



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
July 11, 2023
Resolutions 41235 & 41236



1

Overview




- Resolution 41235
- 12-year MFTE
- 4011 South Puget Sound Avenue
- Tacoma Mall Mixed Use Center
- 20 Units

2

2

Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
<u>Market Rate</u>			
1	Studio	449 SQFT	\$1475
15	One Bed, one Bath	440 SQFT	\$1600
<u>Regulated Rate</u>			
4	One Bed, One Bath	449 SQFT	\$1576 including utility allowance


3


3

Location




City of Tacoma | Proposed Property Tax Exemption Project
MFTE23-0011
4011 S PUGET SOUND AVE, Tacoma, WA 98409
2890000431





Tax Parcel Number
2890000431

City of Tacoma
IT GIS Department
GIS Analysis & Data Services



4

4

Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$234,600
Projected Sales Tax Generated for City by construction	\$44,000
Total Projected Sales Tax Generated	\$278,600
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$92,100
Net Positive Impact	\$186,500

5

5

Overview



- Resolution 41236
- 12-year MFTE
- 3243,3247,3251 S. Thompson Ave
- Lincoln Mixed Use Center
- 120 Units

6

6


Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
68	One Bed, One Bath	415 SQFT	\$1600
28	Two Bed, One Bath	590 SQFT	\$1800
Regulated Rate			
17	One Bed, One Bath	415 SQFT	\$1576 (including utility allowance)
7	Two Bed, One Bath	590 SQFT	\$1773 (including utility allowance)

7

Location



City of Tacoma | Proposed Property Tax Exemption Project
 MFT23-0009
 3243, 3247, 3251 South Thompson Avenue, Tacoma, WA 98418
 5275000100, 5275000110, 5275000090



The Parcel Number
 (yellow dashed line, yellow background)


City of Tacoma
 IT GIS Department
 GIS Analysis & Data Services



8

8


Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$1,406,000
Projected Sales Tax Generated for City by construction	\$390,000
Total Projected Sales Tax Generated	\$1,796,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$812,600
Net Positive Impact	\$983,400

9

9



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department
City Council Meeting
July 11, 2023
Resolutions 41235 & 41236

●

10