



TO: Hyun Kim, City Manager
FROM: Debbie Bingham, Interim Director, Community and Economic Development
COPY: City Council and Council and City Clerk
SUBJECT: Request for resolution – July 14, 2026

DATE: June 29, 2026

SUMMARY:

Authorizing the appropriate City officials to execute a 12-Year Multifamily Housing Property Tax Exemption Agreement with Michael Hopkins for the development of seven multifamily affordable and market-rate rental units at 7056 Fawcett Ave, a Residential Target Area which allows for MFTE usage.

BACKGROUND

Michael Hopkins is proposing to develop seven new affordable and market rate rental units as described in Exhibit "A" to the Resolution. The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis, and rent will be capped at 30 percent of those income levels, adjusted annually. The housing units are as described in the chart below.

Number of units	Type of Unit	Average Size (sqft)	Expected Rental Rate
<i>Market Rate</i>			
4	Two Bed, Two Bath	750 sqft	\$2000
1	Three Bed, Two Bath	1208 sqft	\$2200
<i>Affordable Rate</i>			
2	Two Bed, Two Bath	750 sqft	\$1825

The Project will also include three parking spaces. The project will be forwarded to the Pierce County Treasurer Assessor for the 12-Year Multifamily Housing Property Tax Exemption after the project complies with all City of Tacoma building codes, processes and procedures and receives a valid temporary or permanent certificate of occupancy from the City. The Community and Economic Development Department has determined that the proposed project has all the necessary qualifications for the 12-Year Multifamily Housing Property Tax Exemption. Michael Hopkins will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City.



ISSUE:

This action would approve the tax exemption through the attached proposed agreement.

ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. Do not approve the exemption		No additional housing units will be created

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

March 2025 outreach to multifamily properties indicate that Tacoma continues to have only a seven percent (7%) vacancy rate in rental housing, which indicates there is still a critical housing need in Tacoma. New projects coming online are quickly leased which indicates that demand is not slowing. As we add additional units, pressure on the market should be relieved and prices should reflect less upward pressure.

2026 STRATEGIC PRIORITIES:

Equity and Accessibility: *Equity Index Score: Moderate*

These housing units will create more overall housing and more affordable housing units in Tacoma, and they ensure that affordability is being created throughout the City of Tacoma and not just in certain areas. Creating market rate and affordable units provides accessibility to jobs, transit and other amenities in that district.

Economy/Workforce: *Equity Index Score: Low*

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Livability: *Equity Index Score: Low*

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

STAFF RECOMMENDATION:

Staff has reviewed the application and has determined that the proposed project qualifies for the 12-Year Multifamily Housing Property Tax Exemption. Staff recommends the Council approve the resolution.

FISCAL IMPACT:

The value of the land would continue to be taxed throughout the exemption period. The additional greater economic impact to Tacoma from adding to the population base is estimated through sales tax generation. The projected assessed value of the completed project, the projected property taxes to be exempt and the projected increase in sales tax are listed in the table below:



Current Land Value Property Tax Projections	
Current Assessed Value	\$401,000
Current Total Annual Property Tax	\$4300
Projected Completed Assessed Value and Property Tax Exemption	
*Projected Completed Assessed Value	\$1,355,000
Projected Total Taxes to be Exempt over 12 years	\$180,000
City	\$29,000
Potential Sales Tax Impacts	
**Projected Total Sales Tax Generated over 12 years	\$797,000
City	\$77,000
*** Projected Sales Tax Generated from Construction	\$139,000
City	\$13,000
Labor Hours Created	6000 Hours

*The projected *Completed Assessed Value* is based on estimated construction costs.

**The projected *Total Sales Tax Generated* is estimated by the increase in households the project creates using the average sales tax revenue generated per household in Tacoma.

***The *Projected Sales Tax Generated from Construction* is estimated by multiplying the construction costs by the sales tax rate.

ATTACHMENTS:

Map

Agreement