

**MULTI-FAMILY HOUSING EIGHT-YEAR LIMITED PROPERTY
TAX EXEMPTION AGREEMENT**

THIS AGREEMENT is entered into this ____ day of _____, 2019, by and between KEPPNER GROUP LLC hereinafter referred to as the "Applicant," and the CITY OF TACOMA, a first-class charter city hereinafter referred to as the "City."

WITNESSETH:

WHEREAS the City has an interest in stimulating new construction or rehabilitation of multi-family housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, increase and improve housing opportunities, and encourage development densities supportive of transit use, and

WHEREAS the City has, pursuant to the authority granted to it by Chapter 84.14 of the Revised Code of Washington, designated various Residential Target Areas for the provision of an eight-year limited property tax exemption for new multifamily residential housing, and

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

WHEREAS the Applicant is interested in receiving an eight-year limited property tax exemption to develop 180 market-rate housing rental units, located at 2515 S Jefferson Avenue and 2502 South Hood Street, and

WHEREAS the housing will consist of 180 market-rate housing rental units containing 37 studio units of 450 square feet renting for \$1300 per month; 103 one bedroom, one bathroom units of 625 square feet renting for \$1600 per month; 38 two bedroom, one bathroom units of 900 square feet renting for \$1900 per month; 2 three bedroom, two bathroom units of 1100 square feet renting for \$2200 per month and will include 3,877 square feet of commercial space, 170 residential parking stalls and 80 nonresidential parking stalls. The construction cost is estimated at \$30,000,000 and will provide approximately 141,200 labor hours of employment. Annual property taxes to be exempted are estimated to be approximately \$474,000 of which \$99,000 would be the City's portion. The land and commercial space will continue to produce tax revenues throughout the exemption. Construction is expected to begin the June of 2019 and be completed the December of 2020, and

WHEREAS the Applicant has submitted to the City preliminary site plans and floor plans for multi-family residential housing to be created on said property and described more specifically as follows:

LEGAL DESCRIPTION:

2515 South Jefferson Avenue

Tax Parcel 2025080010

That portion of the Southwest Quarter of the Northwest Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 1 through 10, inclusive, Block 2508, Tacoma Land Company's First Addition to Tacoma, W.T., according to Plat recorded July 7, 1884, in Pierce County, Washington.

2502 South Hood Street

Tax Parcel 2025080011

That portion of the Southwest Quarter of the Northwest Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

A parcel of land in the City of Tacoma, County of Pierce, State of Washington, bounded as follows:

On the North by the South line of South 25th Street; On the East by the Westerly boundary of that certain 20-foot wide strip of land described as "Main Line Parcel 'H' South 25th Street to South" in deed from BNSF Railway Company to the City of Tacoma, filed August 21, 2014 as Instrument Number 201408210506, Office of the Pierce County, Auditor; On the South by the Easterly prolongation of the South line of Lot 10, Block 2508 of the Tacoma Land Company's First Addition to Tacoma, W.T., according to the Plat filed for record July 7, 1884 in the Office of the Pierce County Auditor and on the West by the Easterly boundary of said Block 2508.

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

"hereinafter referred to as the "Site," and

WHEREAS the City has determined that the improvements will, if completed as proposed, satisfy the requirements for an eight-year Final Certificate of Tax Exemption;

NOW, THEREFORE, the City and the Applicant do mutually agree as follows:

1. The City agrees to issue the Applicant a Conditional Certificate of Acceptance of Tax Exemption.

2. The Applicant agrees to construct on the Site multi-family residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City Council approval of this Agreement. In no event shall such construction provide fewer than four new multi-family permanent residential units nor shall it provide fewer than half of its total residential units as permanent housing.

3. The Applicant agrees to complete construction of the agreed upon improvements within three years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption, or within any extension thereof granted by the City.

4. The Applicant agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file with the City's Community and Economic Development Department the following:

- (a) a statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
- (b) a description of the completed work and a statement of qualification for the exemption; and
- (c) a statement that the work was completed within the required three year period or any authorized extension.

5. The City agrees, conditioned on the Applicant's successful completion of the improvements in accordance with the terms of this Agreement and on the Applicant's filing of the materials described in Paragraph 4 above, to file an eight-year Final Certificate of Tax Exemption with the Pierce County Assessor-Treasurer.

6. The Applicant agrees, within 30 days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption and each year thereafter for a period of eight-years, to file a notarized declaration with the City's Community and Economic Development Department indicating the following:

- (a) a statement of occupancy and vacancy of the multi-family units during the previous year;
- (b) a certification that the property continues to be in compliance with this Agreement; and,
- (c) a description of any subsequent improvements or changes to the property.

7. If the Applicant converts to another use any of the new multi-family residential housing units constructed under this Agreement, the Applicant shall notify the Pierce County Assessor-Treasurer and the City's Department of Community and Economic Development within 60 days of such change in use.

8. The Applicant agrees to notify the City promptly of any transfer of Applicant's ownership interest in the Site or in the improvements made to the Site under this Agreement.

9. The City reserves the right to cancel the eight-year Final Certificate of Tax Exemption should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement.

10. No modifications of this Agreement shall be made unless mutually agreed upon by the parties in writing.

11. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting term or clause, and to this end, the terms of this Agreement are declared to be severable.

12. This Agreement governs the property tax exemption for this property only and is not to be construed as approval of, or providing authority for, any other requirement under state or local law, including but not limited to building permits or variances.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF TACOMA

KEPPNER GROUP LLC

Elizabeth Pauli
City Manager

By: _____
Its: _____

Countersigned:

Jeff Robinson,
Community & Economic Development Dept. Director

