

Program Overview

No data saved

Case Id: 30396

Name: test - 2026

Address: *No Address Assigned

Program Overview



CITY OF BEND

CITY OF BEND
PUBLIC IMPROVEMENTS (INFRASTRUCTURE) APPLICATION

City of Bend

710 NW Wall St.
Bend, Oregon 97703
(541)323-8550
housing@bendoregon.gov

This section provides general information regarding the federal Community Development Block Grant Fund (CDBG) program and the types of activities that are eligible for funding. For more detailed information on the program and the related eligible activities, please contact the City's Affordable Housing Program at housing@bendoregon.gov, or (541) 323-8550, or P.O. Box 431, 710 NW Wall Street, Bend, OR 97709 or visit the HUD website at www.hud.gov.

Objectives for the 2025/2026 program year:

The 2025/2026 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 priorities established through the City of Bend Consolidated Plan.

Eligible Proposals

Proposals must be for the construction of public improvements, such as water and sewer facilities, sidewalks, and street improvements, and must benefit low- and moderate-income persons for households at or below 80% of Area Median Income (AMI).

Printed By: Racheal Baker on 2/19/2026

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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.

CDBG Proposals

Community Development Block Grant (CDBG) is authorized under Title 1 of the federal Housing and Community Development Act of 1974, as amended. The primary objective of the CDBG Program is the development of viable urban communities through:

- The provision of decent housing,
- The provision of a suitable living environment, and
- The expansion of economic opportunities.

The Community Development Block Grant Program is administered at the federal level by the Department of Housing and Urban Development (HUD).

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 persons,
- Aid in the prevention or elimination of slums or blight, or
- Meet a need having a particular urgency.

HUD considers persons below 80% AMI low-income and persons at 80% AMI moderate-income. The three national objectives are summarized below:

1. Benefit to Low- and Moderate-Income Persons

Under this objective, CDBG-assisted activities must primarily benefit low- and moderate-income persons. The income thresholds for meeting the low- and moderate-income requirement are determined by HUD. Projects funded with CDBG dollars must either:

- benefit all of the residents of a particular area, where at least 51% of the residents are low- and moderate-income,
- benefit specific populations (e.g., homeless persons, elderly persons, or persons living with HIV/AIDS), as long as 51% of those served are low- or moderate-income,
- provide or improve permanent residential structures for low- and moderate-income persons, or
- create or retain permanent jobs, at least 51% of which will be made available to or held by low- and moderate-income persons.

2. Elimination of Slum and Blight

Under this objective, CDBG-assisted activities must help to prevent or eliminate slums and blighted conditions. These activities must either:

- prevent or eliminate slums or blight in a designated area in which slums or blighted or deteriorating conditions exist,
- prevent or eliminate slums or blight on a spot basis in an area not located in a slum or blighted area, in cases where a specific condition is detrimental to public health and safety, or

- be in an urban renewal area.
As of December 2025, there are no areas of slum or blight eligible for funding.

3. Urgent Need

The Urgent Need category is designed only for activities that alleviate emergency conditions of recent origin that pose a serious and immediate threat to the health or welfare of the community, and for which no other sources of funding are available. An example of an eligible project under this category would be a major flood that causes serious damage to buildings and infrastructure, thereby threatening the safety of occupants or nearby residents. As of December 2025, there are urgent needs eligible for funding.

Basic CDBG Eligible Activities

In order to meet local needs within the national objectives, the CDBG Program provides a great deal of flexibility in the eligible uses of CDBG funds. According to federal CDBG regulations outlined in 24 CFR 570, the basic eligible activities include a variety of uses.

In the CDBG program, "[public improvements](#)" is 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 considered to be a "public improvement" 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.

Eligible public improvements that are in alignment with the [City of Bend 2023-2027 Consolidated Plan](#) include streets, sidewalks, curbs, water and sewer lines.

Ineligible Activities

In general, activities that are not specifically identified as eligible are considered to be ineligible. The following activities are specifically identified as activities that are not eligible for the CDBG and AHF funds. Please contact the City's Affordable Housing Manager or Coordinator for more information on ineligible activities.

- 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

Federal Compliance for Public Improvement projects

There are multiple compliance considerations for Public Improvement (Infrastructure) projects. This may not be a complete list of requirements. For more information, contact the City of Bend Housing Division.

- [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. The environmental review process is 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.

- [Davis Bacon](#): 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, requiring prevailing wages for laborers and mechanics, with "Related Acts" extending these rules to many federally assisted projects. 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.
- [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, with exceptions like solar installation and specific new broadband projects, where any funding amount can trigger the law, and exceptions for projects that provide affordable housing as defined in the law.
- [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.
- [Build America, Buy America \(BABA\)](#): 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. There are some 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.

