

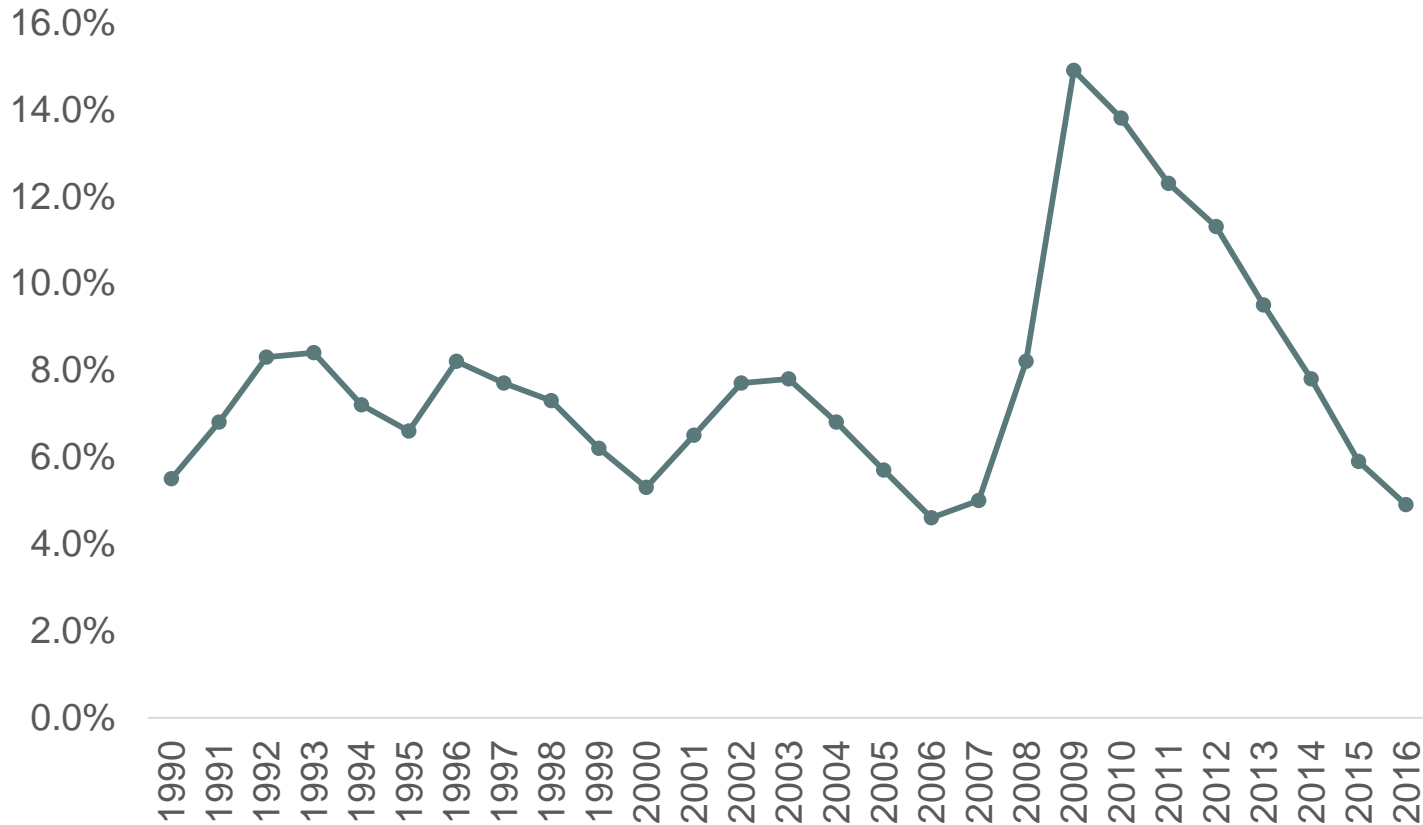


WELCOME TO BEND: MAYOR CASEY ROATS

UNEMPLOYMENT



Bend Annual Average Unemployment Rate

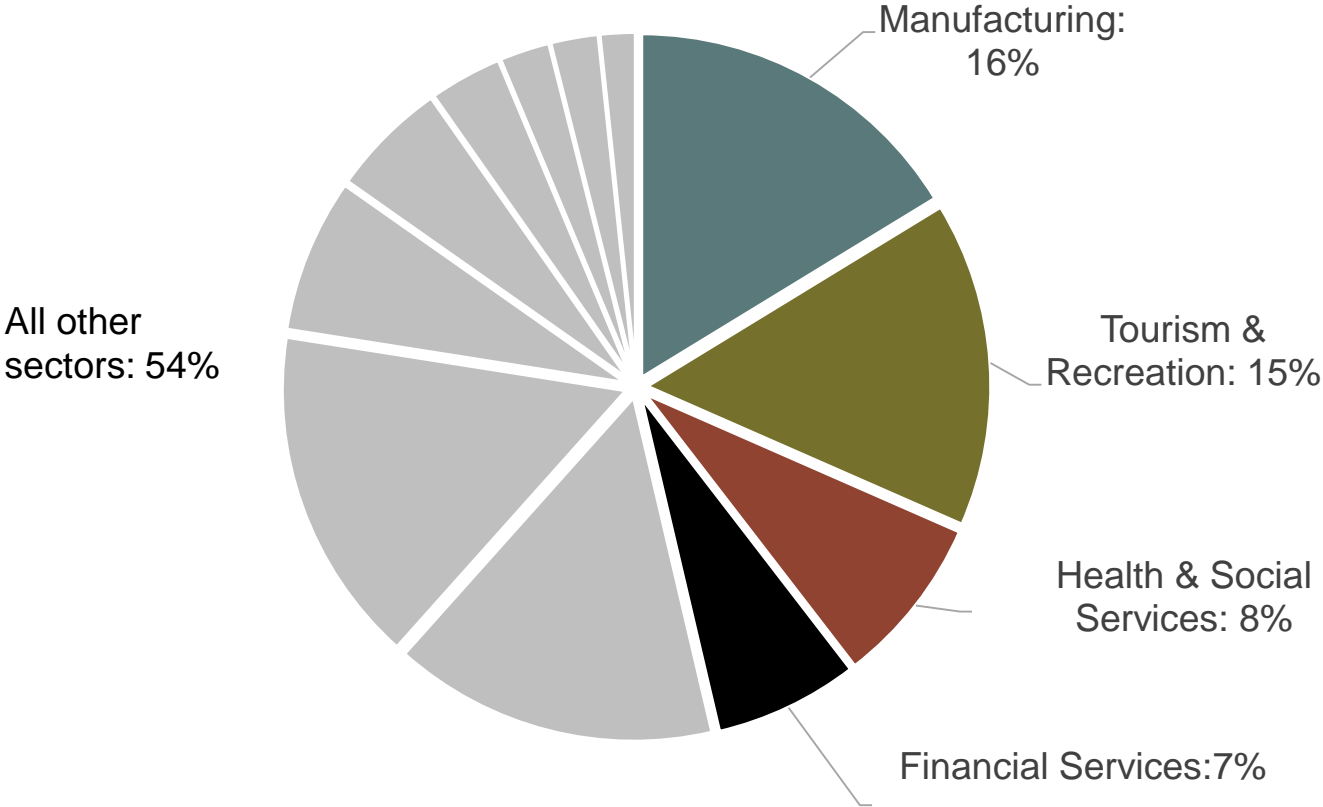


WORKFORCE MAKEUP



Nonfarm Employment: 1990

Total Workforce: 32,620

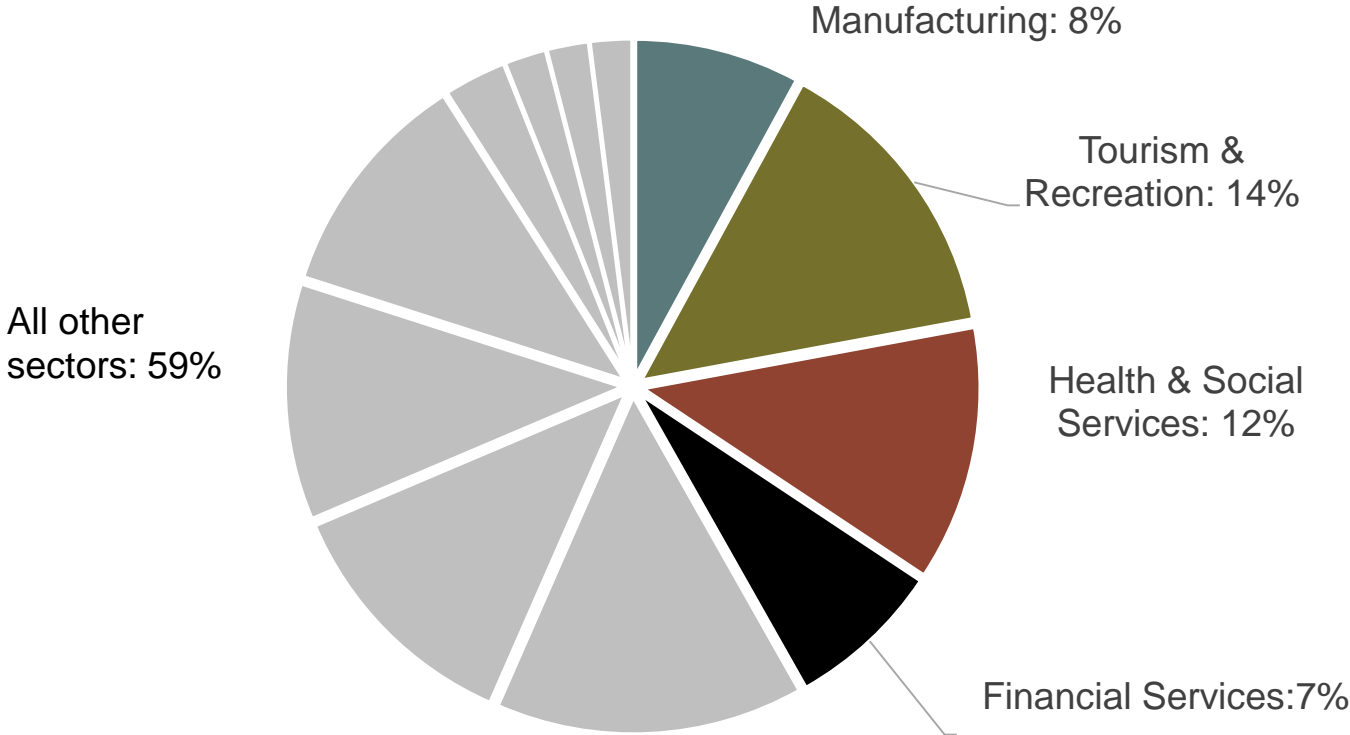


WORKFORCE MAKEUP



Nonfarm Employment: 2007

Total Workforce: 71,370

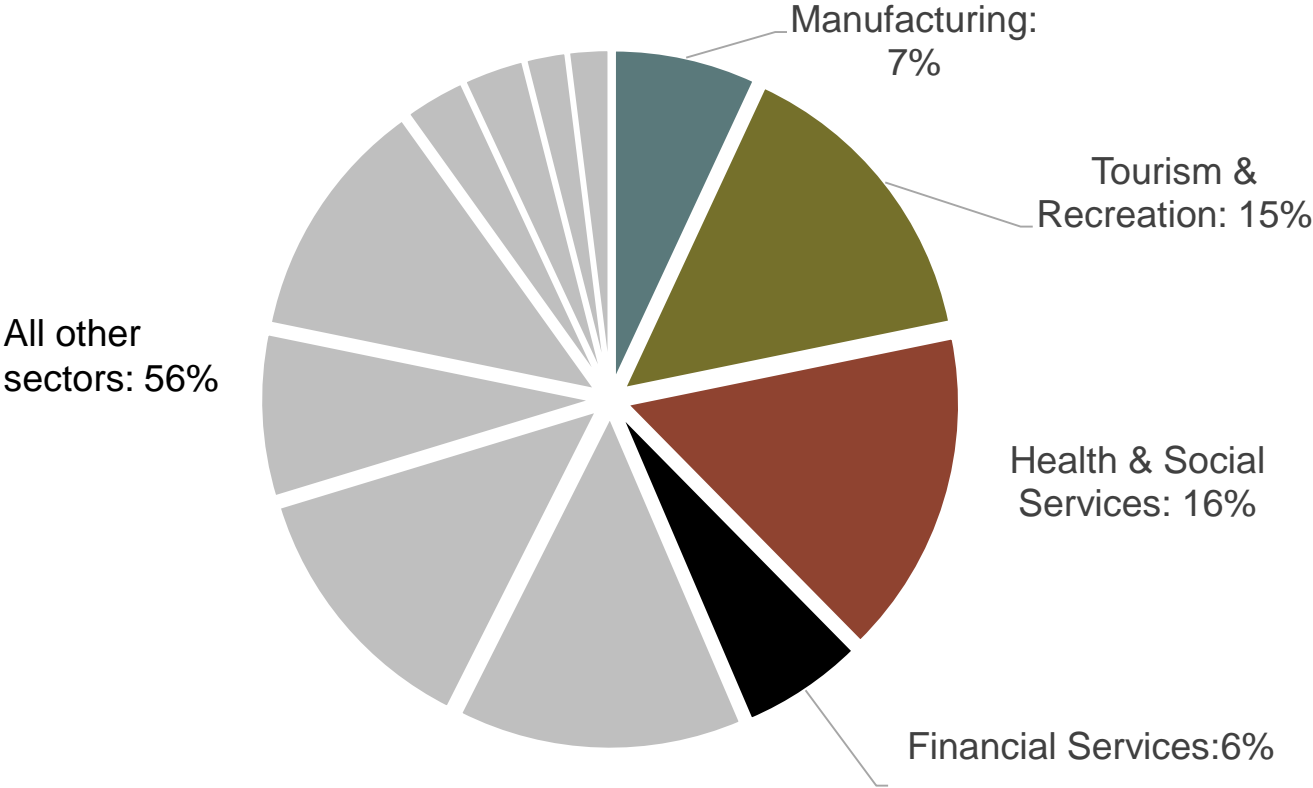


WORKFORCE MAKEUP



Nonfarm Employment: 2016

Total Workforce: 78,370

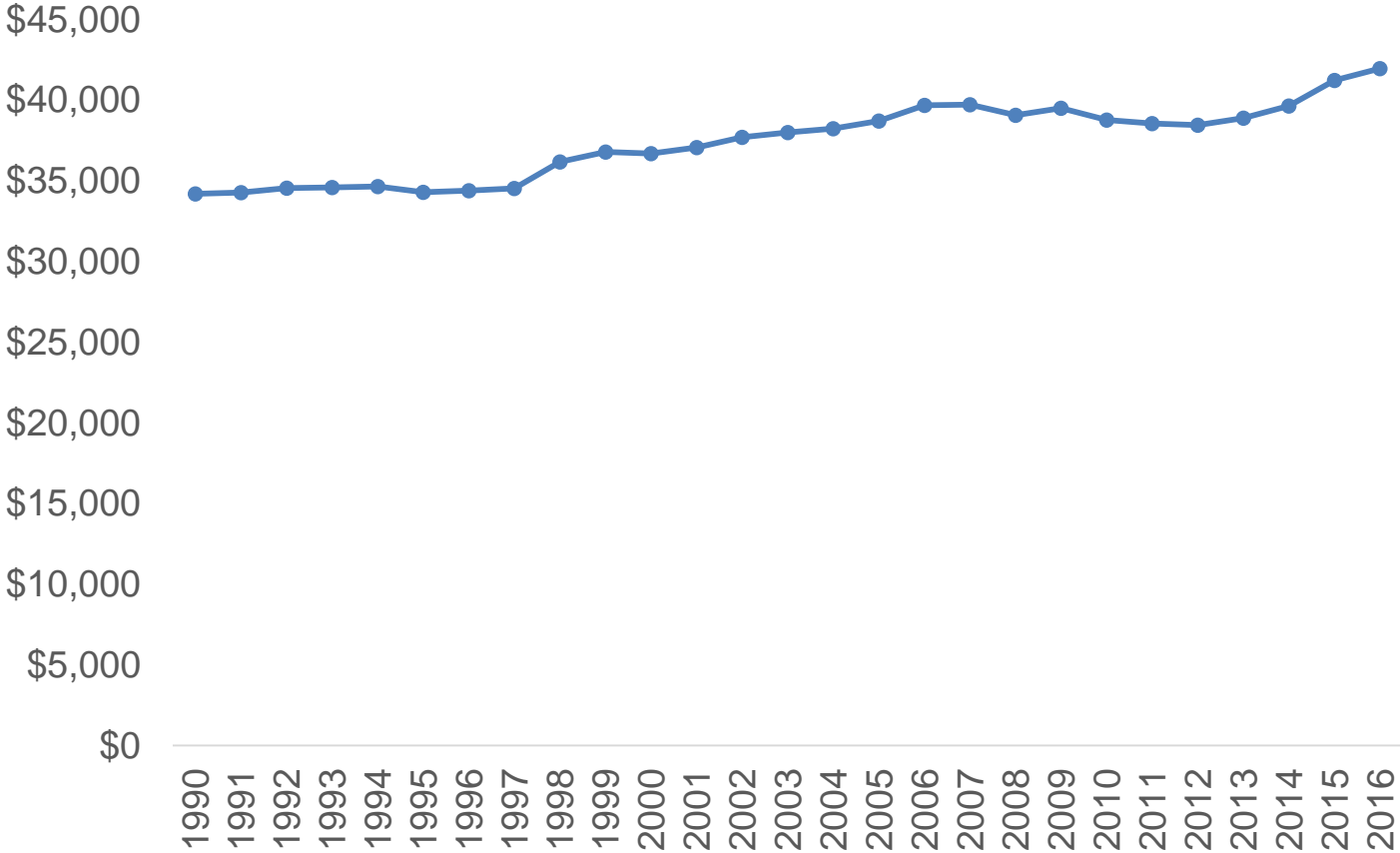


DESCHUTES COUNTY WAGES



Annual Average Wage by Year

Adjusted to 2016 Dollars



An aerial photograph of a small city, likely in the Rocky Mountain region, showing a dense residential and commercial area with a mix of buildings and greenery. In the background, a range of mountains with significant snow cover stretches across the horizon under a clear sky. The text is overlaid on the center of the image.

