

**COUNCIL RESOLUTION No. 8-2026****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER ORS 307.540 TO ORS 307.548 FOR A 28-UNIT LOW-INCOME HOUSING DEVELOPMENT OWNED AND OPERATED BY NORTHWEST HOUSING ALTERNATIVES, INC.**

**WHEREAS** in response to rapidly rising residential rents and a lack of affordable housing options for low-income families, the City Council declared a housing emergency in Milwaukie on April 19, 2016, and continues to explore opportunities to provide affordable housing across a range of different income spectrums, and

**WHEREAS** Oregon Revised Statute (ORS) 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by nonprofit corporations and occupied by low-income persons, and the city wishes to adopt the policy set forth in those sections, and

**WHEREAS** Northwest Housing Alternatives (NHA), a nonprofit organization, has constructed a 28-unit development, known as Walsh Commons, for households with incomes at or below 60% of the area median income for 60 years at 2316 SE Willard Street as part of its campus redevelopment, and

**WHEREAS** the city and North Clackamas School District (NCSD) property tax levies jointly comprise more than 51 % of the total combined rate of taxation for NHA's Walsh Commons development, and

**WHEREAS** on February 8, 2018, the NCSD Board of Directors adopted Resolution R17/18-66 and the city adopted Resolution 12-2018, approving a property tax exemption for NHA's development, with an annual renewal until it is terminated, and

**WHEREAS** NHA has submitted an annual renewal certification request for property tax exemption that has been determined by the city to meet the requirements of ORS 307.545.

**Now, Therefore, be it Resolved as follows:**

Section 1: The City of Milwaukie adopts the provisions of ORS 307.540 to 307.548.

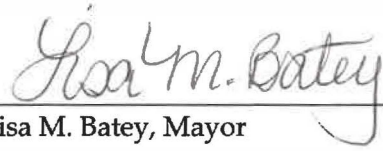
Section 2: NHA qualifies for a property tax exemption for Walsh Commons, its 28-unit development at 2316 SE Willard St.

Section 3: The finance director is directed to request the Clackamas County Assessor to exempt the development from taxation by all taxing jurisdictions, commencing on the first day of the tax assessment year beginning July 1, 2026.

Section 4: This resolution is to remain in effect until terminated.

Section 5: This resolution is effective upon adoption.

Introduced and adopted by the City Council on February 17, 2026.



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Lisa M. Batey, Mayor

ATTEST:

APPROVED AS TO FORM:



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Scott S. Stauffer, City Recorder



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Justin D. Gericke, City Attorney