# Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic Development Department

**City Council Meeting**
**May 7, 2024**
**Resolution No. 41421 & 41422**

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## Overview

- Resolution 41421
- 219-223 N J.  MFTE Extension
- 35 units
- Originally approved under Res. 38947

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# Overview

| Number of units | Type of Unit | Average Size | Rental Rate |
|---|---|---|---|
| | **Market Rate** | | |
| 9 | Studio | 513 SQFT | $1645 |
| 6 | One Bedroom, One Bath | 801 SQFT | $1895 |
| 10 | Two Bedroom, Two Bath | 926 SQFT | $2265 |
| 3 | Three Bedroom, Two Bath | 11587 SQFT | $2425 |
| | **Regulated Rate** | | |
| 2 | Studio | 513 SQFT | $1379 (including utility allowance) |
| 2 | One Bedroom, One Bath | 801 SQFT | $1576 (including utility allowance) |
| 3 | Two Bedroom, Two Bath | 926 SQFT | $1773(including utility allowance) |



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# Location

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# Fiscal Implications

| | | |
|---|---|---|
| **Current Property Values** | | |
| Current Total Assessed Valuation | | $8,838,200 |
| Current Taxable Value (Due to MFTE) | | $648,700 |
| **Annual Property Taxes Exempted** | | |
| | Total | $90,903 |
| | City | $18,363 |
| **Annual Cost per 70% AMI Unit** | | |
| | Total | **$12,900** |
| | City | **$2,623** |

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# Overview

- Resolution 41422
- 1401 E. 29th Street
- Lower Portland Avenue MUC
- 10 units

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# Overview

| Number of units | Type of Unit | Average Size | Rental Rate |
|---|---|---|---|
| | **Market Rate** | | |
| 4 | One Bedroom, One Bath | 442 SQFT | $1545 |
| 4 | Two Bedroom, Two Bath | 1120 SQFT | $2025 |
| | **Regulated Rate** | | |
| 1 | One Bedroom, One Bath | 442 SQFT | $1425 (including utility allowance) |
| 1 | Two Bedroom, Two Bath | 1120 SQFT | $1773(including utility allowance) |

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# Location

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# Fiscal Implications

| | |
|---|---|
| **Taxes Generated** | |
| Projected Total Sales Tax **Generated** for City | $117,000 |
| Projected Sales Tax **Generated** for City by construction | $19,500 |
| **Total Projected Sales Tax Generated** | **$136,500** |
| **Taxes Exempted** | |
| **Projected Total Taxes to be Exempt by City** | **$19,000** |
| **Net Positive Impact** | **$117,500** |

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