



RESOLUTION NO. 3452

A RESOLUTION OF THE CITY COUNCIL APPROVING A PROPERTY TAX EXEMPTION FOR QUALIFYING RENTAL UNITS AT CASCADE LANDING

Findings

- A. ORS 307.515 to 307.537 allow for local governments to provide a tax exemption to qualified rental housing. The City of Bend, through Resolution numbers 2433 and 2436 in 2003, codified at Bend Municipal Code (BMC) Chapter 12.25 in 2021, authorizes tax exemptions for qualified rental housing projects.
- B. The owner of property located at 101 Ponderosa Street, in Bend, Oregon, Tax Lot 181219A000101, whose legal description is attached to this resolution as Exhibit A (the "Property"), submitted an application for tax exemption for qualified rental units under BMC Chapter 12.25.
- C. The entire property held for development as or offered for rent solely as a residence for low-income persons qualifies for a property tax exemption under BMC Chapter 12.25 and ORS 307.515 to 307.537. The Property is located within the limits of the City of Bend and is held for the purpose of developing qualified rental housing or is a multi-family project containing three or more units that will be offered for rent solely as a residence for low-income persons, and the required rent payments reflect the full value of the tax exemption as shown in the application submitted by the owner of the Property.
- D. The Bend-LaPine School District has authorized a tax exemption for the Property. The combined exempted taxes of the School District and the City exceed 51% of all property taxes imposed on the Property; therefore, the exemption granted by this resolution applies to the tax levy of all taxing districts in which property certified for exemption is located.
- E. The entire property is held for development of or offered for rent solely as a residence for low-income persons qualifies for a property tax exemption under BMC Chapter 12.25 and ORS 307.515 to 307.537.

Now, therefore, based on these findings, THE CITY COUNCIL OF THE CITY OF BEND RESOLVES AS FOLLOWS:

1. The property tax exemption for the Property described herein is approved for the tax levy of all taxing districts in which the Property is located. The exemption is for a period of 20 years, commencing January 1, 2026, under the City's tax exemption for qualified rental housing, BMC Chapter 12.25, 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 granted under this resolution.

2. The portion of the property on which the tax exemption is approved is described as follows:

Project address:

101 Ponderosa Street
Bend, OR 97703
Tax Lot 181219A000101

Owner's name and address:

Cascade Landing Limited Partnership
3462 SE Sandy Blvd, Portland, OR 97232

Description of housing:

Ninety-eight residential units in a multifamily development, rented solely to low-income persons as defined in BMC 12.25.010

Legal description of property:

See attached Exhibit A (the "Property")

Description of the portion of Property that is approved:

Entire vacant lot and, once developed, 98 residential units and space supporting the residential use. All 98 units will be deed restricted for households earning up to 60% AMI and all other uses on the property are for the direct benefit and support of the residential tenants.

3. The property tax exemption for the Property is subject to the provisions of ORS 307.529 to 307.531 and BMC Chapter 12.25 regarding termination of the exemption. If, after an application for exemption under has been approved, the City of Bend finds that:
- construction or development of the residential units on the Property rented solely to low-income persons differs from the construction or development described in the application for exemption,
 - the units are not reserved exclusively for low-income persons as defined,
 - any provision of ORS 307.515 to 307.523 is not being complied with, or
 - any provision required by the City of Bend under BMC chapter 12.25 or ORS 307.515 to 307.523 is not being complied with,

The City of Bend shall follow the procedures outlined in BMC Chapter 12.25 and 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 the Bend City Council on October 15, 2025.

YES: Kebler, Méndez, Norris, Perkins, Platt, Riley

NO: Franzosa



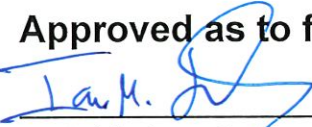
Melanie Kebler, Mayor

Attest:



Ashley Bontje, City Recorder's Office

Approved as to form:



Ian Leitheiser, City Attorney

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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract 3 and Tract 4 of "Waywest Properties" located in the Southeast Quarter of Section 18, and other lands located in the Northeast Quarter of Section 19, Township 18 South, Range 12 East, Willamette Meridian, City of Bend, Deschutes County, Oregon, and being more particularly described as follows:
Commencing at the southeast corner of Lot 2, Block 1 of "Goldenrain", recorded June 27, 1972, as Instrument Number 1972-00024, Deschutes County Official Records, located on the north line of Section 19;
thence along said north line, North 89°39'07" East 155.83 feet to the Point of Beginning;
thence leaving said north line, on a non-tangent curve to the right, with a Radius of 270.00 feet (Radius Point bears North 33°22'04" West), a Central Angle of 22°15'00", an Arc Length of 104.85 feet, and a Chord of North 47°11'54" East 104.19 feet;
thence North 58°19'24" East 69.24 feet to the southerly right-of-way line of Ponderosa Street (30.00 feet from centerline);
thence along said southerly right-of-way line on the following courses: on a non- tangent curve to the left, with a Radius of 380.00 feet (Radius Point bears North 57°54'25" East), a Central Angle of 38°10'59", an Arc Length of 253.24 feet, and a Chord of South 51°11'04" East 248.58 feet;
thence South 70°16'34" East 69.56 feet to the west right-of-way line of The Dalles-California Highway (70.00 feet from centerline);
thence along said west right-of-way line, South 27°02'47" West 375.05 feet;
thence continuing along said west right-of-way line (varying in width from centerline), South 28°19'09" West 254.35 feet;
thence leaving said west right-of-way line, North 61°40'51" West 135.84 feet;
thence North 08°19'09" East 16.81 feet;
thence North 81°40'51" West 51.50 feet;
thence North 08°19'09" East 79.35 feet;
thence North 61°40'51" West 137.56 feet;
thence along a curve to the right, with a Radius of 970.00 feet (Radius Point bears South 73°52'49" East), a Central Angle of 08°02'50", an Arc Length of 136.24 feet, and a Chord of North 20°08'36" East 136.12 feet;
thence North 24°10'01" East 242.82 feet;
thence along a curve to the right, with a Radius of 270.00 feet, a Central Angle of 11°54'23", an Arc Length of 56.11 feet, and a Chord of North 30°07'13" East 56.01 feet to the Point of Beginning.