



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Project Manager, Community and Economic Development
 Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for Resolution –May 5, 2020
DATE: April 20, 2020

SUMMARY & PURPOSE:

The Community and Economic Development Department is requesting authorization for the appropriate City officials to execute an 8 Year Multifamily Housing Property Tax Exemption Agreement with Brad Major for the development of 12 multifamily market-rate rental units at 4327 South Cedar Street in the Tacoma Mall Mixed Use Center.

BACKGROUND

Brad Major is proposing to develop 12 new market-rate rental units in the Tacoma Mall Mixed Use Center as described in Exhibit “A” to the Resolution. The housing will consist of 12 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
12	One Bedroom, one bathroom	420 SQFT	\$1100

The project will be forwarded to the Pierce County Treasurer Assessor for the 8 year multi-family housing property tax exemption after the project complies with all City of Tacoma building codes, processes and procedures and receives a valid certificate of occupancy from the City. The Community and Economic Development Department has determined that the proposed project has all the necessary qualifications for the 8 year multi-family housing property tax exemption. Brad Major will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH): March 2020 outreach to multifamily properties show that Tacoma still has a 4% vacancy rate in rental housing, which indicates there is still very much a housing need in Tacoma. New projects coming on line are quickly filled, also showing that demand is not slowing. As we add additional units, strain on the market should be relieved and prices should reflect less upward pressure.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This housing project will create more overall housing units throughout the City of Tacoma and not just in certain areas. Creating market rate units in the Tacoma Mall Mixed Use Center provides accessibility to jobs, transit and other amenities in that thriving business district.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions. Decrease the number of vacant properties downtown and in the neighborhood business districts.



Livability: *Equity Index Score:* Very Low Opportunity

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

This project will add live-in units in an area of the City with very low opportunity.

STAFF RECOMMENDATION:

Staff has reviewed the application and has determined that the proposed project qualifies for the 8 Year Multifamily Housing Property Tax Exemption. Staff recommends the Council approve the resolution.

ALTERNATIVES:

Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. Do not approved the exemption		No additional housing units will be created and a vacant back lot will stay underutilized and an attractive nuisance.

EVALUATIONS AND FOLLOW UP:

The development will be tracked as it progresses and once completed will be monitored to ensure the affordability requirements are met for the entire exemption.

FISCAL IMPACT:

The value of the land would continue to be taxed throughout the exemption period. The additional greater economic impact to Tacoma from adding to the population base is estimated through sales tax generation. The projected assessed value of the completed project, the projected property taxes to be exempt and the projected increase in sales tax are listed in the table below:

Current Land Value Property Tax Projections	
Current Assessed Value	\$ 270,000
Current Total Annual Property Tax	\$ 3,500
Projected Total Property Tax Payments on Land Value Over 8 Years	\$ 28,000
- City	\$ 6,400
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 1,352,000
Projected Total Taxes to be Exempt over 8 years	\$ 140,200
- City	\$ 32,200



Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 8 years	\$ 772,500
- City	\$ 83,700
*** Projected Sales Tax Generated from Construction	\$ 162,000
- City	\$ 17,500

*The projected *Completed Assessed Value* is based on estimated construction costs.

**The projected *Total Sales Tax Generated* is estimated by the increase in households the project creates using the average sales tax revenue generated per household in Tacoma.

***The projected *Sales Tax generated from Construction* is estimated by multiplying the construction costs by the sales tax rate.

ATTACHMENTS:

- Map
- Agreement