

# City Manager's Report

## Information and Updates for the Mayor and City Council

May 23, 2025

### UPCOMING EVENTS AND MEETINGS

MEETING/EVENT	DATE	TIME	LOCATION
Stewardship Subcommittee	May 29	4 p.m. – 6 p.m.	Council Chambers / Virtual
Council Meeting	June 4	5 p.m. Work Session 7 p.m. Regular Meeting	Council Chambers / Virtual
Neighborhood Roundtable: Wildfire Preparedness	June 12	5:30 p.m. – 8 p.m.	Bend Municipal Court

[VIEW THE FULL COUNCIL SCHEDULE](#)

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## PUBLIC AGENCY AND COMMUNITY PARTNER UPDATES

### League of Oregon Cities Bulletin

[Read the most recent LOC Bulletin here.](#) Of note,

- The May 20 elections had a very limited turnout in Oregon: 20.58% overall. The majority of local elections were for school board positions and other local positions. LOC will have a full election summary available next week.
- The Oregon Environmental Justice Council (EJC) has announced the launch of the Oregon Environmental Community Survey for the Environmental Justice Mapping Tool project which will inform the EJ Mapping Tool that will become a resource for state agencies to identify communities that need additional support and investments.
- Registration will open on June 3 for the OMA Summer Conference (August 14-16 in Baker City).



- Registration is open for the OCCMA Summer Conference (July 8-11 in Bend).

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## Deschutes County's Top 2025 Legislative Funding Priorities

The Deschutes County Board of Commissioners distributed this [letter](#) to Co-Chairs Lieber and Sanchez, Co-Vice Chairs Girod, Gomberg and Smith, and Members of the Joint Ways and Means Committee outlining the top funding priorities for Deschutes County. The commissioners asked for their support of 15 spending programs and encouraged available strategies to ensure funding.

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## 2025 Point-in-Time Count

The Homeless Leadership Coalition and NeighborImpact (HMIS data lead) presented the 2025 Point-in-Time Count on May 19.

### Notes on the Data:

HUD requires each Continuum of Care to conduct the PIT Count once every two years. Our region has chosen to do this every year. There are a few methodological limitations with the PIT to note:

1. Surveys are conducted over a period of about a week (1/28/2025-2/3/2025), looking at how many people were experiencing houselessness on a single night (1/27/2025). Due to the limited period of measurement, it provides us with only a snapshot of homelessness on a single night. Additionally, the short time frame for data collection may cause difficulties counting all the people who were experiencing houselessness on that single night.
2. HUD uses a very limited definition of “literally homeless” which does not include people who are paying for a hotel/motel for themselves on that night, individuals who are staying with friends or family, or people who are couch surfing.

Despite the limitations of the count, the HLC and NI emphasized the increased collaboration and participation in the count over the past few years. This resulted in a more accurate count overall, which likely accounted for some of the increase.

### High-Level Overview & Key Takeaways:

A high-level overview for Bend, Deschutes County, and the OR-503 Continuum of Care is captured in the table below. Key takeaways:

- Bend
  - Total count: 1,001 individuals
  - There was a 4% increase between 2024 and 2025; however, Bend saw a 5% decrease from 2023 to 2024.



- Across the biennium, the numbers have held relatively steady. Prior to 2024, the numbers were rapidly increasing, with a 29% increase in Bend between 2022 (785 individuals) and 2023 (1,012 individuals).
  - 54% of individuals were unsheltered, 46% were sheltered (note that the rates of unsheltered/sheltered individuals remained steady from 2024 to 2025, despite an overall increase).
- Deschutes County
  - Total count: 1,611 individuals; overall increase of 13% in the County; 54% of individuals were unsheltered, 46% were sheltered.
- Regionally
  - Total count: 2,108; overall increase of 17%; 68% of individuals were unsheltered, 32% were sheltered.
- Other regional takeaways:
  - The most commonly reported individual causes of homelessness were economic, personal, eviction, domestic violence, substance use, legal, and health.
  - The majority of people experiencing houselessness are long-time Central Oregonians, with 59% having lived here for 10+ years.
  - People are experiencing longer periods of houselessness, with 80% of people reporting being houseless for a year or longer.
  - There was a 44% increase in chronic homelessness, meaning that many people are aging into chronicity.
    - Chronic homelessness is defined as having a disabling condition and having been homeless for either 12 consecutive months or 4 periods of homelessness in 3 years that equal 12 months.
    - Overall, 21% of the houseless population experience chronic homelessness (247 unsheltered, 204 sheltered).
  - There was a 6% decrease in unaccompanied youth (under 25 years old) experiencing houselessness.
    - Greater investment in youth homelessness through the Youth Homelessness Demonstration Program (\$1M awarded from HUD in 2023) and the Youth Advisory Board.
  - There was a 9% decrease in veterans experiencing homelessness.



