



CITY OF BEND

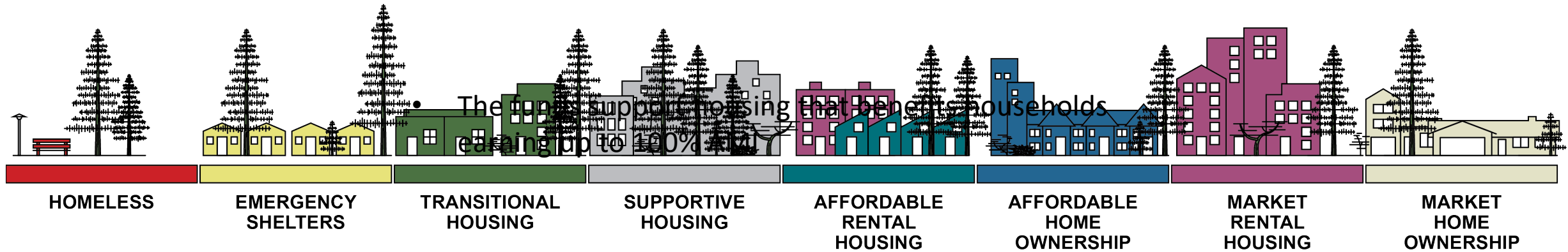
# **Fundamentals of the Affordable Housing Advisory Committee (AHAC)**

**Housing Division Staff of the  
Real Estate, Facilities and Housing Department**

April 9, 2025

# Housing Spectrum

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# Realizing More Housing for Less Cost

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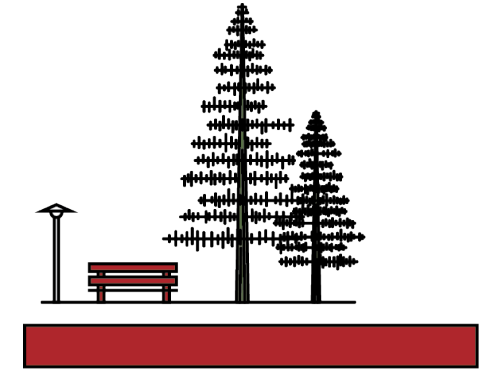
- Expedited Review for Affordable Housing
- Property Tax Exemptions
  - Nonprofit Property (annual renewal)
  - Qualified Rental Housing (20 years)
- System Development Charges (SDCs) Methodology (20 years)
- One-Time Urban Growth Expansions
  - HB 4079 (2016), HB 3318 (2021), and SB 1537 (2024)
- Tax Increment Assistance for Housing Affordability (TIAHA)



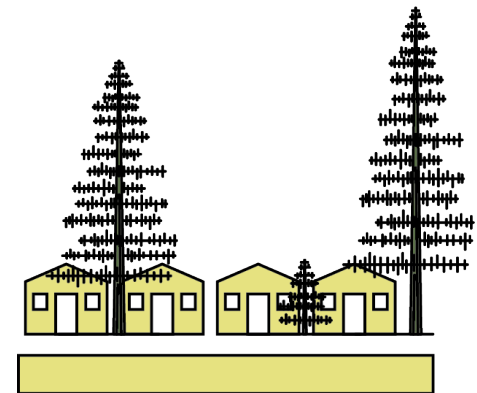
# Houseless Services

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- City stepped into shelter when others did or could not
- Department and framework did not exist
- COVID exacerbated the houselessness crisis
- Not pursuing available funding, would result in a lack of desperately needed shelter and services
- In addition to American Rescue Act Plan dollars, the City received \$16M+ through state funding



