



CITY OF BEND  
BEND URBAN RENEWAL AGENCY

# Urban Renewal Primer

1/15/2026



# What is Tax Increment Financing?

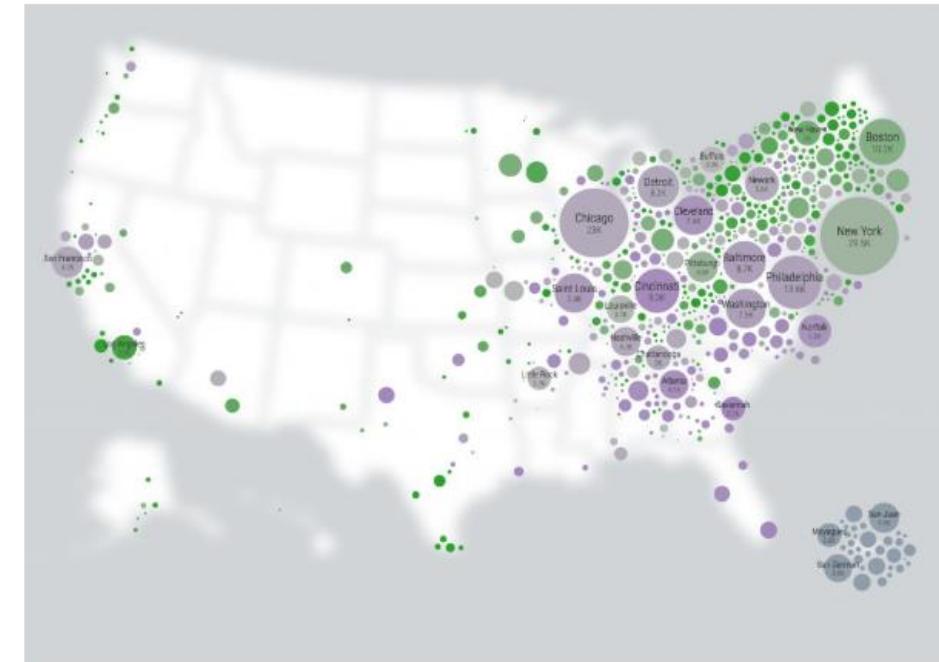
Simply put, tax increment financing, or TIF, is a financial mechanism that uses ***tomorrow's*** revenues to fund projects ***today*** that mitigate blight conditions and improve property values.

# The bad history of urban renewal

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Urban renewal initiatives of the 1950s and 1960s ostensibly provided money to cities across the country to revitalize neighborhoods. But in practice, these new initiatives razed housing and ripped through neighborhoods, displacing more than a million Americans during the first two decades. These projects deliberately targeted communities of color and particularly Black neighborhoods, wreaking havoc on their health and local environments for decades.

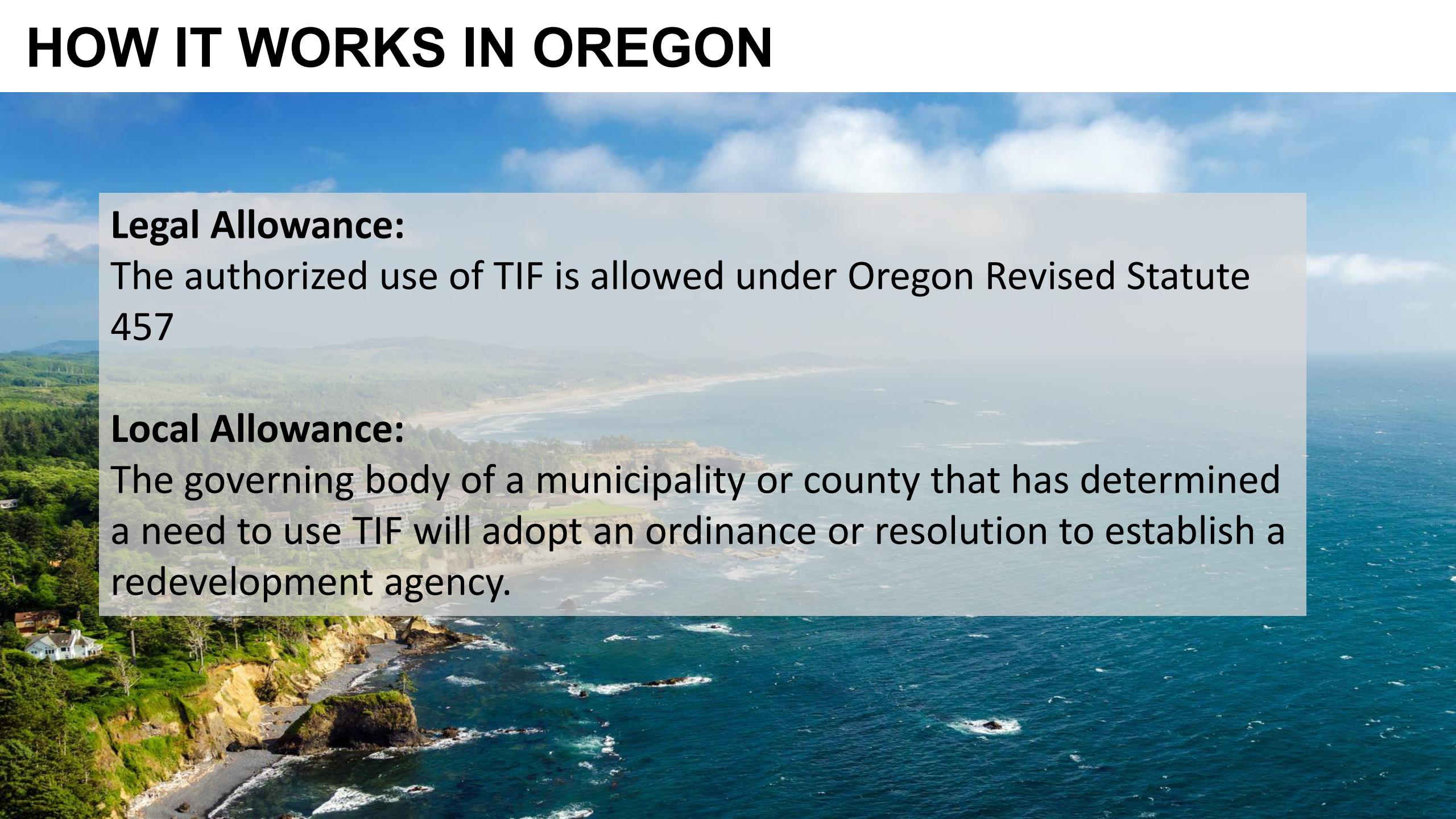
Oregon examples include residential sites near the Port of Portland, Alameda District, and the I-5 Corridor.



