



# 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 23, 2026

---

**SUBJECT:**

Resolution No 5944-26, A Resolution 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.

The City has received two applications under this program for Tax Year 2026 – 2027:

1. 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 (Property Account ID R1136023, Tax Lot 2S135D000303). The site contains 116 units that have been developed for use as affordable housing units.
2. FFAH V Woodridge Apts OR, LLC has submitted an application for exemption of property taxes for the Wood Ridge Apartments at 11999 SW Tualatin Road (Property Account ID R523534, Tax Lot 2S115CC00100). The site contains 264 units that have been developed for use as affordable housing units, with 240 units currently occupied.

The applications, which are attached to this staff report, have been reviewed by staff and they have 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 2026-2027 is estimated to be about \$12,500.

---

**ATTACHMENTS:**

- Resolution No. 5944-26
- Applications for Property Tax Exemption for Low-Income Housing Held by Charitable, Non-Profit Organizations