



CITY OF BEND

CDBG Public Improvement (Infrastructure) Activities in 2026-2027

Mellissa Kamanya, Affordable Housing Coordinator

January 8, 2026

Affordable Housing Development Program Overview

Affordable Housing in Bend

- City of Bend's Comprehensive Plan, Housing Chapter, Section 5-20 defines affordable housing for purposes of City policy or code.
- “A primary indicator of affordability is whether a household is paying more than 30% of its income, including utilities, rent, mortgage payments, interest and insurance, and is therefore experiencing housing “cost burden” under federal housing guidelines.”
- HUD income limits are annually updated

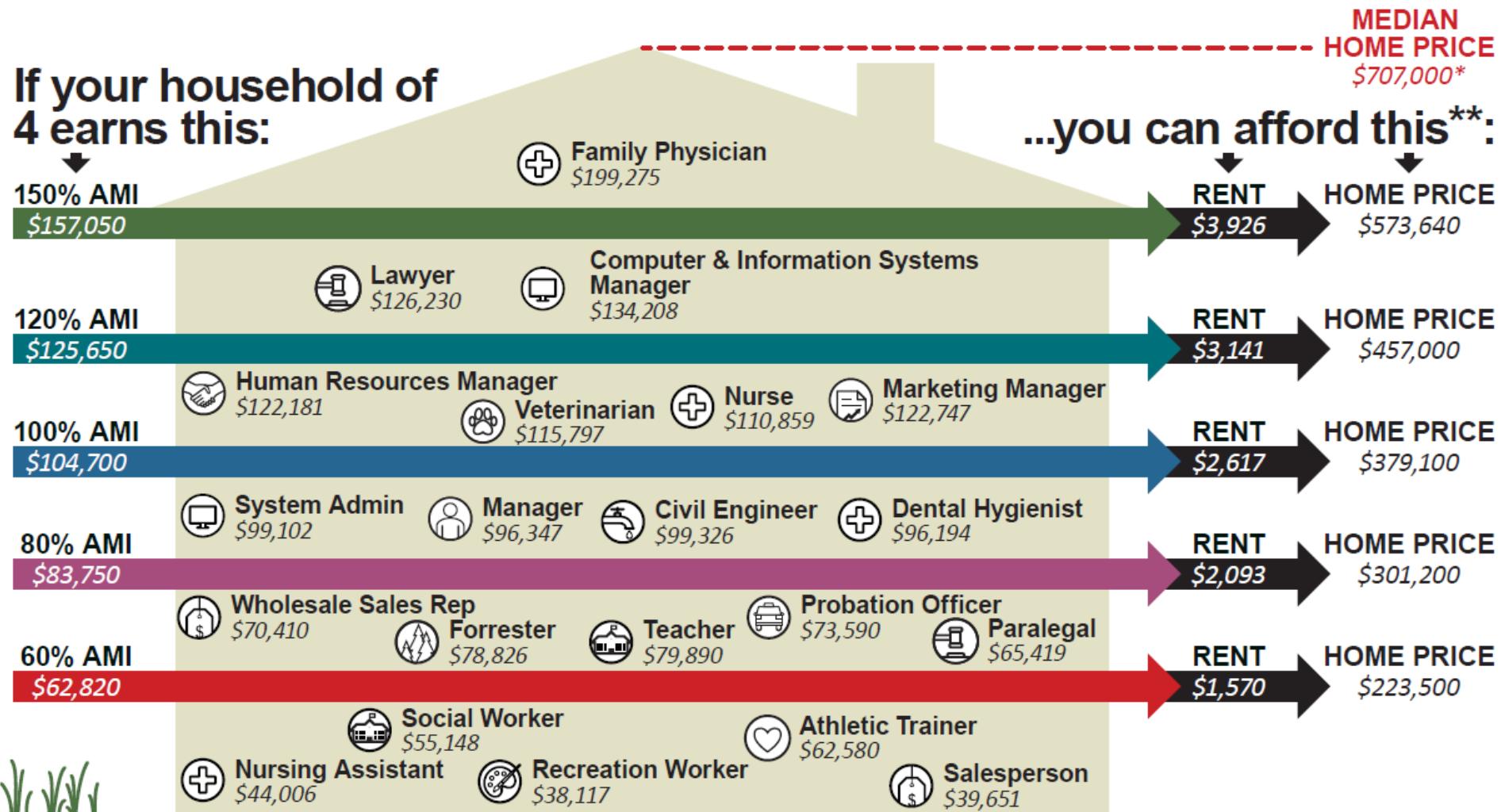
HUD Income limits are effective July 1, 2025.

