



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting

April 12, 2022

Resolution No. 40945 and 40946




Overview



- Resolution 40945
- 7624 Pacific Avenue
- Upper Pacific Mixed Use Center
- 11 units


Overview




Number of units	Type of Unit	Average Size	Rental Rate
	<u>Market Rate</u>		
8	One Bedroom, one bath	409	\$1400
	<u>Regulated Rate</u>		
3	One Bedroom, one bath	409	\$1385





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Location



City of Tacoma | Proposed Property Tax Exemption Project
7624 PACIFIC AVE, Tacoma, WA 98408
7850000702



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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$119,000
Projected Sales Tax Generated for City by construction	\$20,800
Total Projected Sales Tax Generated	\$139,800
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$52,600
Net Positive Impact	\$87,200

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Overview



- Resolution 40946
- 506 South 21st Street
- Downtown Regional Growth Center
- 222 units

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Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
53	Studio	430	\$1580
48	One Bedroom, one bath	700	\$1820
76	Two Bedroom, two bath	795	\$2000-2550
Regulated Rate			
27	Studio	430	\$1211
1	One Bedroom, one bath	700	\$1385
17	Two Bedroom, two bath	795	\$1558

Location



City of Tacoma | Proposed Property Tax Exemption Project
 506 SOUTH 21ST STREET, Tacoma, WA 98402
 2021100144, 2021100143



Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$2,400,000
Projected Sales Tax Generated for City by construction	\$1,155,000
Total Projected Sales Tax Generated	\$3,555,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$2,920,000
Net Positive Impact	\$635,000

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