



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
June 20, 2023
Resolutions 41223 & 41224



1

Overview




- Resolution 41223
- 12-year MFTE
- 2106 Martin Luther King Jr Way
- Downtown Regional Growth Center
- 20 Units

2

2


Overview





Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
1	Studio	433 SQFT	\$1250
15	One Bed, one Bath	443 SQFT	\$1600
Regulated Rate			
4	One Bed, One Bath	433 SQFT	\$1576 including utility allowance

3

Location




City of Tacoma | Proposed Property Tax Exemption Project
 MFTE23-0007
 2106 MARTIN LUTHER KING JR, Tacoma, WA 98405
 7685001840

Tax Parcel Number
7685001840

City of Tacoma
IT GIS Department
GIS Analysis & Data Services



4

Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$264,300
Projected Sales Tax Generated for City by construction	\$45,500
Total Projected Sales Tax Generated	\$309,800
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$95,000
Net Positive Impact	\$214,800

5

5

Overview



- Resolution 41224
- 12-year MFTE
- 4308 South Alder Street
- Tacoma Mall Mixed Use Center
- 60 Units

6

6

Overview

Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
28	One Bed, One Bath	420 SQFT	\$1600
20	Two Bed, One Bath	615 SQFT	\$1800
Regulated Rate			
7	One Bed, One Bath	420 SQFT	\$1576 (including utility allowance)
5	Two Bed, One Bath	615 SQFT	\$1773 (including utility allowance)

7

Location

City of Tacoma | Proposed Property Tax Exemption Project
 MFTE23-0008
 4308 S ALDER ST, Tacoma, WA 98409
 5405000211

Tax Parcel Number
5405000211

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8

Fiscal Implications

Taxes Generated	
Projected Total Sales Tax Generated for City	\$703,000
Projected Sales Tax Generated for City by construction	\$130,000
Total Projected Sales Tax Generated	\$833,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$271,000
Net Positive Impact	\$562,200

9

9



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10