



CITY OF BEND
HOUSING

February 20, 2024

Deschutes County Board of Commissioners
1300 NW Wall Street
Bend, Oregon 97703

Dear County Commissioners,

On April 4, 2022, City of Bend staff presented to the Board of County Commissioners that the City would be considering a Nonprofit Property Tax Exemption to support existing and planned affordable housing developments. Oregon's legislature enacted the Nonprofit Property Tax Exemption in 1985 (ORS 307.540 – 307.548) to benefit low-income renters by easing property tax burden on those organizations providing affordable rental housing. City Council adopted by resolution its Nonprofit Property Tax Exemption under Bend Code Chapter 12.30 with applications being eligible for exemptions for tax years beginning on or after July 1, 2023.

Under Bend Code Chapter 12.30, a nonprofit organization or charitable corporation under 501c(3) or (4) may annually apply for a property tax exemption for affordable housing developments, including bare land holding intended to be developed into affordable housing. The qualified housing must be limited to households at 60 percent Area Median Income (AMI) or less for the first year and up to 80 percent AMI each subsequent consecutive year of occupancy. If approved by 51 percent of the taxing districts, then the exemption applies to 100 percent of the property taxes.

The annually required Nonprofit Property Tax Exemption application must be filed on or before March 1. Within 30 days of the applications filing, City Council must determine whether the applicant meets the requirements under Bend Code Chapter 12.30. If the applicant meets the requirements, then the City will bring the property tax exemption before the County Assessor and certify the property is exempt from property taxation by the April 1 deadline pursuant to ORS 307.540 – 307.548.

The City of Bend expects to receive an application for a Nonprofit Property Tax Exemption from Central Oregon Veteran and Community Outreach (COVO), an Oregon nonprofit corporation, for eight tax lots, where deed restricted affordable rental housing units house veterans and their families. The total property tax for these tax lots is projected below, with a standard deviation of \$200 to \$300, depending on the County Assessor's valuation.

LOCATION

710 NW Wall Street
Downtown Bend

MAILING ADDRESS

PO Box 431
Bend, OR 97709

PHONE

(541) 323-8550
Relay Users Dial 7-1-1

WEB

bendoregon.gov/housing

MAYOR

Melanie Kebler

MAYOR PRO TEM

Megan Perkins

CITY COUNCILORS

Anthony Broadman
Barb Campbell
Ariel Méndez
Megan Norris
Mike Riley

CITY MANAGER

Eric King

Property	Total Amount	Schools	City	County	Parks	Other
1407 NE 10 th Street	\$7,512.44	\$3,040.59	\$1,618.58	\$1,718.04	\$736.23	\$399.00
466 NE Dekalb Avenue	\$4,594.00	\$1,859.54	\$989.88	\$1,069.05	\$450.22	\$225.32
61172 Larkwood Drive	\$3,587.00	\$1,451.92	\$772.89	\$834.71	\$351.53	\$175.95
475 Emerson Avenue	\$1,765.00	\$714.46	\$380.33	\$410.75	\$172.97	\$86.49
1985 NE Monroe Lane	\$2,941.00	\$1,190.38	\$633.67	\$684.35	\$288.22	\$144.38
20900 Spinnaker Street	\$4,438.00	\$1,796.29	\$956.21	\$1,032.69	\$434.93	\$217.88
3079 NE Wells Acres Rd	\$4,232.00	\$1,712.71	\$911.72	\$984.64	\$414.74	\$208.19
476 NE Dekalb Avenue	\$4,547.00	\$1,840.33	\$979.65	\$1,058.01	\$445.61	\$223.40
Total	\$33,616.44	\$13,606.22	\$7,242.93	\$7,792.24	\$3,294.44	\$1,680.61

COVO provides food, clothing, case management and assistance, temporary shelter and very low-income permanent housing to households experiencing homelessness, in housing crisis or at imminent risk of losing housing. The organizational goal is placing houseless community members into permanent housing and keeping them there. COVO's Case Management Specialists help with providing stability for clients and enabling them to take care of themselves and their families. A significant part of stabilization is to provide low-income housing.

Many of those COVO serves are military veterans with problems connected to their military service and without assistance are often under employed and unhoused. Frequently COVO clients are not receiving Veterans Administration benefits to which they are entitled. COVO's Case Management Specialist help veterans obtain these benefits, including housing assistance. Non-veteran clients receive the same type of case management and assistance.

COVO owns 26 apartment and housing units, all of which are utilized for low-income housing.

COVO requests the Board of County Commissioner's support for its Nonprofit Tax Exemption application. All funds not paid in taxes will benefit low-income renters by maintaining low rents and property maintenance.

Please let me know when COVO may be able to make such a request to the Board. If you have any further questions, don't hesitate to contact me.

Sincerely,

Racheal Egan Baker

Racheal Baker

Affordable Housing Manager

Housing Department

rbaker@bendoregon.gov