



## Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic  
Development Department

City Council Meeting

May 7, 2024

Resolution No. 41421 & 41422



1

## Overview



- Resolution 41421
- 219-223 N J. MFTE Extension
- 35 units
- Originally approved under Res. 38947

2

2

# Overview



Number of units	Type of Unit	Average Size	Rental Rate
<b>Market Rate</b>			
9	Studio	513 SQFT	\$1645
6	One Bedroom, One Bath	801 SQFT	\$1895
10	Two Bedroom, Two Bath	926 SQFT	\$2265
3	Three Bedroom, Two Bath	11587 SQFT	\$2425
<b>Regulated Rate</b>			
2	Studio	513 SQFT	\$1379 (including utility allowance)
2	One Bedroom, One Bath	801 SQFT	\$1576 (including utility allowance)
3	Two Bedroom, Two Bath	926 SQFT	\$1773(including utility allowance)

3

3

# Location




4

4

## Fiscal Implications



Current Property Values		
Current Total Assessed Valuation		\$8,838,200
Current Taxable Value (Due to MFTE)		\$648,700
Annual Property Taxes Exempted		
	Total	\$90,903
	City	\$18,363
Annual Cost per 70% AMI Unit		
	Total	\$12,900
	City	\$2,623

5

5

## Overview




- Resolution 41422
- 1401 E. 29<sup>th</sup> Street
- Lower Portland Avenue MUC
- 10 units

6

6

# Overview





Number of units	Type of Unit	Average Size	Rental Rate
<b>Market Rate</b>			
4	One Bedroom, One Bath	442 SQFT	\$1545
4	Two Bedroom, Two Bath	1120 SQFT	\$2025
<b>Regulated Rate</b>			
1	One Bedroom, One Bath	442 SQFT	\$1425 (including utility allowance)
1	Two Bedroom, Two Bath	1120 SQFT	\$1773(including utility allowance)

7

7

# Location






8

8


# Fiscal Implications



Taxes Generated	
Projected Total Sales Tax <b>Generated</b> for City	\$117,000
Projected Sales Tax <b>Generated</b> for City by construction	\$19,500
<b>Total Projected Sales Tax Generated</b>	<b>\$136,500</b>
Taxes Exempted	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$19,000</b>
<b>Net Positive Impact</b>	<b>\$117,500</b>

9

9



## Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic  
Development Department

**City Council Meeting**  
**May 7, 2024**  
**Resolution No. 41421 & 41422**

●

10