



TO: Elizabeth Pauli, City Manager
FROM: Jeff Robinson, Director, Community and Economic Development Department (CEDD)
COPY: Government Performance and Finance Committee; Debbie Bingham, Project Manager, CEDD; Jacques Colon, 2025 Strategic Manager, Media and Communications Office (MCO); Claire Goodwin, Policy Assistant, City Manager's Office (CMO); Andy Cherullo, Director, Finance; Ted Richardson, Management Fellow, CMO
PRESENTER: Debbie Bingham, Project Manager, CEDD
SUBJECT: Multifamily Property Tax Exemption Program Review
DATE: October 12, 2021

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

On October 19, 2021, the Government Performance and Finance Committee (GPFC), stakeholders from the finance community, and staff from the Community and Economic Development Department will discuss the Multifamily Property Tax Exemption (MFTE) program. GPFC will hear directly from the finance community on their perspectives on the MFTE program, how it interacts with financing, the process and considerations for financing projects in Tacoma, and their views on the future. Options for potential changes to the MFTE program will then be discussed. This is the third in a series of discussions on the topic.

BACKGROUND:

On June 22, 2021, after a discussion on proposed Ordinance #28770 to eliminate the eight-year MFTE in mixed-use centers designated "very high" opportunity based on the City's Equity Index, the City Council referred an examination of the entire program to GPFC for review and recommendation to the full City Council no later than October 1, 2021. Scheduling limitations postponed these discussions at GPFC and a motion to extend the deadline to November 9, 2021 was adopted by Council on September 28, 2021.

ISSUE:

GPFC is requested to review the MFTE program and bring back any recommended changes to the full City Council by November 9, 2021.

ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

This is an information briefing only. There is no recommendation.