Nationwide displacements of families through federally-funded urban renewal. The color from green to purple indicates race with green being 100% white families and purple being 100% families of color. [Image: courtesy Renewing Inequality/Digital Scholarship Lab/University of Richmond]



# HOW IT WORKS IN OREGON



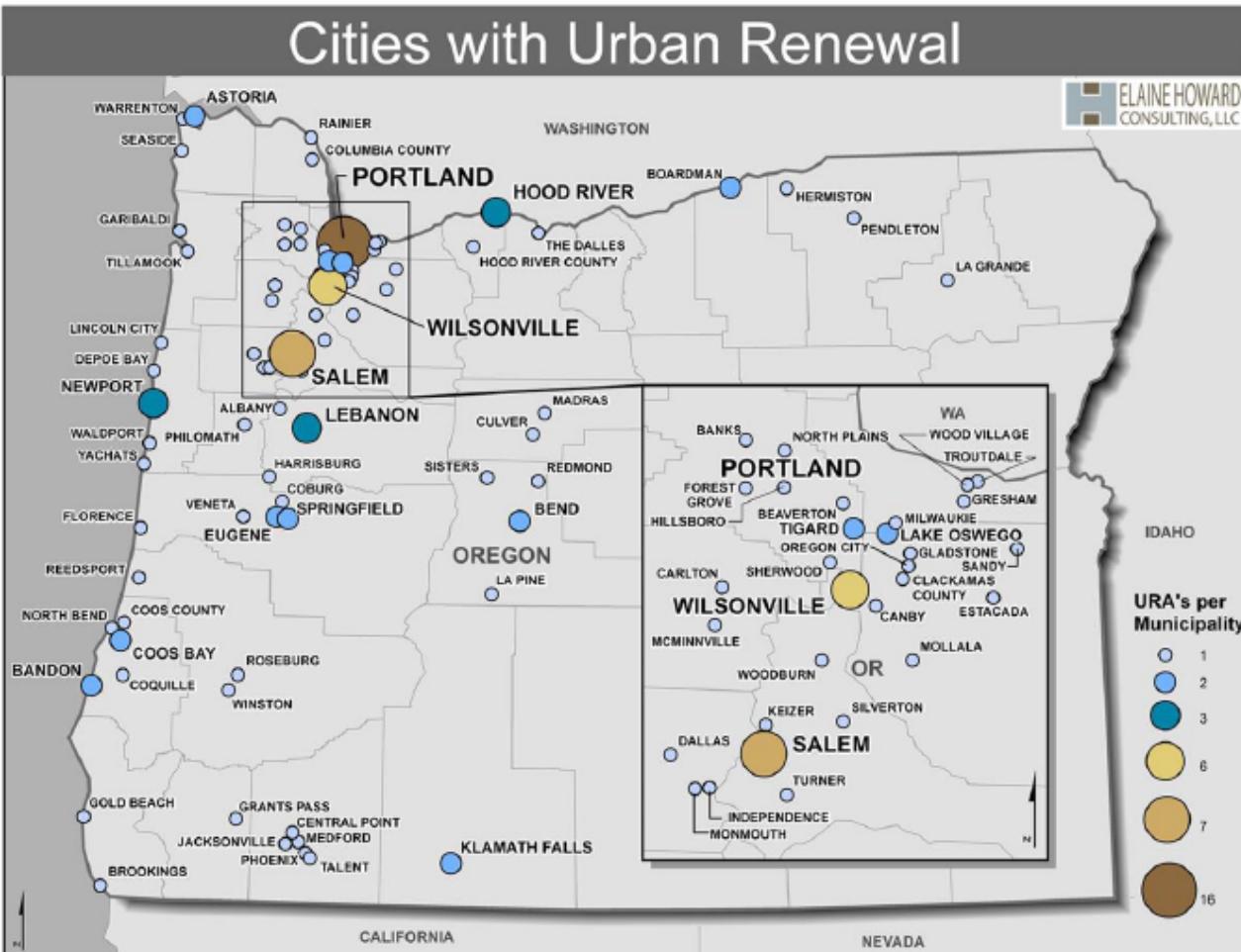
## **Legal Allowance:**

The authorized use of TIF is allowed under Oregon Revised Statute 457

## **Local Allowance:**

The governing body of a municipality or county that has determined a need to use TIF will adopt an ordinance or resolution to establish a redevelopment agency.

