

Exhibit B

Note: Effective October 1, 2025

6.06.190 Clean & Safe District.

The Clean & Safe District is that area within the boundaries formed by SW Naito Pkwy from W Burnside St to SW Lincoln St; SW Lincoln St from SW Naito Pkwy to SW 4th Ave; SW 4th Ave from SW Lincoln St to the pedestrian pathway north of 2020 SW 4th Ave; the pedestrian pathway north of 2020 SW 4th Ave from SW 4th Ave to its termination at 301 SW Lincoln St, the pedestrian pathway from the northeast corner of 2020 SW 4th Ave to SW Harrison St; SW Harrison St from the northwest corner of 222 SW Harrison St to SW 5th Ave; SW 5th Ave from SW Harrison St to SW Mill St; SW Mill St from SW 5th Ave to SW Broadway; SW Broadway from SW Mill St to SW Market St; SW Market St from SW Broadway to SW 13th Ave; SW 13th Ave from SW Market St to SW Morrison St; SW Morrison St from SW 13th Ave to SW 11th Ave; SW 11th Ave from SW Morrison St to W Burnside St; W Burnside St from SW 11th Ave to NW 9th Ave; NW 9th Ave from W Burnside St to NW Naito Pkwy; and NW Naito Pkwy from NW 9th Ave to W Burnside St, including the real property north of the intersection of NW 9th Ave and NW Naito Pkwy known as 1362 NW Naito Pkwy, further described as COUCHS ADD, BLOCK 318, INC RIP RTS OUT TO HARBOR LN LOT 25-37, SELY 15.79' OF LOT 38.

6.06.200 Clean & Safe District Fee Rates for Engaging in Business Property Management Activity.

- A.** The fee established by this Chapter for management of business property in the Clean & Safe District in a license year will be the sum of the following amounts, computed separately in relation to each property within the District as to which the licensee is engaged in property management activity:

1. \$97 cents per \$1,000 of value of improvements, measured as set out in Subsection B. of this Section.
2. Plus \$5.52 per 290 square feet of improvements as of the July 1st immediately preceding commencement of the license fee year.
3. Plus 1.9 cents per square foot of land as of the July 1st immediately preceding commencement of the license fee year.
4. Plus 18 percent of the amounts determined under Subsections A.1. through 3.
5. Plus 1.401 cents per square foot of improvements and, for surface parking lots, per square foot of land square footage, as of the July 1st immediately preceding commencement of the license fee year, multiplied by 1.6366.
6. Plus the total of the amounts determined under Subsections 6.06.200 A.1. through 5. multiplied by the CPI-W factor, for license fee years commencing on or after October 1, 2025.

B. "Value of improvements" under this Section will be measured as follows:

1. For business property as to which, on or after July 1, 2023, there have been no physical changes resulting in an increase or decrease in square footage of improvements nor the establishment, cancellation, merger, or other change to real property parcels that resulted in a change in land square footage as compared to the square footage as of July 1, 2023, "value of improvements" is the assessed value of improvements for the 2023–24 property tax assessment year.
2. For business property as to which, on or after July 1, 2023, there have been physical changes resulting in an increase or decrease in square footage of improvements or the establishment, cancellation, or merger of real property parcels that resulted in a change in land square footage of any parcel as compared to the square footage as of July 1, 2023, "value of improvements" is the assessed value of improvements for the first property tax assessment year in which the assessment roll reflects the physical or land changes or would reflect the changes were the property not assessed by the Oregon Department of Revenue.

- C. Notwithstanding Subsections 6.06.200 A. and B., if the Multnomah County Assessor in accord with ORS 307.340 has cancelled the property tax assessment on a business property building, structure, or addition for the property tax assessment year beginning on July 1st immediately preceding the commencement of a license year, then:
1. For purposes of determining the license fee for the license year, the value of improvements and improvements square footage attributable to the business property building, structure, or addition will be deemed to be zero; and
 2. If prior to completion of the license year, Portland Permitting & Development issues an authorization to occupy the building, structure, or addition as to which the property tax assessment was cancelled, then the license fee payable for the license year will be adjusted. For purposes of adjustment, value of improvements will be measured as set out in set out in Subsection 6.06.200 B. and improvements square footage will be measured as of the date of the authorization. The adjusted license fee will be the amount determined under Subsection 6.06.200 A. multiplied by a fraction, the numerator of which is the number of whole months after the date of the authorization remaining in the license year and the denominator of which is 12. For purposes of this Subsection, the date of the authorization will be the date Portland Permitting & Development issues a written authorization to occupy all new improvements on the business property or the date 180 days after Portland Permitting & Development issues a written authorization to occupy some but not all new improvements on the property is issued, whichever occurs first.

