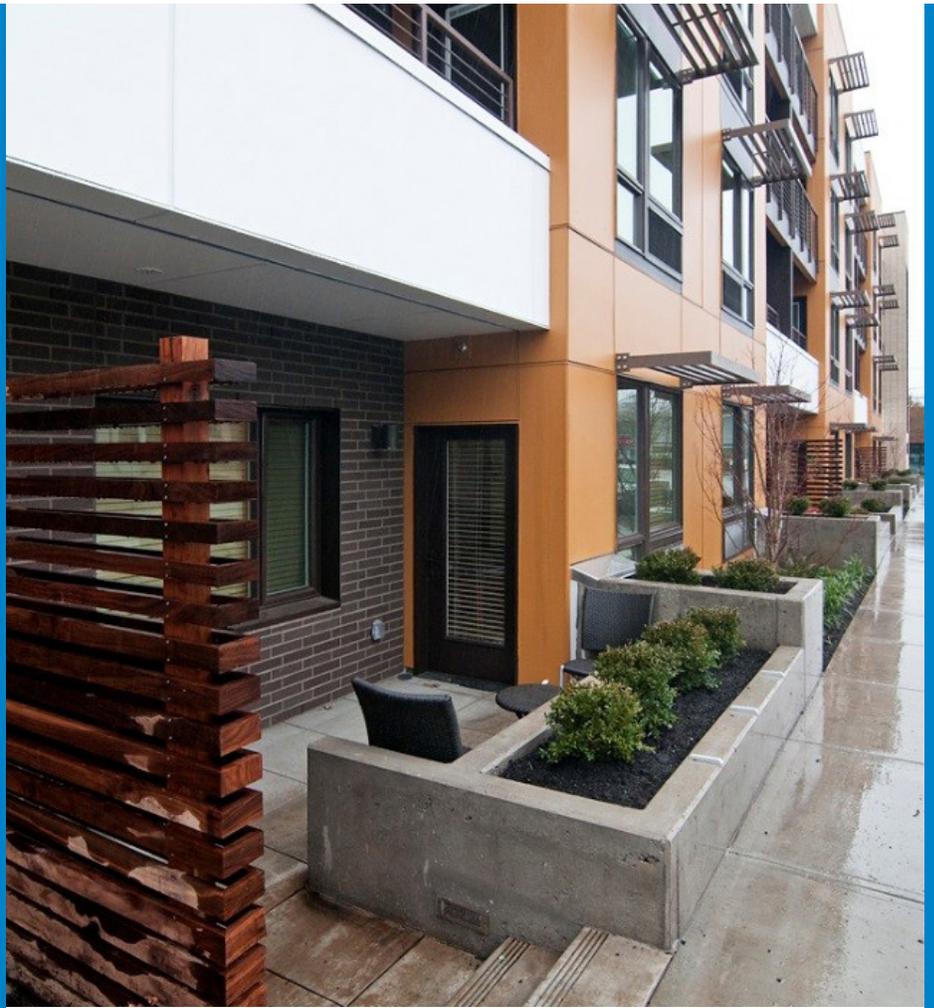




AFFORDABLE HOUSING TAX EXEMPTION PROGRAM

This program provides a property tax exemption to non-profit housing providers that build and/or manage affordable housing for low-income tenants.



What is affordable housing and why is it important to the City of Beaverton?

According to the U.S. Department of Housing and Urban Development (HUD), housing is unaffordable when its occupants devote more than 30 percent of their income toward that housing. In 2017, 51.7 percent of the City of Beaverton rental tenants devoted more than 30 percent of their incomes to rent. For low-income residents in Beaverton that earn under 60 percent of the median income, securing affordable housing can be a critical factor in their ability to function and thrive.

What: The City of Beaverton's Affordable Housing Tax Exemption Program is an economic development tool that allows nonprofit developers that provide rental housing to low-income households to receive an exemption of up to 100 percent of property taxes for an unlimited timeline.

Deadline: February 1 in the year prior to the tax year that the tax exemption is desired (see details on the next page).

FOR MORE INFORMATION, CONTACT:

Jeff Salvon, Associate Planner
503-526-3725
jsalvon@BeavertonOregon.gov
BeavertonOregon.gov/AffordableHousingTaxExemption

What is the city's Affordable Housing Tax Exemption program and why does the city need it?

Tax exemption is often cited by non-profit housing providers as one of the most effective tools in ensuring that housing stays affordable and remains available for its intended resident. It lowers a housing development's costs so the savings can be passed on to renters in the form of lower rents.

2018 HUD Income Eligibility Requirement for Tax Exemption

Household Size	Income
1	\$34,200
2	\$39,120
3	\$43,980
4	\$48,840
5	\$52,800
6	\$56,700
7	\$60,600
8	\$64,500

The city's program is enabled through ORS307.540-548 and was adopted in August 2013 with the objective of achieving two goals:

1. Increase the city's inventory of affordable units
2. Ensure that units benefiting from the program are reserved for low income households that need them

The program is intended specifically for non-profit housing providers that cater to households that earn less than 60 percent of the area median income (\$43,980 for a family of three in 2018).

What is required to qualify for tax exemption?

An applicant must provide the following, as applicable:

1. A description of the property for which the exemption is requested;
2. A description of the charitable purpose of the project and whether all or a portion of the property is being used for that purpose;
3. A certification of income levels of low-income occupants;
4. A description of how the tax exemption will benefit project residents;
5. A description of the development of the property if the property is being held for future low-income housing development; and
6. A declaration that the corporation has been granted an exemption from income taxes under 26 U.S.C. section 501(c)(3) or (4) as amended before December 1, 1984.
7. An annual report that tracks demographic and related data of households that benefit from the program.

What is the application deadline?

All applications must be submitted on or before February 1 of the year prior to the assessment year that the applicant seeks the exemption, except in cases where the subject property is acquired after April 1 but before July 1. In such cases, the application should be filed within 30 days after the date of acquisition.

Accessibility information: This information can be made available in alternative formats such as large print or audio tape. To request alternative formats, contact Jeff Salvon by calling 503-526-3725 or jsalvon@BeavertonOregon.gov. Use 7-1-1 for relay service.

FOR MORE INFORMATION, CONTACT:

Jeff Salvon, Associate Planner
503-526-3725
jsalvon@BeavertonOregon.gov
BeavertonOregon.gov/AffordableHousingTaxExemption