



CITY OF BEND

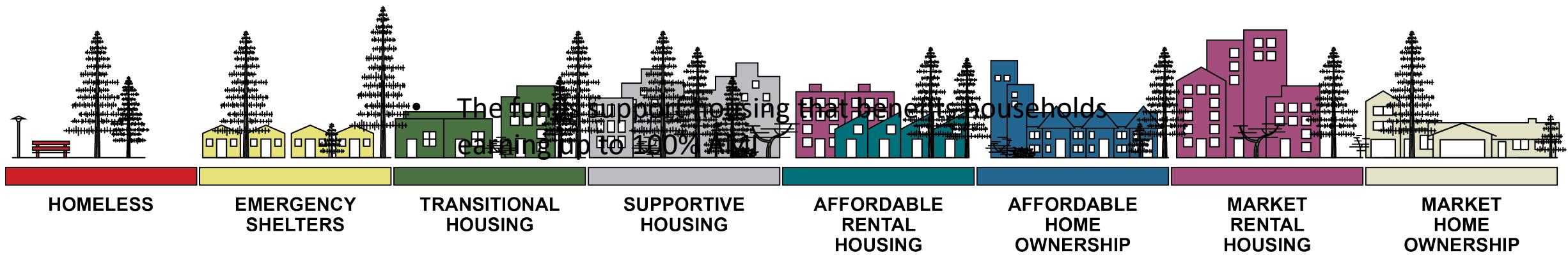
# **Fundamentals of the Affordable Housing Advisory Committee (AHAC)**

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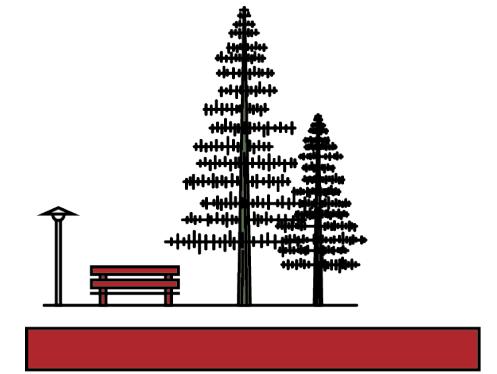
- Expedited Review for Affordable Housing
- Property Tax Exemptions
  - Nonprofit Property (annual renewal)
  - Qualified Rental Housing (20 years)
- System Development Charges (SDCs) Methodology (20 years)
- One-Time Urban Growth Expansions
  - HB 4079 (2016), HB 3318 (2021), and SB 1537 (2024)
- Tax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



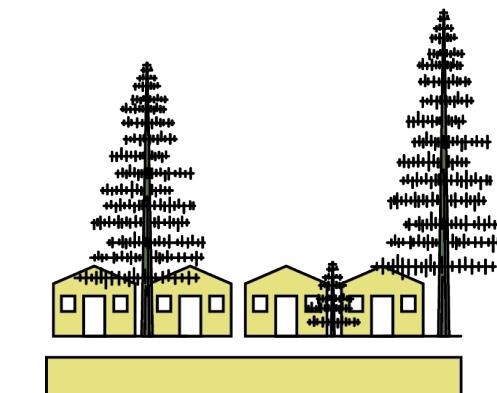
# Houseless Services

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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**



