



City of Tualatin

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: March 13, 2023

SUBJECT:

Resolution No 5678-23, 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.

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 2023-2024 is estimated to be about \$1,700 and will increase to approximately \$10,000 (depending on values determined when developed) upon completion of the project.

ATTACHMENTS:

- Application for Property Tax Exemption for Low-Income Housing Held by Charitable, Nonprofit Organizations
- Resolution No. 5678-23