

IMPACT STATEMENT

Legislation title: Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Modera Main Street located at 1155 SW 19th Ave (Ordinance)

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Purpose of proposed legislation and background information:

To ensure Portland has economically inclusive development and neighborhoods, the city requires that new buildings being constructed (*with more than 20 units*) also provide Inclusionary Housing units (“IH Units”), restricted for 99 years under the Inclusionary Housing (“IH”) Program.

In exchange for providing IH Units, developers receive some benefits, including a 10-year property tax exemption – typically on all residential units in the Central City, or on only eligible rental units restricted under the IH Program outside the Central City.

For the building associated with this ordinance, below are the IH Program options available to the developer in city code. The option selected by the developer is in bold and highlighted.

	On-Site Units	New Off-Site Units	Existing Off-Site Units	Fee-in-Lieu
Units at 80% of Median Income	67 Units	N/A	N/A	N/A
Bedrooms at 80% of Median Income	86 Bedrooms	N/A	N/A	N/A
Units at 60% of Median Income	34 Units	67 Units	84 Units	N/A
Bedrooms at 60% of Median Income	43 Bedrooms	N/A	N/A	N/A
Units at 30% of Median Income	N/A	34 Units	51 Units	N/A
No IH Units	N/A	N/A	N/A	\$7,519,527

The developer selected the option to provide 10% of the building's 337. Using the option to reconfigure the building's IH obligation into larger type units, the building's original requirement of seven studio, 19 one-bedroom, seven two-bedroom and one three-bedroom units, will be provided in one studio and 14 three-bedroom units, which is four percent of the Project's total 337 units, and will be restricted to households earning no more than 60% median income for 99 years.

Original IH Unit Requirements (34 IH Units)	Total Bedrooms in Original IH Unit Requirements	IH Obligation utilizing Reconfiguration (15 IH Units)
(7) Studio (19) One-bedroom (7) Two-bedroom (1) Three-bedroom	43 bedrooms	(1) Studio (14) Three-bedroom

Because this building is inside the Central City Plan District with a base or built FAR of less than 5:1, the tax exemption will apply to all the residential units.

Overview of building and units:

337-unit building at 1155 SW 19th Ave

- i. Market rate units: 322 units
- ii. IH Units: 15 units

	Studio	One Bedroom	Two Bedroom	Three Bedroom
Total	72	185	66	14
Market Rate	71	185	66	0
Restricted at 60% of Median Income	1	0	0	14
Average Square Footage	591	681	1,053	1,077
Largest Square Footage	743	990	1,738	1,083
Smallest IH Unit	552	-	-	1,065

Regulated restricted rents compared to new construction market rate rents in the same neighborhood:

	Studio	One Bedroom	Two Bedroom	Three Bedroom
Current Average Market Rate	\$1,349	\$1,781	\$2,754	\$3,922
Restricted at 60% of Median Income	\$1,015	-	-	\$1,509
Monthly Rent Difference	\$334	-	-	\$2,413
Annual Rent Difference	\$4,008	-	-	\$28,956

Over the 99 years of required rent restriction, market rents will only continue to increase at a faster rate compared to regulated rents.

If this ordinance is not approved by City Council, the development will proceed without any IH Units.

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 the Multnomah County Tax Assessor. 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 property 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 is valued at approximately \$4,873,832 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 of Portland over the 10 years is roughly 33 percent of that amount, or \$1,608,365. The City will still benefit from property taxes collected on the improved value of the land during the exemption period.

Property tax exemption value and foregone revenue:

Estimated total foregone revenue:	\$4,873,832
Estimated first year value of the tax exemption:	\$529,199
Estimated annual value of the tax exemption per IH Unit during the exemption period:	\$32,492

Estimated annual foregone revenue per IH Unit over 99-year restriction term:

\$3,282

Central City Plan District: ☒ Yes ☐ No

Remaining 5-Year Cap: \$12,415,017

Property Management: Not selected yet

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