explain why...look around the Parkway. This will be what driveways look like.
- No crap in driveways!
- There's enough blight in Bend already!
- This opens a homeowner up to liability and potential squatter issues.
- With so many other options in place it will inflame neighborhoods and pit neighbors against each other. **How do you plan to enforce and avoid owners renting out spaces to recreational campers?** The city will open up a can of worms like they did with STR. Ultimately the city can't provide enforcement. There is a hardship medical waiver already in place in Deschutes County, people can park on BLM or in the now accessible businesses and churches who can accommodate a few RV's at a time (per the new ruling). Many home owners are not responsible and run power cords and can't provide dumping services. The businesses and churches who are now able to provide parking for RV's need to provide facilities,

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how can you guarantee that owners will allow this? It will increase the parking difficulty at a time when you just reduced the parking requirement. Why not see how these other options respond to the homeless situation? Why are we heaving all our streets and neighborhoods over to the houseless population? What about the residents who are facing hardship and won't be able to manage the conflicts this is sure to provide. Why not have a city campground for eligible people?

- **Love this idea. To me, it's like having an ADU on your property.**
- I disagree. This would permit the spreading of homeless transients throughout the city and in residential areas with vulnerable residents such as elderly and families with small children. This was previously explained above.
- Appalachia here we come! What next, cars up on blocks?
- This could easily get very out of hand, affecting the safety of neighborhoods and impacting residents / housing values and more
- Bring low barrier people who can't get into another shelter because they are tweaked out and addicts into my neighborhood? No thanks. **People who lost homes in a fire or natural disaster that is a different story.** Disagree that manufactured homes should be allowed in driveways. **Completely disagree that these should be allowed for up to 3 years. That is a renter not homeless.**
- I strongly disagree for many reasons. There has been very little information provided in this survey as to the specifics of this plan and any guidance, regulations and requirements that would apply to a hardship shelter. As an aside, this entire survey has asked questions based on the reader understanding the zoning areas/requirements - without much more detail, it is not feasible to accurately respond.
- So this will allow free camping in Bend's neighborhoods. And who will pay to have the broken down RV's and buses towed from streets? This idea is ridiculous, unsanitary and ugly. So this will allow free camping in Bend's neighborhoods.
- The cost of housing is incredibly high in Bend and across the United States. As rent cost increase, so will the population of houseless individuals, all of which deserve a safe place to live while they reclaim their lives. **People cannot thrive when they are only capable of physically surviving, and allowing those people to live in a safe, heated, private living space (such as an RV) in a safe place (such as a relatives drive way), will be beneficial for the community in the long run.** The alternatives for the houseless are bleak; some are able to stay in shelters, but this is not an available option for everyone due to the high demand and other mitigating factors (pets, families, etc). Others may be forced to live in their car, where they are more likely to be victims of crime or harassment. Others still may be forced into becoming "urban campers", which is both unsafe to them and the community. But what choice do they have? Allowing at risk populations to have the option of utilizing this safe alternative is good for those at risk and the community at large.
- Absolutely 100% no. The city regularly gives out tickets for parked cars and RV's. This is absolutely hypocritical crap unless the city decides to no longer enforce ANY parking violations to ANYONE.
- This is also ridiculous.
- It's inconsiderate for one neighbor to be able to park a huge RV in a driveway that towers over the next door neighbor's house or looks straight into a bedroom window, etc.
- Hardship Shelters ie. trailers parked in neighborhoods, violates many CCR's that are in place in Bend, it potentially increases density and traffic without neighbor approval, decreases property values, and it is potentially unsafe for visibility. Trailers are designed for camping, for temporary housing in a disaster, for storage parking, or for trailer parks -not residential neighborhoods!
- Because there is nothing to ensure it's not a tent and the garbage that would follow. If people want to OPEN THEIR HOME, that is their business, but should not be allowed tent /RV camping on their driveway.
- **I live on narrow streets in River West that have very small driveways and narrow alleys. Having RVs parked as described in your proposal would block sidewalks.** RVs parked on the street in our neighborhood regularly results in near head-on collisions as our streets are effectively reduced to one lane with an RV on the side.
- There are already too many people living in RV's on the streets and in driveways.
- If there are junky vehicles, they can affect neighbors' liveability and property values.
- Campers in driveways is ok for loading and unloading. It's not compatible with residential neighborhoods.
- This is already being done in the City and the City is doing nothing about it. Until the City really establishes a plan to oversee and enforce these options, the houselessness situation will just continue to proliferate as it have over the past 20 years.
- **Hardship would involve a time limit. Allow a hardship for, say, two weeks. Then, alternative solutions should be pursued.**
- A majority of these folks are addicts. There is too much stealing in the areas surrounding these tent camps as well as other behaviors (trafficking, etc.) to support the drug habits. This could potentially increase the stealing in our residential neighborhoods and bring drug dealers, sex trafficking, etc into our neighborhoods.
- Homeless people are not just those without homes, they have mental issues and drug issues too! I have two daughters I don't want to have to injure a mentally ill/ drug addicted person because you're forcing them into our safe neighborhoods. It's ridiculousness, want a lawsuit?? Fights?? Deaths?? Don't do it, people are unpredictable as it is, Homeless people are even more unstable, I've seen it first hand, a Homeless man beating up a woman....

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- **Most driveways are not long enough to do so without blocking the sidewalk. Most fancy neighborhoods have Hoas that prevent this so it will only happen in poorer neighborhoods and conflicts with cities equity goals as this will further erode the quality of poorer and older neighborhoods.**
- Ride your bike in Phils trail system and check out the trailers, the trash and sewage may change your approach.
- Most subdivisions already have codes in place restricting rv and campers in subdivisions to protect the neighborhood and property values. To change this opens the door for bend to become camp city in the name of hardship if you can't afford to live here you should move to a city you can afford.
- Terrible idea
- Home owners have invested in properties based on thier feelings of safety, community, etc. Allowing this type of housing will destroy those values. A better sokution is to further limit short term and vacation rentals. Investors are driving up the cost of properties and you are doing nothing to adress that.
- These examples of trying to integrate homeless into residential neighborhoods has been done. Time and time and time again it has led to conflicts with surrounding neighbors. Boise is a big example.
- Too many potential locations to properly monitor and control. Too much potential for bringing dangerous situations to unsuspecting, innocent, naive citizens and children. This could undermine the acceptance of future homeless shelter programs.
- This proposal will turn our neighborhoods into slums. This is absolutely unacceptable. People save and work hard to buy their homes, and this proposal allows anyone to camp on their driveway - their property? This will plummet the value of homes and create trash, drugs, and human waste to be along the homes and properties of houses in Bend (look at Hunnel road). In addition - this WILL create violence - as property owners will not allow this to happen to their homes they have worked so hard for.
- **This shouldn't need to be a mandate. As the resident should have the ability to have whoever they want on their property at their discretion. If they want them off they should have the ability to evict without cause.**
- Similar to an ADU, allowing residents to help solve the housing challenge seems like the right thing to do. The very strict HOAs will be an issue. This will also require some form of management or policing to limit short term rentals or people using this as a loophole to park their RV (empty) in front of their home.
- Disbursing the homeless problem into our neighborhoods is a terrible idea. How will this be controlled and regulated by a government that has limited resources and is inefficient. People will take advantage of this for rentals as they have with ADU's. I am sympathetic about the homeless problem, but what I have seen on Hunnell road and around town is a total disregard for sanitation, garbage everywhere, hoarding, etc. Do you want this next to your home. Don't tell me there will be rules and regulations, are there any on Hunnell road? Don't force this problem into our neighborhoods. There are better way to deal with this.
- To allow a person to live in a trailer, on someones property, for up to a full year is detrimental to the neighbors, the value of their homes and the appeal of the neighborhood. Residents of Bend spend hundreds of thousands of dollars to buy their homes or thousands each month to rent and they deserve a neighborhood that maintains its value. The time allowed for a trailer to park in someones driveway or in front of someones home needs to be re examined and lessoned for me to be satisfied.
- I don't think people who allow an RV etc on their property will be able to regulate and keep the area free of garbage etc. Neighbors would be severely impacted in single family neighborhood.
- By allowing homeowners to put an RV/Travel Trailer in their yard or driveway as a "hardship" shelter will open a huge "can of worms" to owners who will rent out the space to others that are not hardship cases. How will you monitor who is renting or staying in these "shelters". Neighborhoods will now be filled with RV/Travel Trailers with no monitoring. It will decrease home values, it will increase crime, I'm sure it will increase drug traffic in what would norm ally be a safe neighborhood.
- It is not fair to adjacent neighbors who don't choose to live next door to a homeless camper. It will affect quality of life and resale value of their property.
- **On the understanding that it is limited to the owners of the property.**
- From my experience, people already provide hardship shelters, letting extended family stay in RV's in their driveway or yard, and these are the people the homes that cause the most problems. It seems like its typically an elderly homeowner and extended family take advantage of that. Their are a few of these going on in my neighborhood and nobody is happy with it.
- Absolutely not!!!! This is a huge violation of our personal space and property! I pay for my property and I should be able to pick who is living in and on my property
- Short term is not a year in my world.
- HOAs are not going to allow this
- Neighbors did not sign up for that when purchasing their own property and it's not fair. Every downtown long-term rental owner is going to apply and charge \$ for someone to live in the driveway. I would consider putting in for the required

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permits and keeping my RV in my driveway (which is currently not allowed by CC&Rs) and renting it out for 2K / mo. Sweet! How are you going to police that when we don't even manage STRs in town? It's ridiculous.

- THIS WILL ONLY DEGRADE LOCAL PROPERTY VALUES AND CREATE SLUMS
- This can't be evaluated without more information. Would the resident have any choice in allowing this? How would this decision be made? There appears to be no specific time limit on the definition of ""hardship shelter""
- **This seems to open up a whole new issue for which it would be almost impossible to oversee.** Hopefully families will take care of their own in their own way
- I am unsure of how they define a hardship shelter. But does not seem reasonable.
- If more people were able to help friends and family by allowing space to be used in their own driveway, this could alleviate the burden on City Government to provide for all of those supports.
- **If a homeowner would like the flexibility to allow or help someone this way, i think they should be allowed to do so.**
- Does this provide requirements for access to utilities (to include sewer, water, and power)? Or does this simply allow new "rental" forms to spring up throughout the year (or three with extensions) in locations that aren't designed to support this? Does this prevent sidewalk encroachment, or take up public right-of-way with semi-permanent uses? What about generator noises? Residential neighborhoods are not RV parks for a reason. How would street maintenance occur? Street sweeping? Plowing? Or even shared use of the ROW by neighborhood children?
- **I believe that circumstances will arise that would make the use of this option necessary and I believe that the requirements for this use will insure that this will be a temporary use for emergency purposes only.**
- **I believe this will help disperse persons and it will allow for family or friends to support others. However, I strongly agree that it should be limited to one vehicle and that cleanliness standards should be enforced to avoid junkyards appearing in neighborhoods.**
- **This is the worst idea I have ever heard. I can see people renting out their driveways now, with no consideration for their neighbors. More than likely will block sidewalks (which is against City Ordinance now). Where will the raw sewage be disposed of? Shelters or group facilities have no business being located in zoned residential areas!**
- This is a disaster waiting to happen. Pitting neighbor vs neighbor and destroying the current residential communities.
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.
- Under NO circumstance would I EVER be ok with allowing a homeless person to park/camp their car or trailer on my property. I am a nurse and know that hoarding and other behaviors do not stop provided they are given a roof and food as seen by activity in the hospital. I also have children and believe this to be utterly UNSAFE.
- It makes no sense at all to allow hardship shelters in the driveway's of a residence. All this will do is bring property values down and the beauty of our neighborhoods. I am strongly against this.
- This is an invitation to abuse and a proliferation of people living in RVs throughout the city. The city has proclaimed long and loud about the lack of affordable housing and anyone claiming this as a hardship could qualify. Property values of homes with or near these more or less permanent living arrangements would suffer. How would the rules be enforced? I left Portland because of the inability of the government to deal with homeless and affordability issues in a manner that didn't harm the livability of the city for all citizens.
- The picture you provided is quite lovely but not very realistic. It will start out with maybe one or two and eventually, we will have broken down RVs, cars and trash throughout the neighborhoods of Bend. A very bad idea!
- You really want to ruin Bend neighborhoods? This is absolutely ludicrous. This will destroy home values while creating unsafe neighborhoods.
- Quality of living will be trashed if this is allowed. It will look like Emerson Street did everywhere this happens. What about HOA rules that don't allow trailers to be parked in driveways? If this is implemented it will look like crap in nice neighborhoods.
- **I actually don't think this is a bad solution, but the City Codes in Bend are very strict as it is. This should be an option for homeowners to use their at their own discretion, not only as a solution for homeless people.**
- Who is going to enforce these permits? This can be easily abused.
- I disagree and reject options that allow homeowners to have permanent parking in a driveway for up to one year.
- I think neighbors should be notified in regards to the type of shelter and the time allowed and be able to comment for approval
- No one who has worked and saved to rent/buy a home wants a dilapidated RV in a neighbors driveway. Property values damaged by the city allowing this might be considered a liability.

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- I don't see how this could possible be regulated if allowed on private property. If a property consists of a creage who know how many ""shelters"" will take up residence??? This is a horrible idea. I do not want to see this allowed in my area where we have property that could possibly be misused this way. Homwowners will take advantage of charging rent for this option.
- This is idiotic for sure. You will only cause further division within our community, since Bend is about "community." Who will run the background of the individual(s) who are going to park their fire hazard next door to you? Who inspects the RV/Trailer? Also, will the mayor, or one of the "progressive" council members be the first to host their favorite RV? And why the demographic questions below?
- Will you commit to this if your 24 year old daughter owned the home next to it??? Be honest with yourself
- creates opportunity for squalor when code enforcement is not exercised, lowers property values for others who choose to not participate in allowing a hardship shelter on their property.
- Ridiculous premise
- Without the inclusion of drug addiction/mental health services, 24/7 police surveillance, the assurance that the area will be kept free of second hand smoke, cigarette butts, needles, feces and other human waste, and loud noises to include screaming obscenities, I strongly oppose putting any kind of shelter within the city limits and in our communities. I urge you to work with Sounding Board to ensure the above issues are addressed and only then allow a small test model.
- Currently there is no provision to protect the quality of life for contiguous property owners and neighborhood, correct? **If a hardship shelter is provided, it should be screened for privacy, occupant should be allowed to stay there for 6 months, the property owner is not to charge occupant for space rental or face a \$5000.00 fine for city, property owner is to provide evidence their homeowner insurance extends to the hardship shelter, and the property owner is allowed only one hardship shelter per year.**
- will these be limited like short-term rentals - only a certain amount within a certain distance? will neighbors have any input? Otherwise, it's just a way for people to have sprinter vans park at their houses, charge rent, and block sidewalks.
- **I believe they should be allowed outright. The permitting system is a gentrification system and restricts tenants from allowing a family to park in their driveway.**
- I don't really understand what that means
- not addressing the core problem, not in any situation.
- Again, people paid a lot of money for their single family residences in Bend and this would devalue their properties. I would make an exception for wildfire victims, or similar if the temporary shelter is hidden on the property and not in the driveway.
- Bend Development code does not allow for parking of occupied RVs on private property, and should not be changed to benefit the homeless or property owners who wish to use RVs as short-term rentals or for supplemental rental income.
- Absolutely not! This measure can stir up plenty of problems in a neighborhood. Someone obviously living in a trailer or car or tent that's in a driveway of a house could impact the attractiveness of the surrounding homes and in turn impact resale value. What if the next door neighbors have their house up for sale, for example? It could negatively impact relations between homeowners, as well as the hardship dweller. I know that I'd be very angry if one of my close neighbors suddenly let someone set up a trailer or something and live in their driveway. And who would be responsible for that arrangement being "short term?" I don't think the city has the resources to visit private residences and say "time's up - your hardship camper has to go." Also, I think some people would take advantage of this allowance and start using it for vacation rentals. Despite that being expressly prohibited, even having this allowance exist would open the door to abuse by would-be Air BnB property owners. Again, ensuring a property owner wasn't using their driveway for an unlicensed vacation rental would be very difficult to enforce. The city of Bend would essentially pit neighbor against neighbor, which is never a good idea. There should be NO hardship camping in residential areas!
- This is already happening. There are some MAJOR considerations:
 - the city needs to ban use of generators in town, which cause a hardship to neighbors
 - there needs to be a "no warming fire" clause for outside the dwellings
 - there should also be something about outdoor storage and furniture being prohibited, because again, that causes hardship on the neighbors especially if the people in the hardship vehicle are partiers.
- **I'm kind of undecided on this. I think it sounds like a reasonable option as there are many neighborhoods and lots with ample space for RV parking that are being unused and if those places could help a houseless person/or family, I like that idea. There are a lot of neighborhoods that prohibit RV parking, which would funnel these shelters to neighborhoods that allow it and the risk is that these neighborhoods get overly utilized and start to look like RV parks, which I doubt other homeowners would be comfortable with.**
- I do not want an RV or any vehicle parked in my driveway. This is not hardship, this is mental illness and additions.
- How are they going to dispose of waste?
- **This is a fantastic option for provision of safe accommodation for a number of people in a dispersed way. And from the point of view of neighbors - if there is going to be an RV parked on a property, what difference does it make if it is occupied (currently not allowed) or empty (currently allowed)?**

