

Bend Church Affordable Housing

July 9, 2025



Development Summary

The Bend Church Affordable Housing development is a one-of-a-kind, mixed-use affordable housing development opportunity located on a one-acre site in downtown Bend. This development will replace the Bend Church's aging facility with affordable housing, community space, and a worship space designated for the church's ongoing ministry and community programs.

Following a comprehensive community engagement process, the development will provide as many as 120 new affordable rental homes targeted to individuals and families earning between 30% and 80% of Area Median Income (AMI). The final unit mix and AMI served will be finalized following the engagement and underwriting process.

To ensure capacity to complete this project, Bend United Methodist Church has partnered with Home First Development, an experienced affordable housing developer based in Portland. Home First has partnered with churches and nonprofits on dozens of developments across the state and has managed more than \$400 million in public funding on affordable housing developments across Oregon. Home First will lead predevelopment efforts, including community engagement, design and permitting, funding applications, and securing financing through Oregon Housing and Community Services (OHCS) LIFT program and 4% Low-Income Housing Tax Credits (LIHTC).

Location

The Bend Church Affordable Housing development is located at 680 NW Bond Street in the heart of downtown Bend, Oregon.

Within walking distance are public parks, employment opportunities, grocery stores, healthcare facilities, and public transit, helping to reduce transportation burdens and support long-term housing stability.

The proximity to schools, community services, and vibrant downtown resources enhances livability for individuals and families seeking an affordable place to call home.



Concept Site Plan

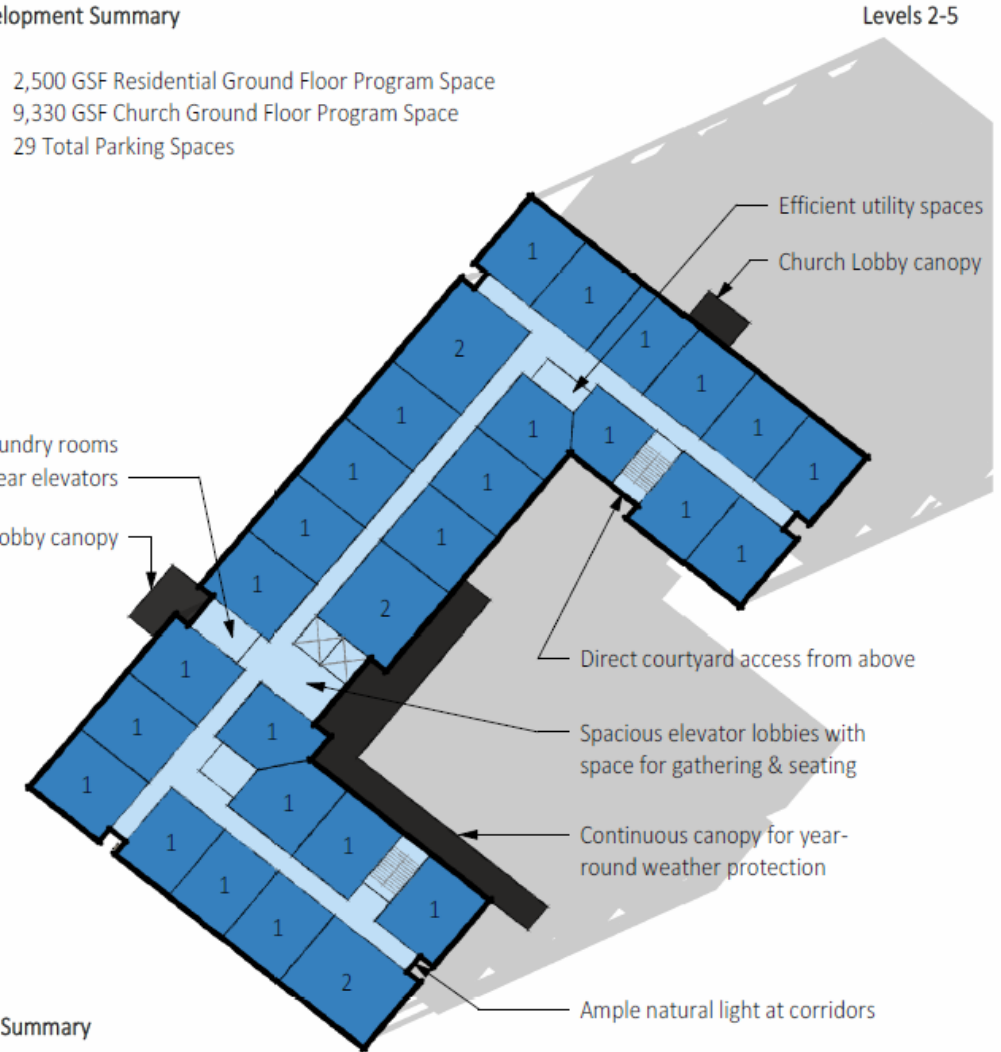


Development Summary

- 2,500 GSF Residential Ground Floor Program Space
- 9,330 GSF Church Ground Floor Program Space
- 29 Total Parking Spaces

