

## BEND, OR

## ROUND 1 AWARD: \$5,000,000



**Overview:** To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$5 million to the City of Bend**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

**Bend has a current shortage of over 6,000 affordable housing units.** Through stakeholder engagement and innovative housing strategies, the City has taken action to increase housing supply and enable the construction of a variety of housing typologies to meet local needs.

**PRO Housing funding will enable Bend to update local policies, create a long-term housing production plan, and support affordable housing development.**

### Unpredictable Permitting Processes

- Excessive requirements and unpredictable timelines can lead to significant delays and increased costs. The City is working to identify areas for improvement within the permitting process.

### Lack of Available Funding

- Current availability of funding significantly limits affordable housing development — especially for low income households.

### High Cost of Homes

- To afford the median home price, a household would have to earn nearly 250% of Area Median Income.

## LOCAL BARRIERS TO HOUSING IDENTIFIED BY CITY OF BEND

## RECENT ACTIONS TO BOOST HOUSING SUPPLY LOCALLY

### The City of Bend

- Formed a Stakeholder Advisory Group to inform the implementation of land use ordinances and code updates, resulting in flexibilities to enable the development of varying housing typologies.
- Bend was the first large city in Oregon to adopt an ordinance for “missing middle housing” — facilitating the construction of duplexes, triplexes, quadplexes, townhomes and cottage cluster developments.
- Created a Transportation Bond Measure to improve transit-oriented development. To address a lack of connectivity and access to community services, this measure provides funding for street and sidewalk improvements.
- Launched an Affordable Housing Fee to support housing development — funding land acquisition, land development, construction, or rehabilitation of homes.



# ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

## Assess Planning, Programs, and Policy

- Bend will conduct a comprehensive analysis of city processes that impact housing, including land acquisition, infrastructure, land development, construction of new housing, access to fair housing, and the availability of subsidies. The analysis will be completed over 12 months.
- The assessment will quantify the impact of barriers on developers and housing developers.

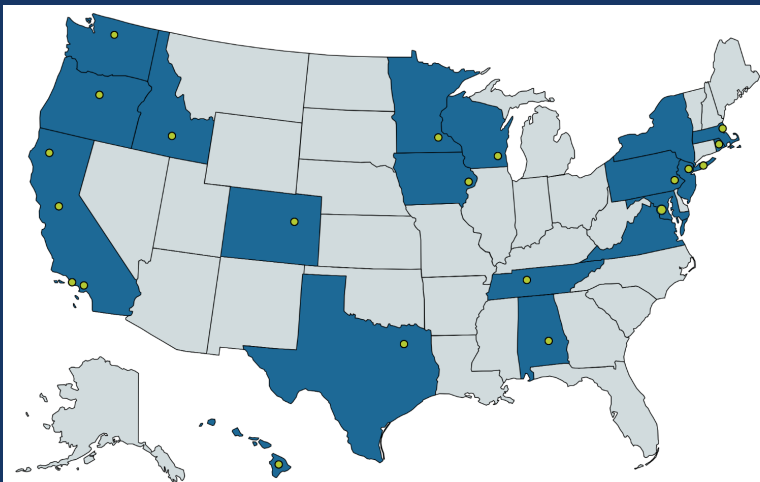
## Develop a Housing Production Implementation Plan

- Through PRO Housing Funding, the City will develop a Housing Production Implementation Plan. The five-year plan will be centered around equity and address infrastructure limitations, limited availability of financing and subsidies for affordable housing, lack of available data, and capacity challenges.
- The plan will outline data driven actions to strategically increase and maintain affordable housing production and increase local match and funds available for leverage.

## Establish a Housing Development Fund

- The City of Bend will use a portion of its PRO Housing Grant to create a Housing Development Fund to support land acquisition and construction of affordable homes. The Fund, alongside existing federal and local resources, will support developers with past success completing affordable housing projects.
- The Fund will complement efforts to implement the Climate Friendly and Equitable Communities initiative which provides flexibility for transient oriented development. Once the City implements the new regulations, the vision is for the Fund to support new development made possible through CFEC.

# HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.