



CORE AREA TIF PLAN & REPORT
BEDAB – AUGUST 3, 2020

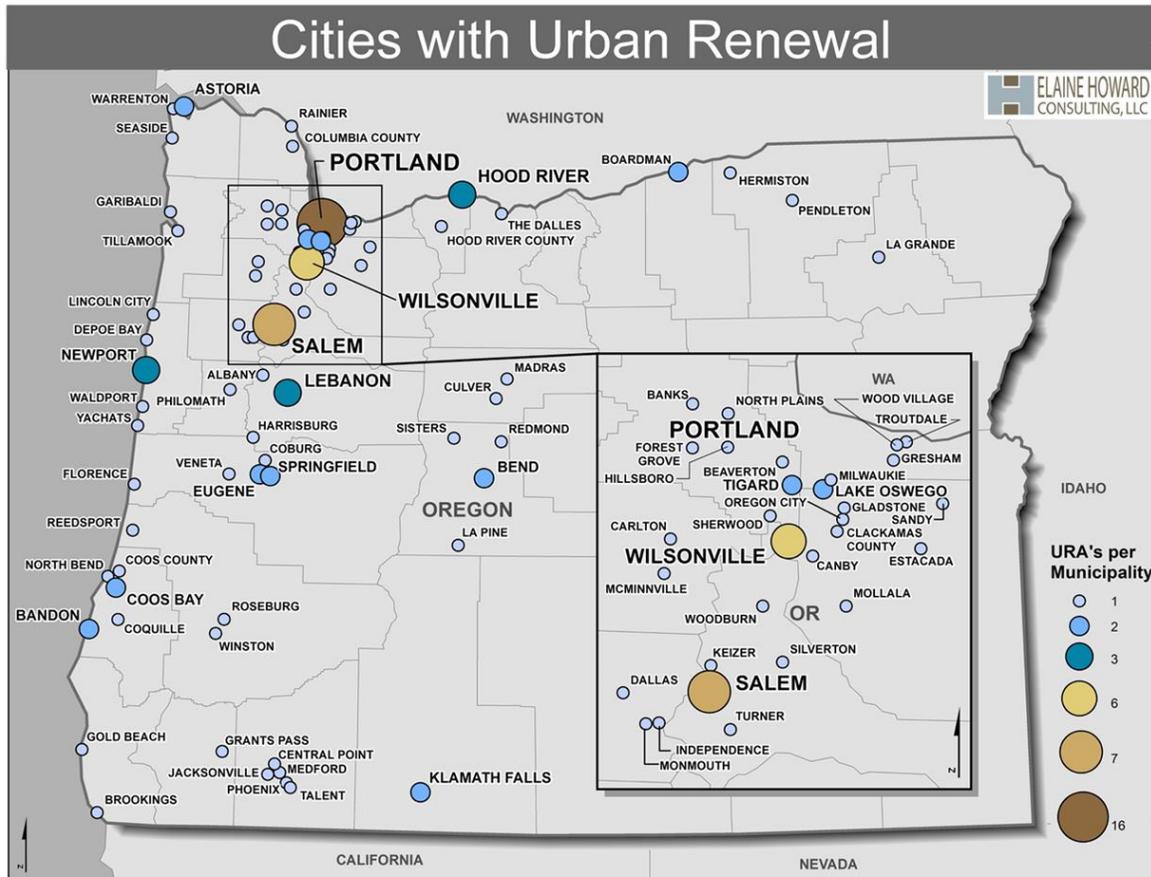
Matt Stuart – Urban Renewal Manager



- TIF Background
- TIF in Bend
- Boundary Map
- TIF Plan & Report
- Steps to Adoption
- Role of BEDAB
- Conclusion

