



NONPROFIT LOW-INCOME HOUSING PROPERTY TAX EXEMPTION RENEWAL RESOLUTION**POLICY ISSUE / SITUATION:**

Washington County and the City of Beaverton adopted a streamlined tax exemption policy that improved the long-term financial stability of nonprofit - low-income housing providers, serving Washington County low-income working families. This program improved financial security for these families, as the state statute requires the annual savings to be passed on directly to renters in the form of lower rents. The program permits 503(c)(3) and (4) nonprofit housing providers serving residents earning 60 percent or less of the median income to apply for an annual renewable property tax exemption.

The financial impact of this tax exemption to the Beaverton School District is minimal. Impact to property tax collections through the State School Fund formula and Local Option Levy were approximately \$2,780 for 2014-15. There are four qualifying properties totaling 263 housing units.

While there is minimal loss of these low-income property tax dollars, the loss is mitigated through additional revenue generated through the State School Fund formula as the housing increases student enrollment in neighboring schools.

The Board originally authorized the property tax exemption for two years, and this resolution would extend the exemption for two additional years.

RECOMMENDATION:

(15-595) The Superintendent recommends the Board of Directors adopt the following resolution: The Beaverton School District 48J Board of Directors hereby approves the use of exemptions from District-assessed property taxes on the value of certain properties that qualify for property administered by the City of Beaverton and Washington County, as provided in the non-profit corporation low-income housing program authorized under ORS 307.540 through 307.548. Board approval of this exemption will extend through June 30, 2017.

District Goal: All students will show continuous progress toward their personal learning goals, developed in collaboration with teachers and parents, and will be prepared for post-secondary education and career success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.