

MIDDLE-INCOME HOUSING PILOT PROGRAM GRANT APPLICATION

PENN AVE MICRO-APARTMENTS



JESSE RUSSELL & RYAN ANDREWS

HIA↑US HOMES

EVOLUTION OF WORK



TINY
HOUSES



EVOLUTION OF WORK



TINY HOUSES

COTTAGE CLUSTER




EVOLUTION OF WORK

City of Bend Development Code interface showing the 3.8.300 Small Dwelling Unit Development section. The page includes a navigation menu, a search bar, and a list of nearby chapters. The main content area displays the text of the code section, which includes exemptions to garage door standards. A conceptual rendering of a small dwelling unit is shown below the text.

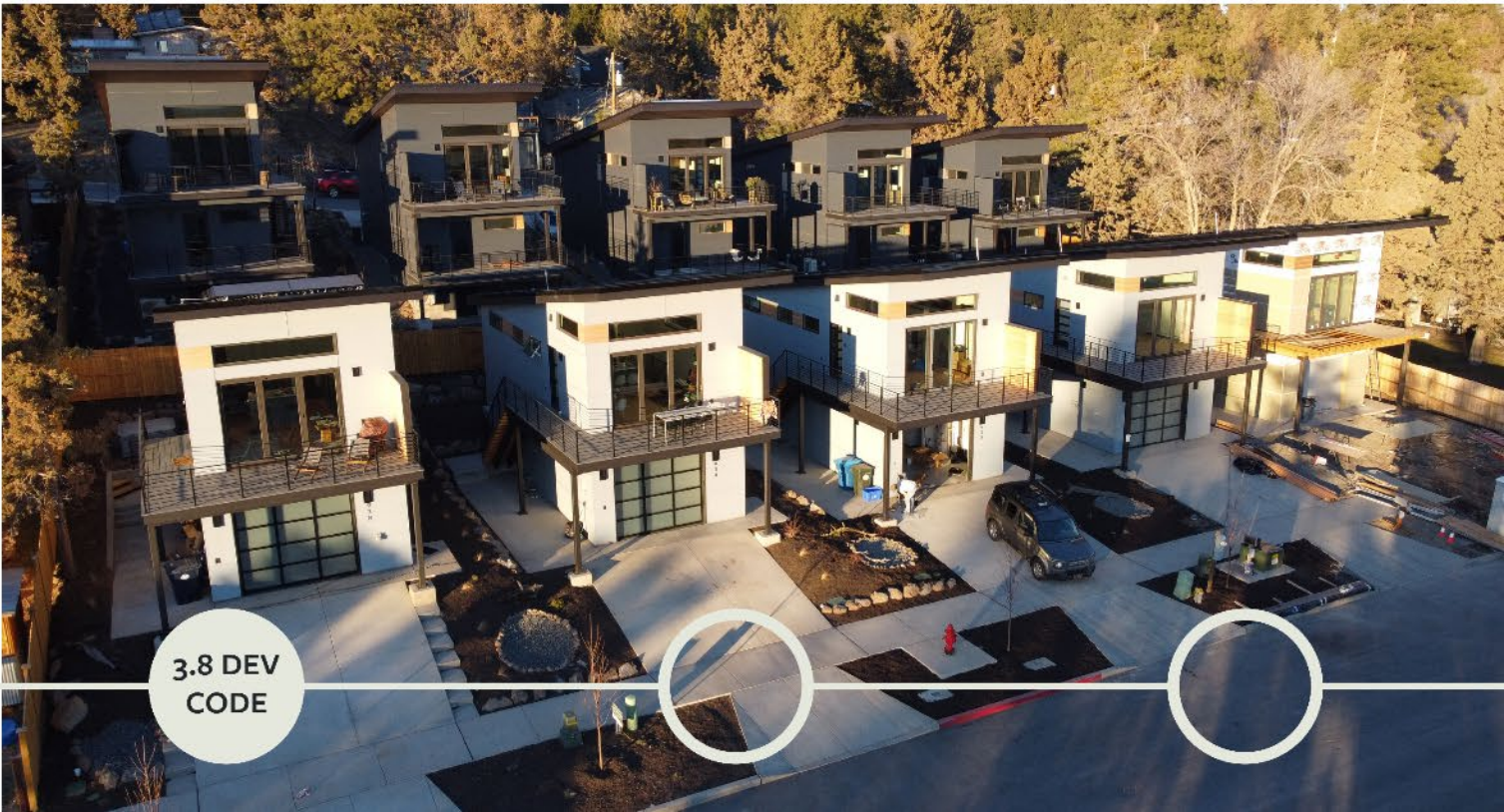
3.8.300 Small Dwelling Unit Development.