TIF BACKGROUND

TIF BACKGROUND



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

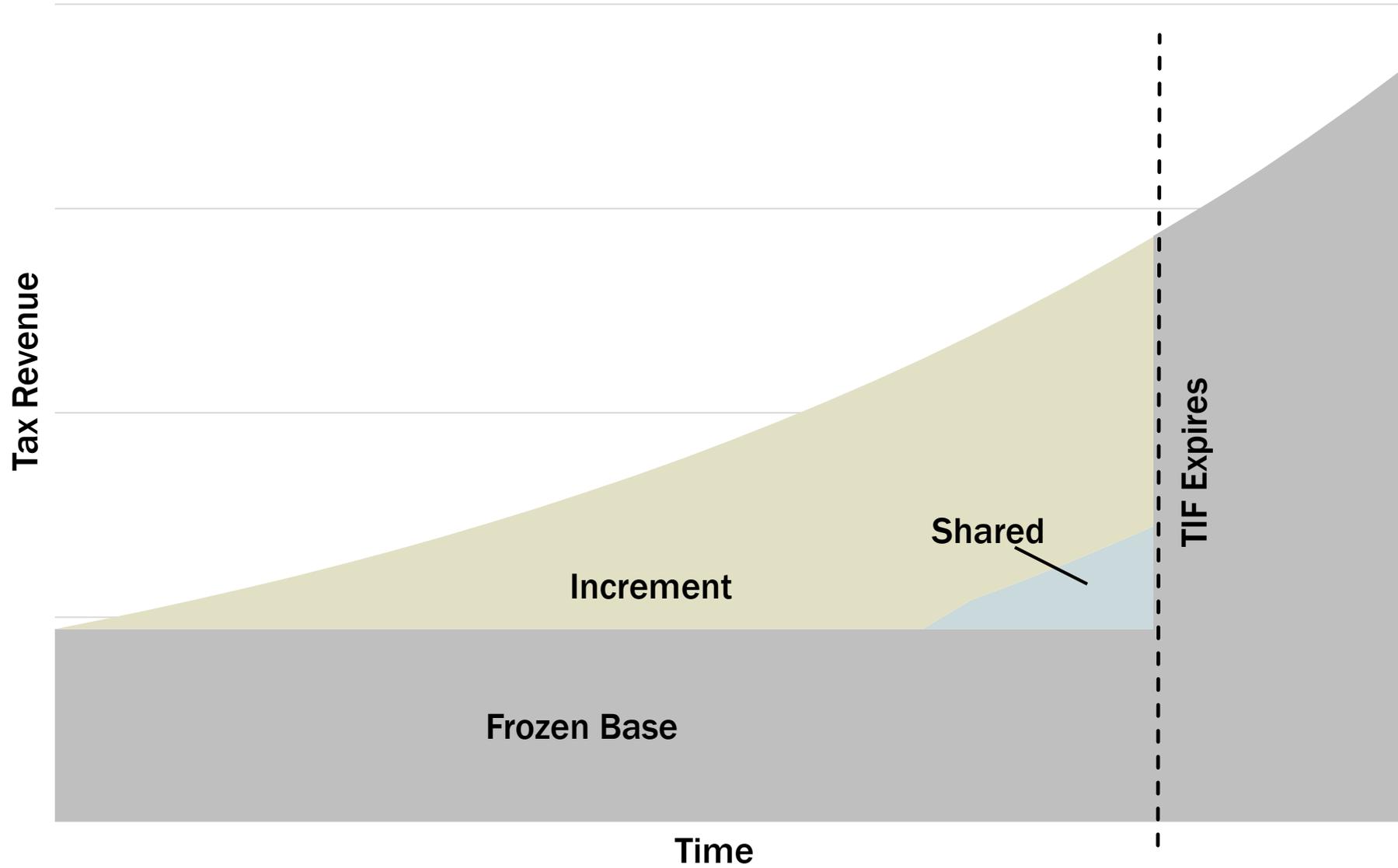


- Purpose:
 - Provide financing mechanisms to implement plans
 - *By utilizing increases in Property Taxes to fund projects*
 - Address 'blighting' influences in designated areas
 - *Defined by ORS 457 as:*
 - *Underdevelopment or underutilization of property*
 - *Poor conditions of buildings*
 - *Inadequacy of infrastructure (streets, utilities, etc.)*
 - Increase tax base



- Taxes:
 - Oregon Constitution limits the rate of growth of property value to taxation (Measures 5 & 50).
 - Limit is based on a property's maximum assessed value (MAV).
 - MAV can't increase by more than 3% each year...
 - UNLESS, there are changes to the property, such as:
 - Addition of a new structure
 - Improvement of an existing structure
 - Subdivision/partition of property
- TIF DOES NOT INCREASE TAXES

HOW DOES IT WORK?

