



CITY OF BEND

Core Area Advisory Board

December 15, 2022

Meeting Agenda

- Roll Call
- Approve Minutes (from November)
 - Approve CAAB subcommittee minutes

- Public Comment
- BURA & Council Updates
- Performance Metrics
- Development Partnership Program Updates



Public Comment

Please use the Raise Hand function and you will be called on.

If you are on the phone:

*9 to raise your hand

*6 to mute/unmute

BURA & Council Updates


Council Goal Setting- January 19 listening session



- Current CAAB Work Plan:
 - ✓ Develop Understanding of TIF & Work Completed to Date
 - ✓ Identify funding priorities
 - Establish performance metrics
 - Develop a private development/redevelopment partnership program
 - Review Core Area Equity Analysis Findings
 - Be a sounding board for projects and policies that would impact Core Area (Midtown Crossings, CFEC, tax exemptions)
- Are there any **new priorities** that you would like to see Council prioritize for the Core Area in next two years?
 - Infrastructure requirements on priority Core Area streets (sidewalk in lieu of fee or something similar)
 - Adaptive reuse and early activation project feasibility
 - Concept planning- if so, to do what and why?
 - Anything else?





Performance Metrics

Performance Metrics

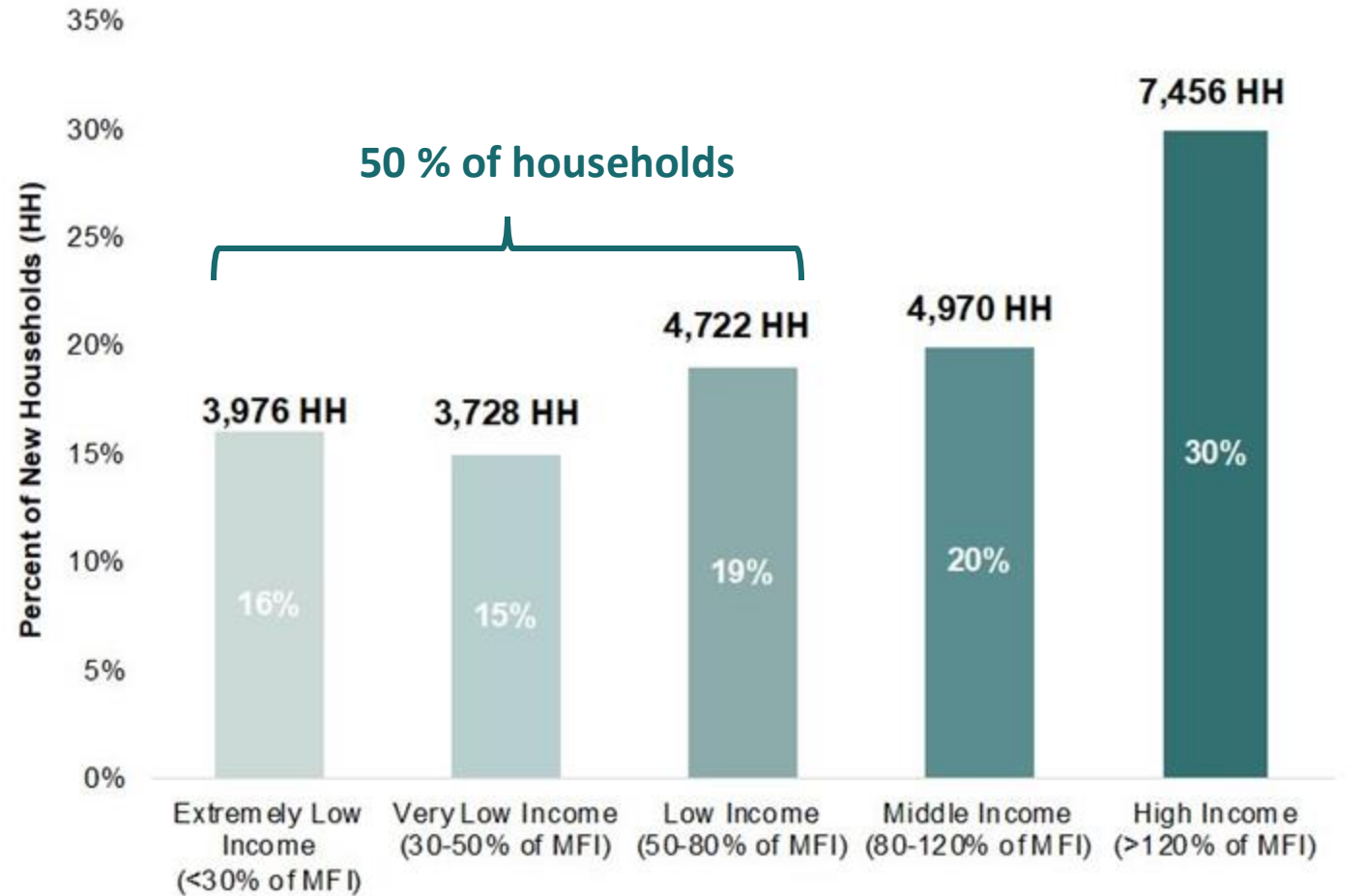
Guiding Principle	Performance Metric Indicator	Proposed Baseline (Typically 2020 data unless stated otherwise)	Performance Target
 <p>Create a place where you can live, work, and play.</p>	<p>Number of residential units (focus on net new)</p>	<p>308 total units (+80 shelter beds) *Based on number of units built on December 14, 2020, current unit count is closer to 222 units. *In 2021, the City completed a mobile home assessment and mobile home units in the area decreased from 61 to 9.</p>	<p>385 new housing units by 2028 1,819 new housing units by 2040</p>
	<p>Number of businesses and employees in Core Area</p>	<p>766 job sites (establishments) 9,325 average employment (employees) *2019 Quarterly Census of Employment and Wages (QCEW) employment data from Oregon Employment Department (OED)</p>	<p>480 new jobs (employees) by 2028 1,649 new employees by 2040</p>
	<p>Core Area residents within a ½ mile walkshed of a Public Park, Plaza, or Open Space</p>	<p>17.5% of Core Area residents are within a ½ mile walkshed of a public park, plaza or open space</p>	<p>100% of Core Area residents are within ½ mile walkshed by 2051.</p>

