



TMC 6A.110 & 13.17 Multifamily Property Tax Exemption

City of Tacoma | Community and Economic Development
Department
City Council Meeting
December 7, 2021
ORD28798



Background



- Government Performance and Finance Committee (GPFC) studies MFTE program from September – November
- November 9 Council approved GPFC recommendations in Resolution 40866
- November 30, Public hearing held on expansion areas

Overview



- Amendments to Code 6A.110 & 13.17
 - Implement elements of Senate Bill 5287
 - Expand use areas
 - Lower affordability level to 70% Pierce County Family Median Income

3

SB 5287



- Approve use of 20-year MFTE
- Allow 12 year extensions to current projects, if affordability is added or maintained
- Allow for approval of extra time to finish projects affected by COVID 19.

4

Expansion of use Areas

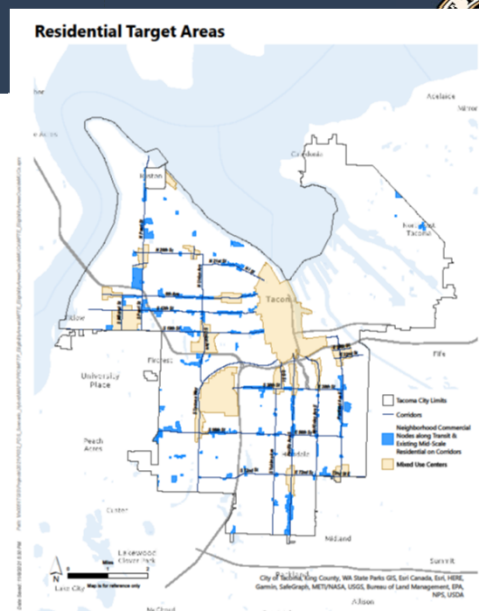


- Expand the 12-year and 20-year MFTE to residential target areas of Neighborhood Commercial Nodes along transit and existing mid-scale residential on corridors as defined through the Home in Tacoma

5



- Expand use to Neighborhood Commercial Nodes along transit and Existing mid-scale residential zoned on corridors
- On corners, 30% of ground floor to be commercial



6

Future Expansion Areas



- Expand 12-year and 20-year MFTE to areas rezoned as “mid-scale” through the Home in Tacoma process, once the rezoning is complete.

7

Lower Affordability limit



- Lower affordability limit for 12 and 20 year projects to 70% of Pierce County Family Median Income from 80%
- Maintain requirement that 20% of units be affordable

8

Next Steps



- December 7, 2021 1st reading of Ordinance
- December 14, 2021 2nd reading of Ordinance
- Changes go into effect 90 days from approval

9



TMC 6A.110 & 13.17 Multifamily Property Tax Exemption

City of Tacoma | Community and Economic Development
Department
City Council Meeting
December 7, 2021
ORD28798