City of Bend									
2024				2025				Change (2024-2025)	
Total	Sheltered	Unsheltered	Percent Unsheltered	Total	Sheltered	Unsheltered *observational & unsheltered	Percent Unsheltered	Overall	Percent of Houseless Individuals Living Unsheltered
959*	430	529	55.16%	1001	456	545	54.45%	4.38%	-0.72%
Deschutes County									
2024				2025				Change (2024-2025)	
Total	Sheltered	Unsheltered	Percent Unsheltered	Total	Sheltered	Unsheltered *observational & unsheltered	Percent Unsheltered	Overall	Percent of Houseless Individuals Living Unsheltered
1430	495	935	65.38%	1611	572	1039	64.49%	12.66%	-0.89%
OR-503 (Crook, Deschutes, Jefferson, Warm Springs)									
2024				2025				Change (2024-2025)	
Total	Sheltered	Unsheltered	Percent Unsheltered	Total	Sheltered	Unsheltered *observational & unsheltered	Percent Unsheltered	Overall	Percent of Houseless Individuals Living Unsheltered
1811	616	1195	65.99%	2108	666	1442	68.41%	16.40%	2.42%

\*There is a discrepancy with this number in the 2024 and 2025 PIT presentations. For consistency, the 2024 PIT presentation number is included here.

- The PIT presentation and slides will be posted on the [HLC website](#).

## Equity Gaps in Industrial Construction

At the April REDI Annual Luncheon, Compass Commercial presented on the rising development challenges in today's market, including highlighting equity gaps in industrial construction (see example below). While this example cites an industrial build and Redmond land pricing, commercial and multifamily have even higher construction costs, land prices and additional buildout costs. They also have a different cost recovery scale, which equates to the need for more stimuli to push these types of investments forward.

The full presentation can be found [here](#).

# INDUSTRIAL PROJECT FEASIBILITY

## Industrial APOD

Description	Amount
Gross Rent @ \$1.25 /SF/Mo. NNN	\$150,000
Less 5% Vacancy	(\$7,500)
Effective Gross Income	\$142,500
Less 2% Reserves	(\$2,850)
NOI	\$139,650
<b>Value @6.0% Cap</b>	<b>\$2,327,500</b>

## Assumptions

Land Size: 30,000 SF

Land Cost: \$8.05/SF

**Total Land Cost: \$241,500**

Building Size: 10,000 SF

Building Cost: \$250/SF

**Total Building Cost: \$2.5M**

**Stabilized Value: \$2.33M**

**Total Development Cost: \$2.74M**

**Equity Shortfall: \$414,000**

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## DEPARTMENT UPDATES

### Community Appreciation

The following email was received this week in appreciation of Austin Somhegyi, Senior Project Engineer:

I wanted to take a second and let you know how much we appreciate Austin and his team. I have property on both sides of Portland Avenue and have had many chances to speak to them during this long project. They have been informed, and open to questions and concerns. It was very nice working with Austin during this whole process. Thank you for your time.

Thanks to Austin for his outstanding service to the community!

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### Housing Data Hub - Phase 2 Additions

The City is launching the second phase of the [Bend Housing Data Hub](#). The new [Housing Affordability](#) page (including AMI data) and [Housing Supply](#) page (including housing needs, existing housing supply and residential land supply) are now live.

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### May 2025 Bend Buzz

In this month's BendBuzz, Communications and Engagement Director René Mitchell shares that the City of Bend is undergoing a comprehensive brand refresh which is taking place in tandem with the One City Strategy and updates to our website. We celebrate employee-led continuous improvement throughout the City with the Inaugural Sparky Awards. As part of National Wildfire Awareness Month, Bend Fire & Rescue shares steps to take to protect our homes from wildfires. We also get to meet Will Stewart, Utility Compliance Technician, and the great work he is doing. Check out all of these stories and much more in the [May BendBuzz!](#)

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### VIEW PREVIOUS CITY MANAGER'S REPORTS

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#### Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact Michelle Driggs at [mdriggs@bendoregon.gov](mailto:mdriggs@bendoregon.gov) or 541-678-6596. Relay Users Dial 7-1-1.

