



CITY OF BEND

# **2023 Surplus Land Pre-Application Training**

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August 14, 2023

# Background

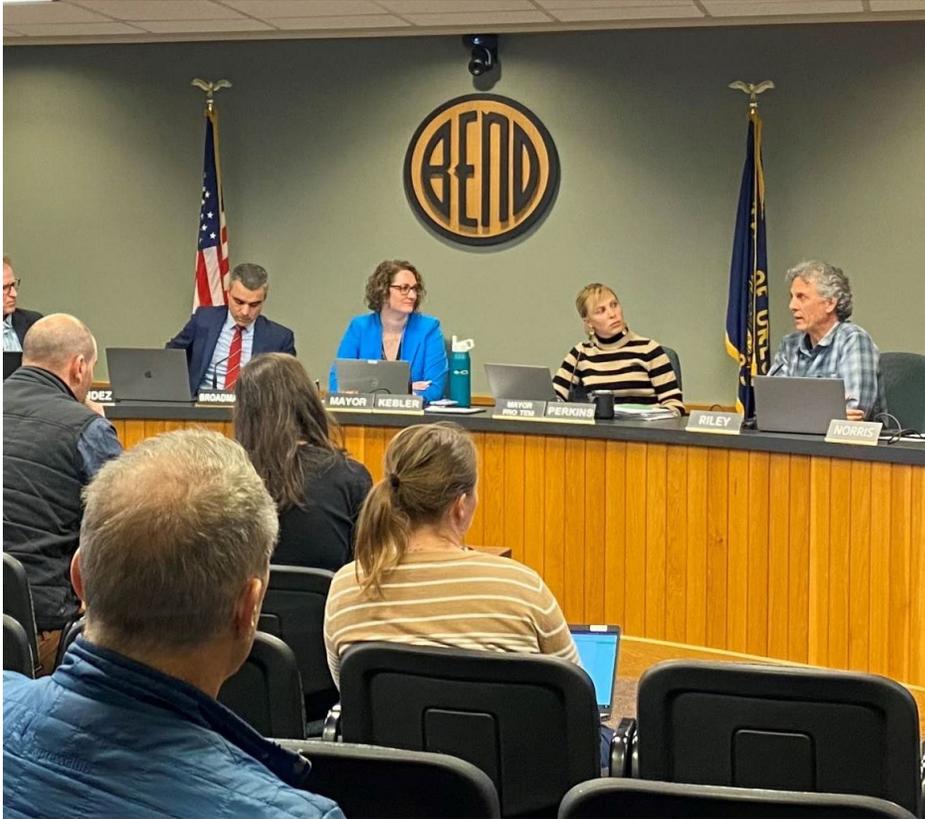


# City of Bend

- Bend is the largest urban area in Oregon east of the Cascade Mountains with an approximate population of 99,178 (2020 census data).
- 2030 population  $\approx$  123,574
- 2050 population  $\approx$  184,754
- Increased challenges related to housing availability and affordability.
- By 2028, 16,700 new dwelling units will be needed to meet population growth.



# Bend City Council Resolution



- On June 21, 2023, Bend City Council adopted the Resolution Adopting a Procedure for the Sale of City Property for Developing Affordable Rental and Owner-Occupied Housing Purposes and Declaring Certain Property Surplus.
- Bend Code 1.50.040.K requires property to be sold by Request for Proposals (“RFP”) to those interested in developing the property for the use as affordable housing.
  - proposals to be reviewed by the City’s Affordable Housing Advisory Committee (“AHAC”),
  - AHAC makes a recommendation to the City Council as to which proposal to accept, or whether to accept a proposal if only one is received.
- The City Council will make the final decision on any proposal.

# Timeline



# SURPLUS LAND

## Request for Proposals Schedule



# Pre-Application Meeting with Planning Division

Applicants are also encouraged to participate in a no-cost pre-application meeting through the Planning Division prior to submitting an application.

- To schedule the pre-application, scan the QR Code or visit <https://cityview.ci.bend.or.us/Portal/Account/Logon>
- This link will also be on the Affordable Housing Developer Resources website.



