



CITY OF BEND

Core Area Advisory Board

February 16, 2023

Meeting Agenda

- Roll Call
- Approve January Minutes

- Performance Metrics
- Development Partnership Programs
- Public Comment

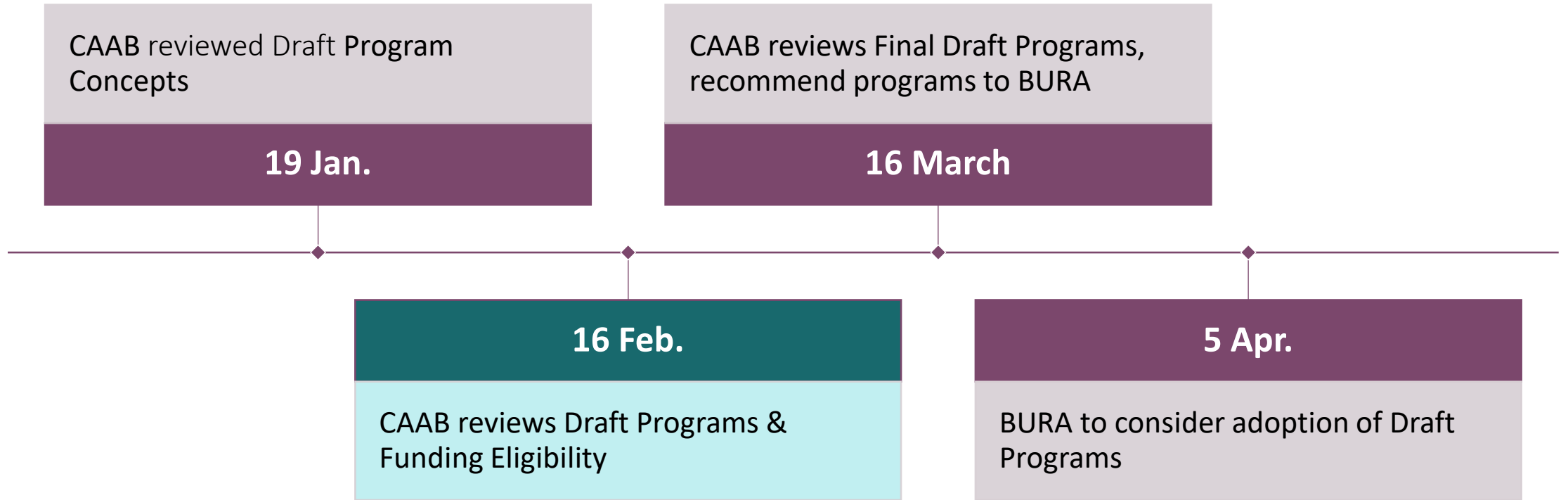
Performance Metrics

CAAB Direction

Guiding Principle	Performance Metric Indicator	Proposed Baseline (Typically 2020 data unless stated otherwise)	Performance Target
Affordability is preserved.	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	Staff time and resources to research this are significant, merit a citywide approach.	Recommend to proceed without these indicators for now, with a goal to evaluate future opportunities to collect this information in the future.
	Average/median commercial lease rates	Coordinating with CoStar & Real Estate Department on reporting options. CoStar license fee= \$5,160 annually	

Development Partnership Programs

SCHEDULE & NEXT STEPS



Core Area CIP

Project Name & Description	2023/24	2024/25	2025/26	2026/27	2027/28	TOTALS
Hawthorne Overcrossing				\$1,500,000	\$1,500,000	\$3,000,000
Franklin Crossing and Corridor Improvements	\$500,000	\$2,500,000				\$3,000,000
2nd Street Streetscape Improvements- Franklin to Greenwood	\$500,000	\$1,000,000	\$1,000,000			\$2,500,000

Preliminary Funding Capacity for Programs*

Project Name & Description	2023/24	2024/25	2025/26	2026/27	2027/28	TOTALS
Storefront Improvement & Business/Tenant Support Programs	\$100K	\$100K	\$100K	\$100K	\$100K	\$500K*
New Development Assistance Program	\$0	\$650K	\$650K	\$100K	\$100K	\$1.5M*

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



Primary Questions for CAAB

- If not creating distinct requirements (ie. eligibility, purpose) between Storefront Improvement Program and Business/Tenant support program, it may make sense to combine programs
 - Should we continue to pursue 2 programs or combine programs into one?
 - Staff recommends combining programs
- Do you agree to recommendation for offering all three programs in annual funding cycles with the recommended amounts/funding splits between programs?
- Do you support the proposed scoring criteria for all three programs? Do you have any suggested edits to the scoring criteria as proposed?





