

# **Cedarwest Apartments**

## **121 Expiring Affordable Units**

**2025 Preservation Funding Request**

**AHAC Public Meeting**  
**July 9th, 2025**

**VITAL**  
**HOUSING**

# Vital Housing Overview

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## CREATE AND PRESERVE AFFORDABLE HOUSING

We target multifamily housing communities that:

- 1 Are at risk of **losing affordable units**
- 2 Can benefit from **energy efficiency improvements**

We preserve affordability of the properties we acquire by blending public incentives and subsidies with mission driven private capital.

**But for** Vital Housing's investment, these properties would convert to market rate housing once their restrictions expire.

# Vital Housing Leadership Experience

Vital Housing's leadership have over 80 years of collective experience investing, owning and operating affordable housing

PRINCIPAL		INTERMEDIARY	COMPANY
3,150 UNITS ACQUIRED	23 TRANSACTIONS CLOSED	\$35bn TRANSACTION ASSET VALUE	8 FULL TIME EMPLOYEES
>8,500 UNITS ASSET MANAGED	\$282mm ACQUIRED ASSET VALUE	>2,000 TRANSACTIONS CLOSED	520 UNITS PRESERVED IN 2025

# Cedarwest Preservation Risk

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## AFFORDABILITY

121 units built in 1998 with LIHTC

- 20 units @ 35% AMI – **\$697 Avg rent**
- 101 units @ 60% AMI – **\$1,484 Avg Rent**

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## MARKET CONVERSION

Average **gap-to-market rents of \$513** per unit make the property highly desirable for market rate conversion

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## EXPIRING LURA

Affordable restrictions expire 12/31/27

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## PROPERTY STATUS

Currently marketed for sale, **VITAL HOUSING is the only group pursuing a preservation execution**

# If Cedarwest affordability not preserved...

*When affordability ends, most residents face more than displacement, they face housing instability which leads to homelessness.*



Displacement of a minimum  
**226 low-income Bend**  
**residents**



Rents will increase on  
average **>\$500/month**



Affordable units begin  
converting to market on  
**January 1<sup>st</sup>, 2028** with  
100% loss by 2030.

# City of Bend Support Needed

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1

## **\$500,000 in Affordable Housing Funds (AHF pool)**

These funds are necessary to secure the long-term affordability Cedarwest.

2

## **Approval of Nonprofit Property Tax Exemption**

Without exemption, an additional \$1.8mm in preservation funding is needed to preserve Cedarwest.

3

## **Letter of support for OHCS preservation funding**

Local support is critical in securing the remaining funding necessary to preserve Cedarwest.

# Vital Preserved Properties in 2025



<b>Property</b>	Orchard Park
<b>City, State</b>	Salem, OR
<b># Units</b>	224
<b>Year Built</b>	1993
<b>Expiring Restrictions</b>	100% @ 60% AMI
<b>Preservation Restrictions</b>	100% @ 60% AMI
<b>Extended Affordability</b>	60 years
<b>Mkt Advantage</b>	\$306
<b>Subsidy Funding</b>	\$23,000,000
<b>Property Taxes</b>	Exemption received
<b>Status</b>	Closed Feb. 2025



<b>Property</b>	Belmont Dairy
<b>City, State</b>	Portland, OR
<b># Units</b>	85
<b>Year Built</b>	1996
<b>Expiring Restrictions</b>	65 units @ 60% AMI
<b>Preservation Restrictions</b>	67 units @ 60% AMI
<b>Extended Affordability</b>	99 years
<b>Mkt Advantage</b>	\$507
<b>Subsidy Funding</b>	\$6,000,000
<b>Property Taxes</b>	Exemption received
<b>Status</b>	Closed Jan. 2025



<b>Property</b>	Courtside
<b>City, State</b>	Olympia, WA
<b># Units</b>	211
<b>Year Built</b>	1996
<b>Expiring Restrictions</b>	100% @ 60% AMI
<b>Preservation Restrictions</b>	75% @ 60% AMI
<b>Extended Affordability</b>	20 years
<b>Mkt Advantage</b>	\$283
<b>Subsidy Funding</b>	\$1,357,699
<b>Property Taxes</b>	Exemption received
<b>Status</b>	Closed Jan. 2025

# Without Preservation, Cedarwest Will Accelerate Bend's Homelessness Crisis



**“If you want to know why your city has high rates of homelessness, look at housing costs.”**

**-Gregg Colburn**

*‘Homelessness is a Housing Problem’*

“High housing costs and vacancy rates predict homelessness more reliably than mental illness, drug use, or poverty.”

## **HOUSING STRESS IN BEND**

- Bend ranked top 10 nationally for least affordable home price-to-income from 2020 to 2024.<sup>1</sup>
- Bend was the only metro outside of California and Hawaii on that list.<sup>1</sup>
- Median rent and AMI grew at ~10% annually, but housing production failed to keep pace.

**Preserving affordability at Cedarwest protects 121 families from displacement and prevents an avoidable surge in homelessness.**

<sup>1</sup> Harvard Joint Center for Housing Studies, State of Nation's Housing 2025