**HOMELESS  
SERVICES**



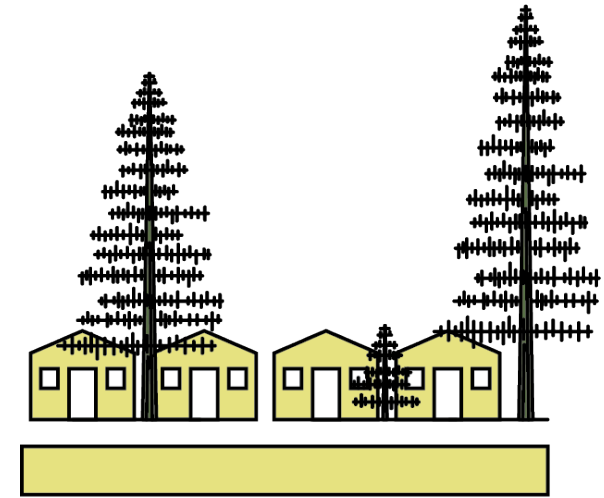
**EMERGENCY  
SHELTERS**



# Shelter Timeline

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- Warming Shelter – CDBG Funds November 2020
- American Rescue Act Plan (ARPA) – March 2021
- Purchase of 2<sup>nd</sup> Street – September 2021
- Turnkey purchase (former Bend Value Inn) - July 2021
- Safe Parking Code - April 2021
- Stepping Stone – January 2022
- Navigation Center – March 2022
- Rainbow Motel purchase - April 2022
- Franklin Avenue Shelter - May 2022
- Central Oregon Villages – June 2022
- Homeless Services Grant Program – December 2024



**EMERGENCY  
SHELTERS**





# Houseless Services - Future Role

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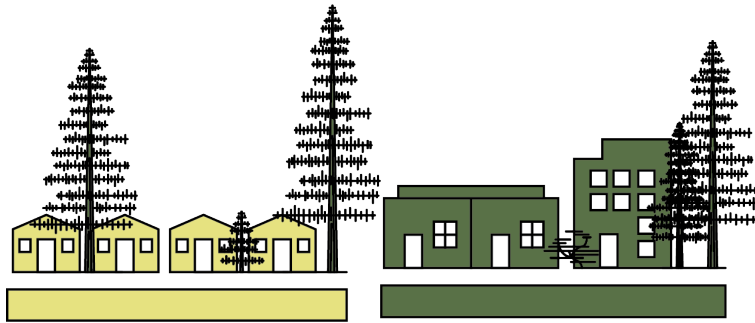


- Sustainable Shelter Framework (HB3644) – Implementation
- Operational funding gaps- Stepping Stone and Navigation Center (12/26)
- Direct funding for Central Oregon Villages (12/26) and Franklin Avenue (annual)
- Safe Parking Funding and Resources (12/26)
- Temporary Safe Stay Area at Juniper Ridge (12/26)
- Sitting on regional/statewide organizations to advocate for allocations and resources
- Landlord tenant relationship with shelters



# Commercial and Industrial Construction Tax (CICT)

At least 50 percent of the funds will be used for programs of the City related to housing.



**EMERGENCY  
SHELTERS**

**TRANSITIONAL  
HOUSING**

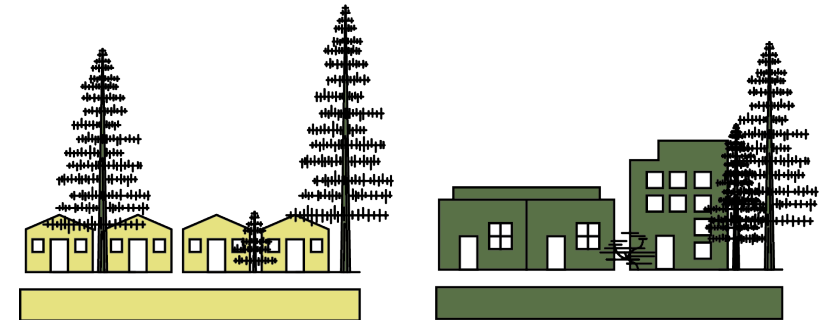


**SUPPORTIVE  
HOUSING**

**AFFORDABLE  
RENTAL  
HOUSING**

**AFFORDABLE  
HOME  
OWNERSHIP**

The remaining funds will be used for support, services, and programs for people making up to 30% AMI.



