

City of Bend Affordable Housing Fund Program Request for Proposal



NW Revere Residential Housing and ADU Development

110 NW Revere Ave. Bend, OR 97703

APPLICANT & DEVELOPER

Kinetic Resources, LLC
Steven & Paula Rzozica
19930 McClellan Road Bend, Oregon 97702
541-382-3622
steven.r@bendbroadband.com

PROJECT SUMMARY

NAME

Northwest Revere Residential Housing and ADU Development

LOCATION

110 NW Revere Ave. Bend, OR 97703

DESCRIPTION

New development of two 3-bedroom 1950 square foot homes. Each home having a 1-bedroom 530 square foot Additional Dwelling Unit above the garages. One home and additional dwelling unit will be designated recipient of affordable housing funds. Design will be similar as affordable housing project built at 135, 139, 143 & 147 NW Revere Avenue, Bend, Oregon 97703.

CDBG FUNDS REQUESTED: \$300,000.00

PROJECT DESCRIPTION

1. This development will increase the affordable housing rental inventory for the general citizenry that fall at or under 80% AMI and can provide additional housing for those members of our community that are physically challenged. The 3-bedroom home will be designed to ADA standards which will allow occupancy by a physically challenged individual.
 2. The development is located at the north west corner of the intersection of Wall Street and Revere Avenue. The property is designated RM (multi-family residential) and the proposed development is a permitted land use within the zoning.
 3. The development will be reviewed under the residential building code. The expense for production of plans & construction documents will require substantially less time to produce and at much less of an expense than a commercial building code review. Also, city planning and building review will take less time and at less of an expense than a commercial project.
 4. City affordable housing funds will be used for construction of one single family home, one ADU (additional dwelling unit) and site infrastructure hard costs. The applicant/developer has secured funding for more than 70% of the total development cost. It will be necessary for only a one-time infusion of affordable housing funds.
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PROJECT DESCRIPTION (continued)

5. Developer is proposing a loan interest rate of 0% amortized over 30 years. At the end of the fifth year the principal loan amount will be due and payable. For a term of 5 years the rental base rate shall be established using the HUD Adjusted Home Income Limits.
 6. The development will be built on a large lot that currently has a small single-family home. The developer has secured the property and owns it free and clear of any lien or mortgages.
 7. The development will improve and revitalize the neighborhood in esthetics and character. Location of the proposed development will blend in with the developed portions of the neighborhood properties which have 2-story buildings and are residential in use
 8. The project's location is midway between the Central Core Area and Downtown Bend, which places the project walking distance to major grocery and retail stores. The project is also located less than 600 ft. from a community public transit stop. The combination of these two factors will reduce the dependence of commuting using a vehicle. Also, make the dwelling units more viable and attractive for those individuals that do not own a vehicle or do not have the ability to drive.
 9. The developer, Kinetic Resources, LLC owned and operated by Steven and Paula Rzonca successfully developed Revere Renaissance affordable housing project. The project was awarded city affordable housing funding in 2016.
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PROJECT DESCRIPTION *(continued)*

PROPERTY LOCATION

The property is located at the North West corner of the intersection of NW Wall Street and NW Revere Avenue, Bend. The Deschutes County legal description is 171229-DC-00600

WORK TIMELINE

The development scheduled start date is 2 January 2021. The timeline for the entire project is 12 months. See timeline as shown in slide 7.

- PERIOD 1, Months 1-4, plan & document development & planning and building review
- PERIOD 2, Months 5-10, Construction and exterior improvements
- PERIOD 3, Months 11-12, Completion of details and close-out of document

PROJECT BENEFIT

This development will increase the affordable housing rental inventory for the general citizenry that fall at or under 80% AMI and can provide additional housing for those members of our community that are physically challenged.

