



TACOMA HOUSING AUTHORITY

UPDATE ON TAX REVENUES ATTRIBUTABLE TO NEW SALISHAN

January 12, 2018

The Tacoma Housing Authority (THA) has largely completed the New Salishan planned community on Tacoma's Eastside. It is one of the largest redevelopments in the City's history, and one of the largest of its kind in the nation. In 2006, THA started with 855 old and worn out public housing units on 188 acres, which were exempt from taxation. Today, New Salishan has 741 apartments for rent and 393 single family homes sold to private ownership. The 393 homes pay over **\$1.2 million** yearly in local and state property taxes. These taxes are repaying the public dollars that helps build Salishan.

New Salishan cost about \$300 million to build. Most of that money came from private sources, primarily tax credit investors, land sales, and debt. Important amounts came from public sources, federal, state and local. The federal government provided about \$44 million. The State of Washington provided about \$15 million. The City of Tacoma provided about \$2 million. The City also provided \$10.3 million to help build the infrastructure, including the underground utilities. The City now owns that infrastructure.

New Salishan's newly taxable properties are repaying this public investment through additional tax revenues. As of 2017, they have contributed **\$5,596,537** since the first homes sold in 2006. In 2017, the annual tax revenue from these homes is **\$1,238,513**. The chart below shows the approximate annual distribution of the **\$1,238,513** among the various taxing jurisdictions, according to the 2017 distribution formulae.

Taxing Jurisdiction	2017 Tax Rate Per \$1,000 Property Value	2017 Annual Share of Salishan Property Taxes
Tacoma	2.959815659	\$229,650
City/Town of Tacoma EMS	0.500000000	38,795
Tacoma-bonds	0.131833942	10,083
Metro Parks	0.707259165	54,876
Metro Parks-bonds	0.901747527	68,971
School District #10 M&O	3.963725494	303,168
School District #10 Cap	0.461068269	35,265
School District #10 Bond	2.524823447	193,112
State	2.066965867	160,375
County	1.284826284	99,689
Port of Tacoma	0.184099823	14,284
Flood Control Zone	0.091720983	7,117
Conservation Futures	0.048087083	3,731
Central PS Regional Transit	0.250000000	19,397
Total		\$1,238,513

NOTE: These calculations do not include any increased tax revenues resulting from any rise in property values that New Salishan spurred in the surrounding area. New Salishan is in appraisal area 18. That area's assessed value increased 14% in 2016-2017. In that same year, Pierce County's average assessed value increased 12.29%.

Data Source: Pierce County Office of Assessor-Treasurer (2018).