

Short Term Rentals in Southern Crossing

(Short Term Rentals are houses that are permitted by the City of Bend to be Vacation Rentals of less than 30 days - such as AirBnB and VRBO rentals)

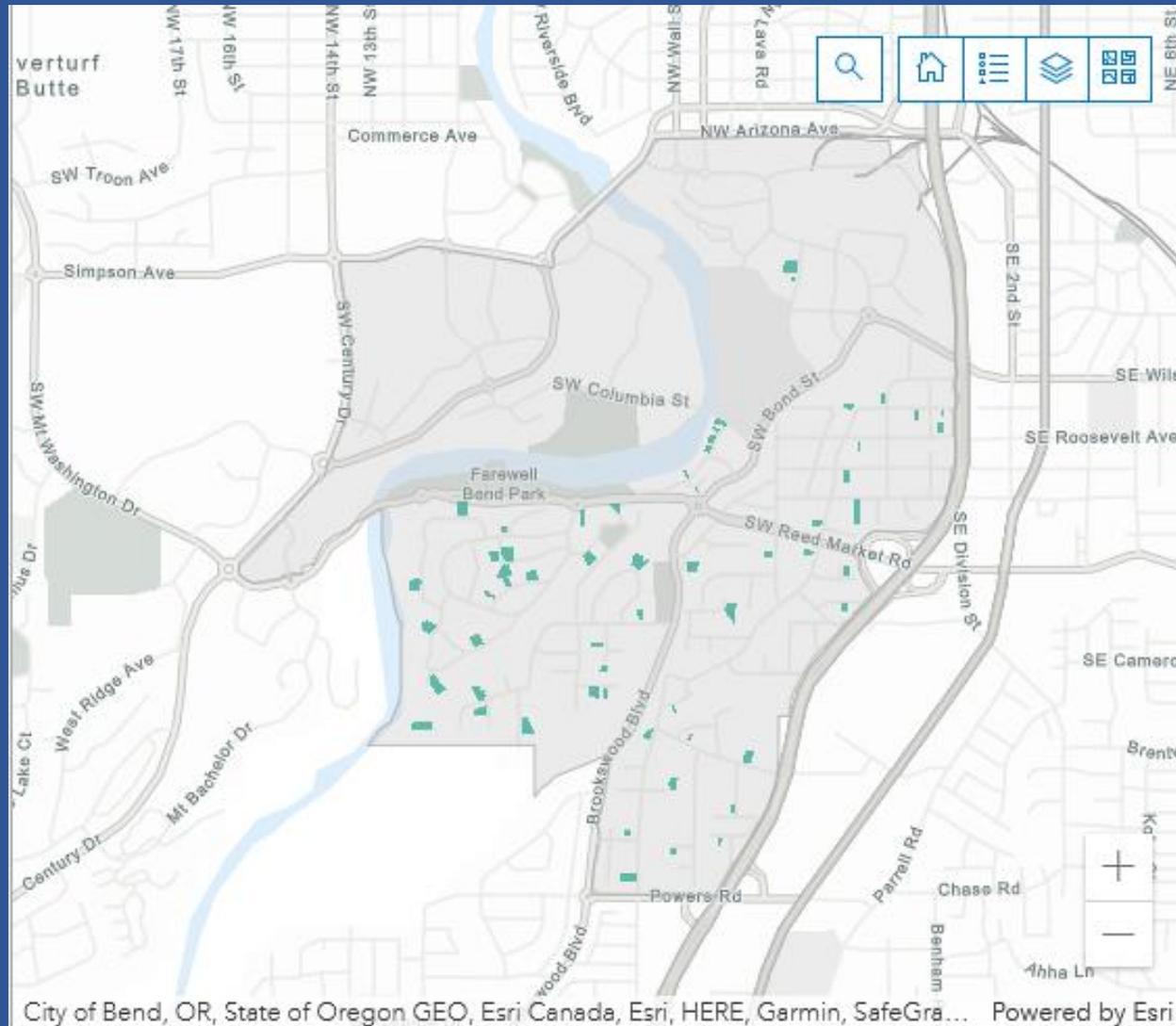
By the Numbers - How many STRs have been approved in SCNA?

- **SCNA – 99 from 2012 to 9/29/2021 (about 7% of our tax lots, which includes businesses)**
- **SCNA accounts for 9% of all the STR's in the City (1088 total)**
- **Only 2 other NA's have more STR's than SCNA – River West (341) and Old Bend (135)**

This data comes from the Community Development Data Explorer and from a presentation in April 2015 to the City Council.

- The number of applications submitted is much higher than the approved STRs. For example, approved applications are about **53%** of all the applications submitted in the post April 15, 2015 time period.

