

**AN ORDINANCE AMENDING BEAVERTON CITY CODE,
CHAPTER 3.20 – NON-PROFIT CORPORATION LOW-INCOME
HOUSING TAX EXEMPTIONS**

WHEREAS, the Oregon Legislative Assembly adopted ORS 407.540 to 307.548 in 2013 to address non-profit corporation low income housing; and

WHEREAS, the City of Beaverton in response adopted Beaverton City Code Chapter 3.20 in 2013 to incorporate the statutory scheme; and

WHEREAS, the 2015 Legislative Assembly amended the definition of "low income" to allow persons who had initially occupied property exempt from taxation as provided under ORS 307.540 to 307.548 with an income of up to 60 percent of the area median income as determined by the Oregon Housing Stability Council to remain as tenants in that property with an income of up to 80 percent in the second year and subsequent years; and

WHEREAS, Section 3, Chapter 141, Oregon Laws 2015 provides that cities must elect to amend their codes to incorporate the new definition of "low income," which will apply to the first property tax year that begins on or after the date on which the amendment is made; and

WHEREAS, the City of Beaverton wishes to extend the benefit of the tax exemption to property owners with low income tenants that have an income of up to 80 percent of the area median income as determined by the Oregon Housing Stability Council in the second and subsequent years of their tenancy; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Beaverton City Code, is amended at Chapter 3.20 to read as set out in Exhibit "A" to this Ordinance, attached to and incorporated herein by this reference.

First reading this 5th day of March, 2019.

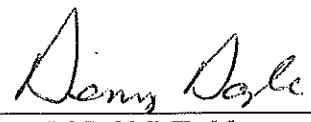
Second reading and passage this 19th day of March, 2019.

Approved by the Mayor this 20th day of March, 2019.

ATTEST:

APPROVED:


CATHERINE JANSEN, City Recorder


DENNY DOYLE, Mayor

3.20.010 Definitions.

A. "Debarment" means action taken by a debarring official under Federal or State law to exclude a contractor from government contracting and government-approved subcontracting for a reasonable, specified period.

B. "Governing body" means the Beaverton City Council.

C. "Low-income" means:

1. Income at or below 60 percent of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; or. [BC 3.20.010, added by Ordinance No. 4619, 8/13/13; amended by Ordinance No. 4668, 12/1/15]

2. a. For the initial year that persons occupy property for which an application for exemption is filed under ORS 307.545, income at or below 60 percent of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development; and

b. For every subsequent consecutive year that the persons occupy the property, income at or below 80 percent of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development.