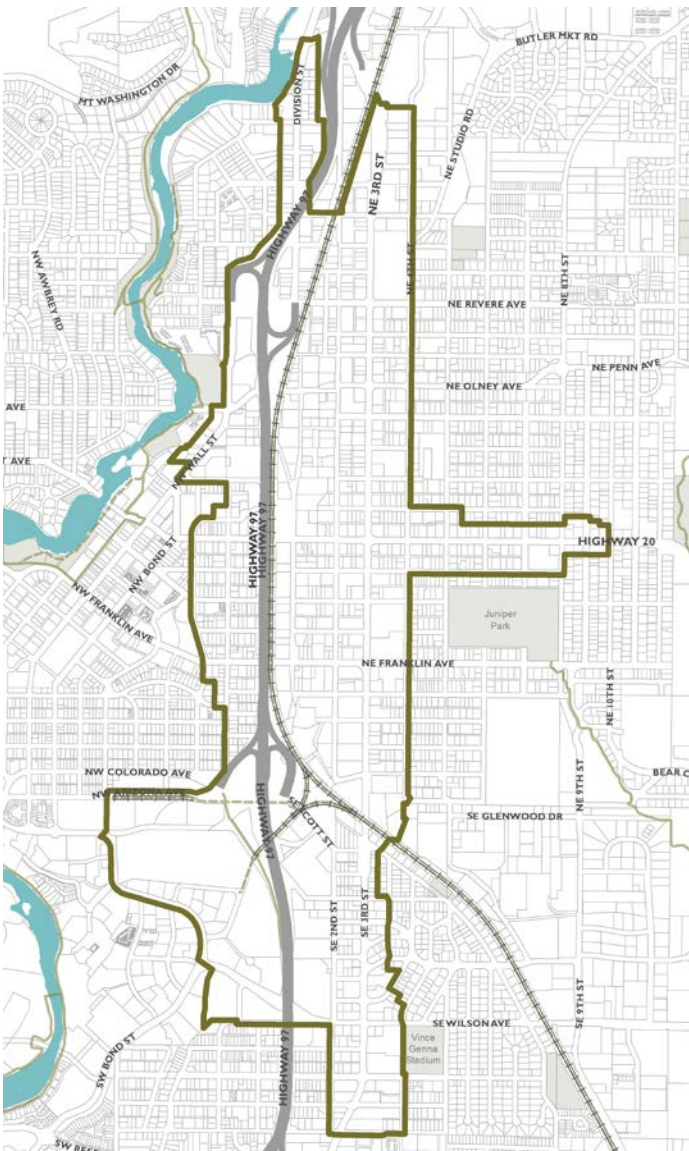




CITY OF BEND
CORE AREA PROJECT

URBAN RENEWAL & HOUSING BROWNBAG

SEPTEMBER 18, 2019



Urban Renewal Boundary as recommended by URAB on August 13, 2019

CORE AREA PROJECT



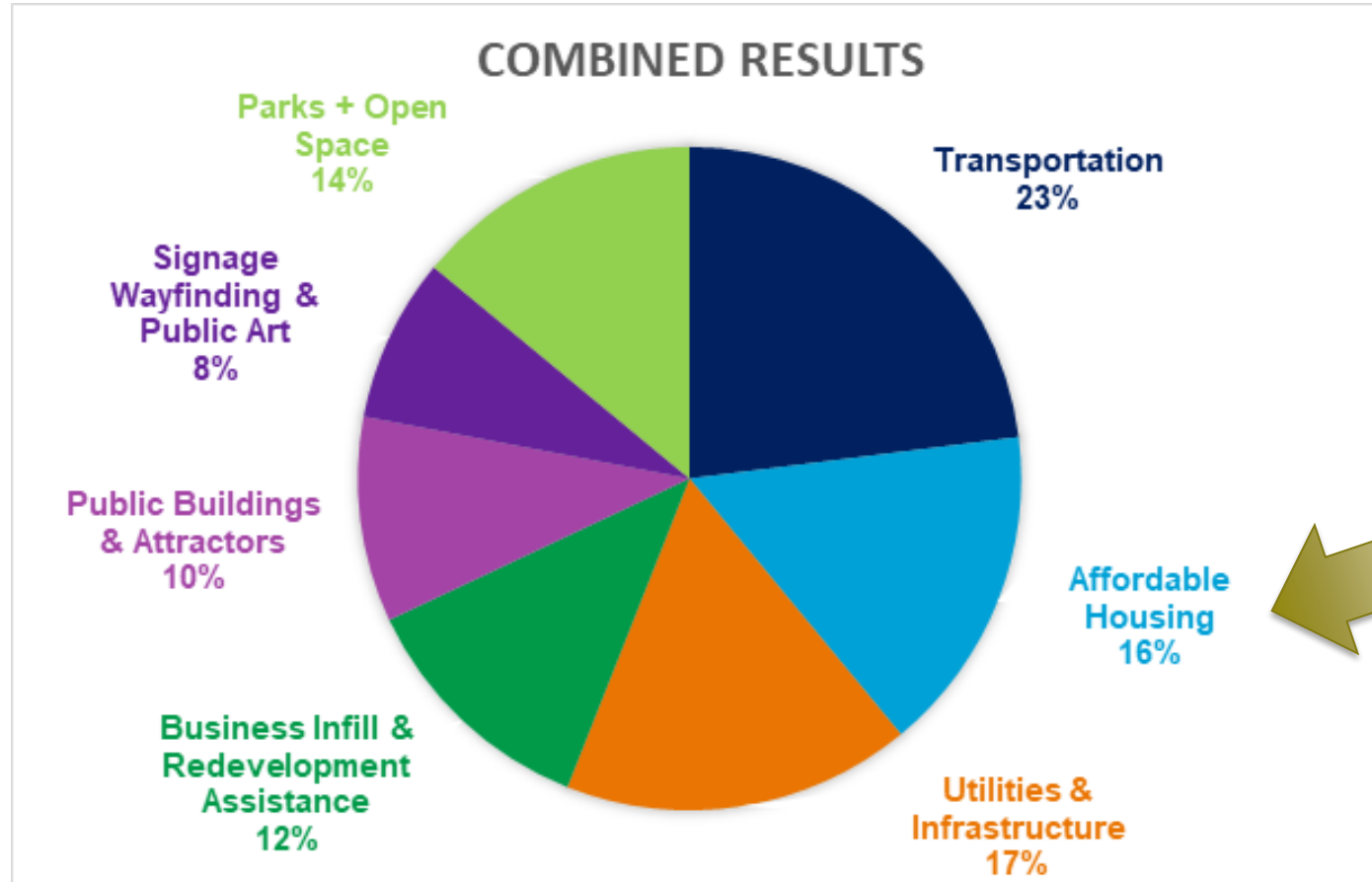
Objectives:

- Identify programs and projects for the area (including circulation, streetscape, public spaces/gateways, affordable housing, or art and beautification programs)
- Determine location, phasing, and costs for necessary infrastructure (sewer, water, storm water and transportation)
- Develop funding strategies, incentives, and implementation tools
- Determine feasibility of creating a new Urban Renewal district
- Identify any needed code amendments or zoning changes
- Determine the boundary of a potential urban renewal district and provide recommendation to BURA

WHAT WE HEARD FROM THE COMMUNITY



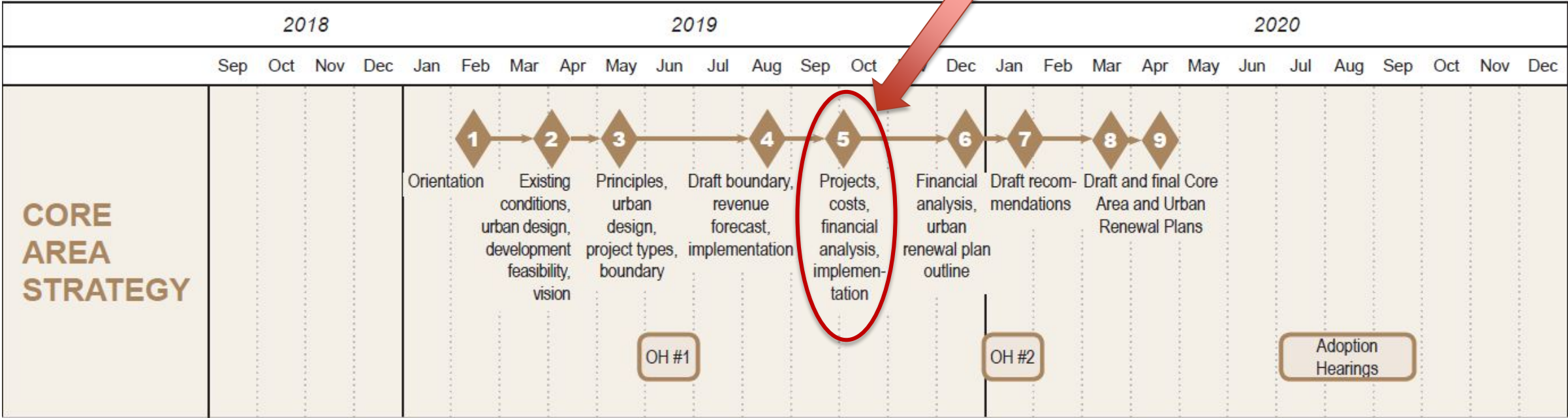
How would you spend Urban Renewal \$?



WHERE WE ARE IN THE PROCESS



**Next Meeting: October 1
Noon-3 p.m.
Council on Aging**





- Lorelei Juntunen, ECO Northwest
- Lynne McConnell, City of Bend Affordable Housing Program Manager
- Keith Wooden, Housing Works (Affordable Housing Developer)
- Shannon Reis, F.U.S.E. Project (Local Housing First Model)



AFFORDABLE HOUSING + URBAN RENEWAL

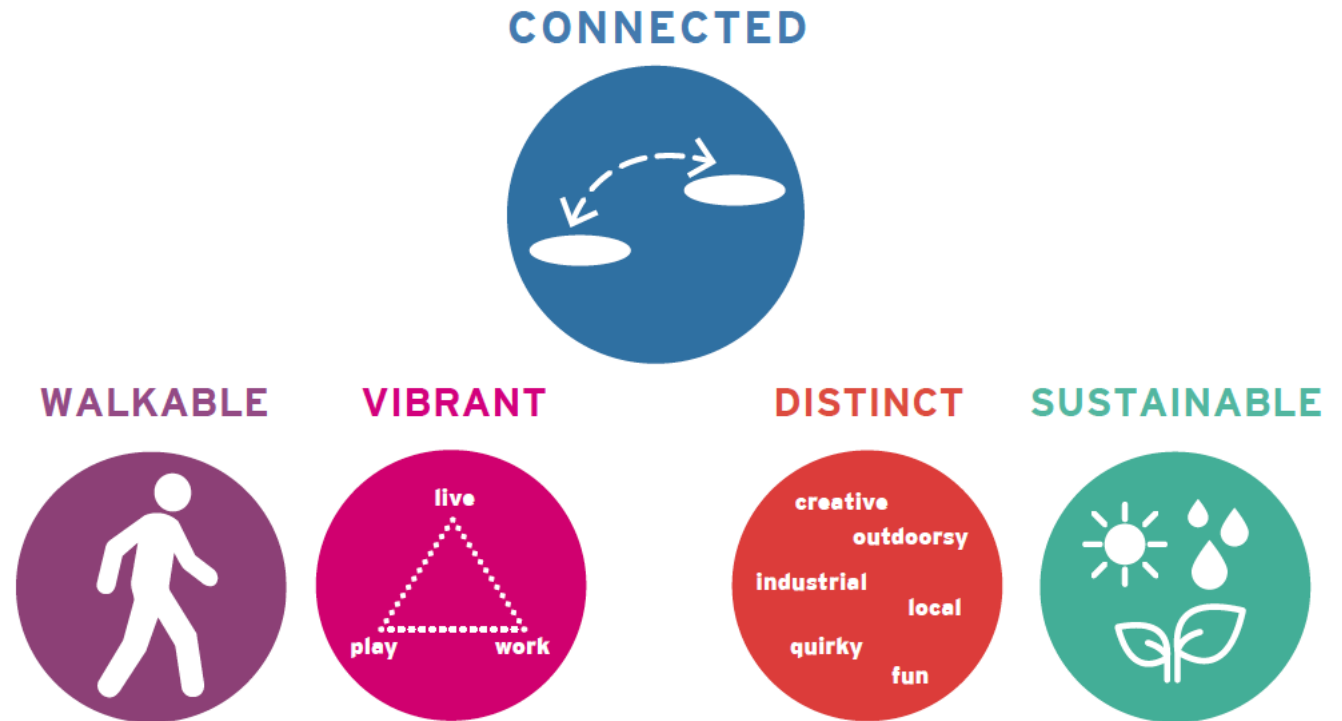
Lorelei Juntunen, ECONorthwest

THE CORE AREA PLAN AND THE ROLE OF URBAN RENEWAL



Core Area Plan: sets vision & framework for the future of the area

Urban Renewal: a key tool (but not the only one) to implement the vision & framework

