

MOVE. START. GROW.



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2017 BEND PROFILE

Economic Development for Central Oregon

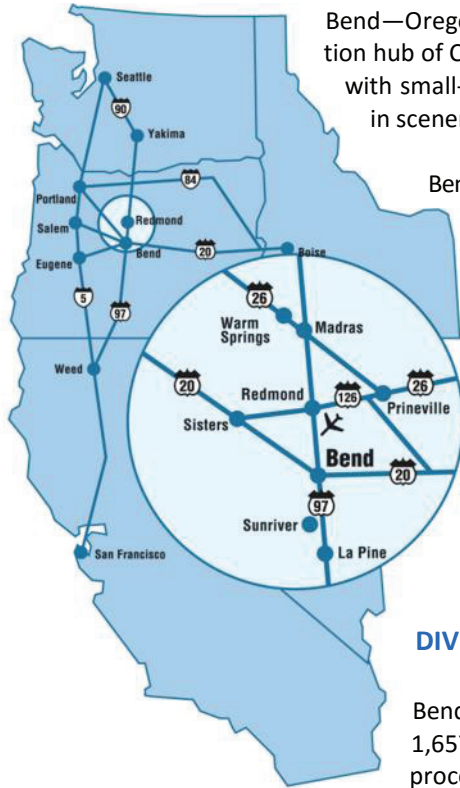
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WELCOME TO BEND!



Bend—Oregon's largest city east of the Cascades—is the commercial, recreational, social, and innovation hub of Central Oregon, combining big-city amenities (art, culture, fine dining, and medical facilities) with small-town living (short commutes, real neighborhoods, and lower costs of living), all wrapped in scenery, sunshine, and year-round fun.

Bend's economy is defined by dynamism, entrepreneurship, and diverse businesses that span many sectors. Manufacturing—long the region's economic core—now shares the limelight with software and high tech, craft brewing, bioscience, recreational products, aviation-related enterprises, distilling operations, food production, and, of course, tourism. Add in Bend's skilled workforce, attractive incentive packages, competitive tax environment, robust infrastructure and you've got unrivaled quality of life and business opportunity. As a result, the Bend-Redmond MSA was crowned the Milken Institute's **"#1 U.S. Best-Performing Small City" for 2016.**

This *Bend Economic Profile*, with its key business demographics, shows why Bend is a premier destination for **moving, starting, or growing a business.**¹

DIVERSE LAND CHOICES

Bend has a total of 1,735 acres zoned for industrial use, 705 acres zoned for mixed use, and 1,657 for commercial use. The City is undergoing an Urban Growth Boundary (UGB) expansion process that will bring additional property into the city boundary. The process is ongoing and significant new construction will be limited until the process and new growth boundary are final.

Industrial: Bend offers a mix of industrial buildings and land to suit business needs of all types. From light and heavy industrial use in just a few thousand square feet to just under 80,000 square feet in a single, existing facility, industrial space totals 4.2 million square feet, of which 3.4% was vacant in April 2016. Many spaces are turnkey properties.

Commercial: After significant building over the past decade, Bend boasts an impressive mix of office space, from class A to class C. Available space as of April 2016, was 156,000 square feet of commercial space available, reflecting a vacancy rate of 6.3%. Total commercial space is nearly 2.5 million square feet.

Retail: Total retail space in Bend is nearly 4.5 million square feet, with 4.7% vacant in April 2016. Bend offers several high-traffic shopping districts including Downtown Bend, Old Mill District, Cascade Village Shopping Center, Bend River Promenade, Bend Factory Stores, and more.

¹ EDCO works to **MOVE**, **START**, and **GROW** vibrant business diversity and economic prosperity all across Central Oregon.

TOP EMPLOYERS

According to the Oregon Employment Department, 81% of Oregon firms have nine or fewer employees. However, those firms account for only 15.5% of Oregon jobs. Nearly 50% of all Oregon jobs are within the 1.7% of Oregon firms with 100 or more employees. By contrast, 84% of Deschutes County firms have fewer than 9 employees and these small firms account for nearly one-quarter of Deschutes County's jobs. Big firms (100 or more employees) only provide about one-third of jobs.

According to Damon Runberg, the State's Regional Economist for Central Oregon, these differences between state and local composition likely stem from industry clusters in Central Oregon that favor smaller firm sizes, such as construction, real estate, lodging, and food services, and by innovative firms producing niche-market products and services

Sectors with the largest employment numbers in Bend include healthcare, tourism-focused businesses, local city and county government, the school district, and large retailers.

Some of the key, growing, traded-sector industries in Bend include:

- **Bioscience** (Bend Research, Suterra, Patheon)
- **Aviation and aerospace** (Epic, Leading Edge)
- **Outdoor Recreation Equipment and Apparel** (Nosler, Hydroflask, Ruffwear)
- **Software** (G5, Navis, GL Solutions)
- **Specialty manufacturing** (Jeld-Wen, CertainTeed)
- **Corporate administrative and back office centers** (IBEX, Navis, Les Schwab)
- **Brewing and Distilling** (Deschutes Brewery, Atlas, 10 Barrel)

Bend's Top 40 Employers					
			Employees		
2017 Rank	2016 Rank		2017	2016	2015
1	1	St. Charles Medical Ctr (SCHS)	3,409	3,017	2,830
2	2	Bend-La Pine Schools	1,880	1,797	1,750
3	3	Deschutes County	1,062	1,062	1,046
4	4	COCC	936	891	635
5	5	Mt. Bachelor	770	769	775
6	11	Safeway	648	512	380
7	6	Bend Memorial Clinic	617	679	652
8	7	City of Bend	611	596	536
9	8	U.S. Forest Service/Deschutes National Forest	550	550	550
10	9	IBEX	540	545	595
11	12	Les Schwab	456	378	351
12	10	JELD-WEN Windows and Doors	400	517	460
13	14	Bend Research	396	334	264
14	17	Fred Meyer	350	285	260
15	13	Deschutes Brewery	341	358	295
16	16	Costco	310	296	285
17	18	Walmart	288	279	274
18	15	BendBroadband / TDS Telecom	280	297	261
19	21	OSU-Cascades	273	215	174
20	27	G5 Platform	260	194	192
21	19	The Center (Ortho/Neuro Care & Rsch)	243	234	213
22	22	Epic Air	226	210	160
T-23	23	Bank of the Cascades	223	205	201
T-23	T-24	Pacific Source	223	200	162
T-25	T-24	Athletic Club of Bend	200	200	200
T-25	30	Mosaic Medical	200	176	162
T-27	T-24	The Riverhouse	195	200	200
T-27	29	Touchmark at Mt. Bachelor Village LLC	195	180	178
29	33	Home Depot	185	142	235
30	20	Navis	171	217	211
T-31	28	The Bulletin	150	188	190
T-31	32	Target	150	150	105
33	31	Albertson's	147	163	163
34	34	Lowe's	130	135	142
T-35	35	MODA	120	130	180
T-35	37	Olive Garden	120	110	110
37	38	AmeriTitle	101	86	86
38	39	Seventh Mountain	95	80	78
39	40	Rebound Physical Therapy	94	63	81
40	41	High Lakes Health Care	87	60	104

WAGE INFORMATION

Below are average hourly wages in Oregon, Washington, and California for a broad array of occupations. California and Washington wages routinely run as much as 20% higher than those in Oregon. Central Oregon wages typically run 10% to 20% below the statewide averages, which are driven by Portland metro area wages. In recent years, Central Oregon wages in certain technical occupations are on par with or exceed statewide averages.

