

TO: City Council
FROM: Brad Medrud, Deputy Community Development Director
DATE: April 1, 2025
SUBJECT: Contract Approval for a 12-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140)

1) Recommended Action:

Authorize the Mayor to sign the contract for a 12-Year Multifamily Tax Exemption for the Yorkshire Apartments (TUM-25-0140). The contract was recommended to be placed on the consent calendar for approval at the March 18, 2025, General Government Committee meeting.

2) Background:

In 2017, the City Council adopted the Multifamily Housing Tax Exemption program to stimulate desired housing development within key areas of the City, such as the Brewery District and Capitol Boulevard Corridor. In 2019, the City Council approved expanding the 12-Year Multifamily Housing Tax Exemption program to the Town Center and Littlerock Subarea to encourage the development of permanent affordable housing as part of its 2019 Housing Affordability Work Plans.

The program includes both an 8-year exemption for providing multifamily housing in the designated areas and a 12-year exemption for development providing a minimum of 20% of units designated for low or moderate-income households.

The City has received an application for the 12-year exemption program for 240 units of new multifamily housing, 48 units of which would comply with low to moderate income levels (80% to 115% of median income) as part of a mixed use development in the Littlerock Road Subarea (TUM-25-0140). The General Government Committee was briefed on the contract at their March 18, 2025, meeting.

3) Policy Support:

Comprehensive Plan Housing Element Action H-3.3.3: Establish a multi-family tax exemption program that gives financial incentive for developers to create multi-family structures in target areas and to set aside a percentage of units as low-income housing.

4) Alternatives:

None.

5) Fiscal Notes:

The contract is for a 12-year Multifamily Housing Tax Exemption.

6) Attachments:

- A. Staff Report
- B. Yorkshire Apartments (TUM-25-0140) MFTE Tax Agreement
- C. Yorkshire Apartments (TUM-25-0140) Exhibit A Application
- D. Yorkshire Apartments (TUM-25-0140) Exhibit B Site Plans
- E. Yorkshire Apartments (TUM-25-0140) Exhibit C Floor Plan
- F. Yorkshire Apartments (TUM-25-0140) Exhibit D Narrative