

1000 Friends of Oregon

2022

ANNUAL REPORT

1000
friends
of Oregon

FRIENDS.ORG

Happy 2022 Friends,

Year end always brings time of reflection on the accomplishments, lessons learned, and what's in store for the year ahead. Our annual report is just the place to capture these reflections.

Oregon is still recovering from concurrent emergencies: the COVID-19 pandemic, historic wildfires and smoke-filled skies, insidious drought, and ever widening inequality. Yet, people and nature are finding ways to adapt in the face of crisis.

We are proud to be part of a community that's repairing and protecting Oregon through land use policy research, advocacy, and enforcement. The tools in our land use planning program continue to offer ways for communities to build a better future for people and nature: driving growth away from more severe and frequent natural hazards, designing rezoning initiatives to transform vacant space to vibrant neighborhoods with housing and shops, defending working farms and forests, critical wildlife habitat, and watersheds, and creating a shift in culture and investments about how we get around without having to fill a tank of gas or sit in traffic.

Our watchdog organization hasn't let us down during these tumultuous times. Just during 2022, the team has won over a dozen lawsuits to protect our farms, forests, ranches, and wild lands. We've secured changes in over 50 towns across Oregon to make sure our towns zone for enough housing inside their boundaries rather than only paving over our farms and forests. We've brought over \$20 million to build housing as part of transit hubs.

To top it off, we've celebrated a milestone: graduating over 200 Oregonians from our Land Use Leadership Initiative, a cohort-style approach to education and activating more land use champions. And, more importantly, we've reached these accomplishments together, with our affiliate organizations, this year's Gerhardt interns Mirabella Angeo and Megan Tuck, our coalitions, our elected officials who appreciate the land use planning program, and with you.

Thank you for your loyal support of our state's special and unique land use planning program and its watchdog: 1000 Friends of Oregon. Your spirit of generosity, grit, and ingenuity can help all of us overcome these crises and prevent new ones. Our collective accomplishments should give us hope for what's in store for 2023 if we continue to nurture our community's strengths and make sure 1000 Friends has the financial resources to keep taking care of our home. We hope you'll enjoy this year's annual report and are able to take some time to celebrate these victories.

Sincerely,



Nellie McAdams, President of 1000 Friends Board of Directors
Sam Diaz, Executive Director of 1000 Friends





Robert E. Stacey — or Bob as most called him — was a gift for Oregon. He passed away on September 8th, 2022 at the age of 72 in his home after a battle with long-term illness.

Bob was one of the reasons 1000 Friends was so successful in our early years, laying the groundwork for our continuing achievements.

In 1975, at the age of 25 and fresh out of law school, Bob was one of 1000 Friends' first employees — along with Henry Richmond as Executive Director and Dick Benner as the other staff attorney. They were often referred to as the three amigos.

Mary Kyle McCurdy, 1000 Friends' Deputy Director, started at 1000 Friends in 1981 and only took a short break to attend law school before returning as a staff attorney. She worked with Bob for over 40 years.

“Bob Stacey was my mentor and colleague, but most importantly, my friend. I first met him in 1981 when I came to 1000 Friends as the Communications Coordinator.

Bob showed me that it was possible to be a lawyer committed to policy change without compromise but with compassion. He modeled the importance and joy of always working first with the everyday Oregonians who the land use program is designed to serve.

He is probably the person most responsible for Oregon's urban growth boundaries, the singular land use tool that has curbed sprawl; saved farmland, forests, and natural areas; reduced carbon pollution from driving; kept development largely out of high-risk wildfire areas; preserved Oregon's iconic places; and much more.

One day while walking in downtown Portland I noticed Bob and one of his daughters, then about 15 years old, walking hand-in-hand down the sidewalk. Not something one sees often with teenagers, and certainly not in public.

