

ORDINANCE No. 186439

* Approve amended application under the Multiple-Unit Limited Tax Exemption Program for The Rose Apartments located at 9700 and 9850 NE Everett Court (Ordinance)

The City of Portland ordains:

Section 1. The Council finds that:

1. On behalf of the City of Portland, the Portland Housing Bureau (PHB) administers the Multiple-Unit Limited Tax Exemption (MULTE) Program, authorized under ORS 307.600-307.637 and City Code Chapter 3.103, and formally referred to as the Transit Oriented Development (TOD) Limited Tax Exemption Program prior to August 1, 2012.
2. The MULTE Program provides a ten year property tax exemption on the residential portion of the structural improvements as long as program requirements are met. During the exemption period, property owners are still responsible for payment of the taxes on the assessed value of the land and any commercial portions of the project, except for those commercial improvements deemed a public benefit and approved for the exemption.
3. On March 21, 2012, Ordinance 185217 authorized a ten year property tax exemption for The Rose Apartments located at 305 NE 99th Avenue (now changed to 9700 and 9850 NE Everett Court). The application proposed 100 percent of the project's 90 units would be affordable at 60% median family income.
4. The developer of The Rose Apartments has requested to amend the approved application in order to accommodate current rental market conditions and financial environment, as well as changes to the construction materials. The amended application would include 40 percent (36 units) of the project's 90 units as affordable at 60% median family income.
5. PHB has the responsibility for reviewing compliance of approved applications with the minimum MULTE program requirements and has concluded that the amended application for The Rose Apartments does indeed meet the minimum 20 percent affordability threshold of the program. Additionally, the project has demonstrated the required financial need for the requested tax exemption and is providing additional public benefits as detailed in the recommendation to the Portland Housing Bureau Housing Investment Committee, included as Exhibit A.
6. On January 3, 2014, the Portland Housing Bureau Housing Investment Committee provided support for the amended MULTE application for The Rose Apartments.

NOW, THEREFORE, the Council directs:


- a. The amended request for a ten year property tax exemption under the Multiple-Unit Limited Tax Exemption authorized by Chapter 3.103 of the Municipal Code of the City of Portland, Oregon, and ORS 307.600-637 is hereby approved for the residential portion of the structural improvements, including associated parking, of The Rose Apartments.
- b. Approval of The Rose Apartments MULTE application is provided subject to the meeting the following conditions:
 1. The project must provide 40 percent of its 90 units as affordable to households below 60 percent of the median family income as established annually by the U.S. Department of Housing and Urban Development. The units affordable to and restricted to occupancy by low income households will reflect the unit-mix in the project.
 2. The application will comply with all rate of return provisions established in City Code Section 3.103.070. This section requires the owner to sign an Extended Use Agreement and to provide financial data on an annual basis to PHB for each tax year that the exemption is in effect.
 3. The project must provide all of the public benefits as described in Exhibit A.
- c. PHB shall provide copies of this Ordinance to the Multnomah County Tax Assessor as prescribed by City Code Section 3.103.060 (C).

Section 2. The Council declares an emergency exists because timely City approval of The Rose Apartments application to the MULTE Program is required under authorizing statute; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: JAN 29 2014

Commissioner Dan Saltzman
 Prepared by: Dory Van Bockel
 Date Prepared: January 15, 2014

LaVonne Griffin-Valade
 Auditor of the City of Portland

By 
 Deputy

Agenda No. **186439**
ORDINANCE NO.
Title

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<p>INTRODUCED BY Commissioner/Auditor: Dan Saltzman</p> <p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <p>BUREAU APPROVAL</p> <p>Bureau: Portland Housing Bureau Bureau Head: Traci Manning</p> <p>Prepared by: Dory Van Bockel Date Prepared: January 15, 2014</p> <p>Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval:</p> <p>City Attorney Approval: <i>ct</i></p> <p>Council Meeting Date January 29, 2014</p>	<p>CLERK USE: DATE FILED <u>JAN 24 2014</u></p> <p style="text-align: center;">LaVonne Griffin-Valade Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p> <p>ACTION TAKEN:</p>
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AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input checked="" type="checkbox"/></p>
<p>REGULAR <input type="checkbox"/></p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	