

ORDINANCE NO. NS-2528

AN ORDINANCE OF THE CITY COUNCIL RELATING TO URBAN RENEWAL, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE CENTURY TAX INCREMENT FINANCE PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

Recitals

- A. The Bend Urban Renewal Agency ("BURA"), the duly authorized and acting urban renewal agency of the City of Bend, Oregon ("City") has forwarded to the Bend City Council ("Council") for its approval the Century Tax Increment Finance Plan ("TIF Plan"), to create a new urban renewal area known as the Century Tax Increment Finance Area ("TIF Area"), along with an accompanying report ("TIF Report"), explaining the need for the TIF Plan.
- B. BURA adopted Resolution 158 on October 16, 2024, establishing the Tax Increment Assistance for Housing Affordability and Employment Growth Policy, to support multi-unit residential developments that provide a minimum number of units affordable to households earning 90% of area median income or less, and achieve other policy goals.
- C. At its meeting on February 19, 2025, BURA authorized staff to draft a plan and report for creation of tax increment finance (TIF) areas to provide assistance to support multi-unit residential projects for Britta Ridge Area, Century Area, and Veridian Area.
- D. On March 3 and 12, 2025, Bend Economic Development Advisory Board and the Affordable Housing Advisory Committee recommended that BURA pass associated resolutions recommending the Britta Ridge TIF Area Plan, Century TIF Area Plan, and Veridian TIF Area Plan (TIF Plans) and Reports Accompanying the Britta Ridge TIF Area Plan, Century TIF Area Plan, and Veridian TIF Area Plan (TIF Reports) to City Council on March 19, 2025.
- E. BURA has caused the preparation of the TIF Plan, attached hereto as Exhibit A, pursuant to ORS 458.085(2), which authorizes certain development and redevelopment activities within the TIF Area: development assistance and plan administration.
- F. BURA has caused the preparation of a TIF Report, attached hereto as Exhibit B, pursuant to ORS 457.087, which explains the need for the activities set out in the TIF Plan and explains the financial assumptions behind the TIF Plan.
- G. The TIF Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Bend Planning Commission recommendation, and the public testimony before the City Council.

H. The process for the adoption of the TIF Plan has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements.

I. The Century TIF Plan consists of development assistance for two projects: Century Bluff and Century West. The proposed Century Bluff development consists of 152 residential units across two buildings, with unit sizes ranging from 480 square feet to 1,300 square feet, including studios, varying one sizes, two bedrooms, three-bedrooms, and townhomes. The site consists of two parcels totaling 4.34 acres zoned Mixed-Use Urban. Construction is anticipated to begin January 2026 with the certificate of occupancy expected in November 2027. The proposed Century West development at 1080 SW Mt. Bachelor Drive consists of a 297-multifamily unit complex, with unit sizes ranging from 519 to 1,278 square feet and includes studios, one-bedrooms, two bedrooms, and three-bedrooms. The site is 4.86 acres zoned Mixed-Use Urban. Construction is anticipated to begin March 2026 with the certificate of occupancy expected May 2028.

J. The proposed developments have met the policy targets outlined in the Tax Increment Assistance for Housing Affordability and Employment Growth Policy for enhanced (extended) development assistance. The Century Bluff development will rent 20% of units to households at 90% area median income with those units limited to rent increases below the statutory maximum, 61% of project costs will be awarded to local contractors, and obtain Energy Star Certification. The Century West development will rent at least 15% of new units to households earning 90% area median income with those units limited to rent increases below the statutory maximum, use 23% or more of local contractors, and obtain LEED Silver Certification.

K. On February 19, 2025, BURA heard from staff that it is financially feasible to support the developments with developer incentives under the Tax Increment Assistance Policy for Housing Affordability, and the developments will cure blight identified within the Plan Area. The developer incentives will assist with providing more affordable housing units, identified as needed in Bend by the Oregon Housing Needs Assessment, contributing to the health, safety and welfare of Bend residents. The properties are vacant, and demonstrates depreciated values compared to neighboring parcels.

L. Notice of the Plan and proposed adoption was sent to the taxing districts and the residents of Bend as required under ORS chapter 457. The City Council has considered taxing district recommendations in this adoption.

M. The City's adoption of the TIF Plan and BURA's ability to carry out the projects described in the TIF Plan are economically sound and feasible. BURA will fund the projects identified in the TIF Plan with revenues derived from a division taxes pursuant to ORS 457.440 and Article IX, Section 1c of the Oregon Constitution, and other available funding as more fully described in Sections IV, V, VI, and VII of the TIF Report.

N. The City shall assume and complete any activities prescribed to it by the TIF Plan.

Based on these findings, THE CITY OF BEND ORDAINS AS FOLLOWS:

Section 1. The attached Exhibit A, Century Tax Increment Finance Plan, is approved and adopted, as it meets the requirements of ORS 457.085(2).

Section 2. The attached Exhibit B, Century Tax Increment Finance Report, is accepted as the report demonstrating the basis for the TIF Plan.

Section 3. The City Recorder shall forward a copy of this ordinance to BURA.

Section 4. BURA shall cause a copy of the TIF Plan to be recorded in the Records of Deschutes County, Oregon.

Section 5. The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of this ordinance approving the TIF Plan including the provisions of ORS 457.135, in the Bend Bulletin no later than four days following the adoption of this ordinance.

First Reading Date: May 21, 2025


Second Reading and adoption by roll call vote: June 4, 2025

YES: Kebler, Méndez, Norris, Perkins, Platt, Riley
NO: Franzosa



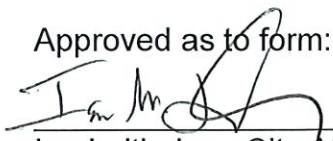
Melanie Kebler, Mayor

ATTEST:



Ashley Bontje, City Recorder's Office

Approved as to form:



Ian Leitheiser, City Attorney

EXHIBIT A
Century
Tax Increment Finance Plan

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

**BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE**

LIST OF PARTICIPANTS

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Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Mendez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

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City Finance Director

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Core Area Advisory Board

Corie Harlan, Chair

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Dawn Cofer

Hank Kamakaala

James Teeter

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Gary North, Chair

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Isabel Mikovich

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Helen Silfven

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Century TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$49,613,485.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Century TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Century TIF Plan.

“Report Accompanying Century TIF Plan” or “Report” means the official report that accompanies the Century TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to clear the way for

redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

This Century TIF Plan was developed for the Bend City Council based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024, to support the development of new multi-unit housing with minimum numbers of more affordable units by providing development assistance in existing or through the creation of new TIF areas. The Policy was developed with input from BURA and the City advisory bodies – Core Area Advisory Board, Bend Economic Development Advisory Board, and the Affordable Housing Advisory Committee. This Plan was developed with public input at BURA meetings, a Planning Commission meeting, and meetings of the Bend City Council. This Plan will go into effect following adoption by the City Council.

The Bend Urban Renewal Agency’s Policy Justification for the Policy noted:

Bend has a very low residential vacancy rate and many households are spending more than 30% of their household income on housing costs. An average individual/household would need to make \$72,000 to not be cost burden to afford current market rent. Currently, 81% of occupations in the Bend Redmond MSA cannot adequately support market rate rent on a single income. Those making \$43,000 or less account for nearly 50% of total employment. The number of Bend households that cannot adequately afford market rate rent is 45%.¹

Providing incentives for housing affordability starting at 90% area median income for multi-unit rental units, with additional incentives for developments meeting certain energy efficiency and supplier diversity criteria, will assist in meeting the City of Bend's affordable housing and other Council goals.

The City of Bend currently incentivizes housing affordable to households making 60% and 80% AMI or less through its Non-Profit and Qualifying Rental Property Tax Exemptions. This Plan and Projects incentivize creation of additional units of market rate housing integrated with units that are affordable to households making 90% AMI or less.