And I thought, 'If I can be half the parent Bob is, I will have accomplished a lot.' My lawyering and parenting are still works in progress, and Bob's kindness and commitment in all things personal and professional are still my North Star, as they are for the many, many he touched throughout his life.” - Mary Kyle McCurdy, 1000 Friends Deputy Director

Bob is survived by his wife of over 50 years, Adrienne, his daughters Amanda and Hesper and two grandchildren.

WAYS TO GIVE

**"Supporting 1000 Friends is a declaration:
Oregon is a home worth defending and improving."**

- Eloise Grout Koehler and Matthew Koehler



Become a member

Become a member of 1000 Friends of Oregon by making a gift today!



Make a Planned Gift

Legacy Circle Members build a brighter future for Oregon by including 1000 Friends of Oregon in their estate plans.



Sign up for monthly giving

Monthly giving is a great way to ensure we stand at the ready to address land use threats wherever and whenever they arise.



Give through your business

Business Partners enjoy year-round recognition and additional sponsorship and partnership opportunities.



Share 1000 Friends with others

Give the gift of a one year membership.



Join the McCall Society

Members of the McCall Society carry Governor Tom McCall's legacy forward by providing annual support of \$1,000 or above.

**Learn more at Friends.org/Ways2Give or contact Lauren Creany,
Development Director at lauren@friends.org or 503-694-3560**

1000 Friends works with Oregonians to create a state to call home where people and nature can thrive for generations to come. We accomplish this through land use policy research, advocacy, and enforcement.



GREAT COMMUNITIES PROGRAM

Our Great Communities team focuses on ensuring all Oregonians have access to diverse and affordable housing choices in every neighborhood, where schools, parks, and stores are nearby, and with safe and connected walking and bicycling networks and transit.



WORKING LANDS PROGRAM

Our Working Lands team supports Oregon's farmers, ranchers, and foresters by defending existing laws and developing policy changes to strengthen our land use protections for working farms, ranches, and forests. The team provides land use legal and technical assistance to Oregonians at no cost. We support our Farmer Advisory Committee (FAC), a volunteer group dedicated to preserving natural and working lands for generations to come. The FAC advises 1000 Friends on key threats and solutions to our state's agricultural and forested lands, hosts farm and forest tours, and meets with policymakers to ground truth proposed policy changes and investments.

Oregon's 241 towns and cities are surrounded by the backdrop of our vast wild and working lands by real lines, called urban growth boundaries. The livability (and lovability) of the 800,000 acres that make up our urban areas plays a big role in protecting and preserving the other 61.3 million acres of Oregon's environment — including our farms and forests. Together, these programs protect Oregon's existing land use planning program and support the changes to policy and investments that we need to create a place we are proud to call home.



Across the United States, our natural and working lands, and their stewards, are under constant threat. Since 2014, the United States has lost an average of 1,900,000 acres of farmland to conversion per year: more subdivisions, strip malls, destination resorts, and industrial uses.

This sprawl development is not only converting farms and ranches, but also encroaching into the wildland urban interface (WUI), the space where development meets or mixes with undeveloped areas and especially in the West, is very susceptible to wildfire. As of 2020, 44 million homes — about 33 percent of the nation's total 142 million homes — are located in the WUI. Our land use planning program has protected people, communities, and nature - in Oregon, only 8% of all homes are in these extreme and high risk wildfire areas.

Oregon's land use planning program gives us a head start in saving our natural and working lands and guiding growth away from places where scientists anticipate more severe and frequent hazards. It's 1000 Friends of Oregon's focus to make sure Oregon doesn't take that head start for granted.

**HERE ARE 2022 HIGHLIGHTS OF WHEN 1000 FRIENDS CURBED
RUNAWAY SPRAWL DEVELOPMENT:**



Preserving farm and forest land and wildlife habitat in Douglas County

Representing Friends of Douglas County, 1000 Friends defended all of Douglas County from an exemption that would have allowed for more development in fire prone areas, big game habitat, and farm and forestland.



