



CITY OF BEND

# MEMO

**To:** Core Area Advisory Board

**From:** Allison Platt

**Date:** 5/16/2024

**Re:** Draft 2023 Core Area Performance Metrics

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Staff have identified the following proposed changes to initial draft 2023 Core Area Performance Metrics Report dated May 13, 2024:

- Page 5: Correct that the park search area that serves people living south of Wilson Avenue is Kiwanis Park, not Vince Genna Stadium.
- Page 10: Proposed edits to page shown in ~~striketrough~~ or underlined text to reflect that the City does already allow for SDC payments to be made in up to 20 mid-annual installation payments per Bend Code 12.10.110 and correct information about the recent changes to the City's SDC deferral program.
  - 3.2 Modify the SDC Financing Program: While the City recently updated its SDC methodology ~~While no major changes to the SDC financing or payment installation program are currently being~~ were considered. The City will be slowly transitioning from now allow for collecting SDC deferrals at time of from permit issuance to Certificate of Occupancy with interest for all development types by Summer of 2026. which is a significant benefit to the development community. Changes to the City's SDC financing (payment installation) program could be evaluated as part of a larger incentives discussion to increase the usage of that program. ~~For example, Portland allows developers enter into a loan contract with the City to pay SDCs in monthly or biannual installments over a 5-20 year period.~~

- Page 11: Consider adding information about the 5-year programmed CIP to help demonstrate how budgeted funds compare to target spending goals in addition to funds spent to date.
- Page 12: Add information to display both residential units and bed counts for all years. 0 deed restricted units currently exist in the Core Area.
- Page 13: Add a note to help explain rationale for lower rates of growth realized in the Core Area. Proposed language:
  - One of the primary reasons for a lower growth rate in the 2023-2024 tax year was that the County Assessor readjusted the change property ratio (CPR) rates for the various property classes in this year which impacted growth rates. CPR rates are determined by dividing all unchanged properties maximum assessed value by their real market value. In addition, the City purchased several properties in the Core Area which are now untaxed properties.
- Page 16: Remove the word citizen from description of advisory board.
- Page 17: Add the following bullet to citywide community climate action plan strategy advancements:
  - The City sponsored a grant program for waste reduction and recycling projects in multifamily buildings through the Environmental Center's Community Innovation Fund