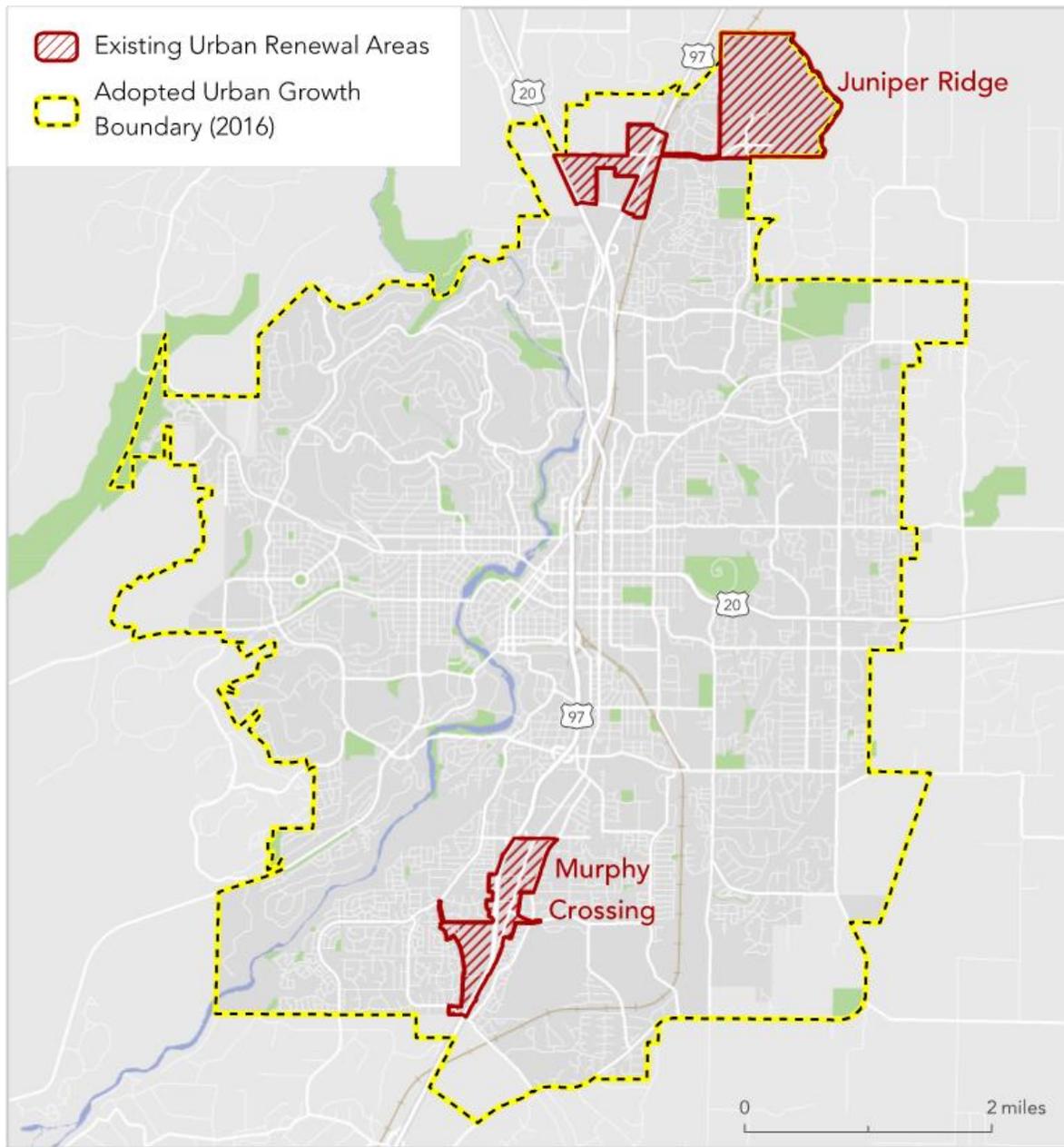


TIF IN BEND



- Bend Urban Renewal Agency - 1984
- Council, upon non-emergency ordinance, declared there is a “blighted” area within the municipality and a need for an Agency.
- Upon activation, Council grants Agency authority to exercise its powers pursuant to the approved Plan(s).

- Existing Urban Renewal Areas
- Adopted Urban Growth Boundary (2016)

