



MULTIPLE UNIT PROPERTY TAX EXEMPTION PROGRAM (MUPTE)

Codified in August 2022

MULTI-UNIT PROPERTY TAX EXEMPTION (MUPTTE)



Program Overview

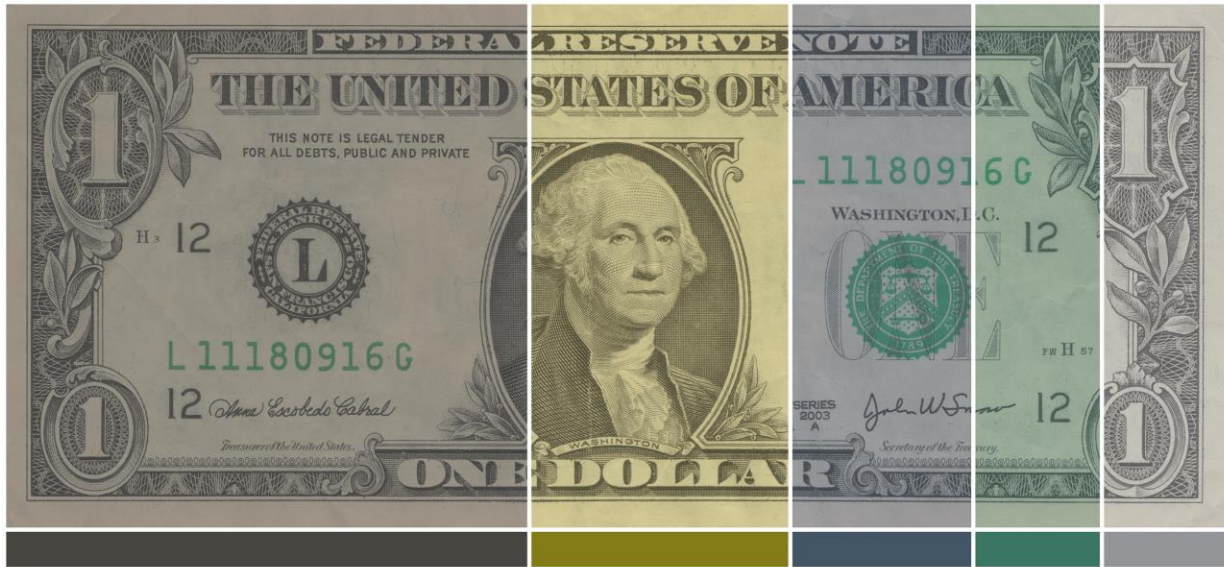
Improvements exempt (not land) for up to 10 years

Program adopted by Ordinance

Each project must be approved by Resolution by Council and taxing district(s)

Exemptions can include associated parking and/or ground floor commercial space if required as part of development (commercial requirements in Mixed Employment, Commercial Limited, and Central Business District)

If 51% of combined levy Taxing Districts agree by Board resolution to participate, all districts are included