Persons Per Household	1	2	3	4	5	6	7	8
Area Median Income (AMI)	\$80,000	\$91,400	\$102,850	\$114,300	\$123,400	\$132,550	\$141,700	\$150,850
Moderate Income (80% AMI)	\$64,050	\$73,200	\$82,350	\$91,450	\$98,800	\$106,100	\$113,400	\$120,750
(60% AMI)	\$48,000	\$54,850	\$61,700	\$68,550	\$74,050	\$79,550	\$85,000	\$90,500
Low Income (50% AMI)	\$40,000	\$45,750	\$51,400	\$57,150	\$61,750	\$66,300	\$70,900	\$75,450
Extremely Low Income (30%)	\$24,050	\$27,450	\$30,900	\$34,300	\$37,050	\$39,800	\$42,550	\$45,300



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Area Median Income in Bend



*Beacon Report April 2024

**Numbers based on 10% down payment, 6.75% interest over 30 years, no mortgage insurance, no HOA, good credit, and no debt. Median Wages from State of Oregon Employment Department 2023 Wages for Deschutes County



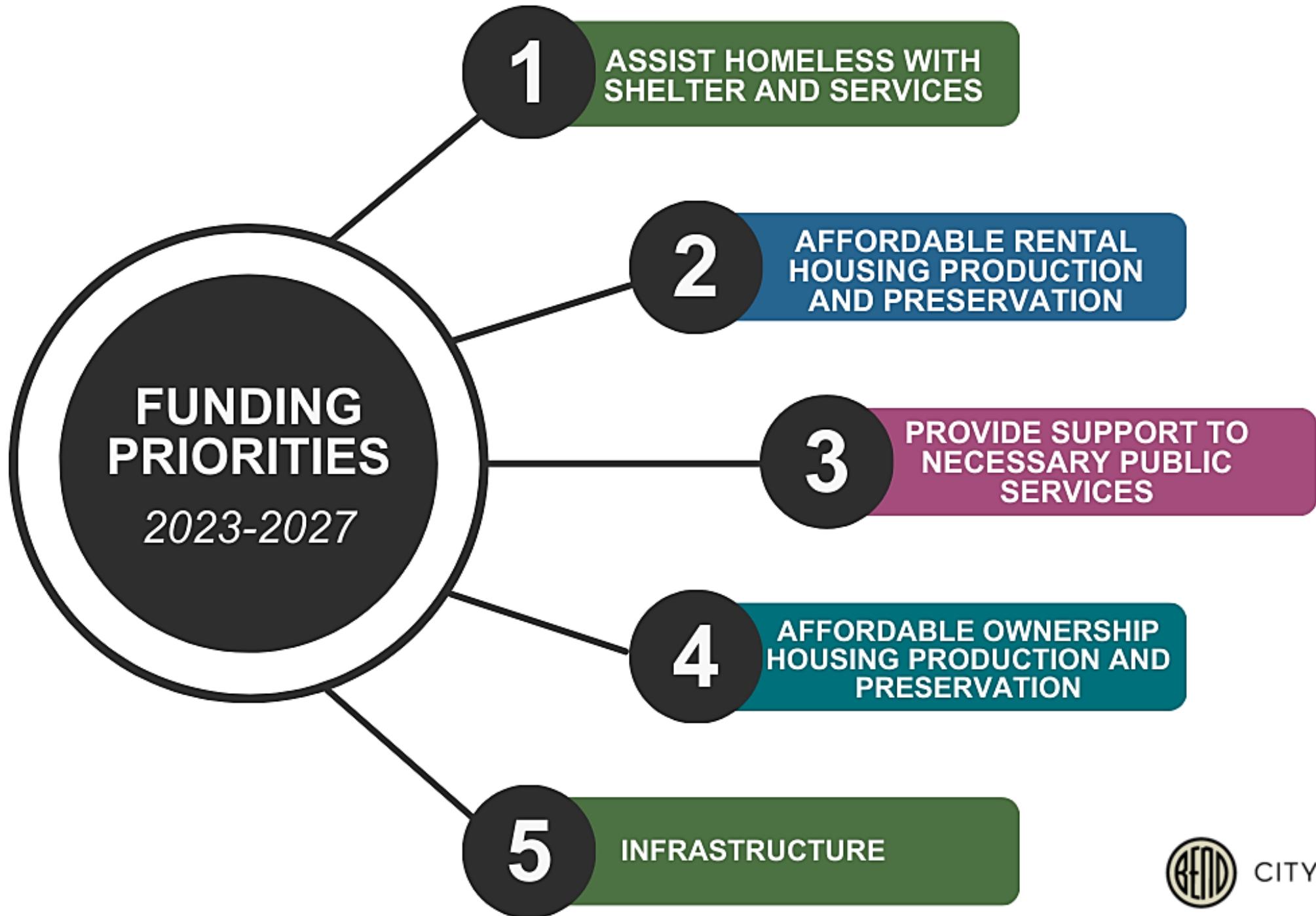
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Affordable Housing Tools

