



# Multifamily Property Tax Exemption

City of Tacoma | Community and Economic  
Development Department

City Council Meeting  
April 25, 2023  
Resolutions 41186 & 41187



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## Overview



- Resolution 41186
- 8 year MFTE
- 2546 Tacoma Avenue S.
- Downtown Regional Growth Center
- 140 Units

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# Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
<u>Market Rate</u>			
140	Studio	375-490 SQFT	\$1100-1400

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# Location



City of Tacoma | Proposed Property Tax Exemption Project

2546 TACOMA AVE S, Tacoma, WA 98402  
 2025120100, 2025120110, 2025120120, 2025120130.



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## Fiscal Implications



<b>Taxes Generated</b>	
Projected Total Sales Tax <b>Generated</b> for City	\$1,100,000
Projected Sales Tax <b>Generated</b> for City by construction	\$300,000
<b>Total Projected Sales Tax Generated</b>	<b>\$1,400,000</b>
<b>Taxes Exempted</b>	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$415,300</b>
<b>Net Positive Impact</b>	<b>\$984,700</b>

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## Overview




- Resolution 41187
- 12 year MFTE
- 2367 Yakima Avenue
- Downtown Regional Growth Center
- 4 Units

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## Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
	<b><u>Market Rate</u></b>		
1	One Bed, One Bath	505 SQFT	\$1450
2	Two Bed, two Bath	1114 SQFT	\$2000
	<b><u>Regulated Rate</u></b>		
1	One Bed, One Bath	505 SQFT	\$1425 including utility allowance

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## Location



City of Tacoma | Proposed Property Tax Exemption Project



2367 YAKIMA AVE, TACOMA, WA 98405  
2023150082






Tax Parcel Number  
2023150082

City of Tacoma  
IT GIS Department  
GIS Analysis & Data Services

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## Fiscal Implications

Taxes Generated	
Projected Total Sales Tax <b>Generated</b> for City	\$46,800
Projected Sales Tax <b>Generated</b> for City by construction	\$8,500
<b>Total Projected Sales Tax Generated</b>	<b>\$55,300</b>
Taxes Exempted	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$17,600</b>
<b>Net Positive Impact</b>	<b>\$37,700</b>

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