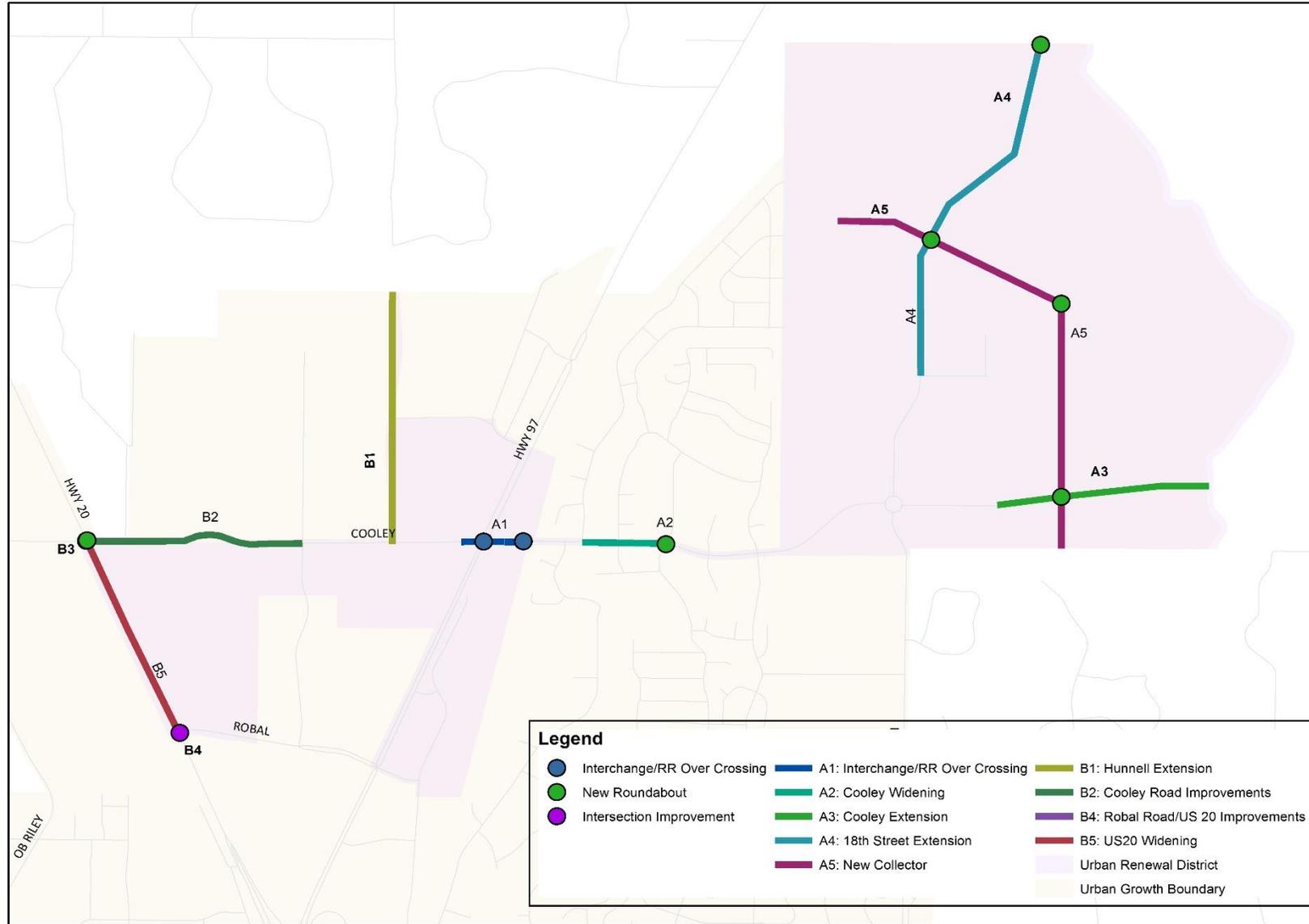


TIF IN BEND



- Juniper Ridge
 - Adopted by BURA in 2005 (Amended 2019)
 - 721 acres
 - Maximum Indebtedness: \$41M
 - Existing debt: ~\$5.M
 - Annual Revenue (2019): \$1.3M
 - End date: 2035
- Murphy Crossing
 - Adopted by BURA in 2008
 - 275 acres
 - Maximum Indebtedness: \$52.6M
 - Existing debt: ~\$2.8M
 - Annual revenue (2019): ~\$600,000
 - Plan end date: 2033

