



COUNCIL RESOLUTION NO. 5432

**A RESOLUTION APPROVING A LOW-INCOME RENTAL
HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY
LOCATED ON RIVER ROAD IN EUGENE, OREGON
(ASSESSOR'S MAP 17-04-24-40, TAX LOT 03301;
ASSESSOR'S PROPERTY ACCOUNT NO. 1913042)
(APPLICANT CASCADE HOUSING ASSOCIATION)**

PASSED: 7:0

REJECTED:

OPPOSED:

ABSENT: Groves

CONSIDERED: January 27, 2025



RESOLUTION NO. 5432

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The City Council of the City of Eugene finds that:

A. Cascade Housing Association (1101 16th St, Springfield, OR, 97477) is the owner of real property located on River Road in Eugene, Oregon (Assessor's Map 17-04-24-40, Tax Lot 03301; Assessor's Property Account No. 1913042), more particularly described in Exhibit A attached to this Resolution ("the Property").

B. Cascade Housing Association (1101 16th St, Springfield, OR, 97477) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2025, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The Property for which the tax exemption is being sought is being held for future development of low-income housing. The applicant plans to develop 12 one-bedroom units, 24 two-bedroom units, and 12 three-bedroom units, for a total of 48 low-income units on the property. The applicant is seeking tax exemption for the entire Property.

D. 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(4), 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 Cascade Housing Association 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 17-04-24-40, Tax Lot 03301; Assessor's Property Account No. 1913042; and more particularly described in Exhibit A attached to this Resolution, which will be developed in the future with 12

one-bedroom units, 24 two-bedroom units, and 12 three-bedroom units, for a total of 48 low-income units.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2025, 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 and 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, 2025. 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 27th day of January, 2025.



City Recorder

Legal Description

A unit of land located in the South $\frac{1}{4}$ of Section 24, Township 17 South, Range 4 West of the Willamette Meridian, said unit of land being more particularly described as follows:

Commencing at a $\frac{5}{8}$ inch iron rebar marking the southeast corner of Section 24, Township 17 South, Range 4 West of the Willamette Meridian, said southeast corner bears South $01^{\circ}44'17''$ West 5282.97 feet from the northeast corner of said Section 24; Thence North $76^{\circ}44'03''$ West 2389.53 feet to a $\frac{5}{8}$ inch iron rebar marking the POINT OF BEGINNING of this unit of land;

Thence running parallel to the south line of Lot 4 of County Survey No. 609, North $87^{\circ}54'22''$ West a distance of 393.66 feet to a point on the easterly right-of-way line of River Road;

Thence along the easterly right-of-way line of River Road, North $05^{\circ}25'24''$ West a distance of 229.14 feet;

Thence leaving the easterly right-of-way line of River Road and running parallel to the south line of Lot 4 of County Survey No. 609, South $87^{\circ}54'22''$ East a distance of 443.83 feet;

Thence South $01^{\circ}47'21''$ West a distance of 28.88 feet;

Thence running parallel to the south line of Lot 4 of County Survey No. 609, North $87^{\circ}54'22''$ West a distance of 20.75 feet;

Thence South $01^{\circ}58'38''$ West a distance of 198.29 feet to the point of beginning, all in the City of Eugene, Lane County, Oregon and containing 93,377 square feet of land, more or less.