



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–August 13, 2019
DATE: July 29, 2019

SUMMARY:

Authorizing the appropriate City officials to execute an 8 Year Multifamily Housing Property Tax Exemption Agreement with 5 South G LLC for development of 133 multifamily market-rate rental units at 5 South G Street, in the Downtown Regional Growth Center. This is an assisted living facility, with various levels of care and includes 18 memory care units.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 133 market rate rental housing units within a designated mixed use center.

BACKGROUND:

5 South G LLC is proposing to develop 133 new market-rate rental units in the Downtown Regional Growth Center as described in Exhibit “A” to the Resolution. The housing is described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
52	Studio	400-480 SQFT	\$2623
55	1 Bedroom/1 Bathroom	719 SQFT	\$3687
26	2 Bedroom/2 Bathroom	1098 SQFT	\$4867

This project will also contain 65 residential parking spaces and 2,625 SQFT of retail space. The developer is aware of the City’s SBE and LEAP programs and plans to use local labor as much as possible. 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. 5 South G LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

ISSUE:

This action would approve the tax exemption through the attached proposed agreement.

ALTERNATIVES:

If the resolution is not adopted, the tax exemption will not be granted and the developer has stated that the exemption is necessary to make the project feasible.

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.



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 and Tax Projections	
Current Assessed Value	\$ 2,958,900
Current Total Annual Property Tax	\$ 33,384
Projected Total Property Tax Payments on Land Value Over 8 Years	\$ 306,874
- City	\$ 70,681
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 56,000,000
Projected Total Taxes to be Exempt over 8 years	\$ 5,807,886
- City	\$ 1,335,854
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 8 years	\$ 8,562,231
- City	\$ 927,575
***Projected Sales Tax generated from construction	\$ 6,720,000
- City	\$ 728,000

*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