

Brent Bybee

From: Brent Bybee
Sent: Thursday, May 15, 2025 3:36 PM
To: Mathew Hogan from Fair Housing Council of Oregon
Cc: Nick Tierney; Geoff Wullschlager; anais.mathez@3j-consulting.com
Subject: RE: PAPA file CPA-25-0001

Hey Folks,

Thank you for your time reviewing our draft and providing your input as we move forward into adoption. We're looking forward to implementing these policies and positioning the City for success. These high-level policies will be an excellent guide, and we're very happy with the expertise provided by 3J Consulting, as well as the work we've completed with the Planning Commission, City Council, and—most importantly—our citizens.

I'd like to note that on page 50 of the draft comprehensive plan, the overview states:

Cities over a certain population size must conduct a housing needs analysis (HNA) to satisfy the requirements of Goal 10. Given that the City of La Pine does not meet DLCD's population threshold for an HNA, the City of La Pine uses data from the 2019 Central Oregon Regional Housing Needs Assessment, prepared by the Central Oregon Intergovernmental Council (COIC).

As La Pine is below the 10,000-population threshold, we relied on the 2019 COIC Regional Housing Needs Assessment to obtain current data and inform the scenario planning work completed through our public engagement workshops.

Because we are not required to conduct a formal HNA, we did not prepare a detailed numeric capacity estimate at this stage. Instead, the Comprehensive Plan update focused on scenario planning and expanding the areas designated for future housing opportunity.

The adopted Future Land Use Map greatly increases the availability of land for residential and mixed-use development compared to current zoning. Key land use changes supporting increased housing capacity include:

- Establishment of new mixed-use corridors in the South and Center, as well as along the Highway 97 corridor.
- Addition of mixed-use designations within northern residential neighborhoods.
- Expansion of residential land south of the industrial area with appropriate buffering.
- Conversion of a segment of low-density residential along Huntington Road to mixed-use.
- Designation of high-density residential along Burgess Road in the North.

While exact acreages were not calculated for findings purposes, the scenario planning used the following working density assumptions:

- Mixed-use: approximately 14.6 units per gross acre
- High-density residential: approximately 6.5 units per gross acre
- Low-density residential: approximately 4.1 units per gross acre

These new land use designations serve as a long-term guide for future zoning decisions and will be implemented incrementally over time. The combination of these changes is expected to significantly increase La Pine's ability to accommodate a full range of housing types in support of Goal 10.

Additionally, proposed policies within Goal 10 aim to regularly inventory and analyze housing supply and needed housing types. The findings address these policies and relate them back to different aspects of Goal 10 for consistency. Based on the requirements of the code criteria, and comparison to other Comprehensive Plans/PAPAs approved by the State, staff found the proposal to comply.

Please let me know if you have any further questions or if additional clarification would be helpful. We greatly appreciate your partnership and collaboration as we work together on this important update.



Brent Bybee

Community Development Director

bbybee@lapineoregon.gov

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16345 Sixth St. La Pine, OR 97739

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From: Mathew Hogan from Fair Housing Council of Oregon <mathew.jamesfhco@gmail.com>

Sent: Thursday, May 15, 2025 11:11 AM

To: Brent Bybee <bbybee@lapineoregon.gov>

Cc: Nick Tierney <ntierney@lapineoregon.gov>; Geoff Wullschlager <gwullschlager@lapineoregon.gov>;
anais.mathez@3j-consulting.com

Subject: RE: PAPA file CPA-25-0001

Some people who received this message don't often get email from mathew.jamesfhco@gmail.com. [Learn why this is important](#)

Hello again Bent. This is a follow up to an email I sent last week about quantification of number in relation to housing for the Comprehensive Plan update (ORD 2025- 01 & 2025-02) I was wondering if you could send some figures our way before the May 21st planning commission hearing.

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On Fri, May 9, 2025 at 7:26 AM, Mathew Hogan from Fair Housing Council of Oregon
<mathew.jamesfhco@gmail.com> wrote:

Good morning Brent,

Upon review of the findings report we feel that the policy alignment stuff is good, but there is nothing in the city's findings to corroborate the assertion that everything is all good. Can you show us some numbers that quantify the effect this PAPA would have on housing? We would love to send a letter of appreciation for working with us for you to present at the hearing. Let me know if you have any questions.