- Policy and code updates
- Expedited review and permitting
- System Development Charge (SDC) exemptions
- City code incentives
- Surplus land
- Property tax exemption
- State and federal funding
- City funding



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Affordable Housing Development Funding Types

CDBG

PRO

AHF

CICT



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National Objectives

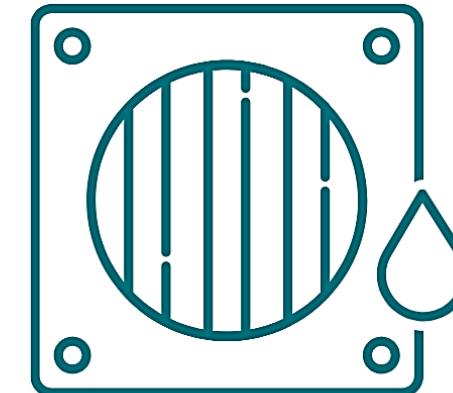
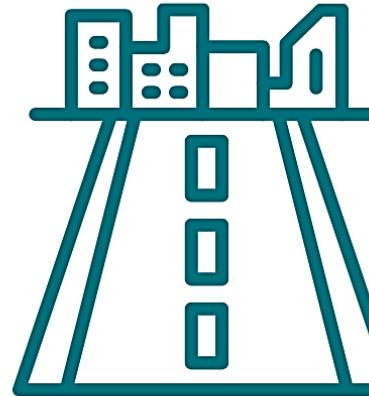
- Federal regulations specify that all activities undertaken using CDBG funding must meet at least one of the following national objectives:
 - Benefit to low- and moderate-income ("LMI") persons,
 - Aid in the prevention or elimination of slums or blight, or
 - Meet a need having a particular urgency.



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Objectives for 2026-2027 Program Year

- The 2026-2027 CDBG request for applications is open only to **public improvement (infrastructure)** projects, as recommended by the Affordable Housing Advisory Committee on December 16, 2025.
- Applications will be evaluated pursuant to the infrastructure priorities established through the City of Bend Consolidated Plan.
 - Accessibility
 - Street maintenance
 - Updating City infrastructure to meet population growth



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Public Improvements (Infrastructure) Overview

Public Improvements (Infrastructure)



Broadly interpreted to include all improvements that are either publicly owned or that are traditionally provided by the government, or owned by a nonprofit, and operated so as to be open to the general public.



