



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 8/18/11)

Board Clerk Use Only

Meeting Date: 8/9/12
 Agenda Item #: R.1
 Est. Start Time: 9:30 am
 Date Submitted: 8/1/12

Agenda Title: Resolution approving Multnomah County participation in City of Portland Residential Limited Tax Exemption programs.

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: August 9th, 2012 **Time Needed:** 30 minutes
Department: Non-Departmental—Chair’s Office/D1 **Division:** Chair Jeff Cogen
Contact(s): Marissa Madrigal, Beckie Lee
Phone: 503-988-5239 **Ext.** X85239 **I/O Address:** 503/6/Chair

Presenter Name(s) & Title(s): Marissa Madrigal, Chair’s Office; Beckie Lee, Commissioner Kafoury’s Office; Traci Manning; Portland Housing Bureau.

General Information

1. What action are you requesting from the Board?

The purpose of this resolution is to approve Multnomah County’s participation in the City of Portland’s Residential Limited Tax Exemption program as amended by the recommendations of the Big Look Committee, a City of Portland/Multnomah County body assembled to review the structure, goals and policy objectives of the Residential Limited Tax Exemption programs administered by the City of Portland. The resolution authorizes county participation in the single unit housing program until its statutory sunset date of 2015, the multi-unity housing program through its statutory sunset date of 2022 and the non-profit housing program through its statutory sunset date of 2027.

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

The Limited Tax Exemption (LTE) program provides property tax abatements for single family homes, nonprofit low-income housing, and multi-family and transit oriented housing within the City of Portland with the goal of encouraging affordable rental and home ownership opportunities. Approval of the program by both the Portland City Council and Multnomah County Board of Commissioners allows for up to 100% of a qualified home’s property taxes to be waived. Without Multnomah County approval, or the approval of the equivalent of at least 50% of affected taxing jurisdictions, only the City of Portland property taxes may be waived.

A complete set of documents from the Big Look process is available here:
<http://www.portlandonline.com/phb/index.cfm?c=57699>

Attached Documents:

- City of Portland Ordinance amending the City Code to reflect recommended changes to the Residential Limited Tax Abatement Program.

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

In Tax Year 2011-2012, Multnomah County will forego \$3,475,316 million dollars in property taxes for all Limited Tax Exemption Programs. This Board action will approve the County's participation in the Tax Exemption programs for Single Family New Construction and New Multiple Unit Housing. Both programs were amended to ensure that they meet the policy goals of the City and County. The New Multiple Unit Housing program includes a revenue cap of up to \$1 million annually of new or renewing projects and includes a competitive process to select these projects.

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

In 2007, the Multnomah County Board of Commissioners passed Resolution No. 07-153 authorizing the non-profit low income housing program through 2014, the multi-unit housing program through 2012, the multi-family transit oriented program through 2012 and the single-unit housing program through 2015. The resolution also memorialized the formation of the Big Look Committee and did not take action on two other programs: owner occupied rehabilitation and rental rehabilitation tax abatement programs.

The Board of Commissioners was briefed on the recommended changes to the programs in April of 2012.

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

In addition to Multnomah County and the City of Portland, representatives from local public schools, the Planning and Sustainability Commission, the Portland Development Commission, the Portland Business Alliance, the media and the public participated in the Big Look process. [add more from Kate Allen]

Required Signature

Elected Official Marissa Madrigal /s/
or Dept Director: _____

8/1/12
Date: _____