

CITY OF NEWPORT
 169 SW COAST HWY
 NEWPORT, OREGON 97365



Community Development
 Department
 phone: 541.574.0629
 fax: 541.574.0644
<http://newportoregon.gov>

MULTIPLE UNIT HOUSING PROPERTY TAX EXEMPTION (MUPTE) REF: NMC CHAPTER 3.25		
APPLICANT INFORMATION		
Applicant Name:		
Address:	City/State:	Zip:
Contact Person:	Phone:	Email:
Additional Contact Information (if applicable):	Housing Project Name:	
SITE LOCATION		
Assessor's Property Acct No.:	Map Taxlot No. :	
Site Location Address: (if no address available, give a written description)		
CURRENT USE AND SITE INFORMATION		
Current Zoning:	Parcel Size:	Maximum Density Allowed:
Assessed Value of Land:	Assessed Value of Improvements:	
Current Property Taxes:		
Is existing sound housing or housing that can be rehabilitated on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No		
PROPOSED PROJECT INFORMATION (All Structures)		
Density of Proposed Project (units per net acre):	Proposed No. of Parking Spaces:	
Building Footprint (sq. ft.):	Residential Square Footage (sq. ft.):	
Commercial Square Footage (sq. ft.):	No. of Dwelling Units:	
The commercial portion of a project is eligible for exemption if it is deemed a public benefit by City Council. Do you want the City Council to consider exemption the commercial portion of the project? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Office Use Only	
Date Received: _____	Application #: _____
Application Fee - \$4500 - received: <input type="checkbox"/>	

UNIT MIX

Unit Size	#	Avg. Square Feet Per Unit	Proposed Avg. Rental Rate
Studio / efficiency			
One bedroom			
Two bedroom			
Three bedroom			
Four bedroom			
Five bedroom			
Commercial/retail			
ADA Accessible			
Parking – off-street			
Parking – on-street			

CONFIRMATION OF PROJECT ELIGIBILITY

1. If new construction, the project contains three or more rental units **OR** if a remodel the project adds two or more rental units.
2. No part of the project will be used for transient accommodations, including hotels, motels, or vacation rentals.
3. The project is within ¼ mile of fixed route transit service (bus route).
4. The project is within an R-3 Zone or an R-4 Zone, or a C-1 or C-3 Zone south of NE 4th St.
5. The project is entirely outside of known hazard areas, including Active Erosion Hazard Zones, Active Landslide Hazard Zones, High Risk Bluff Hazard Zones, High Risk Dune Hazard Zones, Other Landslide Hazard Zones, and the “XXL” tsunami inundation area boundary.

Check here to indicate that the project meets these eligibility requirements: Yes No

GREEN BUILDING FEATURES

* Green building requirements apply only to the residential occupancy areas and common areas such as hallways, stairwells, centralized HVAC or hot water heating, and laundry facilities. The requirements do not apply to the commercial areas or ancillary amenities such as parking garages and recreation facilities.

Check the box below to indicate which green building requirement the project will meet.

- A. The project will conform to the 2011 Oregon Reach Code.
- B. The project will perform at least 10% more efficiently than the performance established in the Oregon Energy Efficiency Specialty Code (OEESC).
- C. The project will perform at least 10% more efficiently than the performance established in a similar code adopted by the State of Oregon.

AFFORDABLE HOUSING REQUIREMENT

Check one of the boxes below to indicate which affordable housing requirement the project will meet. Income and rent tables can be found through the Community Development Page on the City’s website. The Affordable Housing Worksheet on page 5 must be completed if options A or B are selected below.

- A. A minimum of 20 percent of the number of units will be affordable to households earning 80% or less of the area median family income (MFI).
- B. A minimum of 10 percent of the number of units will be affordable to households Earning 60% or less of the area median family income (MFI)
- C. The owner of the project shall pay to the City an Affordable Housing Fee equal to 10% of the total property tax exemption

PUBLIC BENEFIT ALTERNATIVE

If the proposed project does not provide the public benefits listed above under “Green Building Features” and “Affordable Housing Requirement,” the applicant may choose to provide information about the alternative public benefit of their project and request a hearing with the Planning Commission to show that the project will fulfill the purpose of the program in an alternative manner.

Would you like to request this hearing? Yes No

APPLICATION VERIFICATION

I swear or affirm that all information contained in this application is accurate and all statements are true.

By: _____ Date: _____
Applicant Signature

State of OREGON

County of _____

Signed and sworn to (or affirmed) before me on _____ 20_____, by _____

Notary Public for Oregon

AFFORDABLE HOUSING WORKSHEET

Complete this worksheet for proposed projects that will include affordable housing units.

- * “Affordable” means: A rental rate which does not exceed 30% of the monthly maximum Median Family Income (MFI) levels for each unit size, including allowances for utilities that are either directly paid by tenants or billed back to tenants by the owner for reimbursement. No utility allowance is required for utilities paid by the owner and not reimbursed by the tenant. For approval purposes, applicants must document and use the utility estimates available from the Housing Authority of Lincoln County (HALC) to calculate monthly affordable rents in the pro-forma. These are included in the Appendix on pages A4-A8.
- * Measurement of household income and maximum affordable rents are to be determined using the U.S. Department of Housing and Urban Development’s, or its successor agency’s, annually published Median Family Income and Rent chart for Lincoln County for a family of one person (for a studio apartment), two persons (for a one-bedroom apartment), three persons (for a two-bedroom apartment), or four persons (for a three-bedroom apartment). For application purposes, the maximum incomes for affordable housing are included in the Appendix on page A3.
- * For **application purposes**, the maximum rental rates for the affordable units are included in the Appendix on page A3. In the table below, fill in the number of affordable units by size (second column from the left) and the proposed rents for the affordable units (right-hand column). These rents should also be in the pro-formas submitted with the application.

Total Dwelling Units in Project: _____

Total Affordable-Income Units: _____

Affordable Units as Percentage of Total Units: _____ %*

Unit Size	Number of Units	Proposed Rental Rate
Studio		\$
1 bedroom		\$
2 bedroom		\$
3 bedroom		\$
4 bedroom		\$

*For **setting affordable rental rates after construction**: The MFI is likely to change each year along with the maximum rental rates. During the tax exemption, the affordable units will need to conform with the MFI in effect at the time each unit is leased and have rents at or below the maximum rates. Each year, City staff will make the maximum rental rates available. Owners will need to review the maximum rental rates before a lease is signed on the affordable units. Gross income from all sources must be considered for any adults living in the affordable unit and documented using the Tenant Income Certification Form included on the City’s website.