PROJECT BUDGET

PROJECT BUDGET:

Project Activities	Sources of Project Funds				Project Total
	Affordable Housing Funds	Other public Funds	Developer & Private Funding	Match	
Land Acquisition			\$295,000.00		\$295,000.00
Professional & Engineering			\$32,000.00		\$32,000.00
City Plan Review, Permits & SDC's			\$94,396.00		\$94,396.00
Infrastructure & Improvements			\$36,000.00		\$36,000.00
Construction Costs	\$300,000.00		\$477,155.00		\$777,155.00
Landscape and Ext. Improvements			\$47,480.00		\$47,480.00
TOTAL PROJECT COST					\$1,282,031.00

OTHER PUBLIC FUNDS

Source	Amount of Funding			Use of Funds
	Secured	Committed	Applied For	
NONE	\$0	\$0	\$0	N/A
TOTAL	\$0	\$0	\$0	N/A

PRIVATE FUNDING

Source	Amount of Funding			Use of Funds
	Secured	Committed	Applied For	
NONE	\$982,031.00			N/A
TOTAL	\$982,031.00			N/A

PROJECTED TIMELINE

Description	PERIOD 1				PERIOD 2						PERIOD 3	
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Construction Plans & Docs	/	/										
Planning Site Plan Review	/	/	/									
City Permit Review & Issue				/								
City Affordable Loan	/	/										
Final Inspection & COI											/	/
Close-Out Docs & Unit Occupancy												/
Division 02 Concrete												
Foundation					/							
Concrete walkway								/				
Division 05 Carpets												
Building Frame					/	/						
Install countertop								/				
Division 07 Interior Partitions												
Building Exterior Siding								/				
Install Roofing							/					
Install Insulation							/					
Division 08 Windows												
Install								/				
Install Hardware								/				
Install Ext. Door & Windows								/				
Division 09 Finishes												
Install Gypsum Wallboard								/				
Paint Ext. & Interior Wall								/				
Finish doors & trim								/	/			
Install carpet & base									/			
Division 22 Plumbing												
Plumbing rough-in								/				
Plumbing finish									/			
Division 23 Electrical												
Venting rough-in								/				
Division 26 Electrical												
Line & low voltage rough-in								/				
Line & Low volt. finish									/			
Division 32 Exterior Improvements												
Excavate Foundation								/				
Backfill Foundation								/				
Exterior Landscape										/		
Division 33 Streetscape												
Street Improvement										/		

PROJECT PROFORMA

MONTHLY PROFORMA 110 REVERE HOME AND ADU												Monthly	Monthly	Monthly	% COST
	Rent	Manage	Water & Sewer	Garbage	Property Taxes	Insurance	Profes- sional	Mortgage	Annual Maint.	Reserve Study	Cost Totals	Gross Rent	Gross Rent Less 2% Vacancy Rate	Net Income Gross Rent - Costs	% COST to NET RENT
ADU	\$986.00	\$69.02													
House	\$1,727.00	\$120.89	\$145.00	\$36.00	\$385.00	\$55.00	\$25.00	\$833.00	\$120.00	\$200.00	\$1,799.00	\$2,713.00	\$2,658.74	\$859.74	67.66%

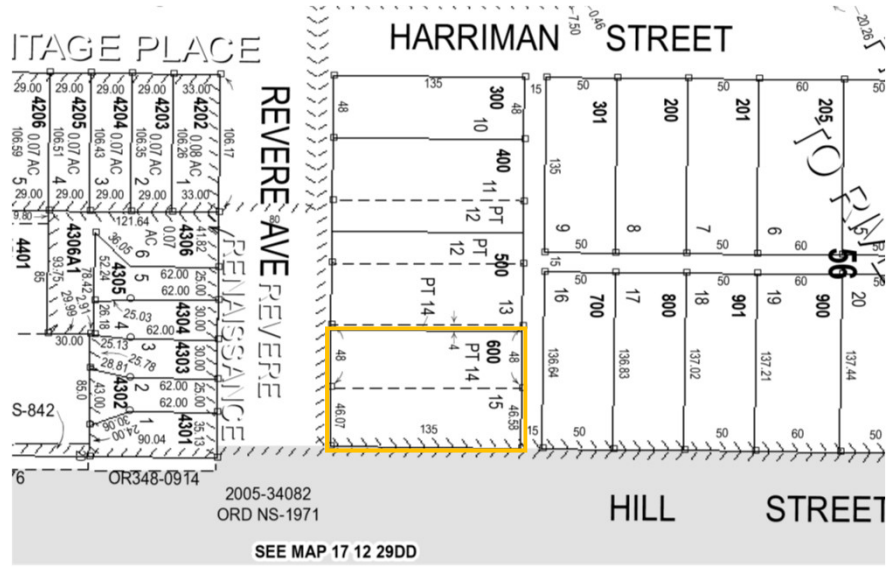
RESERVE STUDY

Common Area Maintenance						
	Duration		Cost		Total Budget	Home & ADU Monthly Budget
Landscape Repair	5 yr.	@	\$100.00	/yr. =	\$500.00	\$8.33
Irrigation Controller	20 yr.	@	\$30.00	/yr. =	\$600.00	\$2.50
Exterior Repairs and Maintenance	5 yr.	@	\$150.00	/yr. =	\$750.00	\$12.50
Alley Seal & Maintenance	5 yr.	@	\$300.00	/yr. =	\$1,500.00	\$25.00
Snow Removal	1 yr.	@	\$1,500.00	/yr. =	\$1,500.00	\$3.57
ANNUAL Common Area Expense						\$51.90

