

Juniper Ridge Affordable Housing RFP Questions/Clarifications			
	Public Question/Clarification	City of Bend Response	Links
1	Are pitched roofs measured to the top of the pitched roof?	Height limits are restricted to the CC&Rs. As stated in the CC&Rs under section 7.12, "...such that any point of the Improvement (including any antenna, roof structure, architectural element, and any other portion of the Improvement or anything placed on top of it) exceeds the height limits..."	
2	Regarding CC&R's, they reference a design guideline for Juniper Ridge. Is this a separate document or is it already incorporated in the current zoning code?	Design Guidelines for the Juniper Ridge Employment Subdistrict can be found in the link provided, or on the City's Juniper Ridge Land Development Page. The Design Guidelines do not reference residential development, as that was not contemplated as an allowable use within the district at the time of writing. The selected proposer will need to submit site plans and elevations for Design Review to the Design Review Committee as required by the CC&Rs. Design Review Committee may provide feedback at time of review in relation to the Design Guidelines. Please note, this is a separate process outside of City of Bend Community Development Department site plan and building permit review (as applicable).	https://bendoregon.gov/wp-content/uploads/2025/12/Juniper-Ridge-DesignGuidelines-2012.pdf
3	Is there documentation of the neighborhood concerns?	At the July 22, 2026 Council worksession, staff highlighted the following concerns expressed by adjacent neighbors and businesses: Location & Access to Services – distance from transit, healthcare, and other support services; Public Safety & School Proximity – neighborhood compatibility, behavioral health crises, emergency response coordination, and eligibility requirements; Preference for Workforce Housing – prioritize housing for teachers, healthcare, local employees in Juniper Ridge; Concentration of Houseless Services on Bend's eastside Future Use Concerns - does this open the door for other houseless oriented uses to be located in Juniper Ridge	
4	There are a lot of empty pages in the RFP, not seeing a survey that shows the site extents. Not sure of the dimensions of the site.	The proposed area is approximately 6 acres, and includes the area at the southwest corner of Juniper Ridge, north of Cooley Road, east of Andesite, with the north boundary being approximately in line with Triton Place. See Appendix A of the RFP for a graphical representation. Final area will be determined as part of the site planning, platting, or land lease agreement process.	
5	Does the City have a preference around both rental vs homeownership, or preferred mix of the two and/or the demographic served (senior/family housing)?	No, the RFP nor the City have a stipulated preference.	
6	Beyond the CC&R's and the Les Schwab design oversight, does the City itself have any design review approval requirements?	Proposers should anticipate that the City's Community Development Department will review site and plan design consistent with the design standards as applicable to residential development in Title 2.1 of the Bend Development Code (as applicable), during the land use process.	
7	After award, does the City have any development timeline requirements?	Per the minimum conditions as provided on page 7 of the RFP, construction should commence within 3 years of closing or execution of the ground lease.	
8	If an entity is leasing the land, does that restrict their ability to use LIFT funding for their own land lease?	The City does not anticipate any restrictions or limitations to funding if securing the property through a ground lease. Proposers should review and verify any limitations of state funding with the appropriate state agency.	
9	Is the landscape buffer fully in existence or is there anything that needs to be developed to finish the buffer?	The 30-foot natural landscape buffer is required by the Development Code. It is intended to be "natural". A permanent easement will be applied at closing or execution of the ground lease for the 30-foot area.	
10	The plot would be split if the building could be bought. Is this going to be done by the City, or the developer?	Any plat or entitlement work will be a requirement of the developer, subject to approval by the City.	
11	Are there any expectations for further infrastructure improvements to any of the roads or utilities?	Some improvements to Andesite and Triton have been made by previous developments, responsible for their share of the infrastructure as required by the Bend Development Code and their respective Land Use Decisions. Utilities are available within the adjacent right-of-way to the subject area as noted in Appendix E of the RFP. Additional improvements may be necessary based on the proposed development. Prospective applicants will need to address this with the Community Development Department to determine the full extent of necessary and required improvements.	
12	There's a crosswalk across Cooley Rd. Any conversation about any enhanced crosswalk features that might be part of the project requirements?	No conversations to date. This should be addressed with the Community Development Department to determine the full extent, if necessary or required, improvements that may need to be made to the crosswalk.	
13	Is there flexibility in how the 30% affordability standard is applied to homeownership? Bend-Redmond Habitat typically underwrites to a 33% front-end ratio, while maintaining a 40% back-end DTI. Because our homes have substantially lower utility costs, a household at 33% may actually have lower total housing costs than a household meeting the 30% standard in a conventionally built home?	The 30% affordability standard is based on HUD guidance and the City of Bend's adopted definition of housing affordability per the Comprehensive Plan. Both HUD and the Comprehensive Plan consider housing affordable when a household spends no more than 30% of gross income on housing costs, and households exceeding that threshold are considered cost burdened. Accordingly, the intent of this RFP is to provide housing that does not result in cost-burdened households, therefore proposals should demonstrate affordability using the 30% cost standard.	
