

**CITY OF FLORENCE  
RESOLUTION NO. 6, SERIES 2022**

**A RESOLUTION GRANTING A MULTI-UNIT PROPERTY TAX EXEMPTION (MUPTE)  
TO NORTHWEST HOUSING ALTERNATIVES  
MAP & TAX LOT: 18-12-14-33-00500**

**RECITALS:**

1. Pursuant to Title 1, Chapter 17 of the Florence City Code, the City Council can exercise authority that includes the temporary abatement of property tax obligations as authorized by ORS 307.600 to 307.637.
2. The Florence City Council has recognized the need for additional housing through the adoption of Ordinance 22, Series 2021, creating the MUPTE Program, as codified in FCC Title 1, Chapter 17, to encourage the development of multi-family housing in Florence.
3. Under the MUPTE program, the property tax exemption for approved properties is applicable to the improvement residential value of a multi-family development.
4. The City of Florence received an application for the MUPTE program from property owner Northwest Housing Alternatives, Inc. (the "Applicant"), for a new 68-unit multi-family development (the "Proposed Development") at Map & Taxlot 18-12-14-33-00500, located at 3900 and 3910 Highway 101 and having the Lane County Tax Assessor account number 0782480 (the "Property").
5. Per FCC Title 1, Chapter 17, the Proposed Development must meet specific criteria to be eligible for the MUPTE program and the Applicant must agree to provide three or more design elements that benefit the general public.
6. The application submitted by the Applicant meets the criteria of FCC Title 1, Chapter 17.

Based on these findings,

**THE CITY COUNCIL OF THE CITY OF FLORENCE RESOLVES AS FOLLOWS:**

1. The City Council determines that the proposal meets the eligibility requirements under FCC 1-17-2. The City Council grants approval of a Multi-Unit Property Tax Exemption for the Property.
2. This approval is subject to completion of the Proposed Development with associated public benefits as set out in Applicant's application. The MUPTE program tax exemption is subject to the timing requirements in FCC 1-17-8 and

1-17-9, the development of 68 units by the Applicant, and continued compliance with the requirements of FCC Title 1, Chapter 17. The public benefit elements required for the Proposed Development are:

- Units at rental prices which are accessible to a broad income range of the general public
  - Open Spaces
  - Common meeting rooms
  - Facilities supportive of the arts
  - Facilities for people with disabilities
  - Provisions of pedestrian-oriented design features
  - LEED Certified
  - Inclusion of Additional Tenant Amenities
  - Project Subject to a low-income housing assistance contract with an agency or subdivision of the State of Oregon or the United States
3. Upon completion of the Proposed Development as conditioned herein, the property tax exemption granted for the Property will begin as calculated under ORS 307.612 and continue for a continuous period of ten years or until terminated in accordance with FCC Title 1, Chapter 17.
4. Construction is expected to be complete on or before September 1, 2023 unless an extension of the deadline is requested by the property owner and approved by Council resolution in accordance with FCC 1-17-9
5. The City Recorder shall forward a copy of this resolution to the applicant and to the Lane County Assessor.
6. This Resolution takes effect immediately upon adoption.

ADOPTION:

This Resolution is passed and adopted on the 7<sup>th</sup> day of March, 2022.

  
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Joe Henry, Mayor

Attest:

  
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Lindsey White, City Recorder