CITY OF BEND

# HOME Committee Review

Purpose: This document is meant to be used to provide an overview of policy tools that can be implemented to increase housing production. City Staff will follow the instructions below to complete the rubric and provide packet information and HOME Committee members will review the information and provide feedback or suggestions to help inform the final recommendations to City Council.

# Property Tax Exemptions

## PROJECT SPECIFIC INFORMATION

| | |
|---|---|
| **AMI/population targets** | Primarily up to 60% AMI; some apply to 80%-120% AMI |
| **Unit Creation Potential** | High |
| **Type of Housing** | Rental, primarily multifamily, with an ADU option and the non-profit option may be one- and two-family, or multifamily developments |

## PARTNERSHIP OPPORTUNITIES

| | |
|---|---|
| **Private partnerships** | No |
| **Community partnerships** | Yes, Taxing Districts (Bend La Pine Schools, Deschutes County, Bend Parks and Recreation District, Central Oregon Community College and Deschutes Public Library, etc.) |

## CONSIDERATIONS FOR IMPLEMENTATION

| | |
|---|---|
| **Program Readiness Timeline** | 6-9 Months |
| **Additional Staff Required** | Low |
| **Magnitude of initial investment** | *$0 |

| | |
|---|---|
| **Risks** | Requires approval from taxing districts representing at least 51% of the total property tax levy for maximum tax exemption value. |
| **Proven track record in Oregon** | Yes, Tillamook County |
| **Notes** | *Foregone revenues on undeveloped land |

# Property Tax Exemptions:

A property tax exemption relieves a property from full or partial payment of property taxes for a specified period of time, enabling financial viability of housing development or promoting an identified community need (i.e. affordability, childcare facilities, or energy efficiency features). Exemption programs are created by state statutes, for local opt-in. The City of Bend adopted two property tax exemption programs that reduce or eliminate property taxes on certain types of residential construction. Under Bend's Qualified Rental Housing Property Tax Exemption, affordable rental housing developments for households at 60% AMI or less can pursue cost savings that directly benefit future tenants through a reduced rent. Through the Nonprofit Property Tax Exemption, affordable housing developments for households at 60% AMI or less and on property owned or to be purchased by a corporation exempt from income taxes under 26 U.S.C. 501(c)(3) or (4) may eliminate property tax expenses when those savings benefit the development occupants.

These two property tax exemptions apply only to the City of Bend's portion of taxes, unless the governing boards of taxing districts representing at least 51% of the total levy agree to grant the exemption. This means that each applicant must obtain support of their application from other taxing districts in addition to City Council approval, if they want to receive the full exemption. Should taxing districts that make up at least 51% of the tax levy adopt resolutions that approve these property tax exemptions as a program, then the process would streamline applications, allowing the City to administer the program and approve application for full exemption benefit without each taxing district governing board having to review each proposal at time of application.

In addition, state statute offers two other property tax exemptions: a property tax exemption for multiunit rental housing that would relieve developers of a proportional amount of property taxes for dwelling units made available to households earning more than 60% AMI and up to 120% AMI; and, a tax exemption that could relieve property owners of their property taxes for a limited duration for both newly constructed ADUs and single-unit dwellings converted to multiplexes. .

Both of these potential tax exemptions could incorporate other community benefit qualifications such as electrification criteria or lower AMI thresholds. Unlike the Qualified Rental Housing and Nonprofit, the state statute governing these two property tax exemptions do not allow for the City to establish a program for approval and administration (without a legislative change), requiring approval of the governing boards of taxing districts representing at least 51% of the total tax levy in order to receive full exemption benefit.

The City of Bend's current and potential property tax exemptions for housing require deed restriction and compliance monitoring with the City of Bend. This ensures that the units are being rented to income qualified households.

