



# Multifamily Property Tax Exemption

City of Tacoma | Community and Economic  
Development Department

City Council Meeting

March 19, 2024

Resolutions #41382 and #41383



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## Overview




- Resolution 41382
- 12-year MFTE
- 4319 South Alder Street
- Tacoma Mall Mixed Use Center
- 20 Units

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## Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
<b>Market Rate</b>			
8	One Bed, One Bath	446 SQFT	\$1450
8	Two Bed, Two Bath	1089 SQFT	\$1900
<b>Regulated Rate</b>			
2	One Bed, One Bath	446 SQFT	\$1425 (including utility allowance)
2	Two Bed, Two Bath	1089 SQFT	\$1603 (including utility allowance)

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## Location



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## Fiscal Implications



<b>Taxes Generated</b>	
Projected Total Sales Tax <b>Generated</b> for City	\$235,000
Projected Sales Tax <b>Generated</b> for City by construction	\$39,000
<b>Total Projected Sales Tax Generated</b>	<b>\$274,000</b>
<b>Taxes Exempted</b>	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$81,200</b>
<b>Net Positive Impact</b>	<b>\$192,800</b>

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## Overview



- Resolution 41383
- 12-year MFTE
- 702 South 38 Street
- Lincoln Mixed Use Center
- 130 Units

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## Overview

Number of units	Type of Unit	Average Size	Expected Rental Rate
<b><u>Market Rate</u></b>			
53	Studio	375 SQFT	\$1495
43	One Bed, One Bath	516 SQFT	\$1625
8	Two Bed, Two Bath	954 SQFT	\$1995
<b><u>Regulated Rate</u></b>			
14	Studio	375 SQFT	\$1247 (including utility allowance)
10	One Bed, One Bath	516 SQFT	\$1425 (including utility allowance)
2	Two Bed, Two Bath	954 SQFT	\$1603 (including utility allowance)

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## Location

City of Tacoma | Proposed Property Tax Exemption Project  
 MITE23-0016  
 702 S 38TH ST, Tacoma, WA 98418  
 7470034421





Tax Parcel Number  
7470034421


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	\$1,456,300
Projected Sales Tax <b>Generated</b> for City by construction	\$325,000
<b>Total Projected Sales Tax Generated</b>	<b>\$1,781,300</b>
Taxes Exempted	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$677,200</b>
<b>Net Positive Impact</b>	<b>\$1,104,100</b>

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