## Cities with Urban Renewal



Source: Elaine Howard Consulting, LLC

- **Tax Increment Financing (TIF)**
  - Authorized through Housing Act of 1949
  - Enacted in 49 out of 50 States
- **Oregon:**
  - Authorized through State Statutes (ORS 457)
  - 53 Municipalities w/TIF
  - 85 Total TIF Areas



BEND URBAN RENEWAL AGENCY

# HOW IT WORKS

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## What is the Bend Urban Renewal Agency's Role

Acts as the official redevelopment agency for the City of Bend. BURA is an investment corporation that carries out investment activities in established TIF areas to improve property values and enhance the livability and economic vitality for TIF area's residents and businesses.

## Is BURA the same as the City.

No. While the board is comprised of the governing body, BURA is a separate corporate entity from the City of Bend. Any act of BURA shall be considered an act of BURA and not the City of Bend. (ORS 457.045)



BEND URBAN RENEWAL AGENCY

# Who does BURA serve?

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## Stakeholders

As a redevelopment agency funded by TIF, BURA's **primary fiduciary responsibility is to the overlapping taxing districts affected by a TIF Area.**

These districts forgo revenue with anticipation of greater returns upon Plan termination that may not have otherwise occurred.

## BURA Customers

While ensuring returns for stakeholders, BURA will invest in projects that contribute to the overall welfare and livability of TIF areas. Ensuring access to more housing or employment opportunities while promoting neighborhood revitalization, which is the “bread and butter” of TIF agencies.



# The role of staff

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## **City of Bend-BURA 2018 Intergovernmental Agreement**

Provides staff support for public meetings, budget preparation and oversight, financial management and reporting, human resources, payroll and benefits administration, contract procurement and administration, information technology and support, facility office space, engineering and project management, and planning services related to project development.

## **Urban Renewal Project Manager**

Under the direction of the City Manager, or his designee (Matt Stuart, Real Estate Director), manages the day-to-day operations, budget, and adopted programs for BURA. Provide staff support to relevant advisory bodies and communication support for urban renewal related issues.



# What is blight?

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Areas or parcels that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of 14 conditions (ORS 457.010)



# Examples of blight

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Unsafe structures



Undeveloped Land



Infrastructure needs





## What are eligible projects?

- Water/sewer infrastructure
- Transportation infrastructure
- Land purchases
- Parks and open spaces
- Developer incentives
- Public facilities\*

General rule of thumb is any capital project that has a usage life of more than 10 years.

# The TIF Mechanism

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After an area is established for consideration, BURA will determine what the frozen base is and the projected is over a period of time. **There is no legal requirement on the plan length.** Various amounts of increment will be determined to adequate fund the identified projects. The final amount adopted will become the maximum amount of indebtedness (MI) that BURA can use.



# The TIF Mechanism

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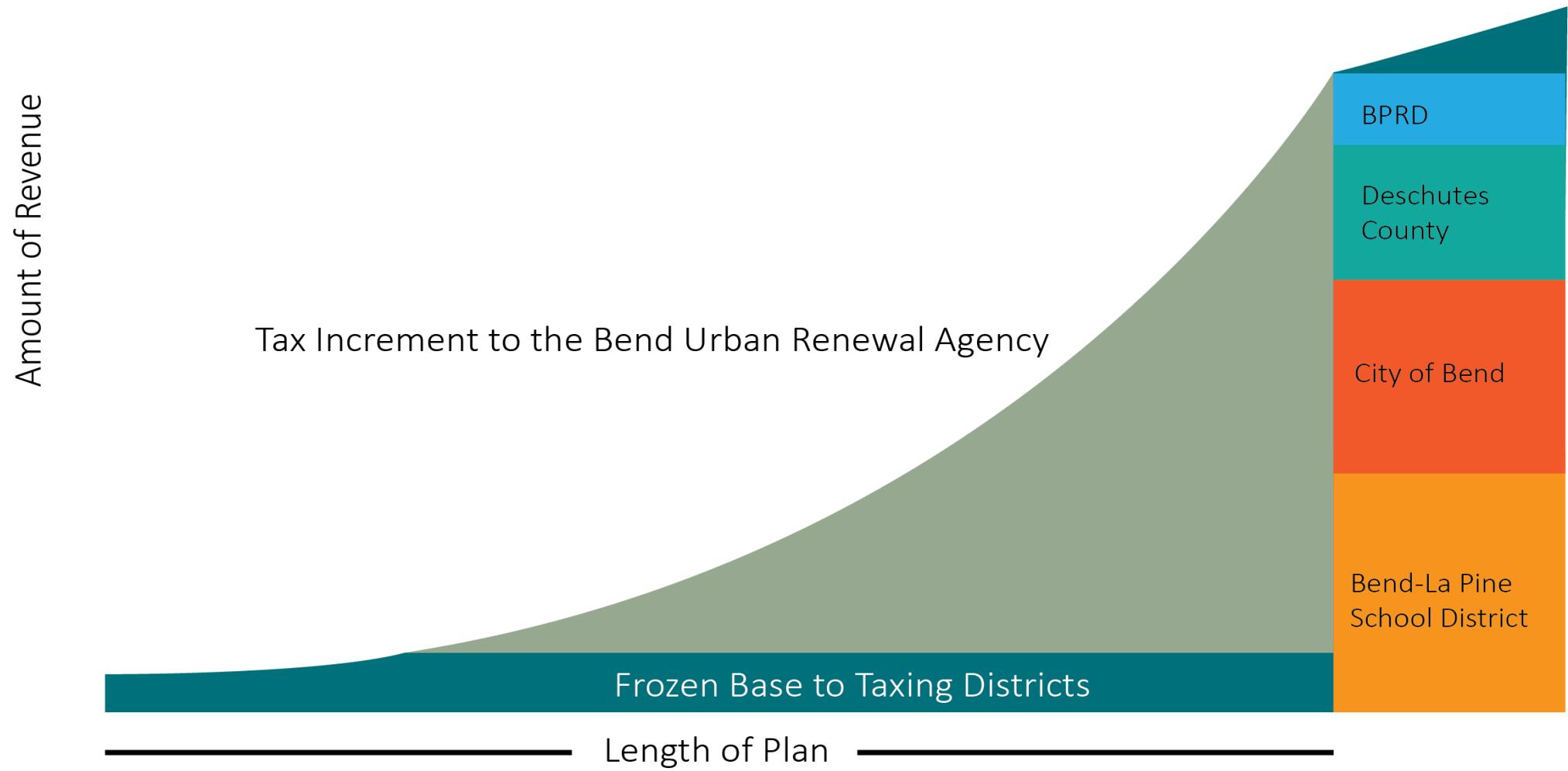
**Frozen base** is the amount of the assessed property valuation in a TIF area that is assessed at the same rate for a period of time and is distributed to all taxing districts.