ORS chapter 457 allows for the use of tax increment revenues, a financing source that is unique to TIF areas, to fund projects within a specific boundary. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values within a TIF area from the time an area is first established - are used to repay borrowed funds or meet contractual obligations. The borrowed funds and contractual obligations fund projects within an area that meet the goals of the plan and cannot exceed the maximum indebtedness amount set by a TIF plan.

¹Bend Urban Renewal Policy Justification for the Tax Increment Assistance for Housing Affordability and Employment Growth, presented on August 7, 2024

The purpose of a TIF area is to improve specific areas of a municipality that are poorly developed or underdeveloped, called blighted areas in ORS chapter 457. These areas can have property that is undeveloped or underdeveloped, old or deteriorated buildings, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, TIF area projects funded with tax increment can include construction or improvement of streets, utilities, and other public facilities, assistance for development, rehabilitation or redevelopment of property, and improvements to public spaces.

The Bend Urban Renewal Agency's Policy provides for the creation of TIF areas consisting of a single or small number of tax lots in the City currently not included in an existing tax increment area to support construction of new housing that includes More Affordable Housing, for households earning 90% AMI or less. The development assistance for the project in the new TIF area may consist of a rebate of a portion of the tax increment to the property owner in exchange for restricting a minimum percentage of units available to households earning 90% AMI or less at rents affordable to those households, and agreeing to limit annual rent increases to lower than the maximum rental increases allowed under ORS 90.323 for those rent-restricted units. The actual rebate amount and number of affordable units in the development will be set in an agreement between BURA and the property owner and based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth, consistent with the provisions of this Plan.

This Plan will support the development of housing that includes More Affordable Units and the other requirements of the Policy, in an area known as Century, shown in Figure 1.

The Plan reflects input from the community received at public meetings at the Agency and hearings before the Planning Commission and the City Council.

The Plan is anticipated to last 32 years, resulting in 30 years of tax increment collection.

The Plan is to be administered by the Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII of this Plan. All amendments to the Plan are to be listed numerically on the inside cover of the front page of the Plan and then incorporated into the Plan, document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the noted statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI

ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII

A. TIF Area Overview

The Century TIF Plan Area, shown in Figure 1, consists of approximately 9.2 total acres.

This TIF Area meets the definition of a blighted area due to its infrastructure deficiencies, including inadequate streets and rights-of-way, undeveloped status resulting in unproductive land that is potentially useful and valuable for contributing to the public health, safety, and welfare as the location of new housing units, and impaired investments. These blight conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report accompanying the Plan.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Area;
- The relationship between each Project to be undertaken and the existing conditions;
- The estimated total cost of each Project and the source(s) of funds to pay such costs;
- The estimated completion date of each Project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan. The maximum amount

of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$49,613,485 (Forty Nine Million, Six Hundred and Thirteen Thousand, Four Hundred and Eighty Five Dollars.) This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds, if any. The projects under this plan are not anticipated to be financed through bonds, but primarily through rebate of property taxes paid.

IV. PLAN GOALS

The goals of the Plan represent its basic intent and purpose. The TIF Projects identified in Sections V and VI of the Plan are specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Agency.

A. Housing Development

To increase the supply of housing by providing financial incentives for the development of housing in the City of Bend.

B. Encourage More Affordable Housing

To increase the supply of more affordable housing options by providing financial incentives for the development of more affordable housing in the City of Bend.

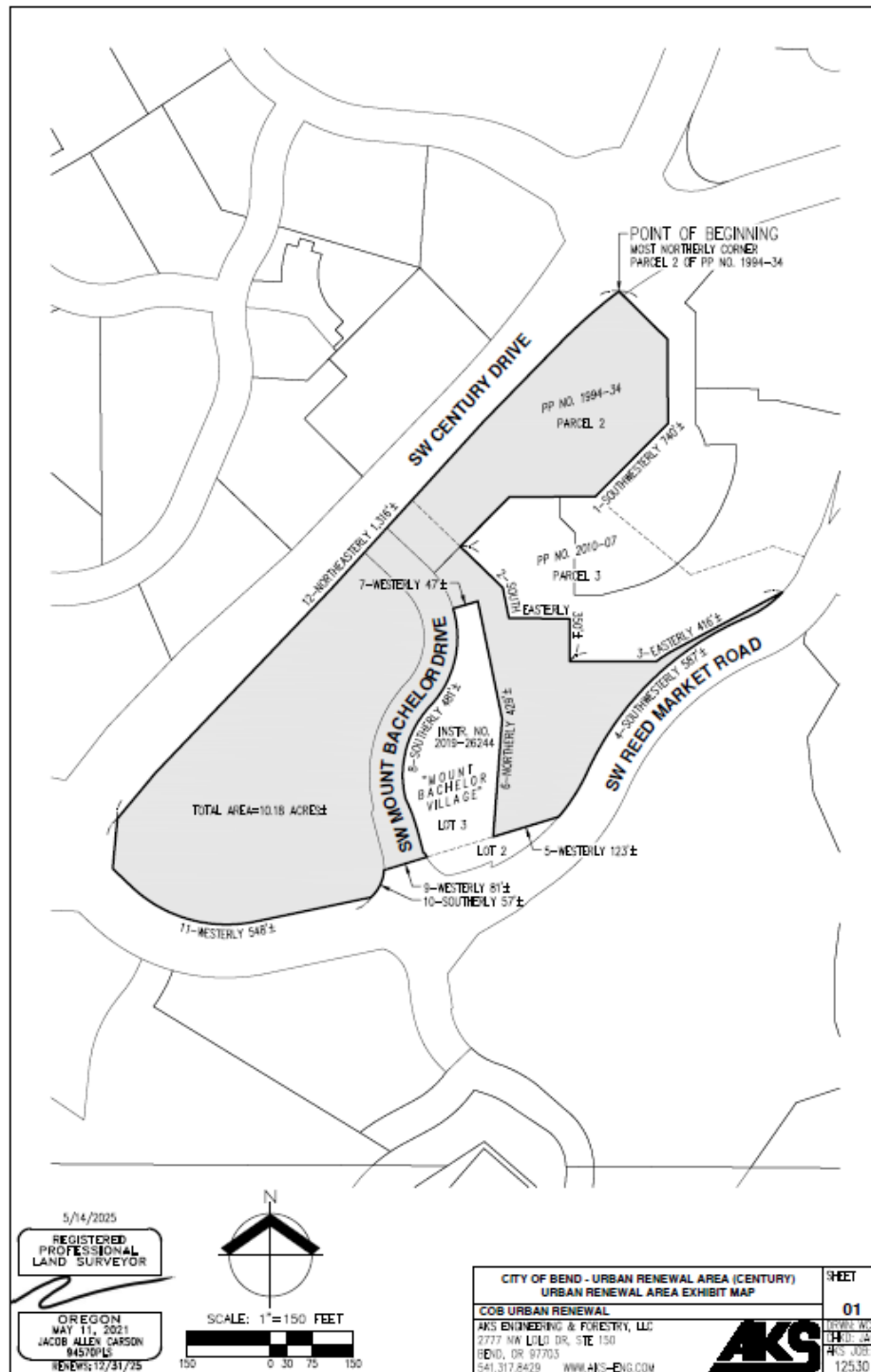
C. Encourage Energy Efficiency Housing

To increase the number of energy-efficient certified housing projects by providing financial incentives for the utilization of energy efficiency standards in the construction of housing projects that lower overall housing costs for households and reduce carbon emissions.

D. Administration.

To provide administrative support for the implementation of the Plan.

Figure 1 – Century TIF Area



Source: City of Bend

V. TIF AREA PROJECT CATEGORIES

To support the Plan Goals described in the previous section, the Projects within the Area fall into the following categories:

A. Housing Development and Development Incentives, Partnership, and Support

B. Plan Administration, Implementation, Reporting, and Support

VI. TIF AREA PROJECTS

The Projects authorized by the Plan are:

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367, as such applications may be modified, consistent with the goals of this Plan. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for any Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units. A guideline for the amount of Assistance is provided in the Report accompanying the Plan.

