



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
November 19, 2019
RES #40486 & 40487



OVERVIEW



- Resolution # 40486
- 632,638,940 North Trafton Street
- 42 Units
- 6th Ave Mixed Use Center

OVERVIEW



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

Location



- Tax Parcel
7280000310
7280000320
7280000330

City of Tacoma | Proposed Property Tax Exemption Project
632,638,640 North Trafton APN: 7280000330, 7280000320, 7280000310



Fiscal implications



| | |
|--|------------------|
| Taxes Exempted | |
| Projected Total Taxes to be Exempt by City over 8 years | \$240,000 |
| Taxes Generated | |
| **Projected Total Sales Tax Generated for City over 8 years | \$293,000 |
| ***Projected Sales Tax generated for City by construction | \$130,000 |
| - Total Projected Sales Tax generated | \$423,000 |

5

OVERVIEW



- Resolution # 40487
- 1402 Tacoma Ave S
- 188 Units
- Downtown Regional Growth Center

6

OVERVIEW



| Number of units | Type of Unit | Average Size | Expected Rental Rate |
|-----------------|-------------------------|--------------|----------------------|
| 135 | Studio | 300 SQFT | \$1100 |
| 47 | Two bedroom, two bath | 750 SQFT | \$2,250 |
| 6 | Three bedroom, two bath | 870 SQFT | \$2,550 |

Location



- Tax Parcels
- 2014120010
 2014120020
 201420030

City of Tacoma | Proposed Property Tax Exemption Project
 1402 Tacoma Ave APN: 2014120010, 2014120020 and 2014120030



Fiscal implications



| | |
|--|--------------------|
| Taxes Exempted | |
| Projected Total Taxes to be Exempt by City over 8 years | \$835,000 |
| Taxes Generated | |
| **Projected Total Sales Tax Generated for City over 8 years | \$1,311,000 |
| ***Projected Sales Tax generated for City by construction | \$455,000 |
| - Total Projected Sales Tax generated | \$1,766,000 |

9



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
November 19, 2019
RES #40486 & 40487