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- You have no right, legal or otherwise, to allow the lawless existence of homeless people in Bend. You don't enforce any rules on them so why would anyone think you'll enforce any kind of ordinance anywhere else.
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialogue on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central Oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.
- Are you just Stupid. You don't see the legal issues?
- If we let people park their RV's anywhere in our beautiful city of Bend as hardship shelters, then the city will look like a camp site that is no going on at NE Hunnell Road. Many third world countries families have hardships and they manage to have living in one house versus having RV's, mobile homes in the drive ways
- I don't support the recommendation. The depreciation of property values alone is unacceptable. There will be long-term issues with sewer, water, electricity, trash collection, and parking. In addition, the proposal doesn't consider overcrowding neighborhoods that already suffer from a lack of vehicle parking, illegal RV parking, restricted/limited emergency access (police and fire), or evacuations for natural disasters.
- No! As someone who has direct knowledge and past experience with the extreme stress being houseless causes, a trained professional and a supervised area is the best and safest for the houseless and the residential community. Residential areas are not an area for the houseless. Not for emergencies situations either. Houseless communities need to be built in the Juniper Ridge area, This area would provide training and the support they need. Having the houseless all over Bend does make any sense at all. Especially to the houseless and the homeowners.
- build it they will come
- You're now just dispersing the problem into the neighborhoods and around families. Hardship shelters should be grouped and managed as you are proposing with the Outdoor Shelter concept.
- **Private parties are not equipped to support individuals with issues such as mental health and addiction issues.** This will pollute our neighborhoods and cause strife between neighbors.
- **I highly disagree with this recommendation. There are safety concerns, not just for the homeowner (who gets to make that decision) but it impacts everyone around them as well. This shouldn't be a single person's decision on something that impacts the entire neighborhood. There are safety concerns as well as property concerns that this raises.**
- This change will cause an uproar among residential residents. It will cause blight, eye sores and gaming of the system. It is a slap in the face of people who have worked hard to have a reasonably nice neighborhood. Why pay property taxes at all. Just camp in a vehicle at a friend's house and enjoy Bend's amenities.
- Work.
- **I agree to the idea. However I don't agree with a time limit. What if generous souls want to provide hardship shelters as their community contribution (like a foster parent) and so it would be more effective to be able to have that unit permanently available. The time any one person was using it could be limited but the shelter should be able to stay in place (with all permits) so that it is immediately available for the next person.**
- You'll need to give neighborhoods the freedom to exclude these types of shelters in their CC & Rs. Also, they should not be allowed to store excess property around the RV.
- Should not be allowed at all. This will lead to a blight on neighborhoods and will negatively impact the quality of life of us living there now and paying our taxes and maintaining our properties/residences in a manner such that we like living there. Making this an allowed use will degrade our quality of life and drive us out of a home we love. You may think you are solving one problem only to create another one
- **If friends or family of houseless persons are able and willing to help, the City should absolutely create a clear and simple way for them to legally do so. It may help in whatever small way to relieve the stress on other shelters and may provide secondary benefits like quality of life and emotional connection that shelters may not provide.**
- Are you nuts? Do you want to change my neighborhood, it's general atmosphere, and property value as well? Please don't make this town another Portland, Seattle, or San Francisco with all their problems. As housing continues to get more expensive, perhaps the answer isn't more housing and thus growth. Perhaps people won't come here because it is unaffordable. Its the natural consequence and will hopefully slow down our growth! The more services, the more non-profit involvement, the more managed camps etc., the more our homeless population will grow. Taxpayers will end paying more for some people (not the employed homeless segment of this group!) who moved here and are not contributing to the community.
- because I have not been given enough information. your survey is bias.
- This is just asking for trouble. Having old RVs parked in driveways is not the answer. There can be an exception for family members. There is already zoning for ADU in most neighborhoods.
- See above

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- How low a bar will the criteria for "hardship". Will this be an avenue to rent out our driveways? Enforcement is sooooo bad now, I see this getting out of hand.
- So now your degrading neighborhoods and devaluing others property who might not have a say
- AS long as there is a permit requirement, utilities and a time limit.
- No homeless in neighborhoods! Low barrier includes sex offenders and alcoholics. This is INSANE.
- This could get messy between neighbors very quickly, especially in heavily populated residential areas where street parking even for residents is a hot commodity. If the driveway is full from an rv/camp trailer then the car(s) will have to go on the street, therefore taking away space from other cars. In theory, this could work for friends/family needing help, but allowing strangers into the neighborhood that not even the host knows could be a recipe for disaster and endangering the host and neighbors alike.
- There should be enough options covered by tax dollars that shouldn't come from individuals necessarily
- **As long as they would be used by family or personal friends, I am not particularly concerned, as one may reasonably make the assumption the premises will likely be maintained visually whether the unit is occupied or not. What IS problematic, is if the premises become "trashed" - that is to say, garbage, outdoor storage, excessive vehicles on the street, etc.** In any event, the city needs to strictly enforce existing ordinances against on-street parking of occupied RV's in residential areas. This is rapidly becoming an issue in which the city's lack of enforcement is beginning to drive homeowner values down, and that is totally and completely unacceptable to affected owners.
- I am not in favor of codify going this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- We cannot tolerate homeless moving into neighborhoods
- Families maybe Hunnel road next door..no fricking way. The neighborhood should have to sign off..do HOA's stand up to city rules?
- **Yes as long as the vehicles do NOT block sidewalks. This happens in my neighborhood frequently and we have several residents who use wheelchairs to get around, this does not work for everyone.**
- No way in hell do I want them living next to my driveway where my children play. Are you people insane?
- Do not allow this in our neighborhoods. Could be a safety issue for children
- **Obviously with the home owners approval and as long as they are not parking the camper or trailer on the street.**
- I'm not crazy about having driveways populated for extended periods of time with people living there. There was no survey question to ask for additional ideas so I'll provide them here. There's so much public land east of Bend. Why don't we open up a multi-acre site that could handle hundreds of houseless individuals with porta-potties and a periodic bus into and out of town. I think the idea should that we don't need these places to be comfortable, just safe and a place that provides an opportunity for transition back into a productive environment. Being in the heart of the city to me feels like the wrong answer. It makes bend a less attractive place to be, while making it easier and more comfortable to remain houseless. If we make this too nice, all we do is become a destination for individuals looking for a compelling place to remain houseless which be unfortunate if bend were seen as that.
- This would be a wonderful way to ruin this place and a fabulous idea if your aim is to make Bend into a pit of despair. The worst idea I have seen yet. Truly this is an awful idea that will create a lot of problems for tax paying citizens.
- See above answer
- Ridiculous
- If this works in NWX, then we can expand it into other areas of Bend. But let's start with NWX. Let them lead by example. Even those of us that live on the East side and work hard to afford this wonderful inflated utopia, take pride in our homes and value our property. We don't want to live next to junk-show, but maybe those in NWX have more compassion than us.
- **Adding a higher density of population to an existing community will add additional stress.** Adding a high density of individuals that need an abundance of services will increase those stressors exponentially. Without further study on how many stressors can be added to each individual community before it negatively impacts that community it is unethical to house homeless in a functioning community. In trying to do good we must not harm others. House the homeless away from functioning communities and provide them the services they need to be reintroduced into a functioning society.
- Bend does a pretty poor job of enforcing these types of regulations. I know it says no STRs but who will enforce that? If it's may RV and I'm living in it temporarily (remodel, etc), that's one thing but bringing another family into a community with cars and the needs for resources will strain your infrastructure.
- No driveway exception. Is the City trying to make Bend look like some poverty stricken backwater?
- I think the immediate neighbors should be allowed a voice.
- Absolutely not!! Read what I wrote above this is absurd
- NO hardship shelters in neighborhoods.
- **Within the driveway but not on the streets like ice been seeing**
- Totally unacceptable proposal. This level of density and visual impact on neighborhoods is extremely troubling. The idea of Hardship Shelters should be eliminated totally.

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- This is not fair to the other residents of the neighborhood where the Hardship Shelter is placed. Bend residents who pay a lot of money for their homes want to live in a safe and attractive area. This would be a blight on the neighborhood. It would devalue the property value.
- **Having people set up shelters in their driveways seems like a recipe for disaster.** This approach will put the city in the middle of private home owners. Neighborhoods with CC&R's will most likely not be permitted to do this resulting in these types of shelters happening in lower income areas. We should look for ways to share this responsibility across all communities.
- **this seems like it could help expand the options for houseless folks. I do think it places alot of responsibility on the person whose driveway it is to ensure that noise and any other issues are monitored well to ensure that neighbors are not disturbed.**
- People work their entire adult lives to pay off a mortgage and then newly elected officials change the neighborhood with the stroke of a pen.
- Anyone who has walked around the densely populated areas on the east side of town knows that this has already been going on for years! People are letting friends park in their yards, tap into electric & they stay there for free while the rest of us tax paying homeowners carry the load. There is no way the city will be able to monitor the length of time or the actual necessity of this type of living arrangement. All you are doing here is opening the door to more "friends helping friends" live cheap & property tax free!!!
- Neighborhood safety
- Homelessness should not be allowed within city limits. If you can't afford to live here, leave.
- As with any temporary solution, you have to have an exit strategy that is enforceable. It does not appear that there is an exit strategy other than that the permits are for a year, renewable for two more but do you really have the manpower to enforce this? Also, how do you plan to enforce the need for permits to allow this? Will you be relying on citizen reports?
- Would this be permanent or temporary?
- **Would there be any requirements on upkeep? What if the RV/camper doesn't have workable plumbing or toilet facilities? How would this be enforced? Would it be a complaint driven process? Does the city have sufficient enforcement capabilities - enough code enforcement officers or law enforcement officers? Why allow extensions for up to 3 years? How will the City know if these aren't simply functioning as rental units?**
- This is an unfair blight imposed on neighbors who purchased a home in a single family neighborhood, not a trailer park. It should be allowed only if all property owners within 1000 ft agree in writing, and then limited to 6 months.
2) This will be abused. People will claim hardship for their kid or parents so they can live in an RV in the driveway. It will be easily abused to create additional space for a variety of reasons that have nothing to do with housing homeless.
3) It will create fire hazards by allowing RV's in setbacks which are not assured to be compliant with code, are likely to be haphazardly connected to electricity. Who is going to monitor that?
- Homeless folks should be housed near the services that they require; such as, mental health and substance abuse providers, security personnel, nursing staff, etc. How are these providers supposed to help the homeless if they are scattered in driveways across the city?
- **I think at first blush this sounds like a good idea until it is your house that is affected by living next to a trailer being parked in the driveway for extended periods of time.** What if you are trying to sell your house but the trailer next door is preventing the sale or dropping the value by a significant number? Is the density of the neighborhood taken into account? If the trailer is out of sight from neighbors in a low density neighborhood this would be much more workable than in a dense neighborhood with small lots. One size fits all is a ridiculous approach. Are the same rules going to apply for the west side vs. the east side? What about wealthy neighborhoods vs more moderate income neighborhoods?
- This would cause neighborhoods to look like RV/mobile home parks. Having neighborhoods look like RV/mobile home parks decreases property value by increasing population density, putting stress on infrastructure, and diminishing curb appeal and quality of life for homeowners. I'm doubtful there'd be any meaningful enforcement of the permitting and any way for neighbors to discern which RVs are in compliance. This also forces immediate neighbors of those who choose to allow RVs to live in close proximity to these RVs without any say in the matter.
- NO WAY on this one. Will eventually turn into a civil right that people have the right to set up shop, in any way they want, on a person's property. Even if it's within a driveway, the junk will expand, as it always does, onto personal property, setting up the possibilities of conflicts and violence. Too many drug-addicted, violent, mentally ill, and sex crime convicts to make this doable. If I can check a website to see if sex offenders live near me, will this also be expanded to allow me to check to see what homeless people who are convicts live "within a driveway" of me? I seriously doubt it. Very bad idea.
- The driveways in residential areas are not designed for continued shelter of homeless. The homeless shelters need to be placed in an area suitable for homeless trailers. As can be seen from the area just north of Lowe's, homeless shelters are not suitable for an established residential area.
- But only, obviously (I hope), with the permission of the property owner.
- No. Will the added residents participate in paying associated property tax....

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- No, NO, No, NO, No....one thousand times, Noooo! I have lived in four Counties and four of these United States, having been a part of many MANY communities...this is by far the most insane idea I've EVER HEARD being proposed! By the way, I vote NO!
- This would affect neighboring properties and residents that may not agree or wish to have this kind of temporary housing next door.
- No, you put children in neighborhoods in danger by allowing mentally ill, and drug users to wonder where children play alone or walk to/from school. People should be in managed facilities away from neighborhoods. Only family shelters with vetted families should be near neighborhoods and schools. I'm amazed at this train of thought that you can spread transient people everywhere in neighborhoods and think you aren't going to have any incidents. I feel for the people who are going to be harmed by your policies, I just pray a child isn't harmed.
- This will detract from Bend's residential neighborhoods causing many residents to leave the city. People bought their homes to be what they currently are. Also, many neighborhoods have CCR's preventing RV's in driveways.
- With the exception that such shelters be allowed on the driveways of members of the Sounding Board, Planning Commission and City Council.
- The requirements for the ""shelter"" are not clear enough. Shacks in the driveway? Many HOAs don't allow parking RVs in the driveway--why not allow ""free"" parking on city owned property instead?
- Why are you willing to destroy our neighborhoods?
- **People need options! This is a good one.**
- These shelters are almost always proposed in less affluent areas. I would support these shelters in Tetherow or Awbrey Butte, but we all know they would be in lower income areas of town so I do not support this.
- I don't agree with allowing individuals to live in a driveway. I don't see how the city will be able to provide or enforce the necessary services these folks require; such as: mental health and substance abuse counseling along with restrictions on noise and waste.
- I totally disagree with this recommendation as with density in some of our neighborhoods, besides being an eyesore, it could force people to park their cars on the streets. AND then you have areas in the city that people do not have driveways, which means that the east side of Bend will be where this will most likely happen. I do not want to see this. How would it be any different than what we are currently dealing with RV's parked on side streets - that will not change. I think these folks need to go to another shelter resource. Currently people do offer this on an informal basis to friends visiting or family members, but it is not blatantly in your face. PLEASE do not go further with this recommendation.
- Absolutely not. I do not want the responsibility of enforcing my neighbors to follow the regulations. **I would require a large, visible permit on the shelter with the dates allowed to reside (like a camping permit) AND immediate enforcement (that day) if code is not followed. How will you really regulate how many people are residing? are they allowed to have friends visit and hang out? How will you regulate trash and toilet dumping?**
- **It sounds like this is not currently allowed? It definitely should be...** That said - I would be interested to see what the homeowners stand to gain through this option. Fees, tax deductions? What type of oversight are we talking here - those experiencing homelessness are already some of the most vulnerable members of our community especially in emergency situations, let's just make sure we're opening doors for capitalism to further take advantage of them.
- Absolutely NO on this proposal. Existing older neighborhoods in NE and SE Bend are your work force housing. We do not have CCRs in most of these neighborhoods. What are the limits on the number of RVs per street? Could homeowners charge rent? Who monitors to make sure sanitation and electrical meet City requirements? Who controls for noise and increased traffic? What kind of neighborhood input? We do NOT want the livability of our neighborhoods compromised.
- **As a homeowner, I'm allowed to have my personal RV parked in my driveway or on my property. Why should it be any different if it's an RV I own or someone else owns? As long as it's not being used to generate income, I think it should be allowed.**
- **It depends on how many permits are issued per block. Just one? Or several?**
- The hardship shelters will turn the city into a mass homeless camp. We should, instead, encourage homeless to become productive members of society.
- **Space is very difficult to find right now and this could help someone get on their feet (and have a temporary address)**
- What on earth?
- An RV or Camper must be parked on a property per all city ordinances and codes. It can not be parked in the driveway or on the street in front of the house. If a person has an RV or camper properly parked on their property and they wish to allow a person to live in it, it must be Temporary for 6 months, rent free, and their home owners insurance must cover the RV or Camper. Further, the RV or Camper owner should have to post a bond or insurance to cover acts of vandalism, or destruction of property value to neighboring properties. The Owner of the RV or Camper would be held liable for all actions of the homeless residents.
- You have got to be kidding!!! where will they dump the black tanks, (prob in the storm drains like over off of Hunnell, which is WRONG), and what if someone put multiple trailers on their property essentially making a slum?

