



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Economic Development Specialist, Community and Economic Development
 Kim Bedier, Acting Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for resolution– March 20, 2018
DATE: March 5, 2018

SUMMARY:

Authorizing the appropriate City officials to execute a 12 Year Multifamily Housing Property Tax Exemption Agreement with Bear Mountain Holdings LLC for the development of 14 multifamily market-rate and affordable rental units at 4338 South Cedar Street in the Tacoma Mall Mixed Use Center.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 14 market rate and affordable rental housing units within a designated mixed use center.

BACKGROUND:

Lance Wright and Ali Moayeri of Bear Mountain Holdings LLC are proposing to develop 14 new market-rate and affordable rental units in the Tacoma Mall Mixed Use Center as described in Exhibit “A” to the Resolution. The housing will consist of 14 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
11	One bedroom, one bath	400 SQFT	\$900
<i>Affordable Rate</i>			
3	One bedroom, one bath	400 SQFT	\$900

Although at this time, the market rate expected rents and the affordable rents are the same and are deemed “affordable”, over the twelve year exemption as market rate rents increase, the three affordable units will have to continue to comply with the allowable rental rates tied to the 80% of the Pierce County Area Median income as published annually by HUD.

This project will also include 7 stall of on-site residential parking. The project will be forwarded to the Pierce County Treasurer Assessor for the 12 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 12 year multi-family housing property tax exemption. Bear Mountain Holdings 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 12 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 Property Tax Projections	
Current Assessed Value	\$ 187,600
Current Total Annual Property Tax	\$ 2970
Projected Total Property Tax Payments on Land Value Over 12 Years	\$ 35,600
- City	\$ 5000
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 850,000
Projected Total Taxes to be Exempt over 12 years	\$ 164,200
- City	\$ 36,700
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 12 years	\$ 865,100
- City	\$ 108,100

*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.