Wage Comparison for Selected Occupations (annual average, \$ per hour)				
Occupation	OR	East Cascades	CA	WA
Accountant/Auditor	32.03	28.82	39.79	36.35
Architect, except Landscape & Naval	34.36	33.75	47.74	36.63
Carpenter	22.48	20.19	26.49	26.29
Chef & Head Cook	22.52	20.54	22.45	25.84
Clinical, Counseling, and School Psychologist			42.10	33.34
Computer-Controlled Machine Tool Operator	19.14	20.03		28.45
Computer Programmer	37.67	35.64	44.95	58.06
Computer User Support Specialist	24.83	22.13	30.16	28.24
Computer Systems Analyst	41.83	37.60	48.48	45.91
Customer Service Representative	17.14	15.19	19.76	18.03
Dental Hygienists	37.58	38.41	45.83	43.35
Electrician	32.96	28.07	32.72	31.69
Electrical Engineer	44.50	33.03	56.56	51.06
Financial Manager	54.76	47.69	72.15	58.29
Food Service Manager	24.20	22.19	24.99	26.04
General & Operations Manager	49.16	39.67	63.22	58.61
Graphic Designer	24.27	20.20	28.98	27.04
Industrial Machinery Mechanic	26.93	24.55		27.89
Industrial Production Manager	44.08	41.21	54.61	52.91
Landscape Architect	29.44	28.58	37.82	34.96
Marketing Manager	55.57	46.38	79.52	68.16
Mechanical Engineer	42.24	39.54	48.44	44.72
Medical Transcriptionist	18.90	18.44	21.57	20.98
Network and Computer Systems Administrator	35.98	29.77	44.88	41.51
Paralegal	26.43	22.09	28.89	27.92
Physical Therapist	39.75	35.61	46.48	42.97
Police/Sheriff Patrol Officer	32.31	31.12	45.87	36.36
Receptionist/Information Clerks	14.15	14.39	15.42	15.49
Registered Nurse	40.87	41.77	49.39	38.10
Secretary/Administrative Assistant, except Legal, Medical, & Executive	17.46	16.29	19.71	19.45
Software Developer, Applications	48.21	39.96	60.43	58.74
Software Developer, Systems Software	50.44	30.98	61.73	55.51
Supervisor, Administrative & Office Workers	26.00	24.07		28.10
Supervisor, Retail Sales Workers	19.09	19.74		22.32
Truck Driver, Heavy & Tractor-Trailer	20.28	22.53		22.17
Urban/Regional Planner	37.95	35.51	40.37	38.05

Sources: [Oregon Employment Department](#), [Washington State Employment Security Department](#), and [California Employment Development Department](#). The data used to create these estimates came from the Occupational Employment Survey. Data is for Q1 2016 – the most recent data available.

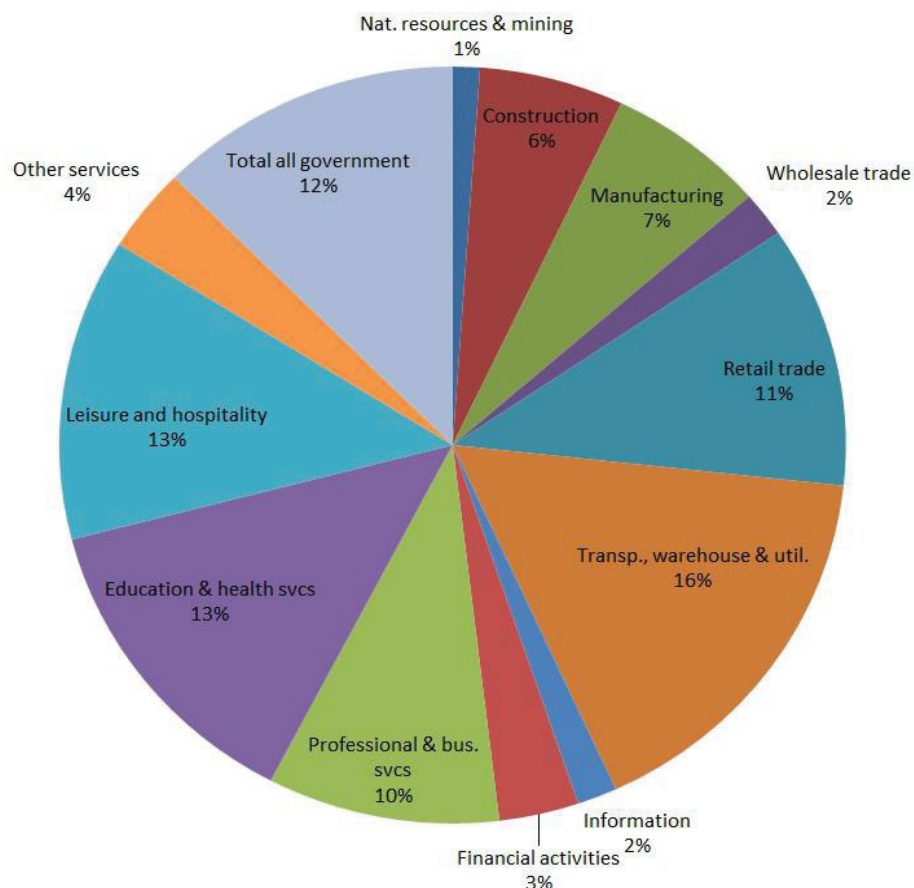
Covered employment & payroll

Covered employment payroll is used to determine the average wage for each of Oregon's 36 counties. Below are the number of business establishments (units), employment, payroll, and average pay in Deschutes County and the Tri-County region. Deschutes County employment in 2015 stood at 72,451 employees, up nearly 7.5% from the previous year and above the pre-recession peak in 2007 of 69,327. Payroll also increased, disproportionately, by 12%, as did average wage (3.7%).

	Deschutes County			Crook County			Jefferson County		
Industry	Employees	Wages	Avg. Annual Wage	Employees	Payroll	Avg. Annual Wage	Employees	Payroll	Avg. Annual Wage
Total all ownerships	76,682	\$ 3,217,752,382	\$ 41,962	6,042	\$ 270,438,107	\$ 44,759	6,661	\$ 243,430,059	\$ 36,545
Total private coverage	67,521	\$ 2,763,592,304	\$ 40,929	4,767	\$ 210,869,187	\$ 44,235	4,241	\$ 143,203,516	\$ 33,766
Natural resources and mining	530	\$ 24,099,606	\$ 45,470	186	\$ 6,819,277	\$ 36,662	428	\$ 15,290,222	\$ 35,724
Construction	5,701	\$ 265,373,617	\$ 46,548	298	\$ 15,634,860	\$ 52,465	121	\$ 6,060,870	\$ 50,089
Manufacturing	5,098	\$ 239,422,452	\$ 46,963	546	\$ 21,944,479	\$ 40,191	1,076	\$ 43,979,911	\$ 40,873
Trade, transportation and utilities	14,544	\$ 522,195,672	\$ 35,904	1,556	\$ 77,099,918	\$ 49,550	842	\$ 26,455,394	\$ 31,419
Information	1,527	\$ 96,017,015	\$ 62,879	130	\$ 23,354,344	\$ 179,648	29	\$ 967,531	\$ 33,363
Financial activities	3,140	\$ 169,966,264	\$ 54,129	124	\$ 5,316,630	\$ 42,876	108	\$ 4,094,359	\$ 37,910
Professional and business services	9,353	\$ 442,252,099	\$ 47,284	282	\$ 10,879,659	\$ 38,580	187	\$ 6,996,952	\$ 37,416
Education and health services	12,490	\$ 670,684,250	\$ 53,697	641	\$ 28,085,793	\$ 43,815	579	\$ 24,859,428	\$ 42,935
Leisure and hospitality	11,992	\$ 242,985,815	\$ 20,262	700	\$ 14,718,937	\$ 21,027	598	\$ 9,719,221	\$ 16,252
Other services	3,128	\$ 89,405,214	\$ 28,582	305	\$ 6,998,623	\$ 22,946	271	\$ 4,725,499	\$ 17,437
Total all government	9,161	\$ 454,160,078	\$ 49,575	1,275	\$ 59,568,920	\$ 46,720	2,420	\$ 100,226,543	\$ 41,415
Total federal government	905	\$ 60,427,339	\$ 66,770	289	\$ 18,493,001	\$ 63,989	125	\$ 6,963,760	\$ 55,710
Total state government	1,189	\$ 56,221,065	\$ 47,284	253	\$ 9,282,299	\$ 36,688	382	\$ 19,126,381	\$ 50,069
Total local government	7,067	\$ 337,511,674	\$ 47,758	734	\$ 31,793,620	\$ 43,315	1,913	\$ 74,136,402	\$ 38,754

INDUSTRY MIX

2016 Central Oregon Industry Composition





In December 2016, the Bend-Redmond MSA ranked **#1** on **Milken Institute's** list of **Best Performing Small Cities**. "Bend-Redmond has been able to continually diversify its economy, with seven high-tech industries concentrated in the metro. The central Oregon economy is vibrant and has been able to diversify its economic base with new waves of innovation." ([Milken Institute](#))

In addition, an increasing level of startup activity is being seen in Central Oregon. Numerous industry clusters are coalescing in such areas as high technology, bioscience, outdoor recreation & consumer goods, and brewing & distilling. This activity is driven both by entrepreneurs relocating to the region and local entrepreneurs embarking on their own enterprises. The region is large enough to support the resources and access to capital that help new entrepreneurs get started, while still being small enough that those resources are interconnected to support businesses as they grow. Unique to Central Oregon are the numerous community resources and assets that are available. A few of these assets managed by EDCO include the **Central Oregon PubTalk, Stable of Experts** and the **Bend Venture Conference (BVC)**.

