

RESOLUTION NO. 6158

A RESOLUTION CERTIFYING TO THE LINN COUNTY ASSESSOR THAT THE PROPERTY LOCATED AT 1680-1682 OAK STREET SE SHALL BE EXEMPT FROM PROPERTY TAXATION

WHEREAS, the Albany City Council in 1993 adopted the provision of ORS 307.540 and 307.547; and

WHEREAS, the Albany Partnership for Housing and Community Development is the owner of an affordable housing project located at 1680-1682 Oak Street SE (Assessor's Map No 11S-3W-7DA, Tax Lot 4000); and

WHEREAS, the Albany Partnership has submitted an application for property tax exemption attached as "Exhibit A", and


WHEREAS, the owner meets the requirements of ORS 307.541 and their application meets the requirements of ORS 307.545; and

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council certifies to the Linn County Assessor that the property located 1680-1682 Oak Street SE (Map No. 11S-3W-7DA, Tax Lot 4000) shall be exempt from taxation under the City's tax levy as provided in ORS 307.543.

DATED AND EFFECTIVE THIS 22nd DAY OF August 2012.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
  
\_\_\_\_\_  
City Clerk



## EXHIBIT A

*Neighbors Creating Neighborhoods. Stability. and Hope*

2078 6<sup>th</sup> Ave SE, Albany, OR 97321  
Telephone (541) 926-5451  
Fax (541) 926-5472  
www.albanypartnership.org

August 14, 2012

Albany Mayor and Albany City Council  
City of Albany

Dear Mayor and Councilors:

On behalf of Albany Partnership for Housing & Community Development (APHCD), I am requesting a property tax exemption for our two newest affordable housing properties under the provisions of ORS 307.540 to 307.547.

**Account: 77384      Address: 515 Geary St SE      Map: 11 3W 05CD 3200**

This home is a three-bedroom single family dwelling used for the purpose of providing affordable housing to individuals or families with income at or below 50% of the area median income.

**Account: 96160      Address: 1680/1682 Oak St SE      Map: 11 3W 07DA 4000**

This duplex has two three-bedroom single family dwelling units used for the purpose of providing affordable housing to individuals or families with incomes at or below 50% of the area median income.

These two properties are part of our Life skills housing program which provides "second chance" supportive housing for families and individuals who are homeless or at risk of becoming homeless. The program helps establish a positive rental history and build life skills such as budgeting and house-keeping, both integral elements to maintaining a home. A case manager works with the APHCD Resident Services Program Coordinator to set programs and case management for each adult individual so they learn new skills to get/maintain gainful employment, continue education, manage their money, and keep their home safe and sanitary. The intent for this particular housing model is to create an environment that will provide the greatest chance to allow this population to move into a more normal housing situation. APHCD will provide housing and on-going resident services monitoring

The property pro-forma included a property tax exemption. The exemption would help the Albany Partnership to maintain low rents and offer rental and utility assistance while tenants gain financial stability. Keeping low rents allows residents to have more disposable income to spend on the basic necessities of food, transportation, medical care, and education.

Both Life Skills properties were acquired and purchased with federal funds and must remain affordable for their economic life per agreements with Oregon Housing and Community Services.

#### Board of Directors

Andy Bean • Anne Catlin • Bill Higby Jr • Claus Sass • Hector Cordova • Sharon Konopa • Dannel Butler



On July 1, 1991 the Albany Partnership for Housing and Community Development was designated a 501(c)(3) nonprofit corporation with a mission to develop and maintain affordable housing for households who struggle to compete for market rate shelter. The Partnership provides 136 units of quality rental housing for many of Albany's households.

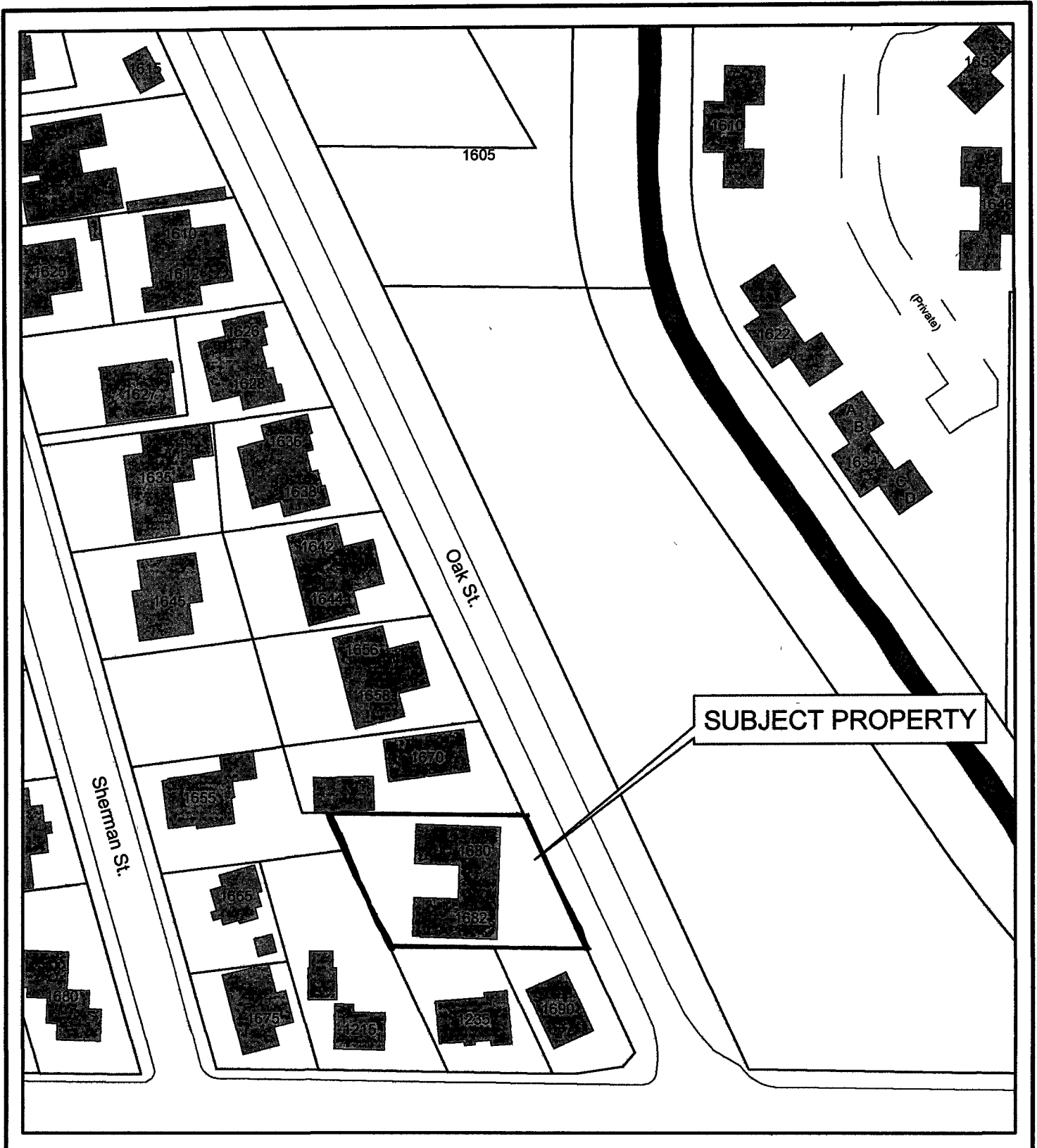
Please let me know if I can answer any questions about the Albany Partnership or this request.