**EMERGENCY  
SHELTERS**

**TRANSITIONAL  
HOUSING**



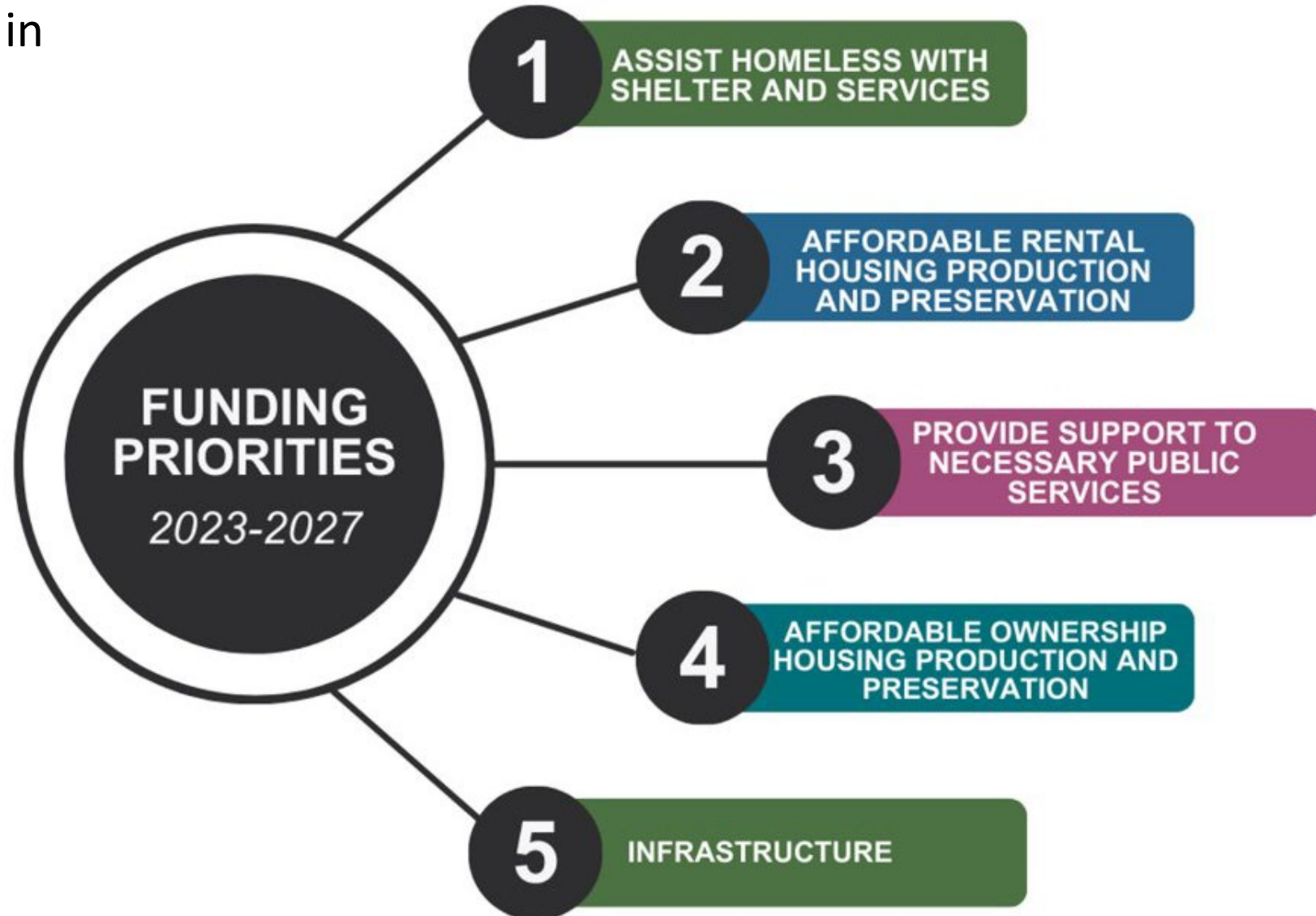
**SUPPORTIVE  
HOUSING**



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# Community Development Block Grant (CDBG)