## BENEFITS TO THE COMMUNITY:

Reduced or fully exempted property taxes secure affordable housing units for a period of 20 years when governing boards of taxing districts representing 51% of the total tax levy approve a Qualified Rental Housing Property Tax Exemption for a multiunit development and for a period of a year when they approve a housing unit development for a Nonprofit Property Tax Exemption. After a Nonprofit Property Tax Exemption receives approval its first year, then it can apply yearly without needing to return to governing boards of taxing districts, including City Council. The potential property tax exemption for multiunit rental housing for dwelling units available to households earning up to 120% AMI secures affordability for at least 1 year and at most 10 years, depending on the proportion of property tax exemption taken. Each of these property tax exemptions can be renewed at the end of each affordability period, so long as the state statute does not sunset.

Unlike the renewable property tax exemptions for multiunit and nonprofit housing, the potential property tax exemptions for newly constructed ADUs and single-unit dwellings converted to multiplexes last for 5 years and the new units cannot be utilized as short-term rentals during the exemption period.

## RISKS:

The primary risk is that for all property tax exemptions, they must be individually approved by each taxing district in pursuit of the 51% taxing district approval that is required for a full property tax exemption. This process is not only time and effort intensive process on a stringent timeline, but it also creates significant funding uncertainty as to whether the taxing districts making up 51% of the tax levy will approve applications or not.

## KEY TAKEAWAYS:

- The City of Bend currently offers two property tax exemption programs for income-qualifying deed-restricted affordable housing.
- Project-by-project adoption by other taxing districts is time-consuming; City and other taxing district boards should consider programmatic adoption to increase developer certainty and decrease time spent seeking approval of each application.
- Property Tax exemptions are a customizable tool the City can use to reduce the cost of developing affordable housing.

## UTILIZATION OF PROPERTY TAX EXEMPTIONS IN OREGON OR SIMILAR COMMUNITY:

The Qualified Rental Housing Property Tax Exemption has been approved for eight different multi-unit developments since 2006:

1. Mountain Laurel Lodge,
2. Discovery Park Lodge,
3. Azimuth 315,
4. Canal Commons,
5. Stillwater Crossing,
6. Vasquez 1st St (housing portion only a mixed-use development),
7. Cascade Landing, and
8. Verde Pines.

The Non-Profit Property Tax Exemption has been approved for Central Oregon Veterans Outreach and Community Services (COVO) for a total of eight small and single unit properties since 2022. All of these received approval from at least 51% of the governing boards of taxing districts to receive an exemption from all property taxes.

Many municipalities across the State have adopted property tax exemptions that the City of Bend currently utilizes. From Brookings to Portland, property tax exemptions are being used to incentivize deed-restricted, income-qualifying, and/or multi-unit housing.

Property tax exemptions that target multiunit rental housing for households at or below 120% AMI are less commonly used. HB 2377 (2017) created a local option property tax exemption that allows middle-income (defined as 80%-120% AMI) multifamily rental housing to receive a property tax exemption for up to 100%, for a period of up to 10 years. The length of the exemption over that timeframe is scaled by the proportion of qualified middle-income units to total units. For example, a property that is 10% qualified units would receive 100% tax exemption for one year. A project with 100% qualified units would receive a full exemption for each of the ten years. The only jurisdiction that has adopted a property tax exemption for multiunit rental housing for households under 120% AMI is Tillamook County.

In 2023, HB 2705 was adopted to amend the original legislation after Tillamook County, City of Bend, Bend Chamber, City of Tigard, and others pursued the legislative change because the program proved to be unusable for developers. As a result, an additional option that would allow jurisdictions to scale the annual amount of an exemption to the percentage of qualified units was added. The revised formula allows 10 full years of property tax exemption with the amount of the exemption scaled to the number of qualified units. For instance, a property that is 10% qualified would receive a 10% exemption from property taxes each year for the entire 10-year period.

# CASE STUDY – CITY OF EUGENE:

The City of Eugene adopted its Low-Income Rental Housing Property Tax Exemption (LIRHPTE) program to benefit multifamily rental development for households at or below 60% AMI in partnership with

Eugene District 4J and the Bethel School District, two other governing boards representing at least 51% of the total tax levy.