**#1 Best-Performing
Small City** in the U.S. by
the Milken Institute

SINGLE FAMILY HOUSING STARTS



Bend-Redmond Milken Ranking by Year

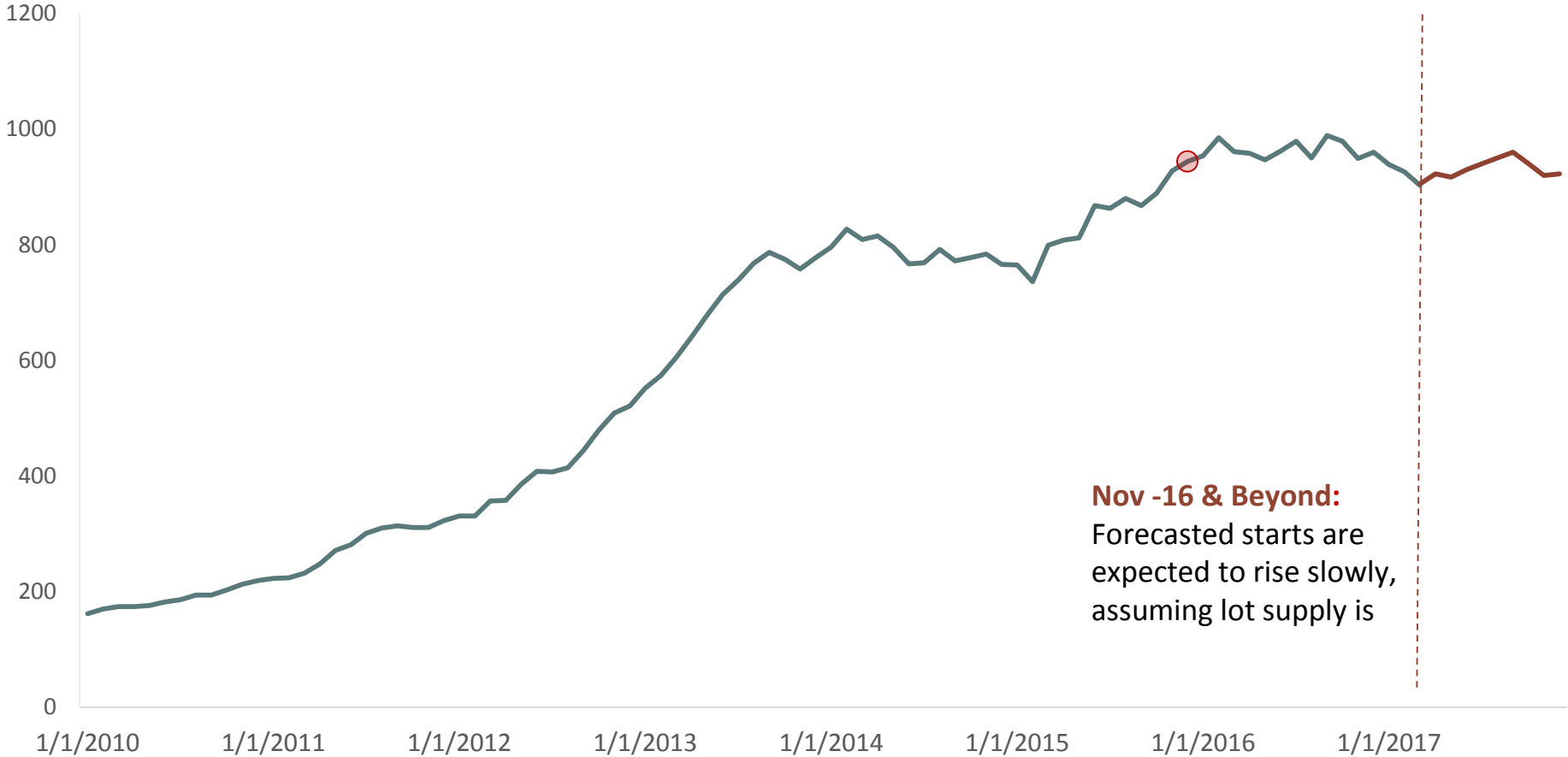


DEPARTMENT METRICS