Stable of Experts (SOE) is a searchable database of more than 130 experts from multiple industries and disciplines. These experts volunteer in mentoring young leaders and helping entrepreneurs fill skills gaps. Every new business is like a puzzle with certain pieces missing. The SOE helps provide the missing pieces and increase the probability of success.



Central Oregon PubTalk is a monthly happy hour held at McMenamins in Downtown Bend.

These events are a showcase for entrepreneurs to pitch their business ideas, and for previously showcased businesses to provide an update on their progress. Keynote speakers are brought in to add an educational component to the event. A successful pitch is an integral component of securing funding, and PubTalk offers a platform for emerging businesses to practice and perfect the pitch with coaching sessions conducted by EDCO prior to the event. The event has more than doubled since FY 2014 to over 2,000 in FY 2017.

Bend Venture Conference is the largest angel conference in the West and has become a marquee event for the entrepreneurial community. Now in its 14th year, this annual event takes place each October. 2016 was a pivotal year for the conference, with nearly \$4M in funding invested in ten companies, and over 600 attendees including investors, entrepreneurs, service, professionals, students, and more.



COSTS OF DOING BUSINESS IN BEND

As Central Oregon's commercial hub, Bend offers a diverse mix of buildings and land for industrial, commercial, and retail use. The chart shows the cost ranges a business can expect when developing a new or existing building in Bend.

As in many locations, costs associated with maintaining and upgrading infrastructure are recouped in Bend via permitting fees and system development charges (SDCs). For existing buildings, these fees have often already been paid and a new business tenant would not incur charges. The City of Bend has dedicated staff to help companies and developers navigate the application and building process quickly and efficiently. The City even offers financing programs to pay fees over time instead of all up front.

Local Business Costs in Bend	
Industrial land costs:	\$7.00/SF to \$14.00/SF in city limits
Construction costs:	\$80 to \$150/SF
Leasing costs (assumes base rent excluding NNN costs):	<ul style="list-style-type: none"> Industrial: \$0.55 to \$1.00/SF Commercial: \$1.00-\$2.35/SF Retail: \$1.00-\$3.00/SF
Business registration fee:	\$50 per year through City of Bend

Source: Compass Commercial Real Estate Services, July 2017

COSTS OF DOING BUSINESS IN OREGON

BUSINESS COST COMPARISON			
Business Factor	Oregon	California	Washington
Average Industrial Electricity Rate (May 2017; ¢/kWh)	6.05¢	12.29¢	4.61¢
Average Industrial Rate for Natural Gas (Jan. 2016, \$/kcf)	\$5.73	\$6.90	\$7.39
Average Annual Wage for Production Worker (Q1, 2016)	\$37,460	\$37,110	\$44,580
Base Unemployment Insurance, range of rates (As of July 1, 2015)	.015 – 5.4%	.016 – 6.2%	0.17 – 5.84%
State Unemployment Insurance Tax Rates (As of July 1, 2016)	(base: \$36,900)	(base: \$7,000)	(base: \$44,300)
Minimum	1.2%	1.5%	.13%
Maximum	5.4%	6.2%	5.72%
Average Annual Premium for Employer Sponsored Single Person Health Insurance (2014 data)	\$4,793	\$4,4712	\$4,973
Workers' Comp premium index rate (as of Dec, 2016)	\$1.28	\$3.24	\$1.97
State Individual Income Tax Rates (As of July 1, 2016)	Lowest 5.0% (\$0) Highest 9.9% (\$125,000)	1.0% (\$0) 13.3% (\$1,000,000)	None
State Corporate Income Tax Rates (As of July 1, 2016)	Lowest 6.6% (\$0) Highest 7.6% (>\$1M)	8.84%	None
State/local gross receipts, operations-based business tax (2017)	None	None	0.13-3.3%
State & Local Sales Tax Rates (As of July 1, 2016)	State None Local None Combined None	7.5% (Average) 0.91% 8.41%	6.5% (Average) 2.42% 8.92%
Sales or Use Taxes on Construction Costs (FY 2013)	None	4.07%	8.87%
State Sales Tax Collections Per Capita (July 1, 2014)	\$0	\$889	\$1,604
State Gasoline Tax Rates (cents per gallon) (As of Jan, 2017)	31.12¢	38.13¢	49.4¢
State & Local Tax Burden Per Capita (2012; U.S. Average = \$4,420)	\$4,094	\$5,237	\$4,541
State Property Tax Collection Per Capita (As of July 1, 2016)	\$1,285	\$1,365	\$1,350
Real Estate Transfer Tax	None	0.11%	1.28% of sales price + local taxes
State Business Tax Climate Index (2017 Tax Foundation)	#10	#48	#17

Sources: [Tax Foundation](#), [Oregon Employment Department](#), [Washington State Employment Security Department](#), [California Employment Development Department](#), [US Energy Information Association](#), [Employer Health Benefits Survey](#), [Premium rate ranking index](#), [Oregon Insurance Division](#).

For some time, Oregon has been a cost-competitive location for business. Contributing to the rankings is the fact that Oregon has no sales tax, no inventory tax, a single sales factor that benefits large employers with multiple operations, and an affordable property tax system—all balanced with a tremendous quality of life.

Perhaps one of the greatest assets in Oregon is the structure of how corporations are taxed, known as the Single Sales Factor. The tax rate on corporate income of firms doing business in the state is the greater of a minimum tax based on relative Oregon sales

(\$150-\$100,000, approximately 0.1% of sales by entity) or an income-based levy of 6.6% on taxable income up to \$1 million and 7.6% above that. Relative Oregon sales are responsible 100% in determining U.S. corporate income taxable in Oregon. This single interstate factor stands in contrast to states that also use factors for property and payroll to apportion taxable income. It is advantageous to a business headquartered or producing tangible goods in Oregon, but selling products throughout the country, or the world, where it also operates, because its Oregon business tax liability is proportional only to its Oregon customer base, and that liability does not grow directly as a result of greater investment or employment in Oregon.

How the single sales factor works:

In its Oregon tax return, the business takes the ratio of Oregon sales to total U.S. sales and applies that ratio to its consolidated federal income. The result is Oregon taxable income. Oregon sales are based on where the greater cost of performance occurs for intangible sales. In the case of tangible goods, Oregon sales include the throwback of sales to customers where the entity would not otherwise be taxable. (Source: [Business Oregon](#))

This tax policy is a major reason why Oregon is home to Intel's largest global employment and capital investment. Single sales factor plays an important role for Nike, Columbia Sportswear, Keen, and other outdoor gear and apparel manufacturers' continued growth of headquarters, R&D and warehouse operations.

The table below compares costs for a manufacturing company with 20 employees in Oregon, California, Idaho, and Washington. This example does not factor or include cost savings offered by incentive programs. Oregon offers more incentive programs to traded-sector businesses (companies that sell products or services outside of the area), than Washington and California combined. Attempting to understand all cost factors in different states and how those impact your specific business can be a daunting task. Some cost factors such as the efficiency and approach of regulatory oversight (i.e. implementation of federal EPA rules) can be dramatically different from state to state, but virtually impossible to place a dollar value on for comparison purposes.



Workers' Compensation Insurance

According to Oregon Department of Consumer Services, worker compensation costs, already among the lowest in the nation (43rd out of 51 jurisdictions), will drop in 2016, for the third-straight year, by an average of 5.3 percent. Lower average costs for lost wages and medical treatments are driving a decrease in the pure premium. (Employers see this change when their policy renews.) Pure premium reflects only a portion of workers' compensation costs, but is the key factor behind annual cost changes. The decrease is an average, so an individual employer may see a larger decrease, no change, or even an increase depending on the employer's own industry, claims experience, and payroll.