Infrastructure improvements that are made to property that is in public ownership are eligible for assistance under this category, including if the improvements are needed to support a private housing development, if the national objective is met by the project.



This distinction would be of particular importance if new housing is to be constructed on the property and direct CDBG assistance to that construction would not be eligible under program rules.



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Eligible Applicants

- CDBG eligible applicants are public or private nonprofit agencies, authorities, or organizations, or for-profit entities authorized under 24 CFR § 570.201(o), including Certified Community Housing Development Organizations (CHDOs), government housing providers, and qualified 501(c)(3) organizations.
- Any such organizations currently under investigation regarding previously awarded federal, state, or local government funding are ineligible for assistance from the City of Bend's Affordable Housing Program.



Eligible Proposals

Proposals must be for the construction of public improvements

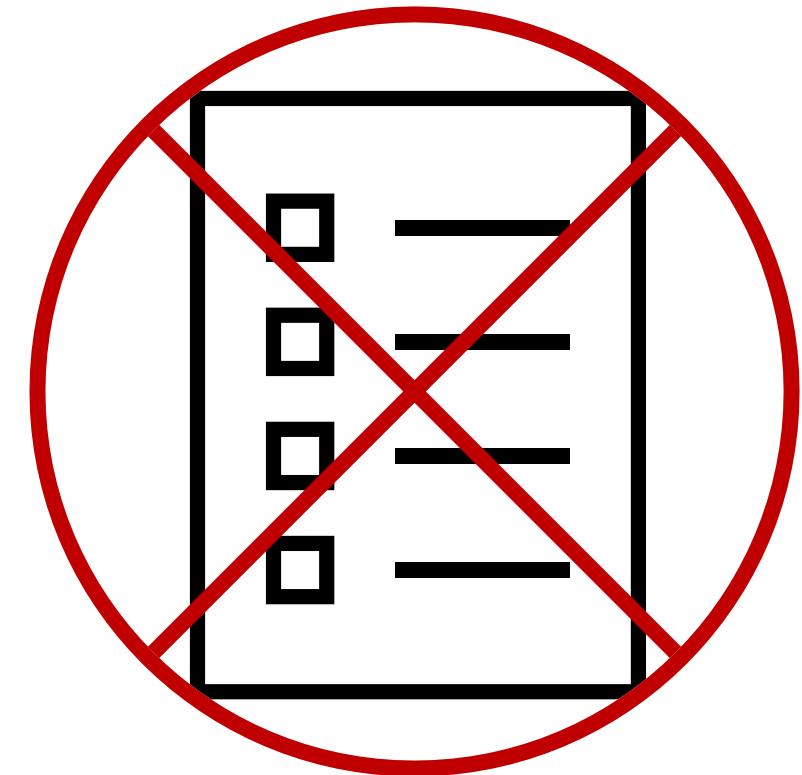
- Water and sewer facilities
- Sidewalks
- Street improvements

Must benefit low- and moderate-income (LMI) persons for households at or below 80% of Area Median Income (AMI).



Ineligible Proposals

- Acquisition, construction, or reconstruction of buildings for the general conduct of government
- General government expenses
- Political activities
- Purchase of construction equipment, fire protection equipment, furnishings and personal properties
- Operating and maintenance expenses
- Income payments
- **Private development infrastructure or infrastructure improvements on private property that are not available to the general public**



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Federal Compliance for Public Improvement Projects

Compliance Considerations

- There are multiple compliance considerations for Public Improvement (Infrastructure) projects.
 - Environmental Review (NEPA)
 - Davis Bacon
 - Prevailing Wage
 - Section 3
 - Build America, Buy America
- Goods and services
- Conflict of Interest
- *This may not be a complete list of requirements.*



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Environmental Review (NEPA)

- An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards.
- Required for all HUD-assisted projects to ensure that the proposed project does not negatively impact the surrounding environment and that the property site itself will not have an adverse environmental or health effect on end users.
- If a project is awarded CDBG funds, no “choice limiting actions” or work may occur until the Environmental Review process is complete.
This process may take as long as 6-9 months to complete.