2. In addition to complying with the front setbacks for the respective zoning districts, the front of the garage or carport can be no closer to the front lot line than the longest street-facing wall of the dwelling unit that encloses ground floor livable space, except that:
 - a. If there is a covered front porch, the garage or carport can extend up to five feet in front of the ground floor enclosed livable space, but no further than the front of the porch.
 - b. A garage or carport may extend up to 10 feet in front of the ground floor enclosed livable space if there is enclosed livable space or a covered balcony above at least a portion of the garage or carport.
 - c. If there is no street-facing ground floor livable space as shown in Figure 3.8.300, there must be a balcony facing the street with a minimum dimension of six feet by 10 feet. Fifty percent of the balcony must be covered.

Figure 3.8.300 (Conceptual)



3. Exemptions to Garage Door Standards.
 - a. Existing garages legally constructed prior to November 20, 2020.



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3.8 DEV CODE

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3.8.200 Micro-Unit Development.

A. *Applicability.* Micro-unit developments are permitted in the RM-10, RM, RH, MU and MN Zoning Districts and in the Bend Central District. Micro-unit developments are also permitted as part of a mixed-use development in the Commercial and Mixed-Use Zoning Districts or as part of a neighborhood commercial site in the RS, RM and RH District.

B. *Maximum Density.* The maximum density must not exceed that of the relevant zoning district and is based on the following calculation:

- Four micro-units equal one dwelling unit. Fractional units are rounded up.
 - Exception to Density Maximums.* When affordable housing is proposed the provisions of BDC 2.1.600(D) may be applied.

C. *Development Standards.*

1. The following table provides the numerical development standards:

Standards	RS & RM-10	RM	RH	Mixed-Use and Commercial Districts Zoning Districts
Minimum lot area	4,000 square feet for the first four micro-units plus 1,000 square feet per additional micro unit	2,500 square feet for the first four micro-units plus 625 square feet per additional micro-unit	No minimum	No minimum

What's Nearby

TITLE

← 2 3 4 →

CHAPTER

← 3.7 3.8 →

On This Page

3.8.100 Purpose and Applicability

3.8.200 Micro-Unit Development

3.8.300 Small Dwelling Unit Develo...

3.8.400 Infill Development

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Business FOLLOW 3 Followers

'First of its kind' apartment complex with shared kitchens coming to NE Bend



By Jordan Williams FOLLOW

May 19, 2022 11:49 PM Published May 19, 2022 6:20 PM



(Update: Adding information and video)

BEND, Ore. (KTVD) -- Hiatus Homes has been designing and building cottage-style tiny homes for nearly 10 years, but its new project is a first of its kind for Bend.

