



## RESOLUTION NO. 39309

1 A RESOLUTION relating to the multi-family property tax exemption program;  
2 authorizing the execution of a Multi-Family Housing 12-Year Limited  
3 Property Tax Exemption Agreement with Northwest Housing, LLC, for the  
4 development of 36 multi-family market-rate and affordable rental housing  
5 units to be located at 3825 South Junett Street in the Tacoma Mall  
6 Mixed-Use Center.

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

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

15 WHEREAS Northwest Housing, LLC, is proposing to develop new  
16 market-rate and affordable rental units to consist of 36 one-bedroom, one bath  
17 units of 380-420 square feet, renting for approximately \$699 per month, as well as  
18 27 on-site residential parking spaces, and

19 WHEREAS the Director of Community and Economic Development has  
20 reviewed the proposed property tax exemption and recommends that a conditional  
21 property tax exemption be awarded for the property located at 3825 South Junett  
22 Street, as more particularly described in the attached Exhibit "A"; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Northwest Housing, LLC, for the development of 36 multi-family market-rate and affordable rental housing units to be located at 3825 South Junett Street in the Tacoma Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A."

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

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal description approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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Parcel No. 9710001743

That portion of the Southeast quarter of the Northwest quarter of Section 18, Township 20 North, Range 03 East, W.M., more particularly described as follows:

Lots 23 through 28, inclusive, Block 32, WING'S ADDITION TO TACOMA, PIERCE COUNTY, W.T., as recorded in Volume 1 of Plats at Page 83, records of the Pierce County Auditor.

Except the North 5 feet of said Lot 28.

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