Guiding Principle	Performance Metric Indicator	Proposed Baseline (Typically 2020 data unless stated otherwise)	Performance Target
 <p>This is a walkable area with a balanced transportation system.</p>	<p>Core Area Walk Score, Transit Score, and Bike Score by Opportunity Area</p>	<p>Data collected on May 25, 2022</p>	<p>Recommend removing this metric</p>
	<p>Transit ridership: Total transit boardings within Core Area (January 1- December 31 each year)</p> <ul style="list-style-type: none"> • At Hawthorne Station • At transit stops • Percentage change of total boardings from previous year 	<p>2019 baseline (Pre COVID-19)</p> <ul style="list-style-type: none"> • Hawthorne boardings: 166,125 • Transit stop boardings: 27,723 <ul style="list-style-type: none"> • Most frequently boarded stop was 3rd @ Roosevelt Avenue • Total boardings: 193,848 	<p>Increase transit boarding by 3% every 5 years.</p>
 <p>This area removes barriers and connects the East and West sides of Bend.</p>	<p>Percent complete of critical Core Area capital projects.</p>	<p>0% for all projects.</p>	<p>Individual targets for projects will be established at the beginning of each project and reporting. The target will be for projects to stay within budget.</p>
	<p>Transportation mode split based on count data (for Franklin Avenue permanent counters)</p>	<p>2019 Franklin Avenue counter daily averages and as a percentage of total trips</p> <ul style="list-style-type: none"> • Pedestrian: 239 (1.6%) • Bicycles: 159 (1.1%) • Vehicles: 14,679 (97.4%) • Ped/Bike combined (2.7%) 	<p>Pedestrian and bicycle trips combined make up 4% of trips by 2030.</p>