**Increment** is the future growth the assessed property valuation in a TIF area. Growth occurs by the standard 3% associated with Ballot Measure 50 or new developments. This will equate to the total maximum debt that we can utilize for area projects (**maximum indebtedness**).

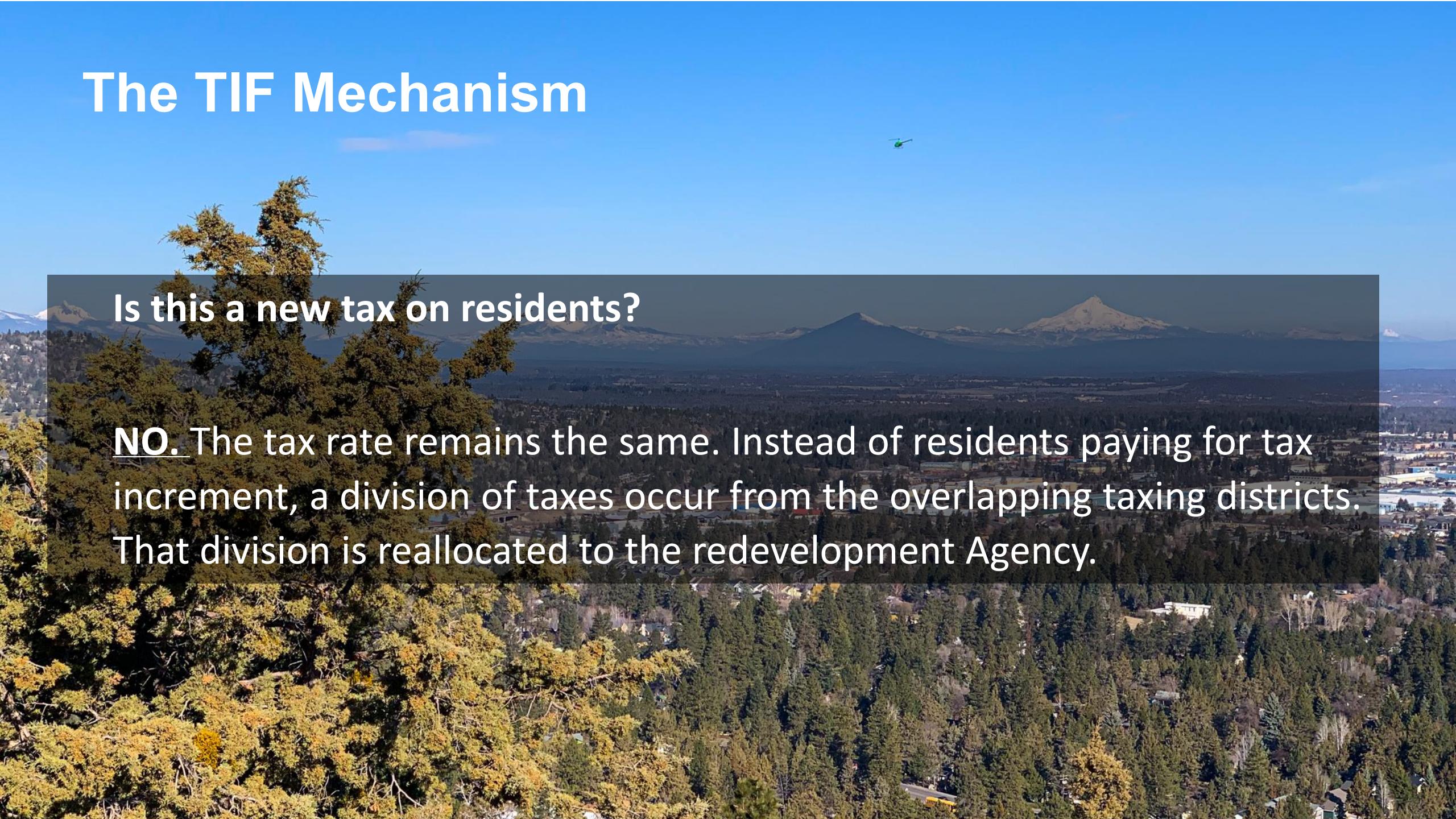


# The TIF Mechanism

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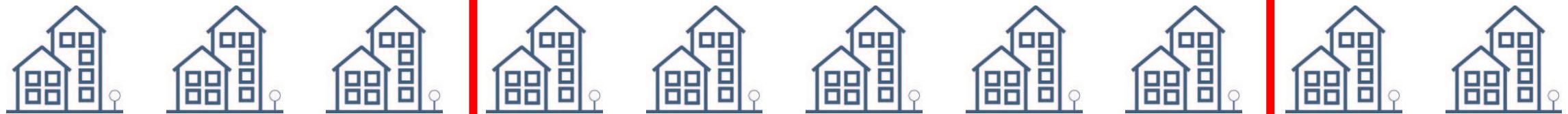
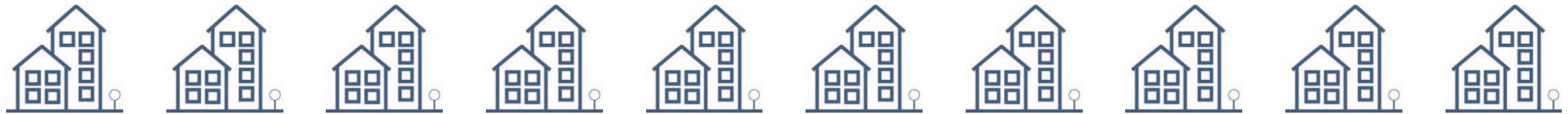


# The TIF Mechanism

A scenic view of a valley with mountains in the background and a helicopter in the sky.

Is this a new tax on residents?

**NO.** The tax rate remains the same. Instead of residents paying for tax increment, a division of taxes occur from the overlapping taxing districts. That division is reallocated to the redevelopment Agency.



				
\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
				
