



Corvallis Multi Unit Property Tax Exemption (MUPTE) Program

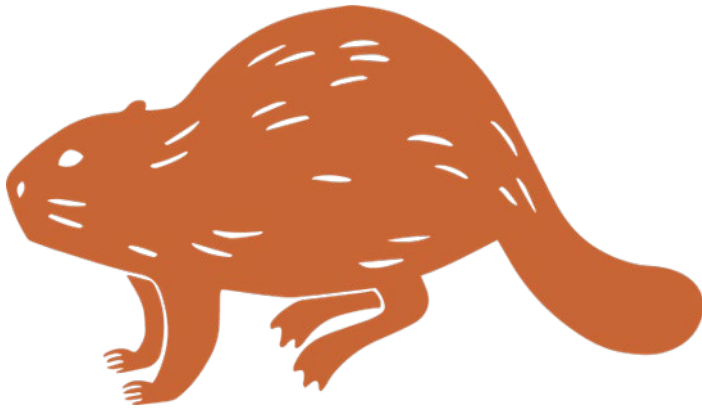
CITY OF
Corvallis

What is MUPTE?



- MUPTE is a state program designed to be an incentive for the development of residential properties in city centers and along transit corridors.
- MUPTE allows new multi-family projects (4+ units) to be exempt from property taxes on the value of new residential construction for up to 10 years. This incentive requires a ground floor commercial use for a project to be considered eligible.
- The property continues to generate taxes for the land value during the exemption period.

How does it work?



- Each application must show financial need and public benefits.
- The duration of the property tax exemption is up to 10 years if approved.
- Developer can choose between two different affordability requirements:
 - At least 15% of project's units must be to be affordable for households earning 80% of the average median income in Corvallis; or
 - Applicant agrees to set aside 10% of the total property tax exemption annually into a fund for the future development of affordable housing.

MUPTE in Corvallis



- First ever MUPTE application approved in February 2025!
- Gordon Hotel - \$46 million hotel & apartment project in the downtown riverfront district.
- MUPTE will provide \$3.4 million in tax exemptions over 10 years. After that, the property will begin paying taxes at the normal rate.
- Developer agreed to contribute 10% of the total exemption into a fund for affordable housing development.



Thank you!