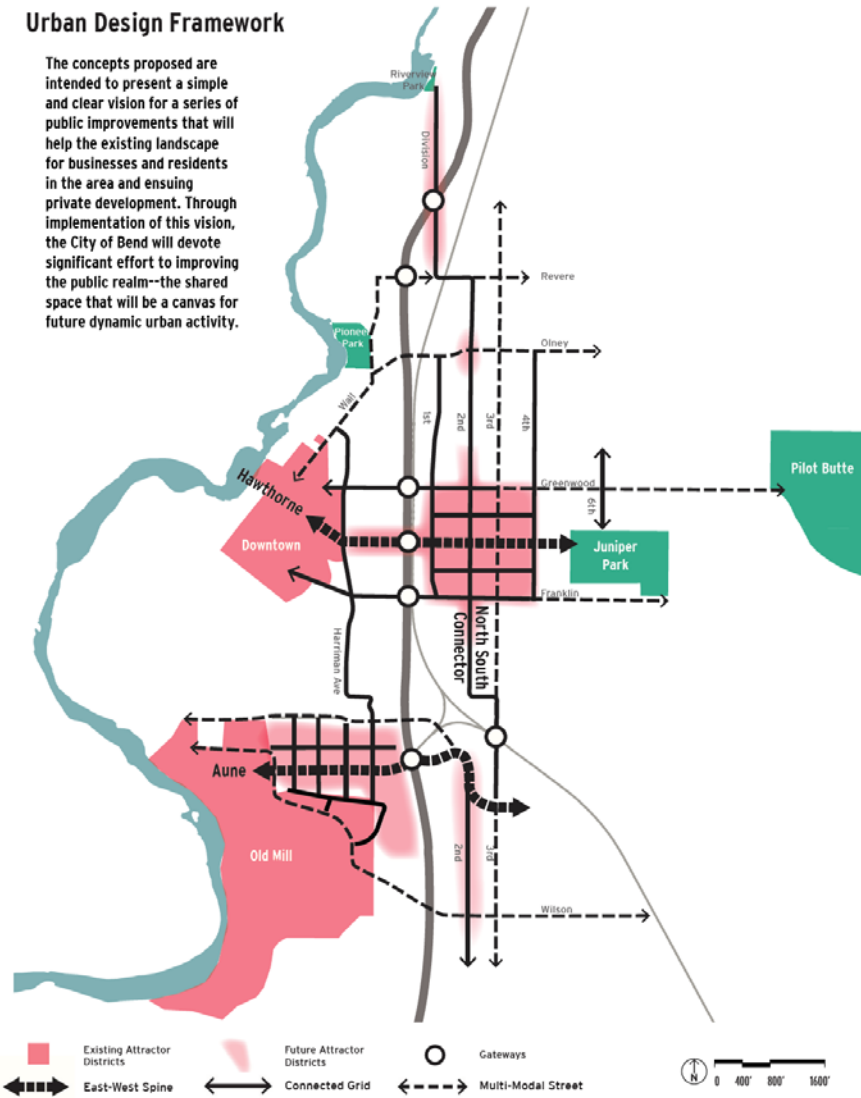


THE CORE AREA PLAN AND THE ROLE OF URBAN RENEWAL

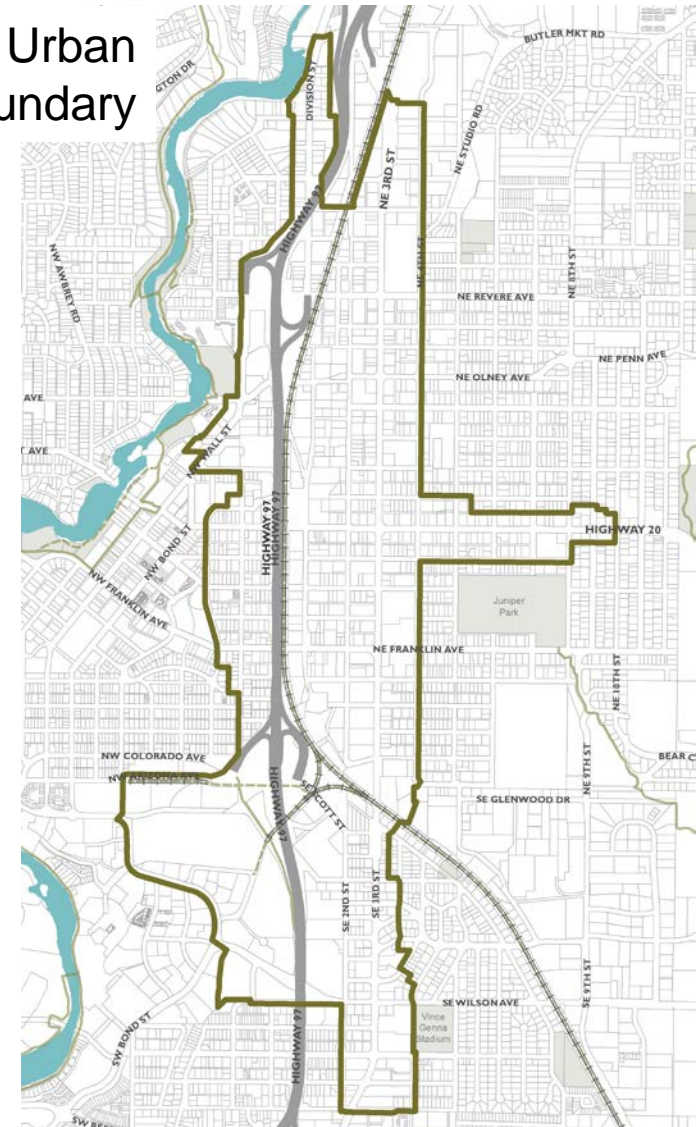


Urban Design Framework

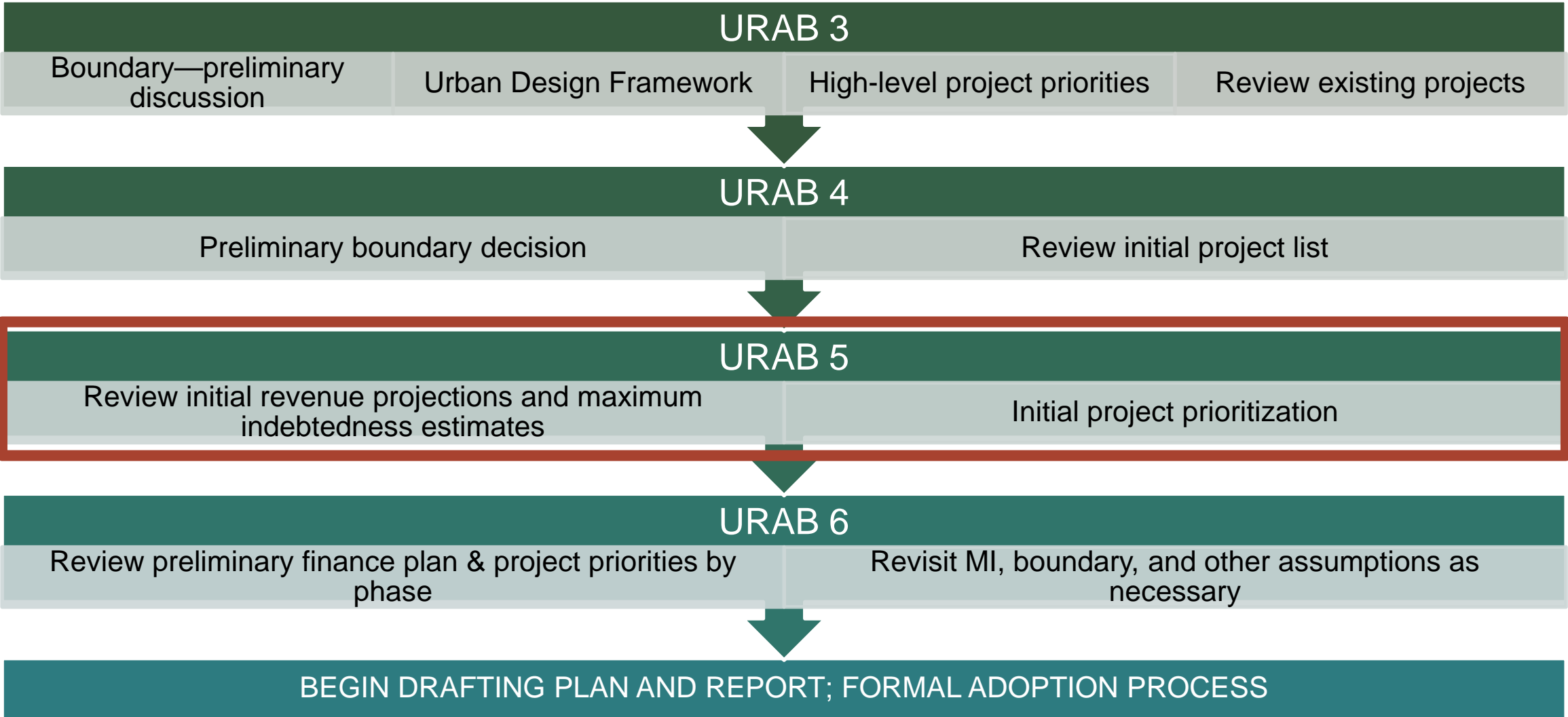
The concepts proposed are intended to present a simple and clear vision for a series of public improvements that will help the existing landscape for businesses and residents in the area and ensuing private development. Through implementation of this vision, the City of Bend will devote significant effort to improving the public realm--the shared space that will be a canvas for future dynamic urban activity.



Draft Urban Renewal Boundary



WHERE WE ARE IN THE URBAN RENEWAL PROCESS



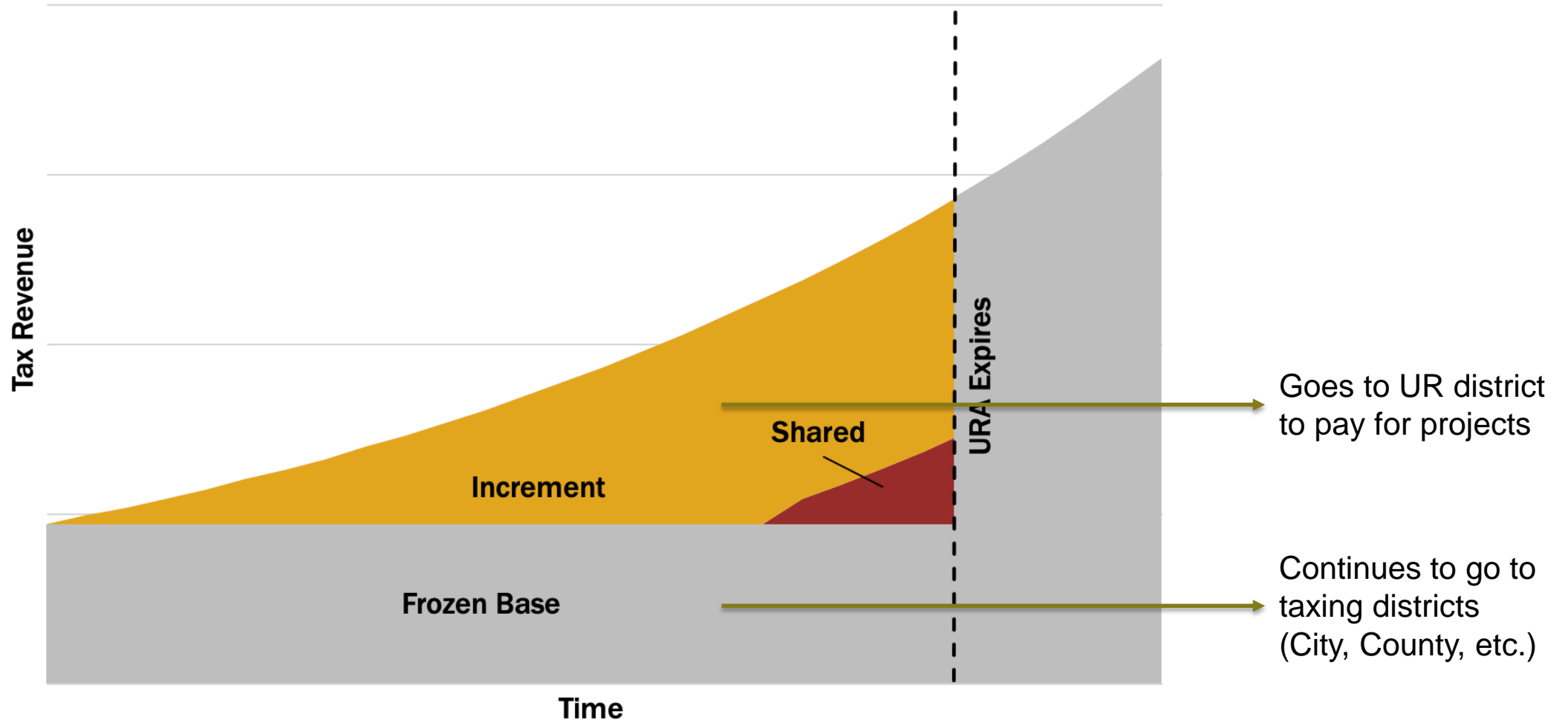
URBAN RENEWAL 101

WHAT IS URBAN RENEWAL?



