

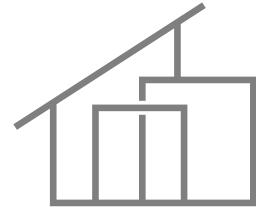


UNITED HOUSING PARTNERS



Bella Pines

Petrosa Neighborhood - Bend, OR



About Us

United Housing Partners LLC (UHP) was formed in October of 2022 to **develop, rehab & preserve affordable housing** in the Rocky Mountain Region and the Pacific Northwest. The UHP team brings extensive capability, capacity, and experience in developing affordable housing with complex funding sources.



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The Team

Mission & Vision



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Mission: Build and rehabilitate affordable housing for communities that need it most.

Vision: We form strong partnerships with our stakeholders and build sustainable housing that brings pride to communities and dignity to residents. We face challenges and solve problems with integrity, transparency, and grit.



Mission: To empower Latino families to thrive, creating opportunities for advancement and building bridges that unite and strengthen us all.

Vision: We envision a cohesive and diverse community where all people are valued and empowered to participate and contribute to the health and prosperity of Central Oregon.

Shared goal for this project:

We see Bella Pines as a rare opportunity to put a Culturally Specific Organization in a land ownership role to advance its mission and diversify the Bend community.

Why Bella Pines?

- OHCS's shift to the ORCA system caused delays that led UHP to lose multiple sites, including a 200-unit affordable project.
- The South Bend site, once permit-ready and eligible for \$50M in funding, was lost to market development.
- Bella Pines faces the same risk: without City funding, site control will expire, jeopardizing up to 156 affordable units.



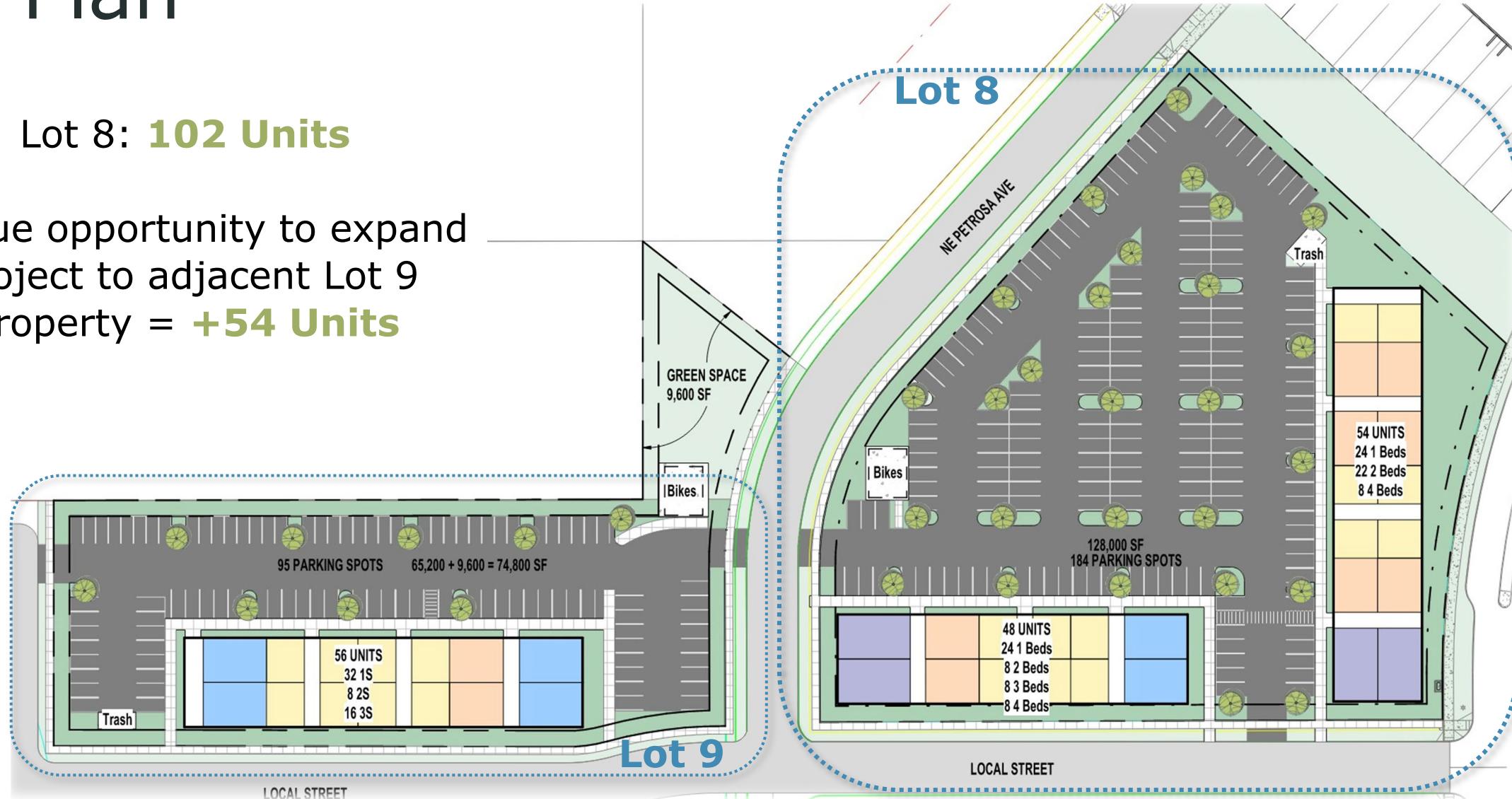
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Site Plan

