

RESOLUTION No. 3 6 7 7 1 As Amended

Establish \$275,000 as the maximum price for newly constructed, single-unit housing eligible for a limited property tax exemption in a Homebuyer Opportunity area for 2010 according to Chapter 3.102 (Resolution)

WHEREAS, Portland City Council passed Ordinance No. 162854 on March 22, 1990, adopting new property tax exemption programs for owner-occupied residential rehabilitation and newly constructed single-family housing in designated “distressed” areas (now named “Homebuyer Opportunity area”) as part of City Code Chapter 3.102.

WHEREAS, the 2005 Oregon State Legislature approved Senate Bill 847-1, which amended the State Statutes that authorize locally adopted “distressed” area single-family property tax exemption programs to allow the eligibility of condominiums as well as to extend the sunset date of the authorization.

WHEREAS, City Council adopted Ordinance 179685 on October 19, 2005, which amended the City Code Chapter 3.102 to allow condominiums to be eligible for the program as well as reflect other changes made to the State Statutes by the 2005 Oregon Legislature.

WHEREAS, the State statutes authorizing the City’s program, Oregon Revised Statutes (ORS) 307.651 through 307.687 require the governing body of a city to adopt by resolution the median sales price to be used for purposes of determining if dwelling units are qualified for their program prior to January 1 of each assessment year.

WHEREAS, ORS 307.661 states that “the governing body, assisted by the county assessor, shall use the sales data collected under ORS 309.200 in the county in which the greater portion of the taxable assessed value of the single-unit housing in the city is located, as of the period prior November 30.” The greater portion of the taxable assessed value of single-unit housing in the City of Portland is located in Multnomah County.

WHEREAS, Section 3.102.090 (D) of City Code Chapter 3.102 requires the Bureau of Planning and Sustainability to establish an annual maximum price limit for newly constructed, single-unit housing (single-family homes and condominiums) eligible for the limited property tax exemption. The median sales price is to be determined by data collected by the County Assessor and/or other representative sales price as provided by real estate, construction, or other industry sources

WHEREAS, the maximum price limit in State Statutes and the City Code cannot exceed 120 percent of the accepted median sales price.

WHEREAS, on December 8, 2009, Multnomah County Office of Assessment and Taxation provided the Planning and Sustainability Bureau staff with the median sales price of \$250,000 for both new and existing single-family houses and condominiums in Multnomah County for the period ending November 30, 2009, as required by ORS

307.661, Median Sales Price.

WHEREAS, Portland City Council meetings were cancelled due to lack of a quorum on December 23 and December 30, 2009, there was insufficient time to file the 2010 maximum price limit resolution and have it heard by City Council before January 1, 2010.

WHEREAS, housing prices are declining in the Portland metropolitan area as they have nationwide. The median sales price for single-unit homes in Multnomah County for the period from January 1, 2008 through November 30, 2008 was \$275,000 and for the period ending January 1, 2009 through November 30, 2009 was \$250,000. The change between 2009 and 2010 is a decline of 9 percent.

WHEREAS, the proposed maximum price for 2010 is the same as the one for 2009 to reflect that housing prices have declined in the metropolitan area. The proposed maximum price is not lower than the maximum price for 2009 because housing prices in City of Portland may not have declined as much as median sales prices of some surrounding communities.

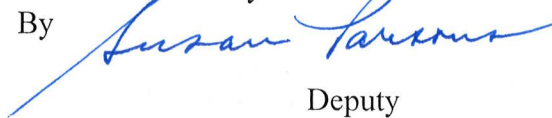
WHEREAS, a price cap of \$275,000 is 110 percent of the median sales price of single-unit homes in Multnomah County the period ending November 30, 2009.

NOW, THEREFORE, BE IT RESOLVED, that \$275,000 is established as the maximum price of newly constructed, single-unit housing (including the cost of the land) eligible for the limited property tax exemption as provided by Chapter 3.102 for calendar year 2010.

Adopted by the Council: MAR 17 2010

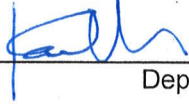
Mayor Sam Adams
Commissioner Nick Fish
Prepared by: Kate Allen
Date Prepared: March 10, 2010

LaVonne Griffin-Valade
Auditor of the City of Portland
By


Deputy

Agenda No.
RESOLUTION NO. 36771 As Amended
 Title

Establish \$275,000 as the maximum price for newly constructed, single-unit housing eligible for a limited property tax exemption in a Homebuyer Opportunity area for 2010 according to Chapter 3.102 (Resolution)

INTRODUCED BY Commissioner/Auditor: Commissioner Nick Fish	CLERK USE: DATE FILED MAR 12 2010
COMMISSIONER APPROVAL Mayor—Finance and Administration - Adams Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard	LaVonne Griffin-Valade Auditor of the City of Portland By:  Deputy
BUREAU APPROVAL Bureau: Portland Housing Bureau Bureau Head: Margaret Van Vliet Prepared by: Kate Allen Date Prepared: March 10, 2010 Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date March 17, 2010	ACTION TAKEN:
City Attorney Approval	

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: 10 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. Leonard	4. Leonard	✓	
Adams	Adams	✓	