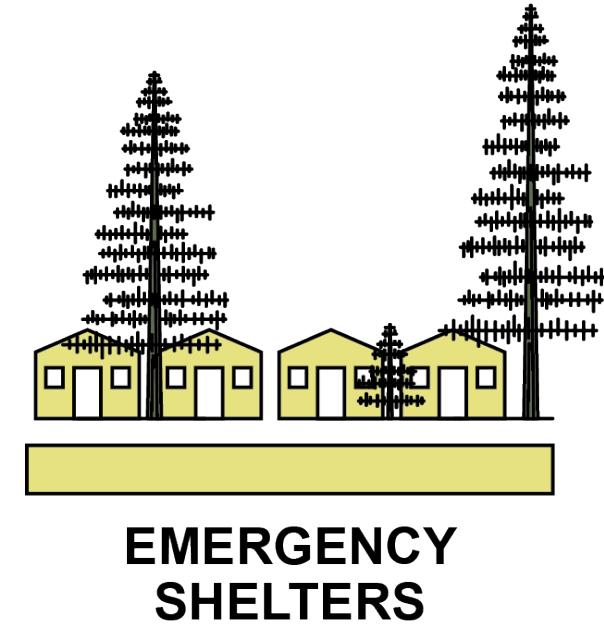
**EMERGENCY  
SHELTERS**



# 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



# Houseless Services - Future Role

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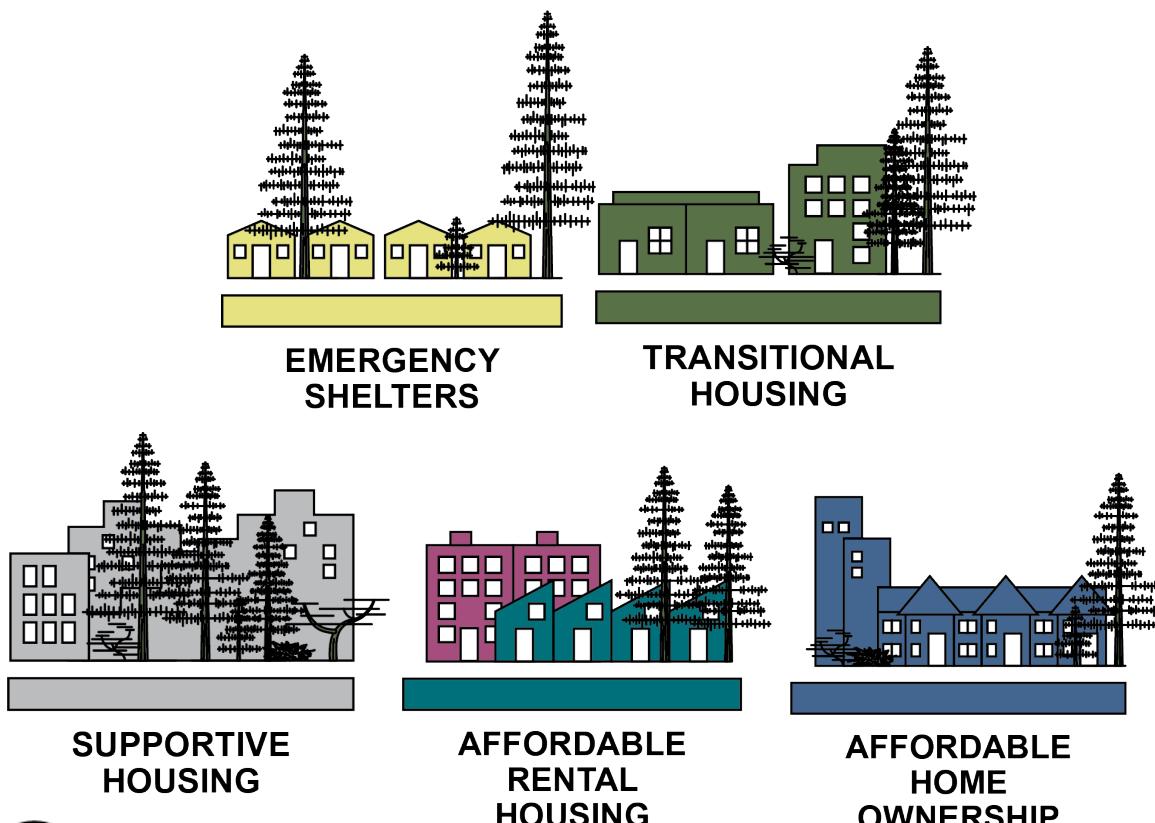


- Sustainable Shelter Framework (HB3644) – Implementation
- Operational funding gaps- Stepping Stone and Navigation Center (12/26)
- Direct funding for Central Oregon Villages (12/26) and Franklin Avenue (annual)
- Safe Parking Funding and Resources (12/26)
- Temporary Safe Stay Area at Juniper Ridge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

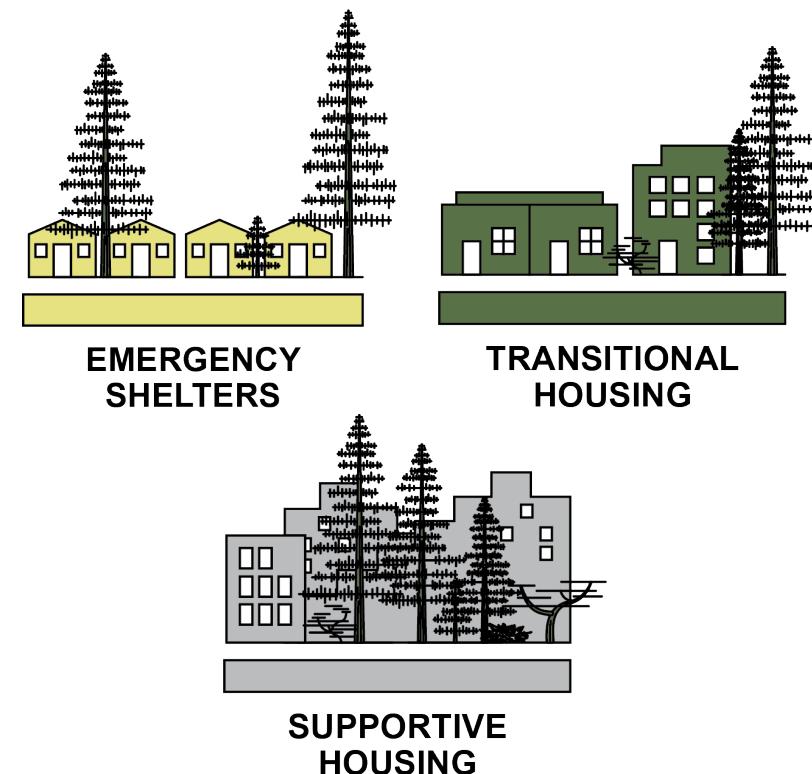


# Commercial and Industrial Construction Tax (CICT)

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



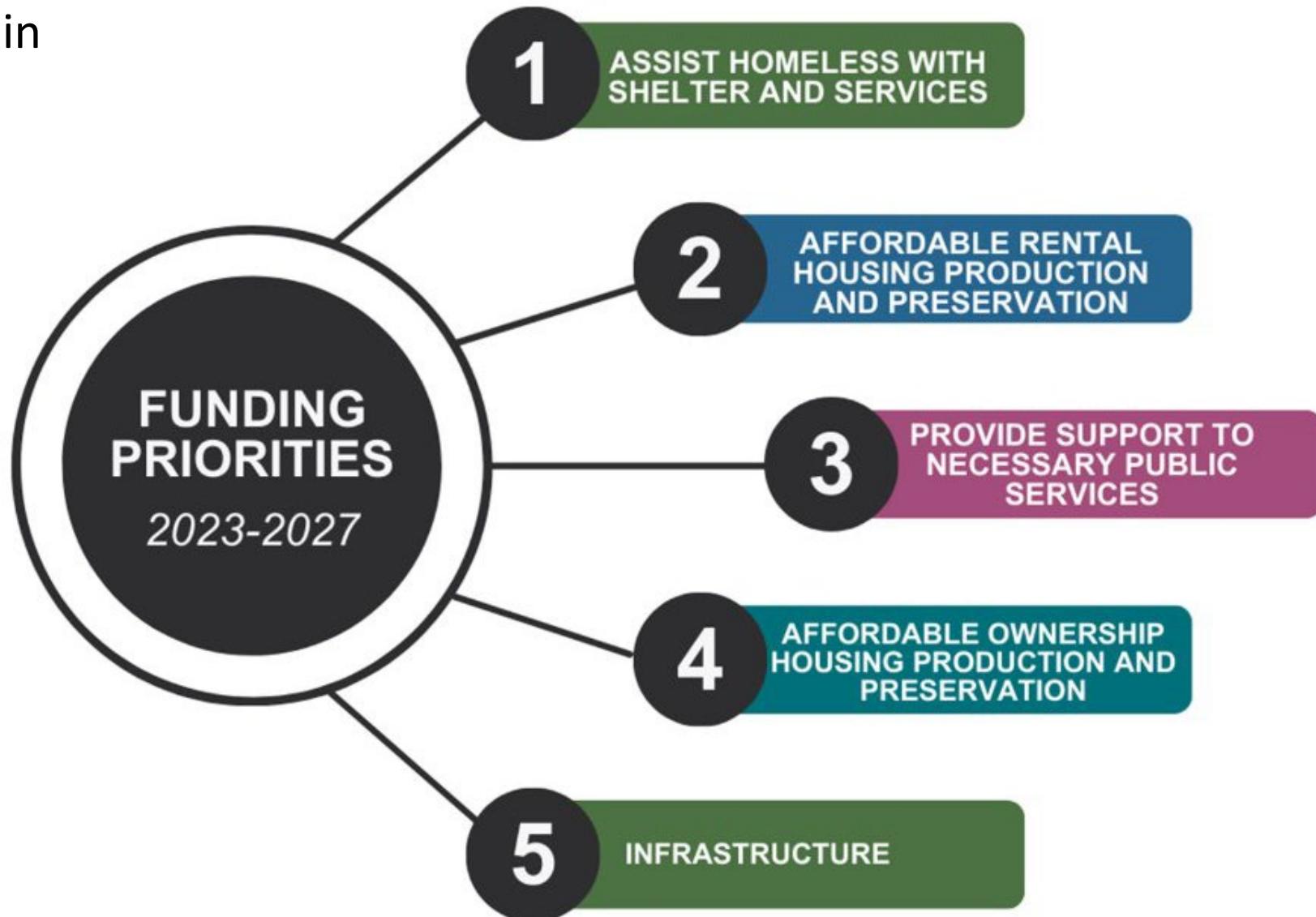
The remaining funds will be used for support, services, and programs for people making up to 30% AMI.



