



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
March 3, 2020
Resolution 40565,40566



OVERVIEW



- Koz on MLK Way LLC
- 824 Martin Luther King Jr Way
- 156 units

● ● ● **OVERVIEW** 



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Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
48	Studio	350	\$950
50	One Bedroom, one bathroom	470	\$1100
20	Two Bedroom, one bathroom	735	\$1450
4	Three Bedroom, one bathroom	960	\$1700
Affordable Rate			
12	Studio	350	\$1124* max including utilities
13	One Bedroom, one bathroom	470	\$1284*max including utilities
5	Two Bedroom, one bathroom	735	\$1444*max including utilities
1	Three Bedroom, one bathroom	960	\$1604*max including utilities



Fiscal Implications

Taxes Exempted	
Projected Total Taxes to be Exempt by City over 12 years	\$1,000,000
Taxes Generated	
**Projected Total Sales Tax Generated for City over 12 years	\$1,632,000
***Projected Sales Tax generated for City by construction	\$372,000
- Total Projected Sales Tax generated	\$2,004,000





Location

- Tax Parcels
- 200822-0030, 0040 & -0050

City of Tacoma | Proposed Property Tax Exemption Project
 824 MLK APN 2008220050,2008220040,2008220030









- Schuur Bros Inc
- 4323 South Puget Sound
- 7 units
- Tacoma Mall Mixed Use Center

7





Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
5	Two bedroom, 2.5 bath	1000 SQFT	\$1400
Affordable Rate			
2	Two bedroom, 2.5 bath	1000 SQFT	\$1444*with utility allowance

8

Fiscal Implications



Taxes Exempted	
Projected Total Taxes to be Exempt by City over 12 years	\$37,700
Taxes Generated	
**Projected Total Sales Tax Generated for City over 12 years	\$62,700
***Projected Sales Tax generated for City by construction	\$13,000
- Total Projected Sales Tax generated	\$73,700

Location



- Tax Parcel
2890000990

City of Tacoma | Proposed Property Tax Exemption Project
4323 South Puget Sound APN 2890000990





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