EMPLOYMENT TRENDS

Oregon continues to see steady improvement in its economy, particularly as employment strengthens and is projected to continue growing. In the *March 2015 Oregon Economic and Revenue Forecast*, the authors noted "While the nation's labor market acceleration began only recently, Oregon's recovery picked up considerably in 2013. The stronger pace of growth was maintained throughout 2014 and is expected to continue this year and next before demographics weigh on longer-run growth. Today, Oregon still lags the typical state relative to pre-Great Recession levels. However, Oregon has regained its traditional growth advantage in expansion and is making up lost ground. More importantly, signs of a deeper labor market recovery are evident in the state." (Oregon Office of Economic Analysis)

Average Monthly Rent (3 Bedroom House, listed in \$)						
Area	2011	2012	2013	2014	2015	2016
Bend	1012	1231	1110	1,221	1,354	1,438
Redmond	911	975	952	1014	1094	1246
Madras/Culver	817	800	765	859	646	951
Prineville	847	835	755	895	835	880
La Pine	861	889	838	880	900	1000
Sunriver	896	1086	1066	1180	1241	1221
Sisters	850	922	875	898	N/A	2850

Source: Central Oregon Rental Owners Association (COROA); May 2017

From 2014 to 2015, jobs in the nation decreased by a rate of 2.34%. Oregon outpaced the nation's job growth and Deschutes County grew at three times the national average. The Bend/Redmond MSA is 1/7th the size of the Salem, Medford, Corvallis, and Eugene MSAs combined, yet it created nearly the same number of jobs.

Employment Gains 2014 to 2015 (Covered employees by payroll)				
Area	2015	2016	Gain/Loss	% Change
Bend/Deschutes County MSA	72,432	76,658	4,226	5.83%
Oregon	1,787,398	1,840,980	53,582	3.00%
U.S. Average	139,491,699	141,866,449	2,374,750	1.70%

Source: Oregon Employment Department; QCEW & BCLS CPS.

Despite the fact that Oregon's unemployment rate has historically exceeded the national rate (exacerbated in Central Oregon by population in-migration tending to exceed job creation), unemployment rates in the region have been declining after the most recent recession. As of March 2016, Deschutes County's unemployment rate dropped below 5 percent (4.8%) for the first time since June 2007.

HOUSING COSTS

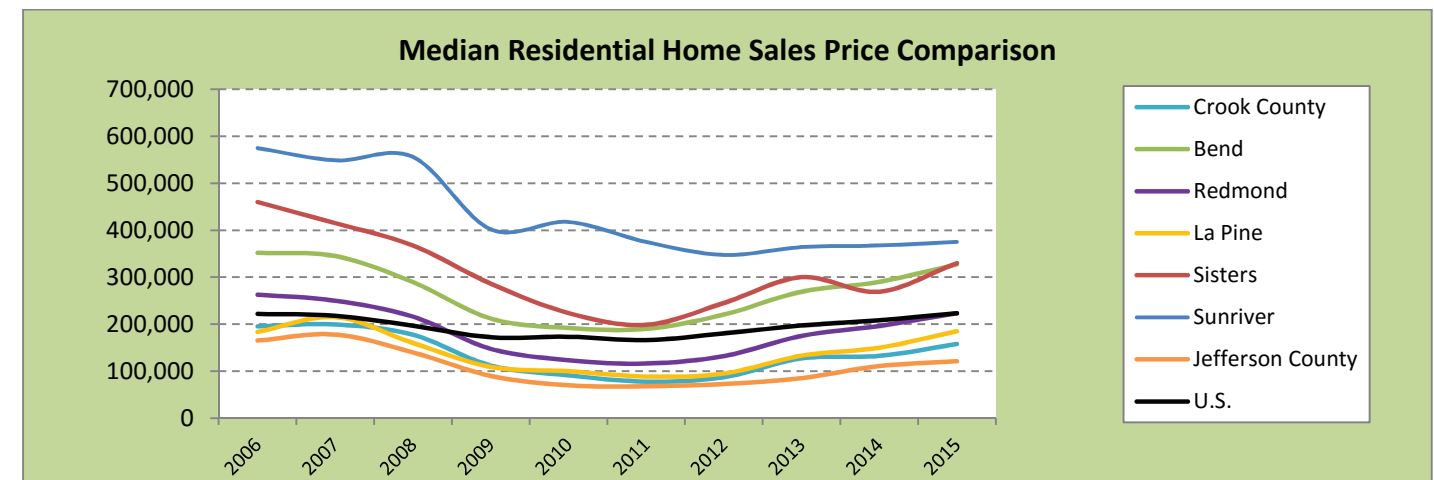
Average Monthly Rent

The Central Oregon rental market continues to face heightened demand in the midst of constrained supply. According to the Central Oregon Rental Owners Association, current vacancy rates have shrunk to 1.04% as of 2016, down substantially from 12.4% in 2009.

The high demand has exerted pressure on prices and a growing interest in multi-family residential construction, particularly in Bend and Redmond. In the last year, two and three bedroom rental houses increased more on a percentage basis than apartments and duplexes. 2016 average rent prices for a three bedroom home were up slightly from 2015 in all but one Central Oregon community. Our expectation is that 2017 annual rental figures will be up sharply in Bend, Redmond, Prineville, and Sisters amidst strong in-migration and near record low vacancies.

Home Prices

As with much of the country, residential property prices peaked to all-time highs in 2006- 2007 and declined in value by as much as 40% in the following years. Prices have rebounded substantially; both median and average home prices increased in 2017 across the region and are currently at or above all-time highs. (Note: Prices in Sunriver and Sisters include a higher percentage of high-end homes and homes on acreage than comparable prices in Bend or Redmond).



Building Permits

The past year indicates continuing positive trends in economic growth and building activity, although slightly less than 2014 in total valuation. New residential activity has surpassed 2007 numbers, while remodel and new addition permits have dropped off. Commercial and industrial activity in Bend continues to increase due to demand for property and building space. While new commercial still significantly lags 2007 highs, remodels and new additions are up by 174% from 2014. *(Table Source: City of Bend)*

Permit Activity in Bend					
Year	New Residential	Residential remodels, additions	New Commercial	Commercial remodels, additions	Total Valuation
2006	1790	290	87	269	\$468,460,500
2007	976	519	149	301	\$180,676,450
2008	432	448	63	302	\$284,068,181
2009	224	251	25	188	\$73,966,647
2010	237	257	23	196	\$69,017,859
2011	337	360	11	229	\$102,494,976
2012	551	582	10	223	\$207,346,324
2013	905	1342	16	213	\$284,526,121
2014	938	1777	27	247	\$1,117,616,585
2015	1020	193	36	678	\$960,688,602

Tax Rates

After passage of Measure 50 in 1997, Oregon tax rates were pegged at 90% of 1995 real market values, with an allowable 3% increase each year. In 2015/16, new property and improvements to property are taxed at a value ratio of 80.8% for industrial and commercial property. As a result, the current effective property tax rate in Bend for assessed property is 1.233% for industrial and commercial. The City of Bend, with a millage rate of 15.33, offers one of the lowest property tax rates in the region and, overall, Bend's property tax rates have remained relatively stable over the past decade.

FINANCIAL INSTITUTIONS

Fourteen financial institutions, with 34 retail branch locations are represented in Bend while in Deschutes County there are 50 branches. The Bend FDIC institutions and account for some three-quarters of Deschutes County's \$3 billion deposit base.

Financial Institutions Deposits in Central Oregon (in millions)						
County	2008	2012	2013	2014	2015	% Growth 2014-15
Crook	\$270	\$206	\$205	\$237	\$234	-1.27%
Deschutes	\$1,623	\$2,351	\$2,450	\$2,682	\$3,000	11.86%
Jefferson	\$133	\$139	\$146	\$143	\$143	0.00%
Total	\$2,678	\$2,696	\$2,801	\$3,063	\$3,377	10.25%

Source: FDIC Summary of Deposits as of 6/30 for each year.