Maintaining agricultural protections along the Lower Columbia River

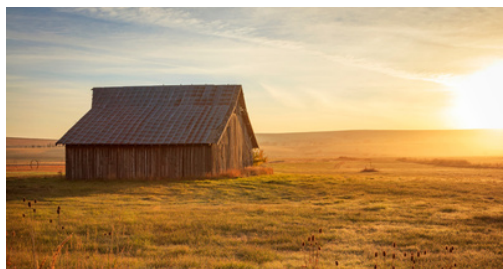
1000 Friends, Columbia Riverkeeper, farmers at Port Westward, and Crag Law Center went to the Land Use Board of Appeals (LUBA) to overturn Columbia County's approval of a 400-car rail yard for the proposed NEXT refinery at Port Westward.

"Our farm—which has been here for generations—our business, and our community would be negatively impacted by the rail yard and the refinery," said Mike Seely, mint farmer at Port Westward. "NEXT came to town promising the moon, including very little use of rail for training in feedstock, like seed oil, from the middle of the continent. Our community saw right through NEXT's bait-and-switch — adding a 400 car rail yard to the project."



Steering Oregon's comprehensive approach to helping all Oregonians adapt to more intense and frequent wildfires

1000 Friends serves on the Wildfire Programs Advisory Council, guiding state decisions to improve the statewide wildfire map; coordinate multi-agency efforts to reduce wildfire risk; and guide public investments to areas of highest wildfire risk and most vulnerable populations, including over \$200 million in grants to prepare for wildfire risk.



Securing \$5 million for Oregon Agricultural Heritage Program

Alongside a broad and diverse coalition, we secured \$5 million for the Oregon Agricultural Heritage Program to keep farm and ranch land in production.



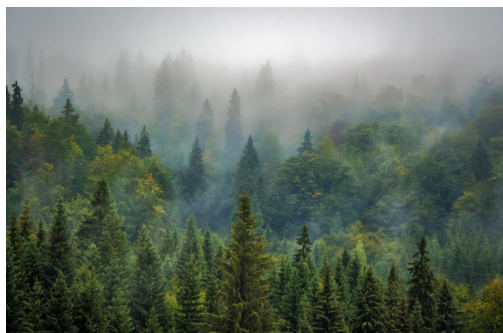
Requiring permits for short-term rentals on farmland in Clackamas County

In a big win by 1000 Friends for farmers, the Oregon Court of Appeals ruled that short-term rentals are not allowed on farm or forest land without a permit.



Defeating HB 4118, a legislative attempt to bypass urban growth boundaries

We led a coalition to defeat HB 4118, which would have made it easier to expand a UGB into an urban reserve. Urban reserves exist to be used after the current 20-year land supply of a UGB is utilized. Normally, expanding into an urban reserve is through a UGB expansion when a city determines, through a public process, that there is a need.



Defending forest land in Josephine County

In a win for 1000 Friends of Oregon and our longtime partner Rogue Advocates, we shielded 90 acres of forest, meadow, and wetland from development.



Protecting farmland and the Tualatin watershed from road-building efforts in Washington County

In partnership with our affiliate Save Helvetia, 1000 Friends scored an advocacy win in Washington County by halting planning for a 3-lane, 8-mile-long collector road through productive farmland in SW Washington County. Despite the known impacts to farmland and the Tualatin River watershed, county staff attempted to advance it without a rural lands goal use exception, even after the local planning commission rejected it.



Keeping junk yards off farmland in Lake County


1000 Friends affirmed that grazing land is not an appropriate place to site a junkyard and auto wrecking yard. Much of Lake County is zoned for grazing and protected as farmland. In addition to providing the economic base for Oregon's ranchers, grazing lands are important for water storage and release, carbon sequestration, and wildlife. Like farmland that grows food and fiber, grazing land is nearly impossible to get back once it is developed.