\$5.00	\$5.00	\$5.00	\$5.00	\$5.00



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# The TIF Mechanism

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## Does it show on tax statements?

Yes. Due to Ballot Measure 50 and ORS 457, all tax rate payers in the City of Bend will see approved TIF areas on their statements.

### TAX BY DISTRICT

SCHOOL DISTRICT #1	1,049.82
C O C C	136.75
HIGH DESERT ESD	21.29

<b>EDUCATION TOTAL:</b>	1,207.86
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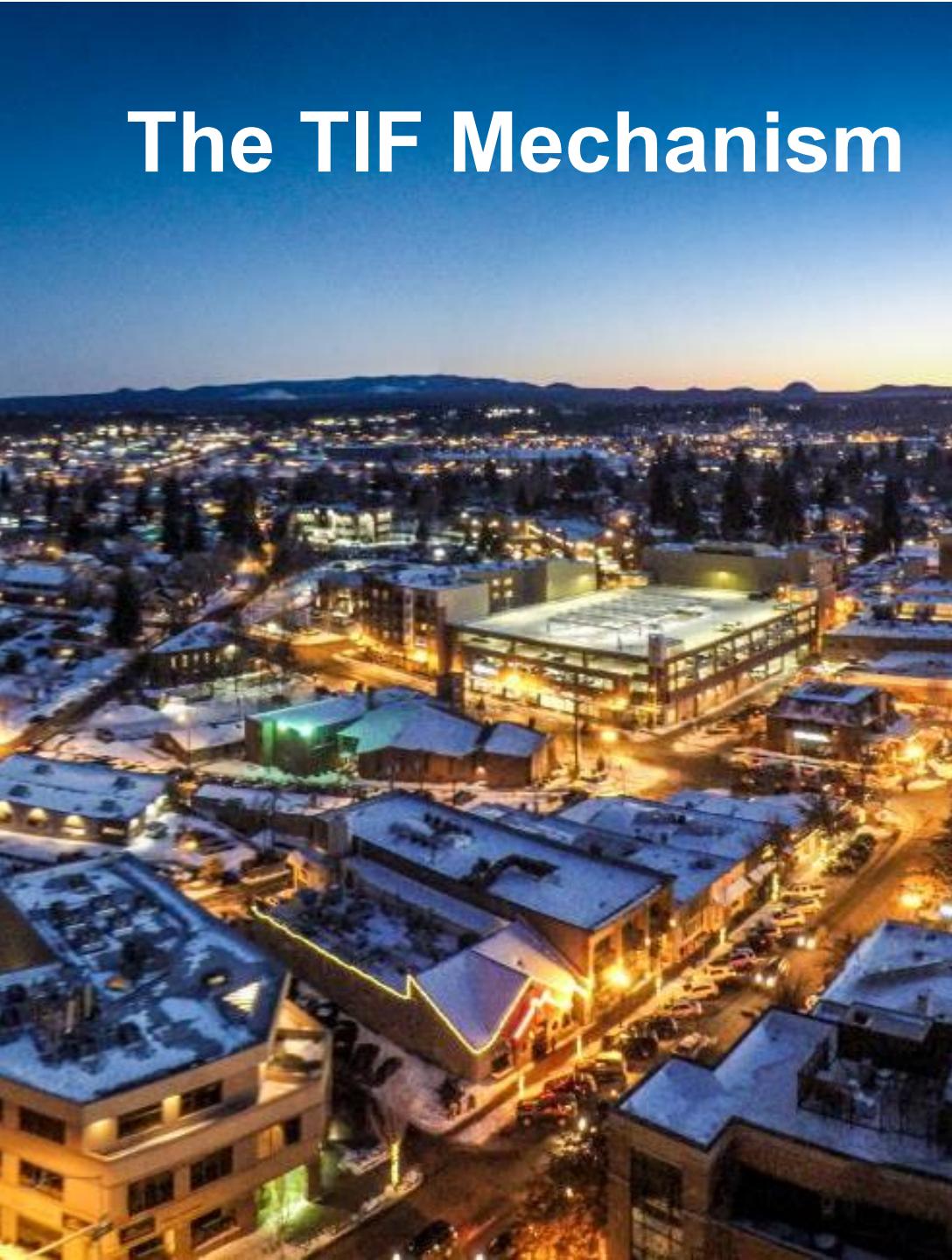
DESCHUTES COUNTY	281.74
COUNTY LIBRARY	121.23
COUNTYWIDE LAW ENFORCEMENT	275.47
COUNTY EXTENSION/4H	4.96
9-1-1	79.75
CITY OF BEND	617.82
CITY OF BEND LOCAL OPTION	170.68
BEND JUNIPER RIDGE URBAN RENEWAL	28.86
MURPHY CROSSING URBAN RENEWAL	11.90
BEND CORE URBAN RENEWAL	14.67
BEND METRO PARK & RECREATION	321.98