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Davis Bacon Act

- The Davis-Bacon Act's trigger amount is **\$2,000** for federal contracts involving the construction, alteration, or repair (including painting and decorating) of public buildings or works.
- This threshold applies to individual contracts, not total project costs, and covers projects funded partly or wholly by the federal government, with exceptions like smaller residential rehabs.
- Requires prevailing wages for laborers and mechanics, with "Related Acts" extending these rules to many federally assisted projects.



Oregon Prevailing Wage

- In Oregon, payment of prevailing wages is required for most public works construction projects of **\$50,000** or more in total project cost if contracted or carried on by a public agency, or a project that uses **\$750,000** or more of funds of a public agency
- Any funding amount can trigger the law
- Exceptions
 - solar installation
 - specific new broadband projects
 - projects that provide affordable housing as defined in the law



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Section 3

- The Section 3 program requires recipients of HUD funding to direct employment, training, and contracting opportunities to low-income individuals and the businesses that employ these persons within their community.
- Section 3 is a provision of the HUD Act of 1968 and is found at 12 U.S.C. 1701u. The regulations are found at 24 CFR Part 75



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Build America, Buy America (BABA)

- Applies to all spending on infrastructure projects by Federal agencies, including HUD. This includes the construction, alteration, maintenance, or repair of infrastructure in the United States.
- Under Section 70914(a), the use of American iron and steel, construction materials, and manufactured products applies to funding from HUD programs for infrastructure projects.



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Build America, Buy America: Exceptions

- HUD issued a public interest de minimis, small grants, and minor components waiver titled “Public Interest De Minimis and Small Grants Waiver of Build America, Buy America Provisions as Applied to Certain Recipients of HUD Federal Financial Assistance”. This waives the “Buy America Preference” (BAP) for all infrastructure projects whose total cost (from all funding sources) is equal to or less than the simplified acquisition threshold at 2 CFR 200.1 which is currently \$250,000.
- This Notice also waives the application of the BAP for a de minimis portion of an infrastructure project, meaning a cumulative total of no more than five percent of the total cost of the iron, steel, manufactured products, and construction materials used in and incorporated into the infrastructure project, up to a maximum of \$1 million.