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- if allowed by the homeowner and the HOA the home exists within. And if the definition of structure specifically excludes temporary structures such as tents, tarps, yurts, etc.
Additionally, there needs to be a time limit for the "emergency" of no more than 90 days without specific extension after having proven the circumstances are truly temporary and this is not becoming a permanent situation.
- Would you choose to live next to squatters in RV's at your house?
- I would be concerned if homeowners or renters start renting their driveways. We don't need to create a new rental market for parking space rentals similar to the STR program.
- Homeowners work hard to purchase their homes. The presence of inhabited RVs/trailers/tents on residential properties would negatively impact quality of life as well as value of homes for resale in neighborhoods.
I would recommend that the city purchase property to the south and the east of Bend city limits to be used for Hardship shelters for RVs/trailers/tents.
- Outdoor or hardship shelters are not a solution!! The problem should be solved with group or multi room shelters!!
- Maybe, who is going to monitor that allowing someone to live in a driveway of a residence so the neighborhood doesn't turn into an undesirable place to live.
- Lacking a house should not be a reason for a hardship permit. **It should be limited to those with medical problems which need the assistance of family, or for those who have lost their homes due to fire, flood or other natural calamities.** Under the present definition every homeless person in the city would qualify for a hardship permit.
- I would have to look into this concept. Who the residence of the home have any say in this matter. Within a driveway of the residence, in what? A tent, camper, what type of living arrangement?
- This will just turn into a permanent "encampment" - it will not be temporary. Do not even let it start.
- Campers in driveways are not allowed per HOA regulations in many neighborhoods; permitting of hardship shelters should not be allowed to override HOA regulations. **If the camper can be shielded from view of the street, e.g., parked inside a fenced yard, that would be acceptable.**
- Only if water/sewer hookup is available and there is a code enforcement provision to have a hardship shelter removed if it becomes a nuisance or health hazard. And only if each of the proponents on the City Council and Sounding Board volunteer their driveway for someone in need of a Hardship Shelter. Talk the talk, walk the walk.
- My HOA does not allow this. Having a RV parked in a driveway will reduce property values. It also is visually unattractive to a neighborhood. What kind of insurance will the homeowners need to have to protect themselves? Who pays to dump their grey water? T
- Theoretically every driveway could house a homeless shelter that puts more cars on the public roadway and take up parking spaces. The aesthetic impact would be disastrous. This is a horrible idea.
- We have already had issues in our neighborhood with transients living in an RV on the property. They were suspected of the increase in break in while they were on the property. No one should be allowed to live in a RV on residential property. Why doesn't the city buy give vouchers for RV sites for people to park for a limited amount of time.
- While most neighbors are somewhat patient with various situations within their neighborhood there is a point where you would be impacting their way of life and what was expected when they purchased that property. Trying to change that way of life will result in law suits and possible takings.
- absolutely horrible. **where would the waste and grey water go? residential driveways have no way to dump human waste into the sewer. potential for hazardous waste and environmental pollution. Who is then responsible for the noise, safety, and cleanliness of the site? the home owner?**
- As long as it would not override establish HOA regulations.
- Would you let me camp in My driveway for a year? This is a terrible idea and will result in blight and crime throughout Bend.
- All you are doing is devaluing our property and opening up our property for more to vandalized and theft. Unless the city is willing to pay for increase in crime and property values going down... DO NOT DO THIS!
- Not well enough defined for those homeowners equity not protected by ccr's . Older neighborhoods count on code to keep their neighbors from doing whatever they please. Like opening a home-based salvage yard.
- This will make all of Bend look like a homeless camp!
- **Hardship perhaps up to 1 month but not 1 year. 1 year with an option to extend to 3 years is not nice for a neighborhood and unfair to neighbors. More campgrounds should be built to meet this demand. RVs do not belong on residential streets & residential driveways if they are empty and being stored and especially if they are occupied/lived in.**
- **This allowance will be abused. It should only be allowed for a medical hardship, due to an 'Act of God' (e.g., wildfire), rebuilding after a structural fire, or while a home is under construction on the site.**
- Without more information with respect to code requirements and enforcement, I do not feel comfortable supporting this recommendation.
- **My answer would be yes if I didn't think it would be grossly abused.**

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- I do not want to see people ""living"" in my neighbor's driveway; regardless of what type of ""abode"" they are living in.
- **I agree however the time limit should be shortened. 1 year permits with the ability to renew up to 2 more years is too long.**
- Your neighbors don't support this. Why would they want trash in their neighborhoods
- Do not expose our children to this!
- **If a resident is willing to accept a houseless individual onto their property, they should be allowed to do so. The homeowner should follow the same requirements for clear walkways and cleaning waste as before. RVs should be fully contained on owners property, not the street.**
- These are almost always problematic in residential areas and cause discord between neighbors. They almost always are in violation of CC&R's, nuisance codes and include off-site park issues. Conflict, violations and litigation often result. There should not be more than one Hardship Shelter unit per residential property.
Without exception, **all shelter units should be required to have proper permitting for sanitation, electrical and water. Tents should not be considered Hardship Shelters. Maximum Hardship permit period should not exceed one year, with no extensions. There should be required set-backs from streets and property lines.**
- How can you override HOA CCR's. Consider the impact to surrounding properties and homeowners.
- I would not approve of this near my driveway.
- If someone is willing to let a person live in an RV in their driveway then let's let them.
- "for people who lack housing, or" is way too generic and could be applied to anybody. Hardship shelters target those impacted by medical emergency or catastrophe. Please remove this piece, leaving the rest.
- Many HOA's would not allow this type of housing so it would end up highly concentrated in some areas. I can see a list of issues that could arise from allowing someone to live in an RV on the neighbors driveway. Once the timeline for occupancy expires, it could prove difficult to get someone to leave. I feel as though a managed camp is a much better solution for helping people transition out of homelessness. Someone camped in a driveway will have less access to meaningful services provided by the local City and County Government. Transition support, stability, safety, dignity are the main reasons for the large investment in shelters and living in an RV in someone's driveway doesn't achieve those goals.
- **three years is a long time to have an RV in a driveway. folks would find a way to rent them out, keep them forever**
- Portland
- **Maybe only on the RL sized lots. It seems like it is rife for abuse. Lots are tiny nowadays already. None of us like the home that has 6 cars stacked in their driveway, spreading across their yard or a tarp over a giant boat or RV in the front yard of their home already. This seems like it would make the front yard appearance even worse. Can it be restricted to parking off the alley or back behind the 10' front yard setback and screened? A fenced front yard using the setback requirements?**
- Although I feel for the houseless folks who are challenged, I feel the neighbors nearby did not sign up for this type of housing in their neighborhood when they bought their house.
- The City will not have the resources to enforce regulations.
- You have not explained if you will be assigning a driveway or if people who own the driveway are inviting this. If they own the driveway, they can do whatever they want unless they live in an HOA. If the house is in an HOA then the HOA has rules and those need to be followed to protect property values.
- We cannot let our neighborhoods turn into permanent housing for people who choose not to live by community standards. I do not want Bend to turn into downtown Portland or Seattle.
- **Sure, I mean if someone has a need and someone else with a driveway wants to help... Why stop them?**
- **This should only be allowed on residential sites of 1/4 acre or more. Otherwise, it turns every residential area into a high density area when that was never intended.**
- Liability is a huge concern. What is the vetting process? Drug users, alcoholics, child molesters, criminals... If the property owner chooses to remove the tenant, does the city plan to move that person off the premises and what is the process?
- AS LONG AS ITS ACTUALLY IN THE DRIVEWAY!!!!!!!!!!!!!!!!!!!!!!!!!!!! I hate walking through neighborhoods and having to navigate around hitches over the sidewalk or pull-outs coming out over sidewalks. Also - MUST be ok with HOAs if present.
- I strongly disagree with this recommendation, no one individual should be able to decide whether an individual experiencing houselessness should be able to take up residence in their driveway. A decision like this impacts an entire neighborhood, not just the individual with the driveway in question.
- no shelters
- I live in a neighborhood developed by Tennant. We have alleys with garages . The Bend fire marshal told the developer and city officials that street parking of cars should be PROHIBITED because there are no driveways or carve outs so 1 car can pull over to let another pass....hey city....YOU allowed this! With persuasion, my neighbors on this part of NWCumberland, have kept vehicles off OUR street, WITH NO THANKS TO YOU! The way you are allowing Bend to be invaded by money launderers is unbecoming to you. Is THIS what you want to be remembered for?

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- It's bad enough that our zoning allows people to park disabled RV's or just plain unkempt, ugly RV's in driveways, but this is a terrible idea. What about the safety of children and what about loose dogs? Just because someone is a "bleeding heart" doesn't mean they have the right to push this into their neighborhood. This is exactly why places like Broken Top and Tethrow and Awbrey Butte have HOA's that limit this. I don't live in any of those areas, but they are smart enough to know that this type of housing damages a neighborhood and brings down property values.
- The homeowner would essentially be the overseer, and current rental protection laws should not restrict the homeowner from evicting the renter if need be. The CC&R's and HOA rules should override any of these new rules.
- Not sure of who would qualify. Would it be someone from out of town being treated for chemo at St. Charles for a couple weeks? A family member who is unemployed?
- These will inevitably be used as short term rentals and there is no way to make sure that they are not! Also, many RV's and trailers are not designed to be used on a full time basis, especially in winter. Freezing conditions will crack storage tanks, including the sewage tanks, creating leakage and potential health issues. Not a great thing in dense neighborhoods.
- I do not think the city will enforce regulations around this use on the less favored east side of Bend.
- Absolutely not. Residential driveways are not the place for this. Put them east on 20 out of town. Have a camp set up with facilities and a shuttle to town.
- Hardship shelters should not be allowed for the homeless population in the driveway of any residence. The hardship shelter allowance during the fire season was understandable but hardship shelters for homelessness does not make sense. In my opinion, there will be so many issues between neighbors and it will be out of control. Homelessness for people that are living on the streets is a multi-faceted situation. It's not just an RV for them to live in. They very well could need mental health counseling, drug abuse counseling, the list goes on and on. And at least in a controlled group shelter etc there would be programs available to help them whereas if they're in the driveway of someone's home in a residential area none of those services are available. It sounds to me like you are taking a section of the homeless population and spreading them throughout Bend as a whole.
- I think creating lenient policies towards homelessness increases drug use and reduces the safety of the surrounding area.
- I could not disagree more strongly. This will ruin Bend's neighborhoods. TERRIBLE IDEA!
- **ONLY WITH ABSOLUTE MAXIMUM OF 6 MONTHS AT ANY LOCATION AND INVITATION OF HOMEOWNER WITH CITY OF BEND PAYING EXTRA UTILITIES COST AND INSTALLATION AND MAINTENANCE OF ""PORTA-POTTY"".**
- This is a terrible idea and will degrade our city. Even if this is intended to be temporary, I see it become a long term situation. I also think people will take advantage of it and use it as rental space even though they're not supposed to. Plus, how will this be managed and enforced? Will the city rely on neighbors to complain in order to be enforced? Again, this is not a good idea.
- This is ridiculous! Putting the homeless in driveways in residential districts is a horrible idea for homeowners
- Only if the city can find funding to properly handle permitting, code compliance and permit checking, ongoing property and code compliance, policing all public complaints. Non of the permitting should be done by the City of Bend building and permit division as they can't adequately handle their current work load.
- **What defines hardship? Will the hardship be verified? Or will anyone living the "van life" be able to rent a spaces in someone's driveway (assuming the sticker is obtained through the planning review)? I see this being exploited for profit and, there being a lot of leniency from Code Enforcement to obtain the approval, in which case they'll be given 90 days or more, so the approval really becomes pointless, and people can generally skirt the system.**
- Going that route infringes upon a person/family choice that has purchased or wants to to Purchase in a neighborhood for what it offers for them & theirs for their lives & how they want to live & work, etc. They have spent their money for this neighborhood. I don't feel the houseless have the rights to take away the look & feel from established or future neighborhoods, especially with the price a house costs for those that can buy one or even rent one. Providing the various other options for them are more viable. The photo you provided would most likely not be the kind of newer RV sitting in the driveway!! The houseless don't have that nice an RV. You also have the aesthetic loss of viewing down the street & getting safely out of the driveway. A year is a long time.
- Do NOT bring this into our residential neighborhoods!
- this should not be allowed in the city of Bend.
- Not with the definition change of hardship. The definition should not be changed in the code. Also, if you look at the committee making these recommendations, it does not accurately reflect our community-only select segments of our community. This should be taken into consideration.
- **Not sure. Only for someone who is working in Bend with plans to save up for permanent housing within one year or less. The only exception would be a medical hardship for someone who has family living in Bend. Otherwise it becomes attractive to those who choose a homeless lifestyle.** I worked for many years with the homeless in Santa Cruz, CA, and for many I worked with, it was a lifestyle choice because they wanted the freedom and preferred to not be tied down to a regular job. Over time, when too many accommodations are made by the city for those who prefer homelessness to working, that city becomes a magnet for homelessness and a big heartache for the city. All of the accommodations were

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well intentioned but allowed homelessness to grow, not just because of a lack of affordable housing, but because it also attracted those who prefer the "freedom" of homeless living/not needing to pay for rent.

- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- **The housing crisis in Bend forces some folks to do this already. Better to have a permitted process to ensure plumbing, electrical and sanitation codes are met**
- This will open up a legal can of worms for the city. This is a horrible idea.
- **It is unclear how the city will provide the necessary services (mental health/drug addiction, education, career development, etc.) to individuals who are located in a shelter. Providing those necessary services to individuals located in driveways throughout the city will further complicate matters. In addition, the city should mandate that these "driveway shelters" be registered, in full working order, kept clear of debris, not impede on the function of the neighborhood in any matter. How would the city enforce those requirements? To do so would only put additional strain on an already strained infrastructure.**
- How to crap on your neighbors investment.
WHO will want to move here... certainly not to invest in a nice home.
- We don't need broken down rvs all over our neighborhoods. We all work hard to make our homes and neighborhoods safe and welcoming. Why do people who have chosen to not work and live off others be allowed to park in our neighborhoods?
- Neighborhood will become trashed and look like hell. DO NOT ALLOW THIS. IT WILL DESTROY BEND.
- Neighbors and neighborhoods will be negatively impacted by this. Will cause overcrowded and unattractive neighborhoods. People have worked hard to live in a nice area and followed all rules to do so.
- This would turn every street into a Hummel Rod.
- Why are you allowing these shelters in residential areas? Can you show a place where it's worked? It seems like you aren't looking out for anyone's best interests. A homeless person needs a stable home, not a temporary home. On top of that spreading homeless people out in neighborhoods will make it harder to get them help. You need to be able to assess them and helping them get into appropriate programs to get on their feet or get clean, or get mental help. Parking an RV out in a neighborhood will make it harder for them to get help. They are less likely to be near a bus station and have higher barriers to get help.
- **I'm all about maximizing space we can utilize for getting people the shelter they need and maximizing our options. As human beings these people have the right of choice and it will be helpful to provide a range of choices to help people get off the streets.**
- They should not be located in residential neighborhoods
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- Terrible idea.
- There is not a detailed explanation of this...too open ended.
- BAN FLAGRANCY- address the drug issue
- This will destroy our neighborhoods and property values. Bend will be one giant DRW.
- These shelters have no place in/near residential areas. Most of the homeless are either mentally ill, drug addicted or both resulting in high levels of crime, lack of public safety and lowering of property values. These people most often lack the ability to make rational decisions or properly care for themselves. Laws on drug use, loitering, public camping, etc. SHOULD be enforced by police, resulting in many being put into facilities to help them with their illnesses. Simply allowing the root cause of these issues is cruel. Money should be put into mental health facilities. Numerous shelters are not the solution.
- Will negatively impact neighbors
- **No one is going to spend the money for all the necessary hookups to be installed to use for homeless people, it will be abused and only be used for more vacationers and tourists.** Please do not deteriorate our neighborhoods anymore with uncontrolled tourists. If you think I am wrong you seriously underestimate the greed of the residents of Bend.
If you want to make a difference and actually do something about the housing shortage, phase out all vacation rentals.
- Would you want it next door to your children?
- This will ruin the conditions in neighborhoods. **Very few residences can accommodate the sewage requirements of RV units in driveways. The RVs will have to be moved frequently to empty the sewage if they are not connected to sanitary sewer. many individuals will take gray water and drain it on the ground or into the street causing unsafe conditions.**

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Most RVs have tank capacity that will only allow about one week's worth of black and gray water to be collected before the tanks have to be emptied.

The only way that should be allowable is if the recreational vehicle is parked in the side yard or backyard of the residence, and connected to city sewer or approved septic.

In many cases this is impractical because of the expense to add the required sewer connection at those locations in the residence.

- Allowing people to live in RV's in residential driveways creates a negative impact to neighboring properties. It would also result in reduced property values, without reduced property taxes.
It is also highly likely to generate more unsafe neighborhood conditions and a greater risk of increased crime.
- To allow "temporary" housing in an RV for up to three years in any residential driveway is absurd.
- The idea of having an RV or some other structure set up in a driveway for up to three years a neighbor ignores what such an accommodation does to property values or the ability to enjoy ones property. There is no mechanism for a adjacent property owner to have a say in such accommodation being allowed nor how it is managed. This concept should not allow temporary structures. Structures by nature would have to have facilities like plumbing and electrical to accommodate a person living. To construct such a structure would/should require being built to current building codes. The nature of meeting such requirements for a structure would make it more of a permanent structure.
- No shelters in residential zoned areas. We have made an investment in our residences and are taxpayers who want to continue with our current cc&r's r's and HOA and city zoning rules. Having Shelters in residential areas affects our quality of life and lowers our property values. I suggest you identify areas where a camp can be set up and fenced in for everyone's protection and well being. If the homeless do not want to stay in a designated camp that is their choice, but it does not release them from the laws we currently have against squatting or loitering. All the citizens need to be protected, not just the homeless which for many is a lifestyle choice.
- **Absolutely not. This is a recipe for disaster for our neighborhoods , who has pumping facility for the human waste? It will end up in the storm drain.**
- People should not be camping in our neighbors yards...
- We pay our taxes and maintain our property to high standards. We played a high price for our home in the neighborhood We live in because the houses and property are well maintained. I do not want a derelict RV parked in someone's driveway that will negatively impact my quality of life. Please consider us law abiding tax payers.
- I strongly disagree because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- While it conceptually sounds like a good idea, my fear is that there are a lot of unintended consequences that could quickly result. There quite simply has not been enough education or awareness on this proposal to foist this on the communities in Bend.
- Definitely No to changing the neighborhoods taxpayers purchased residential housing and to not diminish values.
- See above
- **I disagree with this idea and it should not be considered at all. I already live on street with a neighbor who allows this practice and it is terrible for the rest of us. People dress in the driveway and perform personal hygiene in the open, they store their property on the public street, they posted their own no parking signs in order to save their spaces on a public street adjacent to their camper, sanitation is an issue and accumulated trash is kept in the back of a truck for long periods of time. There are many nuisances. A driveway is not a living quarters or a home.**
- **A TEMPORARY BASIS ONLY.. A YEAR WITH 2 ONE YEAR RENEWALS IS TOO MUCH... SOME NEIGHBORHOODS WOULD BE GREATLY AFFECTED BY THE VISUAL OF TRAILER HOMES POPPING UP IN DRIVEWAYS UP AND DOWN THE STREET...**
- I understand the concept but wonder how that would work in neighborhoods with CCR's restricting such vehicles.
- Absolutely not
- The roads in the older section of Bend are often narrow and difficult to drive down. Adding more people to these dense sections of town will make traffic, parking, and snow removal worse.
- I don't want to have any potential issues related to a homeless person living in a tent camper next door. Property Values!
- What is a structure? How is that defined? Who wants a structure In their driveway?
- That's a takeover of personal property. Insane.
- **On the strict conditions currently outlined I think it's reasonable to experiment with it.**
- **Strongly disagree. Neighborhoods are not the place for this.**
- If this concept is approved it should be REQUIRED that every neighborhood including Tetherow, West Gate, Tree Farm, NW Crossing all have at least one home that has a hardship shelter within the neighborhood; otherwise this will just occur in the neighborhoods already being directly impacted by this community issue. Right/wrong, fair or unfair this will directly impact our property values and I'm not talking about these current inflated, unsustainable values, but the baseline values. We have a neighbor that already frequently breaks the rules and lets RVs/hardship shelters park in her driveway. They have backed into other neighbor's fence, parked on her front lawn because it was easier then parking in the driveway, they

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have tarps draped everywhere and a ton of possessions outside of the RV. It is a mess. I can't afford to buy a home in Tree Farm, but it doesn't mean I want to live next to a junkyard. I don't want to classify all individuals that are unhoused as a mess because I know that is not the case. I also get that if you don't have a permeant shelter it is difficult to keep your possessions contained, but without regulations on cleanliness or keeping things orderly there will be a lot of conflict within each neighborhood. For example - As the number of individuals staying in the exit ramps off of Revere grew and the length of time they occupied the space continued we found more and more trash (i.e. toilet paper and wrappers) blowing into our yard. That camping location was more than a block away. I can only envision how much I would be picking up if we have regular hardship shelter across the street.

We already have tons of laws and regulations on the books that don't get enforced. How are you going to ensure these new rules are followed? Shoveling snow from sidewalks is a perfect example of how the city has failed at enforcement and that is a really simple problem/issue. Without active enforcement by the city, not the neighbors, this will be a disaster.

- Bend has not proven its ability to enforce current code - illegal parking, sidewalk shoveling, and ensuring that landlords are providing safe rental housing as examples I've personally referred to Code/Parking Enforcement with zero results - how can it possibly expect its residents to think it will be able to enforce the power, water, and sewer requirements for allowing someone to house people in their driveway? Most people willing to offer up their driveways will simply ignore the permit requirement knowing that there will be no enforcement. We've already had people living in RV's on neighborhood properties that were not addressed when they were reported - so this is firsthand knowledge. Additionally, the majority of the neighborhoods where a residence owner is going to allow this is in a house they're already renting out, or in an already lower cost neighborhood - once again forcing the burden of housing the homeless onto people already living in high density areas. It will also reduce available street parking further as garage space becomes inaccessible and driveway spaces are consumed by trailers and RVs.
- It should not be allowed in a residential neighborhood again these people need help and you need to get them moving forward out of their situation with drug and alcohol problem alone should tell you that
- These are all suggestions to further degrade Bend's quality of life.
- Here we go again, this recommendation will destroy property values for adjacent homeowners who will have to deal with the noise, extra vehicles, debris generated by this use. It is not fair to impose this burden on neighbors.
- If my neighbor had a hardship shelter in their driveway I would be very upset. The hardship shelter will be abused just like every other social service provided to people. Someone's neighbor will have a mentally ill drug addict in their driveway and they will cause issues for the neighborhood. This is a terrible idea. Stop burying your heads in the sand. These people are chronic drug addicts, are mentally ill and have a disproportionate rate of violence, theft, disorderly conduct etc... Dumb, dumb, dumb.
- Too many possible issues. 1) **It sounds like if someone renewed twice, they could live in someone's driveway for up to 3 years. Hardly seems like a hardship.** 2. There is no definition of what qualifies for this permit. 3. There are no limits to the number of permits available. Under the short-term rental permits, there is a limit to the number of homes that can have them. 4. **There need to be close regulation to ensure that a home owner is not profiting off of the hardship permit. They certainly could rent the driveway space to someone with a camper who claims they need the permit.** 5. Do people living in the drive-way need to register as a resident? They should. Neighbors should know who lives near them and they should pay a tax to offset these other "houseless programs" recommended by the City.
- **This already happening all over town and so far I haven't seen a problem with this in our neighborhood as long as it is kept sanitary and safe.**
- HOA would have a field day. Someone got fined 200 buck for not pulling weeds. If there are 3 or 4 rv's in yard it will cause issues eventually. This is not a fix. A few lots had two rv's now there is like 6 and several cars some not running, garbage all over. This just spreads one problem all over the city.
- **The existing hardship rules are adequate.** We do not need to allow people to rent their yards to people. Ad that's what will happen. Neighborhoods are supposed to be safe places made up of permanent residence where neighbors know neighbors and watch out for each other. Kids need their neighborhoods to be sacred spaces.
- **Give owners space for safety reasons!**
- We need to address the entire picture of what has put Bend in a housing and homeless Crisis. To separate the conversation is near sighted and likely developed by people with no long term vision for our city and state. We need to address the impact of zoning of Short Term rentals and the lack of motivation to have rentals for real residents seeking to live and build or rebuild their lives here.

Air B n B Stats <https://www.mashvisor.com/blog/airbnb-bend-2020/>

Larkspur

Median Property Price: \$481,344

Price per Square Foot: \$252

Price-to-Rent Ratio: 25

Monthly Airbnb Rental Income: \$3,003

Airbnb Cap Rate / Cash on Cash Return: 3.0%

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Airbnb Occupancy Rate: 53%
River West
Median Property Price: \$580,843
Price per Square Foot: \$328
Price-to-Rent Ratio: 24
Monthly Airbnb Rental Income: \$3,562
Airbnb Cap Rate / Cash on Cash Return: 2.6%
Airbnb Occupancy Rate: 57%

Southern Crossing
Median Property Price: \$773,738
Price per Square Foot: \$327
Price-to-Rent Ratio: 39
Monthly Airbnb Rental Income: \$3,757
Airbnb Cap Rate / Cash on Cash Return: 2.4%
Airbnb Occupancy Rate: 51%

Southwest Bend
Median Property Price: \$604,717
Price per Square Foot: \$262
Price-to-Rent Ratio: 40
Monthly Airbnb Rental Income: \$3,241
Airbnb Cap Rate / Cash on Cash Return: 2.3%
Airbnb Occupancy Rate: 57.3%

- Craziest idea I've ever heard of.
- **Only for a limited time. AND with oversight regarding trash and compliance.**
- The allowance of 1 year with extensions up to 3 years total is excessive.
- I do not want my neighborhood to look like an rv lot with dilapidated rv's, campers and motorhomes dotting the landscape. This is unfair to those who have chosen neighborhoods/communities which intentionally do not allow this. What has not been addressed in this conversation is the reality of substance abuse, criminal records, mental illness that a significant segment of the houseless community struggle. I DO NOT want this in my neighborhood. In addition, the neighbors of such a set up will struggle with decline in home value. A sacrifice asking too much from folks who have worked all their lives to achieve homeownership and the security afforded in what is most likely the largest investment of their lives.
- No, I prefer the idea of special exceptions when something big comes up like the wildfires last year. I don't agree with changing codes permanently across the board for something that is supposed to be temporary.
- A citizen can give a room over to a homeless person if they chose to. No change in zone necessary.
- Vehicles and or outdoor shelters should not be allowed within the city limits. This ""hardship shelter"" idea is not a good one.
- I think this is an outlandish idea. It basically turns every neighborhood into a potential homeless camp!
It ignores zoning, fire codes, cc&r's (which I know the city does not enforce), sanitation, not to mention accountability to your neighbors. If you don't believe me to be true, drive to Hunnell Rd - just north of Cooley, and tell me if you would want your neighbors to have that environment in the driveway next to your house!
- I do not agree with any proposal that includes housing of homeless/houseless in residential zones. If the city insists on creating shelter options, they should not be in or near residential zones, no exceptions.
- Most people I know would not want a motorhome in their neighbors driveway for a year or possibly 3
- Who will make sure the people are following the requirements and not being abused? Who is paying for that enforcement? Tax payers? Great!!
- This is a huge NO for me. It is unfair to the neighboring residents that could be impacted by a Hardship Shelter in someone's driveway. The only way I could get on board with this idea is if the property is large and the neighbors would not hear, see or feel the impact. Perhaps a 1 acre property could accommodate this. The photo you use as an example is way to compact and close to neighbors. Will the RV be allowed to run at all hours of the day? This is just not ok for me and could be a huge burden on neighbors that don't want this. It's really unfair.
- I believe this is a reckless idea. This recommendation will have traumatic consequences for Bend neighborhoods: home values will decrease in all neighborhoods, there will be an increase of disputes and confrontations between neighbors and tourism will be negatively impacted by these hardship shelters as many people visit Bend through VRBO's or stay with friends and family in neighborhoods around Bend.
- hardship shelters, as in Los Angeles became cover for drug dealing and other criminal activity.

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Please explain: Are you supportive of the one-year limit for Hardship Shelters, with an opportunity to renew for up to two additional years?

