



# Multifamily Property Tax Exemption

City of Tacoma | Community and Economic  
Development Department

City Council Meeting  
July 11, 2023  
Resolutions 41235 & 41236



1

## Overview



- Resolution 41235
- 12-year MFTE
- 4011 South Puget Sound Avenue
- Tacoma Mall Mixed Use Center
- 20 Units

2

2

# Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
<b><u>Market Rate</u></b>			
1	Studio	449 SQFT	\$1475
15	One Bed, one Bath	440 SQFT	\$1600
<b><u>Regulated Rate</u></b>			
4	One Bed, One Bath	449 SQFT	\$1576 including utility allowance

3

3

# Location



City of Tacoma | Proposed Property Tax Exemption Project  
MFTE23-0011  
4011 S PUGET SOUND AVE, Tacoma, WA 98409  
2890000431





Tax Parcel Number  
2890000431

City of Tacoma  
IT GIS Department  
GIS Analysis & Data Services



4

4

## Fiscal Implications



<b>Taxes Generated</b>	
Projected Total Sales Tax <b>Generated</b> for City	\$234,600
Projected Sales Tax <b>Generated</b> for City by construction	\$44,000
<b>Total Projected Sales Tax Generated</b>	<b>\$278,600</b>
<b>Taxes Exempted</b>	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$92,100</b>
<b>Net Positive Impact</b>	<b>\$186,500</b>

5

5

## Overview



- Resolution 41236
- 12-year MFTE
- 3243,3247,3251 S. Thompson Ave
- Lincoln Mixed Use Center
- 120 Units

6

6

# Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
<b>Market Rate</b>			
68	One Bed, One Bath	415 SQFT	\$1600
28	Two Bed, One Bath	590 SQFT	\$1800
<b>Regulated Rate</b>			
17	One Bed, One Bath	415 SQFT	\$1576 (including utility allowance)
7	Two Bed, One Bath	590 SQFT	\$1773 (including utility allowance)

7

# Location




8

8

## Fiscal Implications

Taxes Generated	
Projected Total Sales Tax <b>Generated</b> for City	\$1,406,000
Projected Sales Tax <b>Generated</b> for City by construction	\$390,000
<b>Total Projected Sales Tax Generated</b>	<b>\$1,796,000</b>
Taxes Exempted	
<b>Projected Total Taxes to be Exempt by City</b>	<b>\$812,600</b>
<b>Net Positive Impact</b>	<b>\$983,400</b>

9

9



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10