Lot 8: **102 Units**

Unique opportunity to expand
project to adjacent Lot 9
property = **+54 Units**



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Latino
COMMUNITY ASSOCIATION

Residents Served

BELLA PINES APARTMENTS

UNIT TYPE	# OF UNITS	AVG # INDIVIDUAL PER UNIT TYPES	PROPOSED NET RENTS	*MARKET RENT	MONTHLY SAVINGS
1bed/1bath	48	96	\$1,230	\$1,694	\$464
2bed/1bath	30	105	\$1,468	\$1,902	\$434
3bed/2bath	8	40	\$1,695	\$2,294	\$599
4bed/2bath	16	112	\$1,782	NA	
	102	353			

*Market Rents are based on Average Rent in Bend, OR - Latest Rent Prices by Neighborhood

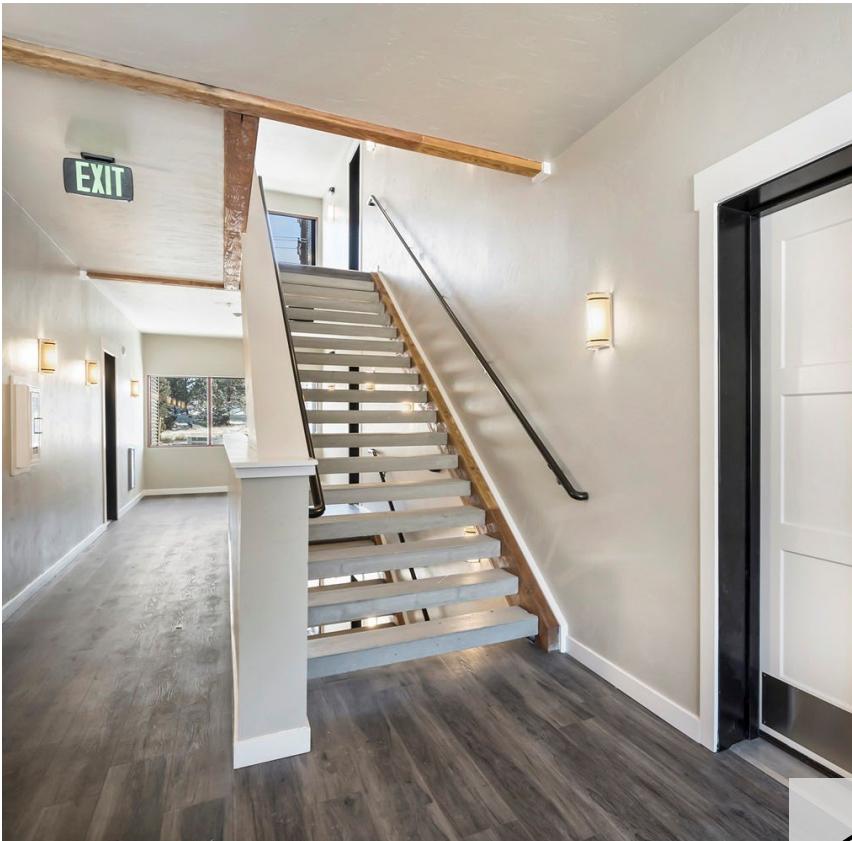
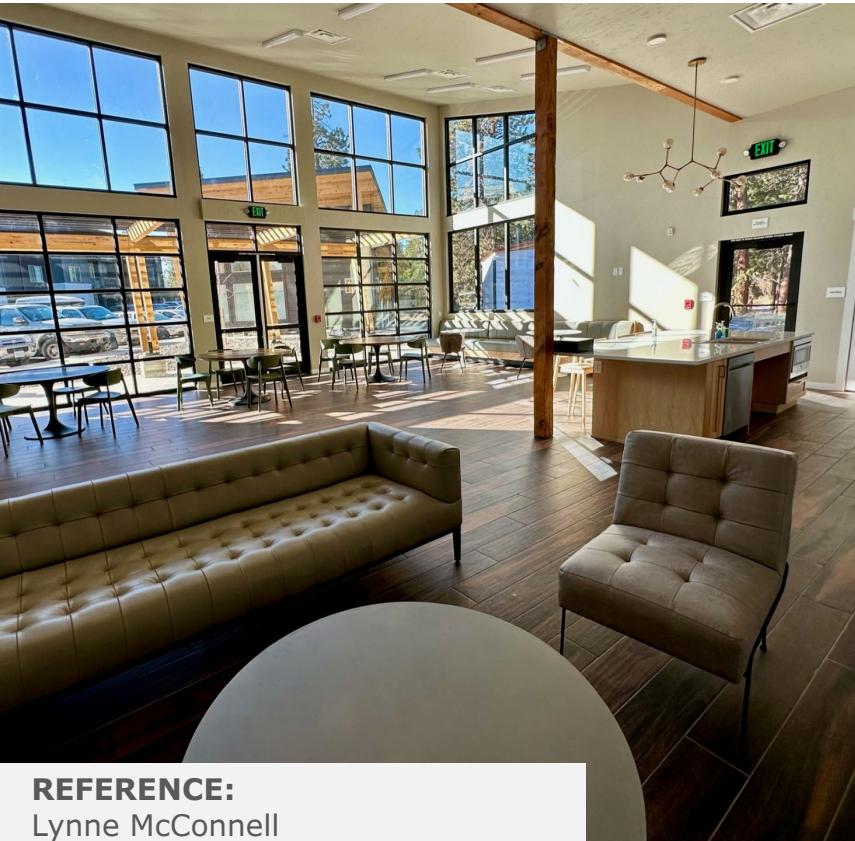


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Experience Stillwater Crossing: Bend, OR

The project consists of 240 apartments and includes a modern clubhouse with flexible meeting space, a gym, a bike repair shop, and two walking paths. The buildings and units are tastefully designed and 100% of the project is income restricted to residents earning up to 60% of the Area Median Income.



REFERENCE:
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Experience

Twin Creek: Helena, MT

The project consists of 72 apartments with playground and fitness area. Twin Creek Apartments involved a complex financing structure with 4% and 9% LIHTC funding, Housing Trust Funds from the Department of Commerce, Housing Trust Funds from the City of Helena, a loan from the Montana Healthcare Foundation, and a Montana Coal Trust Loan.

**REFERENCE:**

Anne Pichette
Housing Coordinator
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apichette@helenamt.gov



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Thank you!