

ORDINANCE NS-2517

AN ORDINANCE AMENDING BEND MUNICIPAL CODE SECTION 12.35 SUSPENDING ACCEPTANCE OF APPLICATIONS FOR THE MULTIPLE UNIT PROPERTY TAX EXEMPTION

Findings

- A. The City of Bend adopted Ordinance No. 2447 on June 15, 2022, establishing Bend Municipal Code Chapter 12.35, Multiple Unit Property Tax Exemption ("MUPTE").
- B. In adopting Ordinance No. 2447, the Council stated in its findings that it will be beneficial to the City and other taxing districts to re-evaluate the program annually to evaluate whether the program is still needed to support the financial feasibility of urban-scale multi-unit housing in the core and transit-oriented areas of Bend.
- C. The City received four (4) applications for large projects eligible for MUPTE since adoption of the program. Together, these developments propose more than 800 new residential housing units in the MUPTE-eligible areas of Bend, plus additional commercial development on vacant or under-utilized sites in the core and transit-oriented areas in Bend. As demonstrated by independent financial analysis of the two approved applications, MUPTE is a critical piece to the financial feasibility of the approved projects. No significant multi-unit housing development has happened in eligible MUPTE areas of Bend that was not supported by MUPTE.
- D. The City finds that it is appropriate to stop accepting applications for the MUPTE program so the City can comprehensively evaluate the program criteria and balance financial impacts to the Core Area Tax Increment Finance revenue projections. The City intends to consider changes to the MUPTE program, including the minimum required public benefits, following this comprehensive evaluation.
- E. To promote public efficient use of government resources, the City finds an emergency exists and this ordinance pausing acceptance of applications for the MUPTE program should go into effect on the date of passage by second reading.

Based on these findings, THE CITY OF BEND ORDAINS AS FOLLOWS:

Section 1. A new Section 12.35.005 is added to Bend Municipal Code as follows:

12.35.005. No New Applications. Notwithstanding Section 12.35.020, as of February 21, 2024, no new applications will be accepted under this Chapter until further action of Council.

Section 2. All other provisions of Bend Municipal Code Chapter 12.35 remain unchanged and in full effect for applications received prior to the effective date of this ordinance.

Section 3. The City declares an emergency exists and this ordinance will be effective upon passage.

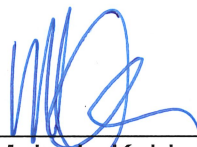
Section 4. If any provision, section, phrase or word of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

First Reading: February 7, 2024

Second Reading and Adoption by Roll Call Vote: December 4, 2024

YES: Mayor Melanie Kebler
Mayor Pro Tem Megan Perkins
Councilor Anthony Broadman
Councilor Barb Campbell
Councilor Ariel Méndez
Councilor Megan Norris
Councilor Mike Riley

NO: None




Melanie Kebler, Mayor

ATTEST:



Morgen Fry, City Recorder

APPROVED AS TO FORM:



Mary A. Winters, City Attorney