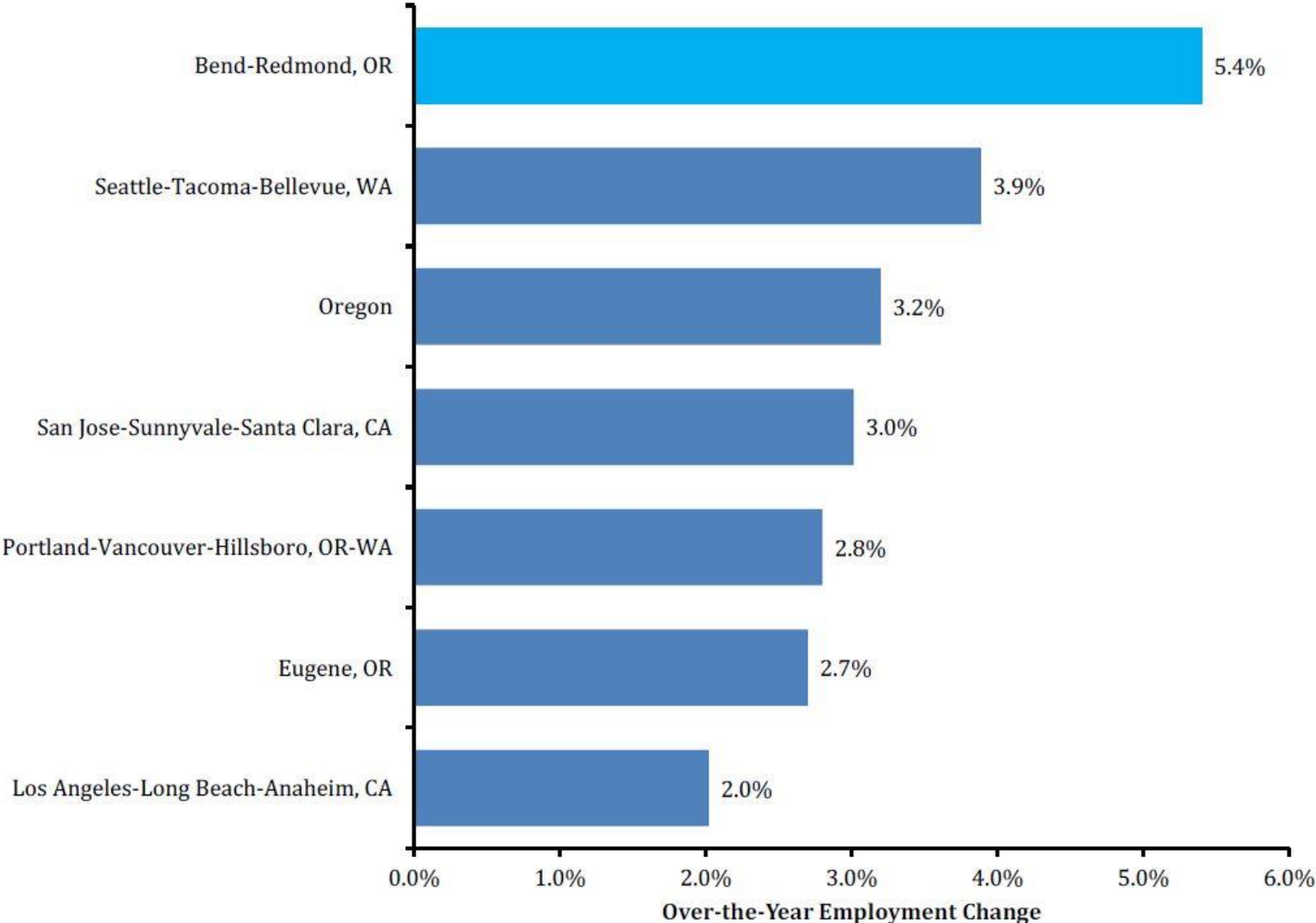
Single Family Starts - 12 TTM

*12 TTM = Trailing 12 month total



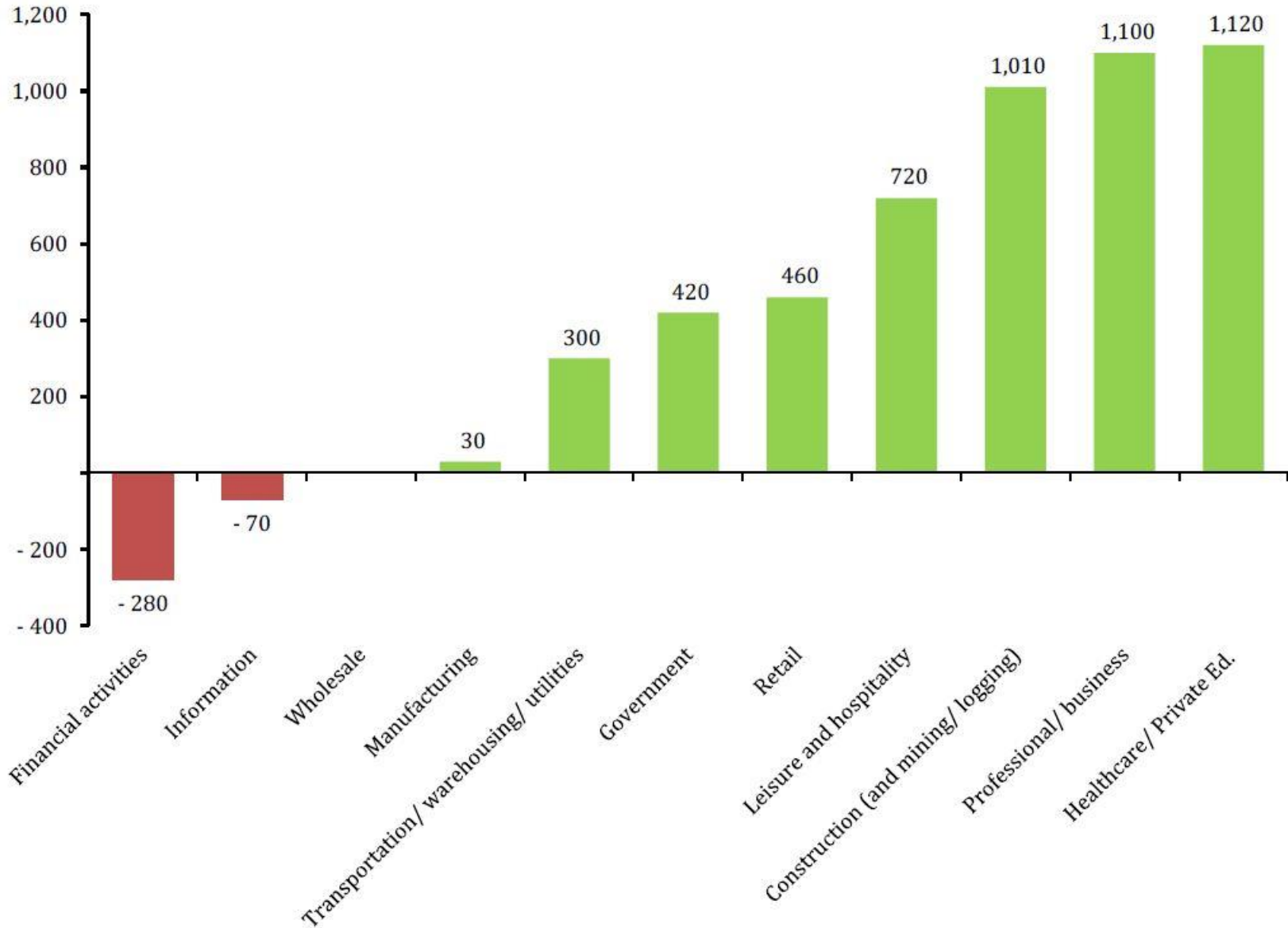
Nov -16 & Beyond:
Forecasted starts are expected to rise slowly, assuming lot supply is

