



Multi-Unit Limited Term Exemption (LTE) Program



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Revised Multi-Unit LTE Program

- 3-year agreement with Multnomah County
- Cap on total foregone revenue
- Competitive evaluation process
- Revised program area map



Multi-Unit Development

- 10-year tax exemption
- Commercial portion of mixed-use project may qualify for exemption
- The housing units can be for rental or for homeownership but not transient/temporary shelter



Multi-Unit Development

- Cap of \$1 million in additional foregone revenue per year
- Annual competitive process
- Projects in Gateway and Lents URA's will be exempt from the cap and competition
- Affordability
20% of units affordable at 60% MFI
(80% MFI in high cost areas)



Multi-Unit LTE Program Map

Areas that allow for mixed use and higher density developments.

Proposed additions based on two criteria:

1. Metro 2040 designated centers, main streets, and station areas with transit service; and
2. Metro 2040 designated corridors with frequent transit service.

There two exceptions to the criteria.

1. North Vancouver/Williams corridor included
2. SE 122nd Ave, south of Powell Boulevard not included



Home Ownership New Construction

UPDATE: Proposed Changes

- **Max Sales Prices: 120%** of the annual median sale price for Portland – currently \$275,000 and adjusted annually
- Cap of 100 applications per year (except homes that are sold to households earning less than 80 % MFI with covenant)



Proposed Action

The PSC recommends the City Council adopts the revised Multi-Unit LTE Program Map and endorses the general direction of proposed program changes to institute a competitive process with an annual program cap.