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3.8 DEV CODE

3.8.2 DEV CODE



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CODE

3.8.2 DEV
CODE

PENN
AVE



PROJECT TIMELINE

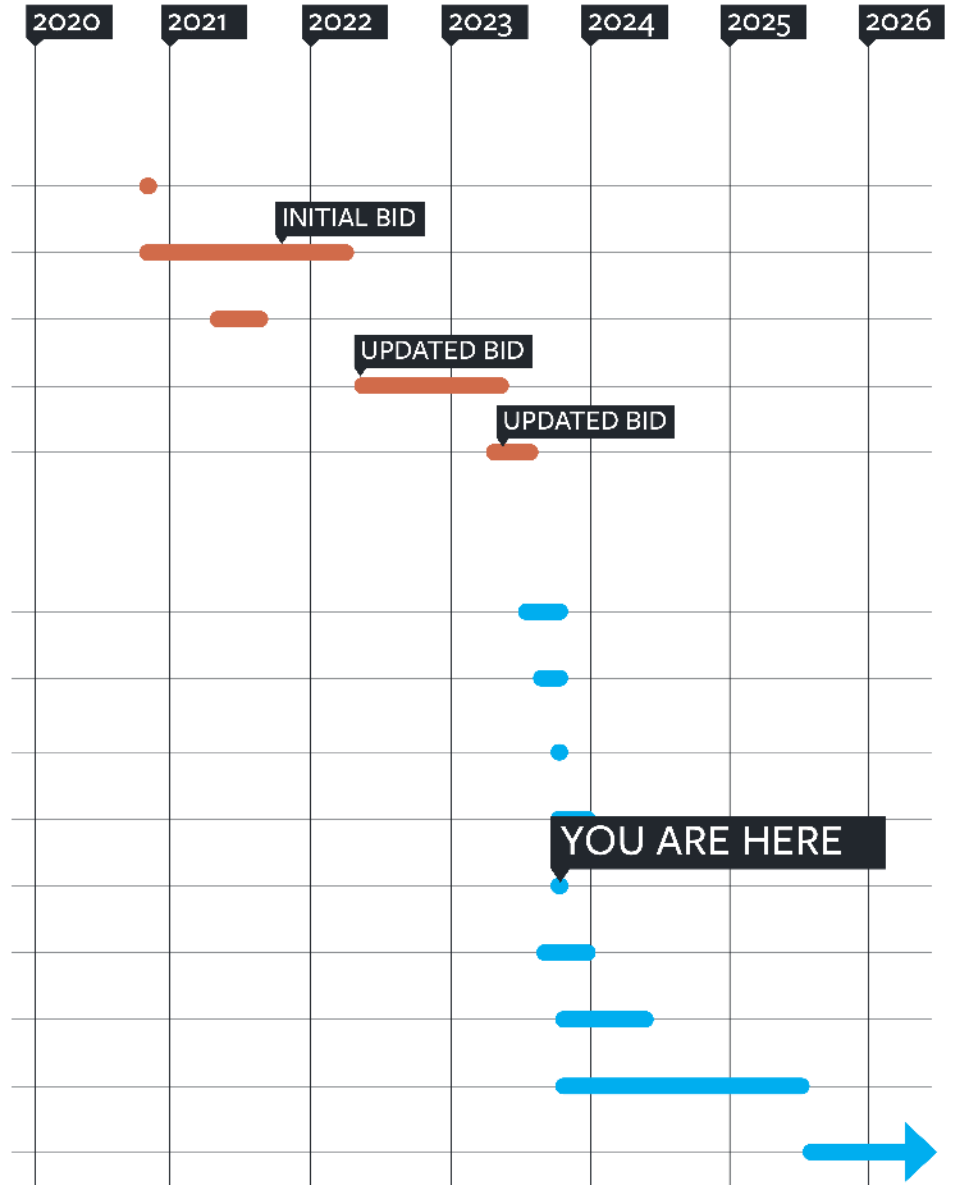


ORIGINAL DESIGN

- LAND ACQUISITION
10/20
- DESIGN PHASE
10/20 - 04/22
- LAND-USE APPROVAL
04/21 - 08/21
- BUILDING PERMIT APPROVAL
04/22 - 05/23
- PRICING & V.E. EXERCISE
03/23 - 07/23

REVISED DESIGN

- RE-DESIGN PHASE
07/23 - 10/23
- LAND-USE APPROVAL
08/23 - 10/23
- PRICING EXERCISE
09/23 - 10/23
- BUILDING PERMIT APPROVAL
10/23 - 12/23
- MIDDLE-INCOME GRANT APP.
09/23
- FINANCING
08/23 - 12/23
- FF&E DESIGN & PROCUREMENT
10/23 - 05/24
- CONSTRUCTION
10/23 - 07/25
- OCCUPANCY & OPERATION
07/25 - FUTURE



