

SUPPORT SB 737- AFFORDABLE HOUSING TAX EXEMPTION

SB 737 extends the sunset to an existing opt-in local property tax exemption available for affordable housing projects serving low-income populations. This successful program, authorized under ORS 307.517, is scheduled to sunset in July 2020 and SB 737 will extend the availability of this tool through January of 2030.

In 1990, the City of Eugene adopted a 20-year property tax exemption for low-income rental housing utilizing the authority provided in ORS 307.517. Eugene's exemption is for rental properties affordable to individuals and families at 60% of Area Median Income or lower. Since 1990, Eugene has approved property tax exemptions for thirty-one affordable housing developments that provided over 1,200 units. Most recently, in December 2018, the Eugene City Council approved a property tax exemption for a proposed 70-unit affordable housing development in the Downtown neighborhood at 11th Avenue and Lincoln St. (rendering below).

Earlier in 2018, Council approved two new property tax exemptions. The first was for the 22-unit tiny home development at Emerald Village Eugene by Square One. The second new property tax exemption approved was for 211 units at Ya-Po-Ah Terrace (in the Downtown neighborhood).



Eugene has successfully utilized this tool to support affordable housing developments including new construction, major rehabilitation, and innovative approaches such as tiny home villages. This property tax exemption is an optional tool that all communities in Oregon can utilize to advance their housing goals through affordable housing developments.

Please support the passage of SB 737.

If you have questions, please contact Ethan Nelson at enelson@eugene-or.gov, Alison McIntosh at amcintosh@neighborhoodpartnerships.org, or Tess Milio at tessm@cfmpdx.com