Starting in 1990, a total of 45 developments and 2,319 units received the available tax exemption through Eugene's LIRHPTE program (Note: not all these units renewed their exemptions, several have extended their exemption beyond the initial 20 years). A total of 37 nonprofit developments (1566 units), 1 Limited Equity Cooperative (70 units) and 6 for-profit developments (683 units) received the property tax exemption. According to Eugene staff, the school districts supported the program throughout its history.

# KEY CONTACT(S):

- Kerry Bell, Affordable housing Coordinator, City of Bend Housing Division – **kbell@bendoregon.gov**
- Laura Hammond, Housing Tools Analyst, City of Eugene – **Lhammond@eugene-or.gov**
- Parker Sammons, Housing Coordinator, Tillamook County Department of Community Development – **Parker.Sammons@TillamookCounty.gov**

# ADDITIONAL RESOURCES:

- Bend Municipal Code (BMC) Title 12, Revenue and Taxation - https://bend.municipal.codes/BC/12
- TILLAMOOK COUNTY HOUSING COMMISSION | Tillamook County OR - https://www.tillamookcounty.gov/bc-hc
- Tillamook County middle-income Workforce Housing Property Tax Exemption Ordinance 85 - https://www2.co.tillamook.or.us/Documents/BOCCOrdinances/Ordinance_85.PDF
- Tillamook County Housing Needs Analysis - https://www.tillamookcounty.gov/sites/default/files/fileattachments/housing_commission/page/27482/tillamook_county_housing_needs_analysis.13.25_0.pdf
- City of Eugene Low Income Rental Housing Property Tax Exemption (LIRHPTE) - https://www.eugene-or.gov/1401/Low-Income-Rental-Housing-Property-Tax-E

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BETHEL
SCHOOL DISTRICT

*Together we will reach, teach and inspire each student to excellence*

**June 22, 2020** **RESOLUTION NO. 19-20: 68**

**Resolution agreeing to the policies of providing tax exemptions for low-income rental housing properties under ORS 307.515 to 307.523 and Sections 2.937 – 2.940 of the Eugene Code, 1971.**

WHEREAS, in 1990, the City added Sections 2.937 – 2.940 to the Eugene Code, 1971, adopting the State's Low Income Rental Housing Property Tax Exemption policy under ORS 307.515 to 307.523 (LIRHPTE); and

WHEREAS, under State law, the LIRHPTE enables governing bodies to grant 20-year property tax exemptions to qualified low income rental housing properties that file exemption applications before July 1, 2030; and

WHEREAS, these tax exemptions facilitate the development of affordable housing for low income Eugene residents; and

WHEREAS, pursuant to ORS 307.519(2), if a taxing district's rate of taxation, when combined with the rate of taxation of the governing body that adopted the exemption policy, equals 51 percent or more of the total combined rate of taxation on the property granted the exemption, the local taxing district's governing board must agree to the exemption policy in order for the County Assessor to exempt the property from all property taxes; and

WHEREAS, ORS 307.519(2) is applicable to the Bethel School District and, therefore, before the County Assessor will completely apply the tax exemptions to properties granted exemptions by the City, the Bethel School Board must concur with the policy of exemption;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Bethel School Board agrees to the policy of providing property tax exemptions for low income rental housing properties as provided in ORS 307.515 to 307.523 and Sections 2.937 – 2.940 of the Eugene Code, 1971. This Resolution takes effect upon adoption.

ADOPTED by the Board of Directors of Bethel School District No. 52, Lane County, Oregon this 22nd day of June, 2020.