HOTTEST JOB MARKET IN THE WEST



Source: OR Employment Dept., 2016

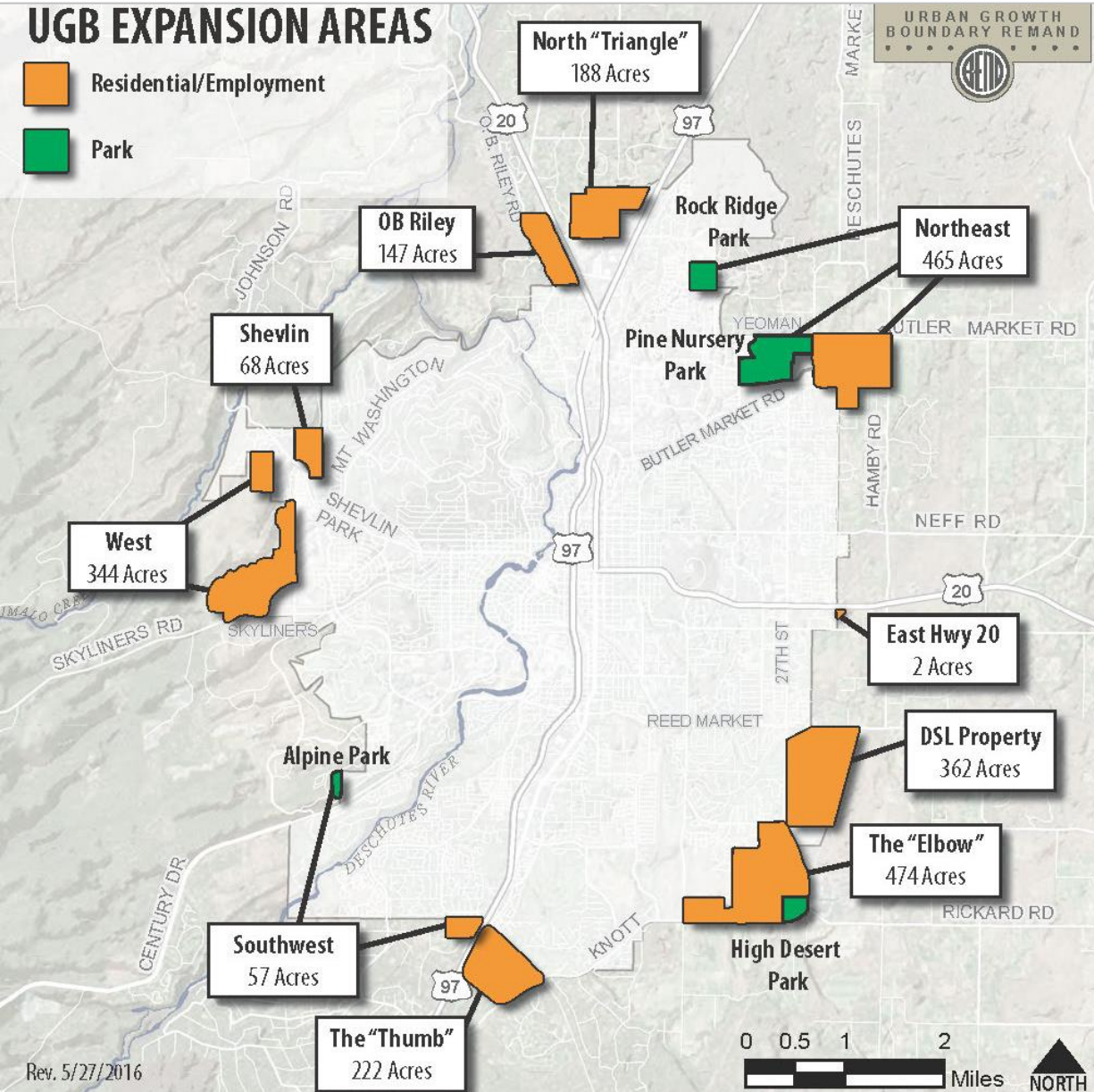
DIVERSE EMPLOYMENT GROWTH





UGB EXPANSION AREAS

- Residential/Employment
- Park



2,380 total acres:

- 1,142 acres residential land (including future schools & parks)
- 815 acres employment land
- 285 acres for public facilities in district ownership
- 138 acres existing right-of-way

WHAT CAN MEDIAN INCOME EARNERS AFFORD?



