



**COUNCIL RESOLUTION NO. 5395**

**A RESOLUTION APPROVING A LOW-INCOME RENTAL  
HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY  
LOCATED ON RIVER ROAD IN EUGENE, OREGON  
(ASSESSOR'S MAP 17-04-11-13, TAX LOT 01900;  
ASSESSOR'S PROPERTY ACCOUNT NO. 0357804)  
(APPLICANT PEACE VILLAGE HOUSING COOPERATIVE)**

**PASSED: 8:0**

**REJECTED:**

**OPPOSED:**

**ABSENT:**

**CONSIDERED: January 22, 2024**



## RESOLUTION NO. 5395

### **A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON RIVER ROAD IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-11-13, TAX LOT 01900; ASSESSOR'S PROPERTY ACCOUNT NO. 0357804) (APPLICANT PEACE VILLAGE HOUSING COOPERATIVE)**

#### **The City Council of the City of Eugene finds that:**

**A.** Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) is a limited equity cooperative as defined in section 2.397 of the Eugene Code, 1971 (EC) and is the owner of real property located on River Road in Eugene, Oregon (Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804), more particularly described in Exhibit A attached to this Resolution (the Property). Peace Village owns all housing and other improvements on the Property except the sanctuary building.

**B.** SquareOne Villages (15 N. Polk Street, Eugene Oregon, 97402) is a nonprofit corporation that meets the criteria for a public benefit corporation and is the owner of the Property.

**C.** Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

**D.** The tax exemption being sought includes eight two-bedroom townhomes, 20 one-bedroom townhomes, four ADA compliant one-bedroom townhomes, 24 one-bedroom flats, and 14 studio townhomes, as well as community amenities, for a total of 70 housing units, two community buildings, and one garage. The applicant is seeking tax exemption for the entire Property, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building.

**E.** 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 Section 2.938 of the Eugene Code, 1971 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(6), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

**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, the City Council approves the application of Peace Village Housing Cooperative for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804; and more particularly described in Exhibit A attached to this Resolution, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building. The portion of the Property subject to the exemption includes eight two-bedroom townhomes, 20 one-bedroom townhomes, four ADA compliant one-bedroom townhomes, 24 one-bedroom flats, and 14 studio townhomes, as well as community amenities, for a total of 70 housing units, two community buildings and one garage.

**Section 2.** The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2024, and continuing for a continuous period of 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 July 1, 2030, 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. 5297, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing units, or portion thereof, or, if after the date of this approval, 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 City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 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, 2024. 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 4.** This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the 22<sup>nd</sup> day of January, 2024.

  
\_\_\_\_\_  
City Recorder

## Property Description

Lot 3 of FERNDALÉ ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Lot 3 of the Plat of FERNDALÉ ADDITION TO SANTA CLARA, in Lane County, Oregon, which point is in the center of the County Road, said road being known as the River Road; run West along the South line of said Lot 3, 191.2 feet; thence leaving said South line and run North 4 feet; thence East parallel with said South line 190.0 feet to the center line of said County Road; thence South 18° 00' East along the center line of said road to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the intersection of the West line of River Road with the North line of Lot 3 of FERNDALÉ ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records; running thence North 89° 48' West 761.66 feet to the Northwest corner of said Lot 3, said point being the true point of beginning; thence South 0° 17' East 117.50 feet; thence South 89° 10' East 127.50 feet; thence North 0° 17' West 117.50 feet to the North line of said Lot 3; thence North 89° 48' West 127.60 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the Northeast corner of Lot 7, FERNDALÉ ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon; thence South 0° 16' East along the Easterly line of said Lot 7, 117.50 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence South 89° 48' East 127.50 feet to a 5/8 inch iron rod; thence North 0° 16' West 117.50 feet to the Southerly line of Lot 4 of said FERNDALÉ ADDITION TO SANTA CLARA; thence South 89° 48' East along the Southerly line of said Lot 4, 170.0 feet; thence South 0° 16' East 350.17 feet to a 5/8 inch iron rod on the Northerly line of Lot 2 of said FERNDALÉ ADDITION TO SANTA CLARA; thence North 89° 57' West along the Northerly line of said Lot 2, 297.50 feet to a 5/8 inch iron rod at the Northwest corner thereof, said point being on the Easterly line of said Lot 7; thence North 0° 16' West along said Easterly line 233.45 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded November 5, 1969, Reception No. 86613, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded August 1, 1984, Reception No. 84-31037, Lane County Official Records, in Lane County, Oregon.