

IMPACT STATEMENT

Legislation title: *Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for the project, 5434 SE Milwaukie, located at 5434 SE Milwaukie (Ordinance)

Contact name: Cassie Graves

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Presenter name: Dory Van Bockel

Purpose of proposed legislation and background information:

Portland Housing Bureau (PHB) administers the Multiple-Unit Limited Tax Exemption (MULTE) Program, authorized under ORS 307.600-307.637 and Portland City Code 3.103. The MULTE Program provides a ten-year exemption that is one of the financial incentives made available to projects required to comply with the City's Inclusionary Housing (IH) Program. Under the IH program, the developer has opted, to make two (2) of the project's twenty-eight (28) units, eight percent (8%), affordable to households earning no more than 60% Median Family Income ("MFI") for 99 years. This building has also been selected as the receiving site for the IH Units required at 5605 SE Milwaukie, making an additional six (6) units, twenty percent (20%) of the sending site's thirty (30) units, affordable to households earning no more than 60% MFI for 99 years. In addition, the project has opted to voluntarily provide the remaining twenty (20) units in the building as IH Units affordable to households earning no more than sixty percent (60%) MFI for 99 years. The tax exemption will apply to all of the units in the project since they will all be affordable for 99 years.

ORS 307.621 and City Code Section 3.103.060(B) state that PHB will take applications to City Council for approval in the form of an ordinance and deliver approved applications to Multnomah County within a certain timeframe. This action meets those requirements.

Financial and budgetary impacts:

The City will pay the \$9,000 application activation fee to Multnomah County, should the application move forward.

This Ordinance approves a tax exemption resulting in foregone tax revenue. The total estimated amount of the property tax revenue not collected for the ten years of the exemption period based on the application is valued at approximately \$290,948 in today's dollars assuming a four percent discount rate, and a three percent annual assessment increase. This 10-year estimate includes taxes foregone by the City of Portland, Multnomah County and other entities which receive property taxes within Multnomah County. The reduced amount of property taxes to the City over the ten years is roughly 33 percent of that amount, or \$96,012. The City will still benefit from property taxes collected on the improved value of the land during the exemption period.

Project Overview:Total Units: 28No. at or below 60% MFI: 28 unitsNo. at Market Rate: 0 unitsForegone Revenue: \$31,591 estimated first year value of the tax exemption (all jurisdictions); \$1,128 per affordable unit annuallyBedroom Mix:

Unit Size	Count	Income Restriction (MFI)
Studio	28	60%
Studio	0	Market
TOTAL	28	

Community impacts and community involvement:

As the largest taxing jurisdiction affected by the tax exemption programs, Multnomah County has approved the administration of the programs in order to meet shared affordable housing goals.

100% Renewable Goal:

Approval of the MULTE does not impact the City's total or renewable energy use.

Budgetary Impact Worksheet**Does this action change appropriations?**

- YES:** Please complete the information below.
 NO: Skip this section

**MATTERS TO BE CONSIDERED BY THE COUNCIL AT THE MEETING
TO BE HELD WEDNESDAY, June 20, 2018 AT 9:30 AM**

FOUR-FIFTHS AGENDA

MAYOR WHEELER

Agenda No.

Title

- *688-1** Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for the project 5434 SE Milwaukie, located at 5434 SE Milwaukie Ave (Ordinance) 5 minutes requested