**ATTEST** Chris Parra
**Clerk – Chris Parra**

Paul Jorgensen
**Chair – Paul Jorgensen**

**MOVED BY** Debi Farr

**SECONDED BY** Alan Laisure

**DATE** 6.22.2020

**RESOLUTION:** *Passed* / *Failed*

| BOARD MEMBERS | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Debi Farr | ✓ | | | |
| Dawnja Johnson | | | | ✓ |
| Paul Jorgensen | ✓ | | | |
| Alan Laisure | ✓ | | | |
| Greg Nelson | ✓ | | | |
| Robin Zygaitis | ✓ | | | |
| Rich Cunningham | ✓ | | | |

**Eugene School District 4J**
200 North Monroe Street
Eugene, OR 97402-4295

Eugene School District 4J
**School Board Resolution 2020-04**

***Resolution agreeing to the policies of providing tax exemptions for low-income rental housing properties under ORS 307.515 to 307.523 and Sections 2.937 – 2.940 of the Eugene Code, 1971.***

WHEREAS, in 1990, the City added Sections 2.937 – 2.940 to the Eugene Code, 1971, adopting the State's Low-Income Rental Housing Property Tax Exemption policy under ORS 307.515 to 307.523 (LIRHPTE); and

WHEREAS, the LIRHPTE enables governing bodies to grant 20-year property tax exemptions to qualified low-income rental housing properties that file exemption applications before July 1, 2030; and

WHEREAS, these tax exemptions facilitate the development of affordable housing for low income Eugene residents; and

WHEREAS, pursuant to ORS 307.519(2), if a taxing district's rate of taxation, when combined with the rate of taxation of the governing body that adopted the exemption policy, equals 51 percent or more of the total combined rate of taxation on the property granted the exemption, the local taxing district's governing board must agree to the exemption policy in order for the County Assessor to exempt the property from all property taxes; and

WHEREAS, ORS 307.519(2) is applicable to the Eugene School District 4J and, therefore, before the County Assessor will completely apply the tax exemptions to properties granted exemptions by the City, the 4J Board must concur with the policy of exemption;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Eugene School District 4J Board agrees to the policy of providing property tax exemptions for low income rental housing properties as provided in ORS 307.515 to 307.523 and Sections 2.937 – 2.940 of the Eugene Code, 1971. This Resolution takes effect upon adoption.

Passed by the Eugene School District 4 J Board the 16th day of September, 2020.

Mary Walston, Chair

# Moderate-Income Revolving Loan (MIRL)

## PROJECT SPECIFIC INFORMATION

| | |
|---|---|
| **AMI/population targets** | < 120% AMI |
| **Unit Creation Potential** | Low |
| **Type of Housing** | All |

## PARTNERSHIP OPPORTUNITIES

| | |
|---|---|
| **Private partnerships** | No |
| **Community partnerships** | Yes, State of Oregon |

## CONSIDERATIONS FOR IMPLEMENTATION

| | |
|---|---|
| **Program Readiness Timeline** | 6-12 months |
| **Additional Staff Required** | Low |
| **Magnitude of initial investment** | *$0 |
| **Risks** | City is borrower for money repaid by developer and owed to the State |
| **Proven track record in Oregon** | No |
| **Notes** | *Administrative cost prior to 1st award |

# Moderate-Income Revolving Loan (MIRL)

Through the Moderate-Income Revolving Loan (MIRL) program, the State of Oregon Housing and Community Services Department (OHCS) lends funds to municipalities to pass through to housing developers that serve households earning up to 120% of AMI. Developers may apply the grant funds towards expenses for site acquisitions, design, consultations, infrastructure, construction, and/or land write-downs. Municipalities sign a loan agreement with the State, and can request up to 5% of the award amount to support the municipalities' administrative expenses. Participating local jurisdictions play an important role in protecting the State's interest in the loan in the event of foreclosure on the underlying property.

Upon receipt of an award, housing developer applicants must complete the dwelling units within 3 years. After completion of the new dwelling units, the housing must be affordable to households at or below 120% AMI for a period of 10 years (or longer if agreed upon within the loan agreement). During this 10-year affordability period the property is exempt from property taxes, and the developer pays a fee in lieu of taxes equal to the amount of taxes that would have been levied, which is distributed to the State to repay the loan and to the cities and counties for administrative costs.

