
COUNCIL RESOLUTION NO. 5341

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON E LONE OAK LOOP, EUGENE, OREGON (ASSESSOR'S MAP 17-04-12-33, TAX LOT 503; ASSESSOR'S PROPERTY ACCOUNT NO. 1472328) (METROPOLITAN AFFORDABLE HOUSING CORPORATION DBA CORNERSTONE COMMUNITY HOUSING APPLICANT)

PASSED: 6:0

REJECTED:

OPPOSED:

ABSENT: EVANS, KEATING

CONSIDERED: January 10, 2022



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The City Council of the City of Eugene finds that:

A. Green Leaf Village, LLC (PO Box 11923, Eugene, Oregon, 97440) is the owner of real property located on E Lone Oak Loop, Eugene, Oregon, 97404 (Assessor's Map 17-04-12-33, Tax Lot 503; Assessor's Property Account No. 1473238) (the property), more particularly described on Exhibit A attached to this Resolution.

B. The Green Leaf Village housing development first received a Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for the property in 2002. The residential units on the property have housed low-income households since the time the first exemption was received. Under EC 2.940(5), in the final year of low-income housing tax exemptions, applications for subsequent low-income housing tax exemptions for the property may be submitted.

C. Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing (the applicant) has submitted an application for a subsequent low-income housing exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

D. The property includes 6 studio units, 4 one-bedroom units, 22 two-bedroom units, and 2 three-bedroom units (for a total of 34 low-income rental units), as well as a Manager's unit and residential common areas. The applicant is seeking the tax exemption for the entire property.

E. Green Leaf Village, LLC, is eligible for the LIRHPTE pursuant ORS 307.022 because Green Leaf Village, LLC, is a single-member LLC, wholly owned by Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing, a nonprofit corporation.

F. 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 EC 2.938, and is in compliance with the policies set forth in 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(3), 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 Metropolitan Affordable Housing Corporation dba Cornerstone Community Housing for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-04-12-33, Tax Lot 503; Assessor's Property Account No. 1473238, and more particularly described on Exhibit A attached to this Resolution, which includes 6 studio units, 4 one-bedroom units, 22 two-bedroom units, and 2 three-bedroom units (for a total of 34 low-income rental units), as well as a Manager's unit and residential common areas.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2022, 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 January 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, 2022. 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 shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 10th day of January, 2022.



Deputy City Recorder

Exhibit A

Parcel No. 3 of Land Partition Plat No. 91-P0165, filed November 14, 1991, Lane County Oregon Partition Plat Records, in Lane County, Oregon.

EXCEPT THEREFROM that portion conveyed to the City of Eugene, by Deed recorded August 1, 2001, Reception No. 2001-048261, Official Records of Lane County, Oregon.