Additionally, subrecipients must comply with HUD's requirements in the recipient agreement with the City of Bend, CDBG regulations, and other applicable federal laws.

2025 Income Limits

Projects must benefit all of the residents of a particular area, where at least 51% of the residents are low- and moderate-income or specific populations (e.g., homeless persons, elderly persons, or persons living with HIV/AIDS), as long as 51% of those served are low- or moderate-income, meaning annual household income which does not exceed 80% of the area median income for the City of Bend (adjusted for family size).

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

Please review the following documents regarding the City of Bend Affordable Housing Development Program:

[Affordable Housing Development Program](#)

[City of Bend Policy - Loans and Grants](#)

[504 Self-Evaluation Checklist](#)

I have downloaded and read the above documents.

A. Applicant Information

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A. Applicant Information

Please provide the following information.

ORGANIZATION INFORMATION

A.1 Organization Name

A.2. Organization Address

A.3. Executive Director Full Name

A.4. Executive Director Email Address

PROJECT INFORMATION

A.5. Project Name

A.6. Project Location

CONTACT PERSON INFORMATION

A.7 Contact Full Name

A.8. Contact Title

A.9 Contact Address, if different than Organizational Address

A.10. Contact Phone Number

A.11. Contact Email Address

A.12. Board President Name

A.13. Board President Email Address

A.14. Organization website

A.15. Project Website

B. Organization Information

No data saved

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B. Organization Information

Please provide the following information about your organization:

B.1. What is the organization's background, mission, and service history:

B.2. Provide a brief description of the organization's financial stability as it pertains to the organization's capacity to successfully complete the project, including a brief financial history and primary funding sources. The City may request copies of the organization's financial audit or review for the last two years.

B.3. For CDBG or PRO applicants, describe your organization's familiarity with meeting the federal requirements listed in the [City of Bend Affordable Housing Development Rules and Requirements](#), and/or the organizations plan for ensuring that these requirements are satisfied.

B.4. Key personnel assigned to project:

Name	Job Title	Qualifications	FTE Hours
			0

C. Project Description

No data saved

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C. Project Description

Please provide a brief description of the following:

C.1. Amount requested:

\$0.00

C.2 In one or two sentences, describe what the requested funds will be used for. If they are for a specific piece of a larger project, please specify both the larger project and the specific piece.

C.3. Total number of units to be developed:

C.4. Number of accessible units (complying with accessibility standards):

C.5. Number of Affordable Units:

Estimate the number of households to be served, by income level.

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Estimate the number of households to be served, if known

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Estimate the timeframe of affordability noted above

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C.6. Describe the ways in which your project will have a long-term impact on the need or problem being addressed.

C.7. Describe your organization's plan for evaluating the progress of the project toward addressing the identified need or problem.

C.8. Describe how your organization's decision-making and implementation is led by people with lived experience of navigating subsidized housing and/or who are protected under the Fair Housing Act. This may include internal leadership, collaborations with other agencies, and/or community listening events. Briefly explain your organization's history with these communities, people, and/or agencies, including any measurable outcomes in the last 12 months. What are your expected outcomes for this project?

C.9. If your project helps advance any of City Council's council goals (other than housing), explain how. Include any ancillary services provided to residents within the project that contribute to these goals.

<https://www.bendoregon.gov/government/city-council#Goals>

C.10. If your project will address accessibility needs, please describe the planned design elements for accessibility, and reference industry design standards you plan to use.

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D. Property and Project Information

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No data saved

D. Property and Project Information

Please provide the following information.

D.1. Describe the proposed site Include information on any improvements (infrastructure, grading, etc.) and the existence of commercial or residential structures. If building(s) are occupied, include information on the type of occupants (including relationship to the seller or other entities) and the number of occupants. For vacant parcels, include information on any known critical habitats, wetlands, rivers/streams immediately on or adjacent to the property. For previously developed sites, include information on known historic significance (or construction 50 years or older) on OR adjacent to the property.

D.2. Site condition

D.3 Current Property Owner – Please verify whether transaction is arm’s length or not. See popup for definition of arm's length.

D.4. Parcel Size (Acres)

D.5. Site control status

D.6. Site zoning

Upload supporting documentation

Property Appraisal

***No files uploaded*

Evidence of Site Control

***No files uploaded*

Map of Project Location

***No files uploaded*

Property Legal Description

***No files uploaded*

ZONING AND SITE PLAN STATUS

D.7. Is the present zoning conforming?

D.8. Is the site plan for your project approved?