B. Plan Administration, Implementation, Reporting, and Support

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation, and annual reports pursuant to ORS 457.460.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to BURA, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.220.

Substantial Amendments are amendments that:

1. Add land to the Area, representing more than 1% of the existing area of the Area;²
or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS chapter 457. Minor Amendments require approval by BURA by resolution.

The projects proposed in the Plan and Report are organized by project categories. If BURA determines that the allocation of funds within a project category should be adjusted based on needs within the Area, it may do so through a Minor Amendment.³

VIII. PROPERTY ACQUISITION AND DISPOSITION

Property acquisition and disposition are not eligible activities under the Plan.

² Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457.

³ Project costs may be impacted by grants, timing, cost savings, inflation, or other external forces unanticipated at this time but which may occur over the 32-year life of this Area.

IX. RELOCATION METHODS

There are no persons living in or business situated in the Plan Area, therefore relocation is not part of this Plan.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds, or contractual obligations for TIF projects under a TIF plan.

Tax increment revenues are the revenue received from increases in property taxes based on the *increase* in assessed value within a TIF area over the total assessed value from the time a plan is adopted. Increment does not include property taxes levied to pay for General Obligation (GO) bonds and local option levies.

A. General description of the proposed financing method

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning and undertaking project activities, and otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan. No bonds will be issued to finance the activities in the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to BURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to BURA based upon the distribution schedule established under ORS 311.390.

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XI. ANNUAL REPORT

BURA shall file an Annual Report in compliance with ORS 457.460.

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan describe the relationship of the plan to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public

utilities, telecommunications utilities, recreational and community facilities and other public improvements. This section provides that analysis. Relevant local planning and development objectives are set out in the Bend Comprehensive Plan, Bend Economic Development Advisory Board Strategic Plan, and the Bend Development Code. This section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how this Plan conforms to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. The language from the original document is in *italics*.

All of the land in the Area is designated Mixed Use Urban (MU) in the Comprehensive Plan, and zoned Mixed Use Urban in the Bend Development Code. Allowed land uses, maximum densities, and building requirements for all land in the Area are governed by the Bend Development Code, as described in subsection C of this Section XIII.

A. Bend Comprehensive Plan

The analysis of how the Plan conforms to the Comprehensive Plan covers the most relevant sections, but may not cover every section of the Comprehensive Plan that relates to the Plan.

If the Comprehensive Plan policies identified in the Plan are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of how the Plan conforms to these Comprehensive Plan policies.

Chapter 1 Citizen Involvement

Policies

- 1-4 *The City and special districts shall work toward the most efficient and economical method for providing their services within the UGB.*
- 1-7 *The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 1-8 *The City and county will encourage infill and redevelopment of appropriate areas within the Bend Central Core, Opportunity Areas and Transit Corridors.*
- 1-15 *The City shall continue to use advisory committees in their planning process, members of which are selected by an open process, and who are widely representative of the community.*
- 1-16 *The City will use other mechanisms, such as, but not limited to, meetings with neighborhood groups, planning commission hearings, design workshops, and public forums, to provide an opportunity for all the citizens of the area to participate in the planning process.*

Finding: The Plan conforms to Chapter 1 Citizen Involvement as there has been extensive citizen involvement in the preparation of the Plan and all related BURA policies. The Plan and Project support compact development within the Urban Growth Boundary by supporting residential development in the Mixed-Use Urban (MU) zone, near residential and commercial uses. The Area is in an Opportunity Area and Transit Corridor as identified in Figure 11-1 of the Comprehensive Plan, and the identified Project supports infill development on currently undeveloped lots.

Over twenty-five opportunities for public involvement were provided in the course of development the Policy supporting this Plan. In this process, the Bend Economic Development Advisory Board, the Affordable Housing Advisory Committee, Core Area Advisory Board, the Bend Chamber of Commerce, Economic Development of Central Oregon, and a round table of housing developers provided input on development of the Policy supported by this Plan. Specific to public involvement in this Plan, BURA, the Planning Commission, and the City Council all held public meetings regarding this Plan, at which public comment was accepted, prior to the adoption of this TIF Plan and Report.

Chapter 5 Housing

Policies

- 5-7 *The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones, consistent with the density ranges and housing types allowed in the zones. This policy is intended to implement the City's obligation under the State Housing Goal to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density".*
- 5-18 *The City will assist in identifying, obtaining and leveraging funding sources for the development of new housing for very low, low, and moderate - income residents, as determined by appropriate percentages of Area Median Family income in the Housing Needs Assessment.*
- 5-31 *Residential areas will offer a wide variety of housing types in locations best suited to a range of housing types, needs and preferences.*
- 5-38 *Medium-and high-density residential developments should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to the highest concentrations of population.*

Policy 5-20 defines affordable, in the case of dwelling units offered for rent, as housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a family at 60% of the area median income, based upon most recent HUD Income Limits for the Bend MSA. Policy 5-20 provides that other programs or policies can specify other levels of affordability.

Finding: The Plan conforms to Chapter 5 Housing as the Housing Development and Development Assistance, Partnership, and Support Project will encourage the development of housing for households earning 90% AMI or less, along with market rate units, meeting housing needs identified in the Oregon Housing Needs 2025 Methodology for the Bend UGB, supporting the goals of the Comprehensive Plan and Policy 5-20 to provide affordability at additional income levels. The Area is within an Opportunity Zone and within or near a Transit Corridor identified in the Comprehensive Plan, and has access to transit, K-12 public schools, commercial services, employment, and public open space. Other significant uses in the area include the public Cascade Middle School, private 7 Peaks School, and the public Skyline Sports Complex. The Deschutes River, with public trails and parks including Riverbend Park and Farewell Bend Park are located in close proximity to the east. The Area is in a Mixed-Use Urban (MU) zone surrounded by properties developed with commercial and a mix of housing types and densities. Surrounding properties are zoned Mixed Use Urban (MU) to the north, Residential Standard Density (RS) to the east, Medium Density Residential (RM) to the west, and Light Commercial (CL) to the South.

Chapter 6 Economy

- 6-24 *Mixed-use development may be regulated through one or more plan designations and zoning districts to encourage the development of a mix of employment, or a mix of employment and residential uses*
- 6-25 *The city will encourage vertical mixed-use development in commercial and Mixed Use Urban zones, especially where those occur within the Central Core, Opportunity Areas and along transit corridors.*
- 6-26 *The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all transportation modes.*
- 6-30 *The City shall strive to retain and enhance desirable existing commercial areas and encourage property owners' efforts to rehabilitate or redevelop older commercial areas.*
- 6-43 *The City will work with public agencies and community partners to support solutions for homelessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships due to economic instability and other legitimate reasons.*

Finding: The Plan conforms to Chapter 6 Economy as there are projects, programs, and expenditures identified for Housing Development and Development Incentives, Partnership, and Support that will encourage vertical residential uses along transit corridors.

Chapter 11: Growth Management

Mixed Use Urban Districts

- 11-1 The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 11-2: The City will encourage infill and redevelopment of appropriate areas within Bend's Central Core, Opportunity Areas and transit corridors.*
- 11-3 The City will ensure that development of large blocks of vacant land makes efficient use of land, meets the city's housing and employment needs, and enhances the community.*
- 11-4 Streets in the Centers and Corridors, Employment Districts, Neighborhoods, and Opportunity Sites will have the appropriate types of pedestrian, biking, and transit scale amenities to ensure safety, access, and mobility.*
- 11-6 Medium and high-density residential development should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to highest concentrations of population.*
- 11-10 The City shall continue to explore Mixed Use Urban zoning as one of the land use patterns that will promote fewer vehicle trips and shorter trip lengths.*
- 11-12 The City shall explore incentives for re-development of existing commercial strips in order to help reduce the need to expand the Urban Growth Boundary.*
- 11-12 The City shall explore incentives for re-development of existing commercial strips in order to help reduce the need to expand the Urban Growth Boundary.*
- 11-23 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.*
- 11-24 The City will encourage vertical Mixed Use Urban development in commercial and Mixed Use Urban zones, especially where those occur within the Central Core, Opportunity Areas and along transit corridors.*
- 11-26 New commercially designated areas are encouraged to develop with mixed-use centers to include housing, open space, commercial development, and other employment uses.*
- 11-27 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.*

Finding: The Plan conforms to Chapter 11 Growth Management as there are projects, programs, and expenditures identified for encouraging compact development, infill and redevelopment, making efficient use of large blocks of vacant land that meet's the City's housing need, and encouraging development and redevelopment in commercial corridors that is transit-supportive, and offers access and connections for all modes in the Area. To the extent not provided by the existing transportation improvements, the development supported by this Plan will be required to make infrastructure improvements as set out in the Bend Development Code.

