



CITY OF BEND

# Core Area Advisory Board

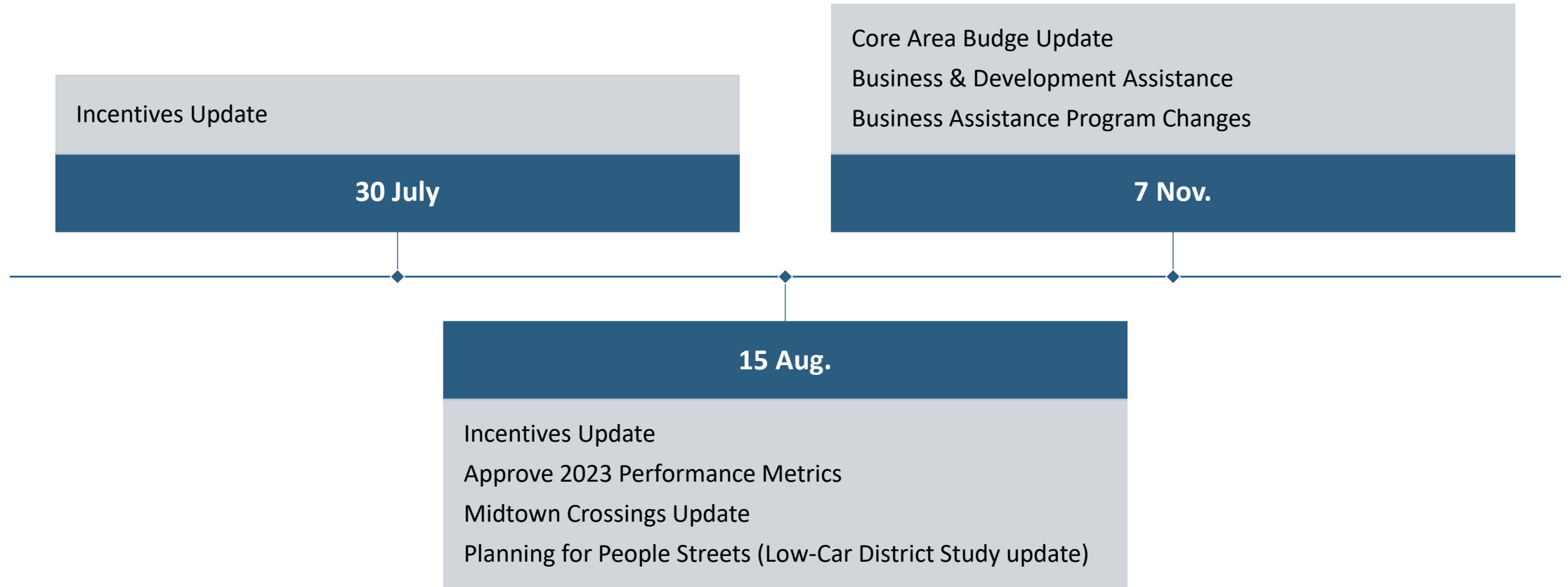
July 30, 2024

# Meeting Agenda

- Approve May Minutes

- Core Area Updates
- Development & Business Incentives
- Subcommittee Updates

# CAAB Schedule



# Core Area Updates

# Core Area Development Updates

- Jackstraw on track for September 2025 "opening" (313 units)
- Catalyst (food/beverage) on track for September 2024 "opening"
- Timber Yards project is "on pause" despite MUPTE award (250 units)
- Platform development status is still uncertain (199 units)
  - City working on Development Agreement with developer for Franklin Ave improvements
  - Developer has indicated they plan to initiate site work this Winter



# Core Area Business Assistance Program Updates

- Grant agreements executed with:
  - Dogwood- fully paid; under construction
  - Growing Tree Children's Center- fully paid; project awaiting Pacific Power approval
  - Timber Kiddies- partially paid;
  - Colima Market- partially paid; project started
- Still coordinating on grant agreements:
  - 1631 NE 2nd Street
  - Open Space Event Studios