— work completed
— in-progress or future work

DESIGN: ADDED UNITS

NORTH VIEW OF PROJECT



SOUTH VIEW OF PROJECT



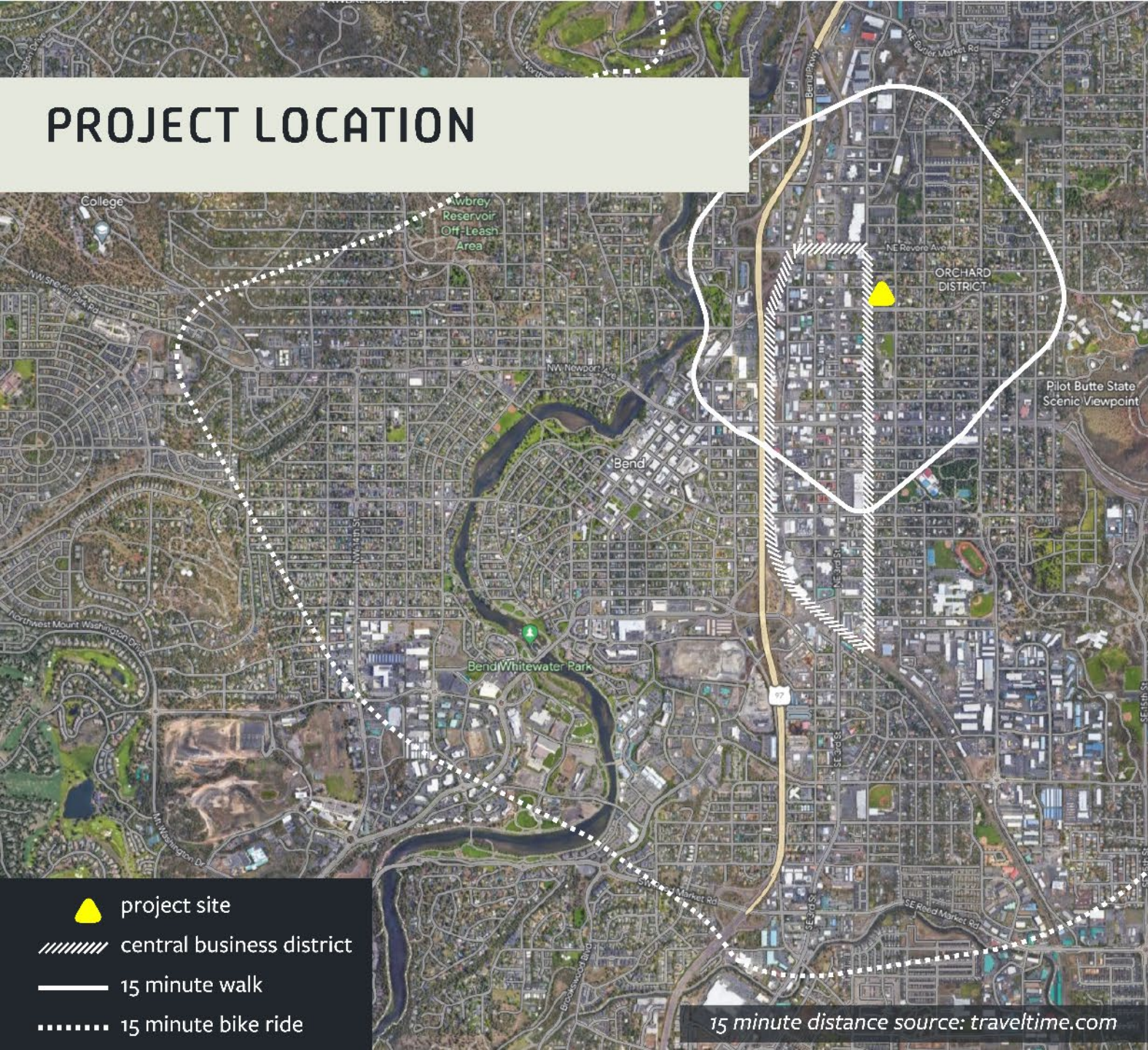
DESIGN: UNIT LAYOUT







DESIGN: COMMON AREAS

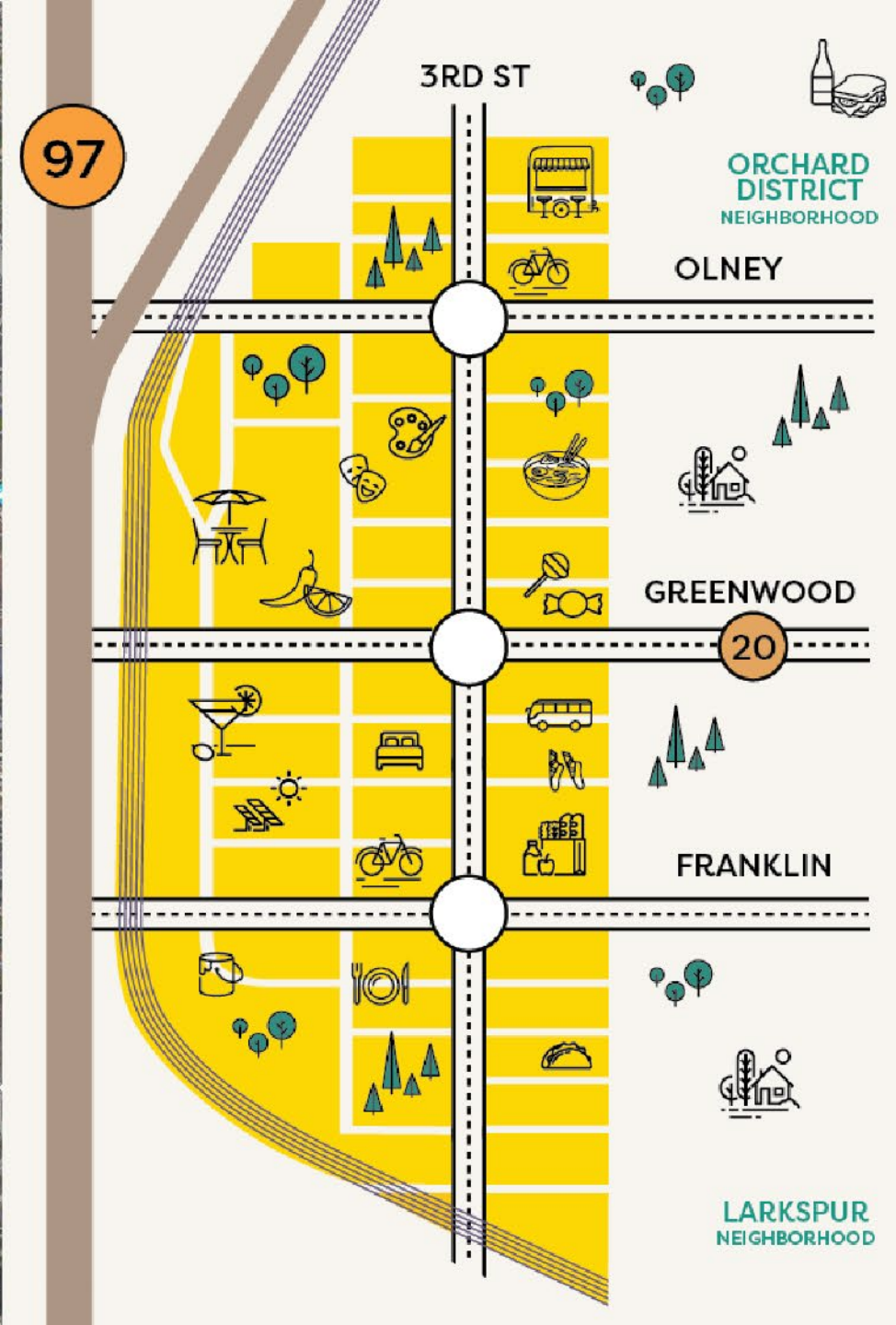


PROJECT LOCATION



15 minute distance source: traveltime.com

-  project site
-  central business district
-  15 minute walk
-  15 minute bike ride



GRANT FUNDING REQUEST

- o Redesign fees:

- \$72,350 - Architectural design

- \$22,332 - Land use City review fees

- \$26,000 - Civil engineering

- \$14,400 - Mechanical, electrical, and plumbing engineering

- \$9,300 - Construction management consulting

- \$7,830 - Pre-construction value engineering and estimating

- \$9,600 - Structural engineering

- \$500 - Traffic consulting

- TOTAL= \$162,312**

- o Building Permit fee:

- TOTAL = \$131,000 in building permit fees to the city**



TOTAL GRANT REQUEST = \$293,312
[1.4% of total project budget]

BENEFITS TO CITY

INCREASES DIVERSITY, FLEXIBILITY, AND QUALITY OF HOUSING STOCK

CREATES PRECEDENT FOR FUTURE HOUSING DEVELOPMENT & INVESTMENT IN THE REGION

GIVES IMMEDIATE BOOST TO THE LOCAL ECONOMY OF THE BCD





THANK YOU!