



AFFORDABLE HOUSING TAX EXEMPTION PROGRAM

This program provides property tax exemption to non-profit agencies who provide affordable housing for low-income tenants



Affordable Housing Tax Exemption Program

The City of Beaverton's Affordable Housing Tax Exemption Program is an economic development tool that provides nonprofit developers, providing rental housing to low-income residents, a property tax exemption. This program is enabled by ORS307.540-548.

To be eligible for the program, units must be rented to tenants earning 60% and less of area median income (AMI) or 80% and less AMI for those in their second and subsequent years of tenancy **(this is a new provision passed by Beaverton City Council 3/2019).**

2019 HUD Income Eligibility Requirement for Tax Exemption

Household Size	Income 60%	Income 80%
1	36,960	49,250
2	42,240	56,250
3	47,520	63,300
4	52,740	70,300
5	57,000	75,950
6	61,200	81,550
7	65,400	87,200
8	69,660	92,800

What is required to qualify for tax exemption?

An applicant must provide the following:

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
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

Please note: An application may be submitted for tax exemption on vacant land, if a non-profit has site control and the property is being developed for affordable housing.

What is the application deadline?

All applications must be submitted on or before February 1 of the tax 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 Community Development Department by calling 503-526-2493 and. Use 7-1-1 for relay service.

For more information, please contact the following resources:

City Website: BeavertonOregon.gov/AffordableHousingTaxExemption

Staff: Kathy Anderson Peoples, Program Coordinator
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