- I don't support any hardship shelters.
- I believe people need to be held accountable. We can only help so much we do not need to enable people to continue to drain those willing to work and working hard for what they have. I feel that if there is an opportunity to renew, there has to be a very viable vetting system. And you would need to take a "tough love" approach.
- 2 years max
- Look at Portland/Seattle for your answer
- I think 8 months with extension to 12 months should be sufficient for someone displaced by an emergency.
- More bureaucracy is not usually the answer. Filing for renewal and limiting occupancy doesn't seem like a good use of time or resources.
- some neighborhoods have CCR's that prohibit overnight parking of such vehicles in driveways. is your intention to violate a neighborhood's CCR's?
- I strongly disapprove of any homeless shelters being built within the city limits.
- I am absolutely against any shelters being constructed on driveways of residences.
- Need more info.
- We don't want these in our CITY!!!
- No shelters in RS, RL, or RM-10 zoning.
- Hardship shelters should not be allowed except in permitted RV Parks. If the City proceeds with this recommendation, the limit should be established at 6 months, and renewed every 30 days, which would provide adequate time to relocate to an RV park.
- This seems like an extraordinary amount of time, but...YET AGAIN
...there's not enough information provided to make an informed and educated decision. How much time is the expectation for this type of shelter based on historical data? What IS the data? IS THERE DATA?
Additionally, nothing here seems to take in the very obvious and understandable concerns of placing homeless shelters into light/medium residential areas without taking into consideration the health (physical and mental), responsibility level, criminal history, etc. of the residents being placed. Not to mention the potential for being near schools, parks, or other places where there are likely even higher levels of concern from the people currently living in these areas. As a nurse and proponent for adequate, responsible, and compassionate housing for the homeless population, *EVEN I* can not agree with much of anything listed throughout this website, mainly because it is just far too vague.
- Hilariously ill conceived and not thought through. Neighborhoods aren't homeless shelters, don't make them one.
- How does this help our city in any way?
- This is too broad a question
- I think one year should be the limit.
- A total of 3 years is too long. One year is enough.
- If we have so many labor staffing issues, put them into rehab or require they take one of the available jobs to qualify for services.
- Hate the idea.
- One year is too much time. Trash and filth will be present within a month. Who is going to clean it up?
- **I support the identification of key parking opportunities for Central Oregon's houseless residents. However, those parking opportunities must be located in a highly regulated environment and subject to strict sanitation protocols.** I do not believe these parking opportunities belong in the City's residential zones. Rather, the City should focus on identifying their own "surplus" land that can accommodate such parking opportunities, where the City can contract with third-party providers for the safe and effective management of the parking. We should not be turning our residential neighborhoods into parking overflow areas.
- Yes, and no. I don't want this to be permanent, thereby reducing pressure to make more high quality housing available. But I don't object to some kind of limit, including perhaps the opportunity to renew for more than two years.
- I think renewal should only be allowed after showing that other options are still unavailable, but I can see how easily 1 year could turn to 3 if there is minimal criteria for renewal.
- Not in support of the idea
- We need to make it illegal for homeless to live in Bend City limits, period. Let them camp outside the city limits only. Shelters only encourage the homeless population to stay in Bend.
- Horrible idea. Should not be allowed at all. Would absolutely destroy our neighborhood and home values.
- These should not be allowed if the zone or HOA does not allow. Will be ripe with abuse
- one year only-not in residential areas---drug testing

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- There is no way you would know that the RV owner isn't paying the home owner to rent the driveway. I have seen multiple such listings on the local buy/sell pages here in Bend to rent spaces, to illegally circumvent the ADU/RV rules with "tiny homes". Also, I would not want to be their neighbor. Let's find solutions to housing issues that don't include mobile RVs dotting our residential streets.
- **I would recommend shorter permits. 6 months with a renewal based on lack of complaints from surrounding neighbors.**
- **It needs to be less than a year.**
- City of Bend should not spend more tax payer dollars to house homeless. Instead, increase social workers pay and have them lead the conversations of eviction with police there as support.
- I don't trust anything this socialist city council is up to. I don't see these vagrants living in your neighborhoods because we peasants on the east side have all of them and the crime/drugs/mental illnesses in our neighborhoods. I don't see you people doing anything to help businesses and residents the entire time COVID was going on, and you're overly compensating people who contribute absolutely nothing to society. Im talking about vagrants. Businesses are shutting down left and right because the kids who work there can't find housing, and you're spending your time in the wrong direction.
- As stated in prior comments.
- Having some type of review and accountability process is a good idea. I would encourage an easy one year permit process with more needs assessment for the 2 year extension.
- Let's see how this goes. It takes a long time to build more affordable housing, and there may need to be more extensions, but I feel for neighbors that may have had enough. We may need to revisit depending on how this goes.
- This should be temporary
- This survey assumes as if this is a fait accompli. I don't agree with this strategy. I am reluctant to provide details to my objections as I have already seen in the City Councilors response to bloggers concerns that they summarily dismiss concerns and provide specious and emotional arguments with no authority instead of providing citizens all both sides of the issues.
- I strongly support following the recommendations of the sounding board. Anything that could help with our housing and homelessness crisis.
- No I believe their should not be Campers trailers allowed anywhere in the City of Bend except for approved campgrounds or RV sites that have available hookups for water and sanitation.
- I think that's giving too much time.
- Everywhere is hiring with non-skilled workers at fast food making \$18/hour. Having individuals in shelter for three years is unacceptable when work is readily available.
- Reason listed in prior answer.
- Need to set restrictive standards first, then allow renewals.
- Just let's homeless know they have multiple years to delay addressing their real issues. A blight on our community
- If someone is unable to become self-sustaining/sufficient after one entire year of being provided with multiple support systems, it is unlikely that additional time/services will change their circumstances.
- I'm not in favor of any of this. You are inviting and encouraging MORE homeless and devaluing The housing market in Bend.
- Sounds like they will be renewable in perpetuity.
- FYI- I donto see a question about ACA- but outdoor shelters are, by definition, nearly impossible to b ACA compliant. I think targeting that a certain # of beds/facilities be ACA compliant is important - but again, forcing perfection, when we know how pricey that can become, will thwart progress. Have something less than perfect compliance with ACA, or you won't have many options.
- If you built it, they will come. . .
- Way too long. We do not want a bunch of junker RVs parked in people's yards for three years. There are building codes for a reason.
- with continuing to appease the homeless more will be attracted to the area. homeless ness of most out these out of area people are not the responsibility of Central Oregon. they need to go back to where they came from, let's give them a bus ticket to let their communities best serve them.
- See answer above
- That period is too long. Shelter users need a much greater sense of urgency in moving forward with their development plan. This in no way should appears as a semi permanent solution.
- Read my comment above. No Hardship Shelters in neighborhoods!
- The goal of a hardship shelter should be to support someone in transition to more stable housing. This is not to be just another ongoing living arrangement.
- **6 month limit with additional renewal options.**

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- **One year, yes. As a neighbor I could live with that. Any longer, no. Unless it were on a large property, then a few years might be ok.**
- This is a horrible idea!
- Depends on the amt of resources (staff & budget) the city allocates to enforcement of code.
- That length of time seems excessive. **I feel 6 months is adequate.**
- There should not be hardship shelters at all. Any limits providing to this is just a bandaid. Inflation has increased at a higher rate in over a decade. The hardships we are experiencing today will only intensify in the years to come. Citizens need to manage through these times despite their challenges.
- The changes to City Code go against everything the City has implemented to manage land use and building codes for the last several decades. The City of Bend is partially responsible for high cost of housing in Bend, and before dealing with the issue in an extreme manner, the City should first fully evaluate their own building code requirements and development standards, and work to eliminate the costs and barriers to market-rate development. Why should there be two standards, one for developers, and one for non-profits/government subsidized?
- This should not be allowed in residential areas.
- Don't cater to those that will take advantage
- Does not belong in residential areas
- who wants to look at a scrappy camper parked across the street in a neighbors driveway for a year ? have you thought about what that will do to home values ?
- I do not think hardship Shelters should be allowed In the city limits.
- **One year is more than enough time.**
- Squatters heaven. There is a difference between a hard ship and being to cheap to pay to park their rv while on vacation
- Garbage, sewer, water, power, etc. is it truly an emergency if it lasts three years?
- Some people would make this a permanent living arrangement. And here comes more city bureaucracy to oversee this.
- **The permit limit should be 1-6 months. This is too much of a HARDSHIP to place on the neighborhood in regards to parking and quality of life.**
- you people are idiots and don't represent the community.
- Again, duration of use needs to be thought out carefully
- Are you kidding? This is out of hand before it even starts.
- It should be less time. The longer someone lives somewhere the more difficult it becomes for them to move to more stable housing.
- Not supportive of this idea at all. Absolutely ridiculous.
- Not without considering the above comment
- A year seems like a long time but I also know people facing adversity need that much time.
I had to answer several questions above that I needed more information. I have no concept of really what these different zones are or how big 10,000 ft.² is. I'd answer it all again if those concerns were explained more clearly.
Still, thanks for asking and putting effort into working on solving some of these horseless issues. I appreciate your efforts
- They should not be allowed for even one day.
- I don't agree with enabling homelessness in Bend or any city. There are plenty of programs for assistance to avoid being on the street. Many of these people don't want assistance. Please open your eyes and tour the off ramps around Bend. The things I have seen and had to explain to my young children. Syringes, stolen bikes, piles and piles of garbage next to young males drugged out of their minds surfing their cell phones next to their empty booze bottles and drug paraphernalia with no care in the world. City council please get a clue. Learn from the state you moved from (most likely California) those policies and politics ruin states. Hence why you are here. Yet you brought the same ideas with you to ruin our state as well. "If you build it they will come". We're screwed, I believe it's too late.. you've done the damage and theirs no coming back.
- This is way to long.
- See above. That is way too log for the neighbors to have to see their neighborhood devalued by the site of a huge RV parked in their neighbor's driveway for that amount of time. A more reasonable amount of time would be a maximum of 3 months.
- Should not be allowed
- I'm not sure that 3 years is a "short" duration as explained. I'm not necessarily opposed to this, I would just need more information.
- One year is ridiculous. Maybe one week.
- I would need more information that what has been provided.
- 6months is more than enough time. With an 3 month renewal. An all together 9 month opportunity to get themselves sorted out.
- One year max with no renewal

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- Again, it is deceptive to ask if someone agrees with the link of an approval, without describing what the approval entails and the process for obtaining it.
- Hardship Shelters should be done near the County level near the Deschutes County Fairgrounds and NOT IN BEND.
- Should be no "hardship shelters"
- Three years? This becomes permanent. Six weeks maybe, at the outside, with no renewal.
- **This might work. Someone working a hospitality job earning \$20 an hour (or so) may be able to save up enough money to afford a down payment on a rental but I am not sure they can afford monthly rent at the current prices without having multiple roommates.**
- I dont like the concept at all
- See above.
- Hardship shelters should not be allowed.
- Too long. Consider how many possessions and other structures have accumulated in just a few months along highway 97.
- Should not be allowed at all.
- But nothing further. It can take a year or two to rebuild a primary residence.
- See my response above to providing any type of sheltering assistance. I'm opposed as it will degrade the quality of life in the Community at large as well as it does not incentive those living in such shelters to truly better themselves.
- Leave to charities to create and administer shelters. The city can simply contribute to them
- I feel like this will help folks get back on their feet easier
- It is not allowed by most homeowners associations and leads to a decrease in property values.
- Stop building these shelters. The problem is only getting worse the more you spend.
- We are encouraging homelessness in our city where job postings are at a premium. We are sucking money out of the pockets of hardworking citizens to pay for housing in our beautiful city for free. It is a real shame that we can all see how a city with such high potential like Portland is not overrun with tents on the street and it is a shame that we are one step behind. We are going the wrong direction. There is a difference between caring for people and enabling them. We are continuing to enable.
- It guarantees a length of time with a renewal, this is fair.
- you should be able to have someone living in your driveway, if you feel like it.
- I am not in support of more options - I do believe that if you cater to this you will have more homeless relocating here.
- Against this model to begin with.
- Who's going to monitor and make sure things are taken care of???? NO ONE!!!
- I'm concerned with how this will be enforced and don't believe the City will be effective is restricting use after a permit ends. Whether due to lack of resources to manage, or lack of empowerment to have someone find a new place to go, I don't think just because a permit ends the shelter will stop being used.
- Too long and too lax. This permitting should not be allowed at all in the city.
- I do not support Hardship Shelters.
- I'm a native Oregonian and have lived in bend for over 30 years. I sickened by the way the City promoted people to come here, well guess what now they're here and you have a shit show going on. The litter, the crime, the traffic, the cost of housing for my kids who where born and raised here but can't afford to live here without help. But we do it! We work everyday. I've seen church groups helping the so called homeless clean up while the bums sit in lawn chairs and watch. I've seen my beautiful city and state get destroyed by litter and filth. It's hard to be sympathetic to someone that won't help themselves. Make it illegal to panhandle in the city limits. Make it illegal to park a vehicle more than 72 hours. Make it illegal to go out to China Hat and litter thousands of pounds of garbage. Use buildings to house legitimate homeless subject to drug and alcohol testing. Require them to make progress with employment. And stop pandering to drug addicts!
- Enabling is not helping. Proactive, high-bar solutions that remedy the underlying problems and make steps toward a safer, healthier life for those affected - in far less than a year - are drastically needed. Allowing up to 3 years in this proposal is essentially abandonment of the issues.
- In the sense that Hardship Shelters are for emergency situations, three years seems sufficient.
- It's a "temporary" solution with no real end - it will become permanent. It's also a terrible idea in its own right, in terms of its effect on neighborhoods.
- Absolutely not. If the shelters that the cities are proposing are temporary solutions aimed to get people in to permanent housing, then why allow tenancy up to 3 years in a driveway?
- If you build ANYTHING..DEMANDS WILL REQUIRE UPDATEDS, REVISIONS, IMPROVEMENTS, WISH-LISTS...NO ONE WILL TRANSITION OUT !
- I think people within such living situations are working to better themselves. I am forever supportive of those that do the work needed.
- again this is a zoning problem too much congestion in residential settings

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- That is too long for a hardship shelter to be in a driveway. The noise from generators and the winterizing of the shelters (plus often times store their extra items around the shelters with tarps and tires). It would bring home values down if there are hardships shelters long-term in driveways.
- If this is allowed in neighborhood without CC&R / HOA restrictions, then it should be managed to ensure safety for surrounding homeowners
- I do not support any long term permit. This is a terrible idea. After all, we're not talking about a devastating event like a fire that has displaced people. We are talking about a lot of people who are choosing to live on their own out on the streets. Not only will they take advantage of this (Like try to evict them without a protest showing up) but people will take advantage of the most vulnerable of these people. And, people will use this to break the law. Who is going to police all of this?
- Timelines need to be reduced to prevent enabling repeat behaviors
- We dont want more homeless in Bend. If you build it they will come. The number of homeless has at least quadrupled in the last two years due in large part to the radical element voted in to Bend City Council.
- Too long, no renewal
- STOP this insanity! Look at Portland, it was a beautiful jewel of a city and is now an absolute shit hole. Take care of those "houseless" who truly need it, send the rest packing. Walk or drive down 2nd and Franklin any morning and you will see that these "houseless" are just absolute junkies wandering around wasted. Take care of our city!
- **I think it should be indefinitely. With no cap. Why put a time limit on someones ""hardship""?**
- Too long. It will become a realeyesore.
- Absolutely not, they will be a burden in very specific neighborhoods and NOT allowed in many of the HOA's on the Westside.
- I don't think they should be allowed at all.
- Until the City can justify that the homeless we are working with are Bend residents I don't support any of these resolutions. The statistic cited in the recent Bend Editorial by City Council is that 26% of homeless residents were not from Central Oregon. That is 1 in 4. If we consider that it is in the best interest of the surveyee to respond that they are from Central Oregon and that Bend provides a majority of the services for homeless, it is likely that 1 in 3 (maybe 1 in 2) of the se homeless in Bend are not from Bend. Further, the homeless need to show that they can be good residents in residential areas. If you look at what is and has taken place on Kansas Ave south of the library, the homeless have not demonstrated they can be good neighbors. There have been fights, unruly dogs, drunkenness, public urination and vandalism. I am completely in favor of helping those in need, but there also needs to be enforcement of current policies and I do not see that happening. Until I see enforcement of current policies, shelters and food kitchens taking an active role in policing the areas around where they serve, and the homeless behaving as responsible citizens I am not in favor of expanding these options into further communities.
- Don't like the idea of hardship shelters being spread throughout the City and becoming a long term solution. I am in favor of spending some revenue on creating a centralized shelter/camping area (Navigation Center to accommodate 500 people) with facilities that allow for food prep & serving, showering, access to occasional medical services, clothing distribution, social interaction etc. I believe this is called for with the money the City received in HB 2004.
- Let's do 5 years, that way they will never amount to anything. when you give people handouts all they want is more handouts, how about providing them a daily stipend also, perhaps a retirement account...? What you should be doing is giving employment, yard work on the roadside or painting buildings or assisting the elderly. SOMETHING that will give them pride and a sense of worth. but instead, here is a bed, for doing and earning nothing. Right next to a hardworking family's home.
- Very important that these shelters do NOT become permanent
- **Again, this appears to be thoughtfully written code, with minimal safety or sanitary impacts (on a given neighborhood).**
- I believe that 3 years is too long to allow for these limits. If they truly are hardship shelters, a 2 year period should be the maximum allowed. Even in some instances that period could likely be too long to allow these scenarios. If a trailer/rv is taking a parking spot in a driveway, and a garage isn't being used I could see long term parking problems being a side effect of these hardship shelters.
- This allows old beat up RVs to remain in driveways for up to 3 years. That's way too long and will make our neighborhood look unsightly.
- **With the recent wildfires and other natural disasters, we need to plan for the displaced and if the need can be dispersed through the community then we can accommodate more as needed.**
- The vast majority of our community does not want additional homeless infrastructure. If you build it, they will come. The experience of most West Coast major urban centers is demonstrative of this reality. Listen to the population that pays your salaries.
- See above. No one seems to understand that the fact is: the more services you provide, the more people come to the area to get the services, which then means you never can provide enough services. These services should only be provided

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on a short term bases (90 days) and only for people who have lived in the area for at least 6 months prior. By allowing and in fact facilitating the homeless messes (like Hunnel Rd. And the China Hat Rd. Mess on Forest Service land) you are encouraging more and more people to come to the area. Your approach is just a smaller version of what is happening on the southern US boarder. You can never put a stop to homelessness. But you can discourage it by not facilitating it. We need strict and enforced limits on street camps. Replace on going "hand outs" with short term "hand ups" to give people a chance to get back on their feet but do not provide an ongoing "lifestyle".