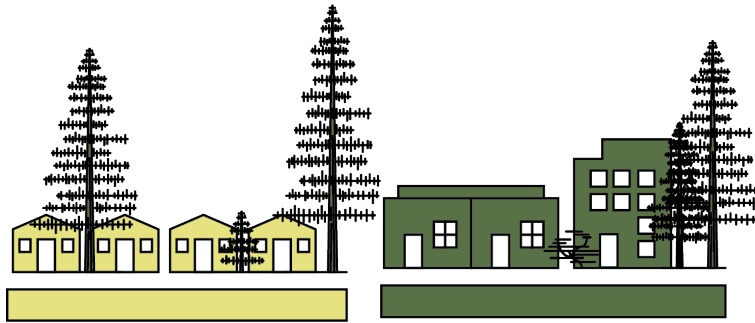
- Reminder of eligible uses in alignment with the 2023-2027 Consolidated Plan





# Community Development Block Grant (CDBG)

Affordable Housing Development Activities benefit persons earning up to 80% AMI.



**EMERGENCY  
SHELTERS**

**TRANSITIONAL  
HOUSING**

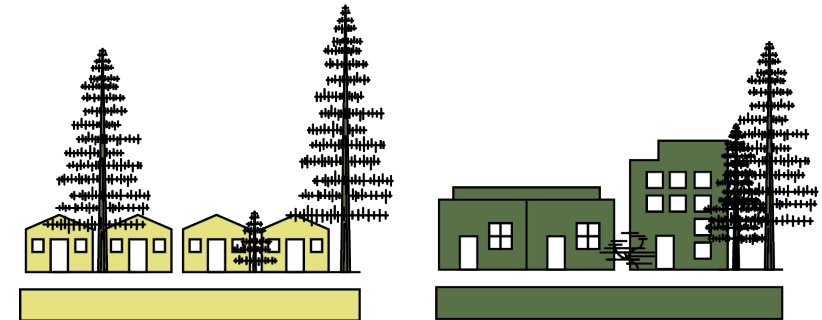


**SUPPORTIVE  
HOUSING**

**AFFORDABLE  
RENTAL  
HOUSING**

**AFFORDABLE  
HOME  
OWNERSHIP**

Public Services activities benefit persons earning up to 80% AMI.



**EMERGENCY  
SHELTERS**

**TRANSITIONAL  
HOUSING**



**SUPPORTIVE  
HOUSING**



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# Community Development Block Grant (CDBG)

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- Examples of other eligible uses that are NOT in alignment with the 2023-2027 Consolidated Plan
  - Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities
  - Construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes
  - Activities relating to energy conservation and renewable energy resources