Bend Juniper Ridge Urban Renewal Transportation Projects

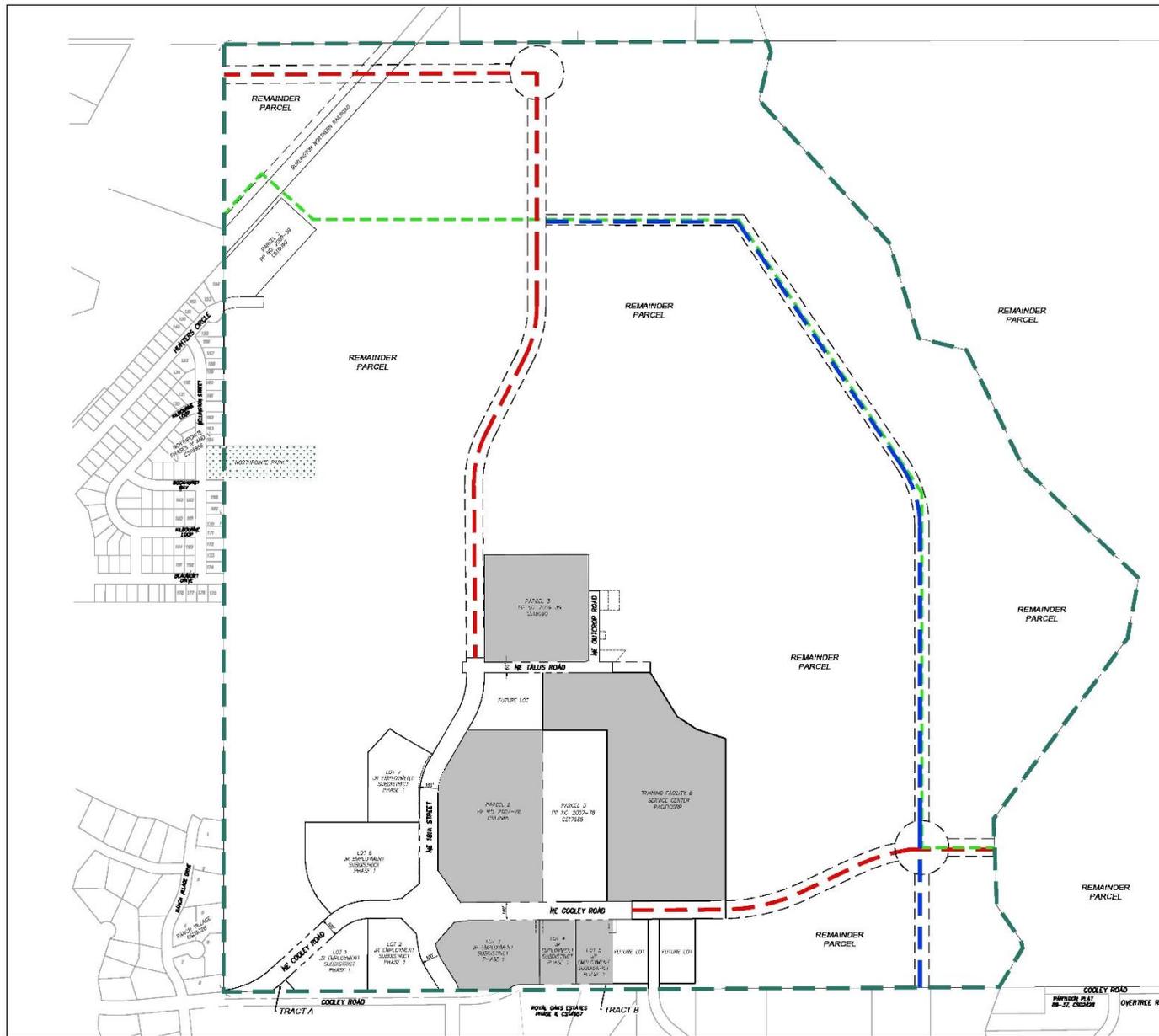




JUNIPER RIDGE OVERLAY ZONE

PROPOSED RIGHT OF WAY ALIGNMENTS

-  BOUNDARY - ~500 ACRES
-  ARTERIAL ROAD
-  COLLECTOR ROAD
-  NORTH INTERCEPTOR
-  PARK - BPRD
-  UNAVAILABLE LOTS



CITY OF BEND

PREPARED BY: M. STUART, CITY OF BEND. PRINT DATE: APRIL 30, 2020. SOURCES: CITY OF BEND, DESCHUTES COUNTY



JUNIPER RIDGE OVERLAY ZONE

PROPOSED DEVELOPMENT CODE PATTERN INITIAL PHASE

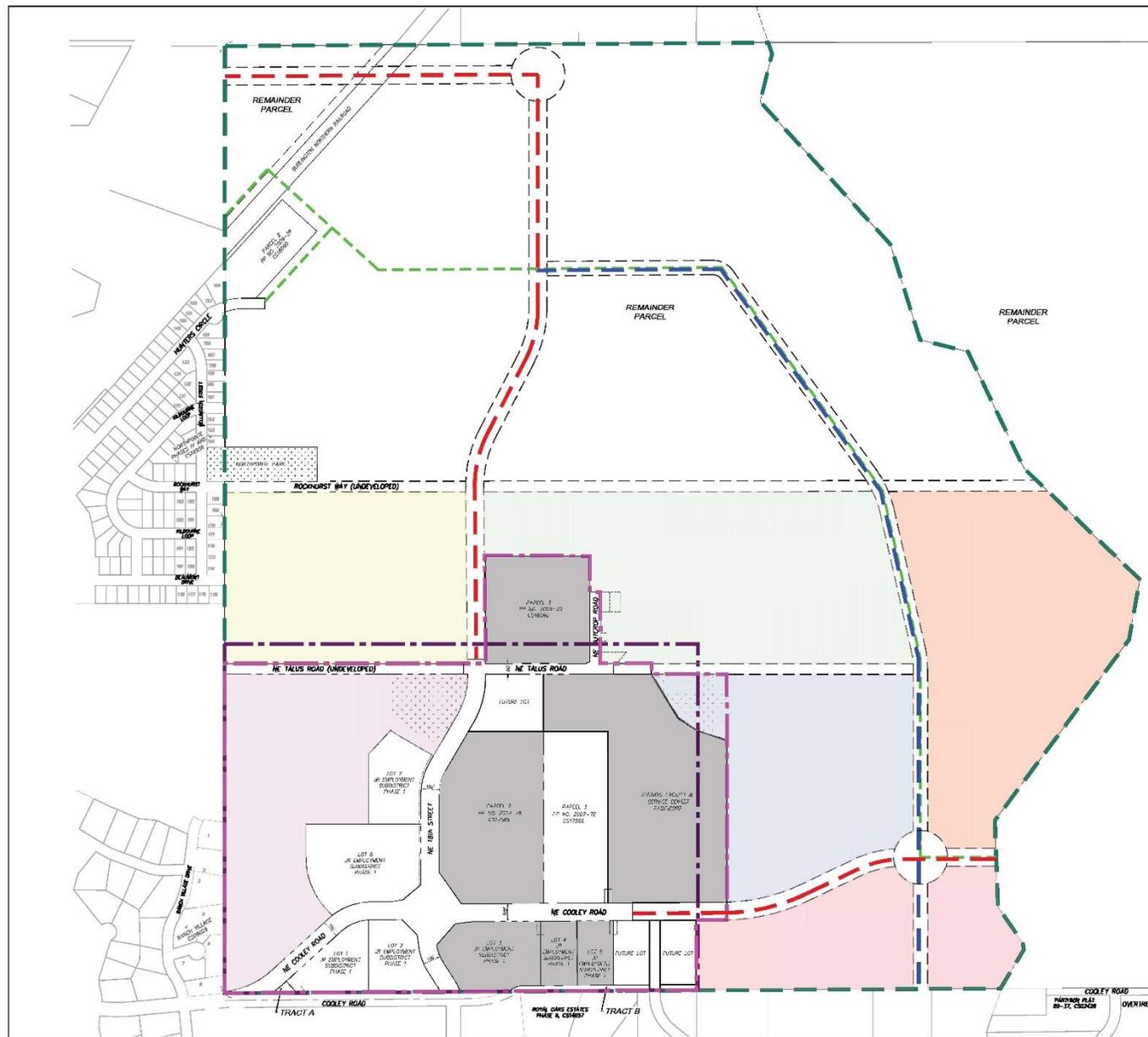
- BOUNDARY - ~500 ACRES
- ARTERIAL ROAD
- COLLECTOR ROAD
- NORTH INTERCEPTOR
- LSH PARCEL - CC&Rs BOUNDARY
- EMPLOYMENT SUB-DISTRICT (REVISED)
- PARK/SIGNIFICANT RESOURCE
- UNAVAILABLE LOTS

LARGE LOT LAND "TRACTS"

