COUNCIL RESOLUTION NO. 5490

A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR THE PROPERTY LOCATED AT 951 WEST 7TH AVENUE, EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-22, TAX LOT 09000; ASSESSOR'S PROPERTY ACCOUNT NO. 0266211) (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

CONSIDERED: July 13, 2026

Eugene

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The City Council of the City of Eugene finds that:

A. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) is the owner of property located at 951 West 7th Avenue in Eugene, Oregon (Assessor's Map 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211), 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. In 2010, Council adopted Resolution 5007, changing the commencement date of the tax exemption to July 1, 2007. 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 may be submitted.

C. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2027, under the City's LIRHPTE Program (EC 2.937 through 2.940.)

D. The Property includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as common areas. The applicant is seeking a tax exemption for the entire 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 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. 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 at Section 2.2 of the Standards and Guidelines adopted by Resolution No. 5459.

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 St. Vincent de Paul Society of Lane County, Inc. 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 17-03-31-22, Tax Lot 09000; Assessor's Property Account No. 0266211; and more particularly described in Exhibit A attached to this Resolution, which includes two studio units, seven one-bedroom units, and four two-bedroom units, for a total of 13 low-income rental units, as well as 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, 2027, 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 of 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, 2027. 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 13th day of July, 2026.

Katty Lee Sole

City Recorder

Exhibit A
Property Description

Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING that portion of Lot 1, Block 1, KITSON'S ADDITION, described as follows: Beginning at a point on the North line of said Lot 1, Block 1, KITSON'S ADDITION, as platted and recorded in Book 3, Page 1, Lane County Oregon Plat Records, 0.12 feet West of the Northeast comer of said lot; thence East to the said Northeast comer; thence South along the East line of said lot to the Southeast comer thereof; thence West 0.88 feet; thence Northerly to the North line of said lot and the point of beginning, in Lane County, Oregon.