Mathew Hogan

Fair Housing Council of Oregon

Phone: (406) 439 0950

For the latest on the PAPA Project and our feedback & technical advice methodology, please read the PAPAs section at our partner website, [here](#).

On Thu, May 8, 2025 at 9:30 AM, Mathew Hogan from Fair Housing Council of Oregon <mathew.jamesfhco@gmail.com> wrote:

Thank you Brent!

Mathew Hogan
Fair Housing Council of Oregon
Phone: (406) 439 0950

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On Thu, May 8, 2025 at 9:25 AM, Brent Bybee <bbybee@lapineoregon.gov> wrote:

Mathew,

Sure thing, the draft ordinance, staff report/findings, and draft comprehensive plan can all be viewed on the application webpages found at the link I included previously. The application webpages are included here individually for your convenience. The draft comprehensive plan is too large to include as an attachment.

CPA-25-0001: <https://www.lapineoregon.gov/cd/page/land-use-file-cpa-25-0001-la-pine-2045-comprehensive-plan-update>

CPA-25-0002: <https://www.lapineoregon.gov/cd/page/land-use-file-cpa-25-0002-la-pine-2045-comprehensive-plan-map-update>



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From: Mathew Hogan from Fair Housing Council of Oregon <mathew.jamesfhco@gmail.com>
Sent: Thursday, May 8, 2025 9:20 AM
To: Brent Bybee <bbybee@lapineoregon.gov>
Cc: Nick Tierney <ntierney@lapineoregon.gov>; Geoff Wullschlager <gwullschlager@lapineoregon.gov>;
anais.mathez@3j-consulting.com
Subject: RE: PAPA file CPA-25-0001

You don't often get email from mathew.jamesfhco@gmail.com. [Learn why this is important](#)

Hi Brent,
We would need to review the staff report to be able to make comments prior to the first hearing date. When will the staff report be ready?

Mathew Hogan
Fair Housing Council of Oregon
Phone: (406) 439 0950

For the latest on the PAPA Project and our feedback & technical advice methodology, please read the PAPAs section at our partner website, [here](#).

On Thu, May 8, 2025 at 9:16 AM, Brent Bybee <bbybee@lapineoregon.gov> wrote:

Hello Mathew,

I'm happy to point you folks in the right direction. All documents in relation to the comprehensive plan and comprehensive plan map update are located on our [Active Land Use Files](#) webpage of the website, at that link.

The initial planning commission hearing will be held on May 21st. I recommend providing comments at least one week in advance of the hearing for incorporation into the staff report or any proposed revisions to the policies.

Please let me know if you have any questions and I'll be happy to assist you.



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From: Mathew Hogan from Fair Housing Council of Oregon <mathew.jamesfhco@gmail.com>

Sent: Thursday, May 8, 2025 9:01 AM

To: Brent Bybee <bbybee@lapineoregon.gov>

Subject: PAPA file CPA-25-0001

You don't often get email from mathew.jamesfhco@gmail.com. [Learn why this is important](#)

Good morning Brent,

My name is Mathew Hogan and I am conducting outreach for the Fair Housing Council of Oregon (FHCO). I was hoping to obtain the staff report and all corresponding attachments for CPA-25-0001 the “La Pine 2045 - Comprehensive Plan Update (Ordinance 2025-01) & Comprehensive Plan Map Amendment (Ordinance 2025-02)” when available. We will be reviewing the staff report predominantly for Statewide Planning Goal 10 compliance.

If we do have any commentary or concerns my colleagues and I will be in touch to advise. We hope this can be a collaborative process. Please confirm receipt of this e-mail, and I look forward to hearing from you soon.

Very Respectfully,

Mathew Hogan

Fair Housing Council of Oregon

Phone: (503) 928-8597

E-mail: Mathew.JamesFHCO@gmail.com

For the latest on the PAPA Project and our feedback & technical advice methodology, please read the PAPAs section at our partner website, [here](#).



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