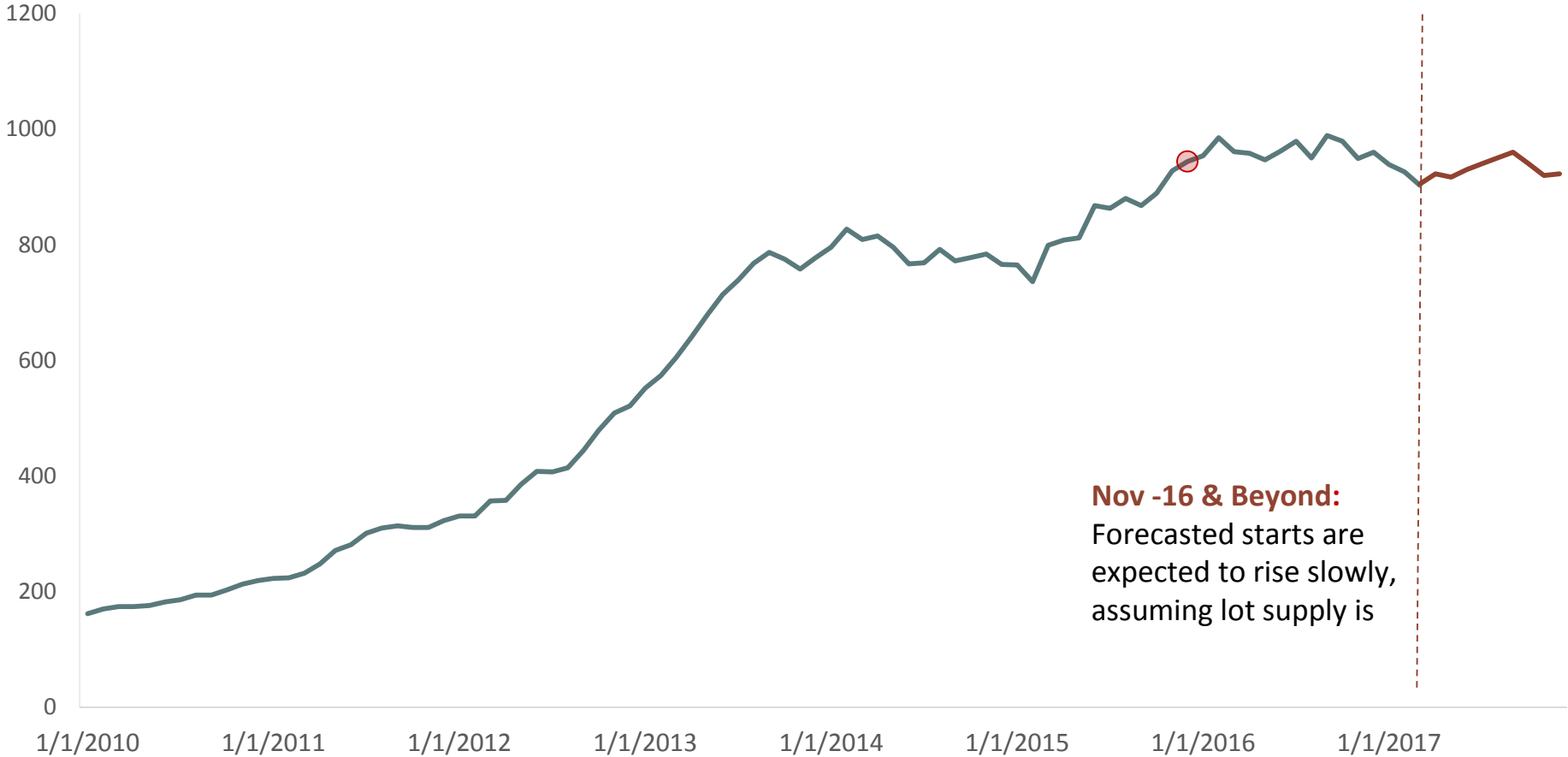
	Median Income	What Can They Afford?
Renters	\$34,087 <i>(Pharmacy tech, office clerk)</i>	\$859/month
Homeowners	\$66,053 <i>(Accountant, computer programmer)</i>	\$250,000 <i>(including taxes, insurance, utilities)</i>
Median Resident	\$59,400 <i>(Elementary school teacher, firefighter)</i>	\$1,485 monthly expense

SINGLE FAMILY HOUSING STARTS



Single Family Starts - 12 TTM

*12 TTM = Trailing 12 month total



Nov -16 & Beyond:
Forecasted starts are expected to rise slowly, assuming lot supply is



Housing Units Available by Income Level

Bend, 2015