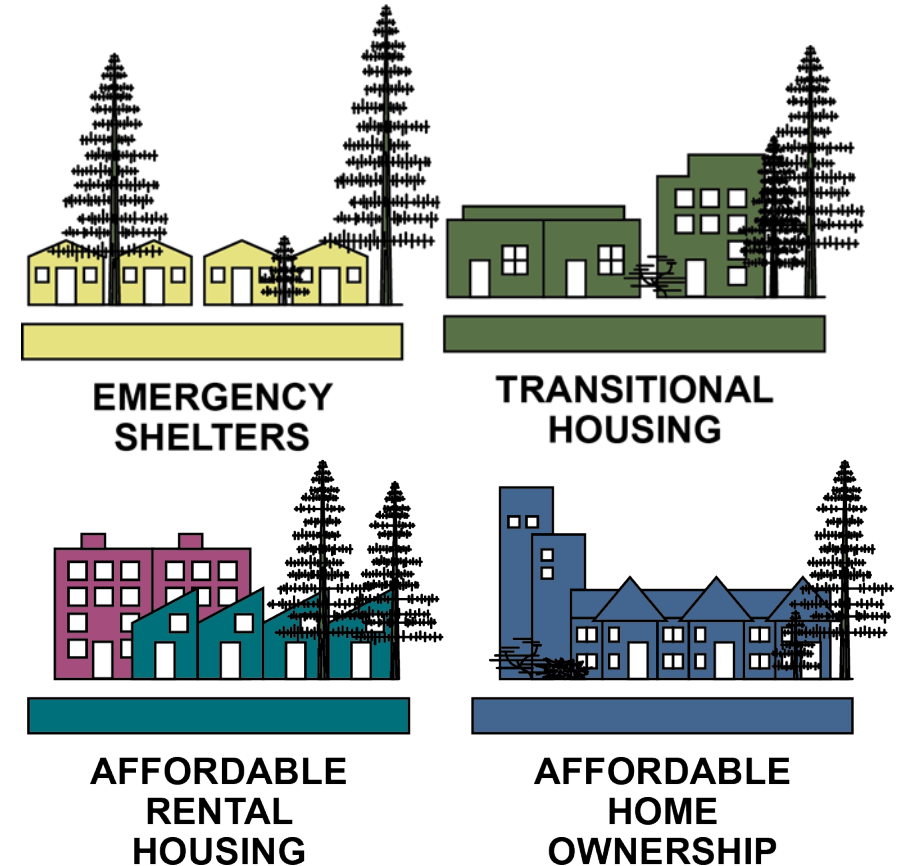


# PRO Housing Fund

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- In process of setting up the fund, will be offered in competitive application process in 2026
- Funding can be used for land acquisition, infrastructure, homebuyer assistance, new housing construction, and other housing-related costs.
- Pre-approved plans
- \$4M total in repayable loans

The funds support housing that benefits households earning up to 80% AMI

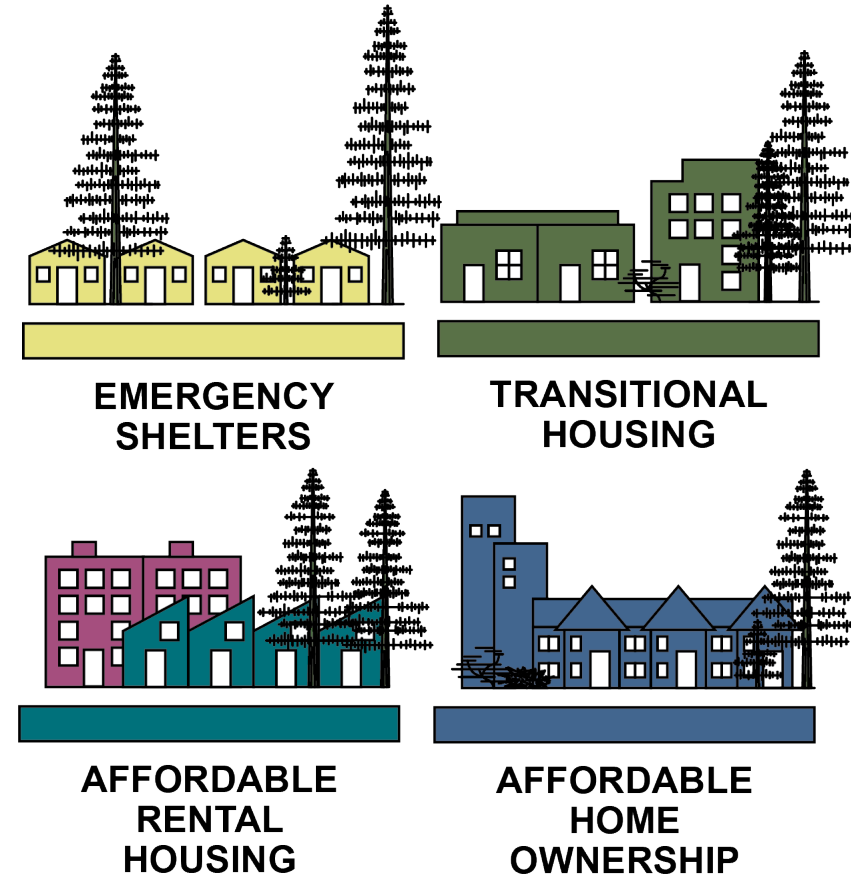


# Affordable Housing Fund (AHF)

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- Established in 2006
  - 1/3 of 1% of permit valuations charged and placed in the fund
- First awarded to Putnam Point
  - 107 awards made since 2007
  - Over \$18 Million in loans awarded