14	Would it be an option to develop the site with Income Qualified Housing with the City as the owner, and once construction is completed effect a land division so as to sell the affordable housing site to a non-public owner, with the Income Qualified Housing continuing as a legal non-conforming use?	Per ORS 197A.445 and BDC 3.6.250, the land is required to be publicly owned by a public body as defined by ORS 174.109. Any proposals considering otherwise should consult with legal counsel as to the requirements of the statute and their proposal. The City does not view ownership as a zoning or land use matter, and therefore non-conforming use would not apply.	

15	Please confirm that no public improvements would be required to the northern portion of Lot 1 of the Juniper Ridge Large Tract subdivision that is not part of the affordable housing site, either with the land partition or ground lease option?	It is not anticipated that any substantial public improvements will be required to the area of Lot 1 outside of the proposed area. However, all development is subject to the Bend Development Code and its development standards. Impacts to adjacent property may need to be addressed as required. Additional improvements may be necessary based on the proposed development and prospective applicants should address those with the Community Development Department to determine the full extent what improvements may be required based on their proposed site layout.	
16	Please confirm the amount of PM peak hour trips remaining that are attributed to the Employment Sub-District. Absent any new land use applications made in the interim for the Sub-District, are all of these trips available to the affordable housing site.	As stated on page 9 of the RFP under "Juniper Ridge - ODOT Intergovernmental Agreement", " <i>At time of publishing, the total vehicle PM Peak Trip count applicable to the Juniper Ridge Employment Subdistrict area as defined by the ODOT IGA is 506 PM Peak Trips.</i> " It is estimated their are currently 194 PM Peak Trps available .	
17	Please confirm that no mitigation improvements are required to take advantage of the PM peak hour trips attributed to the Employment Sub-District.	The Bend North Corridor Improvement addressed the improvements in Phase 2 of the ODOT IGA. Improvements associated with Phase 1, in particular improvements to Empire, are still required to be completed by the City and ODOT prior to issuing a land use approval that exceeds the total 700 PM Peak Hour Trips.	
18	The CC&R's for the Employment Sub-District state in Section 3.9 that Transportation Demand Management measures will be imposed on each lot so as reduce PM peak hour trips associated with each lot by at least 10%. Is this section enforceable if the City as the Declarant remains owner of the property?	City has not enforced any Transportation Demand Management measures as the Declarant, and does not anticipate doing so in that capacity. Transportation management may still be applicable per the Bend Development Code based on the proposed development and prospective applicants may need to address this with the Community Development Department to determine to what extent based on their proposal (if any).	
19	Minimum and/or maximum density requirements, if any, are unclear for Income Qualified Housing in the IL zone. Do any minimum and/or maximum density requirements apply, and if so, what are those requirements? Please confirm that if there are minimum/maximum density requirements that these be applied only over the portion of Lot 1 that is subject to a ground lease	Please refer to Bend Development Code Title 3.6.250. Real Estate and Housing staff understand minimum development standards to be consistent with the Medium Density Residential (RM) zone, with no maximum density. BDC 3.6.250 also provides for additional exceptions and bonuses. Applicability is subject to the proposed development plan and prospective applicants should consult with a planning professional or the Community Development Department to verify.	
20	Please confirm that no tree preservation standards apply in the Employment Sub-District.	Please refer to the Bend Development Code Title 2.7.2030.G as it relates to Natural Resource in the Juniper Ridge Employment Sub-district.	
21	Will the existing sidewalk along the affordable housing site frontage with Cooley Road need to be upgraded to a multi-use path with the development as shown in Bend Development Code Figure 2.7.2025.B, as this section of Cooley is also a designated Low Stress Network (LSN) route.	Staff encourages all prospective applicants to visit the site and note what has been constructed. As Real Estate and Housing staff understand, the 10 foot multi-use path has already been constructed along the west side of Andesite. Additional improvements may be necessary based on the proposed development and prospective applicants will need to address this with the Community Development Department to determine the full extent based on their proposal or site plan.	
22	Please confirm that no additional public street (dedications or improvements) are necessary to develop the affordable housing site or partition it, including any extension of NE Triton Place to the west.	Additional improvements or dedication may be necessary based on the proposed development as required by the Bend Development Code. Prospective applicants will need to address this with the Community Development Department to determine the full extent based on their proposal (if any).	
23	Please confirm that there is existing capacity in the adjacent water and sewer system for the affordable housing development.	Staff did not request any 'will serve' letters as part of this RFP process. With the completion of the North Interceptor Sewer project, the Juniper Ridge lift station has been decommissioned and development is anticipated to be served by gravity sewer lines without a limitation on capacity. Please reference Appendix E for general utility location information. Prospective applicants should address utility needs with respective utility providers to determine full extent of requirements, capacity available, and/or improvements that may be necessary to meet their respective development needs.	