# Where to find information on the RFP



Government » Departments » Economic Development » Affordable Housing »

[Affordable Housing Developer Resources](#)

## FINANCIAL TOOLS

[Request for Proposals \(RFP\)](#) >

[Affordable Housing Fund](#) >

[Community Development Block Grant Program \(CDBG\)](#) >

**[City Surplus Property](#)** v

The City periodically sells city owned land for development as affordable housing. In the last ten years, the City has sold over ten acres of land for development as affordable housing. Properties are usually sold for the cost of titling. Requests for Proposals are issued.

[Low Income Rental Property Tax Exemptions](#) >

[System Development Charges \(SDC\) Exemptions](#) >

[Expedited Permitting Application](#) >

## DEVELOPMENT CODE TOOLS

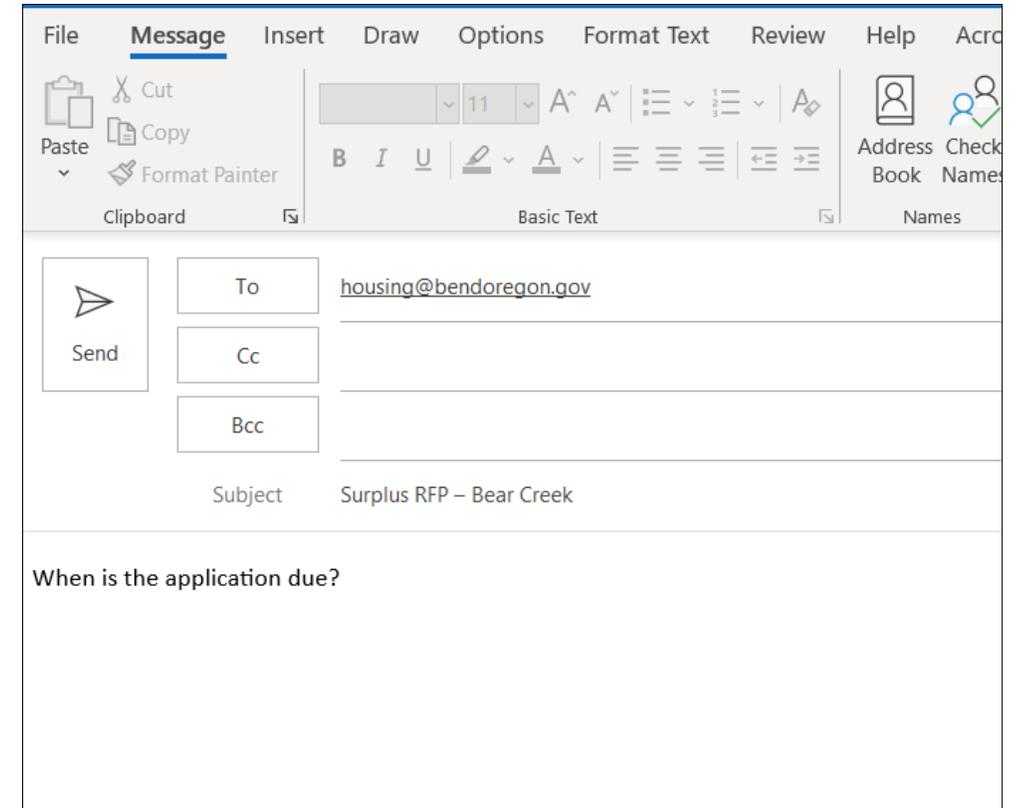
The City has instituted various incentives via the development code. City staff are happy to discuss additional incentive ideas at any time.

# FAQs



# Frequently Asked Questions (FAQs)

- Technical questions should be directed to [housing@bendoregon.gov](mailto:housing@bendoregon.gov)
- Include “Surplus RFP – Bear Creek” or “Surplus RFP – Franklin’ in the subject line.
- The FAQ period closes September 14, 2023, at 11:59 AM PST.
- FAQs and answers will be posted at [www.bendoregon.gov/affordable-housing-developers](http://www.bendoregon.gov/affordable-housing-developers) on September 15, 2023.
- Questions requiring clarification or modifications to the RFP from the City of Bend will be made available in the form of an addenda(s) to the RFP and posted on the website.