Map of 100 Most Recent STR Applications in SCNA per City of Bend Data Explorer



Long Term Vacation Rentals

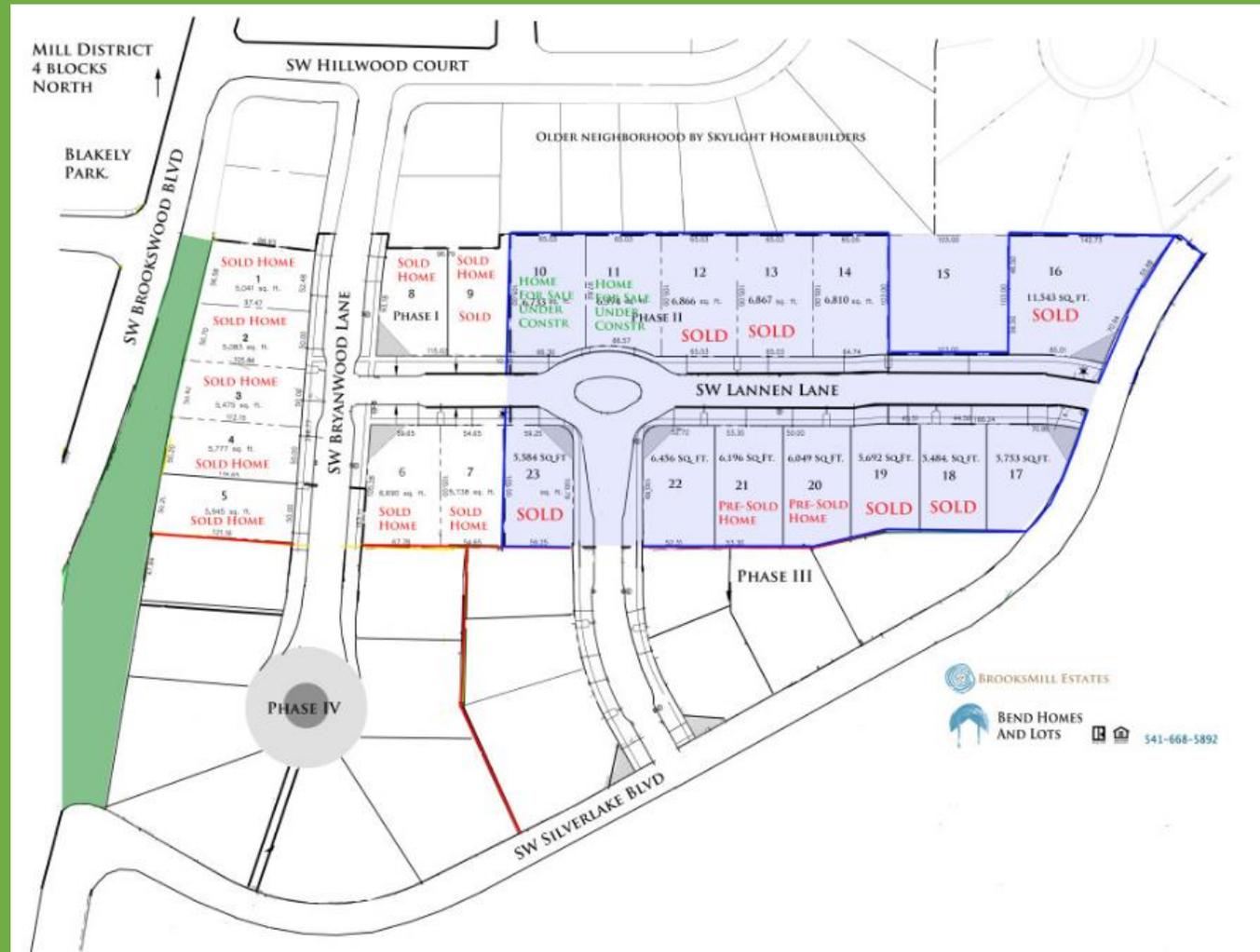
- City-wide, we are seeing a big jump in vacation rentals that bypass the City's permitting process by renting to vacationers for 30 days or more. As an example, in my immediate neighborhood, there are two long term vacation rentals within half block of my own home.
- Most of these are listed on AirBnB and other rental websites.
- Neighbors are expressing concern to Land Use Chairs that these vacation rentals are taking away housing stock from local tenants.
- Planning Staff have told me the City is missing out on fees and taxes from these vacation rentals, but they are legal as City Code only requires permits and fees for Short Term Rentals.