B. Bend Economic Development Advisory Board Strategic Plan

The Bend Municipal Code requires the Bend Economic Development Advisory Board (BEDAB) to create a three-year strategic plan, identifying projects and guiding the work of the city's nine-member board as it seeks to:

- Advocate: Provide input into City policy and procedures from a private sector perspective.
- Facilitate: Broker entrepreneurial support among existing community resources.
- Market: Brand and guide marketing efforts of Bend as "Open for Business."
- Coordinate: Organize and oversee City resources applied to economic development.

The following goal and strategy from the 2022-2024 BEDAB Strategic Plan is directly related to Goal 2: Monitor and provide input on other relevant City policies relating to economic development

- *Support policies that provide for a spectrum of workforce housing opportunities*

Finding: The Plan conforms to the Bend Economic Development Advisory Board Strategic Plan as for the Project will create additional market rate and 90% AMI housing units in the Area, supporting the Bend workforce.

C. Bend Development Code

The Projects in the Area supported by the Plan conform to the zoning in the Bend Development Code, including maximum densities and building requirements, as demonstrated by the City of Bend approval of planning applications for the housing developments that may be supported by the Projects of this Plan, and those provisions of the Bend Development Code are incorporated by reference herein. The entirety of the area is zoned Mixed Use Urban (MU). Multi-unit residential developments are permitted outright in the MU zone.

As the *Bend Development Code* is updated, the references to the Bend Development Code in this document will be deemed to incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment to this Plan is completed in the future, this section will be updated to match the current zoning designations. The provisions of the Bend Development Code in effect at the time of development approval will apply for any development assisted by this Plan.

B.2 – MIXED-USE ZONING DISTRICTS

Bend Development Code Section 2.3.100 Purpose and Applicability

The Mixed-Use Urban (MU) Zone is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level. It is

intended to provide for development that is supportive of transit by encouraging a pedestrian-friendly environment.

Finding: The Plan conforms to the Bend Development Code as the Projects and expenditures proposed in the Plan conform to the requirements in the Bend Development Code and support the types of uses allowed in the zoning present in the Area. The Project will support development of multi-unit residential developments that the City has approved following planning review. These developments will be required to comply with the provisions of BDC Chapter 3.4, Public Improvement Standards, and other provisions of the Bend Development Code to provide sufficient public infrastructure to serve the development. The proposal includes the build-out of the undeveloped sites, in a generally developed area.

XIII. PLAN AREA LEGAL DESCRIPTION



AKS ENGINEERING & FORESTRY
2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P. (541) 317-8429

AKS Job #12530

EXHIBIT A

City of Bend Urban Renewal Area Description

Tracts of land and a portion of right-of-way, located in the Southwest One-Quarter and Southeast One-Quarter of Section 6, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:

Beginning at the most northerly corner of Parcel 2 of Partiton Plat 1994-34, also being on the southeasterly right-of-way line of SW Century Drive (Assessor's Map 18.12.06D0);

1. Thence along the southeasterly line of said Parcel 2, Southwesterly 740 feet, more or less, to the southwesterly line of Parcel 3 of Partition Plat No. 2010-07 (Assessor's Map 18.12.06DC);
2. Thence along said southwesterly line, Southeasterly 350 feet, more or less, to the southerly line of said Parcel 3 (Assessor's Map 18.12.06DC);
3. Thence along said southerly line, Easterly 416 feet, more or less, to the northwesterly right-of-way line of SW Reed Market Road (Assessor's Map 18.12.06DC);
4. Thence along said northwesterly right-of-way line, Southwesterly 587 feet, more or less, to the easterly extension of the northerly line of Lot 2 of the plat "Mount Bachelor Village", recorded as Instrument Number 2002-16065, Deschutes County Official Records (Assessor's Map 18.12.06DC);
5. Thence along said easterly extension and the northerly line of said Lot 2, Westerly 123 feet, more or less, to the easterly line of Lot 3 of said "Mount Bachelor Village" (Assessor's Map 18.12.06DC);
6. Thence along said easterly line, Northerly 429 feet, more or less, to the northerly line of Instrument Number 2019-26244, Deschutes County Official Records (Assessor's Map 18.12.06DC);
7. Thence along said northerly line, Westerly 47 feet, more or less, to the easterly right-of-way line of Mount Bachelor Drive (Assessor's Map 18.12.06DC);
8. Thence along said easterly right-of-way line, Southerly 481 feet, more or less, to the westerly extension of the southerly line of said Lot 3 of "Mount Bachelor Village" (Assessor's Map 18.12.06DC);
9. Thence along said westerly extension, Westerly 81 feet, more or less, to the westerly right-of-way line of Mount Bachelor Drive (Assessor's Map 18.12.06CD);
10. Thence along said westerly right-of-way line, Southerly 57 feet, more or less, to the northerly right-of-way line of SW Reed Market Road (Assessor's Map 18.12.06CD);
11. Thence along said northerly right-of-way line, Westerly 548 feet, more or less, to the southeasterly right-of-way line of SW Century Drive (Assessor's Map 18.12.06C0);
12. Thence along said southeasterly right-of-way line, Northeasterly 1,316 feet, more or less, to the Point of Beginning.

The above described tract of land contains 10.18 acres, more or less.

5/14/2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS

RENEWS: 12/31/25

EXHIBIT B

Century Tax Increment Finance Plan - Report

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

Suzanne Johannsen

John LaMotte

Erin Ludden

Nathan Nelson

City Manager

Eric King

City Finance Director

Samantha Nelson

City Attorney

Ian Leitheiser

Senior Assistant City Attorney

Elizabeth Oshel

Real Estate Director

Matt Stuart

Urban Renewal Manager

Jonathan Taylor

Planning Manager

Renée Brooke

Housing Manager

Racheal Baker

Bend Urban Renewal Agency

Mike, Riley, Chair

Gina Franzosa, Vice-Chair

Ariel Méndez

Megan Noris

Steve Platt

Melanie Kebler

Megan Perkins

Core Area Advisory Board

Corie Harlan, Chair

Dale VanValkenburg, Vice-Chair

Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

DaWayne Judd, Vice-Chair

Briana Manfrass

Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

Tierney Booker

Affordable Housing Advisory Committee

Mandy Dalrymple

Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

Richard Reese

Helen Silfven

Heather Simmons

Geoff Wall

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Britta Ridge TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$14,666,437.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Century Area TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURR Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Britta Ridge TIF Plan.