NEW DEVELOPMENT ASSISTANCE PROGRAM



NEW DEVELOPMENT ASSISTANCE PROGRAM



PURPOSE

Scaled matching grants or loans that offset the development costs for housing and mixed-use (commercial/residential) projects

Eligible applicant: property owners wishing to develop a new project or redevelop an existing building with a housing and/or mixed-use project

Outcome Examples:

- Land acquisition and assembly
- Environmental review, mitigation, and remediation
- Pre-development assistance
- Frontage improvements including utility undergrounding
- Off-site infrastructure improvements
- Building rehabilitation (energy efficiency, accessibility upgrades)
- Vertical development costs for housing and mixed-use commercial/residential development
- Upgrades to major public infrastructure including sewer, water, streetscapes, or sidewalks
- Permit & SDC fees



NEW DEVELOPMENT ASSISTANCE PROGRAM



ELIGIBILITY

REQUIRED

- Property located within the district
- Project includes housing or is mixed-use
- Need is for an eligible use of funds
- Project funds used in a timely manner (within 24 months)

PREFERRED

- Matching funds from applicant
- Property within BCD or fronting Greenwood, Franklin, 2nd or Hawthorne
- Uses: childcare, food, beverage, retail, makers, entertainment/arts
- Veteran, woman, and/or minority-owned representation on development team/owners
- Includes local and/or small business/tenants
- Includes veteran, woman and/or minority-owned tenants
- Energy efficient buildings and/or low impact and green building designs

Recommendation to
remove
hotels/motels
as preferred uses.



PROJECT SCORING



1) Describe the catalytic potential of the project (0-25pts)

- How is this project likely to spur other redevelopment efforts, TIF generation
- Is this project located in a higher risk market area
- Is the project located in the Bend Central District or near other planned investments (Franklin Avenue, 2nd Street, Hawthorne Avenue, Greenwood Avenue)

2) Describe the project and specific benefits the project provides to the community (0-25pts)

- Design elements of the project such as energy efficient/green building features, quality of public improvements, active ground floor uses and priority uses, open space/plazas.

3) Describe specific challenges that this project faces and need for financial assistance (0-25pts)

- Describe specific challenges of the site or project (ie. environmental remediation, infrastructure challenges/costs, small and/or constrained site, accessing capital, etc)

4) Describe the primary beneficiaries of this project (0-25 pts)


- Diversity of development/ownership team (local, minority/women/LGBTQIA/veteran representation)
- Who will future users of the project be (ie. renters, customers, tenants)?
 - Will any units be provided at affordable rental rates?
 - Will future tenants include local/small businesses, priority uses & identities (childcare, food/beverage, makers, arts/entertainment; BIPOC/women/LGBTQIA2S+/veteran-owned businesses)?



Recommendation for structuring this program

- Issue funds in annual funding cycles in the Fall/Winter of each year
 - \$650K in Fall/Winter 2023 (for 2024/25 grants)
 - \$650K in Fall/Winter 2024 (for 2025/26 grants)
- Application reviews by a committee made up of 2 CAAB members and 3 BURA members to make final recommendation to BURA
- Reimbursement based grants

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 New Development Assistance Program	\$0	\$650K	\$650K	\$100K	\$100K	\$1.5M*

*Total program spending is an estimate, may be updated based on actual tax increment revenues

Current differences between business programs



Storefront Improvement

- Limited to exterior improvements
- Requires improvements to be street facing
- Customer facing businesses only
- Project improves customer/pedestrian experience
- Scoring criteria is focused on how improvements will improve district aesthetics & how soon investments can be implemented; not on financial need



