

Exhibit C

Bend Area General Plan Chapter 5–Housing and Residential Lands

The following highlighted text is recommended to be added to Chapter 5.

(Pages 5-15 & 5-16)

To provide for the long-term self-sufficiency of low and moderate income households in Bend the issue of affordable housing must be addressed in a comprehensive manner. The City will provide incentives to the manufactured home park owners to encourage the parks to remain a residential park or incorporate affordable housing into the redevelopment plans as replacement housing. In addition, the city and county must continue to rely on housing groups and the local housing market to assure that affordable housing is available throughout the urban area. The General Plan and implementing codes encourage the market to provide affordable housing by:

- allowing smaller single family lots which may lower prices and spread development costs out over more dwellings;*
- reducing street widths in residential areas;*
- allowing accessory dwellings in new single family subdivisions;*
- creating more flexible and easier to administer development standards;*
- creating a new zoning district that permits attached housing, detached housing and manufactured home parks at a density between the existing standard residential and multifamily residential zones;*
- providing special overlay standards for existing Manufactured Home Parks as an incentive to develop affordable housing.*
- increasing the percentage of multifamily housing in the future housing mix; and*
- reducing the minimum lot size in the multifamily zones to allow smaller homes on lots as small as 2,500 square feet.*

The following plan policies are proposed to be added to the Bend Area General Plan.

(Pages 5-26 & 5-27)

29. *The city shall provide special redevelopment standards for manufactured home parks as an incentive to develop affordable housing.*
30. *Density bonuses may be considered as an incentive to providing affordable housing.*