



CITY OF BEND

# **Core Area Advisory Board**

March 16, 2023

# Meeting Agenda

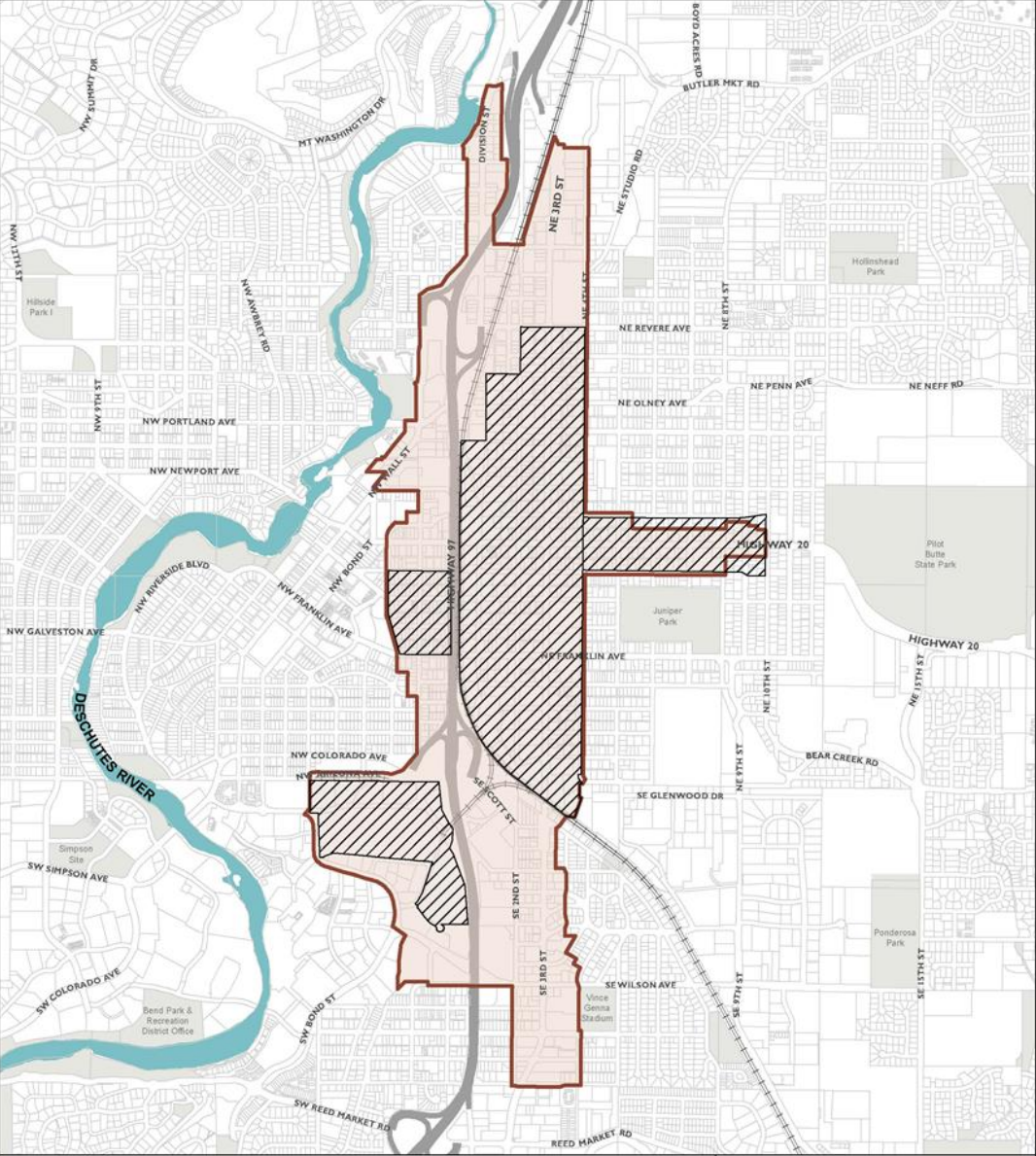
- Roll Call
- Approve February Minutes

- Development Partnership Programs
- Performance Metrics
- Public Comment

# CORE AREA FACTS



- 637.15 acres in size
- Includes four of the City's opportunity areas (growth areas):
  - Bend Central District
  - KorPine
  - East Downtown
  - Inner Highway 20/Greenwood
- Approximately 800 job sites & 320 households (2022)



**CORE AREA TIF DISTRICT BOUNDARY MAP**

Legend:  
District Boundary (Red outline)  
Railroad (Black line with cross-ticks)  
Parks (Light green shading)  
Major Roads (Thick grey line)  
Taxlots (Thin grey outline)

Scale: 0 to 0.5 Miles

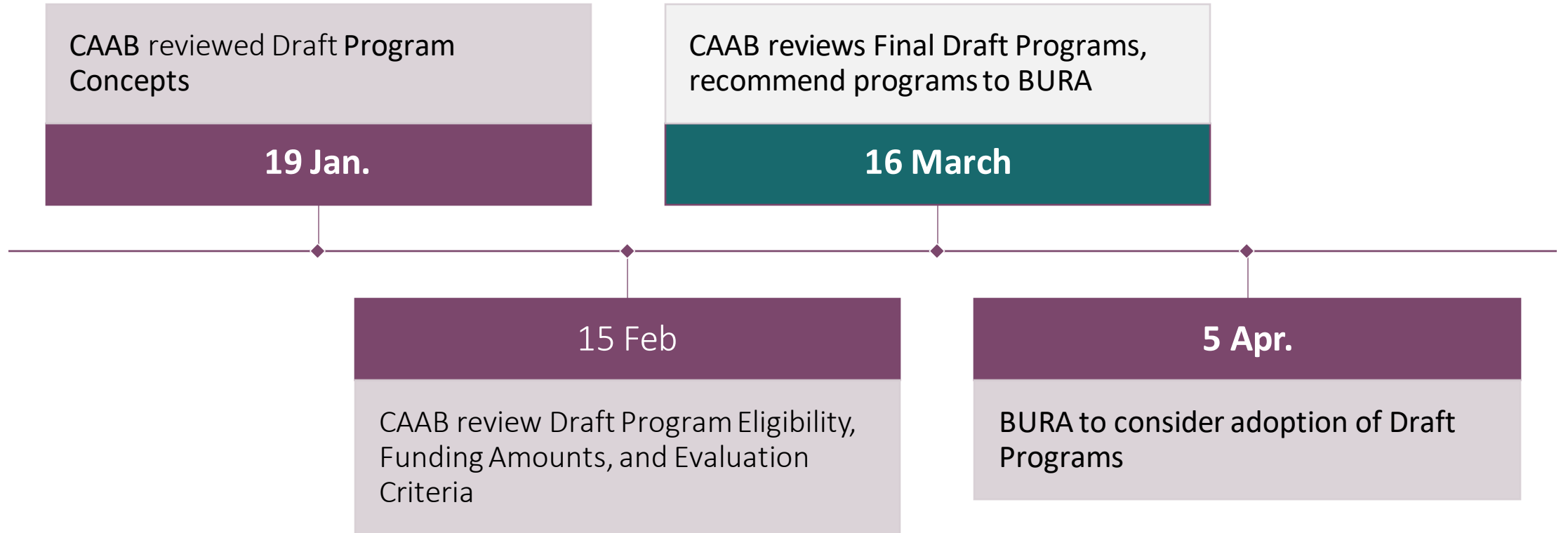
City of Bend logo

CITY OF BEND

Map prepared by M. Stuart, City of Bend  
Print Date: Feb 24, 2020  
Sources: City of Bend, Deschutes County

# Core Area Development Partnership Programs

# SCHEDULE & NEXT STEPS



# Adopted 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
Business Assistance Program	\$100K	\$100K	\$100K	\$100K	\$100K	\$500K*
Development Assistance Program	\$0	\$800K	\$500K	\$100K	\$100K	\$1.5M*

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

# Program Types

## 2 Distinct Programs

**Development  
Assistance**

*Up to \$750,000*

**Business  
Assistance**

*Up to \$50,000*





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# DEVELOPMENT ASSISTANCE PROGRAM