# Community Development Block Grant (CDBG)

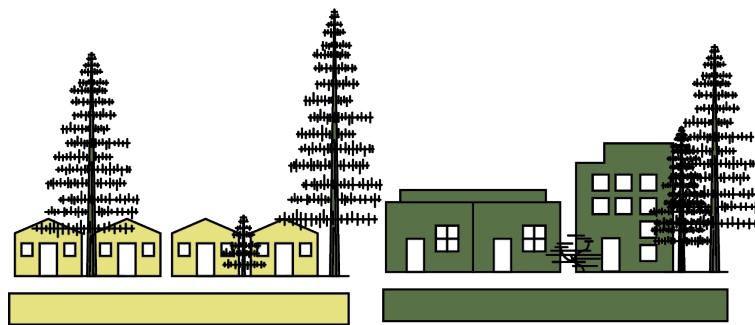
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- Reminder of eligible uses in alignment with the 2023-2027 Consolidated Plan



# Community Development Block Grant (CDBG)

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



EMERGENCY  
SHELTERS

TRANSITIONAL  
HOUSING

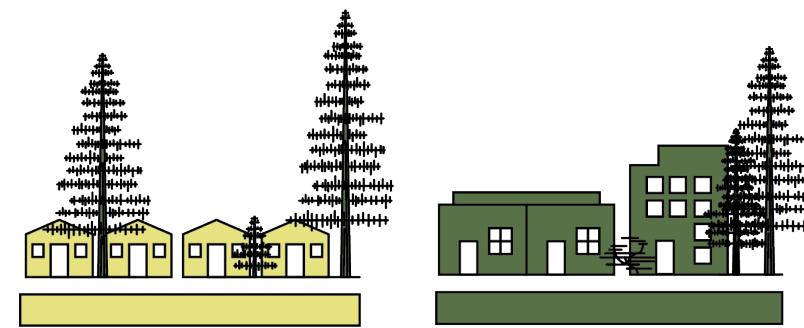


SUPPORTIVE  