The funds support housing that benefits households earning up to 100% AMI



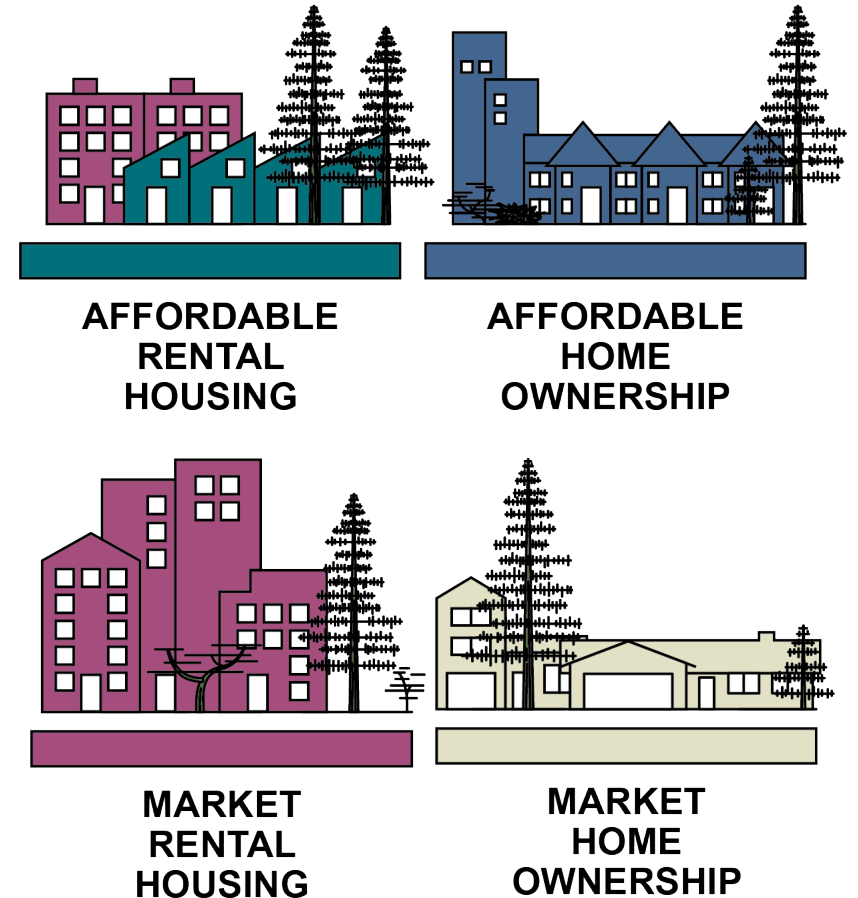
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# Middle-Income Pilot Program

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- Address the housing crises as it pertains to lack of housing for the middle-income household of 80% - 120% AMI
- Bridge the gap in assistance between HUD defined low-income affordable housing and market rate housing

The funds support housing that benefits households earning up to 120% AMI

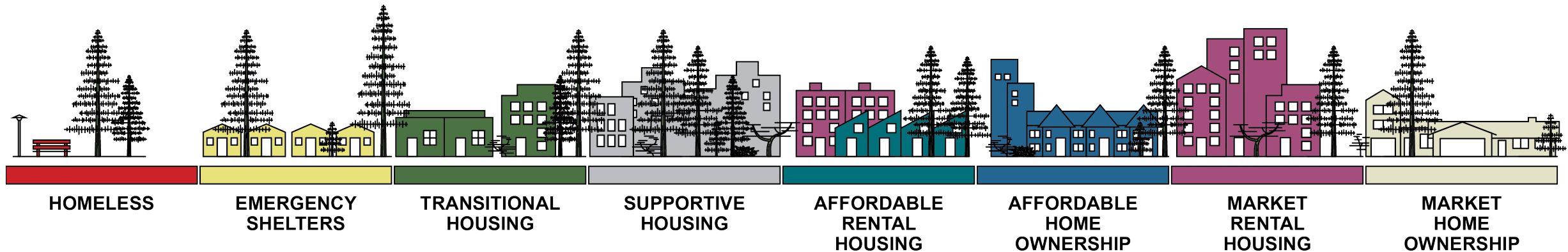




# Surplus

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- City has completed inventory of surplus property.
  - Canal Commons, Forbes, Phoenix Crossing, Watercress
  - Most recent = 2023's Franklin and Bear Creek properties
- Make purchasing fund whole and sell at set price with criteria related to best project.
- Sold for cost of preparing land for sale (e.g., street vacation) and titling.



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