Building Reserve						
	Duration		Cost		Total Budget	Home & ADU Monthly Budget
Appliance Replacement	20 yr.	@	\$400.00	/yr. =	\$8,000.00	\$33.33
Siding repair & or replacement	60 yr.	@	\$400.00	/yr. =	\$24,000.00	\$33.33
Replace Asphalt Shingles	25 yr.	@	\$600.00	/yr. =	\$15,000.00	\$50.00
Garage door repair & or replace	30 yr.	@	\$83.33	/yr. =	\$2,500.00	\$6.94
Townhome exterior Paint	5 yr.	@	\$1,360.00	/yr. =	\$6,800.00	\$18.89
Townhome gutters & Downspouts	30 yr.	@	\$133.33	/yr. =	\$4,000.00	\$1.85
ANNUAL Building Reserve Expense						\$144.35

Estimated Monthly Reserve fee \$196.26

PLOT MAP



PROPOSED SITE PLAN

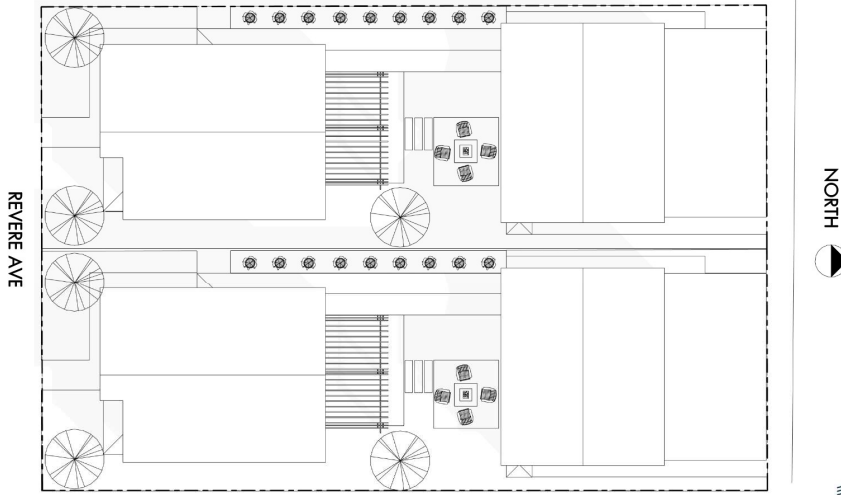


PROJECT #
2023

REVERE PROJECT

TEKNEEK
ARCHITECTURE
LARRY@TEKNEEKARCHITECTURE.COM
499 SW 6TH, SUITE 3
PORTLAND, OR 97206
541-788-2008

PROPOSED SITE PLAN

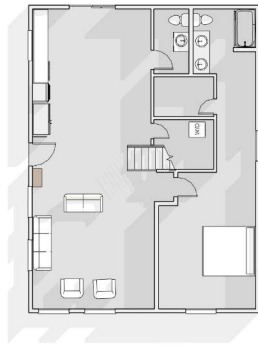


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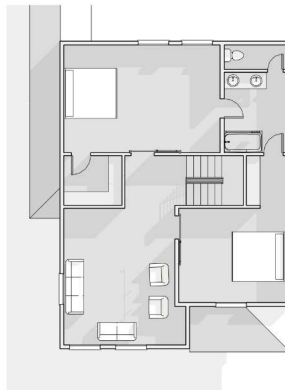
SITE PLAN



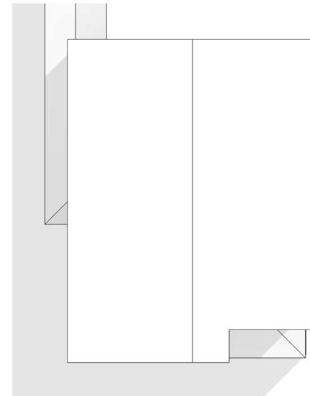
PROPOSED FLOOR PLAN



① First Floor - Main House
1/8" = 1'-0"



