



City of Tualatin

2024-2025 Property Tax Exemption Application

Property Tax Exemption Program for
Low-Income Housing Held by
Charitable, Nonprofit Organizations*

*Implementing provisions of ORS 307.540 - 548

18880 SW Martinazzi Avenue | Tualatin, Oregon 97062-7092 | 503.692.2000

Instruction

The Oregon Legislature authorizes a property tax exemption for low-income housing held by charitable, nonprofit organizations.¹ The tax exemption is intended to benefit low-income persons² and is available for qualifying property located in the City of Tualatin. Specific provisions that govern the City of Tualatin's Nonprofit Corporation Low-income Tax Exemption Program are provided in the Tualatin Municipal Code Chapter 14-01.

Application guidelines:

- Charitable, nonprofit organizations that provide housing to low-income persons are eligible.
- The organization must be certified by the Internal Revenue Services as a 501(c)(3) or 501(c)(4).
- Organizations must own or have a leasehold interest in the property. In addition, your nonprofit organization can qualify if it participates as the general partner in a limited partnership who owns the property, so long as the nonprofit organization is responsible for the day-to-day management of the property. In this case, the limited partnership must be listed as the owner.
- The site must be able to show that it will be occupied during the eligible tax year by income-eligible households.
- Vacant land intended to be developed as low-income housing is eligible for the exemption provided under this program. **The maximum period for this exemption is 3 years.**
- Applicants who are leaseholders must have a signed leasehold agreement by the March 1 application deadline.
- Applications for the exemption must be made annually. Applications for each year are due by March 1 of that year. *Applicants may also apply for the exemption for properties expected to be acquired after March 1 and before July 1 of the tax year, **but the application form must be submitted within 30 days of property acquisition.***
- The application for tax exemption is for property that is, or will be, owned or leased from July 1 through June 30 of the year for which the tax exemption is requested. **If the property changes ownership between July 1 and June 30 of the year for which the tax exemption is requested, please notify the City of Tualatin of the change in the status so that the continuing eligibility of the property can be evaluated.**
- Only the residential portion of property that is used to house low-income people or property that is being held for future development as low-income housing. For example, the commercial space in a mixed-use building would not be eligible for the exemption.

¹ ORS 307.540 – 307.548.

² "Low-income persons" are individuals earning 60% or less of the area median income or 80% following one year of tenancy.

- Property may qualify for exemption of the tax levy of all taxing entities under this program when governing bodies and service districts representing 51% of the taxes levied on the property have formally agreed to the exemption.
- Any renewal application for a property that has been previously exempted from taxation will be evaluated on criteria used to grant the original exemption.

Note: Please check to see that your property or properties are located within the jurisdiction of a participating governing body. As of December 2023, the governing bodies are the City of Tualatin, Washington County, Tigard-Tualatin School District, Sherwood School District, Tualatin Valley Fire and Rescue, Metro, and Portland Community College have approved the exemption.

Who administers the program?

The City of Tualatin will administer the program but coordinates closely with the Washington County Office of Assessment and Taxation. Please contact Don Hudson at 503-691-3050 or at dhudson@tualatin.gov with questions.

How to apply?

Submit a **complete** and **accurate** application which includes **all** of the following information:

1. Complete Sections A and E for your organization. Complete Sections B, C, and D for each property for which a property tax exemption is being requested.
2. All applications must be signed and **notarized** - Notarization (Section E) is required only for each organization and application, *not each property*.
3. All applications must include a copy of IRS 501(c)(3) or (4) letter certifying your organization's eligible status. If your nonprofit organization is a general partner in a limited partnership who owns the property, the nonprofit organization must be responsible for the day-to-day management of the property. In this case, the limited partnership must be listed as the owner.
4. Applications must be digitally submitted to the City of Tualatin no later than March 1, 2024. Please note when an original hard copy may also be required.
 - If an application is **signed or notarized physically**, an original copy of the application must **also** be mailed to City of Tualatin.
 - If an application is **signed and notarized digitally**, the original copy no longer needs to be mailed to the City of Tualatin.
5. **No application fee is required to apply for this program.**

Income Eligibility Schedule

The following income eligibility schedule is to be used in determining the amount of eligible property. Only units which are intended for occupancy by households with incomes at or below these income guidelines are eligible for the exemption.

"Low-income persons" are individuals earning 60% or less of the area median income or 80% following one year of tenancy.

| Household Size | 30% | 50% | 60% | 80% |
|----------------|-----------|-----------|-----------|------------|
| 1 | \$ 23,700 | \$ 39,500 | \$ 47,400 | \$ 63,150 |
| 2 | \$ 27,100 | \$ 45,150 | \$ 54,180 | \$ 72,200 |
| 3 | \$ 30,500 | \$ 50,800 | \$ 60,960 | \$ 81,200 |
| 4 | \$ 33,850 | \$ 56,400 | \$ 67,680 | \$ 90,200 |
| 5 | \$ 36,600 | \$ 60,950 | \$ 73,140 | \$ 97,450 |
| 6 | \$ 39,300 | \$ 65,450 | \$ 78,540 | \$ 104,650 |
| 7 | \$ 42,000 | \$ 69,950 | \$ 83,940 | \$ 111,850 |
| 8 | \$ 44,700 | \$ 74,450 | \$ 89,340 | \$ 119,100 |

Note: Unoccupied housing units at the time of application may be included in the total eligible units if the applicant meets the following conditions:

- A. The units will be available exclusively to eligible low-income persons.
- B. The units are intended to be occupied within the year.
- C. The applicant must provide a written statement to the effect of A and B above and attach it to the application.