D.9. Describe any land use processes (such as a zone change or a conditional use permit) the project will require and what steps, if any, have been taken to address these issues.

SERVICES TO SITE

Indicate if the following utilities and infrastructure are in place to service the project site.

D.10. Street access

D.11. Gas

D.12. Electric

D.13. Water

D.14. Sanitary sewer

D.15. Storm sewer

E. Work Program

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E. Work Program

The CDBG program year begins 7/1/2026 and ends 6/30/2027. Please provide the following information

E.1 Anticipated Start Date of award spend-down:

E.2 Anticipated Completion Date of award spend-down:

E.3 Estimated date that units will be occupied:

E.4 List of task(s) needed for project

Task	Start Date	End Date
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NOTE: If funded, staff will work with you to set benchmarks for your project. Failure to meet these benchmarks could mean a reduction in funding during current or future years.

F. Financial Information

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F. Financial Information

Please provide a brief description of the following:

F.1 Provide a detailed line-item budget describing the total project cost and operating income and expenses, including consideration of inflationary factors, maintenance costs, potential relocation costs, and increased insurance costs associated with the project.

Budget Form *Required

***No files uploaded*

F.2. Describe the assumptions used to determine the total project cost and the operating budget, including the sources consulted and how costs were determined.

F.3. Briefly describe your organization's plan for funding the remainder of the project, if applicable.

F.4. Explain your organization's ability to proceed with the project without your requested Affordable Housing Development assistance, or with an award less than your requested amount. If you indicate that your project can't proceed without the full award, you will be ineligible for incidental funds that may be leftover after other projects are funded.

F.5. For construction projects, please provide a detailed pro forma

Detailed Pro Forma

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F.6. For homeownership projects, please provide potential or confirmed mortgage lenders that will be able to access financing for purchase of proposed housing units.

F.7. Please provide any interest rate or loan terms that vary from the City of Bend Policy on Grants and Loans and explain how the terms are necessary for the implementation of the proposal. **All loan recipients may request shorter repayment timeframes without prepayment penalty. Developments repaying within 5 years may qualify for 0% interest, with the approval of AHAC and City Council.*

F.8 For CDBG applicants, will the full amount of the funds be spent by June 30, 2026?

F.9. PRO Housing Funds Requested

\$0.00

F.10. AHF Funds Requested

\$0.00

F.11. CDBG Funds Requested

\$0.00

F.12. Leveraged Funds (see pop for definition of leveraged funds)

\$0.00

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G. Budget

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G. Budget

Please provide the following information.

G.1. Project budget

Project Activities	Pro Funds Requests	AHF Funds Requested	CDBG Funds Requests	Other Public Funds	Private Funds	Activity Total
TOTAL	\$0.00	\$0.00	\$0.00			\$0.00

G.2. Other public funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

G.3. Private funds

Source	Use of Funds	Amount of Funding	Funding Status
TOTAL		\$0.00	

G.4. Funding documentation

Funding Documentation - Letters of funding commitment from sources

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H. Project Feasibility and Readiness

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H. Project Feasibility and Readiness

Please provide the following information regarding project feasibility and readiness:

H.1. Describe your organization's readiness to proceed with the project. For example, if the purchase of property is involved, is the property currently available for purchase? Is staff currently available to work on the project, or is the organization ready to proceed with hiring staff?

H.2. Describe your organization's administrative capacity to complete the project, including experience in implementing and managing activities similar to the proposed project. If capacity is achieved through partnerships with or utilization of other organizations or agencies, describe the nature and status of these partnerships.

H.3. If applicable, describe the methods and results of your neighborhood and/or community input for the project. Attach letters of support or other evidence of neighborhood/community support.

Attach letters of support

Evidence of Neighborhood/Community Support

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H.4. Describe any land use processes (such as a zone change or a conditional use permit) the project will require and what steps, if any, have been taken to address these issues.

I. Required Documents

No data saved

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Address: *No Address Assigned

I. Required Documents

Please provide the following information.

Please download, complete, and upload the document (s) below:

- [504 Self-Evaluation Checklist](#)

Documentation

504 Self-Evaluation Checklist

***No files uploaded*

Affirmatively Furthering Fair Housing Statement and Marketing Plan

***No files uploaded*

Proof of Non-Profit or Governmental Status

***No files uploaded*

Status of Oregon Business Registry Printout

***No files uploaded*

Unique Entity Identifier (UEI) Number

***No files uploaded*

Map of Project Location

***No files uploaded*

Equity and Inclusion Policy

***No files uploaded*

Submit

No data saved

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Submit

Once an application is submitted, it can only be "Re-opened" by an Administrator. Also note: please check your Spam email folder if you have not received any emails from Neighborly.

The applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining funding under the City's Affordable Housing Development Program.

I understand that U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

I certify that the application information provided is true and complete to the best of my/our knowledge.

I agree to provide any documentation needed to assist in determining eligibility and are aware that all information and documents provided, except as exempted pursuant to law, are a matter of public record.

I further grant permission and authorize any bank, employer, or other public or private organization to disclose information deemed necessary to complete this application.

Authorized Signature

***Not signed*

Score Summary

Case Id: 30396

Name: test

Reviewer: Mellissa Kamanya

Score

0 out of 21

Status: **Active**

Last updated: 2/17/2026 11:19:08 AM

SECTION	POINTS AWARDED	AVAILABLE POINTS
A. COMPLIANCE WITH THE GENERAL PLAN, ZONING	0	3
B. PROJECT READINESS	0	3
C. TIMELINE	0	3
D. COMMUNITY SUPPORT	0	3
E. DURATION OF AFFORDABILITY	0	3
F. FUNDING PRIORITY	0	3
G. REPAYMENT	0	3
Total	0	21

Reviewer Notes:

Score Report

Case Id: 30396

Name: test

Reviewer: Mellissa Kamanya

A: COMPLIANCE WITH THE GENERAL PLAN, ZONING	POINTS AWARDED	AVAILABLE POINTS
<ul style="list-style-type: none">• 3 Points: present zoning conforming AND a site plan approved.• 2 Points: present zoning conforming OR a site plan approved.• 1 Point: NEITHER present zoning conforming NOR a site plan approved.	0	3
Section Total	0	3

B: PROJECT READINESS	POINTS AWARDED	AVAILABLE POINTS
<ul style="list-style-type: none">• 3 Points: utilize best practices to improve site conditions, has site control, and has either all services to site complete or has an expected completion date or explanation clearly defined.• 2 Points: utilize best practices to improve site conditions, has site control, and has either all services to site complete or has an expected completion date or explanation clearly defined.• 1 Point: DOES NOT utilize best practices to improve site conditions, DOES NOT have site control, and DOES NOT HAVE an expected completion date or explanation clearly defined to obtain services to the site.	0	3
Section Total	0	3

C: TIMELINE	POINTS AWARDED	AVAILABLE POINTS
1 point awarded for each of the following elements: <ul style="list-style-type: none">• site control,• financing identified/secured, and• a timeline identified with work complete within 1 year	0	3
Section Total	0	3

D: COMMUNITY SUPPORT	POINTS AWARDED	AVAILABLE POINTS
<ul style="list-style-type: none"> • 3 Points: Letters of support from service providers, neighborhood associates, advocacy groups, or others in support of the project AND a plan for community engagement • 2 Points: Letters of support from service providers, neighborhood associations, advocacy groups, or others in support of the project OR a plan for community engagement • 1 Point: NEITHER Letters of support from service providers, neighborhood associates, advocacy groups, or others in support of the project NOR a plan for community engagement 	0	3
Section Total	0	3

E: DURATION OF AFFORDABILITY	POINTS AWARDED	AVAILABLE POINTS
<ul style="list-style-type: none"> • 3 Points: Affordability at least 20 years beyond loan payback date • 2 Points: Affordability at least 10 years beyond loan payback date • 1 Point: Affordability ends within 10 years of loan payback date 	0	3
Section Total	0	3

F: FUNDING PRIORITY	POINTS AWARDED	AVAILABLE POINTS
<p>Refer to Sections C.2, C.7, and F of the application. Funding Priorities. Projects will receive one point for each priority. Projects may fall into only one of the following categories:</p> <ul style="list-style-type: none"> • Homeless Shelter Development • Increase the supply of affordable rental housing that is available to households at 60% Area Median Income (AMI), 50% AMI and 30% AMI. • Increase homeownership opportunities for households at 80% AMI, 50% AMI, and 30% AMI. • Infrastructure Development and Preservation in majority high-income neighborhoods. • Infrastructure Development and Preservation in Complete Communities. • Purchase and preserve existing low-income housing • Permanent Supportive Housing for Homeless • Projects providing Transitional Housing 	0	3
Section Total	0	3

G: REPAYMENT	POINTS AWARDED	AVAILABLE POINTS
<p>Refer to Section G.7 of the application. Projects may receive a point dependent upon their proposed repayment schedule:</p> <ul style="list-style-type: none"> • Projects with repayment schedule of 3 years or less: 3 Points • Projects with repayment schedule of 10 years or less: 2 Points • Projects with repayment schedule of 20 years or less: 1 Points • Projects with repayment schedule greater than 20 years: 0 points 	0	3
Section Total	0	3

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