APPLICATION

PROPERTY TAX EXEMPTION FOR LOW-INCOME HOUSING HELD BY CHARITABLE, NONPROFIT ORGANIZATIONS

(For Office Use Only)

City of Wilsonville, Oregon

Date Received: _____

$250 Application Fee _____

$50 Renewal Fee _____

Receipt No. _____

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Section A – Applicant Information

Corporate Name: Level Field Community Development Corporation

Address: 5441 S Macadam Ave, Suite A

Portland, OR 97239

Telephone: 505-288-7418 (Business) _____ (Residence (Optional))

Email Address: Rupal.Engineer@levelfieldcdc.org

Chief Executive Officer: Rupal Engineer

Contact Person: Rebecca Velarde, Palindrome Wilsonville LP

Telephone: 757-508-8131

Section B – Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each building for which you are requesting a tax exemption)

Organization: Palindrome Wilsonville Limited Partnership

Property Address: 9749 SW Barber Street, Wilsonville, OR 97070

Assessor's Property Tax Account Number(s): 05040348

(Be sure to identify all account numbers for both land and improvements on the property for which you are requesting tax exemption, in some cases, land and improvements may have separate property tax account numbers.)

Total number of residential units in the building: 121

Number of residential units occupied by very low-income people: 120 – One unit for on-site manager.

Total square feet in building: 131,453

Total square feet used to house very low-income people[4]

126,865 sqft for low-income housing.

Section C – Leasehold Interest in Eligible Property

Do you own the property in question? X Yes _____ No
If you answered "no" to the above question, do you have leasehold interest in the property? _____ Yes _____ No

If yes, please include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants served rather than the owner or corporation from whom you lease.
Applicant is the managing General Partner of Palindrome Wilsonville LP, which owns the property. Applicant is responsible for the day-to-day operations of the project.

[4] This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section D – Description of Charitable Purpose/Project Benefit (Use for multiple projects if same conditions apply)

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

1. Reduce the rents that your very low-income residential tenants pay on the property in question? __X__ Yes _____ No If so, by approximately how much? _$54,225 a month_

2. Provide greater services to your very low income residential tenants? __X__ Yes ____ No.
3. If yes, in what way(s)? It allowed us to have a contract with Latino Network to provide $56,247.62 worth of annual services, which would not be possible with the abatement.

4. Provide any other benefit to your very low-income residential tenants? __X__ Yes ___ No
   If yes, please explain: It allows us to provide affordable housing units in a high opportunity area.

If you lease the property identified in this application, to what extent does your lease agreement coincide with the timeframe of the qualifying tax year? Please Explain:

Section E- Declarations

Please read carefully and sign below before a notary.

1. I have attached to this application the IRS declaration of the status of application as a tax exempt corporation under 26 U.S.C. Section 501(c)(3) or (4).
2. I am aware that the income qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. See Attachment A, Income Eligibility Schedule). Tenant incomes do not exceed these limitations, as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540-307.545 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and implemented by Resolution No. 1854 of the City of Wilsonville.
4. The above-described properties qualify or will qualify upon completion of any rehabilitation improvements and subsequent occupancy by very low-income residents for property tax exemption within 30 days of the April 1st application or the date of approval.

By: _____
Agency Chief Executive Officer (Signature)

Rupal Engineer
Agency Chief Executive officer (Print or typed)

For: Level Field Community Development Corporation
Corporate Name (Print or type)

Subscribed and sworn to before me this 27 day of January, 2026.

_____
Notary Public For New Mexico
My Commission Expires: Nov 18, 2029

BRITTNEY ATKINSON
Notary Public
State of New Mexico
Comm. # 1135568
My Comm. Exp. Nov 18, 2029

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

Date:
01/31/2023
Employer ID number:
92-1389969
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
October 13, 2022
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053430013413

LEVEL FIELD COMMUNITY DEVELOPMENT
CORPORATION
C/O DANA RENNAKER
3032 NE HANCOCK ST
PORTLAND, OR 97212

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements