

RESOLUTION NO. 3490

A Resolution of the City Council adopting a procedure for the sale of City property for developing affordable rental or owner-occupied housing and declaring certain real property surplus to the City's needs.

Findings

- A. Bend Municipal Code 1.50.040.K and ORS 221.729 authorize the City of Bend to establish by resolution a procedure for the sale of individual parcels of surplus real property for the purpose of developing affordable rental and owner-occupied housing for low-income households or moderate-income households as described in ORS 456.270 and ORS 221.729.
- B. A need for more affordable rental and owner-occupied housing exists within city limits. The City wishes to encourage the development of affordable rental and owner-occupied housing within Bend.
- C. The City owns property at Juniper Ridge that is surplus to the City's needs and could be developed for affordable rental and owner-occupied housing purposes as described in ORS 197A.445 and Bend Development Code ("BDC") 3.6.250. If sold, the property will be subject to an affordable housing covenant that satisfies the requirements of ORS 197A.445 and ORS 221.729.
- D. A duly noticed public hearing was held on September 2, 2026, at which the City Council received public testimony.

Resolution

Based on these findings, the City Council of the City of Bend resolves as follows:

- 1. The following property, within City of Bend, Deschutes County, State of Oregon, is declared surplus to the City's needs and may be sold or leased as provided in this Resolution. Maps showing the property listed in this Section is included in Exhibit A.
 - a. LOT 1, JUNIPER RIDGE LARGE TRACT, A REPLAT OF A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 2024-4, LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, CITY OF BEND, DESCHUTES COUNTY, OREGON, NOVEMBER 16-30, 2023, PLLD 20230264. DESCHUTES COUNTY OFFICIAL RECORDS 2024-04317; TAX LOT 171210C002000
- 2. Property declared surplus in Section 1 will be sold or leased in portions based on the completion of infrastructure development and market conditions; and by request for proposals for an affordable housing development authorized by ORS 197A.455 and BDC



3.6.250 by those interested in developing the property for the use as affordable housing for low-income households consistent with ORS 221.279 and Bend Municipal Code 1.50.040.K.

3. Consistent with Bend Municipal Code 1.50.040.K, proposals will be reviewed by the City's Affordable Housing Advisory Committee, which will make 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.
4. All properties sold or leased under Bend Municipal Code 1.50.040.K shall be sold subject to an affordable housing covenant as required by ORS 197A.445.
5. This Resolution is effective on passage.

Adopted by the Bend City Council

September 2, 2026

Yes: Kebler, Franzosa, Norris, Perkins, Platt, Riley

No:

A handwritten signature in black ink, appearing to read "MK", written over a horizontal line.

Melanie Kebler, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Ashley Bontje", written over a horizontal line.

Ashley Bontje, City Recorder

Approved as to form:

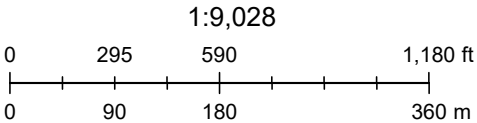
A handwritten signature in black ink, appearing to read "Ian Leitheiser", written over a horizontal line.

Ian Leitheiser, City Attorney

Exhibit A
Juniper Ridge - Affordable Housing



- Areas
- Surplus Property
 - Initial 6-Acres: RFP
 - Taxlots
 - City Limits
 - Urban Growth Boundary



Vantor