



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Economic Development Specialist, Community and Economic Development
 Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for resolution– August 14, 2018
DATE: July 30, 2018

SUMMARY:

Authorizing the appropriate City officials to execute a 12 Year Multifamily Housing Property Tax Exemption Agreement with Primero Courtyards LLC for the development of 12 multifamily market-rate and affordable rental units at 4013 S. Puget Sound Avenue in the Tacoma Mall Mixed Use Center. On May 1, 2018 this property was approved for an eight year tax exemption, and they are now requesting a change to the 12 year exemption.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 12 market rate and affordable rental housing units within a designated mixed use center.

BACKGROUND:

Leslie Byrd II of Primero Courtyards LLC is proposing to develop 12 new market-rate and affordable rental units in the Downtown Regional Growth Center as described in Exhibit “A” to the Resolution. The housing will consist of 12 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
1	Studio	270 SQFT	\$825
8	One bedroom, one bath	400 SQFT	\$950
<i>Affordable</i>			
3	One bedroom, one bath	400 SQFT	\$950

This project will also contain one residential parking space. The developers have expressed a willingness to use local labor and work with the City’s SBE program. 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. Primero Courtyards 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 and retail portions 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 Retail Property Tax Projections	
Current Assessed Value	\$ 39,700
Current Total Annual Property Tax	\$ 630
Projected Total Property Tax Payments on Land Value Over 8 Years	\$ 5,000
- City	\$ 1,050
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 12,880
Projected Total Taxes to be Exempt over 8 years	\$ 130,000
- City	\$ 23,000
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 8 years	\$ 495,000
- City	\$ 62,000

*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.