



RESOLUTION NO. 40900

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of an amendment to the Multi-Family Housing
3 Eight-Year Limited Property Tax Exemption Agreement with Ethos
4 Development LLC for the development of 188 multi-family market-rate rental
5 housing units, located at 1402 Tacoma Avenue South, in the Downtown
6 Regional Growth Center, to a Multi-Family Housing 12-Year Limited Property
7 Tax Exemption for 160 market-rate and affordable rental housing units.

8 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
9 Washington, designated several Residential Target Areas for the allowance of a
10 limited property tax exemption for new multi-family residential housing, and
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12 WHEREAS the City has, through Ordinance No. 25789, enacted a program
13 whereby property owners in Residential Target Areas may qualify for a Final
14 Certificate of Tax Exemption which certifies to the Pierce County
15 Assessor-Treasurer that the owner is eligible to receive a limited property tax
16 exemption, and

17 WHEREAS, pursuant to Resolution No. 40487, adopted on November 19,
18 2019, Ethos Development LLC executed an Eight-Year Limited Property Tax
19 Exemption Agreement for the development of 188 multi-family market-rate rental
20 housing units, and

21 WHEREAS Ethos Development LLC now desires to amend the agreement to
22 change from an Eight-Year Limited Property Tax Exemption Agreement to a
23 12-Year Limited Property Tax Exemption Agreement, and to revise the terms of the
24 proposed development, and commit to having 20 percent of their units be
25 affordable, and
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WHEREAS the project moved through permitting, the unit number and mix has changed slightly as well, and this change to a 12-year tax exemption would require that 32 of the 160 units be rented to households who earn 80 percent or less of the family median income, and

WHEREAS Ethos Development LLC, is proposing to develop 160 new market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
53	Studio	324 Square Feet	\$1,437
33	One bedroom, one bath	511 Square Feet	\$1,696
37	Two bedroom, two bath	762 Square Feet	\$2,509
5	Three bedroom, two bath	901 Square Feet	\$2,886
Affordable Rate			
13	Studio	324 Square Feet	\$1,273 (including utilities)
9	One bedroom, one bath	511 Square Feet	\$1,454 (Including utilities)
9	Two bedroom, two bath	762 Square Feet	\$1,635 (including utilities)
1	Three bedroom, two bath	901 Square Feet	\$1,816 (including utilities)

as well as 59 on-site residential parking stalls, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 1402 Tacoma Avenue South in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize an amendment to the original conditional eight-year property tax exemption, to a period of 12 years, to Ethos Development LLC, for the property located at 1402 Tacoma



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Avenue South in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute an amendment to the original Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement to a 12-Year Limited Property Tax Exemption Agreement with Ethos Development LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Parcel No. 2014120011

3 PARCEL COMPOSITE LEGAL

A portion of the Northeast Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 1 through 5, inclusive, and the North Half of Lot 6, Block 1412, Map of New Tacoma, Washington Territory, according to the Plat filed for record February 3, 1875, in the Office of the County Auditor, in Pierce County, Washington.

Together with Easterly 10 feet of alley abutting thereon vacated by Ordinance No. 1890 of the City of Tacoma, recorded under Auditor's No. 208346.

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