

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Agreement to the City of Portland's) R E S O L U T I O N
Request for the Transit Oriented Area) 96-198
Development Tax Exemption Program)

WHEREAS, ORS 307.600 to 307.691, enables cities and counties to provide a limited property tax exemption for up to ten years to encourage the development of multiple-unit housing near light rail and major transit lines; and

WHEREAS, in passing this legislation, the Legislature determined "that it is in the public interest to promote private investment in transit supportive multiple-unit housing in light rail station areas and transit oriented areas in order to maximize Oregon's transit investment to the fullest extent possible and that the cities and counties of this state should be enabled to establish and design programs to attract new development of multiple-unit housing, and commercial and retail property, in areas located within a light rail station area or transit oriented areas"; and

WHEREAS, during the operation of the Eastside MAX light rail line for the last ten years, there has not been the level of transit supportive development envisioned by earlier planning efforts along the station areas outside the Central City; and

WHEREAS, Tri-Met has identified vacant and underutilized development opportunity sites in its light rail station area development profiles; and

WHEREAS, it is in the public interest to encourage transit oriented development within walking distance of light rail stations and other major transit facilities in order to reduce vehicle miles traveled, traffic congestion, and air pollution; and

WHEREAS, this program will help implement the City of Portland's Comprehensive Plan, Portland's Livable City Housing Initiative, Community Plans, Tri-Met's Strategic Plan Land Use Goal, and Metro's 2040 Regional Growth Management Strategy; and

WHEREAS, the City of Portland has requested that Multnomah County agree to offer this tax exemption incentive for transit oriented area development as provided under ORS 307.610(1); and

WHEREAS, on August 13, 1996 a public briefing was held by the Multnomah County Board of Commissioners wherein the City of Portland presented its transit oriented area development program pursuant to ORS 307.610 to 307.691; and

WHEREAS, at the August 13, 1996 briefing the Multnomah County Board of Commissioners made it clear that the County's agreement to grant any tax exemption for the City of Portland's transit oriented area development program was contingent upon the program providing: (1) affordable housing as a requirement of any development; or (2) the provision of additional services at housing sites addressing needs of tenants and occupants, such as child care; and (3) the ability to monitor and review the program's progress towards these objectives; and

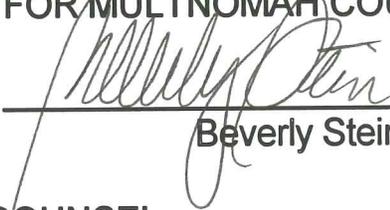
WHEREAS, on October 1, 1996 a second public briefing was held by the Multnomah County Board of Commissioners and included in the revised City of Portland's transit oriented area development program proposal were affordable housing components, additional services and monitoring; and

WHEREAS, on October 23, 1996 the City of Portland adopted Ordinance No. 170667, providing in part a new section of the City Code, codified as Chapter 3.103, which implements all the above referenced elements the County required at section 3.103.040; now therefore

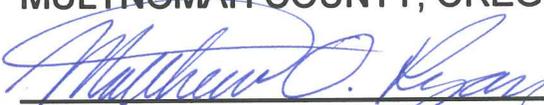
IT IS HEREBY RESOLVED that the Multnomah County Board of Commissioners agrees to the City of Portland's transit oriented area development tax exemption program adopted by the City of Portland through Ordinance No. 170667, and codified at P.C.C. Chapter 3.103(1996).

DATED this 7th day of November, 1996.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair

REVIEWED:
LAURENCE KRESSEL, COUNTY COUNSEL
MULTNOMAH COUNTY, OREGON


Matthew O. Ryan, Assistant County Counsel

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