6.06.210 Clean & Safe District Fee Rates for Engaging in Residential Property Management Activity.

- A. The fee established by this Chapter for management of residential property in the Clean & Safe District for a license year, other than affordable residential rental property as defined in Section 6.06.211, will be the sum of the following amounts, computed separately in relation to each property within the District as to which the licensee is engaged in property management activity:

1. 97 cents per \$1,000 of value of improvements, measured as set out in Subsection B. of this Section.
 2. Plus \$5.52 per 290 square feet of improvements as of the July 1st immediately preceding commencement of the license fee year.
 3. Plus 1.9 cents per square foot of land as of the July 1st immediately preceding commencement of the license fee year.
 4. Plus 18percent of the amounts determined under Subsections A.1. through 3.
 5. Plus the total of the amounts determined under Subsections 6.06.210_A.1. through 4. multiplied by the CPI-W factor, for license fee years commencing on or after October 1, 2025.
 6. For condominiums, the fee attributable to each unit that qualifies as residential property shall not exceed \$200.
 7. For residential property that is not part of a condominium and not exempt, the amount determined under Subsections 6.06.210 A.1. through A.5. shall be subject to a cap of \$200 per dwelling unit.
- B.** "Value of improvements" under this Section will be measured as follows:
1. For residential property as to which, on or after July 1, 2023, there have been no physical changes resulting in an increase or decrease in square footage of improvements nor the establishment, cancellation, merger, or other change to real property parcels that resulted in a change in land square footage as compared to the square footage as of July 1, 2023, "value of improvements" is the assessed value of improvements for the 2023-24 property tax assessment year.
 2. For residential property as to which, on or after July 1, 2023, there have been physical changes resulting in an increase or decrease in square footage of improvements or the establishment, cancellation, merger, or other change to real property parcels that resulted in a change in land square footage as compared to the square footage as of July 1, 2023, "value of improvements" is the assessed value of improvements for the first property tax assessment year in which the assessment roll reflects

the physical or land changes or would reflect the changes were the property not assessed by the Oregon Department of Revenue.

- C.** Notwithstanding Subsections 6.06.210 A. and B., if the Multnomah County Assessor in accord with ORS 307.340 has cancelled the property tax assessment on a residential property building, structure, or addition subject to this Section, for the property tax assessment year beginning on July 1st immediately preceding the commencement of a license year, then:
- 1.** For purposes of determining the license fee for the license year, the value of improvements and improvement square footage attributable to the building, structure, or addition will be deemed to be zero; and
 - 2.** If prior to completion of the license year, Portland Permitting & Development issues an authorization to occupy new residential improvements on the property, then the license fee payable for the license year will be adjusted. For purposes of adjustment, value of improvements will be measured as set out in set out in Subsection 6.06.210 B., and improvements square footage will be measured as of the date of the authorization. The adjusted license fee will be the amount determined under Subsection 6.06.210 A. multiplied by a fraction, the numerator of which is the number of whole months after the date of the authorization remaining in the license year and the denominator of which is 12. For purposes of this Subsection, the date of the authorization will be the date Portland Permitting & Development issues a written authorization to occupy all new improvements on the business property or the date 180 days after a written authorization to occupy some but not all new residential improvements on the property is issued, whichever occurs first.

6.06.211 Clean & Safe District Fee Rates for Engaging in Affordable Residential Rental Property Management Activity.

- A.** The fee established by this Chapter for management of affordable residential rental property in the Clean & Safe District for a license year will be the sum of the following amounts, computed separately in relation to each residential

property within the District as to which the licensee is engaged in property management activity:

1. If the licensee is a not-for-profit corporation or a government entity, \$26.50 multiplied by the number of affordable residential dwelling units managed by the licensee in License Years 2025-2026 through 2029-2030, increasing to \$33.00 per unit beginning in License Year 2030-2031.
 2. If the licensee is other than a not-for-profit corporation, \$58 multiplied by the number of affordable residential dwelling units managed by the licensee in License Years 2025-2026 through 2029-2030, increasing to \$72 per unit beginning in License Year 2030-2031.
- B.** For purposes of this Section, **affordable residential rental property** means single room occupancy housing, as defined in Chapter 33.910 of this Code; low-income housing; and subsidized housing. For purposes of this Subsection, low-income housing is dwelling units available for rent at rates that are considered affordable, under federal affordability standards in effect on the July 1st immediately preceding commencement of the license year, to persons earning 60 percent or less of the Portland region median income as identified in the records of Metro as of that July 1st. For purposes of this Subsection, subsidized housing is housing units available for rent at below market rates because either the units qualify for federal income tax benefits under Section 42 of the Internal Revenue Code; or the units are subsidized through United States Department of Housing and Community Development Section 8 subsidies or other public or private organization subsidies. Subsidized housing includes but is not limited to student housing owned by the Oregon State System of Higher Education and housing owned by non-profit organizations that is subsidized through charitable contributions and grants.
- C.** For purposes of this Section, **dwelling units** means dwelling units as defined in Chapter 33.910 of this Code.

6.06.216 Lighting and District Amenities Revenues and Program.

- A.** As used in this Chapter, **lighting revenues** means that portion of Clean & Safe District revenues collected under Subsection 6.06.200 A.4. as adjusted each year under Subsection 6.06.200 A.5.
- B.** As used in this Chapter, **lighting program** means the design, acquisition, construction, installation, operation, and maintenance of all components, including but not limited to electrical connections and decorative lighting fixtures, necessary for a seasonal and decorative lighting system within portions of the District.
- C.** As used in this Chapter, **district amenities revenue** means that portion of Clean & Safe District revenues collected under Subsection 6.06.200 A.4. as adjusted each year under Subsection 6.06.200 A.5. in excess of amounts necessary to fund the lighting program in a given year.
- D.** As used in this Chapter, **district amenities program** means the design, acquisition, construction, installation, operation, and maintenance of all components of amenities that improve the safety, function, and appearance of downtown sidewalks including but not limited to:
 - 1.** Trash receptacles, including solar trash compactors.
 - 2.** Co-located publication boxes.
- E.** Notwithstanding Section 6.06.010, lighting revenues and district amenities revenues will be used only:
 - 1.** For the lighting program and district amenities program as set forth above, including but not limited to the pledging of the revenue as provided under Section 6.06.215;
 - 2.** For a proportionate share of the Division's costs of administration of the license fee directed by the Council to be recovered from license fee revenues, based on the ratio of lighting revenue and district amenities revenues to total District revenues; or
 - 3.** If a qualified contractor determines that lighting revenue and district amenities revenues in a license year will exceed or have exceeded the costs and expenses of the lighting program and the district amenities program in that license year and that the excess revenues will not be needed to fund a

prudent reserve or for the costs and expenses of the lighting program and district amenities program in future license years, then the excess can be used to fund any item(s) in Section 6.06.010.

6.06.240 Request Annual CPI Increase to be Different than Calculated.

- A.** The contractor's board of directors may recommend that the annual CPI adjustment be set to an amount other than the CPI calculation, but not less than zero for a license year.
 - 1.** The board must pass a resolution during a regular board meeting and submit the resolution, any minutes from the meeting and the results of the vote to the Revenue Division no later than June 10th. The resolution must contain the following information:
 - a.** The reason why the board is requesting the annual CPI adjustment to be set at a rate that is different than calculated.
 - b.** What the CPI adjustment amount for the license year should be.
 - c.** The impact on the upcoming budget that will result if a different CPI adjustment is made, specifically as it relates to contract employee wages and contract service levels.
 - d.** The impact to District services.
 - 2.** The Revenue Division will review the information from the contractor's board of directors and evaluate impacts to contract employee wages to ensure wages for these employees do not decrease inappropriately as a result of a lower CPI adjustment. The Revenue Division will make a recommendation to the Council if a different CPI adjustment is warranted for the upcoming license year.
 - 3.** The Council must approve a different CPI adjustment prior to August 1st.
 - 4.** An approved different CPI adjustment will apply to the license year that begins on October 1st.

- B.** Once one or more different CPI adjustments have been approved by the Council, the Revenue Division has authority to adjust the CPI component in the fee rate formulas in Subsections 6.06.200 A.5., and 6.06.210 A.4. The Revenue Division will document via written policy all changes to the CPI calculation as a result of the Council's approval and this policy will supersede the calculation defined in Subsection 6.06.020 E.