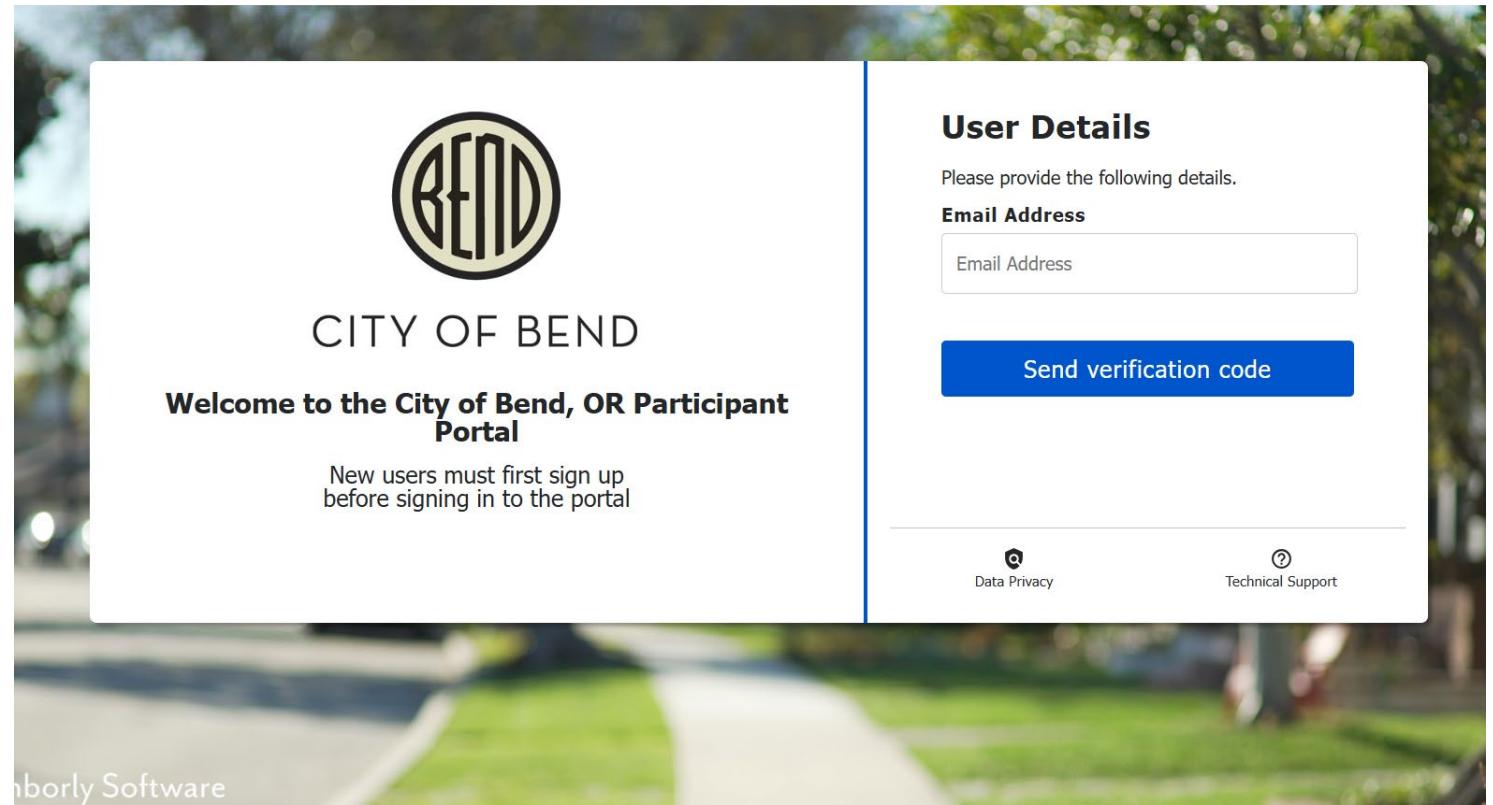


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Program Requirements

CDBG Project – Application elements

- Project Summary
- Statement of the Work
- Time of Performance
- Project Schedule/Milestones
- Budget



CDBG Project Records

- National objectives
- Financial
- Progress reports
- Final report, including leverage information
- Records maintained for four (4) years after final payment and all other pending matters are closed.



Measures, Outcomes, and Indicators

- Performance Measures
 1. Creating suitable living environments
 2. Providing decent housing
 3. Creating economic opportunities
- Outcomes
 1. Availability/Accessibility (services, infrastructure, public services, public facilities, housing, or shelter available or accessible to LMI people)
 2. Affordability (affordability to persons of LMI, including housing, infrastructure, or services)
 3. Sustainability (improving livability to persons of LMI)
- Indicators
 1. Leveraged funding
 2. Number of persons, households, businesses, units or beds assisted
 3. Income levels of persons assisted
 4. Race, ethnicity, and disability data

Program Management - Standards

- Internal Controls
- Accounting Records - All accounting records must be supported by source documentation
- Allowable Costs
- Loan Servicing
- Cash Depositories - Obtain information on bank ratings before depositing CDBG funds with financial institution



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Program Management – Internal controls

