



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 11/8/18
Agenda Item #: R.4
Est. Start Time: 11:00 a.m.
Date Submitted: 10/30/18

Agenda Title: **Resolution Modifying Multnomah County's Agreement to the City of Portland's Multiple Unit Limited Tax Exemption ("MULTE") Program**

Requested

Meeting Date: November 8, 2018 **Time Needed:** 15 minutes

Department: Non-D **Division:** Chair's Office

Contact(s): Liam Frost

Phone: 503/988-8428 **Ext.** 88428 **Email:** Liam.frost@multco.us

Presenters: Matthew Tschabold, Portland Housing Bureau, Assistant Director

General Information

1. What action are you requesting from the Board?

Approval of a resolution modifying Multnomah County's participation in the City of Portland's Multiple Unit Limited Tax Exemption ("MULTE") Program.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

The purpose of the MULTE program is to expand Portland's stock of affordable housing throughout the city. The MULTE program awards a limited 10-year property tax exemption to projects that meet the program requirements.

In 2015 the City of Portland adopted a rolling cap on foregone revenue of \$15 million within a 5-year period, defined as any current year and the previous four consecutive years. This policy maintains the same overall cap on foregone revenue during a 5-year period as current policy, but allows PHB to be responsive to the housing market and maximize the development of affordable housing units.

The existing MULTE program is designed to supplement the City's Inclusionary Housing mandate. The proposed modification seeks to incentivize the construction of affordable homes in new multi-family residential construction that is not captured by the City's Inclusionary Housing mandate. Specifically, this proposed modification includes an option to qualify a project based on number of bedrooms, which is intended to incentivize affordable family-size units. In addition, affordable units would be available to households earning up to 60 percent of median family income.

3. Explain the fiscal impact (current year and ongoing).

None.

4. Explain any legal and/or policy issues involved.

Oregon statute requires that at least 51% of taxing jurisdictions approve property tax exemptions for the full value of the exemption to be provided. The MULTE Program meets the policy goals of the County's community plan to end homelessness, A Home For Everyone. There is a significant shortage of affordable housing in our community. Addressing this shortage is key to ending homelessness in our community. The plan focuses our joint efforts to expand affordable housing access for our lowest-income residents and prevent new people from becoming homeless.

5. Explain any citizen and/or other government participation that has or will take place.

The Portland City Council will vote on these changes to the MULTE program on November 8, 2018.

Required Signature

**Elected
Official or
Department
Director:**

/s/ Kimberly Melton

Date:

October 30, 2018