- 28.7 ACRES
- 29.4 ACRES
- 41.4 ACRES
- 28.8 ACRES
- 20.7 ACRES
- 39.9 ACRES



CITY OF BEND



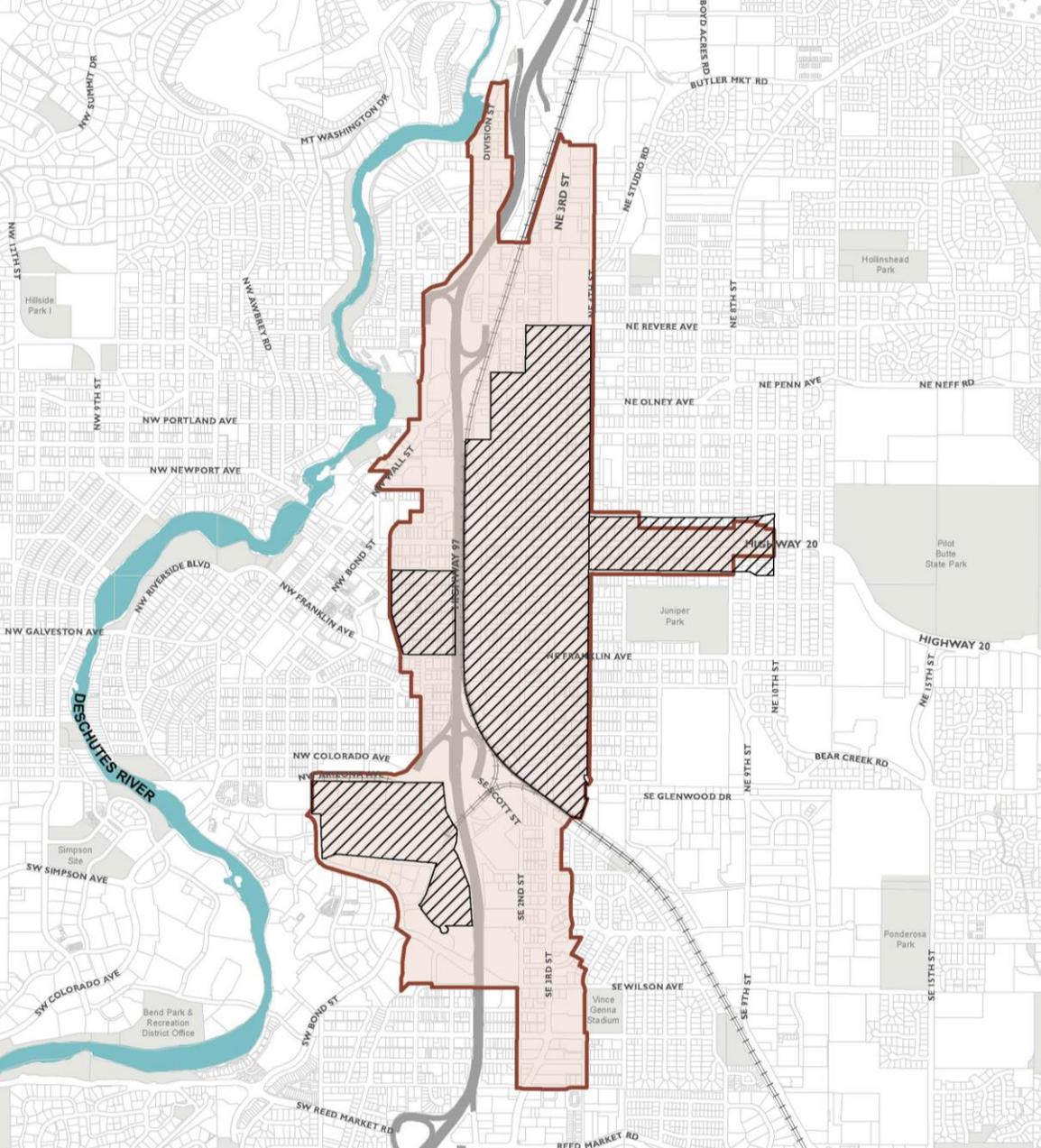
PREPARED BY: M. S. LUKI, CITY OF BEND, PRINT DATE: MAY 5, 2020. SOURCES: CITY OF BEND, DESCHUTES COUNTY

CORE ARE TIF BOUNDARY

BOUNDARY



- 637.15 Acres
- Opportunity Areas
 - East Downtown
 - KorPine
 - Inner Highway 20/Greenwood
 - Bend Central District



TIF PLAN & REPORT



- \$195,000,000
 - Total amount to be spent on projects, programs and administration over the estimated 30-year life of Plan
 - Does not include interest paid on debt
- Substantial – same process as adoption of original Plan
 - Increase in acreage over 1% of existing acreage
 - Increase in the Maximum Indebtedness
- Minor – approval by BURAs by resolution
 - All other amendments



- Duration
 - BURA intends not to collect tax increment revenues after FYE 2051
 - No Projects will be initiated unless proceeds can be paid on or before FYE 2051
 - BURA shall structure all indebtedness to be paid in full on or before FYE 2051
- Under-Levy
 - Pursuant to ORS 457.455, BURA may elect to collect less TIF generated on an annual basis



- Compliance with statutory acreage and assessed value (AV) restrictions - 15%
 - 4.3% of AV
 - 7.67% of acreage
- Net TIF (YOE \$'s) = \$237,334,824
- Maximum Indebtedness (YOE \$'s) = \$195,000,000
- Capacity (2020 \$'s) = \$111,876,107