- Organizational chart, definition of duties
- System of authorization and supervision
- Adequate separation of duties
- Hiring and compensation policies to ensure that staff qualifications are commensurate with job responsibilities
- Secure storage of accounting records in limited access areas
- Periodic review of financial records to actual assets and liabilities (reconciliation)
- A policy for personally identifiable information and how you protect it



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Program Management - Accounting standards

- Become familiar with 2 CFR 200 and audit requirements or exceptions
- Chart of accounts
- Cash receipts journal
- Cash disbursements journal
- Payroll journal
- General ledger
- Capacity requirement



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Program Management - Allowable Costs

- Necessary, reasonable, and directly related to the CDBG funding
- Authorized by the City of Bend
- Consistently treated expenditure
- Cost allocable to the CDBG
- Cost is net of all applicable credits – sub cannot make a profit from costs charged to CDBG
- Not prohibited under federal, state, or local laws or regulations



Program Management - Ineligible Costs

- Buildings used for the general conduct of government, general government expenses
- Purchase of construction equipment, personal property, furnishings, fixtures, or motor vehicles
- Operating and maintenance expenses
- New housing construction
- Income payments or the purchase of gift cards
- Cash payments / grants to individuals
- Car-related expenses, including gas cards, gas vouchers, car repairs
- Political activities



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Program Management - Monitoring

The City of Bend will make site visits and review program files as necessary to fulfill that all CDBG funds under its oversight are used in accordance with all program requirements.



Application Details

PUBLIC IMPROVEMENTS (INFRASTRUCTURE)

2026 Funding Schedule - CDBG only

PRE-APPLICATION WEBINAR



JANUARY 8, 2026

- Webinar on Zoom at 2:00 P.M.
- Training FAQ posted on website

APPLICATIONS OPEN



JANUARY 9, 2026

- Applications open

JANUARY 19, 2026

- FAQ #2 posted on website

JANUARY 26, 2026

- FAQ #3 posted on website, if needed

APPLICATIONS DUE



FEBRUARY 6, 2026

- Applications due by 2:00 p.m.

PRESENTATIONS AND AHAC DELIBERATIONS



FEBRUARY 24, 2026

- Applicant presentations to AHAC
- AHAC deliberations

Funding Opportunities – website updates



Notice of Funding Opportunity (NOFO)

Funding Availability

The City of Bend will soon be accepting Public Improvement (Infrastructure) applications for its Community Development Block Grant (CDBG) Program. Approximately \$495,000 for public improvement (infrastructure) projects will be available.

Applications must be targeted to the construction of public improvements, such as water and sewer facilities, sidewalks, and street improvements, and must benefit low- and moderate-income persons or households earning 80% of Area Median Income (AMI) or less.

In 2026 the City intends to release another Notice of Funding Opportunity (NOFO) for the Affordable Housing Fund (AHF) for the development of affordable housing and the Commercial and Industrial Construction Tax (CICT) for affordable housing development, housing related services, and programs that assist people earning 30 percent of AMI or less.

Schedule

CDBG 2026-2027 Schedule

Applications open on Friday, January 9, 2026 and must be submitted before 2:00 p.m. on Friday, February 6, 2026. Applications are accessed and submitted at <https://portal.neighborlysoftware.com/BENDOR/Participant>.