“Report Accompanying Century Area TIF Plan” or “Report” means the official report that accompanies the Century TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to

clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

The Report contains background information and project details that pertain to the Century TIF District Plan. The Report is not a legal part of the Plan but provides public information and supports the findings made by the Bend City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area, ORS 457.087(1)
- Expected impact of the Plan, including fiscal impact in light of increased services, ORS 457.087(1)
- Reasons for selection of the area, ORS 457.087(2)
- The relationship between each project to be undertaken and the existing conditions, ORS 457.087(3)
- The estimated total cost of each project and the source of funds to pay such costs, ORS 457.087(4)
- The estimated completion date of each project, ORS 457.087(5)
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired, ORS 457.087(6)
- A financial analysis of the Plan, ORS 457.087(7)
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area, ORS 457.087(8)
- A relocation report, ORS 457.087(9)

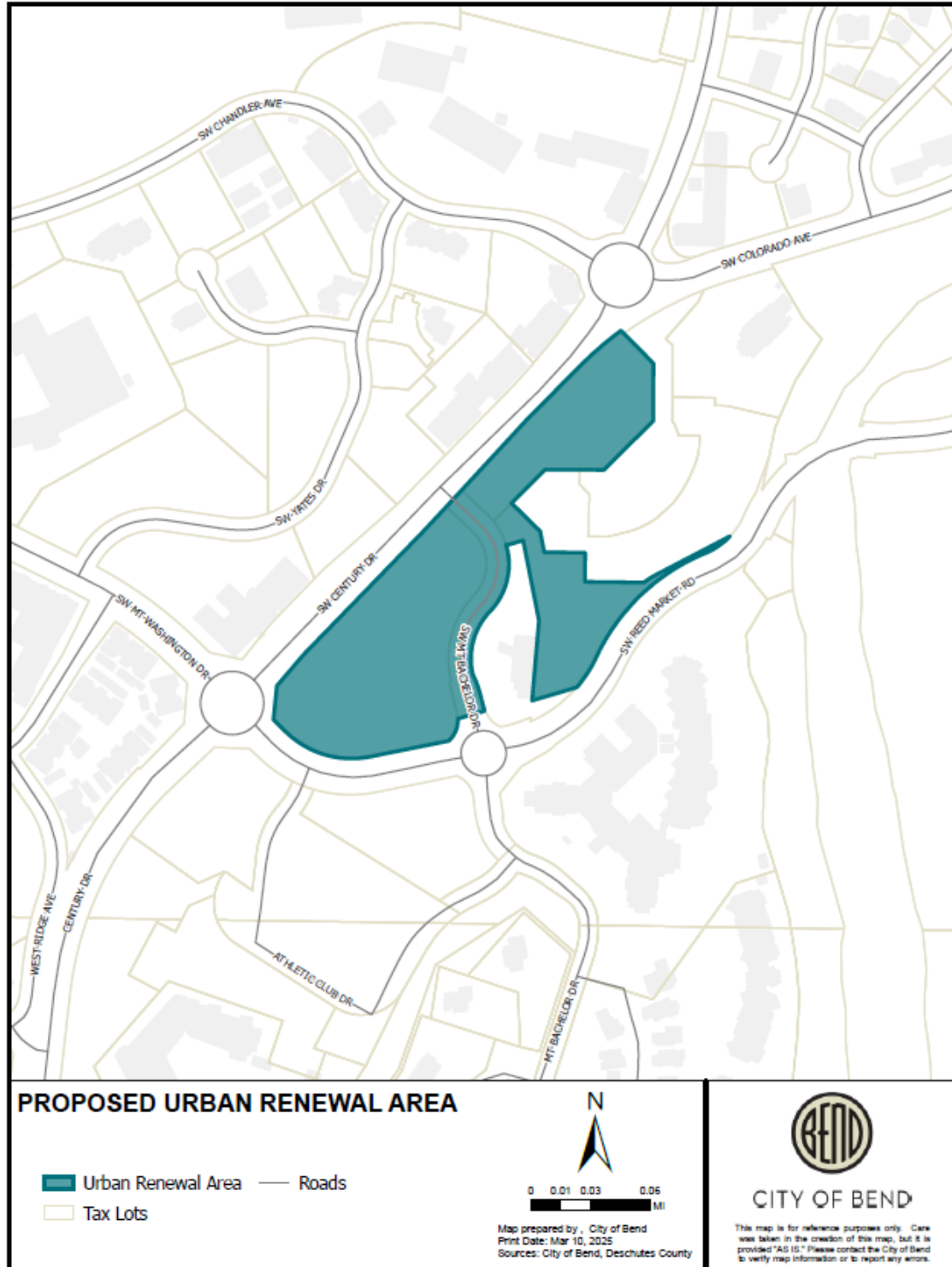
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087(1)	X, VIII
ORS 457.087(2)	XI
ORS 457.087(3)	II
ORS 457.087(4)	III
ORS 457.087(5)	VI
ORS 457.087(6)	IV,V
ORS 457.087(7)	IV,V
ORS 457.087(8)	VIII
ORS 457.087(9)	XII

The Report provides guidance on how the Plan might be implemented. The Agency has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the overall maximum indebtedness of the Plan.

Figure 1 – Century TIF Area Boundary



Source: City of Bend

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN TIF DISTRICT PROJECTS AND THE EXISTING CONDITIONS IN THE TIF DISTRICT

The projects identified for the Century TIF Plan Area are described below, including how they relate to the existing conditions in the Plan Area.

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units.

A guideline for the amount of Assistance is shown in the Table 2 of this Report. This is a guideline only, and actual assistance provided will be set through development agreements with BURA, balancing the needs for administration and incentives.

Existing Conditions: The property is currently undeveloped. There are transportation deficiencies, topography challenges, and impaired investments as identified in Section X of this Report. As described in the Plan and the adopting documents, there is a lack of residential housing units and affordable housing units in Bend.¹ The Plan will support development of housing in the Area, including improvements to presently deficient rights-of-way and public infrastructure, increase the supply of housing units, and provide housing units affordable for

¹ City of Bend Comprehensive Plan

households in income ranges for whom there is presently a lack of affordable units in Bend.²

B. Administration

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

Existing Conditions: There is presently not a TIF area in this location. Therefore, there is no existing funding or need for administration in the Area by BURA. This project would provide that administrative support.

A table showing the projects and total estimated costs is shown in Table 2. The total costs are estimated based on the projected future assessed value of the project.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for the projects are shown in Table 2 below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs are shown in nominal, year of expenditure (YOE) dollars, and are equal to the maximum indebtedness of \$49,613,485. The estimated project costs assume a 97% rebate to the developers and 3% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2 - Estimated Cost of Each Project, (\$2025)

Project	Estimated Cost	Percentage of Total
Development Assistance	\$48,125,081	97%
Administration	\$ 1,488,405	3%
TOTAL	\$49,613,485	100%

Source: City of Bend

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through fiscal year ending (“FYE”) 2057 are calculated based on projections of the growth in assessed value of new development within the TIF Area and the consolidated tax rate that will apply in the TIF Area.

² Oregon Housing Needs Assessment 2025 Methodology

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.³

The incremental assessed value is the estimated assessed value based on real market value of the proposed project as determined by the Deschutes County Property Tax Estimator as provided by the applicant.

The first year of tax increment collections is anticipated to be FYE 2026. Gross tax increment financing revenue (the column titled Gross TIF, in Table 3) is calculated by multiplying the tax rate times the excess value used. Excess value is the increased in assessed value over the frozen base. The tax rate is expressed per thousand dollars of assessed value, so the calculation is “tax rate times excess value used divided by one thousand.” The column titled Net TIF Revenue in Table 3 also indicates the total Maximum Indebtedness proposed in this plan as referenced in Table 2, and represents the gross TIF, less expected discounts, to show the total amount of increment expected to be received by BURA in each year of the Plan.

³ In Oregon, when the full amount of the property tax bill is paid by November 15, the taxpayer gets a 3 percent discount. If the taxpayer pays two thirds of the tax by November 15, they get a 2 percent discount. To get a discount on the current year’s tax bill, all delinquent taxes, penalty, and interest must first be paid in full (See: <http://www.oregon.gov/dor>, Property Tax Payment Procedure).