<b>GENERAL GOVT TOTAL:</b>	1,929.06
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COUNTY LIBRARY BOND	69.37
CITY OF BEND ROAD BOND 2011	23.67
CITY OF BEND ROAD BOND 2021	105.82
BEND METRO PARK AND REC BOND	28.72
SCHOOL #1 BOND 2013	170.25
SCHOOL #1 BOND 2017	92.62
SCHOOL #1 BOND 2023	114.51
C O C C BOND	18.37

<b>BONDS - OTHER TOTAL:</b>	623.33
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# The TIF Mechanism



## **Impact on Special Bonds and Levies**

No. Special bonds and levies are not affected by the division of taxes. These voter approved initiatives will continue to receive the frozen base amount and the associated tax rate with all new development.

## **Does this affect Bend-La Pine School District**

No. Any division of revenues from a local school district is offset by the State School Funding Formula.

# **TIF Implementation**

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## **TIF PLAN (MI, Projects, Area)**

- Projects
- Outline of development
- Map and legal description
- Relationship to local objectives
- Land uses
- Relocation plans
- Property acquisition plans
- Maximum indebtedness

## **TIF Report (Justification, Conditions)**

- Conditions report
- Reasons for the area
- Blight remediation plan
- Estimate costs for projects
- Anticipated date of project completions
- Financial analysis
- Taxing districts impact

# Approval Process

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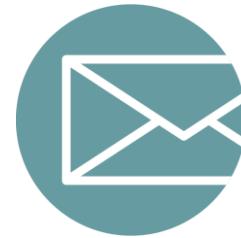
BURA  
Recommendation



Planning  
Commission  
conformance



Consult and confer  
with taxing districts



Public notice



County  
Presentation



City Council Public  
Hearing &  
Adoption



Process takes 3 months. This does not include any preliminary work or feasibility studies that may be associated with new plan establishments.

