

COUNCIL RESOLUTION NO. 5460

**A RESOLUTION APPROVING A LOW-INCOME RENTAL
HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY
LOCATED ON HUNSAKER LANE IN EUGENE, OREGON
(ASSESSOR'S MAP 17-04-12-40, TAX LOT 00525
ASSESSOR'S PROPERTY ACCOUNT NO. 1162187)
(APPLICANT METROPOLITAN AFFORDABLE HOUSING
CORPORATION, DBA CORNERSTONE COMMUNITY
HOUSING)**

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: October 27, 2025



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PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON
HUNSAKER LANE IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-12-
40, TAX LOT 00525; ASSESSOR'S PROPERTY ACCOUNT NO. 1162187)
(APPLICANT METROPOLITAN AFFORDABLE HOUSING
CORPORATION, DBA CORNERSTONE COMMUNITY HOUSING)**

The City Council of the City of Eugene finds that:

A. The Lucy Apartments LLC (P.O. Box 11923, Eugene, OR 97440) is the owner of real property located on Hunsaker Lane in Eugene, Oregon (Assessor's Map 17-04-12-40, Tax Lot 00525; Assessor's Property Account No. 1162187) more particularly described in Exhibit A attached to this Resolution ("the Property").

B. Metropolitan Affordable Housing Corporation, DBA Cornerstone Community Housing (P.O. Box 11923, Eugene, OR 97440) (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 requested is being held for the purpose of developing low-income rental housing. The applicant plans to develop six one-bedroom units, 21 two-bedroom units, and nine three-bedroom units, for a total of 36 low-income units, as well as a common area and a community building which will provide space for property management and resident services. The applicant is seeking a 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 Metropolitan Affordable Housing Corporation, DBA Cornerstone Community Housing, 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 17-04-12-40, Tax Lot 00525; Assessor's Property Account No. 1162187; and more particularly described in Exhibit A attached to this Resolution, which will be developed in the future with six one-bedroom units, 21 two-bedroom units, and nine three-bedroom units, for a total of 36 low-income units, as well as a common area and a community building which will provide space for property management and resident services.

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 ten 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.

Section 4. This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the 27th day of October, 2025.



City Recorder

EXHIBIT "A"
LEGAL DESCRIPTION

Legal Description: The Lucy Parcel

A tract of land located in the Southeast quarter of Section 12, Township 17 South, Range 4 West of the Willamette Meridian, Eugene, Lane County, Oregon, being more particularly described as follows:

All that portion of Parcel 1 of that Unit of Land Validation Plat recorded as instrument number 2017-057090 on November 20, 2017, and Parcel 1 of that Unit of Land Validation Plat recorded as instrument Number 2017-057091 on November 20, 2017 in Lane County Oregon Deed Records lying **westerly** of the following described line:

Commencing at the Southeast corner of Parcel 1, of that Unit of Land Validation Plat recorded as instrument number 2017-057091 in Lane County Oregon Deed Records, thence along the South Line of said Parcel 1, South 74° 30' 46" West, 108.60 feet to the Point of Beginning; thence North 15° 25' 09" West, 118.30 feet; thence North 89° 13' 53" West, 24.17 feet; thence North 15° 26' 55" West, 96.85 feet; thence North 37° 32' 40" East, 72.70 feet, to a point on the Northeasterly line of Parcel 1 of that Unit of Land Validation Plat recorded as instrument 2017-057090 recorded on November 20, 2017, in Lane County Oregon Deed Records, and there terminating.