

RESOLUTION NO. 3236

A RESOLUTION OF THE BEND CITY COUNCIL APPROVING A PROPERTY TAX EXEMPTION FOR KEARNEY HOUSE AS AUTHORIZED BY OREGON REVISED STATUTE 307.515 TO 307.537 AND CITY COUNCIL RESOLUTION 2436

Findings

- A. The City Council adopted Resolution 2436 authorizing tax exemptions for qualified rental housing projects on November 19, 2003, consistent with ORS 307.515 to 307.537.
- B. Kearney House submitted an application for tax exemption under Resolution 2436.
- C. The property meets the requirements of Resolution 2436 and ORS 307.515 to 307.537. The property is located within the limits of the City of Bend and is a multi-unit project containing 3 or more units that will be occupied solely by low income persons, offered for rent or held for the purpose of developing qualified rental housing, the purchase of the property and/or the construction of the housing development is supported by federal or state funding, and the required rent payments reflect the full value of the tax exemption. The property was constructed after November 5, 2003.
- D. The Bend-La Pine School District passed, and Deschutes County is evaluating a similar tax exemption, provided the City of Bend grants approval for this tax exemption. The combined exempted taxes of the School District and the City exceed 51% of all property taxes imposed on the Kearney House property.
- E. Kearney House qualifies for a property tax exemption under Resolution 2436 and ORS 307.515 to 307.537.

Based on these findings, the Bend City Council resolves as follows:

Section 1. The property tax exemption for Kearney House is approved. The exemption is for a period of 20 years, commencing July 1, 2022, under the City's tax exemption program for qualified rental housing, Resolution No. 2436, as allowed under Oregon Revised Statutes 307.515 to 307.537. City staff is directed to take such further steps as are necessary to implement the tax exemption.

Section 2. The project for which the tax exemption is approved is described as follows:

Project name and address:

Kearney House, 655 NE Kearney Ave., Bend, OR 97701

Owner's name and address:

Cascade Community Development, 415 NE Norton Drive #16, Bend, OR
97701

Description of housing:

6 unit rental complex located in Northeast Bend for developmentally
disabled individuals at or below 60% AMI

Legal description of property:

See attached Exhibit A

Description of the portion of project that is approved:

100% of the project is approved for tax exemption

Section 3. Termination of Exemption

The property tax exemption for the Kearney House project is subject to the provisions of ORS 307.529 to 307.531 regarding termination of the exemption. If, after an application for exemption under has been approved, the City of Bend finds that:

- a) construction or development of Kearney House differs from the construction or development described in the application for exemption,
- b) the units are not reserved exclusively for households and individuals earning equal to or less than 60% of median family income,
- c) any provision of ORS 307.515 to 307.523 is not being complied with, or
- d) any provision required by the City of Bend pursuant to ORS 307.515 to 307.523 is not being complied with,

The City of Bend shall follow the procedures outlined in ORS 307.529 to 307.531 to terminate the exemption. Per ORS 307.533, the tax rolls shall be corrected and taxes shall become due beginning January 1 of the first assessment year following the date on which the noncompliance first occurred.

Adopted by a vote of the Bend City Council on December 16, 2020.


YES: Sally Russell, Mayor
Bruce Abernethy
Barb Campbell
Bill Moseley
Justin Livingston
Gena Goodman-Campbell
Chris Piper

NO: none

Attest:

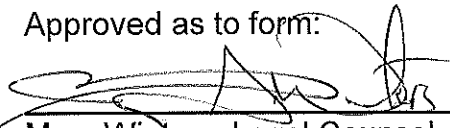


Robyn Christie, City Recorder



Sally Russell, Mayor

Approved as to form:



Mary Winters, Legal Counsel

Legal Description Kearney House

655 NE Kearney Ave., Bend, OR 97701

A parcel of land located in a portion of the Southeast One-Quarter of the Northwest One-Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Thirty-Three (33), Township Seventeen (17) South, Range Twelve (12), East of the Willamette Meridian, recorded June 2, 1910 in Cabinet A, Page 14, City of Bend, Deschutes County, Oregon, being more particularly described as follows:

The East Twenty (20.00') feet of Lot Five (5), in Block Forty-Six (46), of the plat of "CENTER ADDITION TO BEND", Deschutes County, Oregon.

Together with Lots Six (6) and Seven (7), Block Forty-Six (46), of the plat of "CENTER ADDITION TO BEND", Deschutes County, Oregon.

Excepting therefrom the East Twelve (12.00') feet of said Lot Seven (7), in Block Forty-Six (46), of the plat of 'CENTER ADDITION TO BEND', Deschutes County, Oregon.