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base	Increment	Increment Not Used	Increment Used	Tax Rate	Gross TIF	Truncation/Loss Discount	Net TIF Revenue ⁴	Admin Cost	Eligible Project Costs
2026	\$3,666,470	\$3,559,680	\$106,790	-	\$106,790	\$13.2079	\$1,410	\$14	\$1,396	\$42	\$1,354
2027	\$3,776,465	\$3,559,680	\$216,785	-	\$216,785	\$13.2079	\$2,863	\$29	\$2,835	\$85	\$2,750
2028	\$72,449,760	\$3,559,680	\$68,890,080	-	\$68,890,080	\$13.2079	\$909,893	\$9,099	\$900,794	\$27,024	\$873,771
2029	\$84,661,800	\$3,559,680	\$81,102,120	-	\$81,102,120	\$13.2079	\$1,071,189	\$10,712	\$1,060,477	\$31,814	\$1,028,662
2030	\$87,201,654	\$3,559,680	\$83,641,974	-	\$83,641,974	\$13.2079	\$1,104,735	\$11,047	\$1,093,687	\$32,811	\$1,060,877
2031	\$89,817,704	\$3,559,680	\$86,258,024	-	\$86,258,024	\$13.2079	\$1,139,287	\$11,393	\$1,127,894	\$33,837	\$1,094,058
2032	\$92,512,235	\$3,559,680	\$88,952,555	-	\$88,952,555	\$13.2079	\$1,174,876	\$11,749	\$1,163,128	\$34,894	\$1,128,234
2033	\$95,287,602	\$3,559,680	\$91,727,922	-	\$91,727,922	\$13.2079	\$1,211,533	\$12,115	\$1,199,418	\$35,983	\$1,163,435
2034	\$98,146,230	\$3,559,680	\$94,586,550	-	\$94,586,550	\$13.2079	\$1,249,290	\$12,493	\$1,236,797	\$37,104	\$1,199,693
2035	\$101,090,617	\$3,559,680	\$97,530,937	-	\$97,530,937	\$13.2079	\$1,288,179	\$12,882	\$1,275,297	\$38,259	\$1,237,038
2036	\$104,123,335	\$3,559,680	\$100,563,655	-	\$100,563,655	\$13.2079	\$1,328,235	\$13,282	\$1,314,952	\$39,449	\$1,275,504
2037	\$107,247,035	\$3,559,680	\$103,687,355	-	\$103,687,355	\$13.2079	\$1,369,492	\$13,695	\$1,355,797	\$40,674	\$1,315,123
2038	\$110,464,446	\$3,559,680	\$106,904,766	-	\$106,904,766	\$13.2079	\$1,411,987	\$14,120	\$1,397,868	\$41,936	\$1,355,932
2039	\$113,778,380	\$3,559,680	\$110,218,700	-	\$110,218,700	\$13.2079	\$1,455,758	\$14,558	\$1,441,200	\$43,236	\$1,397,964
2040	\$117,191,731	\$3,559,680	\$113,632,051	-	\$113,632,051	\$13.2079	\$1,500,841	\$15,008	\$1,485,832	\$44,575	\$1,441,257
2041	\$120,707,483	\$3,559,680	\$117,147,803	-	\$117,147,803	\$13.2079	\$1,547,276	\$15,473	\$1,531,804	\$45,954	\$1,485,850
2042	\$124,328,708	\$3,559,680	\$120,769,028	-	\$120,769,028	\$13.2079	\$1,595,105	\$15,951	\$1,579,154	\$47,375	\$1,531,780
2043	\$128,058,569	\$3,559,680	\$124,498,889	-	\$124,498,889	\$13.2079	\$1,644,369	\$16,444	\$1,627,925	\$48,838	\$1,579,087
2044	\$131,900,326	\$3,559,680	\$128,340,646	-	\$128,340,646	\$13.2079	\$1,695,110	\$16,951	\$1,678,159	\$50,345	\$1,627,815
2045	\$135,857,336	\$3,559,680	\$132,297,656	-	\$132,297,656	\$13.2079	\$1,747,374	\$17,474	\$1,729,900	\$51,897	\$1,678,003
2046	\$139,933,056	\$3,559,680	\$136,373,376	-	\$136,373,376	\$13.2079	\$1,801,206	\$18,012	\$1,783,194	\$53,496	\$1,729,698
2047	\$144,131,047	\$3,559,680	\$140,571,367	-	\$140,571,367	\$13.2079	\$1,856,653	\$18,567	\$1,838,086	\$55,143	\$1,782,943
2048	\$148,454,979	\$3,559,680	\$144,895,299	-	\$144,895,299	\$13.2079	\$1,913,763	\$19,138	\$1,894,625	\$56,839	\$1,837,786
2049	\$152,908,628	\$3,559,680	\$149,348,948	-	\$149,348,948	\$13.2079	\$1,972,586	\$19,726	\$1,952,860	\$58,586	\$1,894,274
2050	\$157,495,887	\$3,559,680	\$153,936,207	-	\$153,936,207	\$13.2079	\$2,033,174	\$20,332	\$2,012,842	\$60,385	\$1,952,457
2051	\$162,220,764	\$3,559,680	\$158,661,084	-	\$158,661,084	\$13.2079	\$2,095,580	\$20,956	\$2,074,624	\$62,239	\$2,012,385
2052	\$167,087,386	\$3,559,680	\$163,527,706	-	\$163,527,706	\$13.2079	\$2,159,858	\$21,599	\$2,138,259	\$64,148	\$2,074,111
2053	\$172,100,008	\$3,559,680	\$168,540,328	-	\$168,540,328	\$13.2079	\$2,226,064	\$22,261	\$2,203,803	\$66,114	\$2,137,689
2054	\$177,263,008	\$3,559,680	\$173,703,328	-	\$173,703,328	\$13.2079	\$2,294,256	\$22,943	\$2,271,314	\$68,139	\$2,203,174
2055	\$182,580,899	\$3,559,680	\$179,021,219	-	\$179,021,219	\$13.2079	\$2,364,494	\$23,645	\$2,340,849	\$70,225	\$2,270,624
2056	\$188,058,326	\$3,559,680	\$184,498,646	-	\$184,498,646	\$13.2079	\$2,436,840	\$24,368	\$2,412,471	\$72,374	\$2,340,097
2057	\$193,700,075	\$3,559,680	\$190,140,395	-	\$190,140,395	\$13.2079	\$2,511,355	\$25,114	\$2,486,242	\$74,587	\$2,411,655
Total									\$49,613,485	\$1,488,405	\$48,125,081

Source: City of Bend

⁴ Net TIF Revenue is used to establish the total Maximum Indebtedness of the Century TIF Plan.

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$49,613,485 (Forty Nine Million, Six Hundred and Thirteen Thousand, Four Hundred and Eight Five dollars). This is also the estimated total amount of tax increment revenues required to service the maximum indebtedness as no formal borrowings or interest payments are anticipated in the Plan.

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are shown in Table 2.

The Agency is anticipated to complete the projects and to terminate the Plan in FYE 2057, allowing up to two years for construction of the housing assisted by the Plan and 30 years of increment rebate and housing affordability, for a 32 year Plan duration.

VIII. REVENUE SHARING

Revenue sharing thresholds are not projected to be reached during the life of the Plan.

Revenue sharing is defined in ORS 457.470 and requires that the impacted taxing jurisdictions receive a share of the incremental growth in the Plan Area when annual tax increment finance revenues exceed 10% and 12.5% of the original maximum indebtedness of the Plan. For this Plan, 10% equals \$4,961,349. As shown in the column labeled Gross TIF in Table 3, neither threshold is projected to be reached during the life of the Plan.

If either threshold is met, the Agency will comply with statutory requirements for revenue sharing.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the TIF Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the TIF Area. These projections show the estimated tax revenues that would be received by the taxing districts if the development assisted by the Plan were to occur without the Plan. Table 4 and Table 5 shows impacts estimated through FYE 2057.

The Bend-La Pine School District is not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current

school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 4 and Table 5 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 4 shows the general government levies, and Table 5 shows the education levies.