Kim DeMarcus  
*Executive Director*

Street Address  
Address 2  
number  
City, ST ZIP Code

E-mail address  
Phone  
Fax or URL

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**1680-1682 Oak Street; 11S-03W-07DA; Tax Lot 4000**



The City of Albany's infrastructure records drawings and other documents have been gathered over many decades using differing standards for quality control, documentation and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently verify the



August, 2012

Planning Division

City of Albany - 333 Broadalbin St SW, Albany, Oregon 97321 (541) 917- 7676

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2010

August 15, 2012 7 44 51 am

<b>Account #</b> 77384 <b>Map #</b> 11S03W05-CD-03200 <b>Code - Tax #</b> 00801-77384  <b>Legal Descr</b> BRYANT'S ADDITION Block - 8 Lot - 7  <b>Mailing Name</b> ALBANY PARTNERSHIP FOR HOUSING <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> 2078 6TH AVE SE ALBANY, OR 97321	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2011-306 <b>Sales Date/Price</b> 01-06-2011 / \$0 <b>Appraiser</b> UNKNOWN
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<b>Prop Class</b>	101	<b>MA</b>	01	<b>SA</b>	01	<b>NH</b>	003	<b>Unit</b>	7308-1
<b>RMV Class</b>	101								

<b>Situs Address(s)</b>	<b>Situs City</b>
ID# 1 515 GEARY ST SE	ALBANY

Code Area	Value Summary				
	AV	RMV	MAV	RMV Exception	CPR %
00801 Land		38,810		Land	0
Impr.		88,520		Impr	0
<b>Code Area Total</b>	125,340	127,330	125,340		0
<b>Grand Total</b>	125,340	127,330	125,340		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	Irr Class	Irr Size
						TD%	LS	Size			
00801					CONVERTED OSD	100					
00801	1	R			Market	85	S	6,050 00			
<b>Grand Total</b>										6,050 00	0 00

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft	Ex% MS Acct #	Trended RMV
					TD%					
00801	100	1995	131	RES One story	95		1,176		86,950	
00801	101	1995	110	Residential Other Improvements	95		0		1,570	
<b>Grand Total</b>								1,176		88,520

**Appr Maint:** 2011 - ROLL ACCOUNT FORWARD, 2011 - TAX STATUS CHANGE TO NON-ASSESSABLE, 2012 - TAX STATUS CHANGE TO ASSESSABLE

**Comments:** \*\*\*\*\* CAP NOTE - Type R \*\*\*\*\*  
 95MX HOUSE EST 35% COMPLETED ADDED IMP+\$25,740 & FULL LOT VALUE  
 CHECK 96MX OR CYCLE FOR HOUSE COMPLETENESS SQ 7/95  
 96CYC House 100% completed MX97- change lscp to average 6/21/96 JHC  
 97MX LANDSCAPE FROM NONE TO AVERAGE LAND +\$3000 4/22/97 JLS

\*\*\*\*\* CAP NOTE - Type X \*\*\*\*\*  
 95MX HOUSE EST 35% COMPLETED ADDED IMP+\$25,740 & FULL LOT VALUE  
 CHECK 96MX OR CYCLE FOR HOUSE COMPLETENESS SQ 7/95  
 96CYC House 100% completed MX97- change lscp to average 6/21/96 JHC  
 97MX LANDSCAPE FROM NONE TO AVERAGE LAND +\$3000 4/22/97 JLS  
 1997MX 1997 IMP VALUE 73670- 30110(1995 INDEXED IMP VALUE)=NEW IMP VALUE IN  
 SEQ 100 FOR 1997+43560.ALSO NEW LAND VALUE IN SEQ 03 FOR 1997+3000  
 DUS 8/97