"1000 Friends stood up for us against a neighborhood bully. Thank you for what you have done for us and for what this will mean for Lake County moving forward. Thank you for preserving Oregon's farmland, communities and quality of life."
- Lisa Hammonds, Lake County resident represented by 1000 Friends.

“Oregon's land use system requires active care and protection — 1000 Friends of Oregon is not simply protecting it, but ensuring that it is functioning as intended, to guide our state's sustainable growth.”

Nolan Lienhart
1000 Friends member





For nearly 50 years, 1000 Friends of Oregon has defended and protected Oregon's family farms and forests, promoted livable rural and urban communities, and held back sprawl into the natural landscapes we hold dear. Our simple but extraordinarily successful strategy is to focus on where it all starts: right under our feet, with how we use the land.

Oregon's visionary land use laws were enacted to ensure a better future for everyone. 1000 Friends has been their champion from the beginning.

Thank you for your support.



For years, Oregon was an affordable place to live, work, play, and raise a family — but that dream is now out of reach for many. The COVID-19 pandemic revealed and magnified stark differences amongst Oregonians in income and health as well as access to housing, transportation, and parks and nature.

This is not just an Oregon problem. Across the United States, cities and towns are not keeping up with the demand for housing. As of 2019, we had underproduced 3.8 million homes across the nation; in Oregon, we underproduced about 155,000 homes since 2000. The second-largest expense for a typical household? Transportation. It costs nearly \$11,000 annually to own and operate a car.

The Great Communities team has continued its success in making it possible to build more housing types and creating safer, healthier, and affordable transportation options by shifting funding to bicycle, pedestrian, and transit networks.

**HERE ARE SOME 2022 HIGHLIGHTS OF 1000 FRIENDS MAKING
OUR CITIES AND TOWNS MORE LIVABLE AND LOVABLE:**



Helping to bring \$400 million to stabilize Oregon households, especially those hardest hit during the COVID-19 pandemic statewide

As a member of the Oregon Housing Alliance, 1000 Friends brought critical resources to connect Oregonians with safe and stable housing and shelter options. The comprehensive funding package has already helped build affordable housing, create small shelters with supportive services, and prevent evictions.



Supporting using vacant public parking lots for housing in Salem

1000 Friends helped shape and pass a pilot project for more housing. HB 4037 requires the state of Oregon to use reasonable efforts to lease unused or underutilized state property to the city of Salem for use as transitional housing for people experiencing houselessness.



Streamlining the ability to build manufactured and prefabricated homes

HB 4064 expands opportunities for siting manufactured/prefabricated homes. It modifies some definitions and clarifies that local governments must allow siting of manufactured and prefabricated homes in single-family dwelling zones inside urban growth boundaries (UGBs).

It prohibits local governments from applying standards to prefabricated and manufactured homes that are located outside mobile home parks, other than standards applicable to single-family dwellings on the same land. Finally, HB 4064 makes it easier to replace and site manufactured destroyed in natural disasters.



Adding housing options in Hood River

In response to the housing crisis in rural areas, 1000 Friends and our affiliate Thrive Hood River won a precedent-setting legal battle for housing availability and affordability in Hood River. In 2019, Oregon passed a law requiring larger cities to allow more diverse housing options in areas zoned for single-family homes. Although this law did not apply to Hood River, given its smaller population, Hood River adopted this policy and went even further to allow more housing choices in all neighborhoods. This decision was challenged, and 1000 Friends and Thrive joined the city in successfully defending its pro-housing policy.

Nico Salter, Executive Director of Thrive Hood River had this to add: “Every time a young family or a teacher leaves for lack of housing, we become something closer to Aspen, and our city does not want to become a resort community where residents are second-class citizens serving transient tourism. With the Missing Middle code passage, we said, “We are not Aspen. We are a town where residents, teachers, and essential workers are first-class citizens”. There is much work to do, but today, we should be proud of our city for taking a step forward.”



