



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting

October 4, 2022

Resolution Nos. 41034, 41035 & 41036



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Overview




- Resolution 41034
- 7431 Pacific Avenue
- 40 Units
- Upper Pacific Avenue Mixed Use
Center

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Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
<u>Market Rate</u>			
19	1 Bed, 1 Bath	555	\$1300
13	2 Bed, 1 Bath	847	\$1550
<u>Regulated Rate</u>			
5	1 Bed, 1 Bath	555	Up to \$1425 w/ utility allowance
3	2 Bed, 1 Bath	847	Up to \$1602 w/ utility allowance


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Location




City of Tacoma | Proposed Property Tax Exemption Project
7431 Pacific Avenue
7850000572





Tax Parcel Number
7850000572



City of Tacoma
IT GIS Department
GIS Analysis & Data Services

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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$432,500
Projected Sales Tax Generated for City by construction	\$106,600
Total Projected Sales Tax Generated	\$539,100
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$269,700
Net Positive Impact	\$269,400

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Overview




- Resolution 41035
- 201 East 25th Street
- 164 Units
- Downtown Regional Growth Center

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Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
<u>Market Rate</u>			
64	Studio	346	\$1372
37	1 Bed, 1 Bath	534	\$1823
21	2 Bed, 2 Bath	748	\$2013
9	3 Bed, 3 Bath	1153	\$2295
<u>Regulated Rate</u>			
17	Studio	346	\$1247 w/utility allowance
9	1 Bed, 1 Bath	534	\$1425 w/utility allowance
5	2 Bed, 2 Bath	748	\$1602 w/utility allowance
2	3 Bed, 3 Bath	1153	\$1782 w/utility allowance


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Location





City of Tacoma | Proposed Property Tax Exemption Project
 201 E 25th St, Tacoma, WA 98421
 2075170051





Tax Parcel Number
2075170051

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GIS Analysis & Data Services

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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$1,773,000
Projected Sales Tax Generated for City by construction	\$403,000
Total Projected Sales Tax Generated	\$2,176,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$1,020,000
Net Positive Impact	\$1,156,000

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Overview




- Resolution 41036
- 209 E 26th Street
- 141 Units
- Downtown Regional Growth Center

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Overview




Number of units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
20	1 Bed, 1 Bath	534	\$1495
62	2 Bed, 2 Bath	659	\$1995
2	3 Bed, 3 Bath	690	\$2495
28	3 Bed, 4 Bath	784	\$2995
Regulated Rate			
7	1 Bed, 1 Bath	534	\$1425 w/utility allowance
15	2 Bed, 2 Bath	659	\$1602 w/utility allowance
7	3 Bed, 4 Bath	784	\$1782 w/utility allowance



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Location




City of Tacoma | Proposed Property Tax Exemption Project
209 E 26TH ST, Tacoma, WA 98421
2076170020, 2076170020, 2076170030, 2076170040, 2076170050

City of Tacoma
IT GIS Department
GIS Analysis & Data Services

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The Parcel Number
2076170020, 2076170030, 2076170040, 2076170050



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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$1,525,000
Projected Sales Tax Generated for City by construction	\$507,000
Total Projected Sales Tax Generated	\$2,032,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$1,282,000
Net Positive Impact	\$750,000

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