

**CITY OF FLORENCE  
RESOLUTION NO. 7, SERIES 2022**

**A RESOLUTION GRANTING A MULTI-UNIT PROPERTY TAX EXEMPTION (MUPTE)  
TO OUR COASTAL VILLAGE  
MAP & TAX LOT: 18-12-14-33-01302**

**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 granted 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 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 the property owner Our Coastal Village (the "Applicant") for a new 24-unit multi-family development (the "Proposed Development") at Map & Taxlot 18-12-14-33-01302, located near 3950 Oak Street and having the Lane County Tax Assessor account number: 1789849
5. Per FCC Title 1, Chapter 17, the Proposed Development shall meet specific criteria to meet eligibility requirements 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 24 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:

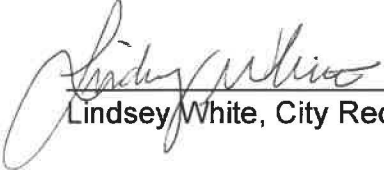
- Open Spaces
  - Facilities Supportive of the Arts
  - Inclusion of Additional Tenant Amenities
  - Projects Subject to a Low-Income Housing Assistance Contract
3. Upon completion of the Proposed Development as conditioned herein, the property tax exemption granted for the Property will begin as calculated 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 January 2024 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