- Only for verified Veterans
- **It should be a much shorter timeline with NO renewal.** This concept is a huge imposition on other homeowners. Instead, more RV parks need to be developed. Ward has a big RV park on Brosterhouse. Why not expand that? There is undeveloped land around it. Also that sort of timeline allows these to become regular residences occupying the driveway or backyard. That is insane. Anyone could be called someone who lacks housing.
- Living in RV's or camping has not been allowed in the City limits. The preservation of property values are important and the undoing of such a law will result in unsightly nuisances that have no way of being enforced.
- **I think it should be extendable only for 6 months. It should not take longer than 18 months to rebuild or find new housing.**
- This will get abused and never be enforced properly.
- Longer if needed.
- Feels like a slippery slope into every neighborhood in Bend becoming a homeless shelter. I think we need to focus on finding indoor options for the houseless community, that can be a jump-start into affordable housing. It seems more logical considering the climate of Bend. Parking is already difficult in many parts of the city, and if we allow RV and trailer spots on properties, the cars that were parked off street will have to find somewhere to park, making the situation worse.
- No, do not support the idea of a hardship shelter at all
- NO - DO NOT ALLOW THESE!!! I Can't stress this enough.
- **No opportunity for renewal. A year is enough time to get on one's feet.** Covid 19 be darned. There are millions of jobs available throughout the country. When the economy collapsed in 2009 I lost my job in Bend and had to move to Portland for three years to have a job. As you can see, I don't believe in treating adults like babies. Adults must be responsible for standing up and taking control of their own lives. As to the questions asked below, it looks like you are trying to make this about white privilege. Shame on you, but nice try.
- Some kind of test period needs to be put into place because it is impossible to forecast the creative ways people will exploit these new decisions.
- The city already doesn't enforce any rules or regulations on homeless camps as it is. Go to any of them and you will see open drug use, NO masks, garbage everywhere. So why a supposed timeline of any length. Who will force them out after any time length? You are only promoting them to get comfortable on tax money with no responsibility. So who, again, would supposedly kick them out. What if they have covid or addictions, will they still be kicked out? The council has NO plans, this is a straw grasp at the tax payers expense and that of the law abiding and responsible families of Bend.
- See above
- It shouldn't exist at all, not one day or one year.
- 60 days is long enough to get out & find a job and a residence.
- No hardship shelters in neighborhoods
- what is there to explain?
- Why do we have to take care of people who don't want to take care of themselves!
- one-year is plenty long enough.
- Do not use taxpayer money to accommodate the homeless. Enforce ""No Vagrancy"" laws and ""No Camping"" on public property. Do not move them in. Move them out.
- This will cause more homeless to come
- Again, this needs to be tightly monitored with very strict rules as to when an RV can be used as temporary shelter in a private driveway.
- see above response. NO! Not in the neighborhoods.
- Bend does not have a sustainable economy that can allow a person to transition from a homeless shelter to a well paying job that will allow them overcome hardship. Focus your efforts on bringing good paying jobs and not depend on service industry economy.
- Seems like too long of a timeframe. Maybe one year with an opportunity to renew for six months would be better. Up to three years total seems WAY too long.
- i've worked my ass off since I was 14. This is bullshit. There are plenty of jobs available right now.
- I think it should only be a renewal of one additional year.
- That seems way to long for a ""Hardship"".

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- we have neighborhoods that have made bend. we have zoning laws and bldg regulations for a reason. Don't screw up what we have here. Please do not make us like eugene or portland!!!!
- Again, absolutely not
- The whole idea stinks. See my answer above.
- This whole thing is ripe for abuse.
- **Yes, it should be a one year limit and the renewal should only be allowed if no neighbors have objected to it. 1 year should be enough for a true hardship**, someone who needs 3 years is just not facing up to the fact that they need to relocate to a place that better meets their earning potential.
- We're going to need these longer than this, unfortunately. But it's a start!
- I am supportive of NO allowance for "Hardship Shelters." We already have City Codes. I'm tired of the Bend City Council changing the Codes for their naive ideas. Just because someone wants to live in Bend doesn't mean they can. Do you even know how big a pipeline you are creating with that attitude? If I wanted to live somewhere with dense housing, no more open land (like the COID land in SBNA), and homeless everywhere, I would have moved to a City. At least that City would have bike paths and public transportation. The City Council needs to put their efforts into THOSE.
- 3 years is a long time... - how much say do neighbors get in this?
- Absolutely not! Let them move to an RV park and live there. I do not pay 30% of my income to pay my mortgage and then be subjected to living among RV's in my neighborhood. Please learn from the mistakes that Seattle has made. Do NOT turn us into what they have become.
- A year is plenty of time to get a job, save some money and find some housing.
- I do not support the creation of hardship shelters within the city limits of Bend.
- This type of program will result in reduced property values especially when the neighbors have RVs or Trailers permantly within the street view. Think trailer park environment!
- I think it will be very hard for the removal of these individuals once the allotted time is over. Who is going to monitor the length of stay? Who will enforce their removal once their time is up? Imagine if all the driveways in our neighborhoods were filled with trailers. I shudder to think that this could happen! I will not live here if that is the case. These programs will negatively affect Bend and its future.
- Absolutely not! We need to find people permanent housing and jobs in a timely manner. A person living in someone's driveway for three years is insanity! And there should be requirements that if a homeless person is going to live on someone else's property for any period of time, that they have requirements to look for work or meet with service providers. Continuing to give homeless people so many services and places to live when they don't have to do anything in return is fostering the boom in our homeless population. I am tired of seeing homeless people sitting around on their smartphones all day drinking Diet Coke when they should be working or seeing service providers who can help get them back on track. Meanwhile we (the taxpayers) continue to provide them free meals and housing. There are far too many homeless people in Bend who have chosen this camping lifestyle. It would be nice if we could distinguish between those really needing and WANTING help and those who do not.
- As above, people will not follow the established guidelines, and who do you have in mind to monitor these "hardship shleters"? This is a very dangerous concept to allow and to maintain.
- I don't want it at all. Period!
- N/A
- Should be as short as possible. There are literally openings for nearly every business in bend, get a job, but for those that are homeless and trying to get back on their feet, are not criminals, are not addicts, and can maintain and prove both, those should be helped as they are deserving and attempting to better themselves and thereby the community as a whole.
- NO HARDSHIP shelters.
- Don't want them at all
- Same as above
- Zero. This should not be allowed at all. Quit making special allowances for people who aren't even members of our community who came from other cities, allowing them to break rules we would be fined or arrested for. This is utter insanity.
- **Hardship wavers should be no more than 6 months. Three years is a fixture not a hardship.** With all these other options being implemented this should be a last resort as it affects every neighborhood that doesn't have CCR's which means some will be more affected than others, and the centralized areas will be subject to more RV hardship wavers. Central areas already share an overuse problem with STR, which the city continues to ignore. Furthermore, with the new optional parking for developers, there will be more cars parking vying for street parking. An RV in the drive takes both the garage and driveway parking away from a home, those cars will be on the street along with the additional cars brought by the tenants of the RV living in the driveway.
This will reduce livability for all. How will the city enforce, monitor or assure safety of these units in driveways? Please don't allow this.

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- It can take years to recover from a disaster or, I'm assuming, get a job, down payment for housing, etc if you're otherwise houseless.
- The location of the Hardship Shelter needs to be first identified and then the term of its existence determined at that time.
- if this lunacy is allowed in driveways, it should be limited
- I don't support this option.
- There are no clearly defined standards.
- same as previous. that is not a long term solution and destroys character of single family neighborhood.
- 3 years is way too much time to have someone living in an RV in a neighborhood.
This whole survey is very frustrating. It is so technical and complicated. You need to explain RS, RL, RM, RH, etc. It doesn't appear that you really want meaningful input.
- Unless housing prices decrease within 3 years, it's unreasonable to set a time limit
- I think 1 year is adequate for most people who are experiencing houselessness to find permanent shelter, however this time frame may need to be extended for people in unique circumstances. A person with terrible credit and no rental history, for example, may need more time to establish themselves on paper, for example. Alternatively, a family of 4 may face difficulties in finding a rental unit that is appropriate to the family size. Regardless of the situation, most people do not enjoy living in RV's and would rather not-however, if they need to past the 1 year mark, the option should still be there.
- There are adequate facilities for emergency situations. Unilaterally changing residential zoning will have negative consequences on property value. Residents pay a lot of money in property taxes and —when building a home—we pay exorbitant SDC and permit fees. Either these mean something or they dont. Why should law abiding citizens pay for single family residences in neighborhoods with an agreed upon use when the city can change these uses without a vote of the entire community?
- We need a solution for homelessness, but having tents, garbage, dirty needles and broken down abandoned RVs all over our neighborhoods near our kids isn't it.
- It is unclear what we are agreeing/disagreeing with.
- Do not make Bend into Portland!
There is a labor shortage. I highly doubt the majority of individuals in tents are working or looking for work.
- six months with an option to renew for two more six month periods is plenty of time.
- I do not want Hardship Shelters being added here in Bend.
- Leave the zoning alone. We did not buy our house to have tents beside us. There would be unintended consequences far beyond what could be fixed. Homeless might be a problem but i have to pay big for my house and don't want tents to degrade the property. Once started it does not end. Send the tents to existing places that people go to to camp. And yes it will cost them. I have to pay for a campsite. Yhe city doesnt provide me with one.....
- That is too long.
- I support a 48 hour limit. Use an RV park to support the nomad lifestyle.
- I am supportive of programs that HELP people pull out of hardship, not encourage them to languish in it.
- I believe one year is too long for a hardship. A much shorter time limit should be imposed.
- Those with addiction (most of them) need to be in residential treatment programs for at least 6 months. Not housed among other addicts as is suggested here. I do not believe housing them like this is a compassionate response. It will only support their current lifestyles/habits.
- By doing this you affect property values and the sellability of property. How would the residents feel if RV camps pop-up in your neighborhood all across the city if you allow this in any neighborhood then it must be allowed in all gated communities in bend as well.
- Because it doesn't work.
- Too many potential locations to properly monitor and control. Too much potential for bringing dangerous situations to unsuspecting, innocent, naive citizens and children. This could undermine the acceptance of future homeless shelter programs.
- It is unbelievable how the mayor and City Council has completely ignored the community these homeless camps will negatively impact. The community is not saying "no" to homeless shelters, but insisting they must not, cannot be near our children and schools.
- That would be accountability.
- This shouldn't need to be a mandate. As the resident should have the ability to have whoever they want on their property at their discretion. If they want them off they should have the ability to evict without cause.
- Control and management are critical here.
- It should be shorter. Such as one month at a time.
- See above. I for one wouldn't mind paying additional taxes to support housing for the homeless as I am sure many others would. There is a old KOA property next to Hunnell road that would make a fine homeless camp. Issue a bond and buy it!

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Many homeless are not there by choice and want to have a home, but many like the lifestyle and will continue to be homeless as long as they are free to do what they like and violate the laws as they chose. I believe in having transitional housing available, but making it mandatory to not camp on public lands and have to use these facilities or face criminal charges. There is plenty of employment opportunities available.

- As stated above, that length of time is detrimental to the neighborhood and the home owners in that neighborhood. Please do not allow your plans to be at the sacrifice of those residents of Bend that have purchased homes or are renting homes in an established neighborhood, a neighborhood they worked hard to be able to afford to live in. Having a trailer in a driveway for a few weeks is very different than that trailer being parked there for multiple months on end.
- I don't think these should be allowed in residential neighborhoods
- I do not think anyone should be allowed to just "rent out" their RV/Travel Trailer and keep it in their driveway. Why not allow RV/Travel Trailer owners to park for free in an empty store parking lot and the person needing a hardship shelter can stay there..
- Too long.
- There should not be a year or longer time frame. But much less
- **Three years for a ""hardship shelter"" is not a short term solution.**
- No hardship shelters. House them at the fairgrounds. Put in the necessary utilities.
- THIS CONCEPT IS RIDICULOUS
- As a potential "host" of such a shelter, I would want to have very precise information about how the City would deal with "irreparable differences" between the host and the shelterer should they arise.
- Do not agree with this type of shelter for non-family units.
- Each situation should be reviewed yearly.
- this seems like an obvious way to help relatives that you otherwise couldn't or wouldnt want to in your own home.
- Three years is far too long to have an RV parked in a neighborhood for a "hardship". This is not helping, this is enabling. Our public right-of-way is not a trailer park. RVs are not made to sit for three years, and dispersing the Hunnell Road neighborhood is not a solution.
- This is not meant to be permanent so I agree but after the two years they should not be allowed to renew further.
- Not sure actually. History may tell after implementation.
- A year is too long to give someone a chance to do better, when the option of another two years is available. No incentive to do better.
- A one year limit should be the maximum.
- I have lived here my entire life and I really don't know what the solution is but providing these housing facilities are only going to promote more moving here or encourage more. If someone really wanted help there are so many opportunities in Bend but they are either too lazy to apply or abide by the rules or don't want to which means for most of these people this will not help only create more problems. They should not be allowed to live by children or families or schools and should have to abide by the laws that have always been in place. I know housing here is expensive I am not living it up by any means and own a small business that had to close multiple times this past year and a half along with bankruptcy because of it- but I don't complain just keep moving forward to create a better life.
- I do not agree with Hardship Shelters at all.
- I don't support hardship shelters at all.
- Because it wont be for 1 to 3 years. The current city leaders will of course expand it to all areas and multiple people with multiple RVs and cars in the driveways. What about the property owners rights? What if someone is hurt or there is a fire in the RV parked in his driveway? What if the folks in the rv cannot afford sanitation and water and electrical services?
- See above. This is maddening to even consider and makes me want to leave Bend.
- Quality of living will be trashed if this is allowed. It will look like Emerson Street did everywhere this happens. What about HOA rules that don't allow trailers to be parked in driveways? If this is implemented it will look like crap in nice neighborhoods. You cannot control what messes people will make on private property. Do not allow this to occur.
- I think the City needs to prove that there is no disruption to local businesses or neighborhoods. There also need to be provisions put into this that exclude placing a homeless shelter within the vicinity of the schools. Two recent recommendations included putting a homeless camp right near Lava Ridge Elementary School, and another recent plan was between a high school and elementary school. This obviously creates a dangerous environment for our children and cannot be allowed under any circumstances. Bend needs to be a safe community for residents first. The needs of homeless people should not be placed among the needs of the local community. Find some land that is outside city limits.
- **1 year is too long. It is not easy to enforce and will allow people to live in RVs (including with children) rather than seek proper housing.** This will draw people from outside Bend rather than serve residents of Bend. There are better solutions for people impacted by wildfires.
- I am not supportive!!!
- Six months with the above limitations.

