

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 98-82

Agreement to the City of Gresham's Request for the Transit Supportive,
Multiple-Unit or Mixed-Use Development Property Tax Exemption Program

The Multnomah County Board of Commissioners Finds:

- a. 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
- b. 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"
- c. 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
- d. This program is consistent with Metro's 2040 Regional Growth Management Strategy, Tri-Met's Strategic Plan Land Use Goal, Gresham's Community Development Plan and 2020 Vision
- e. This proposed tax-exemption will help implement the City of Gresham's Downtown Plan District and the Civic Neighborhood Plan District objectives by encouraging development that will increase and enhance the use of transit and the mix of residential and commercial uses
- f. At the May 21, 1998 briefing the Board of County Commissioners made it clear that the County's agreement to grant any tax exemption for the City of Gresham's transit supportive development program was contingent upon the program providing: (1) affordable housing development within mixed-income developments, (2) incentives for on-site child care, (3) incentives for special

needs housing projects for persons who are mentally or physically disabled or other categories of persons as defined by the Federal Fair Housing Amendments Act of 1988 (or successors); and (4) extension of the program to the Rockwood area

- g. At the June 2, 1998 public hearing, the Gresham City Council voted to adopt the "Property Tax Exemption for New Transit Supportive Multiple-unit Housing or Mixed use Development" (Gresham Revised Code Article 10.50) with an amendment to include as the last sentences to 10.50.145. (2) "Endorsement by the Multnomah County Board of County Commissioners will be given for projects approved during the year following the adoption of this ordinance, after one year the Multnomah County Board of Commissioners will only endorse projects if section 10.50.055 (Eligible Sites) of this ordinance is extended to the applicable Central Rockwood areas within one year of the effective date of this ordinance. The City of Gresham will endeavor to include Central Rockwood in section 10.50.055 beginning October, 1998."

The Multnomah County Board of Commissioners Resolves:

1. The Board agrees to the City of Gresham's Property Tax Exemption for New Transit Supportive Multiple-unit Housing or Mixed Use Development (Gresham Revised Code Article 10.50).

Approved this 25th day of June, 1998.



REVIEWED:

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Sharon Kelly
for Beverly Stein, Chair

Thomas Sponsler, County Counsel
For Multnomah County, Oregon

By Sandra N. Duffy
Sandra N. Duffy, Chief Assistant County Counsel