

**Petersburg Borough, Alaska
RESOLUTION #2020-02**

**A RESOLUTION DETERMINING THAT A LOW-INCOME HOUSING TAX CREDIT
(LIHTC) PROPERTY SHALL BE ASSESSED ON THE BASIS OF ACTUAL INCOME
DERIVED**

WHEREAS, the Petersburg Borough is in need of affordable housing, and wishes to encourage construction of such housing, and

WHEREAS, pursuant to PMC 4.24.105B-C, and upon application from the property owner, the Borough Assembly determines whether a qualifying low-income housing tax credit property shall be assessed at its full and true value under PMC 4.24.100 or instead on the basis of actual income derived from the property without tax credit adjustment; and

WHEREAS, SWELL LLC is proposing to construct low income housing within the Borough, and intends to file a timely application relating to its property located at Lots Eight (8), Nine (9) and Ten (10), Block 6, Pacific Coast & Norway Packing Company's Plat of Petersburg, according to the Plat #65-128, filed May 17, 1965 (hereinafter "the property"), requesting assessment of the property based upon the actual income derived from the property; and

WHEREAS, Alaska Housing Finance Corporation has granted preliminary approval for the property to be developed as a low-income housing tax credit project under 26 U.S.C. 42; and

WHEREAS, the Assembly finds that assessing this project, once constructed and generating income, based upon the actual income derived from the property, best serves the interests of the Borough by potentially increasing the affordability and availability of low-income housing.

THEREFORE, BE IT RESOLVED by the Assembly of the Petersburg Borough, as follows:

Section 1. The Assembly authorizes and directs the borough assessor to value the SWELL LLC Housing Project, located at Lots 8, 9, and 10, Block 6, US Survey 282, based upon the actual income derived from the property, without adjustment for any federal tax credit given for the property.

Section 2. This method of assessment will be utilized only upon (a) final determination by Alaska Housing Finance Corporation that the project is a low-income housing tax credit project under 26 U.S.C. 42, and (b) owner submittal of actual annual rental income data.

Section 3. This method of assessment shall apply to the property so long as debt relating to the property incurred in conjunction with the property's qualifying for the low-income housing tax credit remains outstanding.

Passed and approved by the Petersburg Borough Assembly on March 2, 2020.

Mark Jensen, Mayor

ATTEST:

Debra K. Thompson, Borough Clerk