# Midtown Crossings Update

- Greenwood
  - Quick build under construction
- 2nd Street
  - Waterline work will begin in August
  - Roadway improvements anticipated to start Fall 2024
- Hawthorne Overcrossing
  - Open House closed July 17
  - Aug 7: Council check-in to select preferred bridge structure

At a glance: The 4 bridge type options



Option 1 - Cable Stayed-Two Towers



Option 2 - Cable Stayed-One Tower



Option 3 - Extradosed



Option 4 - Truss

# Core Area Financial Outlook & Recommendations

Project/Program	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	TOTAL
Business Assistance	\$100K	\$100K				\$200K
Franklin Crossing & Corridor		\$500K	\$2.5M			\$3M
2nd Street Streetscape	\$500K	\$2.8M				\$3.3M
Hawthorne Overcrossing				\$1.5M	\$1.5M	\$3M

- 2nd Street's total costs are estimated to be \$3.3M
  - BURA adopted revised CIP budget in June
- Pause or lack of proposed new development limits Core Area financial capacity
- FYE 25 revenue estimates will be available in October 2024
- City has secured \$25M+ in grant funds for Hawthorne

**Recommendation:** Wait to initiate next Business Assistance program cycle until City gets October revenue forecasts & have more comprehensive discussion about Core Area Budget/CIP.





# Development & Business Incentives



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# **Bend Urban Renewal Agency TIF Assistance Policy**

**Housing Affordability Policy & Employment Growth Policy**

Jonathan Taylor, Urban Renewal

# Lowering Rents and Encourage Good Paying Jobs

Incentivizing livability through tax increment financing



**Livability** is having a **good paying job** that provides the ability to have **affordable housing** (no more than 30% of your income) and reasonable access to things you enjoy in life.



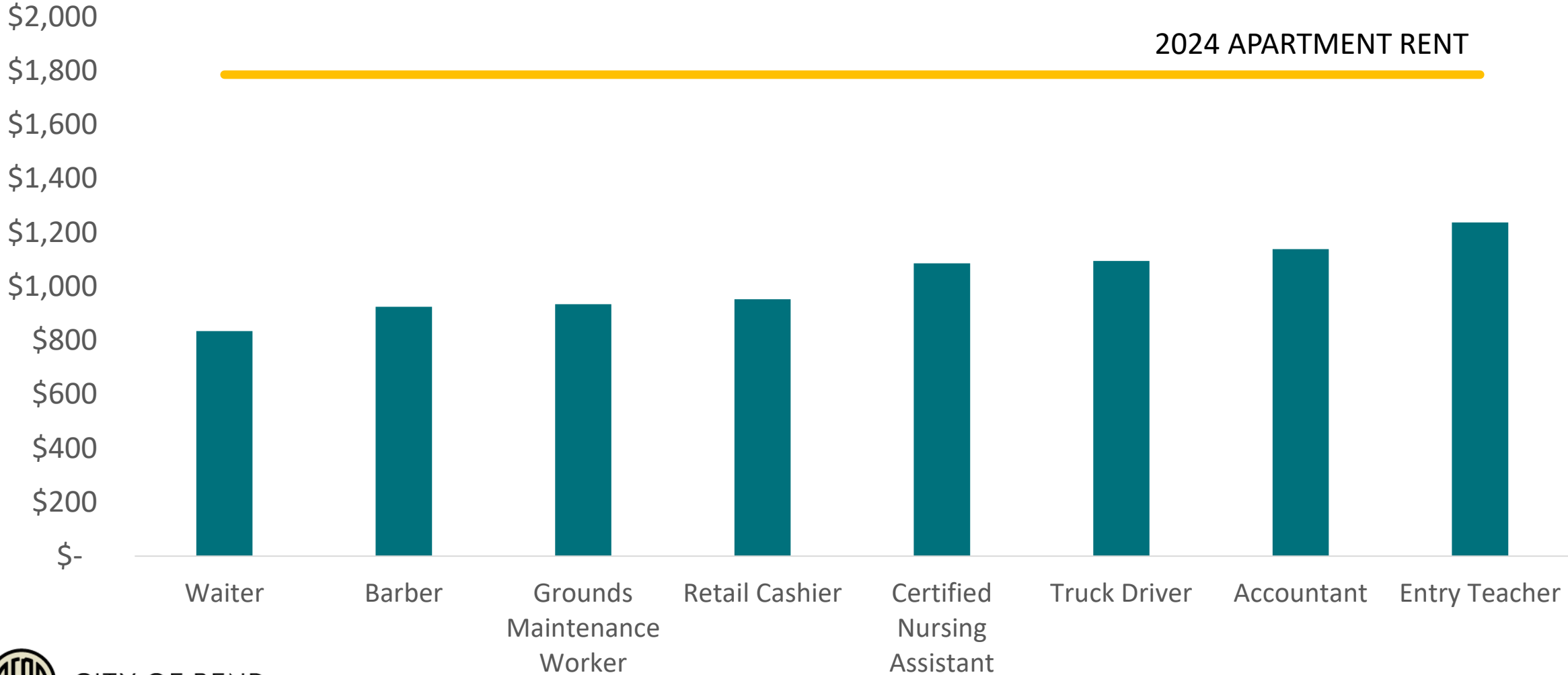
**.....AND BEND PROVIDES A LOT OF ACCESS TO THINGS TO ENJOY!**