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- You are encouraging people to live this lifestyle.
- The Tubbs Fire in Santa Rosa destroyed 5000 structures and homes. We lost a lot of our housing market. As families lined up at the FEMA office, transients arrived from other areas looking for handouts. They never left, refused to become productive members of society while continuing to consume resources. Offer only a hand up and not a hand out or it will never end.
- I am not supportive of hardship shelters.
- I don't think hardship shelters should be in driveways of any residential areas that currently HOAs don't allow that.
- Just plain idiotic. Bend is doomed. Thanks god the idiot DA is leaving. Furthermore, this exercise in "telling us what you think" is a joke. You guys (non-sexist meaning of the word not to offend) never listen to the community. The progressives are the smartest people in the room and will do whatever they deem best for their minions. As noted above, Bend will go the way of Portlandia where the issue will continually grow worse where the city "leadership" will continue to appease it.
- see previous...
- Too long. They will just stay unless forced to seek different housing / work.
- Renewal should be shorter like 6 mo.
- Without the inclusion of drug addiction/mental health services, 24/7 police surveillance, the assurance that the area will be kept free of second hand smoke, cigarette butts, needles, feces and other human waste, and loud noises to include screaming obscenities, I strongly oppose putting any kind of shelter within the city limits and in our communities. I urge you to work with Sounding Board to ensure the above issues are addressed and only then allow a small test model.
- Currently there is no provision to protect the quality of life for contiguous property owners and neighborhood, correct? If a hardship shelter is provided, it should be screened for privacy, occupant should be allowed to stay there for 6 months, the property owner is not to charge occupant for space rental or face a \$5000.00 fine for city, property owner is to provide evidence their homeowner insurance extends to the hardship shelter, and the property owner is allowed only one hardship shelter per year. Portable sanitation facility shouldn't be an alternative. All sanitation is to be confined to shelter or supporting property owner structure.
- will these be limited like short-term rentals - only a certain amount within a certain distance? will neighbors have any input? Otherwise, it's just a way for people to have sprinter vans park at their houses, charge rent, and block sidewalks.
- **1 year max**
- No, because I believe they should be allowed outright. The permitting process is simply a way to regulate the ability of people to provide a family member to park overnight in their driveway.
- not addressing the core problem
- Same reason as above. Unless it is a true hardship such as wildfire victims and the temporary shelter is hidden on the property and not in the driveway.
- I do not believe there should be a special provision for this ""temporary"" use.
- I don't think there should be any hardship shelters in residential areas such as described on this website, so even a one year limit is too long.
- This is going to impact the neighbors. So, they should be involved with any renewal. Has the hardship vehicle been disruptive to them? Did the family with the permit follow the rules? It should only be renewed if the holder of the permit can show that they were using it as indented and it didn't cause hardship to homeowners around them. These should NOT be allowed in the driveways of multifamily housing of any kind.
- **2 years seems to long but that isn't based on any facts or data that I have read.**
- No , I am in not supporting Hardship Shelters.
- How are they going to dispose of waste?
- Yes, as long as permitting is not onerous. Allowing for limited time, say up to a month, without a permit could add flexibility and accessibility to this shelter option. It should be ensured that permitted RVs are located within property boundaries (no blocking of sidewalks or other rights of way).
- You don't enforce any rules on the lawless now. Who will enforce this and who would do the evictions when you don't even enforce any current laws on the lawless homeless. They run rampant as they see fit. (Open drug use, dumping of raw sewage buckets into storm drains, garbage dumping on private and public property, No masks, no current tags or insurance on the RVs and cars, open drug dealing, open prostitution, loitering, vagrancy, and on and on.) If you don't believe me, go to 2nd street, any ODOT lot, by Crux, and Russel-town on Hunnel road.
- I think any discussion of requirements in the building code is jumping the gun. I want more community dialogue on the subject of homelessness, shelters, and affordable housing. I would like to see more work up front on these matters, i.e., identify types of homelessness (temporary, permanent, mental health issues, addiction issues) and what type of housing each needs (close to services, transitional, urban, rural, family, etc.); put forth the issue of shelters to a vote of the citizens of central oregon who will be most impacted; and identify ways to mitigate runaway housing costs which are likely to continue. I'd like to have more examples of housing successes and failures in communities who have been in the same situation as Bend.

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- Again, are you just stupid. You just gave some lazy slacker 3 years of free rent.
- This is really not a survey that asks for real input. It does not provide an opportunity to disagree with the zoning changes. It reads like the changes are a done deal." the only real options available are to show your support for increasing or decreasing the density of the homeless encampments in all areas of the city.
Spreading the homeless through out the city will grow the homeless population and its accompanying of crime and lawlessness. It is a real threat to public safety. The "rules" that people are expected to follow sound good in theory but will not hold up. Coming from a larger city, I have seen a decade of attempts similar to what you are proposing and millions of dollars later the issues have only grown. The newest wrinkle of thinking that housing people will solve their problems is not the solution. You need to treat the person in mind, body and spirit. The only winners are the "homeless industrial complex" that make the false claim that they will solve the problem.
- I don't support the recommendation. Again, the depreciation of property values alone is unacceptable. There will be long-term issues with sewer, water, electricity, trash collection, and parking. In addition, the proposal doesn't consider overcrowding neighborhoods that already suffer from a lack of vehicle parking, illegal RV parking, restricted/limited emergency access (police and fire), or evacuations for natural disasters.
- Members of the community are not equipped to understand and provide the true help and guidance the houseless need. You are actually causing a worse problem by having them feel lost and displaced in areas that do not make sense. A complete group area like Juniper Ridge is the best solution to help the houseless. I hope you fully understand this and know how to help them. Not just pass them around town.
- build it they will come
- I'm not in support of Hardship Shelters in neighborhoods. There is a reason some neighborhoods don't allow them on their streets.
- I highly disagree with this recommendation. There are safety concerns, not just for the homeowner (who gets to make that decision) but it impacts everyone around them as well. This shouldn't be a single person's decision on something that impacts the entire neighborhood. There are safety concerns as well as property concerns that this raises.
- see above.
- Go to work!
- Anyone willing to house hardship cases on their own property, should be given as much easy, smooth ways to do that, since they are providing a community service for free. It should be allowed to stay active once set up. Individuals may need to change out, but the physical structure and permits should not need to "reinvent the wheel" each time there is someone in need.
- They should not be allowed period.
- This is insanity! Honestly, there is no reason for "hardship" right now when McDonalds is offering bonus pay and \$20 an hour - as are many places? So the problem isn't work related, right? Because there is PLENTY of work in every field and industry right now. So someone does not have to work at a McDonalds. They can literally choose their employment path right now for a good wage!!! That is a fact. So then the problem is likely drug addition and mental health. So what good is going to do to put a "time frame" on it when it does not cure/help the core of the REAL issue/problem? Are these driveways going to serve as drug recovery centers or mental health centers? Seriously? This is pure lunacy!!!! Why are you seeking to destroy this City. By the way, certain communities will be protected by their HOAs - good for them. While others won't be protected. I suppose the good news is - Northwest Crossing does not have an HOA. Some of those pushing this issue live in multi-million dollar homes in Northwest Crossing. I am excited to say, the homeless can then camp in their driveways or a neighbors driveway indefinitely. Love this idea!!!!
- I don't think there should be a limit of any kind. Renewal should be allowed without limit.
- you are not providing enough details and the ability to comment on each question you ask in this survey.
- There are other ways to support these needs
- See above
- I would like to see each City Councilor allow homeless to live in YOUR driveways. This is going to impact only the West side neighborhoods that are close to services. You are basically taxing the West side to pay for this. Shame on you!
- Climate crisis seems to be getting worse, and extreme weather will come along with that
- I am not in favor of codify going this type of housing. Only an emergency situation is OK to declare and allow this temporarily.
- We are former residents of Central Oregon, the homeless issue contributed to our leaving the area, the quality of life is being destroyed. City leaders seem intent upon enabling the homeless lifestyle. How many of these people are actually employable or wish to better themselves. Why should the residents of Central Oregon continue to fund their lifestyle. We have actually chosen to visit other locations due to lack of leadership and the diminished life quality in Bend. I am especially dismayed that you would permit a homeless facility near my grandson's home. I would encourage any young family to look elsewhere for a safer environment to raise their children.
- We work our asses off for our quality of life and are taxed like crazy, the last thing we want are driveways full of people sitting around all day doing who knows what while we go to work to pay for them to not contribute to society.

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- **6 months should be plenty of time with no exceptions.**
- one year max.
- The hardship shelter is a last resort measure allowing for temporary shelter through winter. A year is too long.
- Setting a timeline would help the people using the shelters to set a goal and move forward in getting back on their feet. The renew opportunity would need to have hard rules regarding the extenuating circumstances that allow this.
- Nope month to month. You are giving too much here and it will negatively impact our town.
- See above answer
- Bums are lazy
- nice survey, what a joke. should be ashamed of yourselves.
- If this works in NWX, then we can expand it into other areas of Bend. But let's start with NWX. Let them lead by example. Even those of us that live on the East side and work hard to afford this wonderful inflated utopia, take pride in our homes and value our property. We don't want to live next to junk-show, but maybe those in NWX have more compassion than us.
- Adding a higher density of population to an existing community will add additional stress. Adding a high density of individuals that need an abundance of services will increase those stressors exponentially. Without further study on how many stressors can be added to each individual community before it negatively impacts that community it is unethical to house homeless in a functioning community. In trying to do good we must not harm others. House the homeless away from functioning communities and provide them the services they need to be reintroduced into a functioning society.
- As long as there is an actual review involving the neighbors and not a rubber-stamp of the renewal.
- No need for a limit if they're not permitted
- I think this gives a reasonable amount of time to find a new solution to their dilemma.
- In the county yes
- NO hardship shelters in neighborhoods.
- As stated earlier - they should not be allowed in this manner. The impact of these will destroy a neighborhood. The City's notion that those neighborhoods with CC&Rs might not be able to enforce their covenants is very troubling. I cannot begin to imagine the issues for the City by say Broklen Top or another large, well funded HOA fighting to remove 'Uncle Bob's' pickup truck camper parked in a driveway for 3 years! You will lose valuable support among the community if you go down this path.
- Homeless people should be helped in Bend however we cannot allow hardship shelters to be located in residential areas. The tax paying citizens deserve to live in a civilized society as we live by societies rules and pay for everything.
- Emergency declarations makes sense as they bring communities together. However, using this strategy for houseless people would do the opposite.
- How about we enforce vagrancy laws instead.
- Whoever is needing assistance should be going through the other alternative options that are being considered. RVs should be part of one of the camping communities.
- **A time limit is important. A year is realistic. It provides some flexibility.**
- **Three years is a long time to live with this type of situation and although I understand that it can take at least this long for a life to be turned around, this solution should be seen as temporary and the first step to other options and three years is not temporary. The impact to the neighborhood and neighbor relationships could easily turn bad. Where are your long term, permanent solutions?**
- Restrictions?
- **I need to understand why more than 1 year would be necessary. I understand if someone is houseless because of a disaster (e.g. home is destroyed by fire) that it could take more than 1 year. Beyond that, I'm not sure why more than 1 year is necessary.**
- **If Hardships Shelters are allowed at all, it should be limited to 6 months with no renewal. Allowing for up to 3 years is no longer a "Hardship" but rather a way of life.**
- Serious voter input needs to be obtained from all home owners. This should not be allowed until there is real feedback from those most directly impacted; homeowners. Homeownership is the largest investment anyone can enter into and the rights of those most directly impacted need to be respected. Please refer to my previous concern regarding density of the neighborhood.
- This would cause neighborhoods to look like RV/mobile home parks. Having neighborhoods look like RV/mobile home parks decreases property value by increasing population density, putting stress on infrastructure, and diminishing curb appeal and quality of life for homeowners. I'm doubtful there'd be any meaningful enforcement of the permitting and any way for neighbors to discern which RVs are in compliance. This also forces immediate neighbors of those who choose to allow RVs to live in close proximity to these RVs without any say in the matter. 1-3 years is not "short term" or "temporary" from my perspective AND the permits could be run in succession without end. Meaning neighbors who aren't in favor of this could have to live next to it in perpetuity. No to all of this.
- Same answer as above. Bad idea all around.

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- The question is ambiguous. What type of shelters and in which zone are they being considered?
Although you have not provided us with the option of stating our position on homeless shelter location, I believe the best and most suitable location would be Juniper Ridge. JR has not been developed as originally envisioned and homeless shelters can be best managed in a singular, secure location.
- Should be only at the discretion of the property owner.
- To be clear, I believe the shelter is the way to go, we should re-evaluate them every year, to determine their effectiveness.
- No, there should be no protective limit, if there is an issue with a facility it should be shut down immediately. We shouldn't have to wait a year or more.
- More information needed
- Please explain how taxpayers benefit from this expense?
- A very limited hardship shelter period would be ok in an RV or trailer, but for a more limited time such as 6 months.
- People who claim they are homeless typically will move to a more affordable town or state - it's not the reason we have people here on the streets. Please watch this video:
<https://www.youtube.com/watch?v=J1q-632KraQ>
- It's a good interim solution
- One year limit is generous. I would be in support of additional time if people demonstrated they were actively trying to improve their situation. There needs to be accountability for people to receive benefits. There is no point in putting together all this housing if it still enables people to continue their destructive lifestyles that have got them in this situation in the first place. There needs to be adequate staffing to help these people succeed and overcome with incentives in place to encourage rehabilitation.
- See above- none should be allowed.
- I am opposed to the whole concept overall ..one-year limit and then renew! Set them up at a RV park instead.
- I believe that if an individual with a permit to have a Hardship shelter breaks any of the regulations they should lose the Hardship shelter immediately. As a neighbor I do not want to wait a year for someone who is non-compliant or creating issues in my neighborhood like trash, noise, people congregating etc.
- Taken at face-value I just don't see why homeowners should not be allowed to open their land for temporary hardship shelter nor do I see immediate issues with allowing longer stays
- No. I object to this proposal because of the reasons stated above.
- **One year with no renewal. Beyond a year, this is a permanent residence and not a home. That is not fair to the neighbors to have someone living in a drive way for 3 years.**
- limit should be only one additional year to renew
- It depends on whether the occupants of the trailer are good neighbors. If they are good neighbors they can stay indefinitely. If they the source of frequent disturbances then they should be gone as soon as possible.
- See previous comment
- It takes some time to establish housing, job stability and health. Additional time might be needed to explore more options
- It's right there in your questions. This is supposed to be temporary shelter. Not THREE years of shelter. By no ones definition is three years temporary. This is a ridiculous proposition by the sounding board. Again, you must realize and consider that these actions will lower the property values of the Owner allowing it, as well as the surrounding properties. This means less property tax revenues and less money for the City of Bend. Are you really willing to do that?
- **I support a 90 day limit with no more than 1 year with all extensions. The three year limit you suggest is permanent, not temporary. Further, there needs to be language that does not allow for the short term removal of the Hardship Shelter and the subsequent re-installation to start another cycle of initial grant and extension. Once you have done this, you need to be prevented from doing it for a 3 year period.**
- There are job openings literally everywhere. What has happened to pride in this country?
- I am concerned that owners or renters of homes with driveways might make a business out of renting the driveway. I assume that neighbors could be OK with a hardship shelter for one year but renewing the space might be pushing it.
- I am not in favor of Hardship Shelters on residential property within city limits. **For Hardship Shelters developed specifically for this purpose to the south and the east of the city, I would support a hard time limit of one year.** I would ask that the information submitted here and below not include my name, physical address, or email address. Thank you.
- Outdoor or hardship shelters are not a solution!! The problem should be solved with group or multi room shelters!!
- **One year is enough.**
- After just reading within a driveway of a residence, a year could become difficult if a residence was not in agreement. I would want to know what the expectations of the hardship shelter residence will be. Clean and sober? Actively looking for work? Participating in programs to assist themselves. So many things to take into consideration. It is good a committee has formed to look at all of these issues.

