

City of Bend Affordable Housing Fund

(Construction Excise Tax)

Adopted by Council in 2006, the City of Bend assesses a fee 1/3 of 1% of the total Building Permit Valuation for residential, industrial, and commercial developments. 100% of the revenue is used to address the need for affordable housing in Bend.

- **To date, The City of Bend has loaned out over \$11 million since inception which has funded 615 units including:**

539 multi-family units – Over two-thirds of which are at or below 60% AMI, with the remainder below 80% AMI.

76 single-family homes – one quarter of which are at or below 50% AMI; one-half of which are at or below 80% AMI, and three-quarters of which are below 100% AMI.

Per direct testimony from developers, the majority of these units would not have been funded without the City of Bend's housing fund's assistance.

- **To date, the Affordable Housing Fee has leveraged over \$62.6 million in State and Federal funding and over \$14.2 million in private equity.**

Federal and State Housing Financing Programs, along with most private financing sources typically have a requirement for match funding. Bend's affordable housing fee has helped ensure access to numerous opportunities.

- This year, another 67 multi-family units and 16 single-family units are coming online, with the 16 single-family units targeted to families at around 40% AMI.
- Another round of funding (\$1 million) will begin at the end of the month.
- Bend's Affordable Housing Fund is utilized by both non-profit and for-profit developers.
- During the recession and up until around three years ago, the Central Oregon Builders Association estimated that the City of Bend was the largest housing construction lender in Central Oregon.