Bringing \$5.6 million to the Portland Metro region to upgrade Beaverton transit center.

1000 Friends supported Trimet's proposal to the Federal Transit Administration to help residents reach major job centers in Washington County without having to fill a tank of gas or sit in traffic.



Securing more housing options and wealth-building opportunities in Eugene.

1000 Friends successfully defended Eugene's zoning code changes to allow accessory dwelling units (ADUs) on all single-family residential lots.



Passing rules for Oregon's largest metropolitan areas to make cities and towns healthier, safer, and affordable for everyone.

As a lead statewide coalition member, 1000 Friends succeeded in advocating for the Land Conservation and Development Commission to adopt rules requiring Oregon's largest urban areas to make it easier to build more housing, transit corridors, bicycle lanes, and sidewalks, in mixed use areas, thereby accomplishing two objectives: more affordable living and reducing climate pollution.



Supporting Oregon's environmental justice leaders to create an Environmental Justice Council at the Department of Environmental Quality.

What is measured can then be improved. HB 4077 created the Environmental Justice Council within DEQ to support the work of all the natural resource agencies by creating a centralized data and information hub, and a mapping tool to inform environmental justice.

DEFENDING DEMOCRACY: 10 YEAR ANNIVERSARY OF THE LAND USE LEADERSHIP INITIATIVE (LULI)



Our 2022 Central Oregon Land Use Leadership Initiative cohort.

The 2022 Oregon Values and Beliefs Center survey revealed that Oregonians feel the state is divided. In the survey, three out of every four respondents voiced concern about division and the ability to work together to solve our state's problems. That mirrors the concerns about democracy that the majority of Americans have according to the Pew Research Center.

The antidote? Taking time and creating space to find common ground. At 1000 Friends, we believe that the land use planning program offers a way to do exactly that, right in our own communities. The holistic approach in land use planning enables Oregonians to take data-driven, science-based approaches in how they manage changes over time as well as how to respond to emerging and unanticipated problems. What's more, the land use planning program guarantees an opportunity for each and every Oregonian to learn from each other, learn about their community, and take part in these land use decisions.

We put that belief into action in 2012 when we launched the Land Use Leadership Initiative, fondly called "LULI." The program equips Oregonians with knowledge, resources, and a network to engage in the land use decisions that are important to them.

How does LULI work?

LULI recruits and builds a cohort of 20 to 24 Oregonians who want to learn about the land use system and about perspectives different from their own. The cohort meets over nine sessions to learn the nuts and bolts of the 19 statewide land use planning goals and guidelines, preservation of farm and forest land, urban growth boundary processes, transportation system plans, funding and financing mechanisms, and more!

The team also customizes the curriculum based on each cohort's geography and the issues that matter to them. We've always been able to offer this program at no-cost to participants thanks to generous sponsors, individual donors, and private foundations.

LULI Alumni

Since our launch, we have graduated over 200 people from the Portland Metro region, Southern Oregon, and the Willamette Valley. Early next year, we will graduate our first cohort based in Central Oregon. LULI graduates bring their experience, knowledge, and connections to help their communities make better land use decisions and investments. They go on to be non-profit organization leaders, planning commissioners, elected officials, architects and planners, philanthropy leaders, and more.

This year, we celebrate 10 years of supporting leaders who keep democracy alive and well in each and every land use decision.

The LULI program provided me with knowledge that I can use to be a better, and more informed, citizen to advocate for sustainable development within our Rogue Valley Communities."

— Michael Dotson; Executive Director, Klamath- Siskiyou Wildlands Center

"LULI gave me the information and tools, and therefore the confidence, to be more involved in land use issues in my community. I know that with these resources I can find either the answer or the person who has the answer to my questions"

— Melia Biedscheid, Gold Hill City Council

TO SUPPORT LULI AND GET INVOLVED, VISIT OUR WEBSITE: FRIENDS.ORG/LULI.

