



RESOLUTION NO. 40565

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
3 Tax Exemption Agreement with Koz on MLK Way LLC, for the development
4 of 156 multi-family market-rate and affordable housing units to be located at
5 824 Martin Luther King Jr Way in the Downtown Regional Growth Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
7 Washington, designated several Residential Target Areas for the allowance of a
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and

14 WHEREAS Koz on MLK Way LLC, is proposing to develop 156 new market-
15 rate housing units to consist of 48 studio units, with an average size of 350 square
16 feet and renting for approximately \$950 per month, 50 one-bedroom, one-bath units
17 with an average size of 470 square feet and renting for approximately \$1,100 per
18 month, 20 two-bedroom, one-bath units with an average size of 735 square feet
19 and renting for approximately \$1,450 per month, and four three-bedroom, one-bath
20 units with an average size of 960 square feet and renting for approximately \$1,700
21 per month; and 12 affordable-rate studio units with an average size of 350 square
22 feet and renting for approximately \$950 per month, 13 affordable-rate one-
23 bedroom, one-bath units with an average size of 470 square feet and renting for
24 approximately \$1,284 per month including utilities, five affordable-rate two-
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1 bedroom, one-bath units with an average size of 735 square feet and renting for
2 approximately \$1,444 per month including utilities, and one affordable-rate three-
3 bedroom, one-bath unit with an average size of 960 square feet and renting for
4 approximately \$1,604 per month including utilities, as well as three live/work units,
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6 31 on-site residential parking stalls, and 6,500 square feet of retail space, and

7 WHEREAS, although at this time, the expected market-rate rents and the
8 affordable rents are nearly the same and are deemed “affordable,” over the 12-year
9 exemption period, as the market-rate rents increase, the 31 affordable units will
10 continue to comply with the allowable and affordable rates, and
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12 WHEREAS the Director of Community and Economic Development has
13 reviewed the proposed property tax exemption and recommends that a conditional
14 property tax exemption be awarded for the property located at 824 Martin Luther
15 King Jr Way in the Downtown Regional Growth Center, as more particularly
16 described in the attached Exhibit “A”; Now, Therefore,
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18 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

19 Section 1. That the City Council does hereby approve and authorize a
20 conditional property tax exemption, for a period of 12 years, to Koz on MLK Way
21 LLC, for the property located at 824 Martin Luther King Jr Way in the Downtown
22 Regional Growth Center, as more particularly described in the attached Exhibit “A.”
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Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Koz on MLK Way 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:

Legal description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcels: 200822-0030, 0040 & -0050

Legal Description:

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

Lots 4 through 12, inclusive, Block 822, Central Addition to Tacoma, Washington Territory, according to the Plat recorded in Volume 1 of Plats, Page 74, records of Pierce County Auditor; Together with Lots 7 through 12, inclusive, Block 822, Map of New Tacoma, Washington Territory, according to the Plat thereof filed for record February 3, 1875, records of Pierce County Auditor;

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