

ORDINANCE NO. 153100

An Ordinance approving granting of a tax exemption for property located on Tax Lot 8, Block 263, Portland, making certain findings, establishing conditions for qualification for the tax exemption, directing the Office of Housing Policy to determine the administrative costs of the exemption to the Multnomah County Assessor.

The City of Portland ordains:

Section 1. The Council finds:

1. The Twelve Hundred Development Company has applied for a tax exemption pursuant to Section 3.104.010 (3) (a) for property located at 1200 S.W. 12th Avenue, Portland, the legal description of which is as follows:

Tax lot 8, Block 263, Portland.
2. The real property and the proposed project are owned by the Twelve Hundred Development Company, 1439 S.W. Columbia, Portland, Oregon 97201.
3. The applicant proposes to build the following described eligible project:
New multiple unit rental housing designed for 89 units of lower income elderly housing, each unit approximately 600 square feet in size in a building ten stories in height, the first floor of which will be non-tax exempt commercial use.
4. The subject property is eligible property as prescribed by Section 3.104.010 (3) (a).
5. That the Portland City Planning Commission has determined that the project is consistent with the City Comprehensive Plan, City Housing Policy, The Downtown Plan, Goals and Guidelines, The Downtown Housing Policy and Program and the Neighborhood Strategy Area Plan.
6. That the Portland City Planning Commission at its meeting on March 9, 1982 recommended that City Council approve the application for tax exemption with conditions and specifying public benefits to be included as follows:
 1. The Planning Commission recommends to the City Council that the applicant proposes and agrees to include in the proposed 1200 Building the following public benefits and that these benefits meet the requirement for public benefits necessary to qualify for the property tax abatement under Chapter 3.104 of the City Code:
 - a. Construction of 89 new elderly, low income housing units under the Federal Section 8 low income rent assistance program;
 - b. Provision of 9 of those units equipped for elderly low income handicapped tenants;
 - c. Establishment of a Community Room for use of the tenants and the public;
 - d. Establishment of a landscaped terrace on the roof of the first floor for use of the tenants and the public, on a controlled basis;
 - e. Assistance to tenants to establish a day care center in the building;

- f. Provision of ground-floor commercial space.
2. The Planning Commission recommends to City Council that the application for tax abatement for the 1200 Building be approved with the following conditions:
- a. The Planning Commission recommends for City Council approval to be contingent upon the continued non-availability of adequate Financial Adjustment Factor funds at the State Housing Division to make the project feasible without tax abatement.
 - b. That the project be maintained as elderly, low income housing for at least the duration of the ten year tax abatement period;
 - c. That the applicant include in the proposed 1200 Building the public benefits as stated in the Applicant's Submission and listed above.
7. That the City Council should approve the application based on the findings and recommendations of the Portland City Planning Commission.

NOW, THEREFORE, the Council directs:

Section 2. That the application of the Twelve Hundred Development Company for property tax exemption provided by Section 3.104.010-100 of the Code of the City of Portland and ORS 397.600-690 is hereby approved for the following property:

Tax lot 8, Block 263, Portland, subject to the following conditions:

That the following public benefits will accrue to the City of Portland from this project:

- a. Construction of 89 new elderly, low income housing units under the Federal Section 8 low income rent assistance program;
- b. Provision of 9 of those units equipped for elderly, low income, handicapped tenants;
- c. Establishment of a Community Room for use of the tenants and the public;
- d. Establishment of a landscaped terrace on the roof of the first floor for use of the tenants and the public, on a controlled basis;
- e. Assistance to tenants to establish a day care center in the building;
- f. Provision of ground-floor commercial space.

And that the approval is further contingent upon:

- a. The continued non-availability of adequate Financial Adjustment Factor funds at the State Housing Division to make the project feasible without tax abatement.
- b. The project be maintained as elderly, low income housing for at least the duration of the ten year tax abatement period;
- c. The applicant include in the proposed 1200 Building the public benefits as stated in the Applicant's Submission and listed above.

ORDINANCE No.

Section 3. That the Office of Housing Policy provide copies of this Ordinance to the applicant and the county Assessor as prescribed by Section 3.104.050 (1) (d) of the Code of the City of Portland.

Passed by the Council, **APR 14 1982**
Commissioner Margaret Strachan
Bruce Martin/ts
April 1, 1982

Attest:


Auditor of the City of Portland

Calendar No. ~~921~~ ⁹⁸⁷

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Title

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APR 7 1982

PASSED TO SECOND READING APR 14 1982

Filed APR 1 1982

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By: *Gordon Crull*
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	1	
LINDBERG	1	
SCHWAB		
STRACHAN	1	
IVANCIE	1	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

INTRODUCED BY
Commissioner Strachan

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety <i>Margaret A. Strachan</i> ehm
Utilities
Works

BUREAU APPROVAL
Bureau: Office of Housing Policy
Prepared By: Bruce A. Martin Date: March 31, 1982
Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required
Bureau Head: Bruce A. Martin

CALENDAR	
Consent	Regular X

NOTED BY
City Attorney
City Auditor
City Engineer