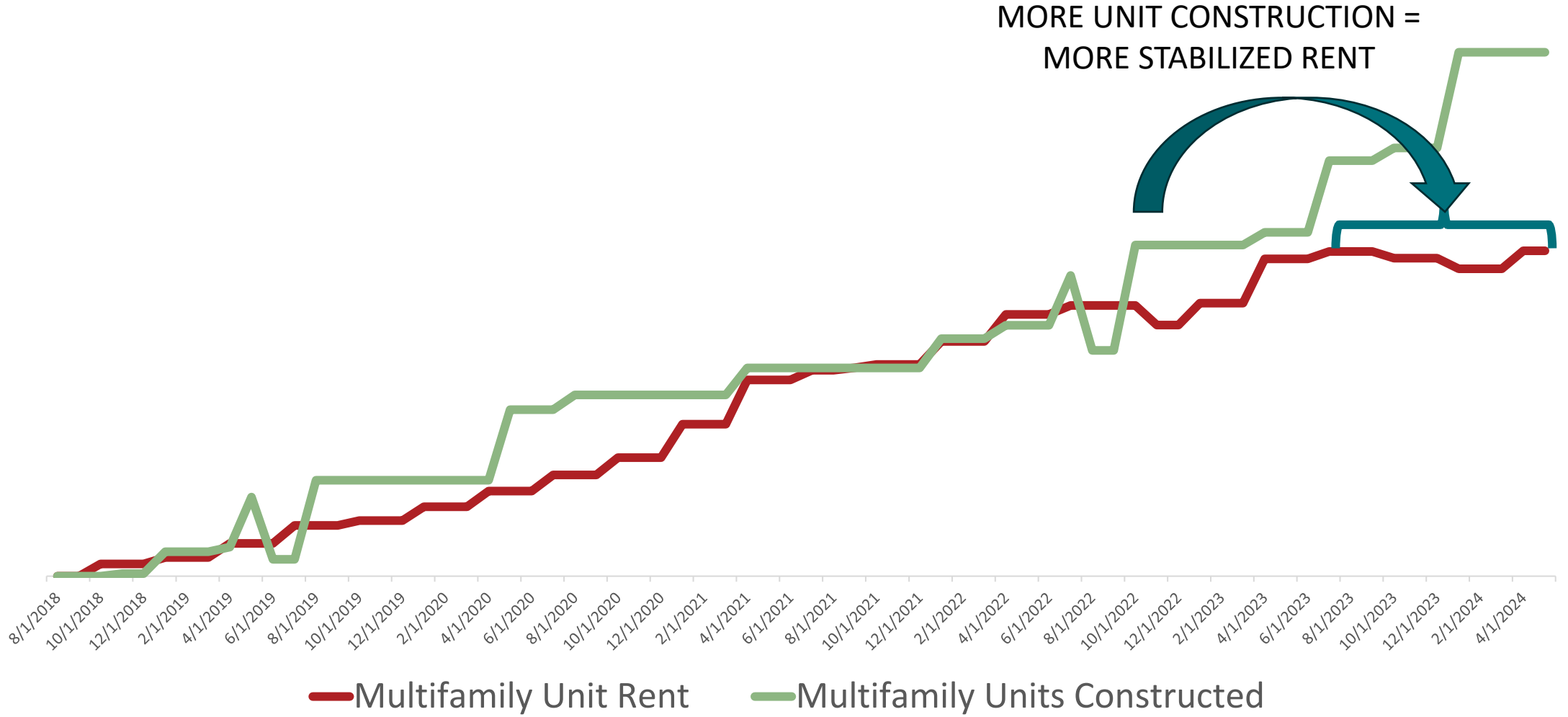
By 2030, an additional 15,000 will move to this community, 40% will be renters. With this projected growth and current/future supply of housing, housing prices will continue to increase.

