COUNCIL RESOLUTION NO. 5458

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON GARDEN WAY IN EUGENE, OREGON (ASSESSOR'S MAP 17-03-28-40, TAX LOTS 02200 AND 02103; ASSESSOR'S PROPERTY ACCOUNT NOS. 0243566 AND 1192861) (APPLICANT PARK RUN EUGENE LIMITED PARTNERSHIP)

PASSED: 7:0

REJECTED:

OPPOSED:

ABSENT: Leech

CONSIDERED: October 13, 2025



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The City Council of the City of Eugene finds that:

- A. CDP Park Run LLC (3416 Via Oporto Suite 301, Newport Beach, CA, 92663) is the owner of real property located on Garden Way in Eugene, Oregon (Assessor's Map 17-03-28-40, Tax Lots 02200 and 02103; Assessor's Property Account Nos. 0243566 and 1192861) more particularly described in Exhibit A attached to this Resolution ("the Property").
- **B.** Park Run Eugene Limited Partnership (3416 Via Oporto Suite 301, Newport Beach, CA, 92663) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning January 1, 2026, 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 rental housing. The applicant plans to develop 20 studio units, 97 one-bedroom units, 35 two-bedroom units, and six three-bedroom units, for a total of 158 low-income units. The applicant is seeking a tax exemption for the entire Property.
- 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 Park Run Eugene Limited Partnership 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 17-03-28-40, Tax Lots 02200 and 02103; Assessor's Property Account Nos. 0243566 and 1192861; and more particularly described in Exhibit A attached to this Resolution,

which will be developed in the future with 20 studio units, 97 one-bedroom units, 35 two-bedroom units, and six three-bedroom units, for a total of 158 low-income units.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing January 1, 2026, 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, 2026. 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.

<u>Section 4</u>. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the 13th day of October, 2025.

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Beginning at a 1/2 inch iron pipe on the West margin of County Road No. 388 (Garden Way) which is North 0° 03' 30" West 2525.78 feet and South 87° 52' 00" West 23.76 feet from the Southeast corner of the Mahlon Harlow Donation Land Claim No. 57 in Section 33, Township 17 South, Range 3 West of the Willamette Meridian, said beginning point being in Section 28 of said Township and Range; and running thence South 87° 52' 00" West 390.87 feet to a 1/2 inch iron rod; thence South 0° 03' 30" East 106.52 feet to a 5/8 inch rebar; thence North 87° 52' 00" East 390.87 feet to a 5/8 inch rebar on the Westerly margin of said Road No. 388; thence along said margin North 0° 03' 30" West 106.52 feet to the point of beginning, all in Lane County, Oregon.

PARCEL 2:

Beginning at a 5/8 inch rebar on the Westerly margin of County Road No. 388 (Garden Way) which is North 0° 03' 30" West 2419.26 feet and South 87° 52' 00" West 23.76 feet from the Southeast corner of the Mahlon Harlow Donation Land Claim No. 57, in Section 33, Township 17 South, Range 3 West of the Willamette Meridian; said beginning point being in Section 28 of said Township and Range; and running thence South 87° 52' 00" West 390.87 feet to a 5/8 inch rebar; thence South 0° 03' 30" East 272.82 feet to a 1/2 inch iron pipe; thence North 87° 52' 00" East 390.87 feet to a 1/2 inch iron rod on the Westerly margin of said County Road No. 388; thence along said margin North 0° 03' 30" West 272.82 feet to the point of beginning, all in Lane County, Oregon.

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