

**IMPACT STATEMENT**

**Legislation title:** \*Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Garfield Housing LLC Apartments located at 6700 NE Garfield Ave (Ordinance)

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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 eight percent of the Project's 28 units, totaling two units, affordable to households earning no more than 60 percent Median Family Income ("MFI") for 99 years. The tax exemption will apply to the affordable units in the project only.

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 \$1,700 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 10 years of the exemption period based on the application is valued at approximately \$13,389 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 10 years is roughly 33 percent of that amount, or \$4,419. The City will still benefit from property taxes collected on the improved value of the land during the exemption period.

**Project Overview:**

Total Units: 28

No. at or below 60% MFI: 2 units