# 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 component
- Project located within the Core TIF Area
- Project site must include construction or renovation/rehabilitation of residential units
- Comply with all applicable City of Bend Standards

### Eligible Use of Funds:

- 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



# PROJECT SCORING



## 1) CATALYTIC POTENTIAL: Project has catalytic potential (0-25pts)

- This project is likely to spur other redevelopment efforts
- Project will generate significant tax increment revenues relative to other projects
- Project is located in a higher risk market area (east of Bend Parkway, north of Revere)
- Project is located in the Bend Central District or near other planned investments (Franklin Avenue, 2nd Street, Hawthorne Avenue, Greenwood Avenue)
- Project is likely to be completed within next two years and improvements are likely to last 10 or more years

## 2) COMMUNITY BENEFIT: Project benefits the community (0-25pts)

- Design elements of the project that will provide community benefit, such as energy efficient/green building features, pedestrian oriented public improvements, active ground floor uses, open space/plazas are included into the project
- Housing projects that are:
  - Mixed-income, rental levels that serve a variety of income levels
  - Include Affordable Housing (up to 80% AMI)
  - Middle Income Housing (up to 120% AMI)
  - Transitional housing
- Mixed-Use Projects that include:
  - Customer facing businesses
  - Food and/or beverage
  - Entertainment/art
  - Childcare
  - Makers

# PROJECT SCORING



## 3) PROJECT NEED: Project has need for financial assistance to overcome project challenges (0-25pts)

- Project funds will be used to overcome specific challenges of the site or project (ie. environmental remediation, infrastructure challenges/costs, small and/or constrained site, accessing capital, etc) and funds are needed.
- Funding need will be evaluated based on both on & offsite cost information provided by the applicant for costs associated with anything above and beyond minimum or standard site development.

## 4) EQUITABLE OUTCOMES: Project beneficiaries are a priority (0-25 pts)

- Diversity of development/ownership team (BIPOC/LGBTQIA2S+/veteran/woman/person with disability)
- Who will future users of the project be (ie. renters, customers, tenants)?
  - Will any units be provided as affordable or middle income including transitional housing? Will project be mixed-income?
  - 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
- Application reviews by a committee made up of 3 CAAB members (selected by CAAB) and 2 BURA members to make final recommendation to BURA
- Reimbursement based grants

## Preliminary Funding Capacity for Programs\*

Project Name & Description	2023/24	2024/25	2025/26	2026/27	2027/28	TOTALS
Business Support Program	\$100K	\$100K	\$100K	\$100K	\$100K	\$500K*
New Development Assistance Program	\$0	\$800K	\$500K	\$100K	\$100K	\$1.5M*

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



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# BUSINESS ASSISTANCE PROGRAM



# BUSINESS ASSISTANCE PROGRAM



## PURPOSE

**Matching grants to support upgrades to building facades and frontage areas and/or for necessary internal building and site upgrades that improve the customer experience, the aesthetics and safety of the district, and business success.**

