

# QUALIFIED RENTAL PROPERTY TAX EXEMPTION STAFF REPORT



**PROJECT NUMBER:** PRTX202600206 (Property Tax Exemption)

**CITY COUNCIL DATE:** April 15, 2026 at 5:30 p.m.  
City of Bend Council Chambers (hybrid)  
710 NW Wall Street, Bend, OR 97703

**REPORT DATE:** February 20, 2026

**APPLICANT & OWNER:** Mountain Laurel Lodge Limited Partnership  
5 NW Minnesota Ave #210  
Bend OR 97703

**AGENT:** Rima Wilson  
1440 NE 6<sup>th</sup> St  
Bend OR 97701

**PROJECT LOCATION:** 990 SW Yates Dr, Bend OR 97702  
**Deschutes County Assessor's Map 18-12-06C0, Tax Lot 00900**

**REQUEST:** Qualified Rental Property Tax Exemption, 20-year tax abatement on residential improvements

**STAFF REVIEWERS:** Kerry Bell, Housing Production and Incentives Coordinator  
(541) 323-5964; kbell@bendoregon.gov

## SUMMARY:

Mountain Laurel Lodge is an affordable housing community for seniors, 55 and older, offering all 54 units to qualified households earning up to 60% AMI. Mountain Laurel Lodge opened its doors in 2006 and was the first community in Bend to be approved for this 20-year Qualified Rental Property Tax Exemption. The current property tax exemption will sunset in 2027. To continue providing low-income affordable housing, they intend to renew their exemption application. Mountain Laurel Lodge is applying for a new 20-year Income Qualified Property Tax Exemption under ORS 307.515.

This memo outlines the background and relevant information about this development for partnering taxing districts' staff and board. This Staff Report is being sent to all 7 taxing district administrators simultaneously, with a request for consideration and approval by the taxing district's governing bodies. City staff requests taxing district staff to communicate intended dates for their governing boards to consider the application and coordinate with

City staff on any desired presentations and further requested information. This development meets the criteria in Bend Code and City staff recommend approval of the 20-year exemption.

**PROJECT & SITE OVERVIEW:**

The project site is 990 SW Yates Dr, fronting Century Dr adjacent to Oregon State University Cascades college campus. The project is to reserve existing affordable housing in a single 3-story multifamily residential building, with parking. Amenities include a community room, community living areas and outdoor space for residents to enjoy. All 54 residential units will be designated for low-income senior living and rented at levels affordable to those making 60% Area Median Income (AMI) or less.



Figure 1. Site Location



Figure 2. Building Image

### **Eligibility Criteria:**

The project site is 990 SW Yates Dr. Upon review of the application documents, this project is deemed eligible based on meeting the criteria listed below.

#### **Eligibility of the Property and Development:**

The income qualified tax exemption program requires that the property be located within the limits of the City of Bend, be a multifamily project containing three or more units, offering for rent, or held for the purpose of developing qualified rental housing, to be occupied solely by persons qualified as low-income

#### **Rent Payment:**

The required rent payments must reflect the full value of the tax exemption.

#### **Project and Application Timeframe Eligibility and Requirements:**

The housing units on the property are required to have been constructed after November 5, 2003 and the application must be filed before July 1, 2030, with the application being approved by the Bend City Council in accordance with the provisions of ORS Chapter 307.523 and Bend Code Chapter 12

### **Estimated Exemption & Financial Impact:**

See attached Memo from the City of Bend Urban Renewal and Real Estate Department



#### **Accommodation Information for People with Disabilities & Language Assistance Services**

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) or call



541-693-2198. Relay Users Dial 7-7-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

**Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad**

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico [accessibility@bendoregon.gov](mailto:accessibility@bendoregon.gov) o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.



CITY OF BEND

# MEMO

**To: City of Bend Housing Department**

**From: Jonathan Taylor, Urban Renewal and Real Estate**

**Date: 2/4/2026**

**Re: Mountain Laurel Lodge Analysis**

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The follow memo is an analysis of the impacts to the revenues of taxing districts that will be affected if the applicant is granted an extension on the Qualified Rental Property Tax Exemption. The Qualified Rental Property Tax Exemption is a 20-Year exemption on all taxes associated with the property. This affects standard rates and special assessments, levies, and bonds.

The property in question is a 54-unit multiunit residential complex at 990 SW Yates Drive. The property first received The Qualified Rental Property Tax Exemption in 2006 for providing rents to households earning at or below 60% area median income. The property is deed restricted to be income- and rent restricted until 2066.

This analysis was conducted by the Office of Economic Development utilizing the 2025-2026 property assessed valuation established by the Deschutes County Assessor. The amounts are intended to provide a general impact for first year of the renewed exemption and the total of program exemption over 20-years. Voter approved bonds have been excluded from the 20-year exemption total. The forecast cannot accurately assume these levies will continue at FY2026 rates for the duration of the requested extension.



	First Year (2026)	20-Year Exemption Total
Deschutes County	\$7,083	\$190,332
Deschutes County Soil and Water District	\$332	\$8,934
County Library	\$3,048	\$81,892
County Library Bond	\$1,748	
County-Wide Law Enforcement	\$6,927	\$186,118
4-H	\$124	\$3,335
9-1-1	\$2,005	\$53,870
City of Bend	\$15,535	\$417,426
Bend Road Bond 2011	\$526	
Bend Road Bond 2021	\$2,353	
Bend Local Option	\$4,211	
Bend Parks and Recreation	\$8,096	\$217,535
BPRD Bond	\$662	
Bend-La Pine School District	\$26,399	\$709,349
SD#2013	\$1,990	
DSD#2017	\$4,867	
SD#2023	\$3,315	
COCC	\$3,438	\$92,374
COCC Bond	\$432	
High Desert	\$534	\$14,353
Total	\$93,626	\$1,975,519

*This analysis excludes urban renewal division of taxes.*