42.6%
Bend-La Pine
Schools

21.2%
City of
Bend

14.8%
Deschutes
County

10.3%
Park
& Rec

11.1%
Other*

*COCC 4.7%, Library 3.5%,
911 2.3%, High Desert ESD 0.6%



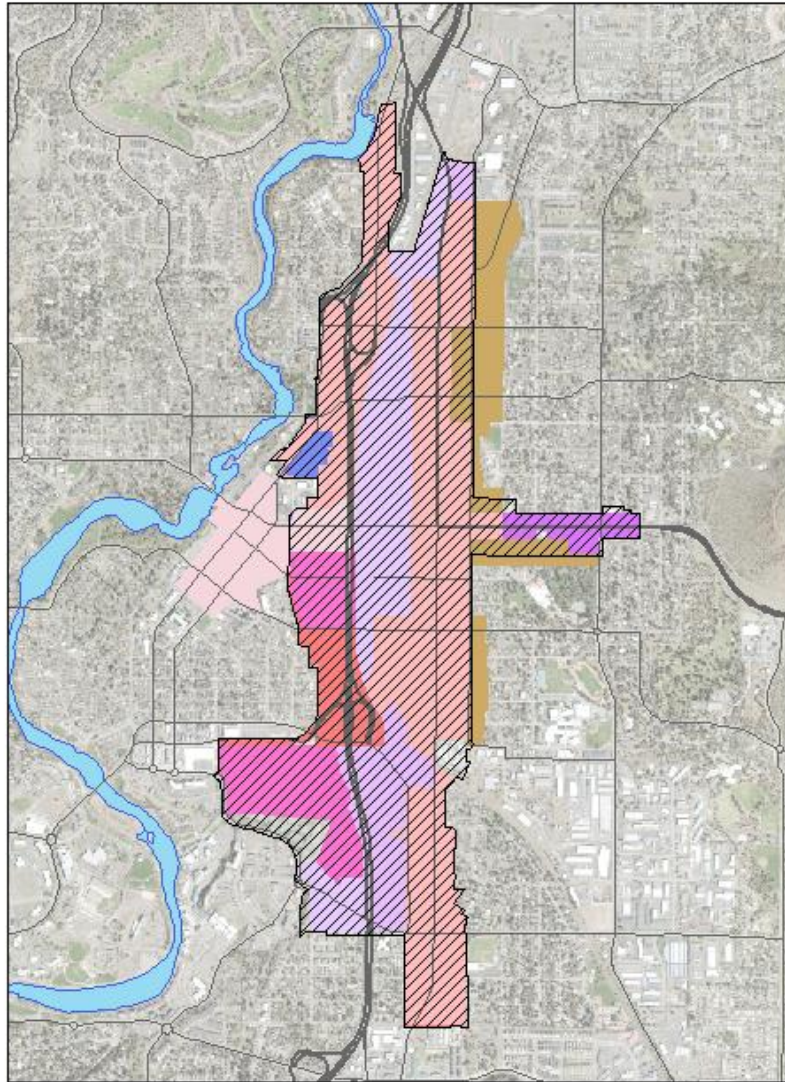
ZONES/AREAS ELIGIBLE FOR MUPTTE PROGRAM

Legend

- Deschutes River
- Core Area TIF Boundary

Zones

- CB
- CG
- CL
- IL
- ME
- MN
- MU
- PF
- RH

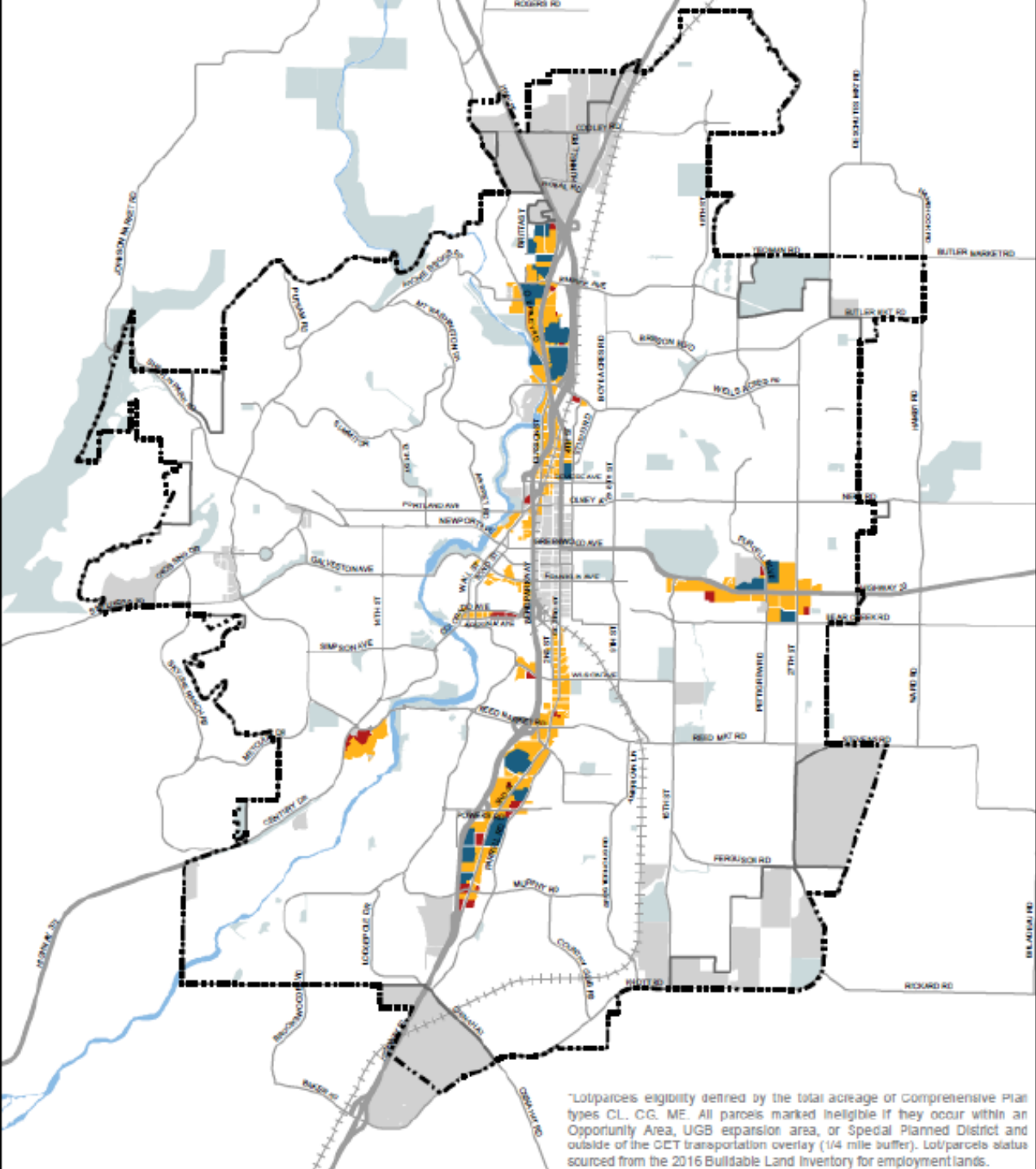


- Entire Core Area TIF district, except MR zoning
- Central Business District (CB) - Downtown
- High Density Residential (HR)
 - Limited to RH zone adjacent to Core Area TIF district (along 4th Street, Irving Ave)
- Urban Dwelling Sites (HB3450) projects
 - Allows up to 40 acres commercially zoned land within a ¼ mile of a transit route to be developed as standalone residential

URBAN DWELLING SITE (HB 3450) PROPERTIES



Allows up to 40 acres of commercially zoned land within a ¼ mile of a transit route to be developed as standalone residential under the Urban Dwelling Sites code.



HOUSE BILL 3450

LOT/PARCELS ELIGIBILITY & STATUS

- Major Roads
- +++ Railroad
- Parks
- ⬭ Urban Growth Boundary
- City Limits

- Lots/Parcels Eligibility & Status***
- Eligible (Vacant)
 - Eligible (Developed/No Status)
 - Eligible (>5 Acres)
 - Ineligible (Due to Location)

N

0 0.25 0.5
M

Map prepared by T. Scrivens, City of Bend
Print Date: May 14, 2023
Sources: City of Bend, Deschutes County

CITY OF BEND

This map is for reference purposes only. Care was taken in the creation of the map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.

*Lot/parcel eligibility defined by the total acreage or Comprehensive Plan types CL, C.G., ME. All parcels marked ineligible if they occur within an Opportunity Area, UGB expansion area, or Special Planned District and outside of the CET transportation overlay (1/4 mile buffer). Lot/parcel status sourced from the 2016 Buildable Land Inventory for employment lands.