### Eligible applicant:

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



Permitting fees  
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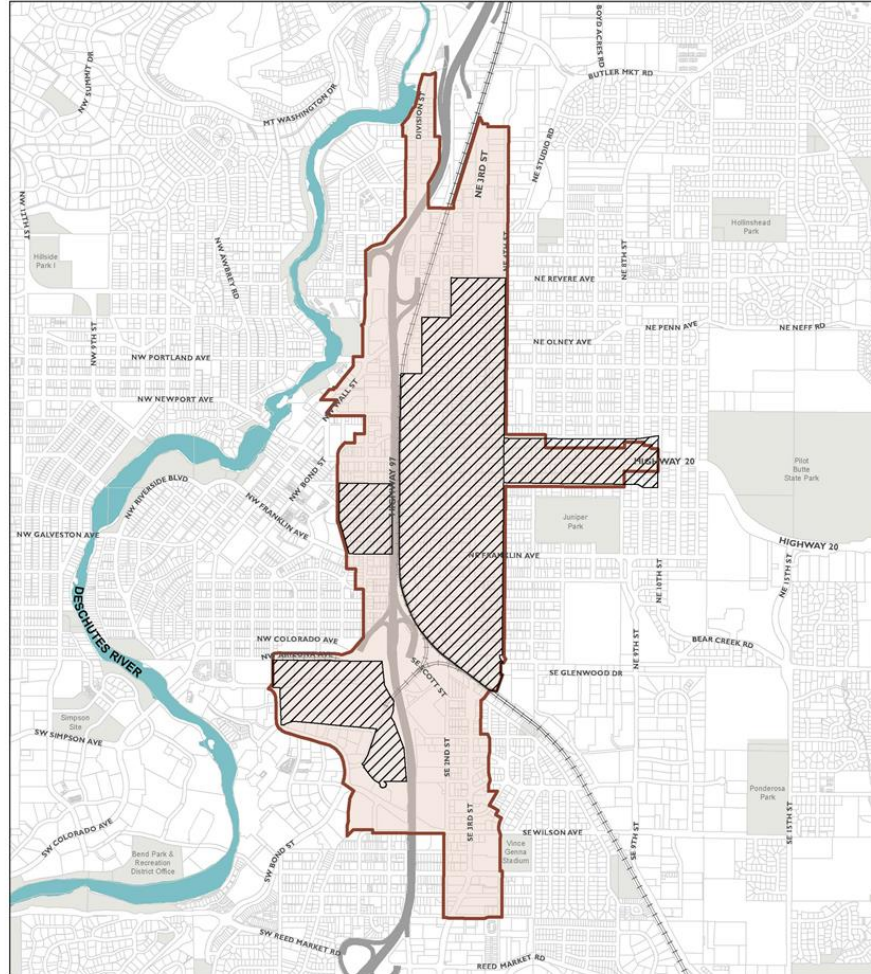
# BUSINESS ASSISTANCE PROGRAM



## ELIGIBILITY

### REQUIRED

- Be located within Core TIF Area
- Existing permanent structure within district with property owner authorization with existing or planned ground floor commercial use.
- Business tenancy must be demonstrated (through ownership, lease, LOI)
- Comply with applicable City of Bend standards
- Applicant must be building owner or tenant with owner authorization



**CORE AREA TIF DISTRICT BOUNDARY MAP**

Legend:  
District Boundary (Red outline)  
Parks (Green shading)  
Taxlots (White outline)  
Railroad (Black line with cross-ticks)  
Major Roads (Grey line)

Scale: 0 to 0.5 Miles

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# BUSINESS ASSISTANCE 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
- 0% match requirement

### 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) CATALYTIC POTENTIAL: Project has catalytic potential (0-30 pts)

- Does project improve the pedestrian (customer) experience, the aesthetics of the district, and the opportunity for customer-facing business success
- Project is likely to spur other redevelopment in the area
- Improvements stay in the district/building and last 10+ years, multi-year lease or renewal options
- Is the project located in the Bend Central District or within 2 blocks of other planned investments
- External improvements are located on a street facing location or visible from street/sidewalk

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

- Business is local (HQ in Core Area) , small (10 or fewer employees), customer-oriented
- Business ownership includes 50% or more ownership by people who identify as:
  - BIPOC, LGBTQIA2S+, Veteran, Person with disability, Non-English Speaker, Non-citizen
- Does the business include any priority uses for the district (food/beverage, makers, arts/entertainment, childcare)?
- Business has been in district for 5+ years

## 3) PROJECT NEED: There is a demonstrated need for financial assistance (0-20 pts)

- The business is undercapitalized or at risk of leaving the district\_or won't be able to start operations in the Core TIF Area if improvements aren't made. The need for funding assistance is demonstrated.

## 4) NEART TERM IMPACT: Investments can be made soon (0-20 pts)?

- "Soon" is measured by whether the applicant has a design concept or completed design, or architect and/or contractor secured.