Large Developments Approved or in Process of Being Approved in SCNA in 2021

Mill Overlook – 52 Apartments 623 SW Mill View Way (across from SpringHill Suites)



Brooksmill Estates Continues to Be Built Out - Fifty \$750,000 - \$1million homes between Brookswood, Blakely, Hillwood Ct, and Silver Lake



BRI at Old Mill – Five Stories, 179 units, 55+ Rentals
– Shevlin Hixon & Columbia Drive (“marina” parking lot)



Reed Lane Apartments – 20 Apartments in Three 2-Story Buildings – Reed Ln and Hwy 97



5-6 Story Mixed Use – Some Retail on Ground Floor
and 202 Residential Units
954 SW Emkay – Near Deschutes Brewery

3D VIEW
VIEW FROM SW CORNER



Three 3-story buildings with commercial on ground level and Twenty-One 2 story condos above 325 NW Arizona – Across from Market of Choice



BLACK DIAMOND MIXED-USE

09.14.2021



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30 Townhomes – 110 Scalehouse Loop – next to Selco



Bend Village - Pine Ridge Inn Redevelopment - Five 5 Story Luxury Condos, 2 Tall Flagship Hotels, & a Small Community Events Center

Above Bill Healy Bridge (more than 7500 Bend residents signed a petition to stop this development, but it has been approved)



Mt Bachelor Drive Apartments – 6 Stories; Ground Floor
Parking; 297 Apartments on 5 Floors
1081 SW Mt Bachelor Drive – Reed Market/Century Drive/Mt
Bachelor Drive Roundabout (Across from Best Western Inn)



300 Apartments in the Spoken Moto Parking Lot at the Box Factory

- Developer owns the Box Factory
- Raising the bar on developments in Bend:
 - Daycare Provided On Site
 - 100% Sustainable Building Practices
 - Enough Recycling Bins as Well as Bike Parking
 - Addition of Pedestrian Area for the Box Factory
 - Carbon Offset for the Development – possibly COID land?
 - Possible Doggy Day Care
 - 10-20% Will be Affordable
 - Working closely with the SCNA and Old Bend NA Boards to Be a “Good Neighbor” Since They Recognize this will be a Big Development

Other Projects Of Note

- KorPine
- Five more homes on Sunny Way. Neighbors worked with Bend Parks and Rec to create a better trail entrance to the COID trails with a bike station and dog station, but the developer balked and the City approved these homes without these improvements.
- Brookswood Cottages – Cottages at Reed Market Roundabout near Blakely Park: Withdrawn. Developer is considering a nursery and/or food trucks instead.
- Les Schwab Amphitheater (now Hayden Homes Amphitheater) Redevelopment, including a larger stage (and a louder noise variance).

What Else is Going on With Land Use
in SCNA?

Development Codes Are The Key to Land Use in Bend

- Big changes coming with the Council's passage of HB2001, which will provide more housing density, higher buildings, and less parking
- Kate Brown's Executive Order 20-04. Complicated, but basically will require 30% of Bend, including 30% of any future Urban Growth Boundary, to become Climate Friendly Areas with more open land, more bike lanes, sidewalks, public transportation & EV charging stations. SCNA believes KorPine and the Bend Central District would be good locations for this – with the COID land being used for credit on open space and trail access.
- Public Meetings are generally too late to give input as long as Developers follow City Codes - Ask to be put on the email list for Code Changes: phardie@bendoregon.gov Pauline Hardie

Sale of the 100 acres of Open COID Land to Pahlisch

- Annexation vote – SCNA members passed unanimously; SBNA decided to wait
- COID recently partitioned the land
- Mt Bachelor Village Condos view easement – April 1, 2034
- Pahlisch - not on their development schedule anytime before 2026
- Master Plan will be required with public input
- Group of neighbors trying to save the land - savebendgreenspace.org
- EO 20-24: this is open land that provides E-W & N-S trail connectivity
- SCNA Land Use Focus: Save the Trails & Protect the View Easement
- Updates – coidbendinfo@gmail.com

NLA Land Use Working Group, including Land Use Public Educational Website

- I was invited to sit on the Neighborhood Leadership Alliance's Land Use Working Group and we created new public notification and public meeting procedures for Developers, educational materials for Land Use Chairs, and a new website for the public to learn about how land use works in Bend:

<https://www.bendoregon.gov/community/land-use>

Land Use Chairs Networking Group

- A couple of years ago, when I realized my fellow Land Use Chairs from the other 12 Neighborhood Associations in Bend were operating individually, I created an informal networking group, the Land Use Chair Networking Group. Our first big event was the first City Council Candidate Forum a little over a year ago with a focus on land use.
- We meet informally to discuss City-wide land use issues, educate ourselves on land use issues so we can become better Land Use Chairs, and simply support one another individually and collectively.

Neighbors Have Asked Their Land Use Chairs to Study Short Term Rentals

Some of the Questions We Land Use Chairs are Being Asked

- Q: Are Short Term Rentals contributing to the lack of affordable housing?
- Q: How are STR's affecting neighborhoods?
- Q: What kind of monitoring is done by the City?
- Q: How does the City use the tax revenues, and is any portion going toward Affordable Housing?

I've directed a subgroup of the Land Use Chairs Networking Group to look into these – and other questions - our Neighbors have asked about STR's.

SCNA Land Use Team

Southern Crossing is building a new Land Use Team to help me with all of these projects. A BIG THANK YOU to Robbie and Paul for joining this team.

If you are interested in becoming part of this team, email me at:

landuse@bendscna.org

**Thank You for The Opportunity to Serve as
Your SCNA Land Use Chair
Deby DeWeese, landuse@bendscna.org**