



CITY OF BEND

# MEMO

**To:** Affordable Housing Advisory Committee members

**From:** Mellissa Kamanya, Affordable Housing Coordinator

**Date:** 7/9/2025

**Re:** Staff recommendations for PRO Housing funds

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Six of the eleven applications submitted requested PRO Housing funds. Considering the complexity of the funds and timeline for expenditure, staff reviewed applications for factors that will facilitate the administration and execution of PRO Housing funds. Projects that are not ready to utilize PRO Housing funds in entirety or projects that require significant amendments to code, zoning, urban growth boundary, or the Consolidated Plan may result in project delays. These delays may also require significant staff expertise and guidance to achieve compliance with city and federal regulations. Staff recommend the following projects be considered for PRO Housing funds. This list appears in alphabetical order and does not imply order of importance or priority.

Bend-Redmond Habitat for Humanity's Old Farm Landing project proposes to fully expend \$4M PRO Housing funds for land acquisition as soon as staff administrative tasks are completed. The developer is an eligible 501(c)(3) organization and will not require an organizational change to accept funds.

Home First Development's Bend Church Affordable Housing project proposes to fully expend \$4M PRO Housing funds for site acquisition as soon as staff administrative tasks are completed. The applicant is not a 501(c)(3) organization, but the application mentions the formation of 680 NW Bond LLC. If 680 NW Bond LLC will have / has nonprofit status, timely organizational changes and corresponding legal review will be avoided.

Housing Works' 85 SWC project proposes to expend \$2.4M PRO Housing funds for land acquisition as soon as staff administrative tasks are completed, and \$350,000 PRO Housing funds for design or infrastructure by February 2026. The developer is an eligible 501(c)(3) organization and will not require an organizational change to accept funds.

Staff defers to AHAC for recommendations regarding allocation of AHF and CDBG funds.

