



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 Milwaukie City Council declared a housing emergency in the City of Milwaukie on April 19, 2016, and continues to explore opportunities to provide affordable housing across a range of different income spectrums- and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit 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 not-for-profit organization, is constructing a 28-unit development for families with incomes at or below 60% of the county's median income for 60 years at 2316 SE Willard Street as part of its campus redevelopment; and

WHEREAS, ORS 307.540 to 307.548 authorizes property tax exemptions for affordable housing owned by not-for-profit corporations and occupied by low income persons and the City wishes to adopt the policy set forth in those sections; 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 development; and

WHEREAS, on February 8, 2018, the NCSD Board of Directors adopted resolution R17/18-66 and the City adopted resolution 12-208, approving a property tax exemption for NHA's development, with an annual renewal until it is terminated, pursuant to ORS 307.548; and

WHEREAS, NHA has submitted a renewal application for property tax exemption that has been determined by the City to meet the requirements of ORS 307.545 and will be required to submit an application annually to retain the exemption.

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 its 28-unit development at 2316 SE Willard St, pursuant to ORS 307.540 to 307.548.

Section 3: The Finance Director is directed to request the Clackamas County Assessor to exempt the development from taxation by all taxing jurisdictions, pursuant to ORS 307.543(2), commencing on the first day of the tax assessment year beginning July 1, 2019.

Section 4: This Resolution is to remain in effect unless and until termination occurs, pursuant to ORS 307.548.

Section 5: This Resolution is effective upon adoption.

Introduced and adopted by the City Council on 2/5/19.

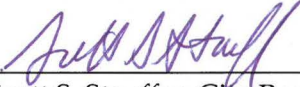
This resolution is effective on 2/5/19.



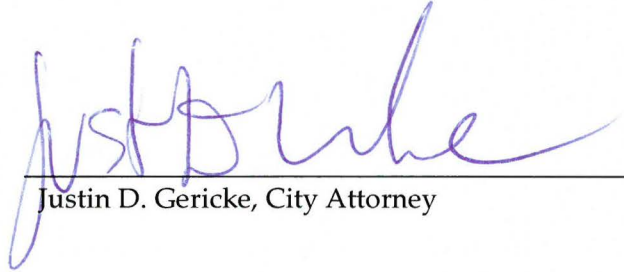
Mark F. Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:



Scott S. Stauffer, City Recorder



Justin D. Gericke, City Attorney