Banks, Savings Associations, and Credit Unions in Central Oregon (as of April 2016)	
Bank of America	OnPoint Comm. Credit Union
Chase Bank	Oregonians Credit Union
Columbia Bank	SELCO Comm. Credit Union
First Interstate Bank	Summit Bank
High Desert Bank	U.S. Bank
Mid Oregon Credit Union	Umpqua Bank
Northwest Comm. Credit Union	Washington Federal Bank
Northwest Farm Credit Services	Wells Fargo Bank

Source: FDIC, EDCO Business Research

Home Prices of Existing Single Family Homes (residential, less than one acre, \$)												
Median Sales Price												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Crook County	195,500	199,450	177,500	112,000	91,100	77,750	87,000	127,113	132,450	157,750	188,000	205,000
Bend	351,978	345,000	289,450	212,000	191,750	190,000	220,790	269,000	289,950	327,478	360,000	389,950
Redmond	262,749	250,000	216,000	147,500	123,450	116,000	132,500	175,000	195,605	223,266	255,000	280,000
La Pine	183,500	215,000	160,000	109,000	99,900	88,500	94,900	133,000	149,900	185,000	197,250	226,000
Sisters	460,000	415,000	367,450	286,250	223,750	198,500	245,000	300,000	269,078	330,000	372,000	379,000
Sunriver	575,000	548,547	555,738	402,000	417,500	375,000	347,500	364,000	367,500	375,000	390,500	485,000
Jefferson County	165,080	177,950	139,950	89,900	69,950	68,000	72,500	85,000	111,000	121,000	140,000	164,000
U.S.	221,900	217,900	196,600	172,100	173,200	166,200	176,800	197,100	208,300	222,400	235,500	254,600*
Average Sales Price												
Crook County	406,122	224,151	206,874	145,040	120,537	96,344	113,980	148,108	162,753	198,455	217,064	254,932
Bend	292,268	426,044	353,142	266,319	245,069	238,312	263,317	317,902	344,720	385,657	421,405	453,304
Redmond	202,331	286,543	245,204	170,739	142,402	137,304	148,117	197,186	217,126	244,904	275,938	305,456
La Pine	514,259	237,665	180,153	126,606	110,632	108,438	100,940	146,802	159,070	187,896	214,578	249,788
Sisters	627,345	526,626	437,636	372,483	295,488	248,953	292,960	317,442	316,253	376,894	420,843	397,854
Sunriver	170,228	637,734	628,979	458,614	455,550	398,948	381,259	408,326	407,426	421,927	447,299	516,865
Jefferson County	268,200	187,367	144,146	145,040	78,376	74,724	83,152	96,185	127,344	128,783	144,037	167,495
U.S.		266,000	242,700	216,900	220,000	214,300	225,500	245,500	225,300	226,400	276,900	295,800*

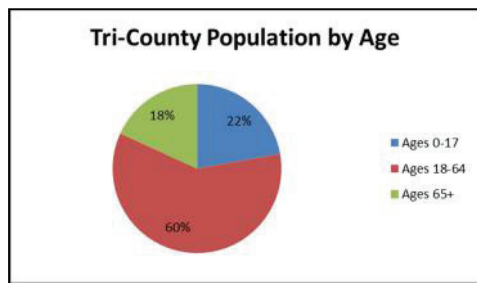
Sources: Central Oregon Association of Realtors (COAR), National Association of Realtors, July 2017. 2017 Data is through Q2. *May 2017, not yet seasonally adjusted

POPULATION GROWTH

Oregon's population growth of 1.56% from 2015 to 2016 was again dominated by net migration (movers-in outpaced movers-out). Similarly, but even more dramatic, in-migration trends prevail in the Tri-County area. Deschutes County experienced the largest year-over-year percentage gain (3.5%), making it the fastest growing county in Oregon. In 2016, it was the 6th fastest growing county in the U.S. After exceptionally rapid growth between 1990 and 2010, Bend continues to grow, albeit a bit more slowly. From 2015 to 2016, Bend grew by 2.7%, still outpacing statewide growth.

Population Totals for Central Oregon							
Area	1990	2000	2010	2013	2014	2015	2016
Oregon	2,842,321	3,421,399	3,837,300	3,919,020	3,962,710	4,013,845	4,076,350
Crook County	14,111	19,184	21,020	20,690	20,780	21,085	21,580
Deschutes County	74,958	115,367	157,905	162,525	166,400	170,740	176,635
Bend	20,447	52,029	76,740	78,280	79,985	81,310	83,500
La Pine	Not yet incorporated		1,660	1,670	1,670	1,670	1,675
Redmond	7,165	13,481	26,225	26,590	26,770	27,050	27,595
Sisters	708	959	2,040	2,115	2,190	2,280	2,390
Unincorporated	46,638	48,898	51,240	53,570	55,785	53,151	61,475
Jefferson County	13,676	19,009	21,750	22,040	22,205	22,445	22,790
Tri-County Total	102,745	153,560	200,675	205,225	209,385	214,270	221,005

Source: Population Research Center, PSU. 1990 and 2000 Census numbers are for April 1 of that year; 2013-2016 data are for July 1 of that year.



And more growth is in the cards. In March 2015, Portland State University (PSU)'s Oregon Population Forecast Program released a population forecast for the tri-county of an estimated 416,764 people by 2065 – the first of its kind in many years. Deschutes County, the fastest growing county in the state, will be home to about 357,345 people in 2065; 194,793 of them will be in greater Bend, up 127% from the current population.

2016-2017 Public School Enrollment Breakdown			
School District	Students	Schools	Website
Crook County			
Crook SD	3,006	7	crookcounty.k12.or.us
Deschutes County			
Bend-La Pine SD	18,034	31	bend.k12.or.us
Redmond SD	7,269	13	redmond.k12.or.us
Sisters SD	1,082	3	sisters.k12.or.us
Jefferson County			
Jefferson SD 509J	2,963	8	jcsd.k12.or.us
Culver SD	682	3	culver.k12.or.us
Tri-County Total	33,036	65	

Source: Oregon Department of Education; local school districts

Population Projections 2015-2065						
Area	2015	2025	2035	2045	2055	2065
Oregon	4,001,600					
Tri-County Total	214,547	258,899	300,926	340,739	379,237	416,764
Crook County	21,135	22,404	23,916	24,962	25,457	25,640
Prineville UGB	11,256	11,935	12,845	13,472	13,593	13,383
Outside UGB	9,879	10,470	11,071	11,489	11,864	12,257
Deschutes County	170,606	210,826	249,037	285,908	322,045	357,345
Bend UGB	85,737	109,546	132,209	154,719	176,003	194,793
La Pine UGB	1,687	2,263	3,014	3,872	4,816	5,836
Sisters UGB	2,315	3,431	4,375	5,320	6,266	7,212
Redmond	27,715	33,282	39,812	47,167	55,373	64,785
Outside UGBs	53,151	62,305	69,627	74,830	79,587	84,719
Jefferson County	22,806	25,669	27,973	29,869	31,735	33,779
Madras	7,484	8,700	9,815	10,867	11,832	12,749

EDUCATION

Public Schools

Drawing students from more than 1,600 square miles, the Bend-La Pine District includes Bend, Sunriver, and La Pine. As Oregon's seventh-largest Oregon school district, Bend-La Pine employs 1,797 staff and serves over 17,534 students who attend 31 schools: 19 elementary (including three magnet schools and one charter school), seven middle schools (including one alternative school), and five high schools.

Compared to 4.5% growth in statewide enrollment, Bend-La Pine has grown nearly 26% over the past 12 years—more than any other school district.

As for performance, District students outperformed, on a percentage basis, students statewide in nearly every academic measure reported in the *2014-15 Oregon Report Card*. Since 2000, students in Bend-La Pine Schools have consistently scored higher on SAT tests than their peers nationwide. In 2015, the district average was 108 points higher than the national average, and 52 points above the state average. According to the 2013-2014 *State School Report Card*, 86% of District schools received overall ratings of 4 or 5, with 25% rated in the top 10 of Oregon schools. In the 2014-15 school year 96.4% of classes were taught by “highly qualified teachers.” On top of that, five math and science teachers won Presidential awards and the graduating class of 2015 earned more than \$8 million in scholarships. Finally, Bend Senior High School offers the prestigious International Baccalaureate Program—a curriculum recognized around the world for its quality and rigor.

2016 Average SAT Scores	
Bend-La Pine	1614
Washington	1488
Oregon	1545
California	1476
U.S. Average	1484

Sources: College Board & Bend-La Pine School District

For more information about the Bend-La Pine School District, visit www.bendk12.or.us.

Private Schools

Bend has 18 private schools that serve area youth of all ages. Six of these schools are faith-based and two, J Bar J and New Leaf Academy, are therapeutic schools for at-risk youth. While a diverse array of private schools and methods of education exist in Central Oregon, most notable given their larger student populations and widespread reputation are Trinity Lutheran School, Seven Peaks School, St. Francis of Assisi, and Cascades Academy, listed in the adjacent table. For more information regarding private schools in Bend, please refer to www.privateschoolreview.com.

