



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting

March 19, 2024

Resolutions #41382 and #41383



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Overview




- Resolution 41382
- 12-year MFTE
- 4319 South Alder Street
- Tacoma Mall Mixed Use Center
- 20 Units

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Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
8	One Bed, One Bath	446 SQFT	\$1450
8	Two Bed, Two Bath	1089 SQFT	\$1900
Regulated Rate			
2	One Bed, One Bath	446 SQFT	\$1425 (including utility allowance)
2	Two Bed, Two Bath	1089 SQFT	\$1603 (including utility allowance)

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Location



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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$235,000
Projected Sales Tax Generated for City by construction	\$39,000
Total Projected Sales Tax Generated	\$274,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$81,200
Net Positive Impact	\$192,800

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Overview




- Resolution 41383
- 12-year MFTE
- 702 South 38 Street
- Lincoln Mixed Use Center
- 130 Units

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Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
	<u>Market Rate</u>		
53	Studio	375 SQFT	\$1495
43	One Bed, One Bath	516 SQFT	\$1625
8	Two Bed, Two Bath	954 SQFT	\$1995
	<u>Regulated Rate</u>		
14	Studio	375 SQFT	\$1247 (including utility allowance)
10	One Bed, One Bath	516 SQFT	\$1425 (including utility allowance)
2	Two Bed, Two Bath	954 SQFT	\$1603 (including utility allowance)

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Location



City of Tacoma | Proposed Property Tax Exemption Project
 MITE23-0016
 702 S 38TH ST, Tacoma, WA 98418
 7470034421





Tax Parcel Number
7470034421


City of Tacoma
IT GIS Department
GIS Analysis & Data Services




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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$1,456,300
Projected Sales Tax Generated for City by construction	\$325,000
Total Projected Sales Tax Generated	\$1,781,300
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$677,200
Net Positive Impact	\$1,104,100

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