



Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic
Development Department

City Council Meeting

May 14, 2024

Resolution No. 41426 & 41427



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Overview



- Resolution 41426
- 4302 South Puget Sound Avenue
- Tacoma Mall MUC
- 20 units

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Overview



Number of units	Type of Unit	Average Size	Rental Rate
	Market Rate		
16	One Bedroom, One Bath	450 SQFT	\$1500
	Regulated Rate		
4	One Bedroom, One Bath	450 SQFT	\$1520 (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	\$81,000
Net Positive Impact	\$193,000

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Overview




- Resolution 41427
- 711 South 7th Street
- Downtown Regional Growth Center
- 16 units

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Overview





Number of units	Type of Unit	Average Size	Rental Rate
	<u>Market Rate</u>		
2	Studio	400 SQFT	\$1600
7	One Bedroom, One Bath	550 SQFT	\$1850
3	Two Bedroom, Two Bath	700 SQFT	\$2100
	<u>Regulated Rate</u>		
1	Studio	400 SQFT	\$1419 (including utility allowance)
2	One Bedroom, One Bath	550 SQFT	\$1520 (including utility allowance)
1	Two Bedroom, Two Bath	700 SQFT	\$1825(including utility allowance)

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Location





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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$180,250
Projected Sales Tax Generated for City by construction	\$22,750
Total Projected Sales Tax Generated	\$203,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$47,400
Net Positive Impact	\$155,600



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