**The housing that is built is becoming more out of reach for a growing share of our households.**

Currently, **8 out of 10** jobs' median wages and nearly **50% of households** cannot adequately afford rent of a multifamily unit in Bend.

# 30% of Income Per Job Type vs 2024 Multifamily Rent







# 2030 Multifamily Unit Need

AN ADDITIONAL 1,074 UNITS WITH A STRONG EMPHASIS ON HOUSEHOLDS MAKING BELOW \$72,000.

Encouraging living wage jobs that reduce housing cost burdens.

**Housing Tax Incentive**  
To incentivize multifamily development projects to provide more affordable units through lower rents.

**Employment/Wage Tax Incentive**  
To incentivize employers making substantial investments to provide more good paying jobs to afford local housing costs.



Incentivizing affordable and stable housing for Bend's workforce.

# BURA "LOWERING RENTS" POLICY - ANNUAL REBATE



**15% OF NEW UNITS ARE  
RENTED  $\leq$  90% AMI**



**LOWER THAN MAXIMUM  
ALLOWED STATUTORY RENT  
INCREASES FOR DEDICATED  
UNITS**



**10 YEAR  
MINIMUM,  
ELIGIBLE  
EXTENSIONS**



**BURA ENCOURAGES  
HEALTHY UNIT MIXES AND  
ADDITIONAL AMI LEVELS**

**QUESTION: WHAT IS STEWARDSHIP'S  
INPUT ON THIS PROPOSAL?**



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# POLICY IMPACT ON COMMUNITY NEED



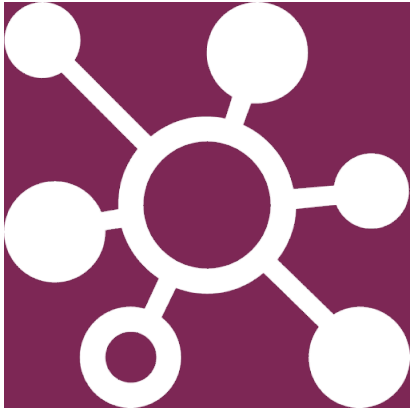
**BY FOCUSING ON TARGETED AMI WITH ADAPTABILITY, THIS INCENTIVE WILL ENCOURAGE MORE AFFORDABLE MULTIFAMILY RENTAL UNITS.**



**UNLIKE PRIOR TAX INCENTIVE PROGRAMS, THIS PROGRAM WILL FULLY REBATE ALL NEW IMPROVEMENTS FOR ELIGIBLE PROJECTS.**

**THIS WILL ACCOMPLISH THE COMMUNITY NEED OF MORE MULTIFAMILY UNITS.**

# BURA "GOOD PAYING JOBS" POLICY - ANNUAL REBATE



**BUSINESSES IN C.O.B's  
LOCAL AND TARGET  
SECTORS (TBD)**

EXEMPTIONS FOR IDENTIFIED NEIGHBORHOOD SERVICES



**10 YEAR  
MAXIMUM**



**CREATE AT LEAST 5  
NEW JOBS WITH  
AVERAGE ANNUAL  
SALARY \$72,000**



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# ADDITIONAL PARAMETERS



**SITE REVIEW**  
**FINANCE REVIEW**  
**PROJECT REVIEW**



**CONSIDERATION**  
**PROCESS**  
ORS 457 REQUIREMENTS



**PLAN DOCUMENT &**  
**DEVELOPMENT**  
**AGREEMENT IS APPROVED.**



# Stakeholder Input – First Draft from Subcommittee

## **BEND ECONOMIC DEVELOPMENT ADVISORY BOARD**

JUNE 3 – "KEEP IT SIMPLE, BE ADAPTABLE"

