



CITY OF BEND

Bend Economic Development Advisory Board

February 3, 2025

BEDAB Chair and Vice-Chair Elections



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Recommended Motion

“I move to elect _____ as the Chair of the Bend Economic Development Advisory Board for Calendar Year 2025”

“I move to elect _____ as the Vice-chair of the Bend Economic Development Advisory Board for Calendar Year 2025”



Transportation Fee Phase II



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Phase 2 Nonresidential Transportation Fee Discussion

Sarah Hutson, Senior Policy Analyst

Cyrus Mooney, Business Advocate

February 3, 2025

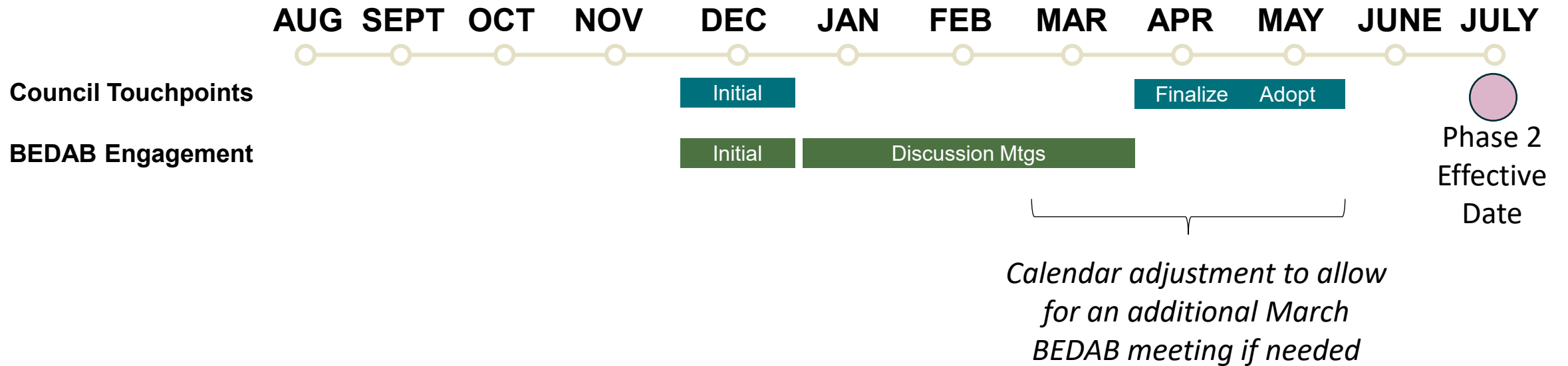
Goals of Today's Presentation

- Decision point: Discount / exemption options
 - Childcare facilities
 - Affordable Housing operators
- Overview of NAICS/ITE data linking and benchmarking
 - *Firm understanding of data points and methodological approach as a foundation for presenting fee estimates next month*
- Communication updates
- Next steps



Anticipated Next Steps

- March 3: Rate scenarios & sample bills



Existing Incentives

- Childcare Facilities
 - City offers SDC exemptions – 100% all systems (water, sewer, transportation)
 - State programs offer incentive payments and grants for certain facilities
- Affordable Housing Developers/Operators
 - City offers SDC exemptions – 100%, all systems (plus Parks - unit cap) and expedited permit review
 - Cost of development: Multiple local, state, and federal funding sources
 - Operating expenses: State and city property tax exemptions and project-based vouchers may apply



Childcare Facilities

Type	Share of Total	Childcare SQFT	Charge Basis	Phase 1 Fees (Annual)
Standalone childcare facility	20%	<ul style="list-style-type: none"> Range: 3K – 10K Average: 6K Total across accounts: 62K 	Non-residential Rate (\$6.25 per 1K SQFT per month)	<ul style="list-style-type: none"> Range of Transportation Fees standalone childcare facilities pay per year: \$225-750 Average fee per year: \$450 Total est. revenue collected from standalone childcare facilities in Phase 1: \$4.7K
Partial childcare facility <i>(part of a larger mixed-type account)</i>	30%	Unknown		Based on total SQFT of commercial account
In-home childcare	50%	N/A	Single-Unit Residential Rate (\$5.60 per month)	\$67/year

Note: Based on high-level interpretation of state license data. Account-level data may change findings.

