



## RESOLUTION NO. 40705

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 Donyelle Frazier, for the development of  
 4 eight multi-family market-rate and affordable rental housing units to be  
 5 located at 2518 Fawcett Avenue 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 Donyelle Frazier, is proposing to develop eight new market-rate  
 15 and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
6	Studio	410 Square Feet	\$1,200
Affordable Rate			
2	Studio	410 Square Feet	\$1,211 (including utilities)

16 as well as one on-site residential parking stall, and

17 WHEREAS the Director of Community and Economic Development has  
 18 reviewed the proposed property tax exemption and recommends that a conditional  
 19 property tax exemption be awarded for the property located at 2518 Fawcett  
 20 Avenue in the Downtown Regional Growth Center, as more particularly described in  
 21 the attached Exhibit "A"; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Donyelle Frazier, for the property located at 2518 Fawcett Avenue in the Downtown Regional Growth 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 Donyelle Frazier, 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:

Legal description approved:

\_\_\_\_\_  
Deputy City Attorney

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Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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Tax Parcel: 2025100040

Legal Description:

That portion of the Southwest Quarter of the Northwest Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lot 9, Block 2510, Sahm's Addition to Tacoma, W.T., according to the plat thereof recorded in Volume 1 of Plats, Page 69, in Tacoma, Pierce County, Washington.

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