The State has allocated $40 million to non-rural cities and counties, including the City of Bend. Additional funds may be designated for the program once the initial pool of funds is allocated.

# BENEFITS TO THE COMMUNITY:

- Delivers resources from the State of Oregon Housing and Community Services (OHCS) to the community for building new housing.
- Provides housing developers with up front funding, that may not be available from lending institutions, for the creation of new dwelling units.
- Potential long-term sustainability when loans are repaid and funds revolve as loans for other proposed housing through cities and counties.
- Municipalities can tailor adoption of MIRL to support their community's housing needs, whether targeting AMI levels, identified areas in the locale, rental unit development, homeownership opportunities, or mixed-income and/or mixed-use projects.

# RISKS:

- Municipalities risk entering into agreements with the State without a security interest in the property that the awarded funds improve.
- If OHCS runs out of MIRL funding before the jurisdiction submits a loan request, then administration expenses incurred by cities and counties may not be reimbursed through a loan agreement.
- Sponsoring jurisdiction is required to unconditionally promise to repay the loan to the State, and to step into the State's shoes in the event of a developer default. Jeopardizes a municipality's revenue when the loan must be repaid to OHCS should development of the housing fail, or the property stops making annual payments to the County in lieu of property taxes.

    - Potentially implicates the constitutional prohibition on lending of credit, so a non-tax revenue source may need to be identified to repay the loan, and city may need to meet its debt service coverage ratios with money set aside.
- Administration and operation require skilled staff, established housing developers, and ongoing oversight.

# UTILIZATION OF THIS TOOL IN OREGON OR SIMILAR COMMUNITY:

Recently the State of Oregon Housing and Community Services Department released documents for jurisdictions to enter into initial agreements for the Moderate-Income Revolving Loan program. No communities in Oregon have implemented the program, yet.

# KEY TAKEAWAYS:

1. The Moderate-Income Revolving Loan (MIRL) program awards funding for housing development that cities and counties can tailor to support various stages and types of housing development and geographic areas; providing a long-term, self-sustaining solution for community investment, assuming loans are repaid.
2. Funding from MIRL could serve as a gap financing tool by offering funding that can help reduce risk for private lenders and further enable housing developments to secure additional equity and debt at more favorable terms for the project.
3. When using MIRL, financial and operational risk of non-payment shifts to the city or county. Failure or slow repayment by the developer/property owner, and ineffective administration and management, can result in financial loss to the City and inhibit the program's long-term viability as a revolving fund.

# CASE STUDY – BEND URBAN RENEWAL AGENCY (BURA):

While the State of Oregon Housing and Community Services Department establishes the Moderate-Income Revolving Loan (MIRL) program for cities and counties over the next few months, it can be compared to a local program that also uses property taxes for the development of housing. On August 6, 2025, the Bend Urban Renewal Agency (BURA) adopted the Affordable Housing Assistance Loan Program to support housing development in all urban renewal areas using Tax Increment Financing (TIF) revenues. The revised program replaces the previous Murphy Crossing policy and allows for interest-bearing loans with flexible terms, including scalable interest rates and a typical 10-year repayment period. Loan funds can be used for acquisition, construction, infrastructure, and other development-related costs. Repayments will be reinvested into a revolving loan fund to support future urban renewal projects. Loan availability depends on revenue generated within each TIF district.

