



**COUNCIL RESOLUTION NO. 5344**

**A RESOLUTION APPROVING A LOW-INCOME RENTAL  
HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY  
LOCATED ON COBURG ROAD, EUGENE, OREGON  
(ASSESSOR'S MAP 17-03-20-41, TAX LOT 03300;  
ASSESSOR'S PROPERTY ACCOUNT NO. 0176147)  
(APPLICANT 1121 COBURG ROAD, LLC)**

**PASSED: 6:0**

**REJECTED:**

**OPPOSED:**

**ABSENT: EVANS, GROVES**

**CONSIDERED: January 24, 2022**



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

**A.** 1121 Coburg Road, LLC (1121 Coburg Road, Eugene, Oregon) is the owner of real property located on Coburg Road in Eugene, Oregon (Assessor's Map 17-03-20-41 Tax Lot 03300; Assessor's Property Account No. 0176147), more particularly described in Exhibit A attached to this Resolution (the Property).

**B.** 1121 Coburg Road, LLC (P.O. Box 182, Springfield, Oregon 97477) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2022, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

**C.** The tax exemption being sought for the Property includes 2 one-bedroom units, 21 two-bedroom units, and 12 three-bedroom units, for a total of 35 bedrooms, as well as residential common areas. The applicant is seeking the tax exemption for the entire property.

**D.** 1121 Coburg Road, LLC, is eligible for the LIRHPTE pursuant ORS 307.022 because 1121 Coburg Road, LLC, is a single-member LLC, wholly owned by Cascade Housing Association, a nonprofit corporation.

**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(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 1121 Coburg Road, LLC 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 17-03-20-41 Tax Lot 03300; Assessor's Property Account No. 0176147; and more particularly described on Exhibit A attached to this Resolution, which includes 2 one-bedroom units, 21 two-bedroom units, and 12 three-bedroom units, for a total of 35 bedrooms, as well as 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 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, 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 24th day of January, 2022.**

  
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City Recorder

Exhibit A

Coburg Road Apartments Legal Description:

Beginning at a point 14.48 chains South of a point 79.57 chains North 89° 39' West from the Northeast corner of the A. McAlexander and wife Donation Land Claim No. 77, Notification No. 3261, in Township 17 South, Range 3 West of the Willamette Meridian; and running thence North along the West line of said tract 210 feet; thence South 89° 39' East parallel with the South line of said tract 415 feet; thence South 210 feet; and thence North 89° 39' West, 415 feet to the place of beginning, in Lane County Oregon.

EXCEPTING that part conveyed to the City of Eugene for roadway by deed recorded July 28, 1964, Reception No. 65070, Lane County Oregon Deed Records, in Lane County, Oregon.