Table 4 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of Bend	Deschutes County	County Library	Countywide Law Enforcement	County Extension	9-1-1	Bend Parks and Recreation	Total
2026	\$299	\$137	\$59	\$133	\$2	\$39	\$156	\$825
2027	\$608	\$277	\$119	\$271	\$5	\$78	\$317	\$1,675
2028	\$193,133	\$88,062	\$37,890	\$86,113	\$1,543	\$24,924	\$100,648	\$532,314
2029	\$227,370	\$103,673	\$44,606	\$101,378	\$1,817	\$29,343	\$118,490	\$626,676
2030	\$234,490	\$106,920	\$46,003	\$104,552	\$1,874	\$30,262	\$122,201	\$646,302
2031	\$241,824	\$110,264	\$47,442	\$107,823	\$1,932	\$31,208	\$126,023	\$666,516
2032	\$249,378	\$113,708	\$48,924	\$111,191	\$1,993	\$32,183	\$129,960	\$687,336
2033	\$257,159	\$117,256	\$50,450	\$114,660	\$2,055	\$33,187	\$134,014	\$708,782
2034	\$265,173	\$120,910	\$52,023	\$118,233	\$2,119	\$34,221	\$138,191	\$730,870
2035	\$273,428	\$124,674	\$53,642	\$121,914	\$2,185	\$35,287	\$142,493	\$753,622
2036	\$281,930	\$128,551	\$55,310	\$125,705	\$2,253	\$36,384	\$146,924	\$777,055
2037	\$290,688	\$132,544	\$57,028	\$129,609	\$2,323	\$37,514	\$151,487	\$801,192
2038	\$299,708	\$136,656	\$58,798	\$133,631	\$2,395	\$38,678	\$156,188	\$826,053
2039	\$308,998	\$140,893	\$60,620	\$137,773	\$2,469	\$39,877	\$161,030	\$851,660
2040	\$318,567	\$145,256	\$62,498	\$142,040	\$2,545	\$41,112	\$166,016	\$878,035
2041	\$328,424	\$149,750	\$64,431	\$146,435	\$2,624	\$42,384	\$171,153	\$905,201
2042	\$338,576	\$154,379	\$66,423	\$150,961	\$2,705	\$43,694	\$176,444	\$933,182
2043	\$349,033	\$159,147	\$68,474	\$155,624	\$2,789	\$45,044	\$181,893	\$962,003
2044	\$359,803	\$164,058	\$70,587	\$160,426	\$2,875	\$46,434	\$187,506	\$991,688
2045	\$370,896	\$169,116	\$72,764	\$165,372	\$2,963	\$47,865	\$193,287	\$1,022,264
2046	\$382,323	\$174,326	\$75,005	\$170,467	\$3,055	\$49,340	\$199,242	\$1,053,757
2047	\$394,092	\$179,692	\$77,314	\$175,714	\$3,149	\$50,859	\$205,375	\$1,086,195
2048	\$406,214	\$185,220	\$79,692	\$181,119	\$3,246	\$52,423	\$211,692	\$1,119,606
2049	\$418,700	\$190,913	\$82,142	\$186,686	\$3,345	\$54,034	\$218,199	\$1,154,019
2050	\$431,560	\$196,777	\$84,665	\$192,420	\$3,448	\$55,694	\$224,901	\$1,189,465
2051	\$444,806	\$202,816	\$87,264	\$198,326	\$3,554	\$57,404	\$231,804	\$1,225,974
2052	\$458,450	\$209,037	\$89,940	\$204,410	\$3,663	\$59,164	\$238,914	\$1,263,579
2053	\$472,503	\$215,445	\$92,697	\$210,675	\$3,775	\$60,978	\$246,237	\$1,302,311
2054	\$486,977	\$222,045	\$95,537	\$217,129	\$3,891	\$62,846	\$253,781	\$1,342,206
2055	\$501,886	\$228,843	\$98,462	\$223,777	\$4,010	\$64,770	\$261,550	\$1,383,297
2056	\$517,242	\$235,845	\$101,474	\$230,623	\$4,133	\$66,752	\$269,553	\$1,425,621
2057	\$533,059	\$243,056	\$104,577	\$237,675	\$4,259	\$68,793	\$277,795	\$1,469,215
Total	\$10,637,298	\$4,850,244	\$2,086,861	\$4,742,865	\$84,992	\$1,372,775	\$5,543,461	\$29,318,496

Source: City of Bend

Table 5 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Bend La-Pine School District	Central Oregon CC	High Desert ESD	Total
2026	\$509	\$66	\$10	\$585
2027	\$1,033	\$134	\$21	\$1,188
2028	\$328,199	\$42,739	\$6,641	\$377,580
2029	\$386,379	\$50,316	\$7,818	\$444,513
2030	\$398,479	\$51,891	\$8,063	\$458,433
2031	\$410,942	\$53,514	\$8,315	\$472,772
2032	\$423,779	\$55,186	\$8,575	\$487,540
2033	\$437,001	\$56,908	\$8,843	\$502,752
2034	\$450,620	\$58,681	\$9,118	\$518,419
2035	\$464,647	\$60,508	\$9,402	\$534,557
2036	\$479,095	\$62,390	\$9,694	\$551,179
2037	\$493,977	\$64,328	\$9,995	\$568,300
2038	\$509,305	\$66,324	\$10,306	\$585,934
2039	\$525,093	\$68,380	\$10,625	\$604,098
2040	\$541,354	\$70,497	\$10,954	\$622,806
2041	\$558,104	\$72,678	\$11,293	\$642,075
2042	\$575,356	\$74,925	\$11,642	\$661,923
2043	\$593,125	\$77,239	\$12,002	\$682,366
2044	\$611,428	\$79,623	\$12,372	\$703,422
2045	\$630,279	\$82,077	\$12,753	\$725,110
2046	\$649,696	\$84,606	\$13,146	\$747,449
2047	\$669,696	\$87,210	\$13,551	\$770,458
2048	\$690,296	\$89,893	\$13,968	\$794,157
2049	\$711,513	\$92,656	\$14,397	\$818,567
2050	\$733,367	\$95,502	\$14,839	\$843,709
2051	\$755,877	\$98,433	\$15,295	\$869,606
2052	\$779,062	\$101,453	\$15,764	\$896,279
2053	\$802,943	\$104,562	\$16,247	\$923,753
2054	\$827,540	\$107,766	\$16,745	\$952,051
2055	\$852,875	\$111,065	\$17,258	\$981,197
2056	\$878,970	\$114,463	\$17,786	\$1,011,219
2057	\$905,848	\$117,963	\$18,330	\$1,042,140
Total	\$18,076,387	\$2,353,979	\$365,770	\$20,796,136

Source: City of Bend

Please refer to the explanation of the schools funding in the preceding section

Error! Not a valid bookmark self-reference. shows the projected increased revenue to the taxing jurisdictions after termination of the Plan and tax increment collection by BURA is terminated. These projections are for FYE 2058.

The frozen base is the assessed value of the Plan Area established by the County Assessor at the time the Plan is established. Excess value is the increased assessed value in the Plan Area above the frozen base.

