



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

Portland Planning and Sustainability Commission

André Baugh, Chair

Michelle Rudd, Vice Chair

Karen Gray

Don Hanson

Mike Houck

Lai-Lani Ovalles

Howard Shapiro, Vice Chair

Gary Oxman

Jill Sherman

Chris Smith

Irma Valdez

May 1st, 2011

Mayor Adams and Portland City Council
Portland City Hall
1121 SW 4th Avenue
Portland OR 97204

RE: Recommendation for Approval of a 10-Year Tax Exemption for the Ash Street Apartments

Dear Mayor Adams and Members of the Portland City Council:

On April 26, 2011, the Portland Planning and Sustainability Commission (PSC) held a public hearing on a request for a 10-year tax exemption for Ash Street Apartments under the City's New Transit Supportive Residential or Mixed Use Development (TOD) program. The regulations for this program are found in City Code Chapter 3.103. The project owner, Ash Street LLC, represented by Saj Jivanjee requested this exemption. Ash Street is a two storey, 47-unit affordable rental housing development located one and a half blocks (0.1 miles) from the Blue MAX Light Rail Station and close to bus routes.

The Commission finds that this project carries out the purpose of the TOD program because it provides housing for low income households in an area well-served by transit. Subsequent to the hearing, the PSC voted to approve recommending approval of this request to City Council. The PSC voted to recommend approval of this request subject to the applicant providing the three public benefits listed in their application. These include:

1. All 47 units (100%) remain affordable at or below 60% Median Family Income (MFI) during the abatement period.
2. The 12 housing units (25.5% of all units) that are fully accessible remain dedicated to persons with special needs during the term of the exemption.
3. The 385 square foot community room be offered to residents and to the public for various events and activities.

Additionally, the Commission encourages the City Council to charge the "Big Look" process with examining whether current tax exemption policies are supporting a diversity of income levels in all neighborhoods in support of Comprehensive Plan goals or whether the policies are reinforcing concentrations of lower incomes in some areas of the City. Further, the Commission also encourages the review process to examine the impact of tax abatements on other taxing jurisdictions.



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/bps

1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

Printed on 100% post-consumer waste recycled paper.

Recommendation: Approve the request for the 10-year TOD tax exemption with the condition that the proposed three public benefits be provided.

Sincerely,



Andre Baugh, Chair
Portland Planning and Sustainability Commission



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

Printed on 100% post-consumer waste recycled paper.