② Second Floor - Main House
1/8" = 1'-0"



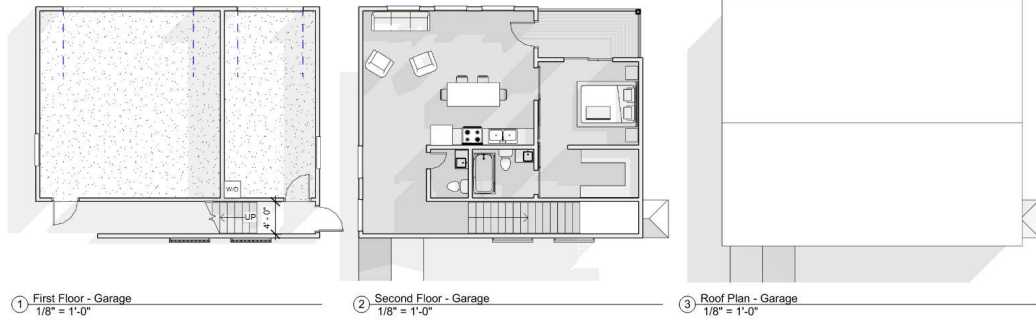
③ Roof Plan - Main House
1/8" = 1'-0"

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MAIN HOUSE PLANS



PROPOSED FLOOR PLAN



① First Floor - Garage
1/8" = 1'-0"

② Second Floor - Garage
1/8" = 1'-0"

③ Roof Plan - Garage
1/8" = 1'-0"

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GARAGE PLANS



DEVELOPMENT COST ESTIMATE

Division 01 - Admin & Sub Costs					
Land Acquisition	1	ea.	x \$295,000.00	=	\$295,000.00
Construction - Plans & Docs	1	ea.	x \$22,000.00	=	\$22,000.00
Engineering Plans & Docs	1	ea.	x \$10,000.00	=	\$10,000.00
City Planning Site Plan Review	1	ea.	x \$10,000.00	=	\$10,000.00
City Permit Review & Issue	1	ea.	x \$6,000.00	=	\$6,000.00
City Plan Engineering	1	ea.	x \$6,000.00	=	\$6,000.00
City Permit Review & Issue	2	ea.	x \$6,000.00	=	\$12,000.00
City Water SDC	3	Units	x \$5,482.00	=	\$16,446.00
City Sewer SDC	3	Units	x \$4,891.00	=	\$14,673.00
City Street SDC	3	Units	x \$4,115.00	=	\$12,345.00
Park District SDC	3	Units	x \$5,644.00	=	\$16,932.00
					\$421,396.00 Sub Total
Division 02 - Concrete					
Foundation	4	ea.	x \$6,950.00	=	\$27,800.00
Concrete walkway	4	ea.	x \$4,120.00	=	\$16,480.00
Division 03 - Carpentry					4480 Sub Total
Building Frame	6000	sq.ft.	x \$35.00	=	\$210,000.00
Install countertop Home	2	ea.	x \$4,550.00	=	\$9,100.00
Install countertop ADU	2	ea.	x \$1,790.00	=	\$3,580.00
					\$222,680.00 Sub Total
Division 07 - Thermal Protection					
Building Exterior Siding	9850	sq.ft.	x \$12.00	=	\$118,200.00
Install Roofing	82	rf.sq.	x \$210.00	=	\$17,220.00
Install insulation	22500	sq.ft.	x \$2.75	=	\$61,875.00
					\$197,295.00 Sub Total
Division 08 - Openings					
Install Windows	38	ea.	x \$350.00	=	\$13,300.00
Install Hardware	38	ea.	x \$150.00	=	\$5,700.00
Miscellaneous Rails & Protection	4	ea.	x \$2,500.00	=	\$10,000.00
					\$29,000.00 Sub Total
Division 09 - Finishes					
Install Gypsum Wallboard	22500	sq.ft.	x \$3.00	=	\$67,500.00
Paint Ext. & Interior Wall	36000	sq.ft.	x \$2.00	=	\$72,000.00
Finish doors & trim	2	ea.	x \$6,000.00	=	\$12,000.00
Install carpet & base	1320	sq.yd.	x \$25.00	=	\$33,000.00
					\$184,500.00 Sub Total
Division 22 - Plumbing					
Plumbing rough-in	2	ea.	x \$8,400.00	=	\$16,800.00
Plumbing finish	2	ea.	x \$4,400.00	=	\$8,800.00
					\$25,600.00 Sub Total
Division 23 - HVAC					
Ventiling rough-in	2	ea.	x \$2,000.00	=	\$4,000.00
HVAC	2	ea.	x \$12,000.00	=	\$24,000.00
					\$28,000.00 Sub Total
Division 26 - Electrical					
Line & low voltage rough-in	2	ea.	x \$18,500.00	=	\$37,000.00
Line & Low volt. finish	2	ea.	x \$4,400.00	=	\$8,800.00
					\$45,800.00 Sub Total
Division 32 - Exterior Improvements					
Excavate Foundation	2	ea.	x \$4,500.00	=	\$9,000.00
Backfill Foundation	2	ea.	x \$2,990.00	=	\$5,980.00
Exterior Landscape	2	ea.	x \$10,000.00	=	\$20,000.00
Exterior Apron, curbs & sidewalks	1	ea.	x \$12,500.00	=	\$12,500.00
					\$47,480.00 Sub Total
Division 33 - Streets/Utilities					
Alley & Street Improvement	1	ea.	x \$17,000.00	=	\$17,000.00
Locate utilities	1	ea.	x \$2,000.00	=	\$2,000.00
Traffic Control	1	ea.	x \$1,000.00	=	\$1,000.00
Water Main Tap	1	ea.	x \$8,000.00	=	\$8,000.00
Sewer Main Tap	1	ea.	x \$8,000.00	=	\$8,000.00
					\$36,000.00 Sub Total
TOTAL PROJECT COST ESTIMATE					\$1,282,031.00

