



## CITY COUNCIL CANDIDATE QUESTIONNAIRE RESPONSES 2018

The Bend Neighborhood Coalition asked the candidates for City Council and Mayor to address several issues affecting neighborhood livability. We said we would circulate their answers, as written, to our members and other interested citizens. Here are the responses from one candidate.

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1) **Name:** Joshua Langlais

2) **What do you see as the main threats to the livability of Bend's neighborhoods as the City grows?**

The main threats to livability are affordability and excessive congestion in areas not designed for overuse.

The cost of housing does not align with the opportunity for income and seems to be directly related to greed. Buying property simply to rent for short-term and vacation housing, while good for a few, eliminates the possibility for permanent residents working "normal" jobs to buy housing.

Allowing for more housing to be built on larger plots of land in Bend's perimeter would also ease the burden.

And connecting different neighborhoods in ways conducive to cycling, walking, skating, scooting, etc. would also allow for less automobile traffic.

3) **What changes in City policies do you support to address those threats?**

I strongly support revisiting all policies. It is unwise to do things simply because they are the way they have always been done. Are they relevant and effective based on modern information? I strongly support size- and use- based building fees instead of blanket fees and I support incentivizing people who want to provide quality housing at an actual affordable rate. I'd like to see more smaller homes, multi-family homes, and attractive and accessible quality apartment buildings. Cities all around the world are doing this and doing it well.

4) **On which of these issues do you expect to take a leadership role on Council.**

I expect to take a leadership role in regards to every decision involving the quality of life for Bend residents. I am particularly interested in areas of humanity and sociability and connection and making sure each of those cooperate with a very high environmental standard.

5) **Please indicate how strongly you agree or disagree with the following:**

a) Establishing parking districts in areas where nearby uses create excessive demand by non-residents

*Agree strongly*

- b) Creating neighborhood compatibility zones to buffer residential areas from the offsite impacts of adjoining commercial and mixed use areas (through a step-down in permitted uses)  
*Agree Somewhat*
- c) Establishing a university district to concentrate campus-related development in adjoining mixed use zones, while protecting the character of nearby residential neighborhoods  
*Agree Somewhat*
- d) Terminating the ability to transfer non-conforming short-term rental permits on sale of the property  
*Disagree somewhat*
- e) Planning for one or more entertainment districts where outdoor amplified music and late-night entertainment is concentrated and allowed to operate under more relaxed guidelines  
*Agree strongly*
- f) Developing code regulating events on private property (e.g., duration, frequency, proximity to other uses, requirements for parking, public safety, etc.)  
*Agree Somewhat*
- g) Reducing decibel levels in the noise ordinance to more closely match other cities  
*Agree Somewhat*
- h) Adopting an occupancy limit or high occupancy permit as a means of avoiding single family homes being used as rooming houses or stealth dorms  
*Agree Somewhat*

**6) How can the impacts of tourism be mitigated to protect the quality of life for Bend's residents?**

The "impacts of tourism" reads here as having a totally negative connotation. I am not sure I agree with that sentiment. There are some positive and some challenging aspects of tourism. It is very important to remember that tourism is something we have pursued aggressively and now that we've got it, we are dealing with some of those consequences. It is also important to remember that there is tremendous wealth disparity right now and easier-than-ever access to extreme wealth. Some people are going to spend that money on vacation, travel, and recreation and it turns out that places with good scenery and weather and friendly locals tend to attract tourists. Bend has all of these things. I believe there are many alternative ways to facilitate a better relationship with the permanent residents and the tourists. Alternative means of housing would be something to look at. For example, what about an affordable camping park with basic amenities and convenient access to downtown Bend for the van-life crowd? Or a free shuttle that brings folks back and forth from an offsite parking area to the downtown area?

**7) Do you believe the STR code passed in 2015 has successfully curbed the loss of inventory of residential homes to tourist use? What improvements to that code would you support?**

I am not familiar with the particulars of this code and would prefer to educate myself further before commenting on it's potential success. Regarding short-term rentals in general, this is a world-wide phenomenon and has worked out very well for the tourist and the home-owner and the host sites. It hasn't worked well for the residents, the neighbors of these sites, or the folks hoping to buy property at an affordable rate. Excessive limits on these permits are going to have some negative effects, but

clearly relying on individual decision-making isn't providing the best results. It might make for an interesting poll if we ask every person who complains about tourists whether or not they are directly benefitting from them.

**8) What changes to the role of the elected mayor should be made to better address the City's needs?**

To start with, there currently isn't much of a job description for the mayor. This could be good or bad, depending on the mayor and his or her particular ambition. There should be accountability measures for the entire Council. If elected, I am interested in hosting weekly or bi-weekly "open office hours" — perhaps at the libraries — where citizens and the mayor can engage on a more informal but still productive basis. Council meetings should be presumed to be more popular and thus held in a larger space so as to encourage the community to attend. I will be transparent and forthright about decisions, ask more and more questions, and critically think about the use of city funding in regards to all decisions. I also intend to research both sides of every issue before casting my representative vote.