



RESOLUTION NO. 40641

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of an amendment to the Multi-Family Housing
3 Eight-Year Limited Property Tax Exemption Agreement with Primero
4 Courtyards LLC, for the development of 20 multi-family market-rate rental
5 housing units, located at 3715 McKinley Avenue, in the McKinley Mixed-Use
6 Center, to a Multi-Family Housing 12-Year Limited Property Tax Exemption.

7 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
8 Washington, designated several Residential Target Areas for the allowance of a
9 limited property tax exemption for new multi-family residential housing, and

10 WHEREAS the City has, through Ordinance No. 25789, enacted a program
11 whereby property owners in Residential Target Areas may qualify for a Final
12 Certificate of Tax Exemption which certifies to the Pierce County
13 Assessor-Treasurer that the owner is eligible to receive a limited property tax
14 exemption, and

15 WHEREAS, pursuant to Resolution No. 40453, adopted on October 22,
16 2019, Primero Courtyards LLC executed an Eight-Year Limited Property Tax
17 Exemption Agreement for the development of 20 multi-family market-rate rental
18 housing units, and

19 WHEREAS Primero Courtyards LLC now desires to amend the agreement to
20 change from and Eight-Year Limited Property Tax Exemption Agreement to a
21 12-Year Limited Property Tax Exemption Agreement, and to revise the terms of the
22 proposed development, and
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WHEREAS Primero Courtyards LLC, is proposing to develop 20 new market-rate and affordable rate rental housing units to consist of 16 market-rate one-bedroom, one-bathroom units of approximately 400 square feet, and four affordable rate one-bedroom, one-bathroom units of approximately 400 square feet, and

WHEREAS for 2020, the four units that will be required to stay at 80 percent Area Median Income will have a maximum rent of \$1,385 per month, as set by the Department of Housing and Urban Development, which includes a utility allowance, and

WHEREAS, although at this time, the expected market-rate rents and the affordable rents are nearly the same and are deemed “affordable,” over the 12-year exemption period, as the market-rate rents increase, the four affordable units will continue to comply with the allowable and affordable rates, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 3715 McKinley Avenue in the McKinley Mixed-Use Center, as more particularly described in the 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 12 years, to Primero Courtyards LLC, for the property located at 3715 McKinley Avenue in the McKinley Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to amend the existing Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Primero Courtyard LLC, to authorize a 12-year Property Tax Exemption, 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"

LEGAL DESCRIPTION

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Tax Parcel: 5670002290

Legal Description:

A portion of the Southwest Quarter of the Northwest Quarter of Section 15, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 7 and 8, Block 22, McKinley Park Addition, according to the Plat thereof recorded in Book 7 of Plats, Page 96, records of Pierce County Auditor.

Situate in the City of Tacoma, County of Pierce, State of Washington.