

**City of Bend
Community Building Council
Subcommittee Meeting
February 23, 2022**

The meeting of the Community Building Council Subcommittee was called to order at 9:00 a.m. on Wednesday, February 23, 2022, on-line and by phone.

- 1. Roll Call:** City Councilors Barbara Campbell, Melanie Kebler, Rita Schenkelberg
- 2. Welcome and Introductions**
- 3. Approval of the 12/22/2021 Meeting Minutes**

Councilor Kebler moved to approve the December 22, 2021 meeting minutes. Councilor Campbell seconded the motion, the motion passed (2-0).

4. Public Comment

No public comment.

Councilor Schenkelberg joined the meeting around 9:10 a.m.

5. Firerock Waterline Bridge Removal

Ryan Oster, Engineering & Infrastructure Planning Director, presented the following slides on the Firerock Pedestrian Bridge Condition Assessment Summary:

- About
- Existing Condition
- Deficiencies
- Recommendations
- Questions

The Subcommittee is supportive of removing the Firerock Waterline Bridge but would like clear communication on what is happening. The Subcommittee is supportive of sharing the information in the City Manager's Report.

6. Tax Exemption Programs

Allison Platt, Core Area Project Manager, Lynne McConnell, Housing Director, Amy Fraley, Affordable Housing Coordinator and Kathy Austin, Affordable Housing Advisory Committee Member, presented the following slides on the Property Tax Exemption Programs:

- Today
- Schedule
- Questions for Council

- Preliminary Taxing District Outreach
- Taxing Districts Dollar Example
- Work Group
- February 7, 2022 Recap: What We Heard
- Work Group: What We Heard
- Non-Profit Tax Exemption for Affordable Housing Development
 - Program Requirements
 - Examples
 - Recommendations
- Middle Income Tax Exemption (Newly Rehabilitated or Constructed Multiunit Rental Housing)
 - Program Requirements
 - Pros, Cons and Notes
 - Work Group Recommendations
 - Exemption Formula
 - Middle Income Housing Recommendations
- Multiple Unit Property Tax Exemption (MUPTE)
 - Program Requirements
 - Case: Study: Salem's MUPTE Program
 - Work Group Feedback
 - Environment Climate Input
 - Public Benefit Eligibility Criteria for MUPTE
 - MUPTE Eligibility: Preliminary Recommendations
 - Ways to Taylor Eligibility Criteria
 - MUPTE Location Based Criteria Requirements
- Public Benefits
- Questions for Council
- Schedule
- Program Caps

The subcommittee discussed and provided the following feedback:

- Make transit a priority
- The Non-Profit Tax exemption seems the most straightforward and does not need more time in from of Council
- The Middle-Income Tax and the MUPTE exemption programs need more time to work out details and needs for direction
- Stagger implementation makes sense due to staff demands
- Be cautious with the exemption programs in the Core Tax Increment Finance (TIF) areas – look at a cap or timeline to check in
- Ask the districts what public benefits they would be interested in in incorporating

The Subcommittee is supportive of all three tax exemption program.

7. Adjourned at 10:57 a.m.

Respectfully Submitted,

Kayla M. Duddy, CMC
Deputy City Recorder