- Used throughout Oregon
- Authorized through State Statutes (ORS 457)
- Purpose:
 - Provide financing mechanism to implement plans
 - Address “blighting” influences in designated areas
 - Increase the tax base

HOW DOES URBAN RENEWAL FINANCING WORK?





HOW CAN \$\$ BE SPENT?



Requirements

- Capital only (no O&M)
- Must be in the boundary
- Spending on city-wide projects must be proportional

Best Practices

- Informed by stakeholder priorities
- Support economic development and tax growth
- Address “blight” conditions

Other Considerations

- New development drives revenue growth
- \$\$ available limited early on



IMPACTS TO TAXING DISTRICTS

Costs primarily to overlapping taxing districts (foregone revenue), **not property tax payers**

- School district and ESD and backfilled through state funding formula
- Investments should increase tax base and benefit districts long-term
- GO bonds & Local Option Levies not affected

URBAN RENEWAL & HOUSING: AN OVERVIEW



HOW URBAN RENEWAL CAN SUPPORT HOUSING GOALS



	Preserving Housing	Building New Housing
Building Focused Building and maintaining a diverse housing stock	Keep naturally occurring and rent-regulated units affordable	Build more housing of all types
People Focused Developers, renters, owners, landlords, etc.	Help people stay in their affordable homes	Get people into new affordable rental and home ownership units



HOW URBAN RENEWAL CAN SUPPORT HOUSING



- Grants and loans to support building construction
- Site acquisition and disposition
- Predevelopment studies
- Property rehabilitation (grants or loans)
- Site preparation (e.g. remediation, demolition)
- Systems Development Charge (SDC) funding
- Infrastructure improvements to support development
- Invest in parks, open space, or other amenities to attract housing

URBAN RENEWAL CAN SUPPORT HOUSING IN MANY WAYS ...



Market-rate housing

- Support development on challenging sites or when market conditions not strong enough for new development
- Results in increased tax base, generates TIF revenue*

Workforce housing

- Lower development costs to allow lower rents
- Results in increased tax base, generates TIF revenue*

Affordable housing

- Provide gap financing (one of many sources) or other development support
- Generally does not increase tax base

Homelessness & permanent supportive housing

- Provide capital contribution or other development support, no funds for operations / services
- Generally does not increase tax base

* Unless paired with a tax abatement, which would delay when the tax base would increase.

URBAN RENEWAL & HOUSING: EXAMPLES FROM OREGON COMMUNITIES



TIGARD – ATTWELL OFF MAIN (2017)



About the project:

- 165-units, 1,800sf commercial
- Market-rate multifamily
- Total private investment: \$31m

City role:

- Site control initially by UR agency
- SDC waiver of \$1.7m from UR funds
- Vertical Housing tax abatement (10 years, partial abatement)



Attwell Off Main Apartments. Source: Green Light Development.



REDMOND – COOK CROSSING (2017)



About the project:

- 48-unit affordable housing project for seniors
- Includes community space & full-service 10,000 SF medical clinic
- Total project cost \$12 million

City role:

- \$150,000 in gap financing from URA



Cook Crossing in Redmond, Oregon. Source: R&H Construction



ALBANY – WOODWIND APARTMENTS (2015)



About the project:

- Former 30-unit mobile home park redeveloped into 54 workforce apartments
- \$10.6 million project
- Included environmental clean-up & restoration
- LIHTC & state housing grants

City role:

- \$1.5 million in gap financing



Woodwind Apartments in Albany, Oregon. Source: Innovative Housing, Inc.

Project details provided by Elaine Howard Consulting LLC



BEAVERTON—THE RISE OLD TOWN (2017)



About the project:

- 87 market-rate apartment units, 2,400 sf retail
- Total development cost \$21.3m
- Metro TOD grant (\$350,000)

City role:

- Pre-Development Grant to support market analysis



The Rise Old Town in Beaverton, Oregon. Source: Rembold

THE DALLES – COMMODORE II REDEVELOPMENT



About the project:

- Rehabilitation of historic building
- 40 units of low-income housing, one story of office, retail on ground floor
- Total project cost \$4.8m
- LIHTC, historic tax credits, state housing grants

City role:

- Site control initially by UR agency
- \$500,000 to provide parking for the building



The Commodore II Building in The Dalles, Oregon. Source: oregonurbanrenewal.org

Project details provided by Elaine Howard Consulting LLC

QUESTIONS?



AFFORDABLE HOUSING OVERVIEW

Lynne McConnell
Urban Renewal & Affordable Housing
Brown Bag – September 18, 2019

DEFINITIONS FOR TODAY'S DISCUSSION

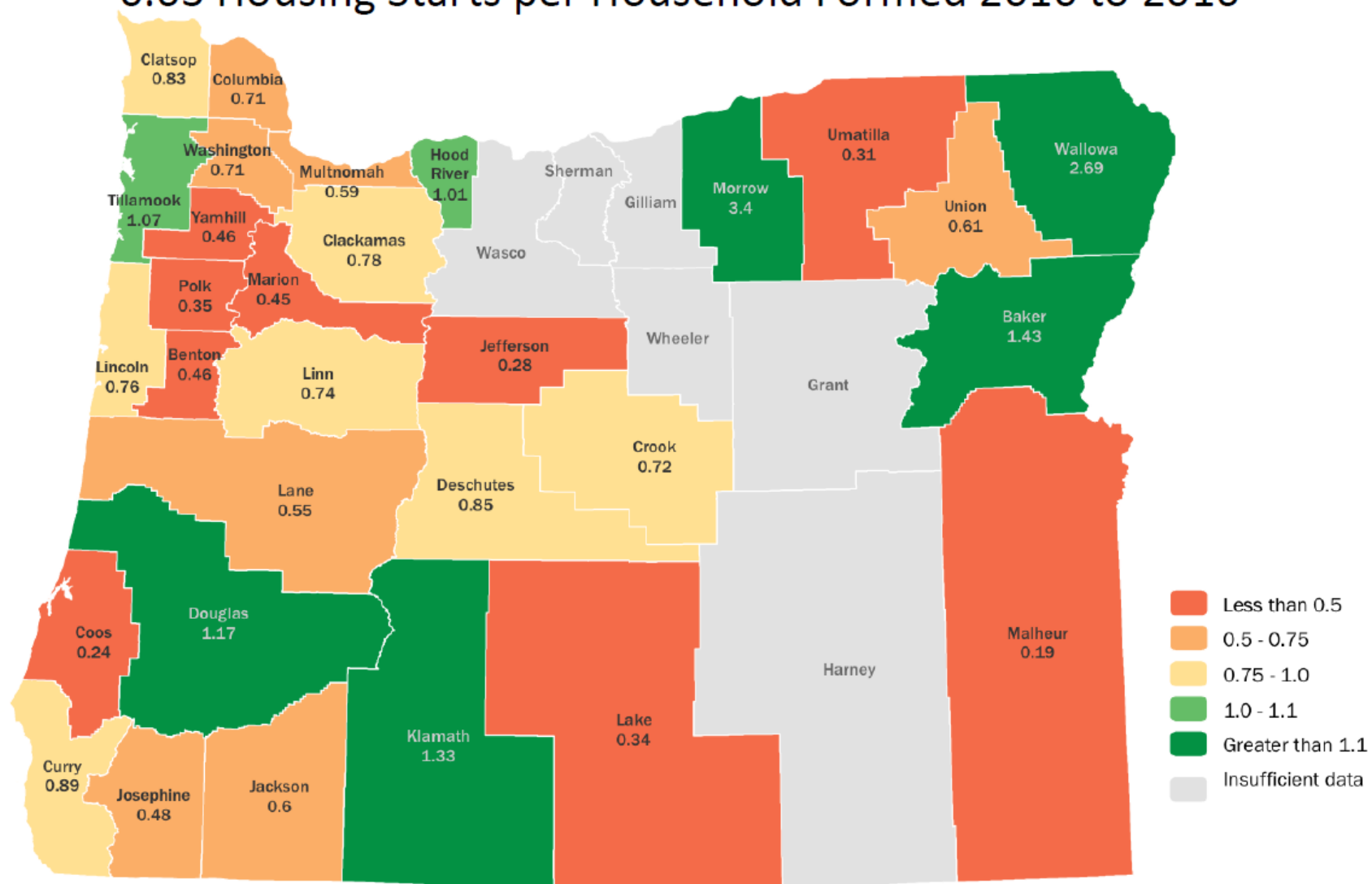


- **Needed Housing** – Oregon term, comes from the Housing Needs Analysis
- **Available Housing** – What housing is available to buy or rent in the market
- **Deed-Restricted Affordable Housing** – Legal, Federal term
- **Workforce/ Middle Income Housing** – for families with incomes from 80% and 120% AMI

Since 2010 Oregon Produced a Lower Ratio than U.S (0.72)



0.63 Housing Starts per Household Formed 2010 to 2016



Source: U.S. Census, Moody's Analytics, ECONorthwest Calculations

HOUSING AFFORDABILITY IN BEND



IF YOUR HOUSEHOLD
EARNS THIS:

YOU CAN
AFFORD THIS*:

120% AMI
\$83,520

RENT
\$2,088

HOME PRICE
\$320,000

100% AMI
\$69,600

Civil Engineer
\$73,126

RENT
\$1,740

HOME PRICE
\$267,000

80% AMI
\$55,680

Manager
\$64,631

System Admin
\$62,397

Teacher
\$65,170

Sales Rep
\$58,603

RENT
\$1,254

HOME PRICE
\$216,000

60% AMI
\$41,760

System Operator
\$53,215

Web Developer
\$47,687

RENT
\$940

HOME PRICE
\$162,000

Photographer
\$40,778

Social Worker
\$41,585

Nursing Assistant
\$31,044

Salesperson
\$30,420

Recreation Worker
\$27,582

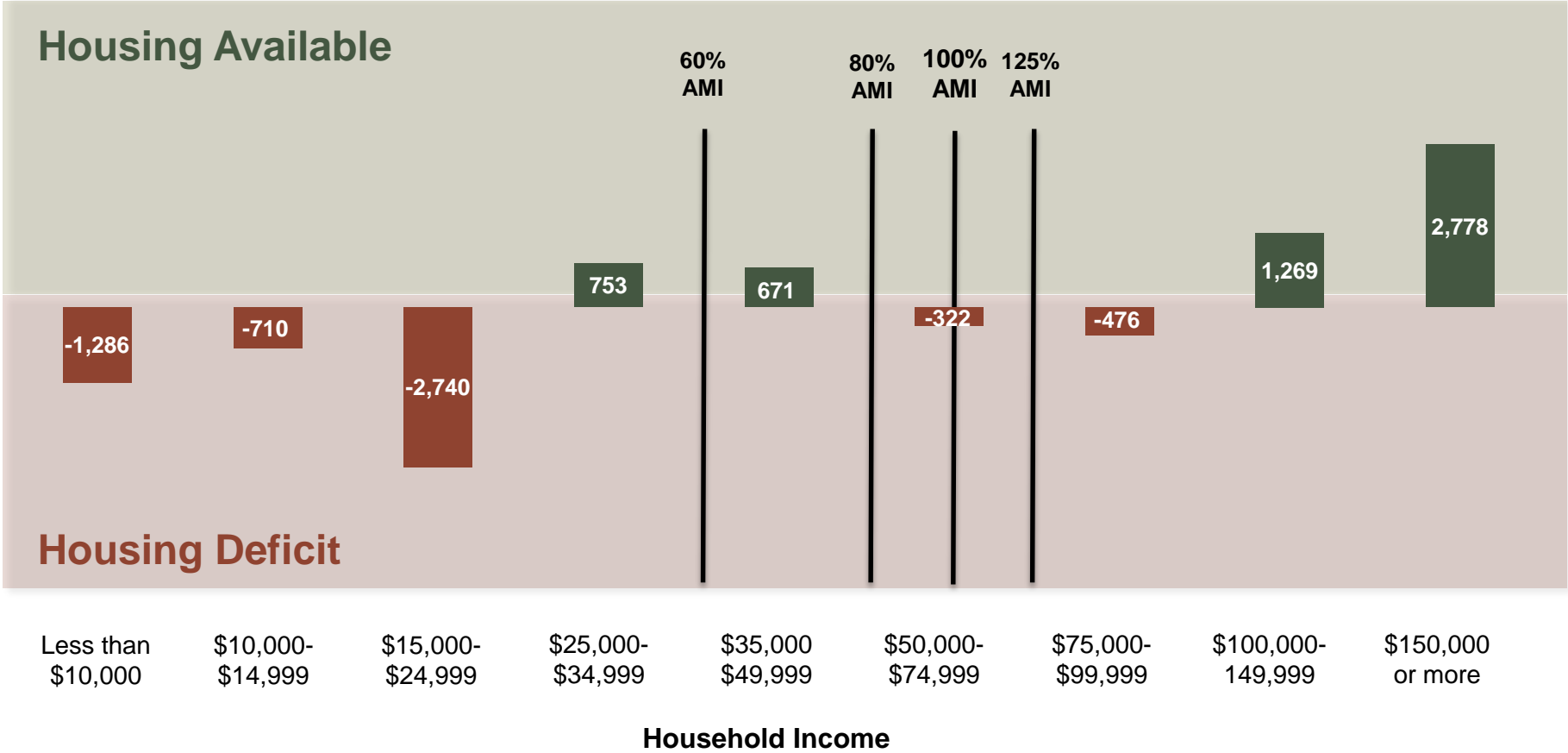
*Numbers based on 10% down payment, 5.443% interest over 30 years, \$250 mortgage insurance, no HOA, 630-689 credit score, and no debt.



BEND'S CURRENT NEED



Housing Units Available by Income Level Bend, 2015





AFFORDABLE HOUSING ADVISORY COMMITTEE

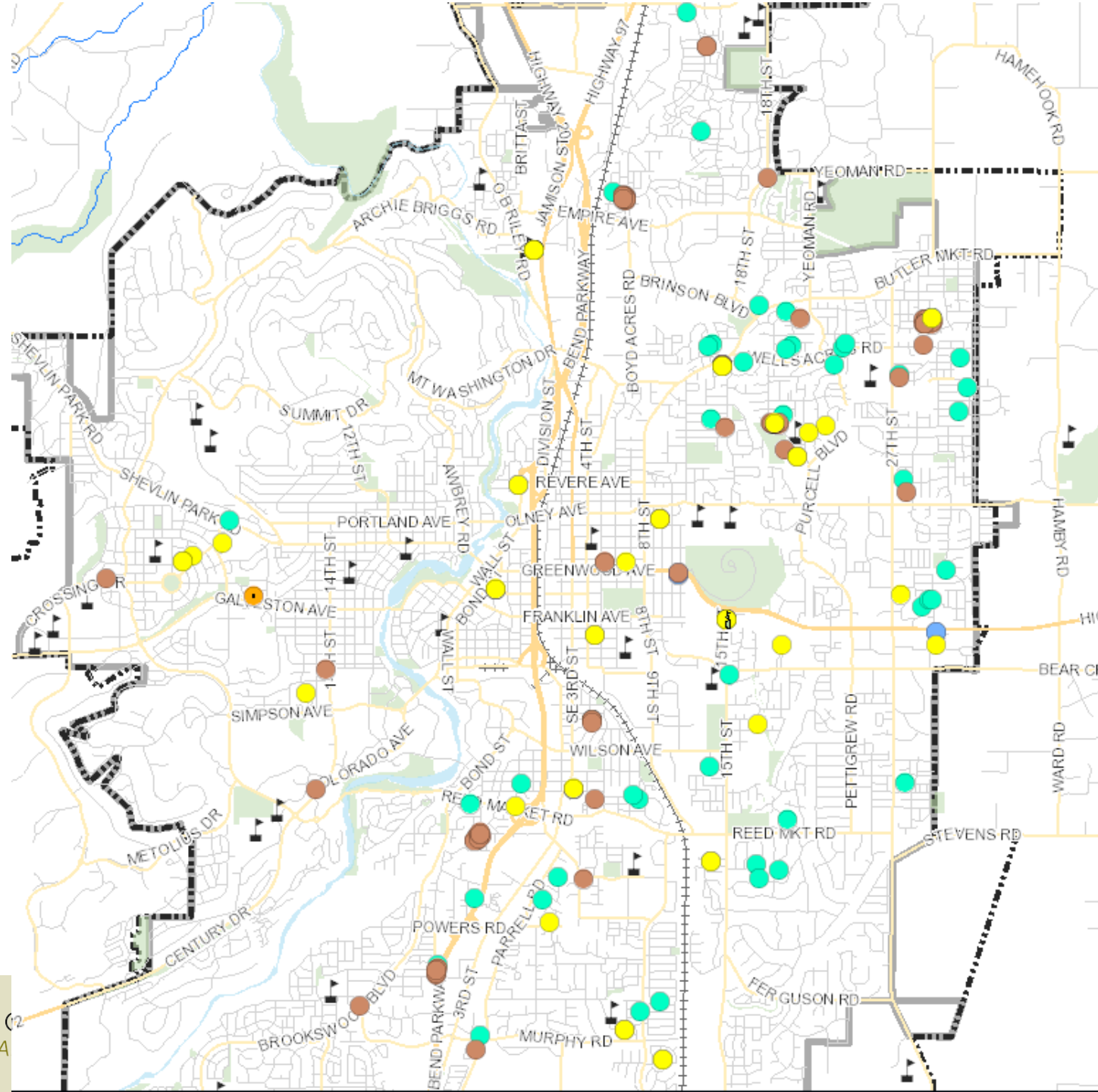


Overseeing the City's housing revenue: Community Development Block Grant (CDBG) and Affordable Housing Fund (AHF), and

- Providing guidance to City staff and the City Council in the establishment of housing goals, objectives, and priorities,
- Providing guidance and assistance to City staff in the analysis and revision of existing policies and the development of new policies that pertain to housing,
- Providing guidance and assistance to City staff in the development and implementation of housing programs and projects,
- Monitoring and evaluating the planning, programming, and implementation of the City's housing activities,
- Providing leadership in promoting public education and understanding on matters pertaining to affordable housing, and
- Coordinating activities with other City advisory committees, as well as other countywide and regional bodies on matters pertaining to affordable housing.



PRODUCTION



CITY OF
CORE AREA

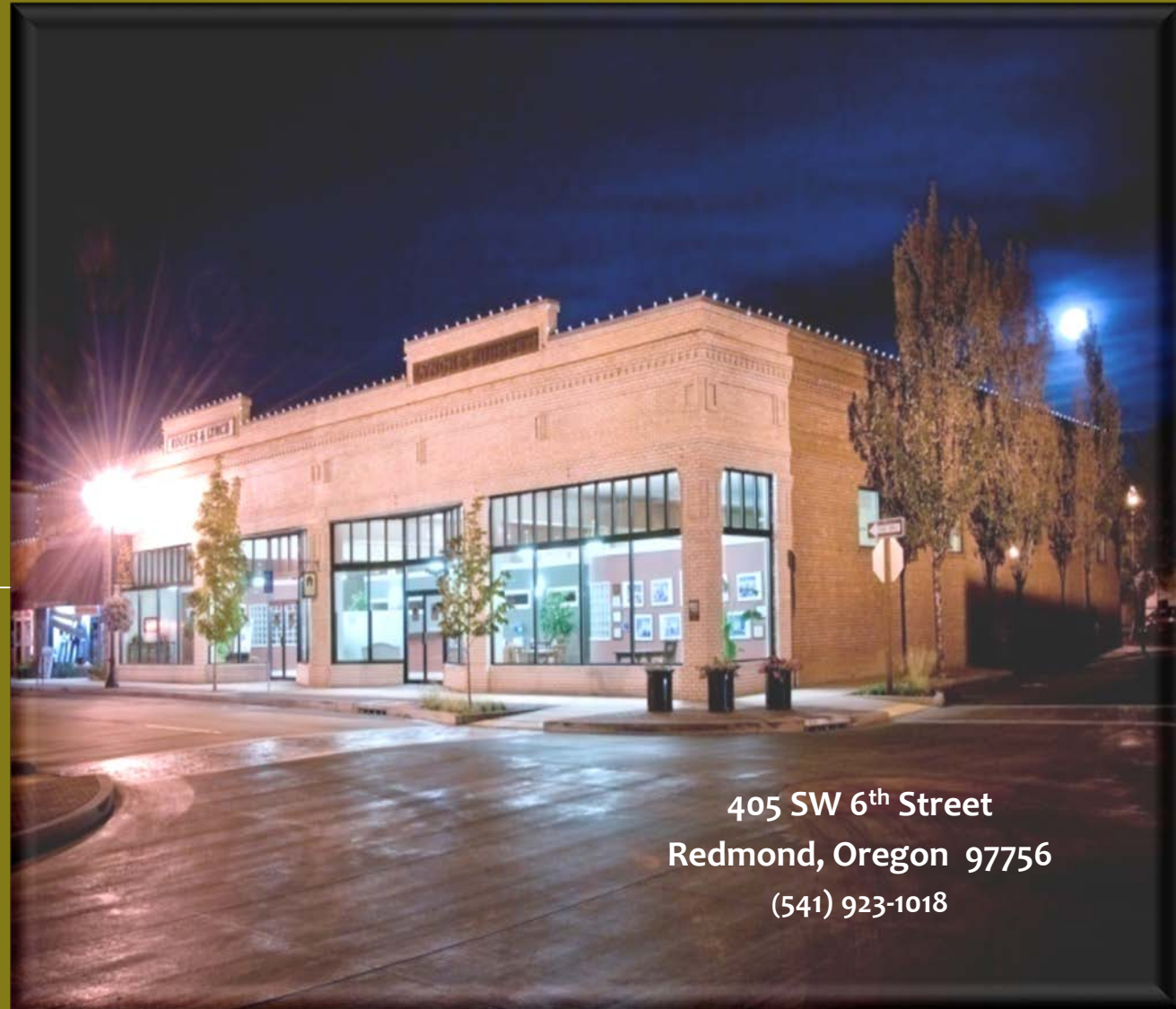
QUESTIONS?





Keith Wooden

**Presentation
to Bend Urban
Renewal
Advisory Board
9-18-19**



405 SW 6th Street
Redmond, Oregon 97756
(541) 923-1018

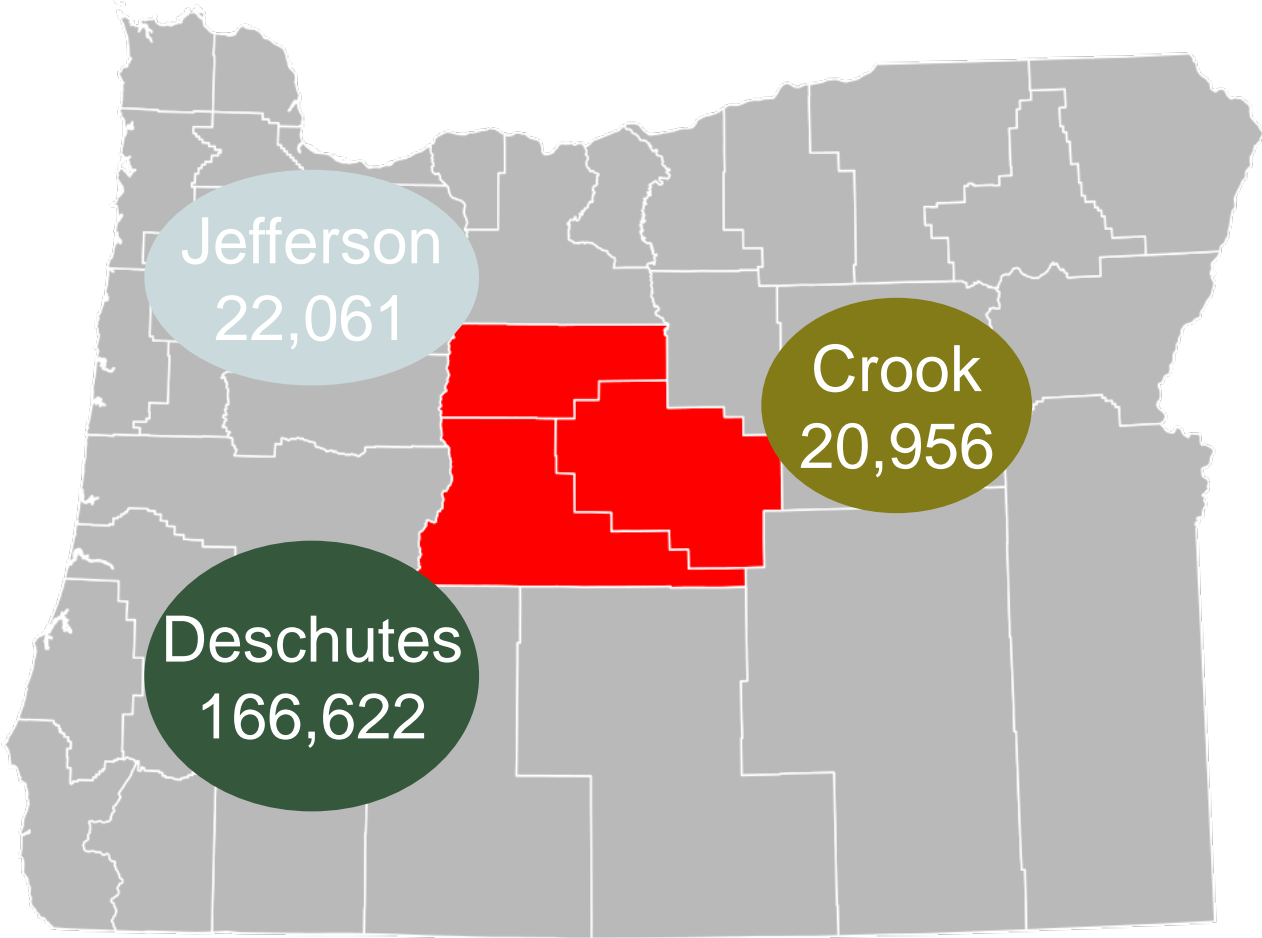


Our Mission:

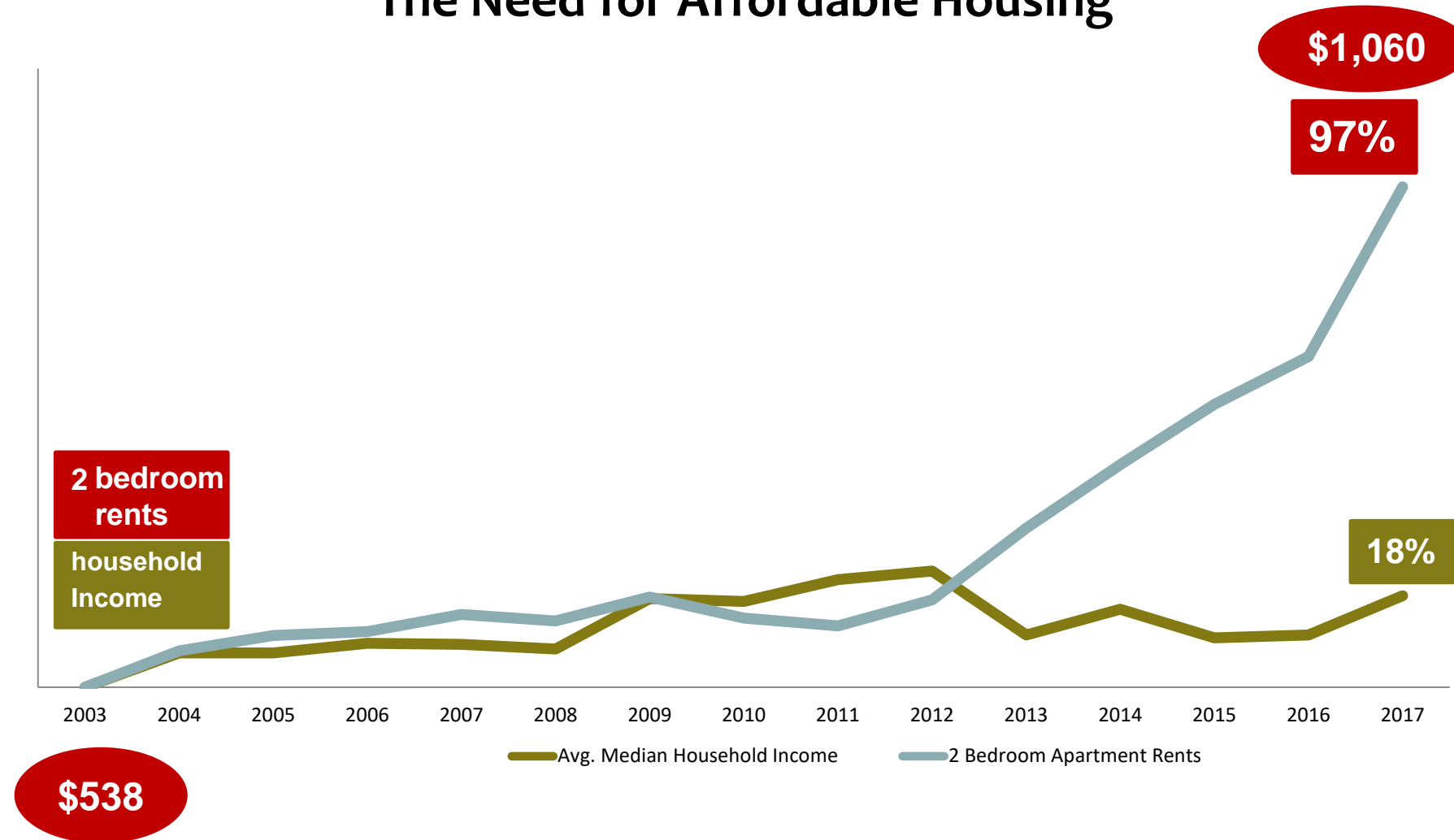
Fostering Dignity Through Housing



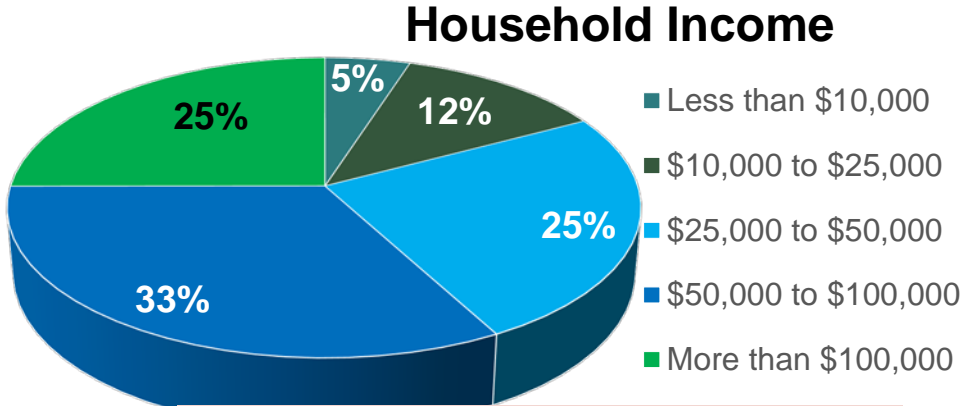
OUR SERVICE JURISDICTION



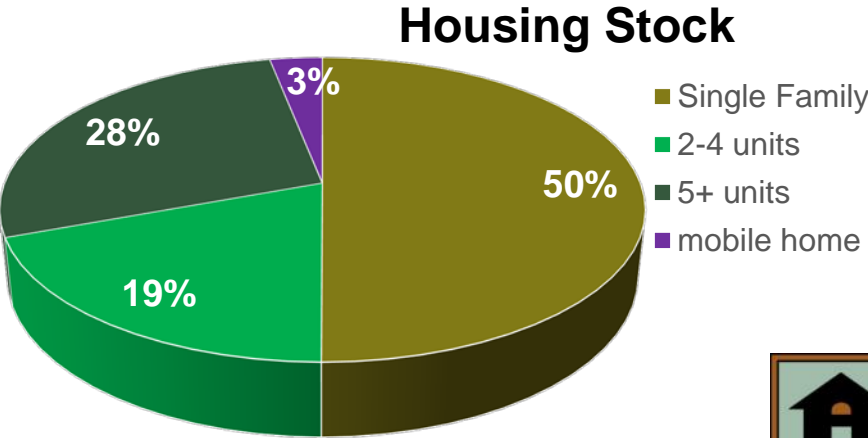
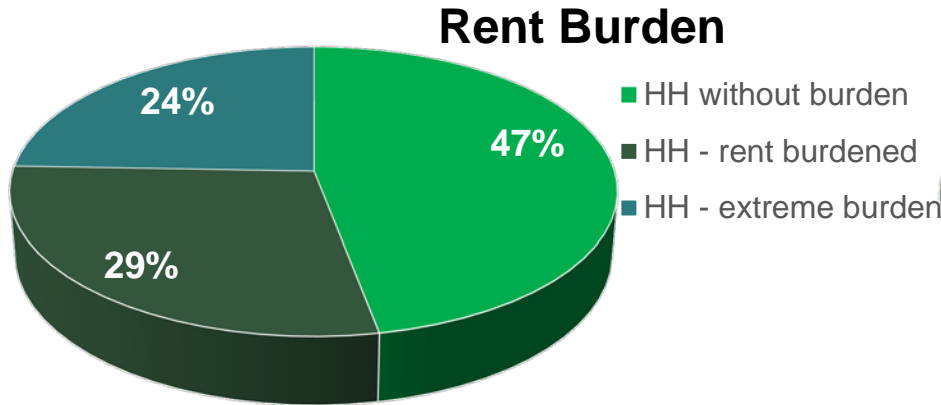
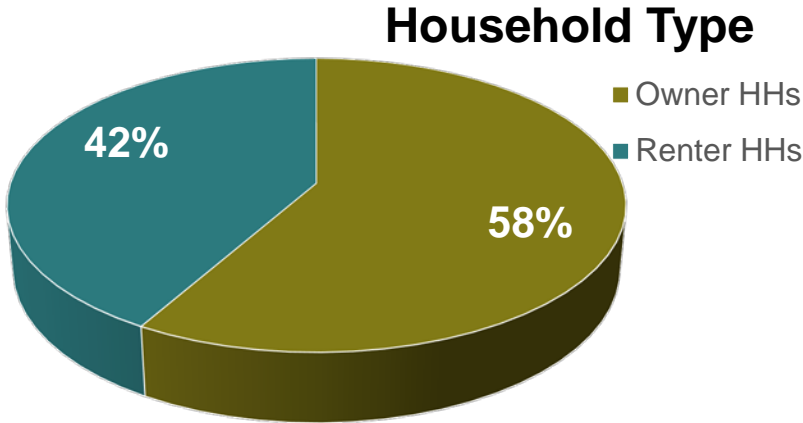
The Need for Affordable Housing



LOCAL HOUSING STATISTICS CITY OF BEND



MFI (Median Family Income) in Deschutes County = \$78,600
 A LIHTC property limits households to 60% MFI, which in 2019, for a 4-person household, would be \$47,160



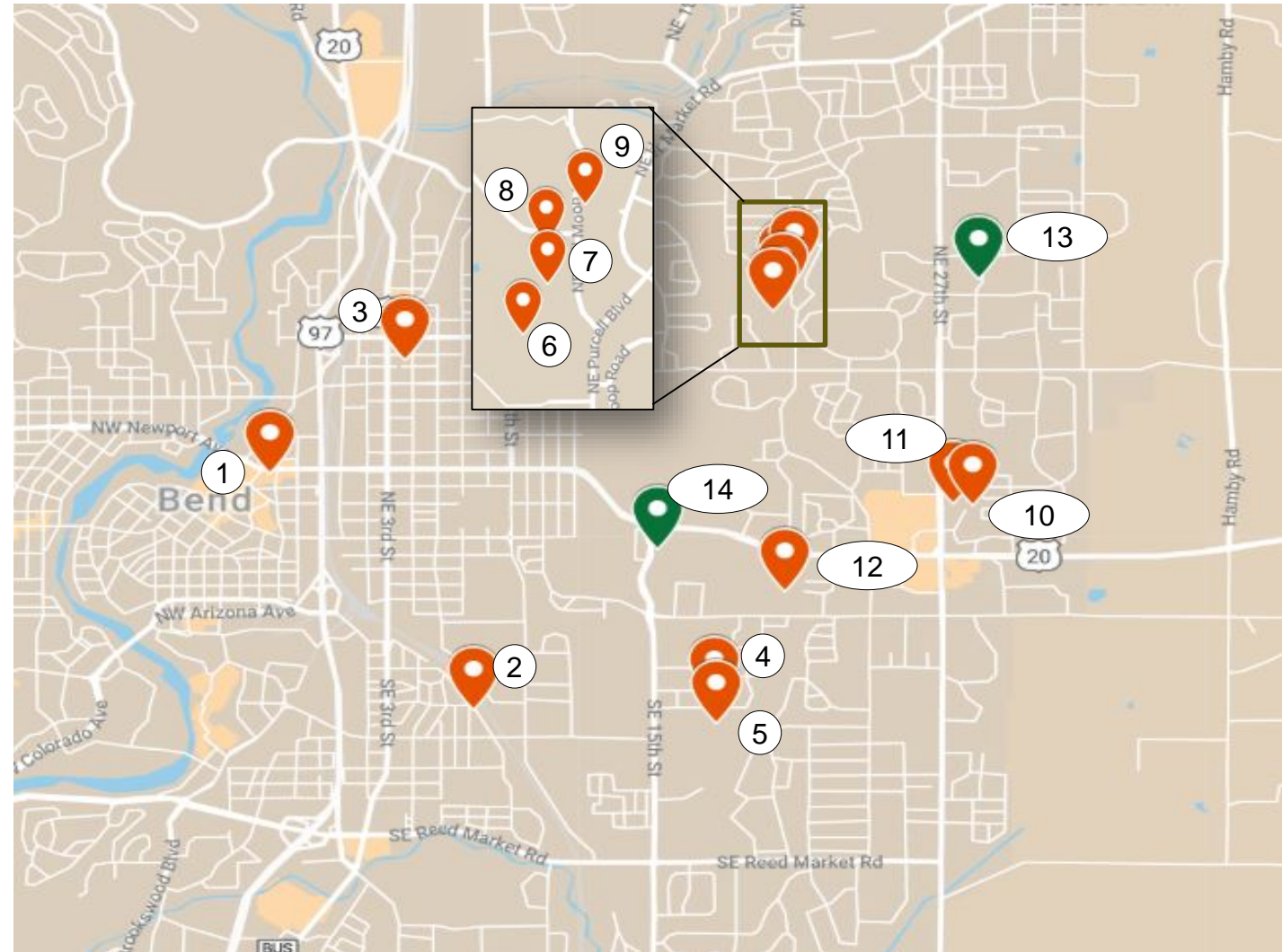
Rent Burden is over 30% of income is spent on housing costs; Extreme means over 50%