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- Absolutely NOT. An entire year!!!! I am sorry, but this is a crazy idea. Every single person looking to make a buck will rent out their driveway. IT WILL DESTROY NEIGHBORHOODS AND BEND! Do not do it.
- Under no circumstances should there be provisions for extending the allowable duration beyond one year; a six month total duration would be better.
- Only if specific hardship standards are met.
- **Six month approval and renewal.**
- Again no one should live in an RV on residential property. There are RV centers for that.
- not in support of them at all.
- As long as it would not override established HOA regulations.
- A year? Really? How is that temporary. Put them in City Hall.
- All you are doing is devaluing our property and opening up our property for more to be vandalized and theft. Unless the city is willing to pay for increase in crime and property values going down... DO NOT DO THIS!
- Too long and too easy to abuse/take advantage. Anyone on the board whose home is in a neighborhood with ccr's shouldn't have a say in this as they're risking nothing.
- Most towns don't even let people store their RV's in driveways due to the ""ugly"" factor - and Bend wants to let people LIVE in RV's in driveways? Are you insane?
- No, the hardship shelters should be much more short term. 1-3 months max. No extensions, unfair to neighbors.
- **One year limit only. No extensions.**
- Without more information with respect to code requirements and enforcement, I do not feel comfortable supporting this recommendation.
- This is a disaster waiting to unfold.
- I don't like the idea of where Hardship Shelters are allowed to be.
- I agree with the one year limit, I do not agree with being able to renew up to a 3 year total time period. Under what circumstances does someone need three years? Please explain to me.
- This turns the neighborhood into a permanent trailer court. People who have invested in a home should not be subject to having their neighborhood become a collection of temporary living quarters for the homeless and all the trash & garbage they will accumulate. One year should be the maximum. Three years is extreme for each trailer, multiplied by the number of houses in the neighborhood. These zoning changes are a punch in the gut to people who made the effort to provide for their families. Meanwhile jobs go begging for someone to take them. Health issues aside, anyone out of work over a year, & certainly 3 or more years probably does not want a job. I found the survey to be confusing with so much zoning information. We should be providing a limited supply so as not to encourage a larger influx of people.
- Don't allow this
- The houseless resident should need to provide proof of work/income or be subject to the same requirements of unemployment.
- **It should be considered as transitional; maximum Hardship permit period should not exceed one year, with no extensions.**
- **One year is generous. If you can't make it work please move on.**
Bad choices will not be cured by this stepping stone. If it's so expensive and difficult to live here maybe they should go somewhere else? Bend is paradise; one of the best places on earth to live and raise children: why should it be accessible to all? Living here is a privilege and should only be afforded to those who make all the right choices in life. Not just because you decide to grab a bus or hitch hike your way into Bend and expect / demand hand outs.
- Three years seems like a long time.
- This is a good compromise and opportunity to check in on how things are working.
- I am not supportive of the whole concept generally speaking.
- Portland
- **This is very long timeframe to have this. Maybe only allow this use on the RL sized lots.**
- If people cannot afford to be here, they should go somewhere else. I don't want my tax dollars to pay for hardship shelters. I moved to Bend in 2011 because I could afford to live here. I moved from somewhere I could not afford to be which is why I moved.
- We have to stop providing all these resources for people who choose this life style. Why is there never any mention of having to work in exchange for living resources. We are breeding a level of dependence on Govt handout, versus requiring work.
- **It should be 6mos-1year max.**
- **Stay at one-year.** Somebody should be able to find housing or MOVE elsewhere.
- See above.
- I do not support the development of additional Hardship Shelters in Bend, Oregon.

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- Stop promoting our city as a refuge for homeless. I sacrificed, scrimped and saved for 50+ Yrs. Why should we support people who've thrown away opportunities.
- It seems that the Bend City Council is determined to do everything to make Bend "Portland with Better Weather" - and we've all seen how well Portland has turned out. Bend has a natural barrier to keep homelessness to a minimum - our weather. If the Council really wants to help its citizens, we need more bike routes (that are protected), sidewalks (that are cleared off in the winter), and much better public transportation. I know Councilor Kebler especially wants to get rid of parking in Bend, but she doesn't back public transportation projects. For every person that bikes in Bend, that's one last car on the road adding to climate change and congestion and that's one more current parking spot that a car driver can have. Bendites are very active people. We like to walk and bike - but this City is very unsafe to do so! This is why BPRD has had to change their focus to creating more trails - because the City has failed the public in this regard. BPRD should be focused on parks and saving open land and the City should be focused on alternative transportation. When you look at what is being said on NextDoor now it's really obvious that people no longer like living in Bend. The City should be horrified about this as Bend used to be where people wanted to live. When people don't want to live in a City, they no longer CARE about a City and they have less civic engagement (though this Council could care less about hearing from the citizens - that is very obvious). Less caring about a City and it quickly goes downhill. Everything this Council is doing in just one year is turning Bend into an unattractive place to live. Do you really think the folks who are moving here don't have the resources to leave if you destroy it? Then what will be left? Low skilled workers and homeless.
- **6 month limit with renewal up to additional 6 months.**
- I would steer the hardship shelter clients to a campground facility.
- If an individual can't manage to find a housing solution w/in a year; they should move on.
- This will be exploited by profit seekers. This will create issues in denser neighborhoods.
- I do not think the city will enforce regulations around this use on the less favored east side of Bend.
- Absolutely not. I don't want them living next door to me for three years. This is a residential safety issue not to mention what it does to the value of our homes. Have you seen hardship cases on Hummel road?. Can you imagine having that mess next door to you. Dealing with trash and needles everywhere. I can't wait to see this happening in Aubry Butte.
- Absolutely not. This is just an excuse for someone to park their RV in their driveway for 3 years and not have to pay any storage fees. And it will happen. I don't know about you but I don't want to see my neighbors 40 ft RV sitting in their driveway for the next 3 years. What if I want to sell my home? I bring some potential buyers over and they see this RV parked next door and it's trashy, there's litter everywhere, there's a porta-potty sitting to the side, the list goes on. You might say you're going to have rules, regulations, restrictions in place but it won't matter because there will be no one to police the situation once it starts. It will be an absolute nightmare.
- Hardship shelters should not even be considered in residential districts.
- SEE MY NOTES IMMEDIATE ABOVE.
- I don't see this being enforced and people will abuse it.
- Think this entire idea is crazy
- **180 day single time limit.**
- Only if the hardship is verified; it can take more than a year to rebuild a home so in the case of a VALID hardship, I support this, but this definitely depends on the review process.
- See above answer, please. also, I feel once it gets set in motion, you may as well put that RV on cement blocks, because it ain't ever going anywhere! It will be a continual repeat year after year. The ordinance will get renewed for another two years! And on & on.
- This should not be allowed in the city of Bend.
- Not with the definition change of hardship. The definition should not be changed in the code. Also, if you look at the committee making these recommendations, it does not accurately reflect our community - only select segments of our community. This should be taken into consideration.
- **Only under limited conditions: 1) they have a job in Bend and are working on saving for permanent housing within a year. 2) they have a medical hardship and have family already living in Bend.**
- Shelter's should not be in residential zones. Shelters should be set up on State land outside city limits where those truly requiring govt. assistance will receive it via counselors that monitor the premises.
- Not supportive at all.
- I don't agree with allowing any "Hardship Shelters", and especially do not agree to unconditional one or two year commitment.
- Nuts! This will devalue the established neighborhoods, in a big way. You are Thrashing our town with these proposed rules. Go back to where you came from. We do not want to be like them. Take your trash ideas with you. Bums on every corner, starting at City Hall!
- No hardship shelters. Emergencies like a fire is totally different than just squatting. Make the homeless get up and do for themselves.

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- I do not support Hardship Shelters.
- **6 month max.** there are jobs available.
- see above
- **It should be no longer than 2 months.**
- **One year limit, no extension.**
- It's important to be able to try out this new program and reassess with the option to adapt and try again.
- I am okay with a 1 year limit but I do not think there should be an opportunity to renew.
- This is a terrible survey. "Do I agree with a bunch of recommendations" from group of people that did not even consider that the number of beds and parking spaces provided by tax dollars should possibly be zero. This plan will only make the homelessness problem worse. Make people comfortable in their homelessness and they will rarely, and probably never get out of it. Bend is becoming the next Portland, LA, or San Francisco. These plans of action sound compassionate, but after they have been shown to only exacerbate the problem time after time when will you wake up and realize it's not compassion. It's making you complicit in the very cause of the homelessness. I do not support any of this. I am certain you all won't care one bit, but in 3 years you'll see and remember these words "I told you so". Stop voting blue. Let's go Brandon and Let's go liberals.
- Huge and expensive mess to clean up
- Slums in the making
- This will destroy our neighborhoods and property values. Bend will be one giant DRW.
- Hardship shelters should be limited and closely monitored. Letting people stay without proving drug/alcohol free can easily perpetuate the problem.
- Too long. 3 months at most.
- No Hardship Shelters, the system will be abused and they will only be used by tourists, we do not need them in our residential neighborhoods
- **One-year should be the maximum.** You are simply enabling people instead of helping them. Oregon's continued push to legalize every drug available is creating more permanent homeless lifestyles. There is also currently too much emphasis on catering to the homeless instead of helping individuals to find work and earn a living. Shelters that are paid for by taxpayers should be for the benefit of those who want to help themselves, not permanent free housing for those who refuse to stop using alcohol or drugs. Continued drug use is also responsible for many mental health issues, which in turn greatly contributes to homelessness.
- **I would say 2 total years max**
- I do not favor this designation at all
- **The idea is that a Hardship Shelter should be a short term solution to someone suffering an unusual situation such as being displaced from their home by a catastrophic event. Allowing up to two additional years is not short term and dissipates the urgency to resolve ones hardship situation.**
- No shelters in residential zoned areas. We have made an investment in our residences and are tax payers who want to continue with our current covenants and HOA and city zoning rules. Having Shelters in residential areas affects our quality of life and lowers our property values. I suggest you identify areas where a camp can be set up and fenced in for everyone's protection and well being. If the homeless do not want to stay in a designated camp that is their choice, but it does not release them from the laws we currently have against squatting or loitering. All the citizens need to be protected, not just the homeless which for many is a lifestyle choice.
- No, no and now. Human poop and pee everywhere. Our neighbors will suffer and safety will be compromised
- I do not want my property values degraded or my quality of life negatively impacted by having a broken down RV covered with blue tarps parked in a driveway next door. I worked hard to afford my home in the neighborhood I live in, I pay my taxes and maintain my property. Do not allow this in residential zones.
- I strongly disagree because we should not be building anymore shelters or changing zoning to allow anymore shelters. This will not solve the problem. It will simply increase the population of homeless in Central Oregon. "If you build it, they will come."
- Don't want it at all. Though if we have no choice, good to have initial one-year limit.
- No to allowing any hardship housing in residential areas!!!
- See above
- A driveway is not a living quarters or a home. I chose a low density neighborhood with sizable lots for which I expect low numbers of people and noise and vehicles. If the Outdoor Shelter practice is allowed it means I'm exposed to more people and noise and vehicles than I expected when I purchased my home. Allowing people to live in a camper instead of their agreeing to live in a room or apartment means it is a sanctioned way to live they don't have to move past. Campers are not meant to be lived in, and they are not healthy.
- **NO RENEWAL. ONE YEAR MAX..**

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- I have lived in some rough places throughout my life. Low poverty line, drugs/alcohol, and increased crime. In my years of experience, several houseless people have a history of drug and alcohol abuse. There is research that supports this. These people need treatment, but treatment is only there for those who want it. I understand that Bend city has looked to Eugene and other Oregon cities, but consider what other cities like Austin have created for the houseless community. Why do law abiding working class communities have to openly allow for camps, and re zoning measures to allow house less people to be near/next to their homes and schools? There are different ways to support the house less versus placing them in safe neighborhoods. Why does the city expect us to choose: the safety of our neighborhoods vs helping the house less. I believe in both but not at the expense of putting me and my children in harms way so no, I do not support the re zoning of bend city measures to aid for more shelters to be built near my schools or residential neighbors.
- More effort needs to be placed on rent caps. Many cities around the country have done this in order to make living more affordable to all. Permanent and temporary shelters have no place being placed in residential neighborhoods or near schools. The prevalence of drug and alcohol addiction run high in this population. I believe no homeowner or renter should have to be subjected to such activity near their homes nor should children be exposed to such behavior. If you want to truly help those that are house less, place more pressure on developers so that a higher percentage of houses they build must be for low income families.
- **I am opposed to hardship shelters. If anything they should be for 30-60 days as truly temporary solutions.**
- I don't want to have any potential issues related to a homeless person living in a tent camper next door. Property Values!
- **I am not supportive of the one year permit. It should be for 6 months only and the additional permit should be for only another 6 months. The hardship shelter is an emergency type situation and not to be considered a lifestyle.** Most residential neighborhoods aren't going to like having a shelter for years in their area. Defining what a structure is will be important so there is no confusion as to what will be permitted. What types of recreational vehicles will be allowed? Is there is size limit? What about the old run down trailers that could be an eye sore? Sanitation and fire safety will have to be a priority.
- More shelters are a magnet for drugs, trash and depravity.
- I think the requirement just be proof of employment. If they have permanent physical or mental damage they should be forwarded you care facilities or their own families.
- One year will be come two, three then an extension to four, five and beyond. All of these ideas are only band-aids. There are no suggestions or plans to address the root causes, so in three years we will be looking at ways to extend these permits and Bend will become the next Portland and Seattle. Look at expanding the UGB to specifically and only address cheap housing -not "affordable housing", but housing that a single parent with two kids working a \$12/\$15 /\$20 an hour job can afford to live in. A multi-bedroom home and not the one bedroom 'affordable' apartment that become a condo because the affordable requirement is only for 3 years! There need to be homes and apartments that can support a single person to a family of 4 or 5. They don't need granite counter tops and the designs should not be driven by the builders wanting to meet the needs of the growing affluent population. The homes should be built to meet the real needs of the currently unhoused or soon to be unhoused. Review the UGB laws -- there are ways to expand to address this specific issue. Think out of the box and bigger - one ADU at a time or only tiny home villages isn't going to solve the problem. Reduce the number of vacation rentals and 30 day rentals. We have a housing s hortage because available homes are not being used appropriately. If you want a second home - leave it dormant or provide a real long term rental until you are ready to move in and live in Bend. Our current 2nd home system CREATES and SUSTAINS INEQUITIES. Hotels are for vacationers. When someone sells their home the vacation rental permit should be dissolved. Those home owners have already benefited from that permit. Why is there an additional benefit with a higher home sale price because the home comes with a vacation rental permit? Look carefully at how this is contributing to our unhoused situation - fewer available long term rental units, higher rental prices, sky rocketing home property values.
- If we're going to allow this, wouldn't it make sense to see how or if it's working after a year to 18 months before permitting it to exist for a minimum of three years without any critical analysis of its impact?
- Explained more
- Bend needs to prioritize who it helps. My list—Veterans, women fleeing abuse and people who are legitimately interested in getting off the street. Others need to be encouraged to move on. Accommodating the destructive life choices of too many homeless will only increase their number. The City should get solid legal advice re what it can legally do to discourage, rather than accommodate homeless. It'd be very helpful if Bend developed a reputation for being one of the least homeless-accommodating cities in OR. The City Council should stop following the advice of homeless service providers. Their business model is to serve the homeless, not reduce the number of homeless.
- These Shelters do not belong in neighborhoods. Why is this so difficult for the City and the Board to understand?
- This is an absurd idea. Take care of the people who contribute to Bend instead of hyper focusing on the people who only take.
- It seems like you need a new zoning code for homeless dwellings. I strongly recommend tiny homes to provide a sense of independence, security and pride.

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- **This puts the maximum permit at 3 years!! This should be a 6 month limit with ONE option to renew. Anything longer than a year seems like taking advantage of the system by both parties.**
- I am not in support of the City of Bend taking on the Social Services of Shelter creation and shelter management.
- A note to the demographic survey below. I am a successful, self made individual who grew up in a home where my father was killed in an auto accident when I was 5 years old. In 1954, my mother had 3 kids, ages 8, 5, and 2. In a time when woman didn't work, she went back to work to support us. I've had a job since I was 8...my first paper route. I've worked for 60 years and we never asked for a handout nor did we depend on anyone but ourselves. I'm sorry, but I see every storefront in Bend begging for help and no one wants to work because everything is free. I have zero sympathy for people who are too lazy to work. I've been there and succeeded by working hard and living within my means. Providing shelters only promotes dependency. If you really want to help these people, get tough, make them go to work, and provide for themselves.
- Too long and will get out of hand too easily
- Same as above.
- **What I see in this is an endless "renewal" and neighborhoods declining in value, safety, and will result in acrimony**
- **3 years is not a temporary solution. It's too long.**
- Hardship shelters belong in the BLM, managed, supervised and out of sight. Costs for porta potties, water well construction and dumpster garbage removal born by city taxes and federal tax revenues.
- outdoor shelters should not be allowed inside the city limits. The create too much of a burden on property owners and the proper use of roadways.
- I don't think they should be allowed at all.
- I do not agree with any proposal that includes housing of homeless/houseless in residential zones. If the city insists on creating shelter options, they should not be in or near residential zones, no exceptions.
- Hardship shelters should not be allowed in neighborhoods
- **6 months with an opportunity for 1- 6 month renewal. With a clean history while at the sites.**
- This makes it too easy to be abused by people. Again, who is making sure requirements are being followed and who is paying for that to be done? Taxpayers?
- I don't even agree with the Hardship Shelter concept however if it had to be allowed, I would say a max of three months.
- I absolutely oppose this idea.
- this is a path I do not want to see the city go down.