# PROGRAM STRUCTURE

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- Annual funding cycles (call for project proposals/applications)
- Staff recommends BURA direct CAAB to review initial applications and provide funding recommendations to BURA on annual basis
  - CAAB members that apply or are a family member, have client association, or if an applicant is located directly adjacent to a business or property of the CAAB member, may not participate in funding deliberations or evaluate project applications
- Application assistance (translations/application support)
- **Grant Agreements**
  - Initial agreement approved that identifies scope of eligible improvements for grant and match funds
  - Invoices can be submitted for payment or reimbursement for work completed or items purchased
  - Invoices should identify required match, if applicable
  - Grant funds should be spent within 18 months of executed grant agreement
  - Retroactive funding eligible for grant/match (up to 12 months prior to application)



# CAAB Motion:


*I recommend that the Bend Urban Renewal Agency (BURA) adopt both the Development Assistance and Business Assistance programs as presented (or with clarifications/revisions discussed in the meeting).*



# Performance Metrics

Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>Create a place where you can live, work, and play.</p>	<p>1. Number of residential units (focus on net new)</p> <p><b>Target:</b> 385 new housing units by 2028 and 1,819 new housing units by 2040.</p>	<p><b>2020</b> 308 Total</p> <ul style="list-style-type: none"> <li>SFD: 139</li> <li>SFA: 9</li> <li>Duplex- Quadplex: 61</li> <li>MF: 35</li> <li>ADU: 1</li> <li>Mixed-Use: 2</li> <li>Mobile: 61*</li> </ul>	<p>255 units</p> <ul style="list-style-type: none"> <li>SFD: 136</li> <li>SFA: 9</li> <li>Duplex-Quadplex: 61</li> <li>MF: 35</li> <li>ADU: 1</li> <li>Mixed-Use: 4</li> <li>Mobile: 9*</li> </ul>	<p>223 units</p> <ul style="list-style-type: none"> <li>SFD: 109*</li> <li>SFA: 0**</li> <li>Duplex-Quadplex: 59</li> <li>MF: 38</li> <li>ADU: 1</li> <li>Mixed-Use: 7</li> <li>Mobile: 9</li> </ul>
	<p>2. Number of businesses and employees in Core Area</p> <p><b>Target:</b> 480 new jobs (employees) by 2028 and 1,649 new employees by 2040</p>	<p><b>2019 (Pre-COVID)</b> 758 job sites (establishments) and 7,802 average employment (employees)</p> <p><b>2020 (COVID-19)</b> 773 job sites and 7,589 average employment</p>	<p>800 job sites and 7,314 average employment (employees)</p> <p><b>Since 2019:</b> 42 net new job sites 488 less employees</p>	<p>2022 CQEW data will not be available until October of 2023.</p>
	<p>3. Core Area residential units within a ½ mile walkshed of a Public Park, Plaza, or Open Space</p> <p><b>Target: 100%</b> of Core Area residents are within ½ mile walkshed <b>by 2051.</b></p>	<p><b>23%</b> of Core Area residential units are within a ½ mile walkshed of a public park, plaza or open space</p>	<p><b>17.6%</b> of Core Area residential units.</p>	<p><b>17.5%</b></p>



Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>This is a walkable area with a balanced transportation system.</p>	<p>Transit ridership: Total transit boardings within Core Area (January 1- December 31 each year)</p> <ul style="list-style-type: none"> <li>At Hawthorne Station</li> <li>At transit stops</li> <li>Percentage change of total boardings from previous year</li> </ul> <p><b>Target:</b> Increase transit boarding by <b>3% every 5 years.</b></p>	<p>2019 baseline (Pre COVID-19)</p> <ul style="list-style-type: none"> <li>Hawthorne boardings: 166,125</li> <li>Transit stop boardings: 27,723 <ul style="list-style-type: none"> <li>Most frequently boarded stop was 3<sup>rd</sup> @ Wagner Mall</li> </ul> </li> <li>Total boardings: 193,848</li> </ul>	<ul style="list-style-type: none"> <li>Hawthorne boardings: 82,235</li> <li>Transit stop boardings: 13,755</li> <li>Most frequently boarded stops: <ul style="list-style-type: none"> <li>3<sup>rd</sup> &amp; Wagner Mall (1,471)</li> </ul> </li> <li>Total alighting: 14,680</li> <li>Total boardings: 95,990 (Δ-50% from 2019)</li> </ul>	<ul style="list-style-type: none"> <li>Hawthorne Boardings: 81,702</li> <li>Transit stop boardings: 68,037</li> <li>Most frequently boarded stops: <ul style="list-style-type: none"> <li>3<sup>rd</sup> &amp; Wagner Mall (9,570)</li> </ul> </li> <li>Total alighting: still awaiting data</li> <li>Total boardings: 149,793 (Δ-23% from 2019)</li> </ul>
 <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><b>Target:</b> For projects to stay on budget.</p>	<p>0% for all projects.</p>	<ul style="list-style-type: none"> <li>NE Division Street Corridor ADA Improvements: 98% spent, Completed May 2021</li> <li>Bicycle/Neighborhood Greenways: 54% spent primarily on improvements outside Core Area, on budget</li> </ul>	<ul style="list-style-type: none"> <li>Wilson Avenue Corridor Improvements: 27% spent, on budget</li> <li>Midtown Crossings: 4% spent, on budget; Feasibility Study completed</li> <li>Neighborhood Greenways: 59% spent primarily on improvements outside the Core, on budget</li> </ul>
	<p>Transportation mode split based on count data (for Franklin Avenue permanent counters)</p> <p><b>Target:</b> Pedestrian and bicycle trips combined make up <b>4% of trips</b> by 2030.</p>	<p>2019</p> <ul style="list-style-type: none"> <li>Pedestrian: 281 (1.4%)</li> <li>Bicycles: 145 (0.72%)</li> <li>Vehicles: 19,600 (97.87%)</li> </ul> <p>Combined Ped/Bike trips: 2.13%</p> <p>2020</p> <ul style="list-style-type: none"> <li>Pedestrian: 239 (1.6%)</li> <li>Bicycles: 159 (1.1%)</li> <li>Vehicles: 14,679 (97.4%)</li> </ul>	<p>2021</p> <ul style="list-style-type: none"> <li>Pedestrian: 247 (1.43%)</li> <li>Bicycle: 153 (0.83%)</li> <li>Vehicles: 17,943 (97.82%)</li> </ul> <p>Bike/Ped combined: 2.18%</p>	<p>2022</p> <p>Staff is still collecting and analyzing this data.</p>

Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>This plan leads to direct outcomes, it is implemented</p>	<p>7. Number of Core Area Project Report Actions that are implemented by end of year. The Report includes 19 actions total.</p> <p><b>Target:</b> All relevant Core Area Project Report actions completed by 2025.</p>	<p>2 of 19 actions completed including:</p> <ul style="list-style-type: none"> <li>1.1 Adopt an Urban Renewal/TIF Plan and Report</li> <li>2.1 Remove barriers to development/redevelopment, particularly for housing and mixed-use development in the BCD.</li> </ul>	<p>3 of 19 actions completed. Newly completed:</p> <ul style="list-style-type: none"> <li>6.1 Form advisory committee(s) for implementation of the Urban Renewal/TIF Plan through BURA creation of the Core Area Advisory Board</li> </ul>	<p>4 of 19 actions completed. Newly completed:</p> <ul style="list-style-type: none"> <li>3.1 Include Core Area in a citywide tax exemption program, City Council adopted the MUPTC Program in August 2022</li> </ul> <p>City Council began discussing the removal of parking minimums citywide which ultimately addressed the following (in 2023):</p> <ul style="list-style-type: none"> <li>2.1 Evaluate code updates to CL &amp; CG zones</li> <li>2.2 Evaluate code updates in other zones in Core Area to remove barriers</li> </ul>
	<p>Project spending by Plan Project Category</p> <p><b>Target:</b> Stay within 15% of initial project spending goals:</p> <ul style="list-style-type: none"> <li>52% Transportation, Streetscape, Utility</li> <li>18% Affordable Housing</li> <li>15% Re/Development Assistance</li> <li>10% Open Space, Plazas, Facilities, etc.</li> <li>5% Plan Administration</li> </ul>	<p>0% spending on all categories</p>	<p>0% of maximum indebtedness spent</p>	<p>\$265,500 (0.13% of maximum indebtedness; 100% of spending) on Plan Administration</p>

Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>Affordability is preserved.</p>	<p>Number of dwelling units deed restricted to Affordable levels in Core Area</p> <p><b>Target: 193</b> new Affordable units in the Core Area by 2028.  <b>910</b> new Affordable units by 2040.</p>	<p>90 shelter beds (Shepherd’s House Ministries &amp; 2<sup>nd</sup> Street Shelter)</p> <p>0 residential units</p>	<p>90 shelter beds</p> <p>0 residential units</p>	<p>158 shelter beds (68 net new)</p> <ul style="list-style-type: none"> <li>40 additional beds created at 2<sup>nd</sup> Street shelter, now operating as as the City’s Navigation Center</li> <li>28 new beds located at City’s Franklin Avenue shelter)</li> </ul> <p>0 residential units</p>
 <p>Public investments incentivize and catalyze private development.</p>	<p>10. Assessed Value (AV) Growth since Plan inception and 5-year average</p> <p><b>Target: ≥5%</b> average annual growth rate</p>	<p>(FYE2019) Frozen Base</p> <p>Total AV= \$443,857,101</p>	<p>Total AV= \$491,644,130</p> <p>5.25% average annual growth since Plan inception</p>	<p>Total AV = \$504,787,997</p> <p>4.58% average annual growth since Plan inception</p>



Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>Public investments incentivize and catalyze private development.</p>	<p>11. Development activity (total number of building permits pulled by type between January 1- December 31 of each year)</p> <p><b>Target:</b> Increased development activity annually. New construction and housing units to be the biggest focus for increases.</p>	<p>0 Land Use Applications 27 Total Building Permits</p> <ul style="list-style-type: none"> <li>• 3 New Construction</li> <li>• 3 Addition</li> <li>• 21 Renovation/ Alteration</li> <li>• \$6.9 Million in Value</li> </ul> <p>0 Residential Units Completed</p>	<p>5 Land Use Applications 51 Total Building Permits</p> <ul style="list-style-type: none"> <li>• 16 New Construction</li> <li>• 2 Addition</li> <li>• 33 Renovation/ Alteration</li> <li>• \$9.6 Million in Value</li> </ul> <p>1 Residential Unit Completed</p>	<p>5 Land Use Applications 39 Total Building Permits</p> <ul style="list-style-type: none"> <li>• 5 New Construction</li> <li>• 1 Addition</li> <li>• 33 Renovation/ Alteration</li> <li>• \$74 Million in Value</li> </ul> <p>0 Residential Units Completed</p>
	<p>12. Amount of funding leveraged with tax increment finance investments</p> <p><b>Target:</b> At least a 10:1 private to public ratio for TIF investments is recommended.</p>	<p>\$0</p>	<p>\$0</p>	<p>\$0</p>

Guiding Principle	Performance Metric Indicator & Target	Proposed Baseline (2019 or 2020)	2021	2022
 <p>The planning process is transparent and open to ensure that those affected by the decisions are involved in the process.</p>	<p>13. 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 &amp; Report as well as the Core Area Project Report.</p>	<p>In 2021, BURA created the Core Area Advisory Board (CAAB) to oversee implementation of the Core Area TIF Plan.</p>	<p>In 2022, CAAB met 16 times including 12 regular meetings, 3 subcommittee meetings, and 1 joint meeting with the Transportation Bond Oversight Committee to discuss Midtown Crossings. In December, BURA adopted a Core Area CIP based on CAAB's recommendation.</p>
 <p>This area incorporates sustainable and low impact development principles and practices.</p>	<p>14. 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 specific examples from 2021.</p>	<p>In 2022, City Council adopted the Multiple Unit Property Tax Exemption (MUPTTE) Program and included several public benefit options to incentivize sustainable development such as energy efficiency, stormwater management, and water wise landscaping.</p>

# CAAB Motion

*I recommend BURA utilize reporting framework as presented to monitor Core Area success and direct staff to prepare the 2022 Annual Report and identify opportunities to share key metrics in a public facing dashboard.*



# Equity Outreach

# CAAB Motion

*CAAB to recommend BURAs to ensure application and translation assistance is available for the Core Area Business Assistance Program.*

# 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

# 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](mailto:aplatt@bendoregon.gov) or 541-322-6394; Relay Users Dial 7-1-1.