Table 6 - Additional Revenues Obtained after Termination of Tax Increment Financing in FYE 2058 (Year after Termination)

Taxing District	From Increment Value	From Frozen Base Value	Total
General Government			
City of Bend	\$549,050	\$9,980	\$559,030
Deschutes County	\$250,348	\$4,550	\$254,899
County Library	\$107,715	\$1,958	\$109,672
Countywide Law Enforcement	\$244,806	\$4,450	\$249,255
County Extension	\$4,387	\$80	\$4,467
9-1-1	\$70,857	\$1,288	\$72,144
BPRD	\$286,129	\$5,201	\$291,330
Subtotal	\$1,513,291	\$27,506	\$1,540,797
Education			
Bend La-Pine School District	\$933,023	\$16,959	\$949,982
COCC	\$121,502	\$2,208	\$123,710
High Desert ESD	\$18,879	\$343	\$19,223
Subtotal	\$1,073,405	\$19,510	\$1,092,915
Total	\$2,586,696	\$47,016	\$2,633,712

Source: City of Bend

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF TIF/URBAN RENEWAL AREAS

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an TIF area at the time of its establishment to 15% for municipalities over 50,000 in population. As noted below, the frozen base of the Century TIF Area (using assumed FYE 2025 values) is projected to be \$3,559,680. The total assessed value of properties in the City is \$16,125,929,179. The increment of the City's existing TIF areas is \$833,743,768. To get the total percentage of assessed value in TIF areas, divide the total assessed value of the City minus the increment of the TIF areas by the frozen base values of the urban renewal areas. Table 7 shows that in Bend, 3.35% of the City's assessed value is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 7a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 7- Assessed Value Statutory Limit Verification

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Century	\$3,559,680	
TOTAL:	\$533,854,541	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$533,854,541
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.37%

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen bas

URA – urban renewal area

Table 7a – Assessed Value Statutory Limit Verification –Proposed Districts (May 2025)

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Veridian*	\$0	
Britta Ridge*	\$269,110	

<i>Century*</i>	<i>\$3,559,680</i>	
TOTAL:	\$534,123,651	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$534,123,651
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.38%
<i>* Other recommended Plan Areas</i>		

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen base

URA – urban renewal area

The Century TIF Area contains 10.18 acres. There are 1,640.12 acres in other TIF areas in the City. The City contains 21,315.8 acres. 7.71% of the City's acreage is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 8a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 8- Acreage Statutory Limit Verification

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Century	10.18
<i>Total</i>	<i>1,643.46</i>
City of Bend	21,315.80
URA as % of City of Bend	7.71%

Source: City of Bend

Table 8a – Acreage Statutory Limit Verification – Proposed Districts (May 2025)

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Veridian	2.81

<i>Britta Ridge*</i>	<i>6.16</i>
<i>Century*</i>	<i>10.18</i>
Total	1,652.43
City of Bend	21,315.80
URA as % of City of Bend	7.76%

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Plan Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Plan Area measures 10.18 total acres in size. The present land use is vacant, privately owned property and adjacent rights-of-way.

2. Zoning and Comprehensive Plan Designations

The Area is zoned Mixed Use Urban (MU) and designated Mixed Employment (ME) in the Comprehensive Plan.

3. Topography

The Plan Area is in irregular shape and has substantial topographical and geological issues. The area has varying topography with elevation changes up to 25 feet. The area has varying topography with elevation changes over 25 feet on the west and southside with a seismic fault line on the west side of the Plan Area. The area will require significant strategic placement of developed structures, seismic modifications, and site design and mitigation so the area can be developed in accordance with the City of Bend Development Code.

B. Infrastructure

This section identifies the existing conditions in the Plan Area to assist in establishing blight in the ordinance adopting the Plan. This does not mean that all of these projects are included as projects to be undertaken in the Plan. The specific projects that are included in the Plan are listed in Section II of this Report.

1. Transportation

The Plan Area borders SW Century Drive (a minor arterial without on-street-parking) to the Northwest, SW Mt. Bachelor Drive (a local street with on-street parking), and SW Reed Market Road (a minor arterial without on-street parking) to the south. The area’s transportation and rights-of-way are generally constructed in conformance with City

Standards. The housing developments assisted under the Plan will be required to bring existing rights-of-way into conformance with City Standards. Additional connections will be required on the east side of the Plan area for access to SW Colorado Road.

There is presently no interior transportation system that provides multimodal access SW Mt. Bachelor Drive to access the eastern, south-eastern, and north-eastern plan area.

2. Other Utilities

Water, sewer, and storm infrastructure are available and are adequate to serve the sites in the Plan Area or will be required to be improved with development. There is a 10-inch gravity sewer main located in Mt. Bachelor Drive to the east, a 16-inch water main in SW Reed Market Road, and a 12-inch water main in SW Mt. Bachelor Drive. Part of this 12-inch water main lies within the northeast portion of the subject property in a City water easement. A portion of the plan Area is not currently served with City of Bend Sewer. New sewer and water laterals must be installed to serve new development in conformance with City of Bend Standards and Specifications, pursuant to City of Bend approved land use permits for development.

C. Social Conditions

The Plan Area has no existing residents. The City of Bend needs an additional 8,500 residential units across all income ranges by 2030⁵ to accommodate the underproduction for existing need and 15,000 new residents.⁶ Building more housing units with emphasis on encouraging more affordable housing options are high priorities within the City according to both community statements and City Council 2023-2025 Goals.

The Plan Area is in Block Group 2 in Census Tract 14.02 in the City of Bend. Tables 9-13 show the social conditions for this block group.

Table 9 – Race in the Block Group 2

Race	Number	Percent
White alone	737	93%
Black or African American alone	0	0%
American Indian and Alaska Native alone	0	0%
Asian alone	24	3%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	0	0%
Two or more races	28	4%
TOTAL	789	100%

⁵ Oregon Housing Needs Analysis, 2025

⁶ Portland State University, Population Projects 2030

Source: American Community Survey 2023 5-year Estimates

Table 10 – Age in the Block Group 2

Age	Number	Percent
Under 5 years	20	2%
5 to 9 years	17	2%
10 to 14 years	36	4%
15 to 17 years	6	1%
18 to 24 years	102	12%
25 to 34 years	175	21%
35 to 44 years	91	11%
45 to 54 years	95	11%
55 to 64 years	129	16%
65 to 74 years	105	13%
75 to 84 years	52	6%
85 years and over	0	0%
TOTAL	828	100%

Source: American Community Survey 2023 5-year Estimates

Table 11 – Educational Attainment for Population 25 years and Over in the Block Group 2

Educational Attainment	Number	Percent
Less than high school	8	1%
High school graduate (includes equivalency)	36	6%
Some college	143	22%
Associate's degree	26	4%
Bachelor's degree	265	41%
Master's degree	128	20%
Professional school degree	12	2%
Doctorate degree	29	4%
TOTAL	647	100%

Source: American Community Survey 2023 5-year Estimates

Table 12 - Travel Time to Work in the Block Group 2

Travel Time	Number	Percent
Less than 10 minutes	65	18%
10 to 19 minutes	144	39%
20 to 29 minutes	62	17%
30 to 34 minutes	97	26%
35 to 59 minutes	0	0%
60 or more minutes	0	0%
TOTAL	368	100%

Table 13 – Means of Transportation to Work in the Block Group 2

Means of Transportation	Number	Percent
Drove alone	301	61%
Carpooling	0	0%
Using Public Transportation	0	0%
Bicycling	0	0%
Walking	67	14%
Working at home	123	25%
TOTAL	491	100%

Source: American Community Survey 2023 5-year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Plan Area

The estimated total assessed value from the Deschutes County Department of Assessment and Taxation for FYE 2025 is \$3,559,680. The Area is zoned Mixed Use Urban (MU) and is presently vacant. With consistent lack of development due to significant topography and geological issues, the proposed area has diminished taxable value reducing overall tax receipts in comparison to adjacent areas thereby not contributing its fair share to the overall tax base of the City. The result is stagnant and unproductive reducing taxable values \$3.5 million less per acre than adjacent parcels.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Plan Area (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects in the Plan are for development assistance to assist in the development of housing units in the Area and administration of this Plan.

The development to be supported by the Projects of this Plan are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367. The Area is within the City limits, the approved development is consistent with the Comprehensive Plan and zoning designations, and the City has anticipated the need to provide services to the Area. As the development will be new construction, it will be constructed to current building codes, which will aid in the needs for fire protection and lessen the burden on fire response.

The financial impacts from tax increment collections will be countered by housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH PLAN AREA IN THE PLAN

The reason for selecting the Plan Area is to fund development assistance necessary to cure blight within the Plan Area. The development assistance will support providing more market rate and workforce affordable housing units as identified in Bend's Housing Needs Analysis and the Oregon Housing Needs Assessment 2025 Methodology, contributing to the health, safety and welfare of Bend residents. The Plan Area is vacant, does not have adequate development of streets and other rights of way or utilities, and has not been developed commensurate with surrounding lands.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the Agency will comply with applicable relocation requirements.