WHAT'S IN STORE FOR 2023

Because of you and our community of land use champions, 2022 included significant efforts to set a better course for our state through land use decisions and investments. **As a trusted supporter, here's a sneak peak of some of our 2023 priorities, many of them shaped by our members:**

- Bring our Land Use Leadership Initiative back to the Portland metro and continue building its presence in Southern Oregon.
- Launch a Land Use Leadership Initiative alumni hub to connect the over 200+ graduates with career opportunities, political appointment openings, and each other.
- Celebrate the 50th anniversary of SB 100 — the bill that created Oregon's land use planning system.

Great Communities Program

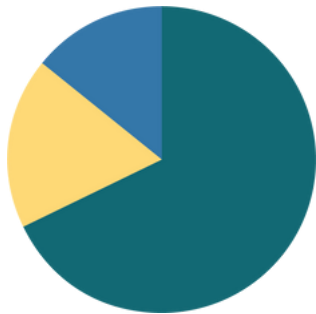
- Advance zoning reform efforts for more housing to address the shortage and inequality by transforming vacant lots to vibrant neighborhoods.
- Bring more resources to transit-oriented development.
- Create and shift more investment in transportation options that make it easier and more convenient.
- Add a new policy director to join the Great Communities team!

Working Lands Program

- Defend against runaway sprawl and development that threatens Oregon's natural and working lands.
- Research and advocate for policies and investments to create industrial land to bring federal CHIPS and Science Act funding and create high-wage jobs in Oregon without sacrificing our farms and forests.
- Advocate for new statewide funding and financing resources to support the land stewardship of Oregon's farmers, ranchers, and foresters to recognize their role in meeting our greenhouse gas emission reduction and climate preparedness goals.
- Guide state decisions and investments to help all communities prepare for more severe and frequent wildfires.
- Add new working and lands team members, including another working lands staff attorney, so we can prevent additional attempts to undermine our natural and working lands.

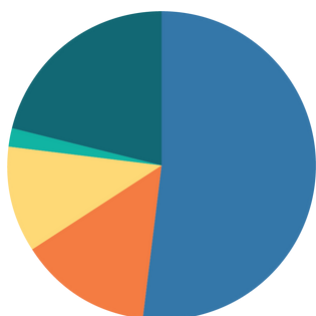
With your support, we'll continue advocating for a better Oregon for everyone through land use policy research, advocacy, and enforcement because the place we call home is worth it.

Expenses: \$1,572,325



■ Program ■ Admin ■ Fundraising

Revenue: \$2,207,234



■ Investment Income ■ Government ■ Individuals
■ Businesses ■ Foundations

Financial Memo

Our fiscal year ended on March 31st, at a time of substantial market growth. Because of the performance of the market, we recorded end-of-year investment gains that account for nearly all of the surplus you see here.

Our gains on investment impact the value of our endowments and do not impact our annual operating budget. To see our 990 and audited financial statements, please visit friends.org/financials.

Our Team (as of November 2022)

Andrew Mulkey, Rural Staff Attorney
Ben Asher, Office Project Assistant
Blair Batson, Staff Attorney
Brett Morgan, Transportation and Metro Policy Manager
Devin Kesner, Associate Attorney
Greg Holmes, Food Systems Program Director & Southern Oregon Advocate
Lauren Creany, Development Director
Lily Burnett, Director of Operations
Lou Ocampo, Operations Manager
Mary Kyle McCurdy, Deputy Director
Sam Diaz, Executive Director
Will Lerner, Great Communities Program Research Fellow

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Front cover photo of Siuslaw National Forest by Dan Lawler, former 1000 Friends Rural Lands Attorney

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2023 CALENDAR

Jan 17: First day of legislative session

May 24: SB 100 Celebration at the Capitol

May 29: 50th Anniversary of SB 100

June 15: Target last day of legislative session

June 25: Constitutional last day of legislative session

October 11: 49th anniversary of 1000 Friends