



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2020-0157

**TO:** Mayor and City Council Members  
**FROM:** Laurie A. Taylor, Director of Assessing  
**DATE:** April 23, 2020  
**SUBJECT** Amend Chapter 30 - Community Development Ordinance

**REQUEST:**

Amend Chapter 30-Community Development Ordinance Article II-Tax Exemption Housing Sec 30-29 – Rochester Retirement Residence (a/k/a Cliffview) to recognize a transfer of ownership. The new owners will be Cliffview II Limited Dividend Housing Association Limited Partnership.

**BACKGROUND:**

Cliffview Apartments provides low income housing and must maintain an occupancy rate of 80 percent low income tenancy for any given tax year in order to receive tax exemption. Cliffview Limited Dividend Housing Association Limited Partnership (the “Current Owner”) is seeking to obtain a new MSHDA loan. The Internal Revenue Code requires that the property be sold to a new owner in order for the project to receive tax exempt bond financing. Cliffview II Limited Dividend Housing Association Limited Partnership will be the new owner. Cliffview II LDHALP will have the same principals. MSHDA is requiring that the PILOT ordinance be amended to reference the name of the new owner.

**RECOMMENDATION:**

Amend Chapter 30-Community Development Ordinance Article II-Tax Exemption Housing Sec 30-29 – Rochester Retirement Residence (a/k/a Cliffview) to recognize a transfer of ownership. The new owners will be Cliffview II Limited Dividend Housing Association Limited Partnership.

APPROVALS:	SIGNATURE	DATE
Department Review	<i>Laurie A Taylor</i>	
Department Director	<i>Laurie A Taylor</i>	
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A