

ORDINANCE No. 187344

* Approve amended application under the Multiple-Unit Limited Tax Exemption Program for Hazelwood Plaza located at 222 NE 102nd Ave (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.
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 October 16, 2013, Ordinance 186291 authorized a ten year property tax exemption for Hazelwood Plaza located at 222 NE Hazelwood Ave. The application proposed 100 percent of the project's 61 units would be affordable at 60 percent median family income.
4. The developer of Hazelwood Plaza has requested to amend the approved application in order to accommodate current rental market conditions and financial environment, as well as changes to the design and construction costs. The amended application would include 40 percent (25 units) of the project's 61 units as affordable at 60 percent 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 Hazelwood Plaza 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 August 20, 2015, the Portland Housing Bureau Housing Investment Committee approved the recommendation to amend the MULTE application for Hazelwood Plaza.

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 Hazelwood Plaza.
- b. Approval of Hazelwood Plaza application is provided subject to the meeting the following conditions:
 1. The project must provide 40 percent of its 61 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 the program requirements established in City Code Chapter 3.103, including the requirement that the owner sign an Extended Use Agreement and report annually to PHB 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).

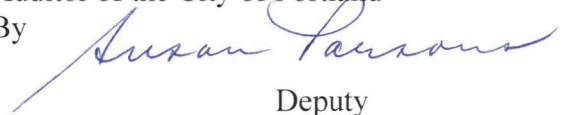
Section 2. The Council declares an emergency exists because timely City approval of Hazelwood Plaza amended application to the MULTE Program is required under authorizing statute; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council:

SEP 16 2015

Commissioner Dan Saltzman
Prepared by: Dory Van Bockel
Date Prepared: August 26, 2015

Mary Hull Caballero
Auditor of the City of Portland
By


Deputy

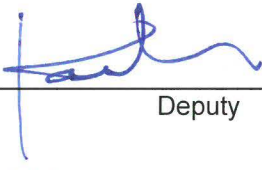

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Agenda No.
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 Title

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INTRODUCED BY Commissioner/Auditor: Dan Saltzman	CLERK USE: DATE FILED <u>SEP 11 2015</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By:  Deputy ACTION TAKEN:
BUREAU APPROVAL Bureau: Portland Housing Bureau Bureau Head: Kurt Creager Prepared by: Dory Van Bockel Date Prepared: August 26, 2015 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> City Auditor Office Approval: N/A City Attorney Approval:  Council Meeting Date September 16, 2015	

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: 15 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. Novick	4. Novick	✓
Hales	Hales	✓