STATEMENT OF MARKETING POLICY

Kinetic Resources, LLC, and its owners are committed to provide affordable and/or special needs housing units to the citizenry of Central Oregon. Kinetic Resources shall comply with the Federal Fair Housing Act, Oregon State Rental Law and not discriminate against potential tenants.

Housing units shall be made available to those members of our community that fall at or under 80% Average Median Income (AMI) level. When the opportunity avails itself, special need housing shall be made available to those that are at or under 50% AMI. Making workforce housing available to our community is a Win-Win endeavor.

A property management company not affiliated to Kinetic Resources LLC, or its owner shall manage housing units. Annual audits shall be made to confirm tenants are at the income level to warrant affordable housing rental discount.

BUSINESS REGISTRY

New Search		Printer Friendly:		Business Entity Data			05-08-2020 11:47		
Registry No	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?			
1194788-99	DLIC	ACT	OREGON	03-16-2016	03-16-2021				
Entity Name		KINETIC RESOURCES, LLC							
Foreign Name									

New Search		Printer Friendly:		Name History			
Business Entity Name				Name Type	Name Status	Start Date	End Date
KINETIC RESOURCES, LLC				EN	CUR	03-16-2016	

New Search		Printer Friendly:		Associated Names		
Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	19930 MCCLELLAN ROAD					
Addr 2						
CSZ	BEND	OR	97702	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	03-16-2016	Resign Date
Name	STEVEN M RZONCA				
Addr 1	19930 MCCLELLAN ROAD				
Addr 2					
CSZ	BEND	OR	97702	Country	UNITED STATES OF AMERICA

Type	MAIL	MAILING ADDRESS				
Addr 1	19930 MCCLELLAN RD					
Addr 2						
CSZ	BEND	OR	97702	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER				
Name	STEVEN M RZONCA					
Addr 1	19930 MCCLELLAN RD					
Addr 2						
CSZ	BEND	OR	97702	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER				
Name	PAULA LIVINGSTON-RZONCA					
Addr 1	19930 MCCLELLAN RD					
Addr 2						
CSZ	BEND	OR	97702	Country	UNITED STATES OF AMERICA	

Please read before ordering Copies.

New Search		Printer Friendly:		Summary History			
Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Disolved By	
	AMENDED ANNUAL REPORT	02-13-2020		FI			
	AMENDED ANNUAL REPORT	04-07-2019		FI			
	AMENDED ANNUAL REPORT	02-04-2018		FI			
	AMENDED ANNUAL REPORT	03-02-2017		FI			
	ARTICLES OF ORGANIZATION	03-16-2016		FI	Agent		

THANK YOU
