Multifamily Property Tax Exemption Extension

City of Tacoma | Community and Economic Development Department

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

1

Overview

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

2

2

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)

3

Location

4

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**

5

5

Overview

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

6

6

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)

7

7

Location

8

8

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**

9

9

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10