# Using Debt– Maximum Indebtedness

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## General Fund Debt

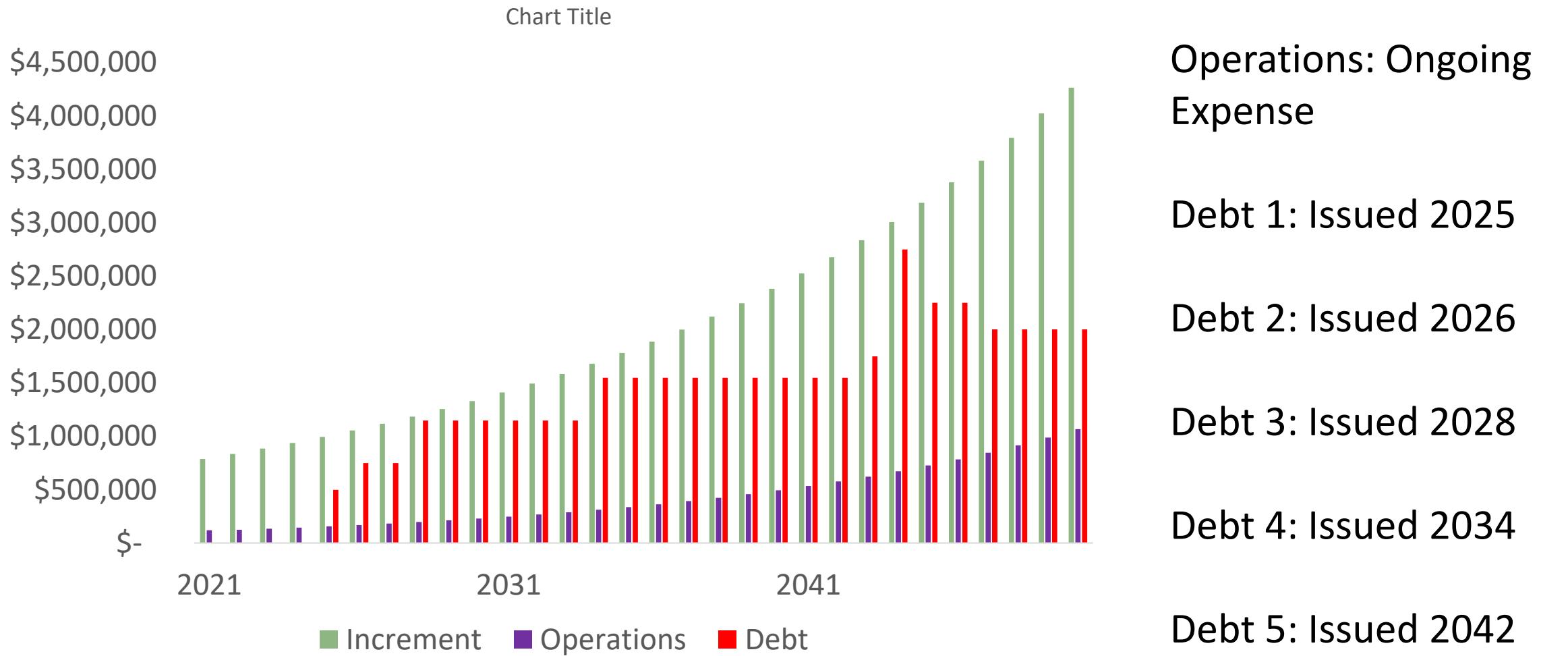
This debt is provided by the City of Bend General Fund on an annual basis. This debt covers general administration of the Bend Urban Renewal authority including salaries/benefits, operations, small funding projects (grants), and floater loans for capital projects until issued debt is obtained.

## Revenue Bonds

The Bend Urban Renewal Agency will secure a revenue bond to finance large capital projects. This is not a general obligation bond that requires a vote of the citizens of a municipality.



# Using Debt for Projects (EXAMPLE)



# Can Plans Be Changed in the Future? YES

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## Minor Amendment

Approved by BURA Resolution

- Modification of Boundary by less than 1% of the original plan area
- Changes to projects
- Changes to project costs
- Goals

## Substantial Amendment

Same process as approving a new plan.  
Requires City Council approval.

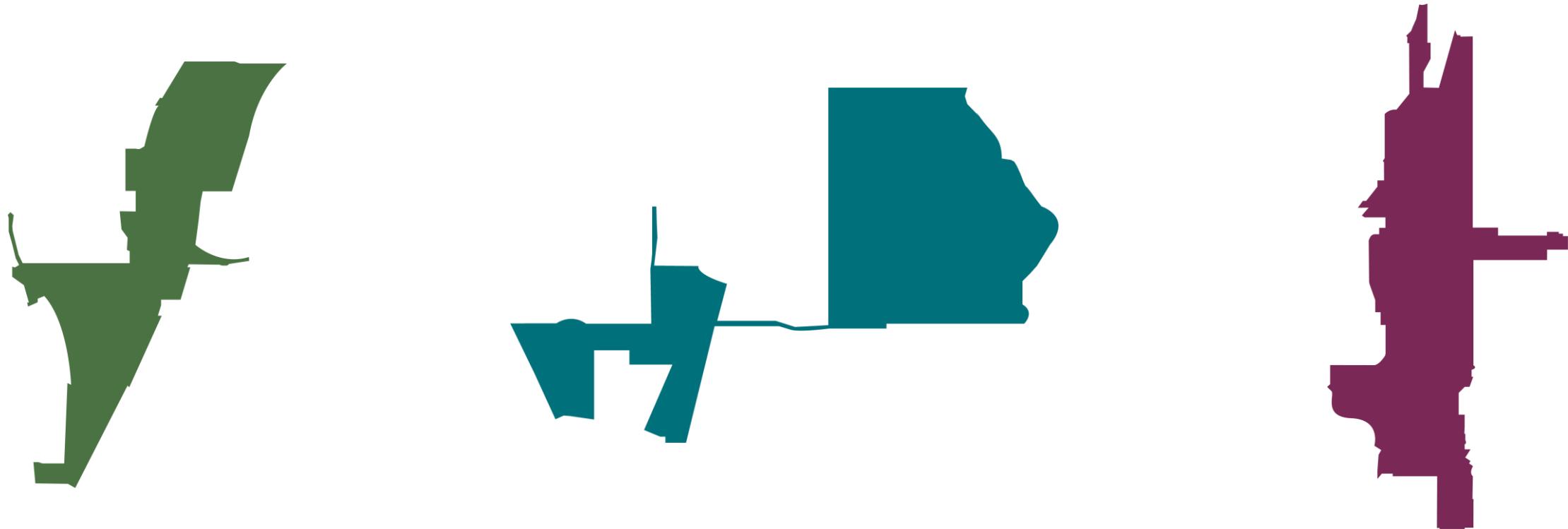
- Modification of plan area greater than 1%
- Increase debt allowance up to 20% of original MI

