

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2023-036

Multnomah County's Agreement with the City of Portland to extend the exemption period for up to sixteen properties under Multiple Unit Limited Tax Exemption ("MULTE") Program and the City of Portland Inclusionary Housing Program.

The Multnomah County Board of Commissioners Finds:

- a. The City of Portland Housing Bureau ("PHB") administers Limited Tax Exemption ("LTE") Programs that encourage the construction of affordable housing by leveraging private housing development to advance the City's housing, economic prosperity, and equity goals.
- b. By Board Resolution 2012-113, the Board of County Commissioners authorized participation in the City of Portland's Multiple Unit Limited Tax Exemption ("MULTE") Program and capped total forgone revenue for new and renewing programs at \$1 million.
- c. By Board Resolution 2015-096, the Board of County Commissioners increased the cap of total foregone revenue from \$1 million to \$3 million annually for new and renewing programs.
- d. By Board Resolution 2017-032, the Board of County Commissioners amended the cap for total foregone revenue from a \$3 million annual cap to a \$15 million rolling 5-year cap for the City of Portland's mandatory inclusionary housing program that was adopted in December 2016.
- e. The existing MULTE program is designed to supplement the City's Inclusionary Housing ("IH") mandate, which was implemented on February 1, 2017. The proposed modification seeks to give up to sixteen housing developments approved under the MULTE program prior to implementation of IH an additional five-year exemption under the MULTE program as allowed under ORS 307.612.
- f. The County's mission is directly served by the provision of affordable housing throughout the County to assist clients of County services and the general public. It is in the best interest of the County to authorize participation in programs that directly serve the population.

The Multnomah County Board of Commissioners Resolves:

1. The County, in conjunction with the City of Portland and city ordinance 191270, hereby authorizes that the MULTE Extension Program will be available to housing developments with expiring tax exemptions previously approved under the MULTE Program with applications submitted before implementation of IH on February 1, 2017, to continue receiving a tax exemption for five years so long as the housing developments voluntarily continue restricting affordable units for another five years and the following criteria are met:

- A. During the term of the MULTE Extension Program, each development continues to restrict the same number of units reflected in the ordinances from when the developments were initially approved for the MULTE Program;
- B. The restricted units must be affordable to households earning sixty percent or less of the area median family income; and
- C. The conditions within the developments' individually approved ordinances continue to apply.

2. The estimated first year of foregone revenue for these proposed extensions to the exemption period for the sixteen properties shall be included in the determination of the \$15 million rolling cap for the City of Portland's mandatory inclusionary housing program.

ADOPTED this 1st day of June, 2023.

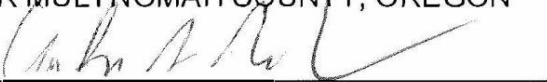


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jessica Vega-Pederson, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Carlos Rasch, Assistant County Attorney

Submitted by: Jessica Vega Pederson, Chair.