



## RESOLUTION NO. 41255

1 A RESOLUTION relating to the multi-family property tax exemption program;  
 2 authorizing the execution of a Multi-Family Housing Eight-Year Limited  
 3 Property Tax Exemption Agreement with Louis Rudolph Homes LLC, for the  
 4 development of 20 multi-family market-rate rental housing units to be located  
 at 3579 South "G" Street, in the Lincoln 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 Louis Rudolph Homes LLC, is proposing to develop 20  
 14 market-rate rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
20	One bedroom, one bath	442 Square Feet

15 as well as three on-site residential parking stalls, and

16 WHEREAS the Director of Community and Economic Development has  
 17 reviewed the proposed property tax exemption and recommends that a conditional  
 18 property tax exemption be awarded for the property located at 3579 South "G"  
 19 Street in the Lincoln Mixed-Use Center, as more particularly described in the  
 20 attached Exhibit "A"; Now, Therefore,

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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 eight years, to Louis Rudolph Homes LLC, for the property located at 3579 South "G" Street in the Lincoln Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Louis Rudolph Homes LLC, 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:

Legal description approved:

\_\_\_\_\_  
Deputy City Attorney

\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**PROJECT DESCRIPTION**

Address: 3579 South G Street

Tax Parcel: 7470032410

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
20	One bedroom, one bath	442 Square Feet	\$1,600.00

**LEGAL DESCRIPTION**

Legal Description:

BEGINNING AT A POINT 223.685 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 102, AMENDATORY MAP OF FIRST SCHOOL LAND ADDITION TO THE CITY OF TACOMA, ACORDING TO THE PLAT THEREOF RECORDED JULY 22, 1903, RECORDS OF PIERCE COUNTY, WASHINGTON.

THENCE SOUTH 50 FEET;  
THENCE EAST 142 FEET;  
THENCE NORTH 50 FEET;  
THENCE WEST 142 FEET TO THE POINT OF BEGINNING.

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