*You get one inflationary adjustment per Plan life.*



# Bend Tax Increment Investment Areas

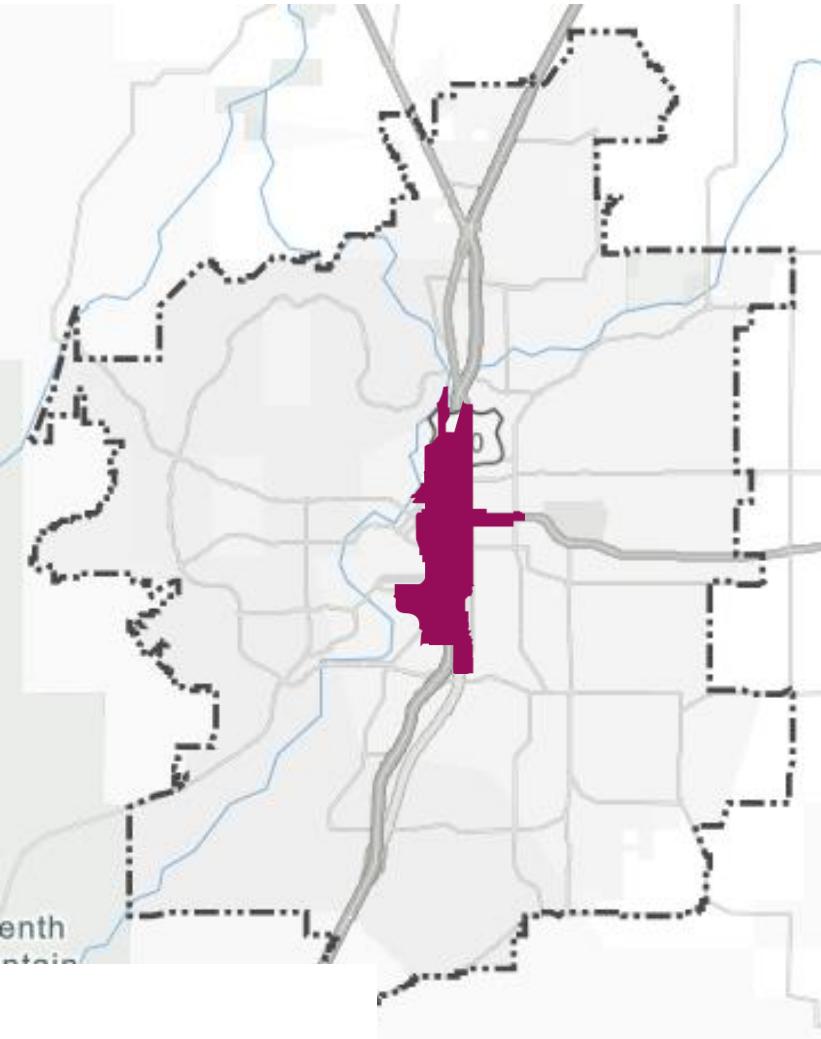
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BEND URBAN RENEWAL AGENCY

# Core Area

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**Established:** 2020

**Plan Ends:** 2050

**Maximum Indebtedness:** \$195 M

## **Plan Goals:**

- Transportation, Streetscape, Utilities
- Parks and Open Space
- Affordable Housing
- Business Development

## **Major Projects:**

- 2<sup>nd</sup> Street Streetscape
- Franklin Avenue Undercrossing



BEND URBAN RENEWAL AGENCY

# CORE AREA PROJECT – PUBLIC OUTREACH



## COMMUNITY ENGAGEMENT BY THE NUMBERS

3,000+ community members engaged, including:

**8** Urban Renewal Advisory  
Board Meetings

**4** Taxing District Board  
Meetings

**7** Neighborhood Association  
Meetings

**4** Community Group Meetings

**6** Pop Up Outreach Events

**2** In-Person & Online Open  
Houses

**5** Citizen Advisory Committee  
Meetings

**1** Guest Speaker Event

**1,500** Direct Mailers

## GUIDING PRINCIPLES



Create a place where you can live, work, and play.



This is a walkable area with a balanced transportation system.



This area removes barriers and connects the East and West sides of Bend.



This plan leads to direct outcomes, it is implemented.



Affordability is preserved.



Public investments incentivize and catalyze private development.



The planning process is transparent and open to ensure that those affected by the decisions are involved in the process.



This area incorporates sustainable and low impact development principles and practices.

Project Category	Percent Allocation	Project Cost (Approx)
Transportation, Streetscape & Utility Infrastructure	40%-50%	~\$95 million
Affordable Housing Development	15%-25%	~\$35 million
Business Development	15%-20%	~\$40 million
Open Space	10%	~\$20 million
Administration	5%	~\$10 million

# Core Area Advisory Board

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# QUESTIONS/DISCUSSIONS



CITY OF BEND

# Language Assistance Services & Accommodation Information for People with Disabilities

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You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please contact Jonathan Taylor, Urban Renewal Project Manager at [jtaylor@bendoregon.gov](mailto:jtaylor@bendoregon.gov) or 541-322-6332 . Relay Users Dial 7-1-1.



## **Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Jonathan Taylor, Urban Renewal Project Manager en [jtaylor@bendoregon.gov](mailto:jtaylor@bendoregon.gov) o 541-322-6332. Los usuarios del servicio de retransmisión deben marcar el 7-1-1