Large shared laundry rooms
on every floor near elevators

Residential Lobby canopy



Unit Summary

- 116 Total Residential Units
 - 104 One-Bedroom
 - 12 Two-Bedroom



Concept Renderings

Looking North



NW Staats Street Looking North



NW Kansas Street Looking West



Mission-Driven Partner



Affordable Housing Developers



Home First
Development Partners

ethos

Architect



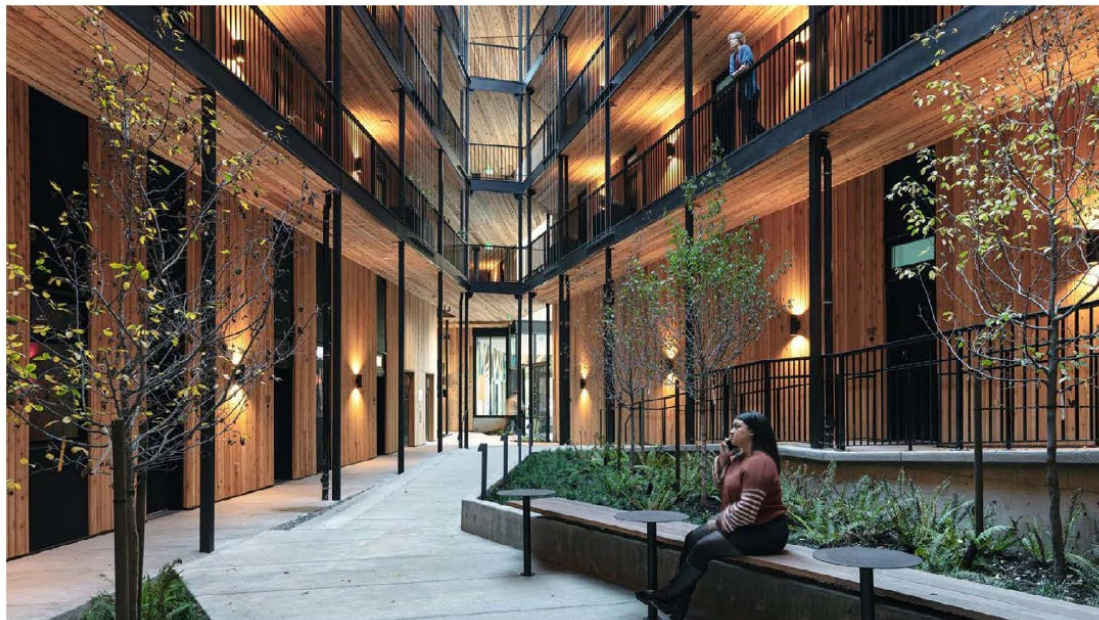


- Current Programs & Services:
 - **Family Kitchen:** Hot meals served to anyone in need.
 - **Youth Groups:** Safe, supportive spaces for young people.
 - **Community Mail Room:** Mail access for unhoused neighbors.
 - **Free Store:** Clothing and household essentials at no cost.
 - **Compassionate Care Fund:** Emergency financial assistance.
 - ...and more!
- The financial burden of maintaining our aging downtown facility is no longer sustainable.
- We are actively exploring ways to continue our mission of service by transforming our property into a vibrant community asset that meets today's most urgent need: affordable housing.

Development Team



BrookLAND



Portland, Oregon—2023
Size / Site Area: 166 units; 126,000 sf
Key Partner(s): Ethos Development

Focusing on warmth and wellness, BrookLAND harnesses open-air common areas and small formats to offer market-based affordability, as well as larger units for families making no more than 60% of the AML.

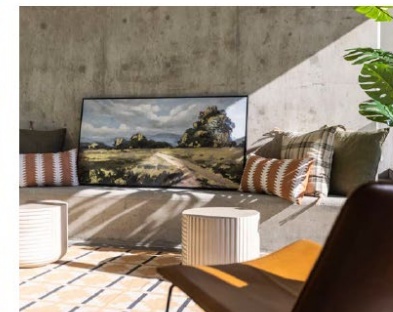


The Moraine



Tacoma, WA—2024
Size / Site Area: 160 units; 118,000 sf
Key Partner(s): Ethos Development

The Moraine is an Opportunity Zone project in Tacoma, Washington consisting of 160 apartments and a full suite of amenities, all within steps of regional transit and with a range of sustainable and ecological design features.



Development Timeline

MILESTONE	DATE
Oregon Housing ORCA Application	Q4 2025
Oregon Housing ORCA Funding LOI	Q1 2026
Begin Construction	Q3 2026
Complete Construction	Q4 2027
New Residents Move In	Q1 2028



Development Funding

SOURCES	
Oregon Housing and Community Services (LIFT)	\$21,120,000
4% LIHTC Equity	\$22,221,172
Permanent Loan	\$9,250,000
City of Bend PRO Housing Fund	\$4,000,000
Developer Cash Contribution	\$4,000,000
Legislative Pre-Development Fund	\$1,000,000
Deferred Development Fee	\$976,526
City of Bend AHF Funds	\$850,000
City of Bend CICT Funds	\$270,000
TOTAL	\$63,687,698



Development Funding

USES	
Acquisition	\$4,015,000
Construction	\$46,006,550
Development	\$13,666,148
TOTAL	\$63,687,698



Conclusion

- One of a kind site / opportunity
- Unique faith-based / developer partnership model
- Developer possesses unique experience working with faith-based institutions for affordable housing
- Acquisition funds will revolve and support project costs
- First-in funding from City of Bend will be catalytic



Discussion

