

CORE AREA PERFORMANCE MEASUREMENTS

INDICATOR	DESCRIPTION	Measurement	2030 Specific Targets
Total Housing Units	This represents the total number of residential units .	Increase or Decrease	200 Units
Total Businesses	The total number of active business establishments operating in the area, regardless of size or industry classification.	Increase or Decrease	Awaiting State Numbers for Historical Average
Total Employment	The number of people employed within a defined geographic area or sector at a specific point in time.	Increase or Decrease	Awaiting State Numbers for Historical Average
Number of Lifestyle Businesses	The total number of active business establishments that focus on experiential opportunities operating in the area, regardless of size or industry classification.	Increase or Decrease	Awaiting State Numbers for Historical Average
Park Access	All housing units are within ½ mile of park, open space, or plaza.	Increase or Decrease	Create 1-Acre Park
Total Affordable Units	This represents the total number of residential units in the Core Area that are affordable within the OHNA methodology.	Increase or decrease	15% of New Units Built at or below 80% AMI
Average Rent	The average monthly effective rent offered within the area.	Increase or Decrease	90% AMI Average
VEO Bike Usage	The VEO Bike Usage measures the usage of VEO bicycles to, from and within the Core Area.	Increase or Decrease	
Vehicle Count	The vehicle count metric typically refers to a quantitative measure of the number of vehicles passing a specific point or area within a defined time period. (Greenwood and 3 rd Street)	Increase or Decrease	Will Establish in January 2026
Transit Boardings	The transit boardings metric refers to the number of times passengers enter a public transit vehicle.	Increase or Decrease	Will Establish in January 2026
Retail and Office Vacancy	The retail and office vacancy metric measures the proportion of unoccupied commercial space within a defined area or market.	Increase or Decrease	5% Vacancy Rate
Consumer Spending	The consumer spending metric measures the total amount of money spent by individuals or households on goods and services within the Core Area and Bend Central District.	Increase or Decrease	Will Establish in January 2026
Hotel Occupancy	The hotel occupancy metric measures the percentage of available hotel rooms that are occupied over a specific time-period.	Increase or Decrease	Maintain Levels at or Above 5-Year Average
Assessed Value Growth	The assessed value growth metric measures the change in the total assessed value of properties within a defined area over time.	Increase or Decrease	3% Average Annual Growth Over 5-Years