



Multifamily Property Tax Exemption Extension

Community and Economic Development Department

City Council Meeting
February 11, 2025
Resolution No. 41619

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Background



On December 7, 2021, Council passed Ordinance No. 28798 which enabled extension applications for MFTE projects current under an 8- or 12-year property tax exemption, if affordability was maintained or added

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Overview



- Resolution 41619
- Grand On Broadway MFTE Extension
- 139 units
- Originally approved under Res. 39165

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Overview



Number of Units	Type of Unit	Average Size	Average Rental Rate
	<u>Market Rate</u>		
35	Studio	340 - 490 ft ²	\$1,596
76	One Bedroom, One Bath	528 - 870 ft ²	\$1,978
	<u>Regulated Rate</u>		
9	Studio	340 - 490 ft ²	\$1,419 (including utility allowance)
19	One Bedroom, One Bath	528 - 870 ft ²	\$1,520 (including utility allowance)

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Location



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Fiscal Implications

Current Property Values

Current Total Assessed Valuation \$42,100,000

Current Taxable Value (Due to MFTE) \$1,520,000

Annual Property Taxes Exempted

Total \$450,775

City \$72,700

Annual Cost per 70% AMI Unit

Total **\$16,100**

City **\$2,600**

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