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**COUNCIL RESOLUTION NO. 5469**

**A RESOLUTION APPROVING A LOW-INCOME RENTAL  
HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY  
LOCATED ON WEST 8TH AVENUE IN EUGENE, OREGON  
(ASSESSOR'S MAP 17-03-31-12, TAX LOTS 13700, 14100,  
AND 14200; ASSESSOR'S PROPERTY ACCOUNT NOS.  
0260289, 0260339, AND 0260321) (APPLICANT  
METROPOLITAN AFFORDABLE HOUSING  
CORPORATION DBA CORNERSTONE COMMUNITY  
HOUSING)**

**PASSED: 7:0**

**REJECTED:**

**OPPOSED:**

**ABSENT: Groves**

**CONSIDERED: January 26, 2026**



## RESOLUTION NO. 5469

### **A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON WEST 8<sup>TH</sup> AVENUE IN EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-12, TAX LOTS 13700, 14100, AND 14200; ASSESSOR'S PROPERTY ACCOUNT NOS. 0260289, 0260339, AND 0260321) (APPLICANT METROPOLITAN AFFORDABLE HOUSING CORPORATION DBA CORNERSTONE COMMUNITY HOUSING)**

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

**A.** Westtown on 8<sup>th</sup> LLC (PO Box 11923, Eugene, Oregon, 97440) is the owner of real property located on West 8<sup>th</sup> Avenue in Eugene, Oregon (Assessor's Map 17-03-31-12, Tax Lots 13700, 14100, and 14200; Assessor's Property Account Nos. 0260289, 0260339, and 0260321), more particularly described in Exhibit A attached to this Resolution (the Property.)

**B.** The Property first received a Low-Income Rental Housing Property Tax Exemption (LIRHPTE) in 2006. The residential units have housed low-income households since that time. Under Section 2.940(6) of the Eugene Code, 1971 (EC), 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 (1175 Charnelton Street, Eugene, Oregon, 97401) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2026, under the City's LIRHPTE Program (EC 2.937 through 2.940.)

**D.** The applicant is seeking a tax exemption for the portion of the Property that includes 31 studio units, 54 one-bedroom units, and 17 two-bedroom units, for a total of 102 low-income rental units, as well as the common space serving those units. The Property also includes eight market-rate live/work spaces and one commercial space. The applicant is not seeking a tax exemption for those portions of the Property.

**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 EC 2.938, and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5459. 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 set forth in subsections 2.1.5 through 2.1.9 and Section 2.2 of the Standards and Guidelines adopted by Resolution No. 5459.

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**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 Tax Exemption Program for the property identified as Assessor's Map 17-03-31-12, Tax Lots 13700, 14100, and 14200; Assessor's Property Account Nos. 0260289, 0260339, and 0260321; and more particularly described in Exhibit A attached to this Resolution. Specifically, the City Council approves the exemption for that portion of the Property consisting of 102 low-income rental units (31 studio units, 54 one-bedroom units, and 17 two-bedroom units), as well as the common space serving those units.

**Section 2.** The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 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. 5459, 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.** That portion of the Property consisting of eight market-rate live/work spaces and one commercial space is not eligible for the Low-Income Rental Housing Tax Exemption Program and is subject to ad valorem property taxation.

**Section 4.** 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.

**Section 5.** This Resolution is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the 26<sup>th</sup> day of January, 2026.

  
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City Recorder

**Exhibit A**

(Legal Description of Lot B, owned by WestTown on 8th, LLC)

Lots 7, 8 and 9, Block 8, SKINNER'S ADDITION ON THE WEST, as platted and recorded in Book G, Page 229, Lane County Oregon Plat Records, in Lane County, Oregon.