



TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Project Manager, Community and Economic Development
 Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for resolution – September 10, 2019
DATE: August 22, 2019

SUMMARY:

Authorizing the appropriate City officials to execute a 12-Year Multifamily Housing Property Tax Exemption Agreement with RDM Construction Services, LLC for the development of 4 multifamily market-rate and affordable rental units at 766 South 39th Street in the Lincoln Mixed Use Center.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 4 market rate and affordable rental housing units within a designated mixed-use center.

BACKGROUND:

RDM Construction Services, LLC is proposing to develop 4 new market-rate and affordable rental units in the Lincoln Mixed Use Center as described in Exhibit “A” to the Resolution. The housing will consist of 4 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
1	Studio	447 SQFT	\$950
2	Two bedroom, two bath	935 SQFT	\$1400
<i>Affordable Rate</i>			
1	Studio	447 SQFT	\$1124* with utilities (max)

This project will also include 3 parking spaces. The project will be forwarded to the Pierce County Treasurer Assessor for the 12-Year multi-family housing property tax exemption after the project complies with all City of Tacoma building codes, processes and procedures and receives a valid certificate of occupancy from the City. RDM Construction Services, LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.

ISSUE:

This action would approve the tax exemption through the attached proposed agreement.

ALTERNATIVES:

If the resolution is not adopted, the tax exemption will not be granted and the developer has stated that the exemption is necessary to make the project feasible.

RECOMMENDATION:

Staff has reviewed the application and has determined that the proposed project qualifies for the 12-Year Multifamily Housing Property Tax Exemption. Staff recommends the Council approve the resolution.



FISCAL IMPACT:

The value of the land and retail portions would continue to be taxed throughout the exemption period. The additional greater economic impact to Tacoma from adding to the population base is estimated through sales tax generation. The projected assessed value of the completed project, the projected property taxes to be exempt and the projected increase in sales tax are listed in the table below:

Current Land Value and Retail Property Tax Projections	
Current Assessed Value	\$ 63,100
Current Total Annual Property Tax	\$ 818
Projected Total Property Tax Payments on Land Value Over 12 Years	\$ 9,819
- City	\$ 2,258
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 450,000
Projected Total Taxes to be Exempt over 12 years	\$ 70,005
- City	\$ 16,101
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 12 years	\$ 386,300
- City	\$ 41,850
***Projected Sales Tax generated from construction	\$ 54,000
- City	\$ 5850

*The projected *Completed Assessed Value* is based on estimated construction costs.

**The projected *Total Sales Tax Generated* is estimated by the increase in households the project creates using the average sales tax revenue generated per household in Tacoma.

***The projected Sales Tax generated from construction is estimated by multiplying the construction costs by the sales tax rate.