



CITY OF BEND

March 5, 2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court Street NE
Salem, Oregon 97701

RE: HB 3589 Testimony

Chair Marsh and members of the Housing and Homelessness Committee:

The City of Bend urges your support of HB 3589, which establishes an Elderly and Disable Housing Fund (Fund) from available resources in the Senior Property Tax Deferral Revolving Account. The Fund supports development, rehabilitation, preservation, and modifications of housing for seniors and persons with disabilities. Oregon Housing and Community Services (OHCS) would undertake an initiative to deliver the Fund's objectives with state and federal resources and offer technical assistance to developers, affordable housing and service providers, planners, stakeholders, and local government.

Each year both elderly populations and persons with disabilities increase in Bend as the community ages and grows. Because of the continued growth of these populations, City staff engaged with affordable housing developers to consider what additional resources would be needed to create more fully accessible dwelling units.

Over a six-month period in 2024, City of Bend staff conducted surveys and interviews with the City of Bend Accessibility Advisory Committee and nonprofit organizations that serve persons with disabilities. Participants expressed a need for more fully accessible features in dwelling units. According to those surveyed and interviewed, the demand for fully accessible rental dwelling units creates years long wait lists.

Available local housing production funds included bonus points in its 2024 and 2025 scoring criteria for applicants that offered to develop accessible dwelling units with awarded resources. While that approach created a greater number of applicants with proposals for accessible dwelling units, the community need of these units cannot be met with local funding only. Setting up the proposed Fund under HB 3589 allows willing developers much needed resources to build accessible dwelling units. The Fund will serve Bend's elderly and persons with disabilities with the opportunity to age in place, where they've established their community

Thank you for the opportunity to provide testimony and please let us know if you have any questions.

Racheal Egan Baker
Housing Division Manager
Real Estate and Facilities
City of Bend



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