Potential annual revenue impact (Phase 2)*:
\$25-35K

**Based on standalone childcare data, average SQFT assumptions for partial facilities, and Phase 1 revenue estimate x 2 as a Phase 2 placeholder; does not include in-home childcare facilities*



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Affordable Housing Operators

Type	Affordable Housing Units	Charge Basis	Phase 1 Fees (Annual)
Multi-Unit Affordable Housing	<ul style="list-style-type: none">Range: 8-240Median: 50Total: 2,750-3,000	Multi-Unit Residential Rate (\$4.15 per unit per month)	<ul style="list-style-type: none">Range of Transportation Fees multi-unit Affordable Housing pays per year: \$400-12,000Median fee per year: \$2,500Total estimated revenue collected from multi-unit Affordable Housing in Phase 1: \$135-150K

Note: Based on high-level interpretation Housing Works and City of Bend data. Includes mix of levels of income and eligibility qualifications and deed-restriction terms. Account-level data may change findings.

Potential annual revenue impact (Phase 2)*:

\$275-300K

**Based on Phase 1 revenue estimate x 2 as a Phase 2 placeholder*



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BEDAB Discount / Exemption Guidance

- How does BEDAB recommend moving forward?

No discount

50% discount

- Similar to Transportation Fee approach to K-12 public schools and accounts on Utility Billing Assistance

100% (full exemption)

- Similar to SDCs
- Childcare Facilities: \$25-35K potential Transportation Fee Phase 2 revenue impact (standalone and partial childcare facilities)
- Affordable Housing Operators: \$275-300K potential Transportation Fee Phase 2 revenue impact (all estimated multi-family Affordable Housing units; impact could be less depending on any eligibility requirements such as AMI level or deed-restriction terms)

Move use to lower-impact bin

- Would apply to standalone childcare facilities only



Phase 2 Data Approach

- While expertise in technical details not necessary, important to understand the data-driven foundation behind Transportation Fee rate-setting



Registration compliance impacting data completeness

Special unit classes charged differently (examples: hotels/motels per room, schools per student)



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NAICS to ITE Data Linking

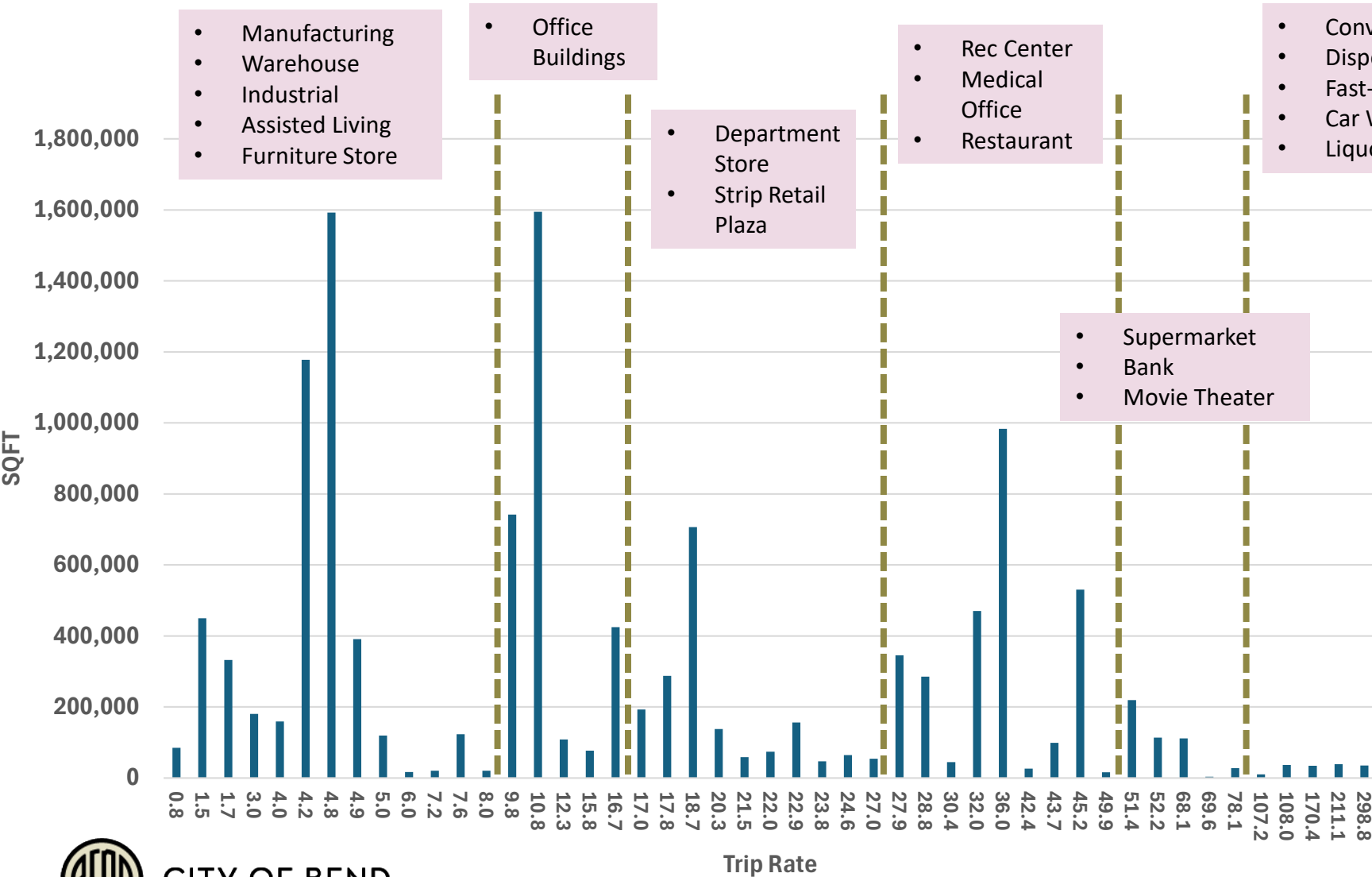
- First cut of “crosswalk” (~60% of data currently accounted for)
- Reminder NAICS to ITE mapping not 1:1
 - Making reasonable assumptions from NAICS data – not an account-level exercise
 - Appeals process available