Business/Tenant Support

- Interior and exterior improvements eligible
- Not limited to customer facing businesses or street facing businesses/improvements
- Lower match requirements
- Scoring criteria focused on financial need, demographics of business, and why improvements are needed to support business operations
- Waiting for CAAB direction on program eligibility (recommend to not limit but prioritize vulnerable/historically under-represented businesses through scoring criteria)



Human Rights & Equity Commission Priority Identities

- Lower Socioeconomic Status
- Black, Indigenous, and People of Color (BIPOC)
- Lesbian, Gay, Bisexual, Transgender, Queer and/or Questioning, Intersex, Asexual, Two-Spirit, and the countless affirmative ways in which people choose to identify (LGBTQIA2S+)
- Houseless
- Veterans
- People with Disabilities
- Non-English-Speaking Population
- Non-Citizens





STOREFRONT IMPROVEMENT PROGRAM



STOREFRONT IMPROVEMENT PROGRAM



PURPOSE

Matching grants to support upgrades to building facades and frontage areas that improve: the pedestrian (customer) experience, the aesthetics of the district, and the opportunity for customer-facing business success.

Eligible applicant:

Property owners or tenants (with owner authorization) wishing to activate an existing building frontage area to improve, expand, or attract new customer-facing businesses.

Outcome Examples:

- Building facade upgrades (new doors, windows, lighting, siding, awnings, public-facing, murals, etc.)
- Frontage improvements (sidewalks, signage, accessibility upgrades, landscaping, pedestrian amenities) including utility undergrounding
- Pre-development assistance
- Permitting fees



STOREFRONT IMPROVEMENT PROGRAM



ELIGIBILITY

REQUIRED

- Existing permanent structure within district with property owner authorization
- Street-facing location
- Existing or planned ground floor commercial use
 - Customer-facing business/tenant (i.e. not office)
- Improvements are visible from street/sidewalk
- Project improves customer and pedestrian experience

PREFERRED

- Local and/or small business
- Woman, BIPOC, non-english speaking, veteran, LGBTQIA2S+ owned business
- Uses: Food, beverage, makers, entertainment, art, childcare
- Within BCD and fronting Greenwood, Franklin, 2nd or Hawthorne



STOREFRONT IMPROVEMENT PROGRAM



ELIGIBLE FUNDING

Design Assistance (design, architecture, preliminary engineering)

- Grants up to **\$5,000 - \$7,500**
- City evaluating options to offer city selected firms for services

Construction Assistance (permit fees and design costs are still eligible expenses)

- Max grant: \$50,000
- Match Requirements:
 - **≤\$10,000 grant:** 0% match requirement
 - **\$10,001-\$25,000:** 25% match requirement
 - **\$>25,000:** 50% match requirement

PROJECT SCORING



1) Project and project benefits will enhance pedestrian/customer experience and the district (0-50 pts)

- How does project improve the pedestrian (customer) experience, the aesthetics of the district, and the opportunity for customer-facing business success?
- Will improvements stay in the district/building? Will they last 5+ years?

2) Primary beneficiaries of the project are a program priority (0-30pts)

- Is the business local, small (10 or fewer employees), customer-oriented
- Does the business ownership include representation by women, BIPOC, veteran, LGBTQIA2S+, non-english speaking?
- Does the business include any priority uses for the district (food/beverage, makers, arts/entertainment, childcare)?
- Does business have multi-year ability to operate in location of planned improvements?

3) Investments can be made soon (0-20 pts)?

- Does the applicant have a design concept, architect, or contractor secured?

Program Recommendations

- Annual funding cycles (call for project proposals/application)
- Staff recommends BURA direct CAAB to review initial applications and provide funding recommendations to BURA on annual basis
 - BURA to provide clear guidelines on CAAB participation where there may be a conflict of interest
- **Reimbursement-based/Progress payments**
 - Initial agreement approved that identifies scope of eligible improvements for grant and match funds
 - Monthly or quarterly invoices can be submitted for reimbursement for work completed
 - Invoices should identify required match
- Retroactive funding eligible for grant/match (up to 12 months prior to application)
- Grant funds should be spent within 18 months of grant agreement





BUSINESS/TENANT SUPPORT PROGRAM



BUSINESS/TENANT SUPPORT PROGRAM



PURPOSE

Matching grants for necessary internal or external building or site upgrades and/or renovations for businesses in the district or that allow businesses to expand business operations.

