



## Economic Development

For More Information

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economicdevelopment

**CITY OF GRESHAM**

GreshamOregon.gov

# Vertical Housing

## Vertical Housing Overview

Vertical Housing Development Zone is a development tool created to encourage mixed use development in Gresham's regional center (Historic Downtown and Civic Neighborhood). Eligible projects include commercial/retail space on the ground floor with housing above. Those projects that meet the criteria receive a partial property tax exemption for 10 years, based on the number of equalized floors of residential development (the abatement is 20% to 80%). The partial property tax exemption applies only to the building value (not land), unless there is affordable housing included. If affordable housing is included in the project, a proportional amount of taxes on the land can also be abated.

## State Requirements

Applicants will be required to provide specific information regarding the proposed project in their application to the State Oregon Housing and Community Services (OHCS). This information includes, but is not limited to: address and boundaries of proposed project; description of the existing state of the property; description of the proposed project including design, costs, and the number of floors of residential units; and a description of the nonresidential uses to be included, and their proportion of the total square footage. For a complete list of application requirements, please contact Economic Development, 503-618-2640.

Any application for VHDZ exemption must be filed with OHCS on or before the date residential units that are a part of the vertical housing development project are ready for occupancy.

## Application

Anyone interested in applying for the VHDZ tax abatement would apply directly to OHCS at the following address:

OHCS  
PO Box 14508  
Salem, OR 97309-0409  
Ph: 503-986-2082

For detailed information, and to obtain an application, visit the [OHCS webpage](#).

## Gresham Zone Boundary

See map on reverse side for boundary details.