Mapping Example

NAICS Name Assignments	ITE Code Assigned
<ul style="list-style-type: none">• Offices of Lawyers• Offices of Certified Public Accountants• Environment, Conservation and Wildlife Organizations• Corporate, Subsidiary, and Regional Managing Offices• Offices of Real Estate Agents and Brokers• Other Individual and Family Services• Research and Development Biotechnology• Professional, Scientific, and Technical Services• Insurance Agencies and Brokerages• Services for Elderly and Persons with Disabilities• Engineering Services• + >30 different NAICS assignments	General Office Building



Trip Rate Distribution



How other cities have grouped trip rates:

Bin	Hillsboro		Newberg	
	ADT	\$ / KSF	ADT	\$ / KSF
1	<7	\$0.30	<18	\$4.92
2	7-21	\$0.84	18-30	\$19.38
3	21-52	\$2.65	31-51	\$28.23
4	53-150	\$6.03	52-80	\$44.24
5	151-400	\$16.81	>80	\$128.47
6	>400	\$43.31		

ADT = Average Daily Trips
KSF = 1,000 SQFT



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Note: Preliminary analysis; data subject to change.

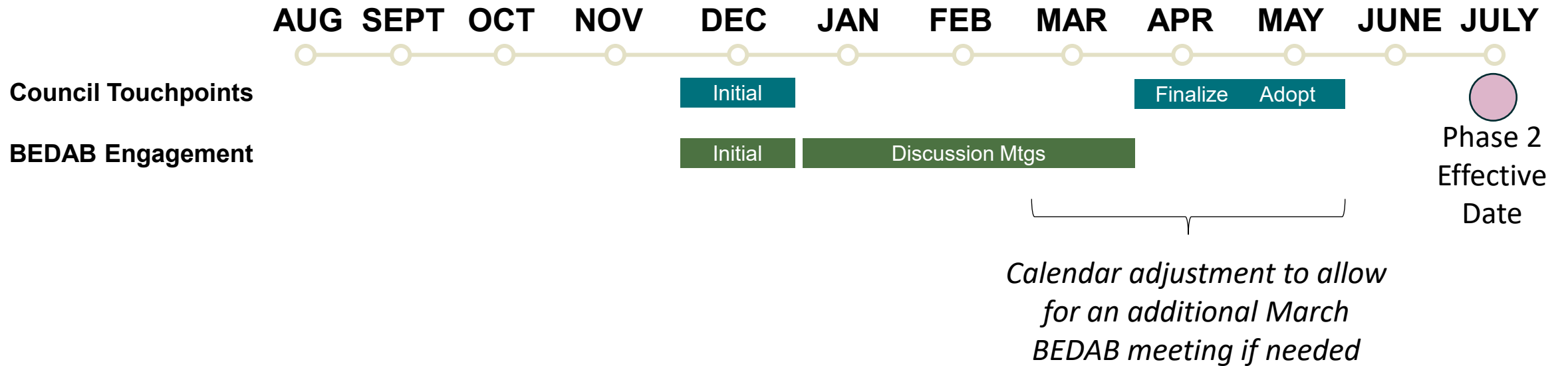
Communication Updates

- Business registration outreach
- Information session for business community members



Anticipated Next Steps

- March 3: Rate scenarios & sample bills



Wrap-Up

- Second March meeting: full group or subcommittee?
- Recommendations that will be requested from BEDAB during March meetings:
 - # of grouped use categories
 - How to classify mixed-use accounts
 - Data approach to rates / fee caps
 - How to handle accounts with missing business use data





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Electrification Policy Option Recommendations



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Electrification Policy Options- Recap

- In preparation for the Joint-Meeting Feb. 24, need approval from BEDAB for the representative members to share with the broader group
- Agreement to Pursue:
 - Education and Outreach Policies
- Needing Further Research and Discussion:
 - Incentives and Fees
- Discourages Regulation Involving:
 - Nitrogen Oxide Emissions (NoX)
 - Right-of-Way Standards



Recommended Motion

“I move to approve the recommendation of the Electrification Policy Options presented to the Bend Economic Development Advisory Board during its February 3, 2025 meeting, as reflected in the PowerPoint, to representatives of the City Council, the Affordable Housing Advisory Committee, and the Environment and Climate Committee, during their joint meeting on February 24, 2025.”



Tax Increment Assistance and City Planning Efforts



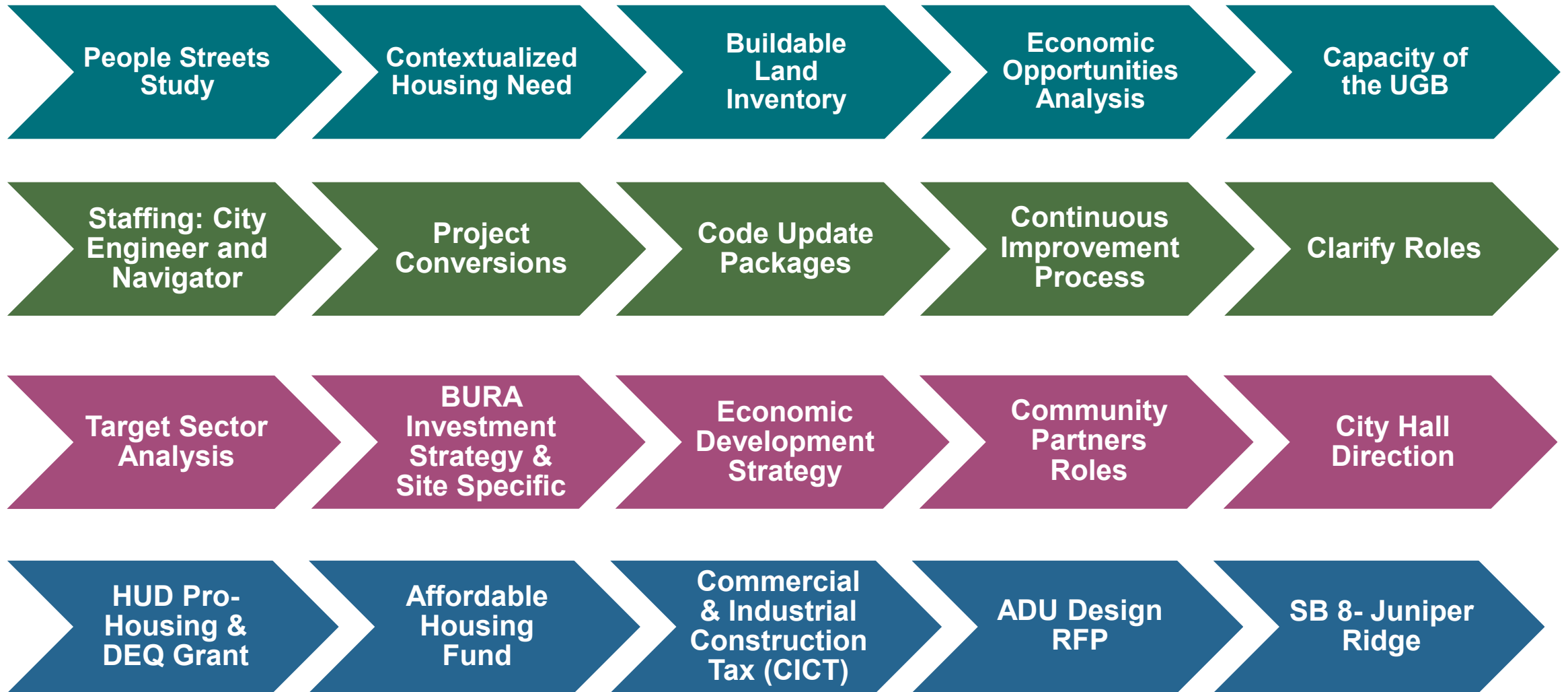
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Tax Increment Assistance- Housing Affordability

- May provide eligible multiunit residential rental projects assistance with BURAs portion of taxes on increased assessed value from structural improvements.
- Projects must include three or more residential units and provide at least 15% of units for rent to households at or below 90% area median income with rental increases below the statutory maximums for duration of assistance.
- Base assistance will typically last 12 years; and, expanded assistance may be up to 30 years.
- Staff has received a total of **5 applications** that have been deemed complete. These will be presented to BURAs on **February 19, 2025**. This meeting will determine if BURAs wishes to proceed with establishing program documentation for approved projects.



Growth Management, Community Development, Economic Development, Housing Workplan for 2025-26



Target Sector Analysis



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Target Sector Analysis

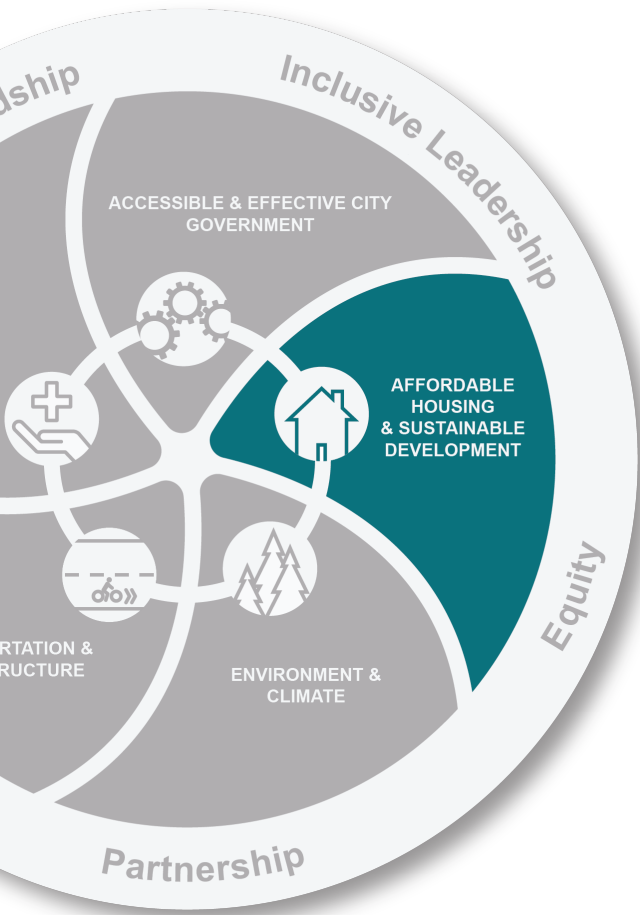
Damian Syrnyk, Senior Planner, Growth Management Division

Cyrus Mooney, Business Advocate, City Manager's Office

Bend Economic Development Advisory Board

February 3, 2025

Process Check In



No recommendation requested today on final report

Additional content on recommended next steps coming

Recommendation request on March 3, 2025, agenda

Direction on target sectors and next steps

City Council April 2nd work session



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Roundtable and Future Topics