The screenshot shows an email composition window with the following details:

- File:** Message, Insert, Draw, Options, Format Text, Review, Help, Acro
- Clipboard:** Paste, Cut, Copy, Format Painter
- Basic Text:** Font size 11, Bold (B), Italic (I), Underline (U), Color, Paragraph styles (bulleted, numbered, indented)
- Names:** Address Book, Check Names
- Send:** Send button
- To:** [housing@bendoregon.gov](mailto:housing@bendoregon.gov)
- Cc:**
- Bcc:**
- Subject:** Surplus RFP – Bear Creek
- Body:** When is the application due?

# Bear Creek Property



# Bear Creek Parcel

- Intersection of Bear Creek & NE 13<sup>th</sup> St.
- PP20011-14 lot PARCEL 1 Block
- Taxlot 171233DD00102
- Approx. 0.62 acres
- Zoned RS, bordered by land zoned PF
- City of Bend is working to partition the property and record an access easement.
- Successful purchaser will be required to work with the City on any remaining titling issues.



# Franklin Ave Property



# Franklin Ave. Parcel

- Intersection of Franklin & 10<sup>th</sup> St.
- FIRST ADDITION TO BEND PARK Lot 1,2,3 + ½ VAC RD Block 124
- Taxlot 171233DB10400
- 0.41 acres (orange section)
  - Purple section will be partitioned (presently part of 1.36-acre city-owned parcel)
- Zoned RS
- Abuts unimproved Larch Dr to the South (60' ROW)



# Cost Information



# Cost Information

- The sale price of each subject property is approximately \$20,000 and is based on the costs the City has associated with the sale, including the parcel.
- Buyer will be responsible for the cost of titling.
- The successful applicant will be responsible for all costs associated with development, including but not limited to cost of required infrastructure construction, cost of recording, and costs of obtaining necessary governmental approvals
- City of Bend is not liable for any cost incurred by applicants prior to issuance of a contract. Applicants responding to this RFP do so at their own expense and the City will not reimburse any expense incurred by Applicants or any other party in the preparation or submission of a response to this RFP.



# Request for Proposal Details



# Affordable Housing Covenant

Buyer(s) will develop the property for affordable housing, maximizing the available sites, under the City of Bend's Comprehensive Plan Chapter 5-20.

- Restricted to sixty (60%) percent of Area Median Income (AMI) for rentals
- Restricted to and eighty (80%) AMI for home ownership
- Housing-related costs cannot be greater than 30% of the household's gross income
- The successful Applicant must enter into an Affordable Housing Covenant at the time the contract is awarded, minimum of 20 years.
  - Specify the affordability period in your application



# Submittal Requirements

- Cover Letter
  - Applicant Identification
  - Project Description
  - Qualifications and Experience
  - Development Schedule
- 
- Due September 25<sup>th</sup> by 2 p.m.
    - Email to [housing@bendoregon.gov](mailto:housing@bendoregon.gov)
      - Include 'RFP – property name' in the subject line
    - May also submit paper copies, but email is preferred



# Selection Process



# Selection Process

- Complete proposals meeting the qualification criteria will be forwarded to AHAC for review, evaluation, and scoring.
  - Presentations to AHAC in October
- AHAC forwards their recommendations to City Council for final approval in October - November.
- Applicant enters into a Purchase and Sale Agreement for the Property.
  - Possible City Council presentation
- If a satisfactory agreement cannot be negotiated, the second-best proposal may be invited to enter into a Purchase and Sale Agreement for the property.



# Evaluation Criteria and Bonus

Complete proposals will be evaluated by the Affordable Housing Advisory Committee using the following criteria.

- Project Evaluation (15 points)
- Funding/Budget (10 points)
- Affordable Housing Compliance (10 points)
- Development Feasibility (10 points)

Bonus points

- Accessibility Bonus Award (5 bonus points)
- Lowest AMI Priority Bonus Award (up to 5 bonus points)



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## DEVELOPMENT CODE TOOLS

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# Questions

# Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Mellissa Kamanya at [mkamanya@bendoregon.gov](mailto:mkamanya@bendoregon.gov) or 541-382-5615. Relay Users Dial 7-1-1.