1. Putnam Point
(43 Units)
2. Centennial Point
(4 Units SN)
3. Emma's Place
(11 Units SN)
4. Ariel Glen
(70 Units)
5. Ariel South
(96 Units)
6. Horizon House
(14 Units SN)
7. Summit Park
(88 Units)
8. Daggett Townhomes
(24 Units)
9. Moonlight Townhomes
(29 Units)
10. Parks at Eastlake
(40 Units)
11. Eastlake Village
(56 Units)
12. Healy Heights
(70 Units)
13. Carnelian Place
(47 Units Senior)
14. Phoenix Crossing
(24 Units SN)

INVESTING IN BEND



Housing Types

Mixed Use or Multifamily Apartments



*Putnam Pointe
Bend Urban Renewal funds*

Populations Served

- Seniors & Disabled
- Workforce
- Veterans
- Survivors of Domestic Abuse
- Mental Illness
- Homeless
- Substance Abuse Disorders



The Parks at Eastlake

40 family units

Bend Affordable Housing Loan





Horizon House

14 targeted units for SPMI
Bend CDBG/land lease with St Charles





Moonlight & Daggett Townhomes

53 family units
Bend Affordable Housing Loan
SDC Exemption
Discounted City Land



Ochoco Crossing - Prineville



29 workforce apartments
Head Start - cafeteria
CCPRD - gym

Financing:

- 9% LIHTC
- HOME

Other Service Providers:

Early Learning HUB Veterans Affairs
Saving Grace DHS
OSU Extension

In the Pipeline:



Carnelian Place

47 Senior/Veteran units

Plus a Mosaic Clinic

Bend CDBG and Affordable Housing Loans

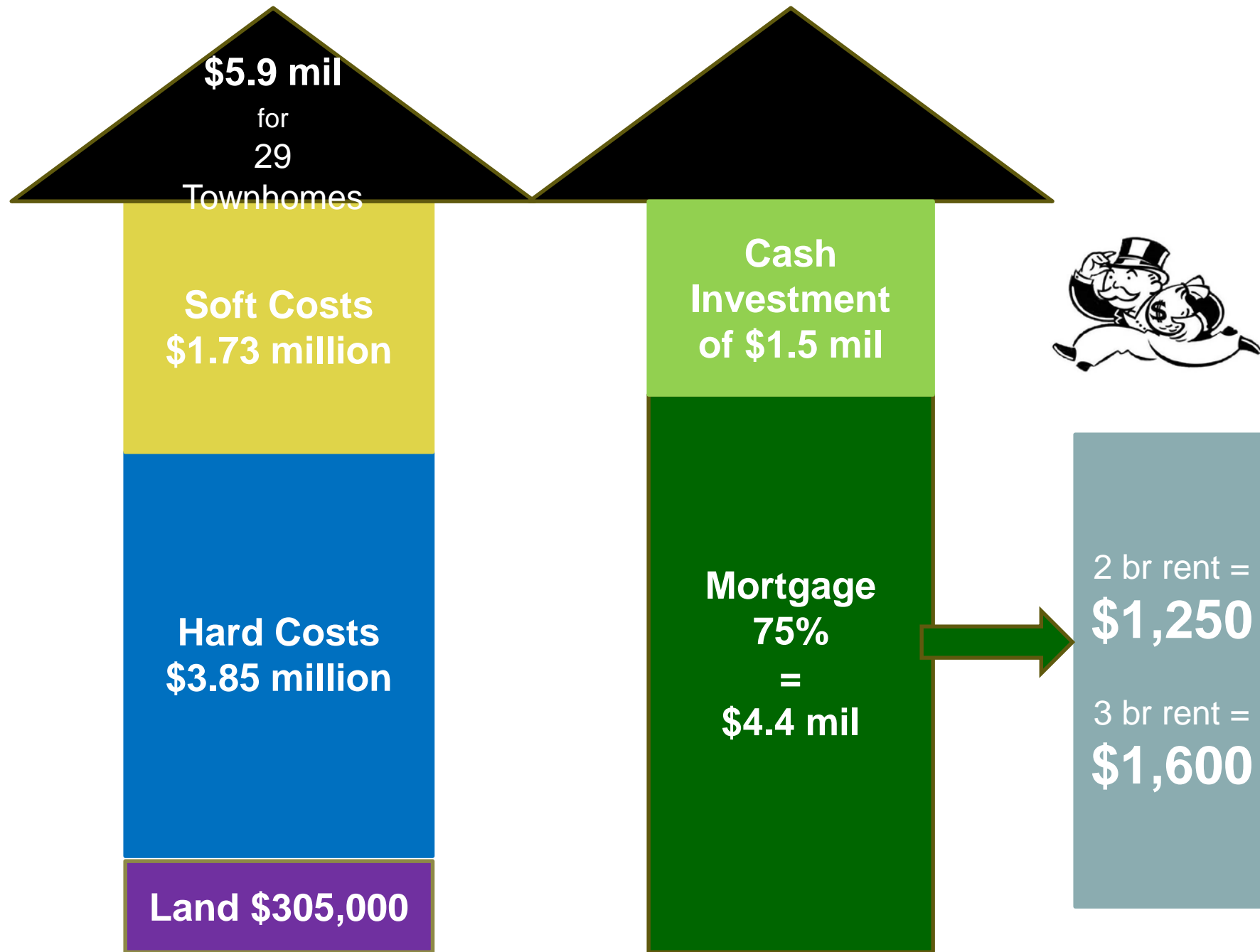


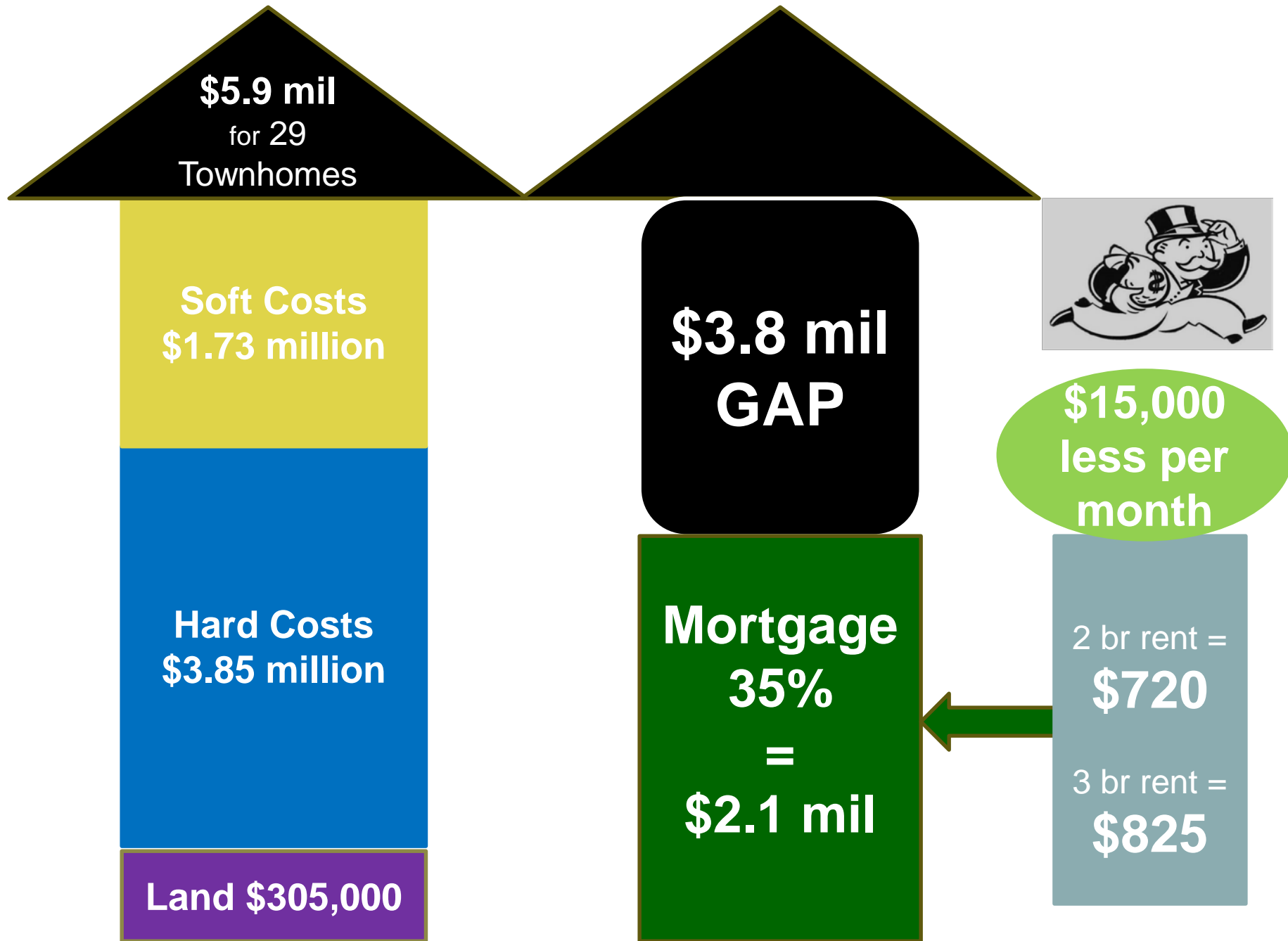
ENHANCING LIVES AND COMMUNITIES
INTEGRITY • INNOVATION • COLLABORATION

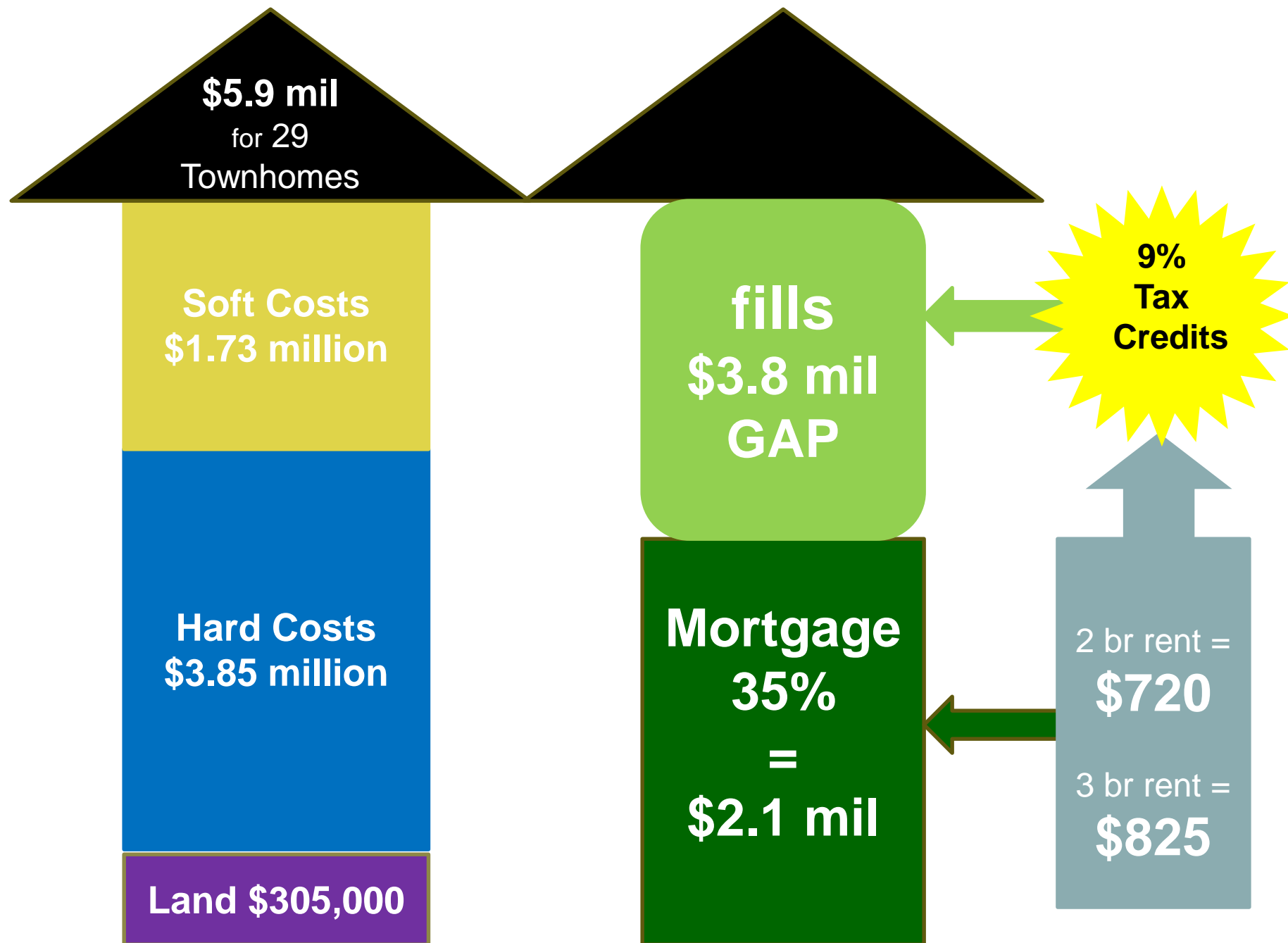
Forbes Road Apartments
Conceptual Rendering
3.20.18

