



COUNCIL RESOLUTION NO. 5175

**A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING
PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT
3350 WILLAMETTE STREET, EUGENE, OREGON. (St. Vincent
dePaul Society of Lane County/ Applicant.)**

PASSED: 7:0

REJECTED:

OPPOSED:

ABSENT: Syrett

CONSIDERED: November 28, 2016



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A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 3350 WILLAMETTE STREET, EUGENE, OREGON. (St. Vincent dePaul Society of Lane County/ Applicant.)

The City Council of the City of Eugene finds that:

A. St. Vincent dePaul Society of Lane County (“SVDP”) has entered into a Commercial Real Estate Sale Agreement to purchase real property located at 3350 Willamette Street, Eugene, Oregon, 97405 (Assessor’s Map 18-03-07-13, Tax Lot Number 3500) owned by Cascade Presbyterian Church, Inc., 3350 Willamette Street, Eugene, Oregon, 97405 (“the Property”). SVDP, located at 2890 Chad Drive, Eugene, Oregon, 97402, has submitted an application pursuant to Subsection 2.939(3) of the Eugene Code, 1971, for an exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971).

B. The tax exemption is being sought for 15 residential studio units and a common residential area to be constructed in the former church building on the Property. Fourteen units will be provided as transitional housing for 14 low-income homeless youth and one unit will be provided for an on-site manager. All of the units will be provided rent-free.

C. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by the application and Section 2.938(1) of the Eugene Code, 1971, and is in compliance with the policies set forth in the Standards and Guidelines adopted by Resolution No. 5028. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in Section 2.939(3) of the Eugene Code, 1971.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based upon the above findings and the Report and Recommendation of the Community Development Manager, the City Council approves SVDP’s application for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property located at 3350 Willamette Street, Eugene, Oregon, 97405

(Assessor's Map 18-03-07-13, Tax Lot Number 3500), which will include 15 residential studio units and a common residential area.

Section 2. Subject to the condition precedent set forth in Section 3 of this Resolution, the Property described in Section 1 above is declared exempt from local ad valorem property taxation commencing July 1, 2017, and continuing for a continuous period of twenty (20) years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by January 1, 2020, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5028, or any conditions imposed in this Resolution.

The tax exemption shall terminate immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event the exempt property, while being held for the development described in SVDP's application, is used for a purpose other than for the provision of low-income housing; the county assessor determines that a change of use to other than that described in SVDP's application has occurred; or, if a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The tax exemption shall not take effect unless and until closing occurs on the purchase of the Property by SVDP.

Section 4. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2017. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 5. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 28th day of November, 2016.



City Recorder