



Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic
Development Department

City Council Meeting

May 7, 2024

Resolution No. 41421 & 41422



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Overview



- Resolution 41421
- 219-223 N J. MFTE Extension
- 35 units
- Originally approved under Res. 38947

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Overview



Number of units	Type of Unit	Average Size	Rental Rate
Market Rate			
9	Studio	513 SQFT	\$1645
6	One Bedroom, One Bath	801 SQFT	\$1895
10	Two Bedroom, Two Bath	926 SQFT	\$2265
3	Three Bedroom, Two Bath	11587 SQFT	\$2425
Regulated Rate			
2	Studio	513 SQFT	\$1379 (including utility allowance)
2	One Bedroom, One Bath	801 SQFT	\$1576 (including utility allowance)
3	Two Bedroom, Two Bath	926 SQFT	\$1773(including utility allowance)

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Location




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Fiscal Implications



Current Property Values		
Current Total Assessed Valuation		\$8,838,200
Current Taxable Value (Due to MFTE)		\$648,700
Annual Property Taxes Exempted		
	Total	\$90,903
	City	\$18,363
Annual Cost per 70% AMI Unit		
	Total	\$12,900
	City	\$2,623

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Overview




- Resolution 41422
- 1401 E. 29th Street
- Lower Portland Avenue MUC
- 10 units

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Overview



Number of units	Type of Unit	Average Size	Rental Rate
Market Rate			
4	One Bedroom, One Bath	442 SQFT	\$1545
4	Two Bedroom, Two Bath	1120 SQFT	\$2025
Regulated Rate			
1	One Bedroom, One Bath	442 SQFT	\$1425 (including utility allowance)
1	Two Bedroom, Two Bath	1120 SQFT	\$1773(including utility allowance)


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Location




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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$117,000
Projected Sales Tax Generated for City by construction	\$19,500
Total Projected Sales Tax Generated	\$136,500
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$19,000
Net Positive Impact	\$117,500

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