Select Private Schools in Bend		
School	Location/Phone #	Number of students
Trinity Lutheran School (Pre K-12) www.saints.org	2550 NE Butler Market Rd. 541.382.1832	321
Seven Peaks School (Pre K-8) www.sevenpeaksschool.org	19660 Mountaineer Way 541.382.7755	287
St. Francis of Assisi (K-9) www.saintfrancissschool.net	2450 NE 27th St. 541.382.4701	255
Cascades Academy (Pre K-12) www.cascadesacademy.org	19860 Tumalo Reservoir Rd. 541.382.0699	162

Source: EDCO Research

Central Oregon Community College

Central Oregon Community College (COCC) operates campuses in Bend, Redmond, Madras, and Prineville. Founded in 1949, COCC (www.cocc.edu) is Oregon’s first and oldest community college. COCC offers two-year associate degrees, transfer/lower division programs, career and technical education degrees and certificates, developmental courses, continuing education and community learning classes, industry-specific training programs, and business management assistance. The COCC District covers a 10,000-square-mile area that encompasses all of Crook, Deschutes, and Jefferson counties, the southern part of Wasco, and the northern portions of Klamath and Lake Counties. A seven-member board of directors governs the College, with members of that board elected from geographic zones in the District.



The 201-acre Bend campus includes 26 buildings totaling 575,000 sq. ft. under roof. The newest buildings are the Jungers Culinary Center, opened in 2011 and funded primarily by private donations, and the Health Careers Center and Science Center, funded by a voter-approved bond measure, both opened in fall 2012.



The Small Business Development Center (SBDC), operated by COCC, provides active support for Central Oregon’s small businesses. SBDC provides programs such as counseling and market research assistance for entrepreneurs at the earliest stages of development. COCC’s Continuing Education department delivers industry-specific courses and workshops tailored to business and industry’s changing needs.

COCC’s Business and Employee Development department deliver industry-specific courses and workshops tailored to businesses changing needs. The College also offers a wide range of continuing education for personal and professional development.

The COCC Redmond Campus sits on 25-acres near the Redmond Airport including four buildings serving students with a variety of career programs, educational opportunities, and transfer eligible classes. This past year, approximately 2,400 students enrolled in one or more credit classes in Redmond. In addition to the wide range of services and college courses offered, COCC's Redmond Campus is home to the region's Manufacturing and Applied Technology Center, a 26,000 sq. ft. technical training facility with certificate and degree programs readying students for jobs in the manufacturing field. Redmond is also home to COCC's Veterinary Technician program.



COCC Technology Education Center in Redmond

The COCC regional Technology Education Center offers classes for Central Oregon's business and workforce population at the Redmond Campus. This 34,000 sq. ft. facility, planned and developed with industry participation, is home to a two-year degree option in Automotive Technology in Electronics and Diagnostics (TED). For more information: www.cocc.edu/redmond or 541-504-2900.

Enrollment at COCC has increased dramatically over the years, doubling in the last few years as increasing numbers of area residents turned to the College for education and training after the economic downturn. A record number of students have been earning certificates and degrees, then transferring to four-year colleges and universities or moving into jobs locally using skills learned in the career and technical education programs.

Oregon State University-Cascades

With a campus so new the paint is still drying, their first 1,200 students, 3,000 alumni, and community supporters are realizing a 30-year, grassroots effort to bring a four-year university to Central Oregon.

OSU-Cascades opened its 10-acre campus in Bend at the start of 2016's fall term. Located in the heart of Central Oregon, a vast natural laboratory, OSU-Cascades offers 16 undergraduate and four graduate degrees, including signature programs in Energy Systems Engineering, Tourism, and Outdoor Leadership, and Hospitality Management.

The Energy Systems Engineering Management program is unique in the state, preparing graduates for a broad range of careers in the energy industry. The Computer Science degree was developed with considerable industry input from many of the region's software firms. OSU-Cascades is now offering an executive leadership MBA program through OSU's College of Business. The MBA takes about two years and is delivered in a hybrid format, blending face-to-face with online sessions and is designed for busy professionals. The university also aims to launch additional MBA programs.



OSU-Cascades' enrollment is slated to grow to 3,000-5,000 students by 2025 to meet state educational attainment goal. The campus will serve students from everywhere, including our backyard to across the globe.

Additional Colleges and Universities

Other accredited academic institutions in Central Oregon, typically combining evening and occasional weekend classes in conjunction with distance learning, include:

- [Eastern Oregon University Division of Distance Education](#) (541-385-1137)
- [George Fox University](#) (1-800-631-0921)
- [Linfield College - Central Oregon Center](#) (541-388-2986)
- [Oregon Institute of Technology](#), Bachelor's degree in Operations Management, via COCC
- [University of Oregon](#), Executive MBA (503-276-3622)

UTILITIES

Telecommunications

Bend is one of the Northwest's most technologically advanced communities for telecommunications, offering services usually found only in large metro areas, including metro and carrier Ethernet access rates up to 10Gb. Bend boasts high-end data and telecommunications providers with extensive fiber-based infrastructure throughout the city and region. Bend is also connected to multiple regional and statewide high capacity networks that utilize advanced dense wave division multiplexing and self-healing ring technology for redundancy and reliability. Local companies provide services with access options including landline (copper), fiber optics, and wireless (WiFi, WiMax, HSPA+ and secure microwave). DSL, ISDN, Frame Relay, ATM and Metro Ethernet services along with the traditional high capacity TDM services (T1, T3, and OCx) are available from a number of these providers.

Telecom Resources in Central Oregon

Carriers & Providers	BendBroadband, BendTel, CenturyLink, FatBeam, LS Networks, Quantum Communications, Electric Lightwave
Wireless Internet	Community Broadband, Webformix, Yellowknife Wireless
Cable	BendBroadband, Chambers Cable, Crestview Cable, DirecTV
Resellers & Integrators	Integra Telecom (Internet & voice)
Telephone Interconnect	ACT Cascades, CascadeTel
Cellular	AT&T, Sprint, T-Mobile, US Cellular, Verizon

Electricity

For all sectors, Oregon's electrical rates are well below the national average. For industrial customers, Central Oregon providers offer rates about 20% below the U.S. average and almost 50% below those in neighboring California. Providers of electric power in Bend are Pacific Power (888-221-7070) and Central Electric Cooperative (541-548-2144).

Average 2016 Electricity Rates (in cents, per kwh)

Service Class	U.S.	CA	OR
Industrial	6.75	12.07	6.16
Commercial	10.37	15.15	8.87

Source: U.S. Energy Information Administration March 2017 data.

Natural Gas

Natural gas is widely available throughout Central Oregon and is supplied by Cascade Natural Gas Corporation (CNGC; 888-522-1130). Transmission to the region is provided by 36 and 42-inch high-capacity lines that run from Canada to southern California. Headquartered in Kennewick, Washington, CNGC serves more than 46,000 local industrial, commercial, and residential customers from a regional operations base in Bend. Potential users for the Large Volume rate should contact EDCO for additional information about their potential usage conditions.

Natural Gas Rates

User	Base Charge	Cost/ Therm	Delivery Charge/ Therm
Commercial	\$4.00	\$0.624	\$0.262
Industrial	\$12.00	\$0.553	\$0.206
Large Volume-General*	Included	\$0.513	\$0.166

*Requires specific contract and usage conditions; 1 therm = 1,000 BTUs. Source: www.cngc.com Feb. 2017

Water and Sewer

In several recent years, Bend's water has ranked among the best in the country in independent quality tests. The City's system includes a watershed (collected from a diversion 13 miles from the City limits and supplemented by a diversion of natural spring flows from the Tumalo Creek basin) and deep aquifer wells (9 groundwater facilities consisting of 25 wells with between 400 and 1000 feet deep). Annual snowmelt and precipitation contribute an average recharge of 3800 cubic feet per second annually, about 2.4 billion gallons per day. In addition to the City of Bend, two other water providers serve potable water to customers in areas adjacent to the City's system – Roats Water System and Avion Water Company.

Bend's wastewater system utilizes the latest technology for the least environmental impact and greatest savings to residents and businesses. The monthly fixed rate for sewer service in the Bend area is \$32.24, plus \$3.38 per 100 cubic feet.

Water Rates in Bend

Meter size	Monthly Fixed Rate	Rate per 100 cu ft
0.75"	\$22.02	\$1.82
1"	\$25.33	\$1.82
1.5"	\$33.52	\$1.82
2"	\$43.38	\$1.82
3"	\$69.73	\$1.82
4"	\$99.33	\$1.82
6"	\$181.53	\$1.82
12"	\$530.19	\$1.82

Source City of Bend Utilities.

SERVICES

Health Services

Top-quality health care is one of Central Oregon's crown jewels. Central Oregon has a disproportionately large concentration of world-class physicians and specialists, attracted to the area for quality-of-life reasons. And the region's research and care in cardiology and orthopedics are among the best in the nation.