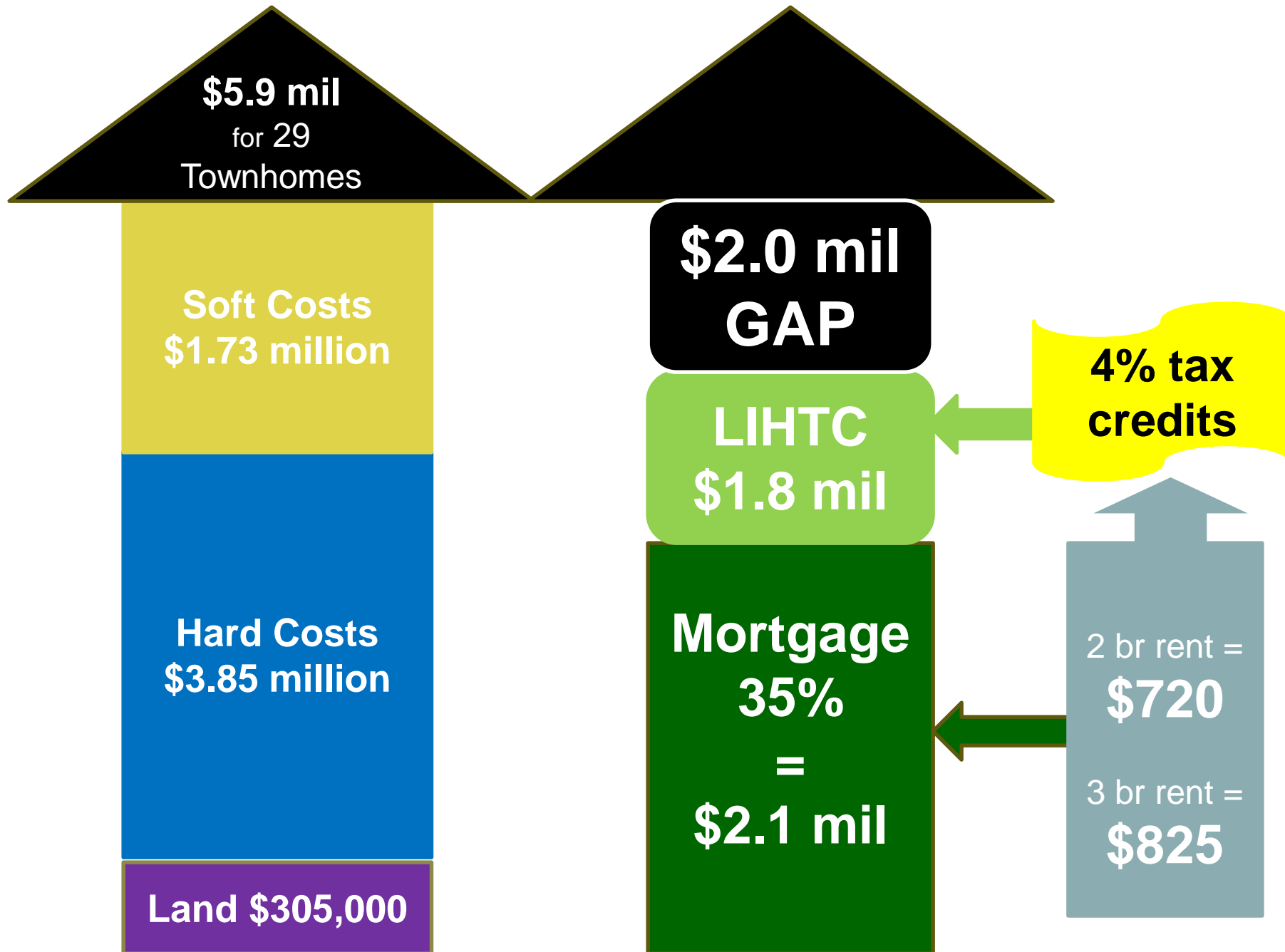
Phoenix Crossing
24 Special Needs Units
Surplus City Land
Affordable Housing Loan

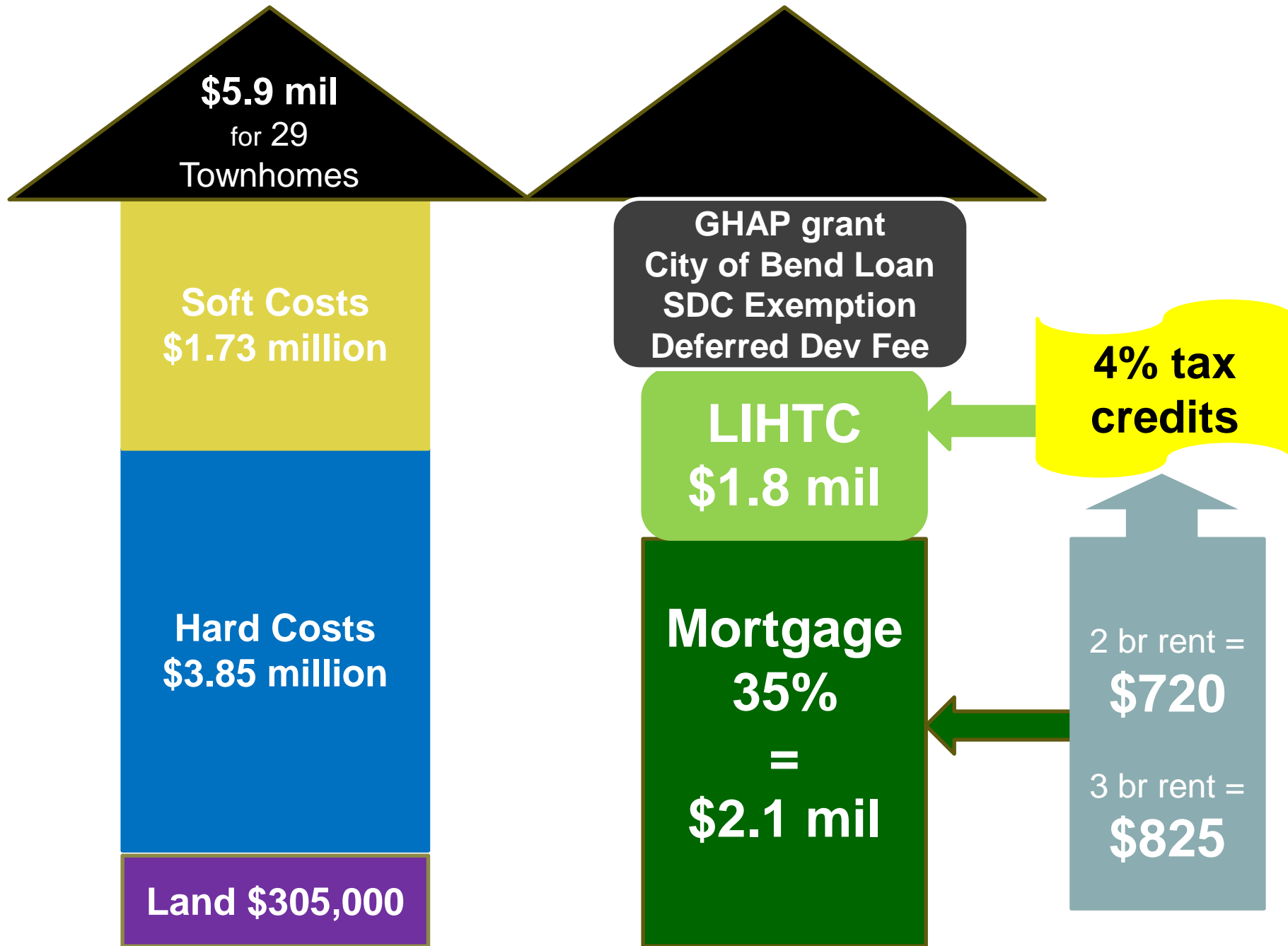
How do we finance?













How Do We Make it Work?

1. Government Subsidies

- A) Federal Low Income Housing Tax Credit (9% and 4%)
- B) State Housing Loans
 - 1. GHAP (document recording fee proceeds)
 - 2. LIFT (State Bond Funds)
- C) Local Support
 - 1. CDBG (if Entitlement Jurisdiction)
 - 2. Local Housing Fee revenues
 - 3. General Fund Grants
 - 4. Urban Renewal Grants/Loans



2. Cost Reductions

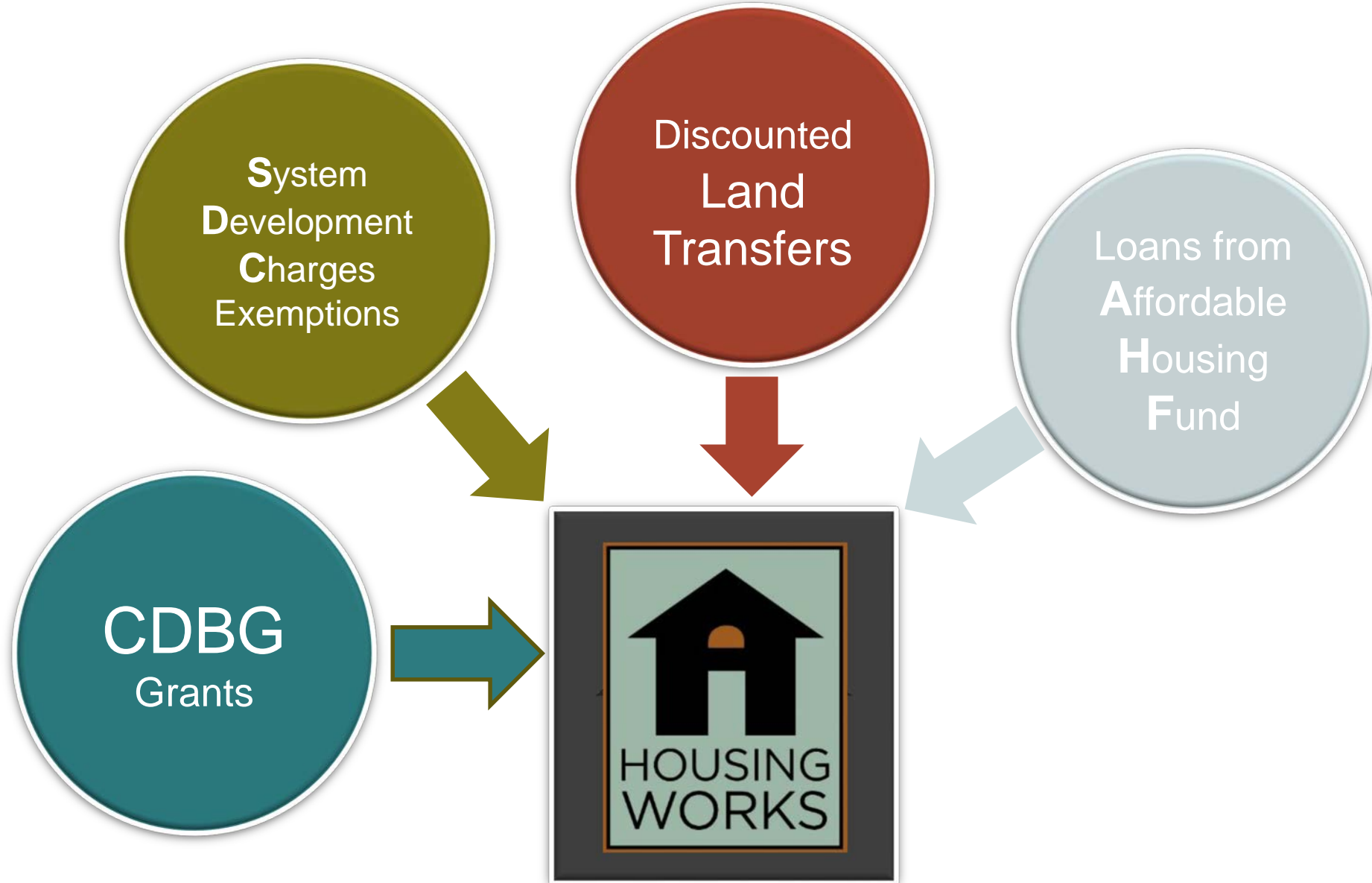
- A) Donated or Discounted Land
- B) Waived or Reduced SDCs and Fees
- C) Economies of Scale (Higher Densities)

Plus a lot of Creativity!





How's the City of Bend helped?



Questions?