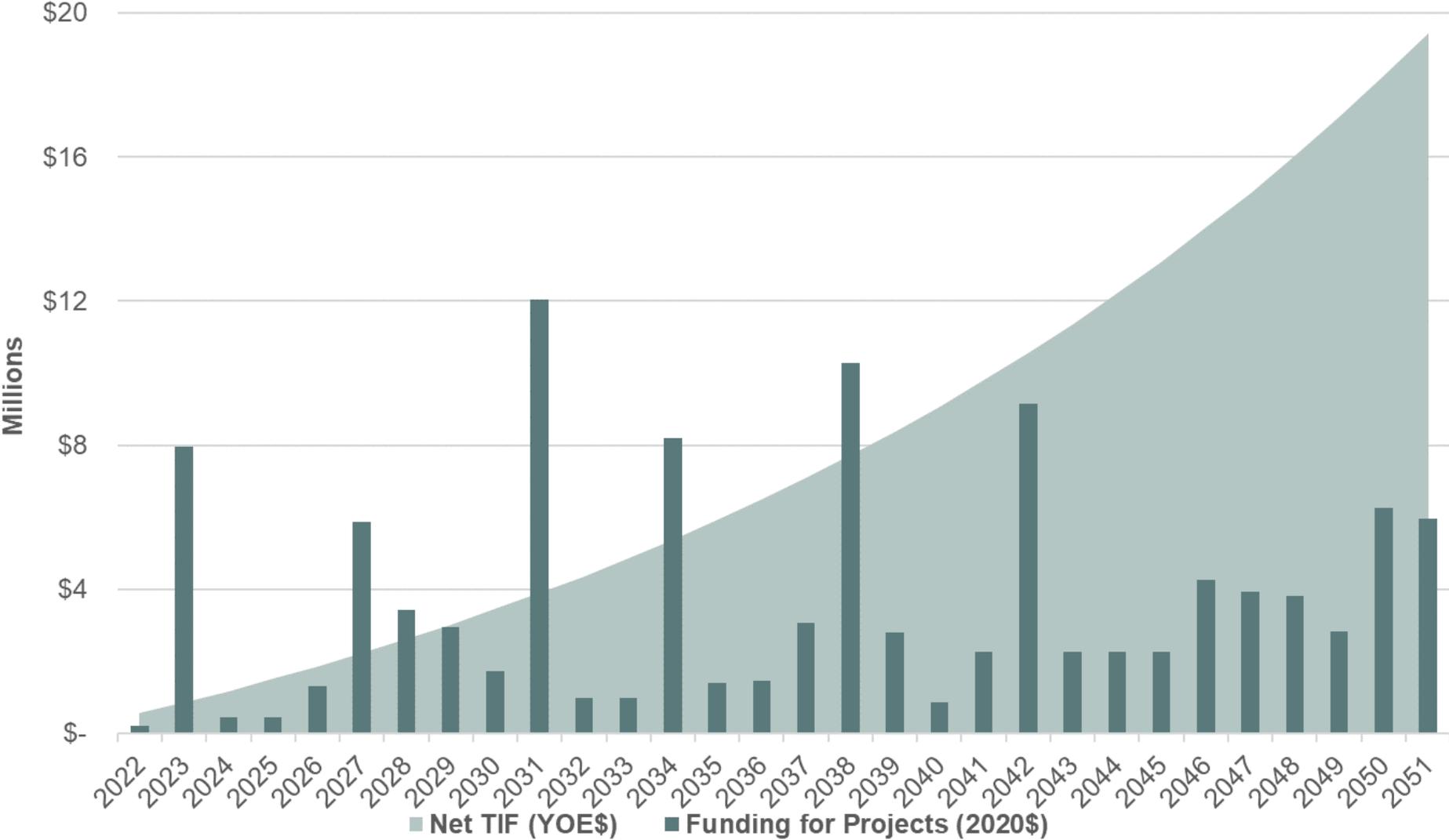
PROJECT CATEGORY COST ESTIMATES



Project Category	UR Funding Allocation	Project Cost (Approx.)*
Transportation, Streetscape, & Utility Infrastructure	52%	~\$100.5 million
Affordable Housing Re/Development Assistance, Partnership, & Support	18%	~\$36.4 million
Business & Re/Development Assistance, Partnership, & Support	15%	~\$28.6 million
Open Space, Facilities, Amenities, & Wayfinding	10%	~\$18.8 million
Plan Administration, Implementation, Reporting, & Support	5%	~\$9.7 million
	100%	~\$194 million

*YOE \$'s (Year of Expenditure)

