

**RESOLUTION NO. 6159**

**A RESOLUTION CERTIFYING TO THE LINN COUNTY ASSESSOR THAT THE PROPERTY LOCATED AT 515 GEARY 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 515 Geary Street SE (Assessor's Map No. 11S-3W-5CD, Tax Lot 3200); and

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

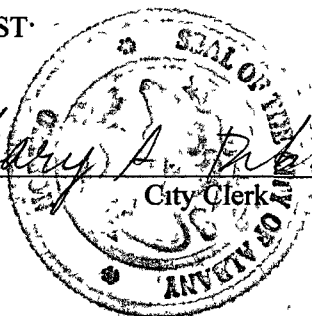

WHEREAS, the owner meets the requirements of ORS 307.541 and their application meets the requirements of ORS 307.545; and

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council certifies to the Linn County Assessor that the property located 515 Geary street SE (Map No. 11S-3W-5CD, Tax Lot 3200) 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

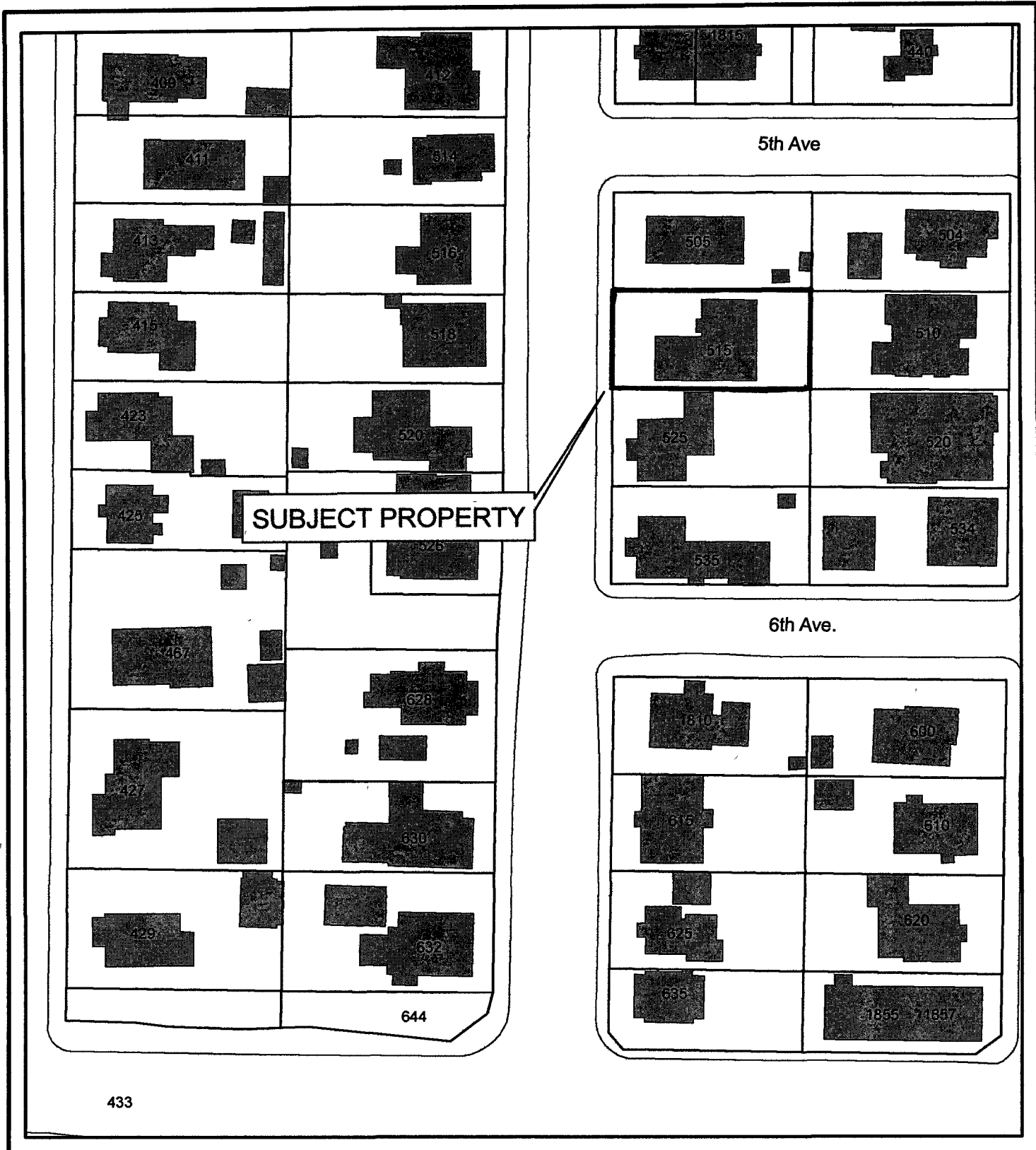
Please let me know if I can answer any questions about the Albany Partnership or this request.

Kim DeMarcus  
*Executive Director*

Street Address  
Address 2  
number  
City, ST ZIP Code

E-mail address  
Phone  
Fax or URL

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**SUBJECT PROPERTY**

# 515 Geary Street; 11S-03W-05CD; Tax Lot 3200



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

433

# LINN County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2011

August 23, 2012 5 07 56 pm

Account # 77384  
 Map # 11S03W05-CD-03200  
 Code - Tax # 00801-77384

Tax Status NONASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr BRYANT'S ADDITION  
 Block - 8 Lot - 7

Mailing Name ALBANY PARTNERSHIP FOR HOUSING

Deed Reference # 2011-306

Agent

Sales Date/Price 01-06-2011 / \$0

In Care Of

Appraiser UNKNOWN

Mailing Address 2078 6TH AVE SE  
 ALBANY, OR 97321

Prop Class 101 MA SA NH Unit  
 RMV Class 101 01 01 003 7308-1

Situs Address(s)	Situs City
ID# 1 515 GEARY ST SE	ALBANY

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
00801 Land		36,550		Land	0
Impr		85,860		Impr	0
<b>Code Area Total</b>	122,410	122,410	129,100		0
<b>Grand Total</b>	122,410	122,410	129,100		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Irr Class	Irr Size
00801					CONVERTED OSD	100					
00801	1	R			Market	93	S	6,050 00			
<b>Grand Total</b>								6,050 00			0 00

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
00801	100	1995	131	RES One story	97	1,176			84,340	
00801	101	1995	110	Residential Other Improvements	97	0			1,520	
<b>Grand Total</b>							1,176		85,860	

**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