



Multifamily Property Tax Exemption

City of Tacoma | Community and Economic
Development Department

City Council Meeting
June 10, 2025
Resolutions 41695 & 41696

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Overview




- Resolution 41695
- 12 year MFTE
- 1614 6th Avenue
- UR3 area
- 15 Units

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Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
	<u>Market Rate</u>		
3	Studio	395 SQFT	\$1610
9	One Bed, One Bath	660 SQFT	\$1890
	<u>Regulated Rate</u>		
1	Studio	395 SQFT	\$1419 (Including utility allowance)
2	One Bed, One Bath	660 SQFT	\$1520 including utility allowance

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Location



City of Tacoma | Proposed Tax Exemption Project
1614 6TH AVE, Tacoma, WA 98405
2006330010





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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$177,000
Projected Sales Tax Generated for City by construction	\$30,500
Total Projected Sales Tax Generated	\$207,500
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$65,000
Net Positive Impact	\$142,500

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Overview



- Resolution 41696
- 12 year MFTE
- 1602 S MILDRED ST
- James Center Mixed Use Center
- 226 Units

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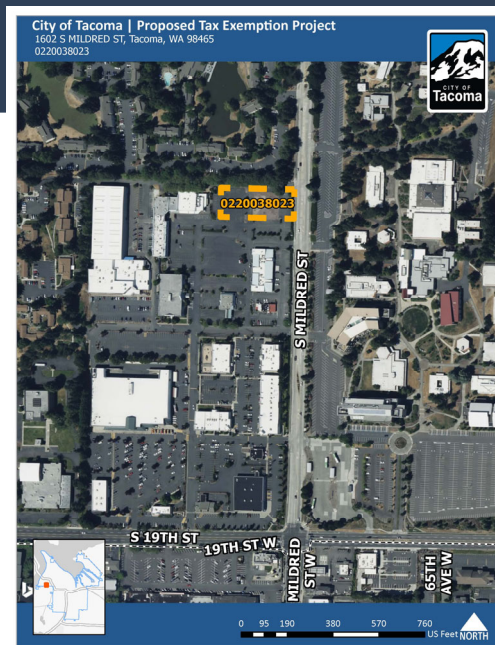
Overview



Number of units	Type of Unit	Average Size	Expected Rental Rate
<u>Market Rate</u>			
129	Studio	306 sqft	\$1200
24	One Bed, One Bath	455 sqft	\$1450
27	Two Bed, One Bath	612 sqft	\$1800
<u>Regulated Rate</u>			
33	Studio	306 sqft	\$1200
7	One Bed, One Bath	455 sqft	\$1450
6	Two Bed, One Bath	612 sqft	\$1800

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Location



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Fiscal Implications



Taxes Generated	
Projected Total Sales Tax Generated for City	\$2,500,000
Projected Sales Tax Generated for City by construction	\$149,000
Total Projected Sales Tax Generated	\$2,649,000
Taxes Exempted	
Projected Total Taxes to be Exempt by City	\$320,000
Net Positive Impact:	\$2,329,000

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