



CITY OF
PORTLAND, OREGON

Ted Wheeler, Mayor
Amanda Fritz, Commissioner
Nick Fish, Commissioner
Jo Ann Hardesty, Commissioner
Chloe Eudaly, Commissioner

March 20, 2019

Senator Mark Hass, Chair
Senate Committee on Finance and Revenue
900 Court Street NE, HR A
Salem, OR 97301

RE: SB 262 – Multiple Unit Limited Tax Exemption

Dear Chair Hass and Members of the Committee,

The City of Portland strongly supports SB 262, which extends the authorization for an important local tool used to support the development of affordable housing units.

Portland's 2035 Comprehensive Plan set a goal of producing 10,000 new, regulated housing units affordable at 0-80% of the median family income (MFI) by 2035. The City's Multiple-Unit Limited Tax Exemption (MULTE) program provides an incentive to stimulate the creation of regulated affordable housing units by linking the production of affordable housing with market-rate development through the Inclusionary Housing program. Projects providing affordable units at 30%, 60%, or 80% MFI for ninety-nine years receive the 10-year property tax exemption.

The lack of affordable housing is a crisis affecting cities and counties across the state. Portland recently extended its housing state of emergency for a third time. For example, the average rental unit in Portland now costs \$1,430 per month and there are only two neighborhoods where a homebuyer could look to purchase a home below \$300,000. As a local option, MULTE allows jurisdictions to customize housing policy that fits their community's needs.

The City of Portland urges your support of SB 262. Thank you for your consideration.

Sincerely,

Ted Wheeler
Mayor

Amanda Fritz
Commissioner

Nick Fish
Commissioner

Jo Ann Hardesty
Commissioner

Chloe Eudaly
Commissioner