



## RESOLUTION NO. 41524

Debbie

1 A RESOLUTION relating to the multi-family property tax exemption program;  
 2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property  
 3 Tax Exemption Agreement with Petr Yakimenko, for the development of 12  
 4 multi-family market-rate and affordable rental housing units to be located at  
 4034 South Puget Sound Avenue in the Tacoma Mall Mixed-Use Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of  
 6 Washington, designated several Residential Target Areas for the allowance of a  
 7 limited property tax exemption for new multi-family residential housing, and

8 WHEREAS the City has, through Ordinance No. 25789, enacted a program  
 9 whereby property owners in Residential Target Areas may qualify for a Final  
 10 Certificate of Tax Exemption which certifies to the Pierce County  
 11 Assessor-Treasurer that the owner is eligible to receive a limited property tax  
 12 exemption, and

13 WHEREAS Petr Yakimenko is proposing to develop 12 new market-rate and  
 14 affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
9	One bedroom, one bath	460 Square Feet
Affordable Rate		
3	One bedroom, one bath	460 Square Feet

15 WHEREAS the affordable units will be rented to households whose income  
 16 is at or below 70 percent of Pierce County Area Median Income, adjusted for  
 17 household size, as determined by the Department of Housing and Urban  
 18 Development on an annual basis, and rent will be capped at 30 percent of those  
 19 income levels, adjusted annually, and

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WHEREAS the project will also include three on-site residential parking stalls, and

WHEREAS the Interim Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 4034 South Puget Sound Avenue in the Tacoma Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Petr Yakimenko, for the property located at 4034 South Puget Sound Avenue in the Tacoma Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A."



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Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Petr Yakimenko, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

Approved as to form:  
\_\_\_\_\_  
Deputy City Attorney

Legal description approved:  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**PROJECT DESCRIPTION**

Address: 4034 South Puget Sound Avenue

Tax Parcel: 2890000570

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
9	One bedroom, one bath	460 Square Feet	\$1,500
Affordable Rate			
3	One bedroom, one bath	460 Square Feet	\$1,425 (including utility allowance)

The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis. Rent will be capped at 30 percent of those income levels, adjusted annually.

**LEGAL DESCRIPTION**

Legal Description:

LOTS 18 AND 19, BLOCK 14, CASCADE PARK ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 120, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

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