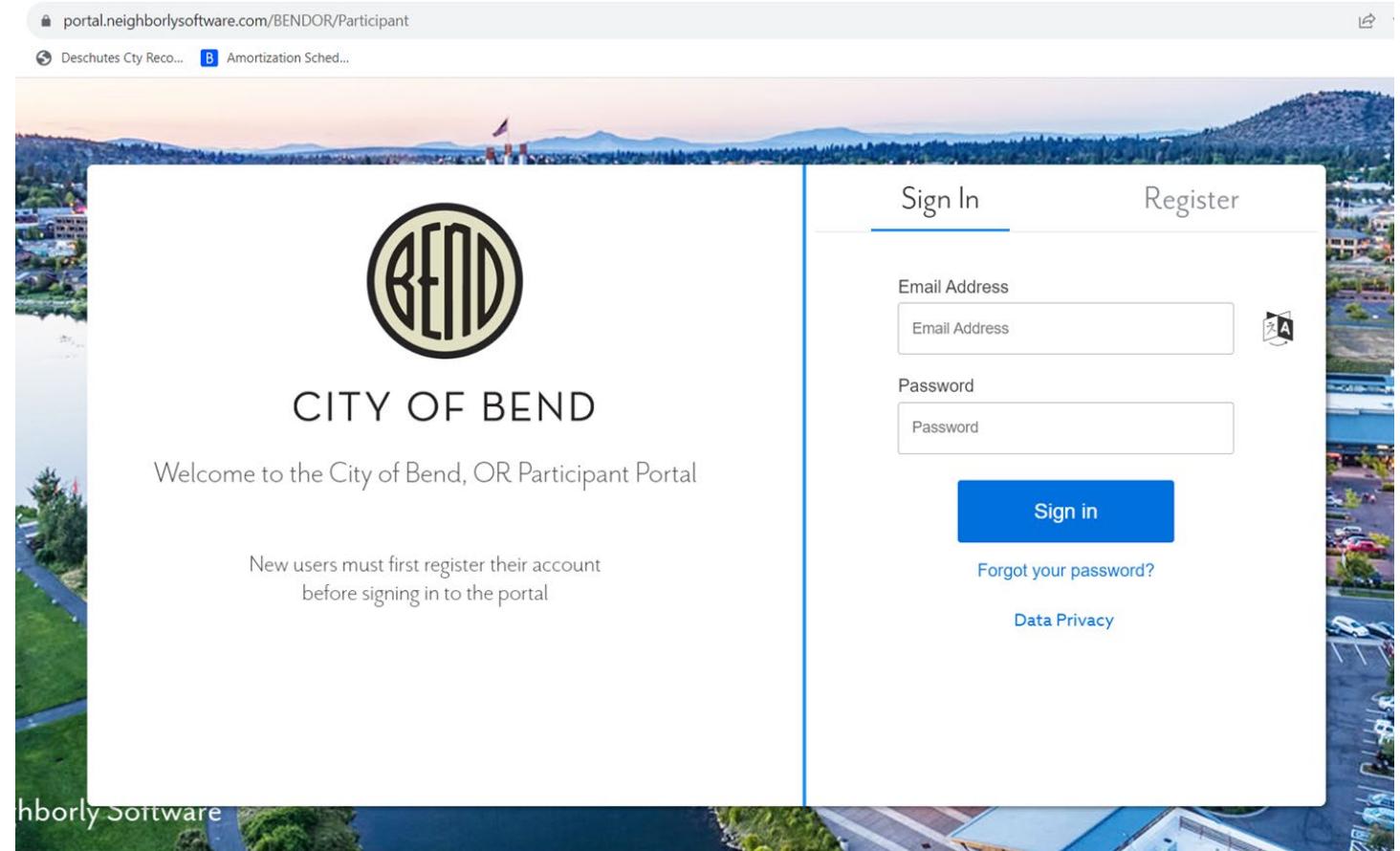
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Neighborly Online Application



portal.neighborlysoftware.com/BENDOR/Participant

Deschutes Cty Reco... Amortization Sched...



Sign In Register

Email Address

Password

Sign in

Forgot your password?

Data Privacy

Welcome to the City of Bend, OR Participant Portal

New users must first register their account before signing in to the portal

bborly Software



Language Assistance Services & Accommodation Information for People with Disabilities



You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact Mellissa Kamanya at mkamanya@bndoregon.gov or 541-382-5615. Relay Users Dial 7-1-1.



Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Mellissa Kamanya en mkamanya@bendoregon.gov o 541-382-5615. Los usuarios del servicio de retransmisión deben marcar el 7-1-1



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