# KEY CONTACT(S):

- Megan Ellertson, Moderate-Income Revolving Loan (MIRL) Program Manager, **MIRL@hcs.oregon.org**

# ADDITIONAL RESOURCES:

- Oregon Housing and Community Services - Moderate-Income Revolving Loan https://www.oregon.gov/ohcs/rental-housing/housing-development/development-resources/pages/moderate-income-revolving-loan.aspx
- Bend Urban Renewal Agency – Affordable Housing Loan Policy - https://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=842&meta_id=88837
- Bend Urban Renewal Agency – Affordable Housing Loan Issue Summary - https://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=842&meta_id=88836

# BURA Tax Increment Assistance for Housing Affordability

## PROJECT SPECIFIC INFORMATION

| | |
|---|---|
| **AMI/population targets** | ≥15% of units rented to households ≤90% AMI |
| **Unit Creation Potential** | Medium |
| **Type of Housing** | All, primarily multi-unit |

## PARTNERSHIP OPPORTUNITIES

| | |
|---|---|
| **Private partnerships** | No |
| **Community partnerships** | No |

## CONSIDERATIONS FOR IMPLEMENTATION

| | |
|---|---|
| **Program Readiness Timeline** | 3-6 months |
| **Additional Staff Required** | High |
| **Magnitude of initial investment** | *$0 |
| **Risks** | Political (Taxing Districts)<br>Community Understanding of TIF<br>Affordability requirements not deed restricted |
| **Proven track record in Oregon** | Proven successful in Bend and Salem |
| **Notes** | First & Second round focused on undeveloped and underutilized land. *forgone revenues on undeveloped land |

# Tax Increment Assistance for Housing Affordability:

The Tax Increment Assistance for Housing Affordability Program (TIAHA) was established in 2024 as a tool the Bend Urban Renewal Agency ("BURA") could use to support more affordable units among new market-rate multi-unit residential rental projects. Projects providing at least three or more residential units, with at least 15% of units being rented to households earning at or below 90% of the area median income would be eligible for an annual rebate of any new tax increment (new assessed value) generated from the improvements, for a minimum of 12 years.

Proposed developments could be located anywhere within City limits including within an existing tax increment finance area, such as Murphy Crossing or the Core Area; but not within the Juniper Ridge tax increment finance area (adopted plan does not support residential development). Proposed developments outside of an existing tax increment finance area require the establishment of a new tax increment finance district by both BURA and the City Council, which must meet certain requirements of state law (including a determination of blight – which can include underutilized land, irregular shaped lots, and poor planning), and the Comprehensive Plan.

The TIAHA program works in the following way - upon completion of the project, the developer submits payment of any and all applicable assessed property taxes to the assessor; the assessor distributes the applicable tax revenue to all taxing districts, including BURA (which receives any new tax increment attributed to the development); and then BURA reimburses the portion of taxes paid to BURA, minus an annual administrative fee to the developer if they complied with the requirements of the program over the previous year. Total assistance will typically be an amount equivalent to twelve (12) years of annual tax reimbursements of BURA's portion of new taxes generated from new development, but assistance can extend longer for projects that meet additional requirements.

BURA may award an amount equivalent up to thirty (30) years of annual tax reimbursements of BURA's portion of taxes generated from new development providing more than 15% of units at 90% area median income (AMI), or providing at least 15% of units below 90% AMI. In addition, the use of local contractors or obtaining green energy certification are considered when awarding for more than twelve (12) years.

In addition to annual rebates, a portion of the awarded assistance may be utilized to assist in the payment of City system development charges.

## BENEFITS TO THE COMMUNITY:

1. Eligibility criteria can be adjusted to meet market conditions, making the program adaptable.
2. Provides incentive for mixed income housing projects through annual rebate assistance.
3. Provides additional incentive for community benefits (energy efficiency, local contractor use, increased affordability).
4. Annual compliance is required to maintain the benefits of the program.
5. Does not affect voter approved bonds and levies like tax exemption programs (such as Multiple Unit Property Tax Exemption - MUPTE)
6. Focuses on underdeveloped land or areas (that meet the state definition of blight)

# RISKS:

1. Due to application fees associated with the creation of a new tax increment finance area, it is challenging for small scale developments to utilize the tool.
2. Existing properties with high baseline property tax assessments may be at risk at not generating enough new increment from the project to properly incentivize.
3. Taxing Districts forgo increment generated by the project to incentivize.
4. Affordability requirements are not solidified through a deed restriction. Project may choose to no longer comply and enforcement is limited to the annual rebate.