Section B - Property to be Considered for Exemption

(Sections B, C, and D must be filled out for each property for which you are requesting a tax exemption)

Owner of record: CPAH Plambeck Limited Partnership

Property Address: 23655 SW Plambeck Ter. Tualatin, OR 97062

(Physical address of the property for which you are seeking an exemption)

Property Tax Account Number(s): R1136023

Tax Lot Account Number(s): 2S135D000303

(Be sure to identify *all* account numbers for both land and improvements on the property for which you are requesting tax exemption. In some cases, land and improvements may have separate account numbers. The Property Tax Account Number(s) and the Tax lot Account Number(s) should be on your property tax statements.)

Total Number of Residential Units in Building(s): 0

Number of Residential Units Occupied by Low-income People: N/A

Total Square Feet in Building(s): N/A

Total Square Feet of Residential and Residential Common Area:⁴ N/A

Date When Exemption was First Granted for this Property: 04/2023

(For renewal applications only)

⁴ This includes halls, baths, dining, and other space dedicated to residential use. Retail uses and other accessory uses not related to residential use are not to be counted.

Section C - Eligible Property

Do you own the property in question? Yes No

If you do not own the property, do you have leasehold interest in the property?

Yes No

If you have an ownership interest in the property, but your organization is not the record owner, describe your interest in the property. NOTE: Your nonprofit organization *must* be responsible for day-to-day operations in order to be eligible for exemption under this program. *Include that information in your description.*

CPAH is the general partner of the limited partnership that is the owner of record. CPAH is responsible for day to day management of the property.

If you have a leasehold interest, describe your interest and include a statement describing how, as the nonprofit organization, you are obligated under the terms of the lease to pay the ad valorem taxes on this property or other contractual arrangement such that the property tax exemption benefits accrue to the nonprofit agency and the residential tenants rather than the owner or corporation from whom you lease.

N/A

If the property is being held for future low-income housing development, describe the future development (number of units, units broken out by number of bedrooms, amenities available, etc.) and the income level(s) that will be served by the future development.

The property is currently under construction. It will provide 116 units of low-income housing to residents at or below 30% to 60% AMI. There will be (54) 1-bedroom units, (40) 2-bedroom units, (16) 3-bedroom units and (6) 4-bedroom units. There will be a community room with spaces for meetings, social gatherings and play, a full-time resident services coordinator with an office on site, and an outdoor play area.

Section D - Description of Charitable Purpose/Project Benefit
(Use for multiple projects if same conditions apply)

Briefly describe your organization's charitable purpose:

To provide low income housing and social services to residents of low-income housing

Is the property being held for the purpose of developing low-income housing?

Yes No

The holding period may not exceed three years. When did the period begin? 7/2023

Is all or a portion of the property is being used for the charitable purpose?

All Portion

If a portion, approximately what percentage of the property? _____

Will the cost savings resulting from the proposed tax exemption enable you to do the following?

a. Reduce the rents that your low-income residential tenants pay on the property in question?

Yes No

If so, by approximately how much? \$50/month

b. Provide greater services to your low-income residential tenants?

Yes No

If yes, in what way(s)?

Cost savings will allow for CPAH to pay salary and overhead for service providers

c. Provide any other benefit to your low-income residential tenants?

Yes No

If yes, please explain.

Cost savings will allow for CPAH to invest into the ongoing upkeep of the property

If you lease the property identified in this application, please explain to what extent your lease agreement coincides with the timeframe of the qualifying tax year:

Section E – Declarations

(Please read carefully and sign below before a notary)

1. I have attached to this application the IRS declaration of the status of applicant as a tax-exempt corporation under 26 U.S.C. Section 501 (c)(3) or (4).
2. I am aware that the income-qualifying tenants must meet the income guidelines in accordance with 42 U.S.C. Section 1437 (a)(b)(2) as amended. (See Attachment A, Income Eligibility Schedule.) Tenant incomes do not exceed these limitations as I verily believe.
3. I am aware of all requirements for tax exemption imposed by ORS 307.540 - 307.548 (Chapter 660 Oregon Laws 1985, as amended by Chapter 756 Oregon Laws 1987) and modified by Tualatin Municipal Code (TMC) Chapter 14-01.
4. To the best of my knowledge, the above-described property or properties, qualify, or if vacant or under construction, will qualify for property tax exemption once occupancy is established.
5. I have read and understood the criteria provided in TMC 14-1-020, and I certify that the corporation meets that criterion.
6. All the information in this application is true to the best of my belief and knowledge and is for the purpose of determining eligibility for the tax exemption program authorized by ORS 307.540 - 307.548 and administered through Tualatin Municipal Code Chapter 14-01.

By: Rachael Duke
Agency Chief Executive Officer (Signature)

Rachael Duke
Agency Chief Executive Officer (Print or Type)

For: Community Partners for Affordable Housing
Corporate Name (Print or Type)

SUBSCRIBED AND SWORN to before me this 02 day of February, 2024.

[Signature]
Notary Public for Oregon (Signature)

Natika Leone Holm
Notary Public for Oregon (Print or Type Name)

My Commission Expires 05/01/2027