ELIGIBILITY & APPLICATION REQUIREMENTS



- 3 or more residential units
- Hotels, motels, and short-term vacation units prohibited
- Multi-story requirements
 - 3-story minimum requirement for projects on lots >10,000 s.f. in size
 - 2-story minimum requirement for smaller lots (\leq 10,000 s.f.)
- Provide justification for elimination of any existing housing or businesses on project site and measures taken to mitigate impacts of displacement
- Meet public benefit requirements (see next slide)
- Submit proforma that must demonstrate that project would not be viable but for the tax exemption
 - City to hire 3rd party independent financial consultant to conduct proforma reviews

Developments would need to provide a minimum of 3 benefits from the following lists:

PUBLIC BENEFIT REQUIREMENTS



Priority Public Benefits (must meet at least 1)	Additional public benefits	
<ul style="list-style-type: none"> • At least 10% of units Affordable Housing <ul style="list-style-type: none"> • ≤60% AMI for rent; ≤80% AMI for sale* • At least 30% of units are Middle-Income <ul style="list-style-type: none"> • ≤120% AMI* • Childcare facilities* <ul style="list-style-type: none"> • Commercial and in-home (licensed facilities) • Open space dedication or publicly accessible park/plaza space <ul style="list-style-type: none"> • More than 10% of site • Usable amenities • Consultation with BPRD • Energy efficiency/Green Building <ul style="list-style-type: none"> • Path to net-zero (Energy Trust); or • LEED or Earth Advantage Platinum or higher 	<ul style="list-style-type: none"> • Transit supportive amenities • Mobility supportive amenities • Ground floor commercial (≥35%) • Energy efficiency/Green Building <ul style="list-style-type: none"> • 5% more efficient than code (Energy Trust Whole Building Program) • Energy Trust Multifamily Market Solutions (Best) • Earth Advantage Silver, or • LEED Silver • Stormwater: site developed to treat more than a 25-year storm event 	<ul style="list-style-type: none"> • Complete environmental remediation of site • Provide parking within a wrapped-structure (if applicable) • Public Facilities (recreation, art, senior/youth, or common meeting rooms) • Native, pollinator-friendly, and water-wise landscaping • Provide electric car charging infrastructure <ul style="list-style-type: none"> • 10% above code minimum (if no minimum then 10% of spaces must have EV infrastructure)

* Units required to be deed-restricted for the length of the exemption (10 years)



- **Application Fee (FY 22/23):** \$5,200
- Email mupte@bendoregon.gov to schedule a pre-application conference
 - This can be scheduled around the same time as your pre-application and/or site plan application with City of Bend planning division
- When you are ready to apply, create an account on CityView, if you do not have one already
- Apply under Engineering & Agreements (application is still being developed)



- Pre-application conferences should be scheduled during the land use application process to ensure the site plan approval is consistent with public benefit requirements.
- Applications are reviewed on an ongoing basis. Applications will be reviewed within 180 days of a complete application.
- Applicants should apply for MUPTE prior to building permit submittals with the City of Bend, unless City staff have authorized a late application.
- Exemptions, if approved, are applied for the tax bill year, following Certificate of Occupancy.

APPLICATION PROCESS



Application review & decision (max 180 days)



1
Pre-Application Conference
• Identify Public Benefits that will be utilized

2
Submit Application

3
Post-Application Meeting
• If necessary to clarify application materials

4
Staff deems application complete

5
3rd Party Independent Financial Review (within 60 days)

6
Staff review and recommendation

7
Taxing District review

8
City Council review & decision
• Within 180 days of complete application

9
Post Construction Reporting

10
Tax Exemption Granted
• Applies the first year following completion of CofO

11
Post-Approval Annual Reporting

EXAMPLE APPLICATION PROGRAM SCHEDULE