# UTILIZATION OF THIS TOOL IN OREGON OR SIMILAR COMMUNITY:

This approach is currently utilized in two communities: Salem and Bend. Salem has only utilized the program for one (1) development project. Bend is the only community that has scaled and successfully implemented the program for multiple developments.

# KEY TAKEAWAYS:

1. Promotes redevelopment on underutilized or greenfield areas meeting state statutory definitions of blight.
2. Incentivizes mixed income multi-family developments by offering annual rebate assistance in exchange for community benefits (utilizing local contractors and energy efficiency) and unit affordability.
3. Program affordability requirements can be amended and tailored to meet market conditions and demands.

# CASE STUDIES – BEND (BURA)

*Britta Ridge TIF Plan Area - Project Britta Ridge*

The development consists of 178 residential units across three buildings, with unit sizes ranging from 510 square feet to 968 square feet, and 281 parking spaces. The unit mix includes studios, one-bedrooms, and two-bedrooms. The site consists of 4.95 acres zoned Mixed Employment. The proposed development will provide at least 20% of units rented to households earning at or below 90% AMI and 80% of project costs will be awarded to local contractors.

*Century TIF Plan Area - Project Century Bluff*

The proposed development consists of 152 residential units across two buildings, with unit sizes ranging from 480 square feet to 1,300 square feet. The unit mix includes studios, varying one sizes, two bedrooms, three-bedrooms, and townhomes. The site consists of two parcels totaling 4.34 acres zoned Mixed-Use Urban. The proposed development will provide at least 20% of units rented to households earning at or below 90% AMI, ;61% of project costs will be awarded to local contractors; and the development will obtain Energy Star Certification.

*Century TIF Plan Area - Project Century West*

The proposed development consists of a 297-multifamily unit complex, with unit sizes ranging from 519 to 1,278 square feet. The unit mix includes studios, one-bedrooms, two bedrooms, and three-bedrooms. The site consists of 4.86 acres zoned Mixed-Use Urban. The proposed development will provide at least 15% of units rented to households earning at or below 90% AMI; 23% of project costs will be awarded to local contractors; and the development will obtain LEED Silver Certification. obtain LEED Silver Certification.

*Veridian TIF Plan - Project Veridian*

The proposed development consists of 69 residential units across four buildings, with unit sizes ranging from 727 to 1,020 square feet. The unit mix includes one and two bedrooms. The site consists of one parcel totaling 2.81 acres zoned High-Density Residential . The proposed development will provide 15% of units rented to households at or below 80% AMI; and, 51% of project costs will be awarded to local contractors.

*Emblem Tax Increment Finance Area Plan*

The development consists of 264- residential units across nine buildings, with unit sizes averaging 849 square feet, and 383 parking spaces. The unit mix includes studios, one-, two-, and three-bedrooms. The site consists of 8.38 acres zoned Medium and High Density Residential.
The proposed development will provide 20% of units rented to households earning between 70% and90% AMI; 45% of project costs will be awarded to local contractors; and the development will obtain National Green Building Standard Silver Certification.

# KEY CONTACT(S):

Jonathan Taylor, Urban Renewal Project Manager, City of Bend – **jtaylor@bendoregon.gov**

# ADDITIONAL RESOURCES:

Bend Urban Renewal Tax Increment Assistance for Housing Affordability:

- Resolution, Policy, & Administrative Guidelines - https://www.bendoregon.gov/home/showpublisheddocument/61858/638711566137730000
- First Round Site-Specific Presentation - https://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=831&meta_id=84235
- Second Round Site-Specific Presentation - https://bend.granicus.com/MetaViewer.php?view_id=9&clip_id=840&meta_id=87791