Eligible Applicant:

Property owners or tenants (with owner authorization) that are in need of internal/external building upgrades or seeking to improve or expand business operations

Outcome Examples:

- Internal or external building renovations (accessibility upgrades, improvements to older building to meet current codes, mechanical/electrical or building safety upgrades such as fire suppression/seismic upgrades, energy efficiency improvements)
- Frontage improvements (sidewalks, signage, accessibility upgrades, landscaping, pedestrian amenities) including utility undergrounding
- Permit fees
- Pre-development assistance



BUSINESS/TENANT SUPPORT PROGRAM



ELIGIBILITY

If CAAB would like to keep all of these as preferred (vs. required) elements, staff recommends combining programs

Required or Preferred?

- Have been in district for 5+ years

Recommend for Preferred only

- Businesses with at least 50% ownership by BIPOC, non-english speaking, woman, veterans, LGBTQIA2S+
- Local and/or small business
 - How to define small (ie. 10 employees or less)
 - How to define local (ie. Principal place of business is in the Core Area or

BUSINESS/TENANT SUPPORT PROGRAM



ELIGIBILITY

REQUIRED

- Existing permanent structure within district with property-owner authorization
- Description of needed improvements
- Multi-year ability to operate in location for planned improvements (ie. multi-year lease or lease with renewal option)

PREFERRED (pending CAAB direction)

- Investments stay in district, e.g., stay in a building vs. follow a business
- Businesses supporting district/goals (e.g. childcare, customer-oriented)
- Businesses who have been in district for 5+ years
- Businesses with at least 50% ownership by BIPOC, woman, veterans, LGBTQIA2S+, non-english speaking
- Local and/or small business



BUSINESS/TENANT SUPPORT PROGRAM



ELIGIBILITY

Design Assistance (design, architecture, preliminary engineering)

- Grants up to **\$7,500**
- City evaluating options to offer city selected firms for services

Construction Assistance (permit fees and design costs are still eligible expenses)

- Max grant: \$50,000
- Match Requirements (lower matches than Storefront Improvement Program)
 - **≤\$10,000 grant:** 0% match requirement
 - **\$10,001-\$25,000:** 15% match requirement
 - **\$>25,000:** 30% match requirement

PROJECT SCORING



1) Project benefits the business, customers, and the district (0-25pts)

- Why are the improvements needed (building safety, etc)?
- Do the improvements help the business expand operations?
- Will improvements stay in the district/building? Will they last 5+ years?
- What benefits will the improvements provide to the district and customers?

2) Primary beneficiaries of the project are a program priority (0-30 pts)

- Is the business local, small, customer-oriented
- Does the business ownership include representation by women, BIPOC, veteran, non-english speaking, LGBTQIA2S+?
- Does the business include any priority uses for the district (food/beverage, makers, arts/entertainment, childcare)?
- Does business have multi-year ability to operate in location of planned improvements?

3) There is a demonstrated need for financial assistance (0-30pts)

- Is the business undercapitalized or at risk of leaving the district if improvements aren't made? Why are funds needed?

4) Investments can be made soon (0-15 pts)?

- Does the applicant have a design concept, architect, or contractor secured?

Program Recommendations/Questions

- Annual funding cycles (call for project proposals)
- Staff recommends BURA direct CAAB to review initial applications and provide funding recommendations to BURA on annual basis
- Staff recommends budgeting for application assistance particularly for this program (translation, application support)
- **Reimbursement-based/Progress payments**
 - Initial agreement approved that identifies scope of eligible improvements for grant and match funds
 - Monthly or quarterly invoices can be submitted for reimbursement for work completed
- Retroactive funds eligible to be used for grant/match up to 12 months prior to application submittal
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Public Comment

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*9 to raise your hand

*6 to mute/unmute

Accommodation Information for People with Disabilities



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