ESTIMATED FUNDING OVER TIME



IMPACT TO TAXING DISTRICTS

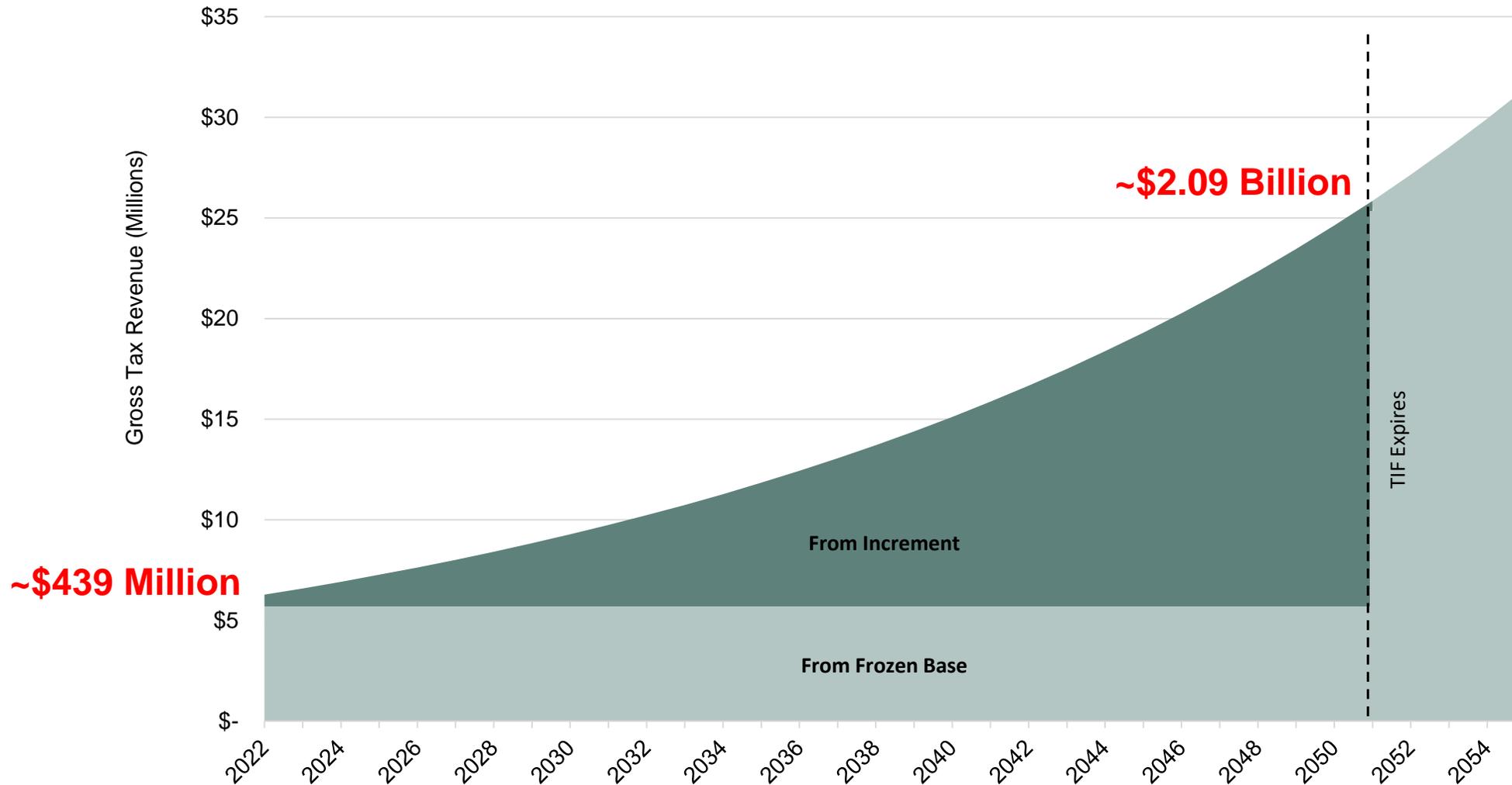


Taxing District	Total Impact – 30 years	Category Subtotal
Deschutes County	\$22,279,800	
County Library	\$10,058,188	
Countywide Law Enforcement	\$19,750,623	
County Extension	\$409,643	
911	\$6,616,459	
City of Bend	\$51,269,325	
Bend Metro Parks & Rec	\$26,718,204	
Subtotal General Government		\$137,102,241
Bend/La Pine School District	\$87,124,021	
High Desert ESD	\$1,762,926	
Central Oregon Comm College	\$11,345,636	
Subtotal Education		\$100,232,583
Total		\$237,334,824

**Permanent rate property tax collections do not have a direct impact on school district budgets. The Bend-La Pine School District is funded through per pupil allocations from the State School Fund which is comprised of many sources, including property tax revenues. The State Legislature sets the per pupil allocations and funds the State School Fund accordingly.*



TIF OVER TIME



STEPS TO ADOPTION



- Meeting #8 – April 14, 2020
 - Recommended the TIF Plan & Report for BURA consideration and future Council adoption
 - 3 issues for BURA to consider during TIF Plan implementation
 - “No net loss” housing policy
 - Future advisory committee composition and compensation
 - Prioritize affordable housing projects



- Approved TIF Plan and Report by Resolution to forward and conduct the the formal public review process, which included:
 - Transmittal to taxing districts
 - Consult & Confer
 - County Commission briefing
 - Planning Commission review
 - City Council hearing and vote on non-emergency Ordinance
 - August 5th & 19th

ROLE OF BEDAB



- **Business Redevelopment and Development Assistance, Partnership, and Support**
 - Assist in the development of grant and/or loan programs to support new and existing local business/property owners in developing, redeveloping, or rehabilitating property:
 - Improve older buildings to meet code standards
 - Assessment and permitting assistance
 - Intensification of under-utilized sites
 - Building façade improvements
 - Landscape/Pedestrian enhancements and amenities
 - Professional services (engineering, architecture, landscape, etc.)
 - Building upgrades (mechanical, electrical, seismic, etc.)

CONCLUSION / INFORMATION



- Questions?
- More Information:
 - <https://www.bendoregon.gov/core-area-tif>
- Contact:
 - Matt Stuart – Urban Renewal Manager
 - (541) 323-5992
 - mstuart@bendoregon.gov