



# CITY OF TUALATIN

## Staff Report

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos, City Manager

**FROM:** Don Hudson, Assistant City Manager/Finance Director

**DATE:** February 24, 2025

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**SUBJECT:**

Consideration of Resolution No. 5869-25 to Exempt Specific Affordable Housing Developments From Property Taxes

**RECOMMENDATION:**

Staff recommends the City Council approve the attached resolution.

**EXECUTIVE SUMMARY:**

In April 2022, the City Council adopted an ordinance creating Tualatin Municipal Code (TMC) 14-01, Nonprofit Corporation Low-Income Housing Tax Exemptions. TMC 14-01-020 lays out the criteria that a nonprofit corporation providing low-income housing needs to meet to be eligible for a property tax exemption. Criteria includes that the property be owned by a corporation described in Section 501(c)(3) or (4) of the Internal Revenue Code that is exempt from income taxation under Section 501(a) of the Internal Revenue Code; the property is occupied by low-income persons, or held for the purpose of future development as low-income housing; and the exemption is approved by the City Council.

Community Partners for Affordable Housing (CPAH) has submitted an application for exemption of property taxes for the Plambeck Gardens development at 23655 SW Plambeck Terrace in Tualatin (Property Account ID R1136023, Tax Lot 2S135D000303). The site is owned by CPAH and will be developed for use as affordable housing units. The application, which is attached to this staff report, has been reviewed by staff and it has been deemed to be in compliance with TMC 14-01.

**Outcomes of Decision:**

If approved by the City Council, the City of Tualatin property taxes will be abated on this property.

**FINANCIAL IMPLICATIONS:**

The impact on Tax Year 2025-2026 is estimated to be about \$7,000 and will increase to approximately \$10,000, upon completion of the project. The 2025-2026 tax roll is set based on value of the property on January 1, 2025, so the final value won't be on the tax rolls until Tax Year 2026-2027.

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**Attachments:**

- Application for Property Tax Exemption for Low-Income Housing Held by Charitable, Nonprofit Organizations- Resolution No. 5869-25