HOUSING

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

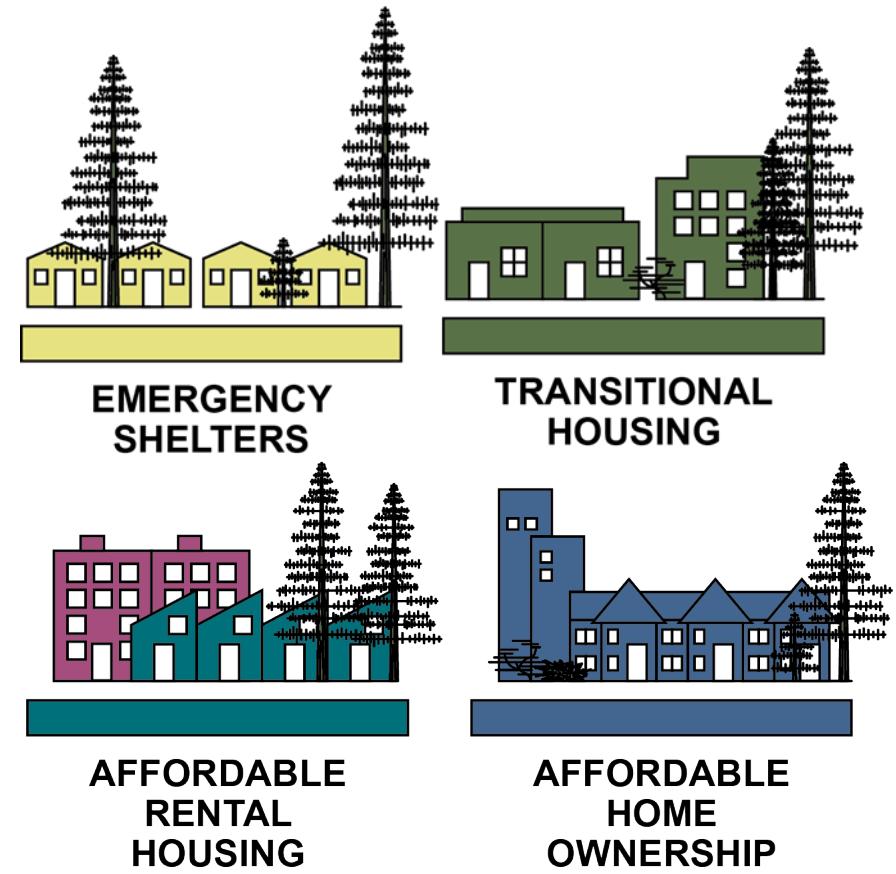


# PRO Housing Fund

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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

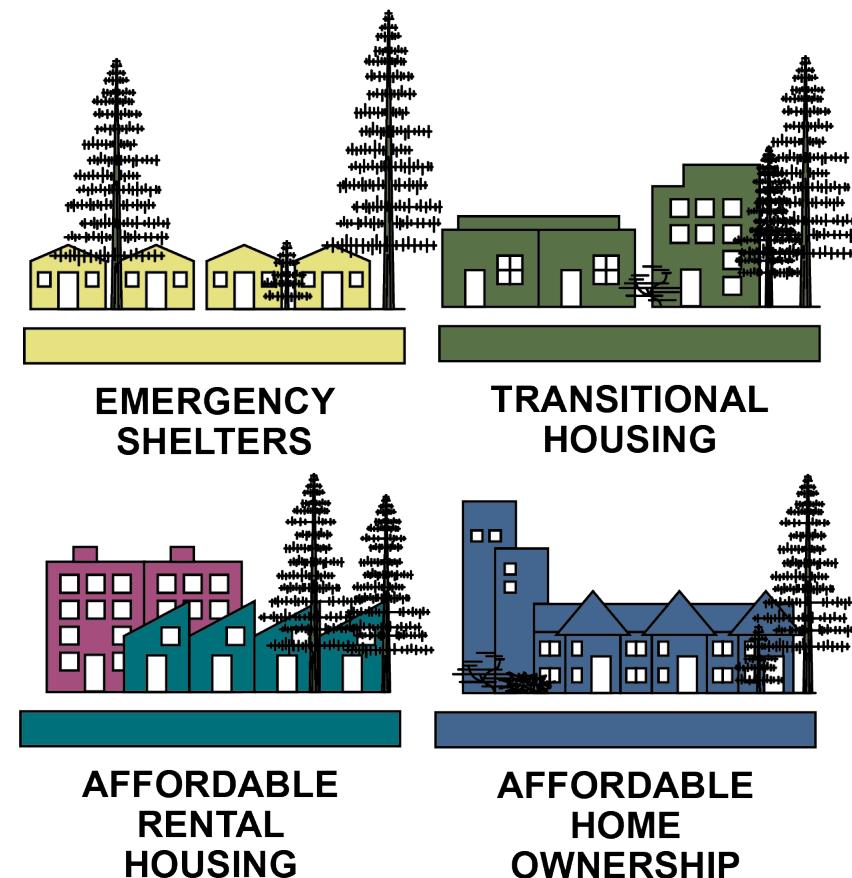


# Affordable Housing Fund (AHF)

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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

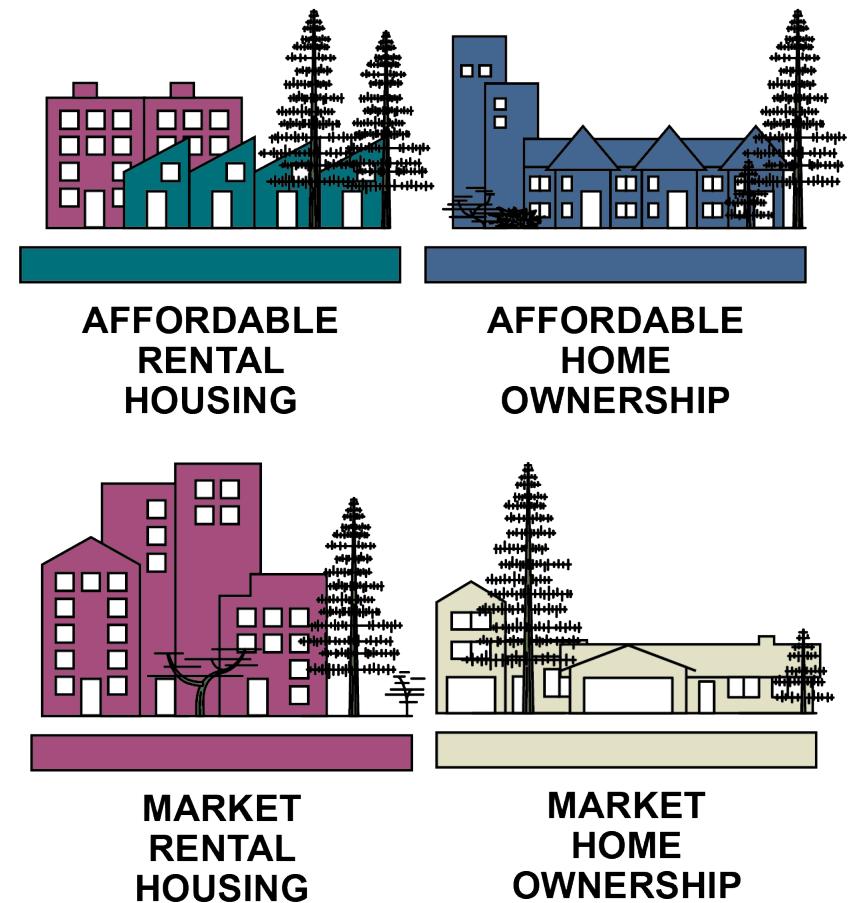


# Middle-Income Pilot Program

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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

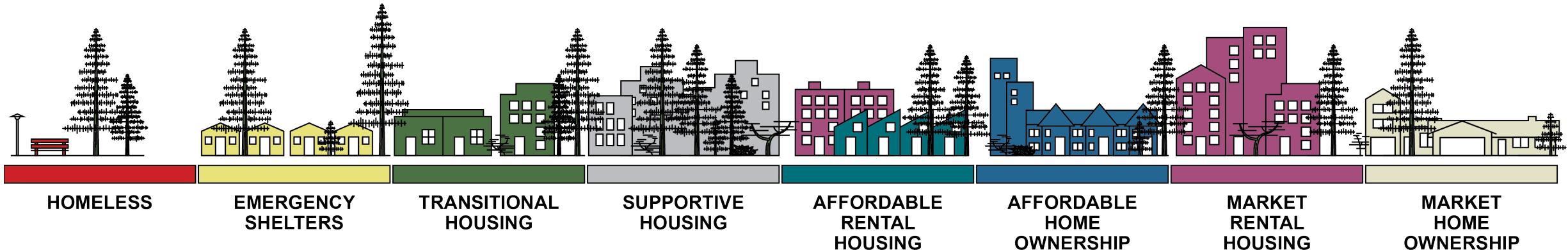
The funds support housing that benefits households earning up to 120% AMI



# 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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