



RESOLUTION NO. 40123

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
3 Tax Exemption Agreement with LWBG Investments Inc, for the development
4 of 18 multi-family market-rate and affordable housing rental units located at
5 705 South I Street in the Downtown Regional Growth Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
7 Washington, designated several Residential Target Areas for the allowance of a
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and

14 WHEREAS LWBG Investments Inc, is proposing to develop 13 new market-
15 rate housing units to consist of two studio units, with an average size of 390 square
16 feet and renting for approximately \$1,000 per month, and 11 one-bedroom,
17 one-bath units with an average size of 400 square feet and renting for
18 approximately \$1,200 per month; and five affordable-rate housing units to consist of
19 two studio units with an average size of 373 square feet, and renting for
20 approximately \$1,044 per month, with utilities, and three one-bedroom, one-bath
21 units with an average size of 500 square feet, and renting for approximately \$1,192
22 per month, with utilities, as well as three on-site residential parking stalls, and

23 WHEREAS, although at this time, the expected market-rate rents and the
24 affordable rents are nearly the same and are deemed "affordable," over the 12-year
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exemption period, as the market-rate rents increase, the five affordable units will
1 continue to comply with the allowable and affordable rates, and

2 WHEREAS the Director of Community and Economic Development has
3 reviewed the proposed property tax exemption and recommends that a conditional
4 property tax exemption be awarded for the property located at 705 South I Street in
5 the Downtown Regional Growth Center, as more particularly described in the
6 attached Exhibit "A"; Now, Therefore,
7

8 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

9 Section 1. That the City Council does hereby approve and authorize a
10 conditional property tax exemption, for a period of 12 years, to LWBG Investments
11 Inc ("LWBG"), for the property located at 705 South I Street in the Downtown
12 Regional Growth Center, as more particularly described in the attached Exhibit "A."
13

14 Section 2. That the proper officers of the City are authorized to execute a
15 Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with
16 LWBG, said document to be substantially in the form of the proposed agreement on
17 file in the office of the City Clerk.
18

19 Adopted _____

20 _____
Mayor

21 Attest: _____

22 _____
City Clerk

23 Approved as to form: _____

24 Legal description approved: _____

25 _____
Deputy City Attorney

26 _____
Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2007170030

Legal Description:

That portion of the Northwest Quarter of the Northeast Quarter of Section 05, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 2 and 3, Block 717, Parkers Plat in New Tacoma, W.T., according to the Plat thereof recorded in Volume 1 of Plats, Page 27, records of Pierce County, Washington.

Together with the West 10 feet of alley adjoining said lots, vacated by Ordinance No. 1626 of the City of Tacoma.

Situate in the City of Tacoma, County of Pierce, State of Washington.