*AUGUST 5*

JUNE 10 - *BEDAB WORKING GROUP - "KEEP IT AS OPEN AND FLEXIBLE AS POSSIBLE"*

## **AFFORDABLE HOUSING ADVISORY BOARD**

JUNE 12 – "ANY TOOL HELPS" "WOULD LIKE TO REVIEW THE FINAL PROPOSAL IN AUGUST"

*AUGUST 14*

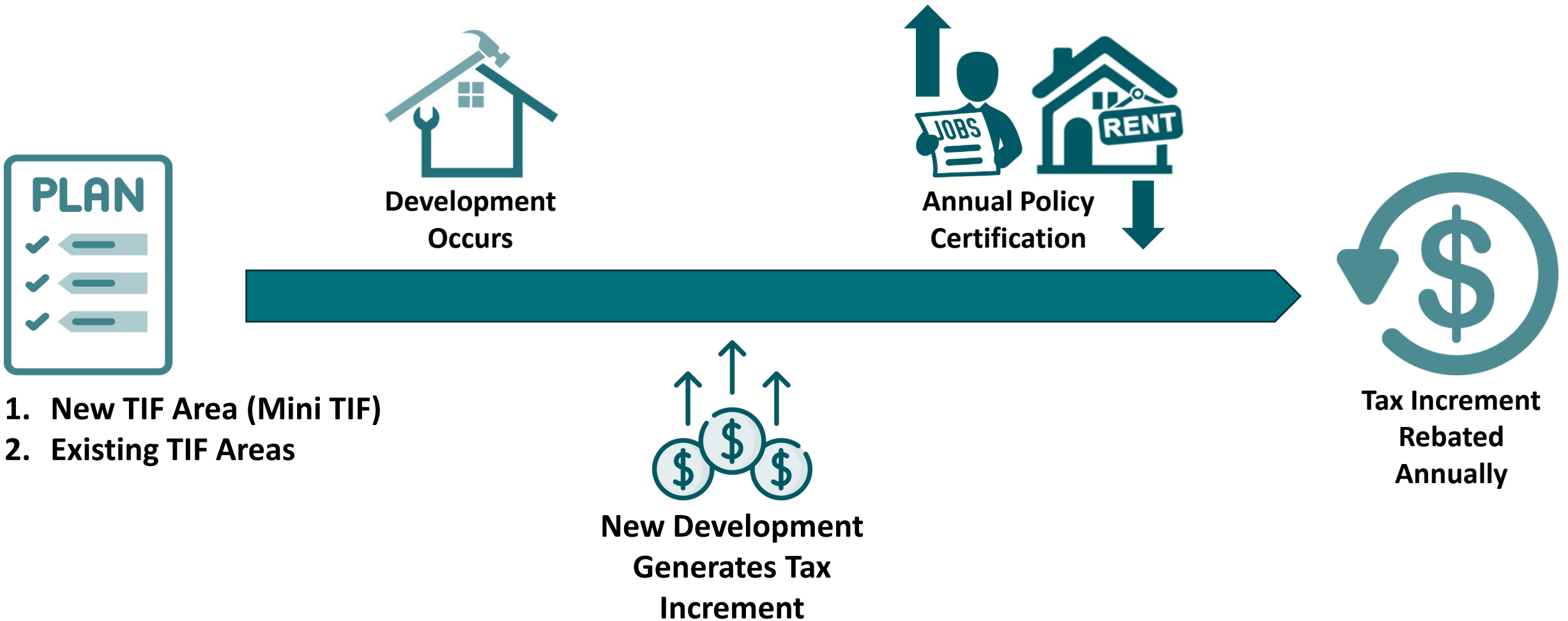
## **DEVELOPER'S ROUNDTABLE**

JULY 19 - "GREAT START"