Guiding Principle	Performance Metric Indicator	Proposed Baseline (Typically 2020 data unless stated otherwise)	Performance Target
 <p>This plan leads to direct outcomes, it is implemented.</p>	Number of Core Area Project Report Actions that are implemented by end of year.	0 actions complete	All relevant Core Area Report actions completed by 2025.
	NEW Metric to consider: Project spending by Plan Project Category	No spending in 2020.	Stay within 15% of initial project spending goals: <ul style="list-style-type: none"> • 52% Transportation, Streetscape, Utility • 18% Affordable Housing • 15% Re/Development Assistance • 10% Open Space, Plazas, Facilities, etc. • 5% Plan Administration
 <p>Affordability is preserved.</p>	Number of dwelling units deed restricted to Affordable levels in Core Area	0 residential units 80 shelter beds (Shepherd’s House Warming Shelter)	193 new Affordable units in the Core Area by 2028. 910 new Affordable units by 2040.
	Average/median residential rental costs	Still seeking CAAB direction, see information and options below.	More direction needed
	Average/median commercial lease rates	Still seeking CAAB direction, see information and options below.	More direction needed

AFFORDABILITY CONSIDERATIONS


Based on Bend's housing needs, it is estimated that approximately **50% of Bend's households make less than 80% Area Median Income.**





MEDIAN RENT AND LEASE PRICE OPTIONS

- 1) Staff conducts Zillow and Loopnet/CoStar searches on a quarterly basis
 - **Pros:** Repeatable method
 - **Cons:** Staff time, only considers new leases/rentals and not existing or long-term leases, not comprehensive
- 2) We collect information on rent and lease prices from projects that take utilize TIF
 - **Pros:** Easy to require of applicants
 - **Cons:** applicant may be reluctant to share sensitive information, not comprehensive of all rentals/leases
- 3) Hire a consultant to collect and report on this information annually
 - **Pros:** repeatable method, data can be collected and reported on in aggregate, primarily relies on CoStar data supplemented with outreach to older housing stock owners
 - **Cons:** cost and time
- 4) Advocate for citywide rental reporting program (doesn't exist currently)
 - **Pros:** Only way to really get comprehensive information
 - **Cons:** Time and cost, not currently citywide priority



Guiding Principle	Performance Metric Indicator	2020 Baseline	Performance Target
 <p>Public investments incentivize and catalyze private development.</p>	<p>Assessed Value Growth since Plan inception and 5-year average</p>	<p>Frozen Base (2020 Assessed Value)= \$443,857,101</p>	<p>>5% average annual assessed value growth rate</p>
	<p>Development activity (total number of building permits pulled by type between January 1- December 31 of each year)</p>	<p>0 Total Land Use Applications 31 Total Building Permits</p> <ul style="list-style-type: none"> • 4 New Construction • 3 Addition • 24 Renovation/Alteration <p>0 Total Units Completed</p>	<p>More discussion needed Increased development activity annually- by how much? New construction and housing units to be the biggest focus for increases.</p>
	<p>Amount of funding leveraged with tax increment finance investments</p>	<p>No funding leveraged yet in 2020.</p>	<p>10:1 or greater private to public ratio for TIF investments</p>

Guiding Principle	Performance Metric Indicator	2020 Baseline	Performance Target
 <p>The planning process is transparent and open to ensure that those affected by the decisions are involved in the process.</p>	<p>Qualitative description of public outreach activities.</p>	<p>In 2020, the City completed a major outreach effort that led to the adoption of the Core Area TIF Plan that included an advisory board, outreach to overlapping taxing districts, and City Council meetings and hearings to adopt both the Core Area TIF Plan & Report as well as the Core Area Project Report.</p>	<p>No quantitative target recommended</p>
 <p>This area incorporates sustainable and low impact development principles and practices.</p>	<p>Qualitative description of both public and private investments that incorporate sustainable and low impact development.</p>	<p>No specific examples from 2020.</p>	<p>No quantitative target recommended</p>

Development Partnership Programs

Current Direction & Next Steps

PROGRAM TYPES

3 Distinct Programs

**New Development
Assistance**

Up to \$750,000

**Storefront
Improvement**

Up to \$50,000

**Business/Tenant
Support**

Up to \$50,000

- **January 19:** Present draft approach to CAAB
- **February 16:** CAAB reviews draft program policies and requirements, consider forwarding to BURA for adoption
- **March/April:** BURA to consider programs for adoption



CITY OF BEND

NEXT MEETING: JANUARY 19

MEETING TOPICS

- Elect New Chair/Vice Chair
- Development Partnership Programs
 - Performance Metrics
 - Council Goals/Work Plan

Location: Council Chambers

Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Allison Platt at aplatt@bendoregon.gov or 541-213-7387; Relay Users Dial 7-1-1.