The largest provider of medical care in Central Oregon, **St. Charles Health System** (SCHS) owns and operates medical centers in Bend, Redmond, Madras, and Prineville and employs more than 120 medical providers. The Bend hospital is Oregon's only Level II Trauma Center east of the Cascades, reflecting the System's 32,000-square-mile catchment area that extends to Eastern Oregon. SCHS also owns family care clinics in Bend, Prineville, Redmond, and Sisters.



New St. Charles Bend Cancer Center

St. Charles Medical Center in Bend is a fully accredited, 261-bed hospital with more than 2,000 medical staff and employees. Services include 24-hour emergency care, intensive/cardiac care, physical, respiratory and nutritional therapy, radiology, surgery and an on-campus rehabilitation center. In addition, St. Charles Medical Center offers quality care services including cancer care, cardiology, neurology, orthopedics, stroke care, and weight loss surgery. High-tech leading-edge services are also present in St. Charles' telemedicine and da Vinci Surgery programs.

Bend Memorial Clinic has seven locations and employs more than 100 providers across 30 specialties including urgent care, primary care, specialty care, dermatology, sleep disorders, imaging and clinical services. BMC is the largest multi-specialty group in Central Oregon and provides quality, convenient healthcare.

High Lakes Health Care is part of a network of companies called Praxis Medical Group, independent providers who are dedicated to accessible, quality care, valuing relationships over volume. High Lakes Health Care has locations in Bend's Upper Mill and on the East Side, as well as in Sisters. Family medicine is at the heart of the High Lakes practice, while practitioners provide wraparound care that includes pediatrics, same day care, women's health, preventive care, geriatrics, and sports medicine.

A non-profit healthcare organization, **Mosaic Medical** operates 11 facilities across Central Oregon, including a primary care clinic. It also runs a mobile clinic. The organization serves the insured and uninsured regardless of age, ethnicity, or income, and believes in treating the whole patient by addressing physical, emotional, social, and cultural needs.

Fire & Emergency Services

Bend Fire & Rescue provides fire and emergency medical services including advanced life support and transport services, 24 hours per day. Bend Fire & Rescue operates 5 fire stations, provides 164 square miles of fire coverage, and provides more than 1,450 square miles of ambulance service area. This service is provided by 68 career firefighters and paramedics. The current ISO Fire Service Rating is 4. AirLink and Life Flight of Oregon provide immediate response helicopter and fixed-wing air ambulance service throughout Central Oregon. These services are supported by level II and level III hospital trauma centers.

Media

- **Print:** *The Bulletin* is the dominant daily newspaper while local papers cover Madras, Redmond, Prineville, Sisters, and La Pine. *Cascade Business News*, a bi-weekly business publication, *1859*, Oregon's first cultural magazine, and *The Source*, an alternative weekly newspaper, round out the print news options.
- **Radio:** Three privately-held companies (Horizon Broadcasting Group, Bend Radio Group, and Combined Communications) collectively own 15 radio stations plus there are two independent operators. Spanish language station, Radio La Bronca, addresses the region's Latino population.
- **Television:** KTVZ TV 21 is the NBC affiliate, KOHD TV 51 is the ABC affiliate, KFXO TV 39 is the Fox affiliate, KBNZ TV 7 is the CBS affiliate, and KOAB TV 11 is the PBS station. BendBroadband airs local original programming through COTV 11, its community cable channel, which provides in-depth local news, sports, and information.

PARKS & RECREATION

A hub of recreation in the Northwest, Bend's bountiful outdoor opportunities and culture make it a destination for families and outdoor enthusiasts. The Bend Park and Recreation District maintain 81 parks in the city. Located on over 2,500 acres these parks include 65 miles of walking and biking trails. Including bond projects and regularly scheduled additions and improvements, there are more than a dozen major park and trail projects in the works. The Bend Park and Recreation District also conduct more than 1,000 recreational programs annually, providing sports and activities for people of all ages. The district's two main facilities, Juniper Swim and Fitness Center and the Bend Senior Center offer a diverse schedule of classes and recreational opportunities. Bend parks and facilities are home to many community events such as the Bend Pet Parade, Day of Play, and a wide array of local concerts.

With over 2.5 million acres of public land and open space in Central Oregon, outdoor recreationists from beginner to professional find outstanding opportunities for hiking, biking, skiing (cross country and downhill), waterskiing, golfing, kayaking, whitewater rafting, rock climbing, mountaineering, fly-fishing, hunting, camping, and horseback riding.

Just 20 minutes outside of Bend, Mount Bachelor Ski Resort is a world-renowned winter sports wonderland. Offering 3,683 acres of terrain and 71 runs for all skill levels, Mount Bachelor is famous for its dry snow and blue skies. It has been rated a Top 30 List resort by *Ski Magazine* and frequently hosts national-level events. For warmer weather sports enthusiasts, Bend is often referred to as the "Palm Springs of the North" and is home to four of *Golf Digest's* Top 200 golf courses. With six highly acclaimed golf resorts and 30 courses within a short distance from Bend, the area is a haven for golfers of all levels.

TRANSPORTATION

Commercial Air, General Aviation, and Freight Services



Commercial Airport

Redmond Municipal Airport (RDM; www.flyrdm.com) provides daily commercial air service to Denver, Los Angeles, Phoenix (beginning June 2016) Portland, Salt Lake City, San Francisco, and Seattle via four carriers (Alaska, American, Delta, and United) from its sleek modern terminal. As shown below, the number of enplanements reached 288,724 in 2015.

The Airport is also home to the USDA Forest Service Redmond Air Center, Cascade Aviation Management, Life Flight, Butler Aviation, Les Schwab, Bonneville Power, RDD Enterprises, Lancair, and Henderson Aviation. RDM also provides air cargo services and hosts general aviation traffic, including extensive corporate and business travel. Fed Ex, United Parcel Service, and the USPS provide air freight and package express services.

The **Bend Municipal Airport**, owned and managed by the City of Bend, is located just outside the Bend city limits in Deschutes County. The 415-acre airport has a single 5,200-foot runway with parallel full-length taxiways on the east and west sides as well as a vertical takeoff heliport with its own dedicated airspace and infrastructure. A total of 77 separate structures reside at the airport, 15 city-owned and 62 privately owned with new construction occurring. There are currently 15 businesses located at the airport. Aircraft manufacturing, aircraft parts manufacturing, fixed wing and helicopter flight training comprise the greatest commercial activity at the airport. The

airport supports over 400 jobs and distributes approximately \$17 million in payroll from airport businesses. There is available ready to build dirt at the airport for businesses with an aviation focus.

Motor Freight

US Highway 97 passes through Bend and is a major north-south freight route, connecting California and Washington. Highway 97 east-west connections are made via I-84, joining Portland to Boise and points east. State Highway 20 also passes through Bend offering an east and west route across the state. There are eight regional trucking firms based in Central Oregon and five nationwide long-haul carriers serving the area. Motor freight imports can exceed exports, resulting in attractive freight rates for shipping from Central Oregon.

Rail Services

Burlington Northern—Santa Fe (BNSF) and Union Pacific railways provide Bend direct shipping to any market in the United States, Canada, and Mexico. Multimodal freight loading and offloading are provided by the Prineville Railway Freight Depot (www.cityofprinevillerailway.com) at its facility outside Prineville.

COMMUTE TIME

Drive times in Central Oregon are very manageable. Most Bend residents also work in Bend and can count on a commute that doesn't exceed 15 minutes.

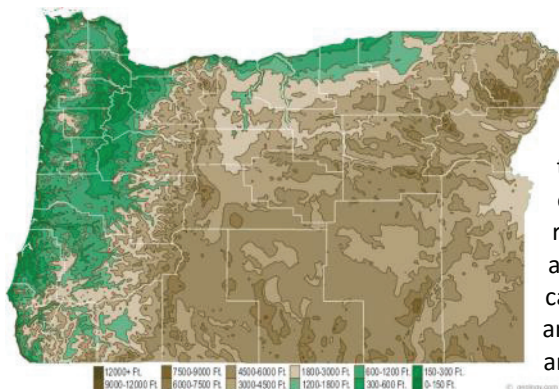
However, the Tri-County area workforce is regional in nature, and for those Bend who work in Redmond, the drive is under 30 minutes. According to U.S. 2010 Census information, commute time is under 20 minutes for Deschutes County residents and just over 20 minutes for Crook and Jefferson County residents. That's reasonable given the more rural nature and smaller populations of the latter two counties.

DRIVING DISTANCES FROM BEND

With Hwy 97 running north to south and Hwy 20 running east to west through Bend, travel distances to other points in Central Oregon are efficient, typically no more than 30 to 40 minutes in any direction. And Portland is an easy three-hour trip. Other major West Coast cities—Seattle, Boise and San Francisco—are all within a day's drive.

TOPOGRAPHY & CLIMATE

Set in the heart of Oregon's High Desert, Bend enjoys some of the sunniest weather in the Pacific Northwest. Receiving an annual average of 11.7 inches of precipitation per year, Bend's climate typically consists of sunny days, low humidity, and cool nights that are characteristic of its 3623' high desert mountain locale. Summer temperatures average a high of 80° Fahrenheit and a low of 41°. Winter temperatures range from an average high of 46° to an average low of 21°. Precipitation, mostly in the form of snow, is concentrated between November and March.



Serving as the dramatic backdrop for Central Oregon, the Cascade Mountains sit just 30 miles west of Bend. This mountain range receives an average of over 120 inches of precipitation annually and shelters the Bend area from much of the moisture traveling east. Runoff from the Cascades feeds many lakes and reservoirs around Central Oregon and allows for an abundance of fresh water in the Bend area. Local Cascade peaks such as Mount Bachelor, the Three Sisters, and Hoodoo Butte offer ample opportunities for hiking and snow sports.

City Elevation	
La Pine	4300'
Sunriver	4100'
Bend	3623'
Sisters	3200'
Redmond	3077'
Prineville	2868'
Madras	2242'
Warm Springs	1575'

Average Commute Time



The Central Oregon average commute time is 19.8 minutes each way, saving the average worker over 50 hours (or 1 1/4 work weeks) per year!

source: US Census Bureau; 2015

Bend, Oregon Weather Profile												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average High (°F)	41°	44°	51°	57°	65°	72°	82°	81°	74°	62°	47°	39°
Average Low (°F)	24°	24°	28°	30°	36°	42°	47°	46°	40°	33°	28°	23°
Mean (°F)	33°	34°	39°	44°	51°	57°	65°	64°	57°	47°	38°	31°
Average Precipitation (inches)	1.5	1.1	0.8	0.8	0.9	0.7	0.6	0.5	0.4	0.6	1.4	2.2

Source: [U.S. Climate Data](#)

BUSINESS RESOURCES

Listed below is a sampling of the broad variety of business support organizations serving Bend and Central Oregon. More resources are available; contact EDCO for a complete list or for customized assistance.

Organization	Resources
Abilitree 541-388-8103 www.abilitree.org	<ul style="list-style-type: none"> Advocacy, training and job placement for people with disabilities looking for employment
Bend 2030 541-420-8603 www.bend2030.org	<ul style="list-style-type: none"> Visioning and community involvement for Bend's future
Bend Chamber of Commerce 541-382-3221 www.bendchamber.org	<ul style="list-style-type: none"> Networking, marketing, information and education for businesses
Bend Bioscience Consortium www.bendbio.org	<ul style="list-style-type: none"> Networking and education for bioscience businesses
Business Oregon 541-318-7923 www.oregon4biz.com	<ul style="list-style-type: none"> State assistance with incentives, capital, overseas marketing, and export assistance
Central Oregon Community College 541-383-7700 www.cocc.edu	<ul style="list-style-type: none"> Two-year associate degree programs Technical and customized training, continuing ed. and professional development
Central Oregon Intergovernmental Council 541-504-3306 www.coic.org	<ul style="list-style-type: none"> Community development services Workforce skills training Business loans and grants
City of Bend 541-388-5529 www.ci.bend.or.us	<ul style="list-style-type: none"> Business advocacy with city government Planning and development services
City Club of Central Oregon 541-633-7163 www.cityclubco.com	<ul style="list-style-type: none"> Community fora on business and civic issues
ConnectW 541-350-9135 www.connectw.org	<ul style="list-style-type: none"> Professional and personal growth opportunities for women
Deschutes County 541-388-6584 www.deschutes.org	<ul style="list-style-type: none"> Job-creation incentive program in partnership with EDCO Planning and development services
Deschutes Library 541-617-7087 www.deschuteslibrary.org	<ul style="list-style-type: none"> Business information and research Computers and meeting space at no charge
Downtown Bend Business Assoc. 541-788-3628 www.downtownbend.org	<ul style="list-style-type: none"> Marketing and promotion of downtown businesses Community events (Art Walk, Christmas Tree Lighting)
Economic Development for Central Oregon (EDCO) 541-388-3236 www.edcointfo.com	<ul style="list-style-type: none"> Wide range of business development and assistance: incentive programs, consultation/coaching, connections to capital, help finding space Advocacy for business with city, county and state government Networking and educational events
High Desert Enterprise Consortium 541-388-3236 x 1 www.hidec.org	<ul style="list-style-type: none"> Lean training and resources for continuous improvement, primarily for manufacturing and office processes
HR Association of Central Oregon 541-382-6946 www.HRCentralOregon.org	<ul style="list-style-type: none"> Networking and training on HR-related topics
Opportunity Knocks 541-318-4650 www.opp-knocks.org	<ul style="list-style-type: none"> Strategy & discussion fora for business owners, execs, and key employees Confidential peer-to-peer problem solving

Oregon Employer Council Central 541-408-4557 www.oregon.gov/EMPLOY/OEC	<ul style="list-style-type: none"> • Liaison between employers and the Oregon Employment Department • Employer education about workplace issues • Link between business, education, government, and the workforce
Oregon Manuf. Extension Partnership 541-350-7429 www.omep.org	<ul style="list-style-type: none"> • Training for manufacturers and other businesses in leadership, workforce engagement, and lean manufacturing principles
Oregon State University-Cascades 541-322-3100 www.osucascades.edu	<ul style="list-style-type: none"> • Undergraduate and graduate degree programs in wide range of fields
Small Business Development Center 541-383-7290 www.cocc.edu/sbdc	<ul style="list-style-type: none"> • No cost, confidential business advice for entrepreneurs, small businesses • Classes and resources in international trade, government contracting, and more
Service Corps of Retired Executives 541-316-0662 www.centraloregon.score.org	<ul style="list-style-type: none"> • No cost business education and mentorship, pairing retired executives with business owners and founders • Many valuable templates and tools on national website
Tech Alliance 541-639-1581 www.techallianceco.org	<ul style="list-style-type: none"> • Meet-Up groups, events, and education for tech professionals • Link between tech entrepreneurs and community startup resources • Low-cost office space that fosters collaboration between tenants
Vocational Rehab 541-388-6336 www.oregon.gov/dhs/vr	<ul style="list-style-type: none"> • Employment services and advocacy for people with disabilities • Free consultation with businesses about employment needs
Worksource Bend (Oregon Employment Department) 541-388-6075 www.worksourceoregon.org	<ul style="list-style-type: none"> • Recruitment and hiring services for employers • Job seeker services and resources • Workforce data, state and regional economic data

CENTRAL OREGON BUSINESS BEGINS WITH EDCO

Founded in 1981, EDCO is a non-profit corporation supported by private and public members and stakeholders. Our mission is to create a diversified local economy and a strong base of middle-class jobs in Central Oregon. To do this, we focus on helping companies do the following:

Move. We guide employers outside the region through the relocation process as a resource for regional data, incentives, talent, site selection, and more.

Start. We mentor and advise scalable young companies from concept to exit on issues such as access to capital, critical expertise, and strategy.

Grow. We help local traded-sector companies expand by finding suppliers, workforce sourcing, permitting, and incentives.

In addition, EDCO works to improve the region's business climate by influencing state legislation and local policy making, improving our transportation and information links to the rest of the world (air service, telecom) and catalyzing other critical infrastructure or community development needed for successful business development.

FOR MORE INFORMATION, PLEASE CONTACT:

EDCO Platinum Members

AmeriTitle
 BendBroadband
 Cascade Natural Gas
 Central Electric Cooperative, Inc
 Central Oregon Community College
 CenturyLink
 City of Bend
 City of La Pine
 City of Prineville / Crook County
 City of Madras / Jefferson County
 City of Redmond
 City of Sisters
 Combined Communications
 Deschutes County
 First Interstate Bank
 Mid Oregon Credit Union
 OSU-Cascades
 Pacific Power
 Schwabe, Williamson & Wyatt
 SGA CPA's & Consultants
 St. Charles Health System
 U.S. Bank

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