

ORDINANCE No. 189214

*Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 26th & Upshur Apartments located at 2590 NW Upshur St (Ordinance)

The City of Portland ordains:

Section 1. The Council finds that:

1. On behalf of the City of Portland, the Portland Housing Bureau (“PHB”) administers the Multiple-Unit Limited Tax Exemption Program (the “MULTE Program” or “Program”), authorized under ORS 307.600-307.637 and City Code Chapter 3.103.
2. The MULTE Program provides a ten-year property tax exemption on the residential portion of the structural improvements so long as program requirements are met. During the exemption period, property owners remain responsible for the payment of taxes on the assessed value of the land and any commercial portions of the project, except for those commercial improvements deemed a public benefit and approved for the exemption.
3. The MULTE Program is an incentive provided to developments complying with the City Inclusionary Housing Program, which requires 99 years of affordability.
4. PHB received a request for a 10-year property tax exemption for the development known as 26th & Upshur Apartments (the “Project”), and located at 2590 NW Upshur St (the “Property”), in conjunction with the City’s Inclusionary Housing Program. The Project, located in the Northwest District Association neighborhood, will be a residential housing project and will restrict 15 percent, which is 22 units of the project’s 145 units to households earning no more than 80 percent of Median Family Income (“MFI”) at the time of lease-up. Those households will continue to be Qualified Tenants as long as their income remains below 100 percent MFI. Sackhoff Group Investments LLC; Dennis E. Sackhoff and Mary H. Sackhoff; and Dennis E. Sackhoff (“Owners”) own the property. The property will be developed by Myhre Group Architects. Owner has yet to select a property manager of the Project.
5. The MULTE Program has an annual cap limiting the approval of new property tax exemptions to no more than three million dollars of new estimated foregone revenue. There is sufficient cap remaining for the 2018 calendar year to include the Project’s application.
6. PHB has the responsibility for reviewing compliance of applications with the minimum MULTE program requirements and has concluded that the application for the Project does indeed meet the minimum program requirements.

NOW, THEREFORE, the Council directs:

- a. The request for a 10-year property tax exemption under the MULTE Program is hereby approved for 15 percent of the residential portion of the structural improvements of 26th & Upshur Apartments, including the applicable percentage of residential parking and common areas.
- b. Approval of the application is provided subject to the project meeting the following conditions:
 1. The project must restrict 15 percent of its units to households earning no more than 80 percent MFI (the "Restricted Units"). The Restricted Units will reflect the unit-mix in the project.
 2. The application will comply with the program requirements established in City Code Chapter 3.103, including the requirement that the owner sign a Regulatory Agreement and report annually to PHB each tax year that the exemption and affordability restrictions are in effect.
 3. The Restricted Units will be built to meet all minimum Americans with Disabilities Act and Fair Housing Act requirements. The project will also be built to ensure at least five percent of the Restricted Units, totaling 1, be fully adaptable to become fully accessible per ADA and FHA standards if necessary to accommodate tenants with disabilities.
- c. PHB shall provide a copy of this Ordinance to the Multnomah County Tax Assessor as prescribed by City Code Section 3.103.050 (A).
- d. If, prior to the completion of construction, the Project is changed in any way that would reduce the number, percentage or distribution of the Restricted Units in the Project, or the approved public benefits provided, Owner must provide written notice to PHB. If such changes still conform to the Program requirements, PHB will amend the Regulatory Agreement. Such amendment would not be subject to City Council approval if changes are minor and would result in substantially the same Project.

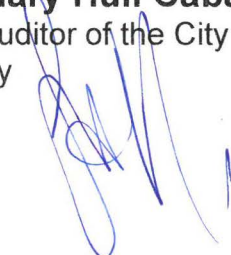
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Section 2. The Council declares an emergency exists because timely City approval of the application for the MULTE Program is necessary in order to allow the Project to meet requirements to approve the building permit as outlined by the Bureau of Development Services; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: OCT 17 2018

Mayor Ted Wheeler
Prepared by: Cassie Graves
Date Prepared: September 20, 2018

Mary Hull Caballero
Auditor of the City of Portland
By



Deputy

Agenda No.
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 Title

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| INTRODUCED BY Commissioner/Auditor: Ted Wheeler | CLERK USE: DATE FILED <u>OCT 09 2018</u> |
| COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler <i>MP</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly | Mary Hull Caballero Auditor of the City of Portland By: <u><i>Mary Hull Caballero</i></u> Deputy ACTION TAKEN: |
| BUREAU APPROVAL Bureau: Housing Bureau Head: Shannon V. Callahan <i>Shannon V. Callahan</i> | |
| Prepared by: Cassie Graves Date Prepared: September 20, 2018 | |
| Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> | |
| Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| City Auditor Office Approval: required for Code Ordinances | |
| City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i> | |
| Council Meeting Date: October 17, 2018 | |

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| AGENDA |
| TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion) |
| CONSENT <input type="checkbox"/> |
| REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 5 min (for presentation, testimony and discussion) |

| FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | | |
|--------------------|---------------------------------|------|------|
| | | YEAS | NAYS |
| 1. Fritz | 1. Fritz | ✓ | |
| 2. Fish | 2. Fish | ✓ | |
| 3. Saltzman | 3. Saltzman | ✓ | |
| 4. Eudaly | 4. Eudaly | ✓ | |
| Wheeler | Wheeler | ✓ | |