CENTRAL OREGON F.U.S.E.

BY: SHANNON RIES

SRIES@CENTRALOREGONFUSE.ORG

WHO/WHAT IS CENTRAL OREGON F.U.S.E. FREQUENT USER SYSTEM ENGAGEMENT

FUSE (Frequent Users Systems Engagement) is a proven model identifying frequent users of jails, shelters, hospitals and/or other crisis public services and then improving their lives through permanent supportive housing. Tenants are provided affordable housing with wraparound support services, which stabilizes their lives and significantly reduces returns to jail and homelessness, reliance on emergency health services, and improves overall quality of life.



WHAT'S CENTRAL OREGON'S HOMELESS CRISIS?

880

Homeless in Central Oregon

160

Chronically Homeless

3x

The amount of time and cost Law, Health Care and Shelter Services experience with a super utilizer over the average person experiencing homelessness

35-40

Super Utilizers of Law, Health Care and Shelter Services

~600

Homeless in Deschutes County

OUR TARGET POPULATION

FUSE focuses on targeting our community's frequent users

THIS IS ACCOMPLISHED THROUGH A CROSS SYSTEM DATA MATCH

Though this Data Match we are able to develop a list of **shared** clients who meet specified thresholds of high service use.

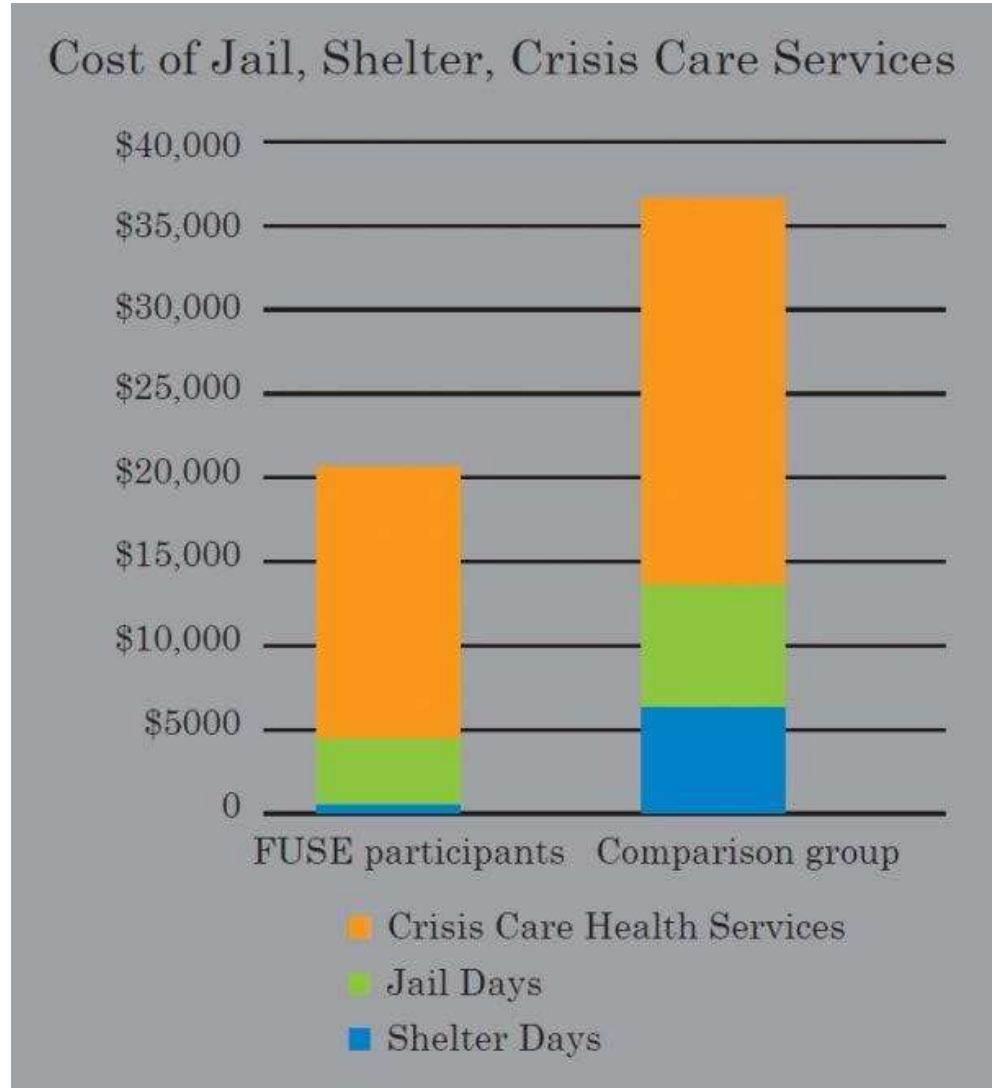
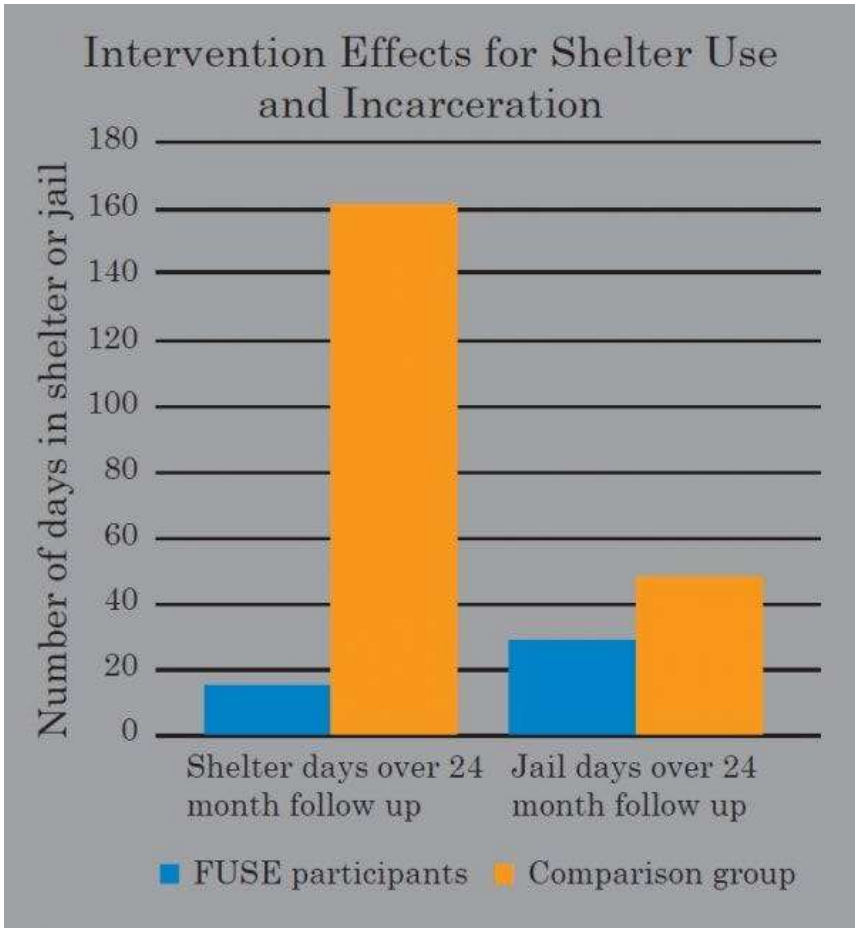
- Homeless Services (Food and Shelter)
- Behavioral Health
- Law Enforcement
- Hospitals (ED and Hospitalizations)
- Coordinated Entry

"5:50" RULE

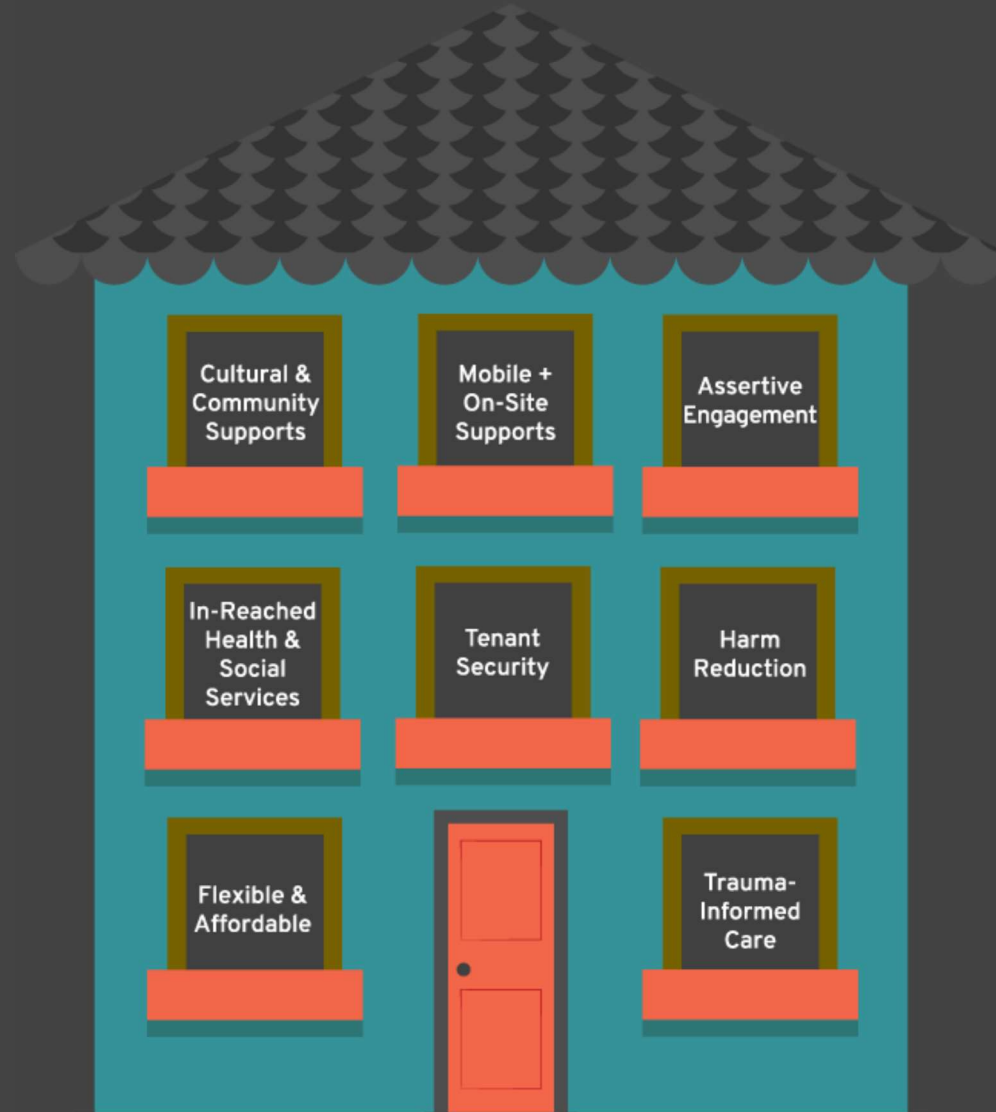
5% consume 50%



DELIVERABLES/WHERE IS THE VALUE?



PERMANENT SUPPORTIVE HOUSING (PSH) SERVICES



THE GOAL FOR ALL - COMMUNITY & RESIDENTS



Criminal Justice System

- Reductions in jail usage and jail days
- Decreases in recidivism



Medical & Mental Health

- Reductions in psychiatric inpatient hospitalizations
- Decreases in ED visits



Homeless Response System

- Reductions in shelter usage
- Housing retention rates of more than 85%

Cost Saving Across Systems

OUR AIM IS A PHYSICAL STRUCTURE-HOUSING



EXAMPLE: REDTAIL PONDS
(PSH) PERMANENT
SUPPORTIVE HOUSING-
COLORADO

THE GOAL FOR ALL - COMMUNITY & RESIDENTS



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OUR AIM IS A PHYSICAL STRUCTURE-HOUSING



EXAMPLE: REDTAIL PONDS
(PSH) PERMANENT
SUPPORTIVE HOUSING-
COLORADO



THE APARTMENTS





Community Space



Single Point of Entry

WHO'S AT THE FUSE TABLE





ROLES

CENTRAL OREGON FUSE

- OPERATIONS
- COMMUNITY OUTREACH
- METRICS/TRACKING

HOUSING WORKS

- DEVELOPER



EPIC PROPERTY MANAGEMENT

- PROPERTY MANAGEMENT



THRIVE CENTRAL
OREGON
SUPPORTIVE SERVICE PROVIDER

MOSAIC MEDICAL
MEDICAL SERVICE PROVIDER



DESCHUTES COUNTY
BEHAVIORAL HEALTH
BEHAVIORAL HEALTH SERVICE
PROVIDER



WHAT DO WE NEED?

-LAND/ OR EXISTING BUILDING
FOR REHAB

-FUNDING: CAPITAL, SERVICES,
RENTAL SUBSIDIES, OPERATIONS

QUESTIONS?

PLEASE CONTACT

SHANNON RIES

SRIES@CENTRALOREGONFUSE.ORG

541-678-2813

