



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– November 19, 2019
DATE: October 25, 2019

SUMMARY:

Authorizing the appropriate City officials to execute an 8 Year Multifamily Housing Property Tax Exemption Agreement with Encompass Property Management LLC for development of 42 multifamily market-rate rental units at 632, 638, and 640 North Trafton Street in the 6th Avenue Mixed Use Center.

STRATEGIC POLICY PRIORITY:

This project will foster neighborhood, community, and economic development vitality and sustainability by providing 42 market rate rental housing units within a designated mixed use center.

BACKGROUND:

Encompass Property Management LLC is proposing to develop 42 new market-rate rental units in the 6th Avenue Mixed Use Center as described in Exhibit “A” to the Resolution. The housing will consist of 42 units as described in the chart below.

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
15	Studio	520 SQFT	\$1050
12	One bedroom, one bath	700 SQFT	\$1300
15	Three bedroom, two bath	850 SQFT	\$1550

This project will also contain 35 residential parking stalls. The developers are aware of the City’s SBE and LEAP programs and plan to use local labor. The project will be forwarded to the Pierce County Treasurer Assessor for the 8 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. The Community and Economic Development Department has determined that the proposed project has all the necessary qualifications for the 8 year multi-family housing property tax exemption. Encompass Property Management 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 8 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	\$ 1,027,800
Current Total Annual Property Tax	\$ 16,325
Projected Total Property Tax Payments on Current Property Value Over 8 Years	\$ 106,600
- City	\$ 24,500
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$ 10,000,000
Projected Total Taxes to be Exempt over 8 years	\$ 1,037,000
- City	\$ 240,000
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 8 years	\$ 2,704,000
- City	\$ 293,000
***Projected Sales Tax generated from construction	\$ 1,200,000
- City	\$ 130,000

*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