



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: October 11, 2023

SUBJECT: Multiple Unit Property Tax Exemption application for 105 NE Franklin Avenue

RECOMMENDED MOTION:

Move approval of the application from New Zone Business, LLC for a Multiple Unit Property Tax Exemption relating to property at 105 NE Franklin Avenue in Bend.

BACKGROUND AND POLICY IMPLICATIONS:

In August 2022, the Bend City Council adopted a Multiple Unit Property Tax Exemption (MUPTE) program to support development and redevelopment goals in Bend's core and transit-oriented areas. The program is available for multi-story residential projects in certain areas of Bend that provide three or more units and provide at least three defined public benefits.

The New Zone Business project proposes to build two five-story structures, one of which would be solely residential (95 rental units) and the other being mixed-use commercial (5,219 sf) and residential (96 rental units). The 199 residential units would consist of 103 studios, 78 one-bedroom units, and 18 two-bedroom units. For this project, the three public benefits will be:

- High Standard of Energy Efficiency/Green Building Features through Earth Advantage Platinum Certification (Priority Public Benefit)
- Enhanced Landscaping- the project will use native and pollinator-friendly plants
- Electric Vehicle (EV) Charging Infrastructure- the project will provide 50% of its total provided parking spaces with EV charging infrastructure. This will result in 60 total onsite spaces that include EV charging infrastructure of the planned 127 surface parking spaces.

According to information submitted by the applicant and reviewed by an independent financial consultant, this project would not be financially viable without the requested property tax exemption. In order for this project to qualify for the tax exemption, it must be approved by the boards which represent at least 51% of the combined levy of taxing districts.