## **INDIVIDUAL CONSULTATIONS (12 MEETINGS SINCE MARCH)**

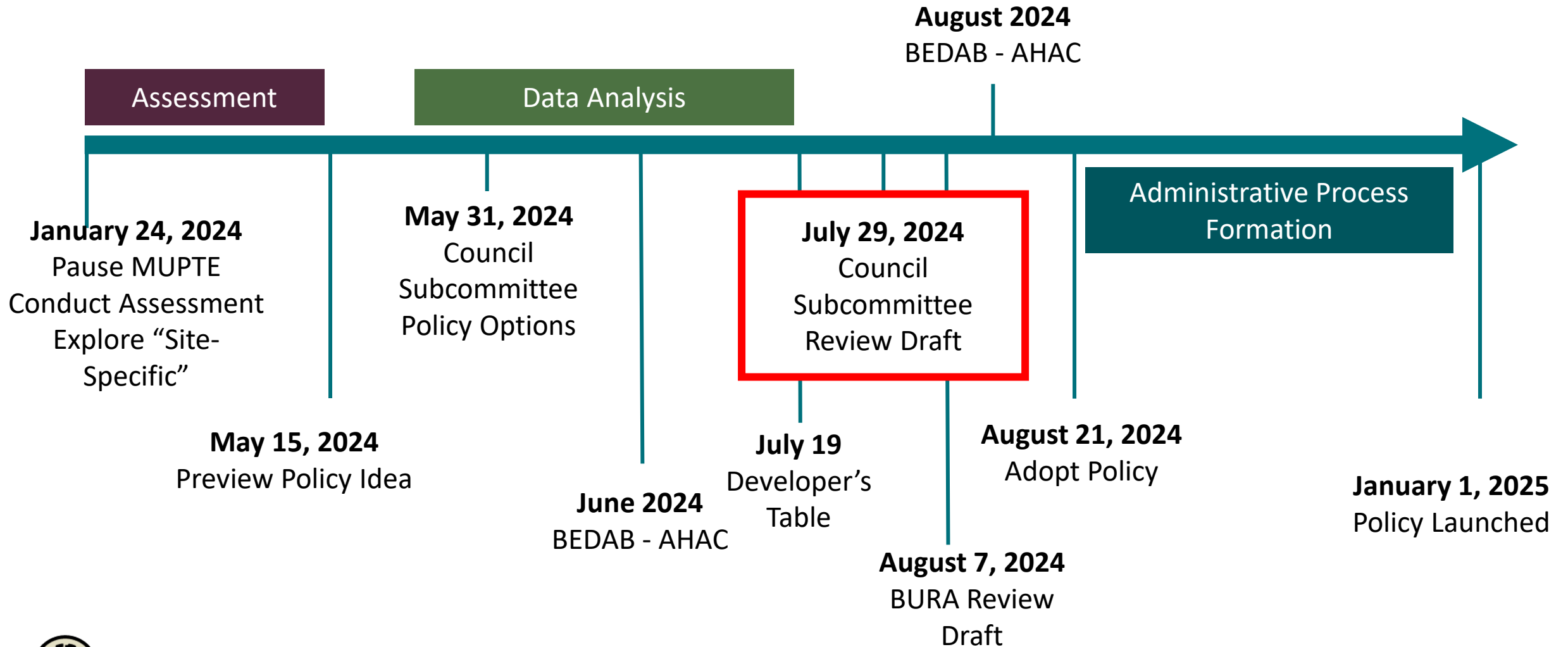


# How This Will Work





# Tax Increment Assistance Policy Timeline



# Subcommittee Updates

- Business Assistance Subcommittee
  - Staff has drafted proposed changes to program
  - New meetings currently on pause
- Development Code Subcommittee
  - 1st meeting: Monday August 19 1-3pm



# 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



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