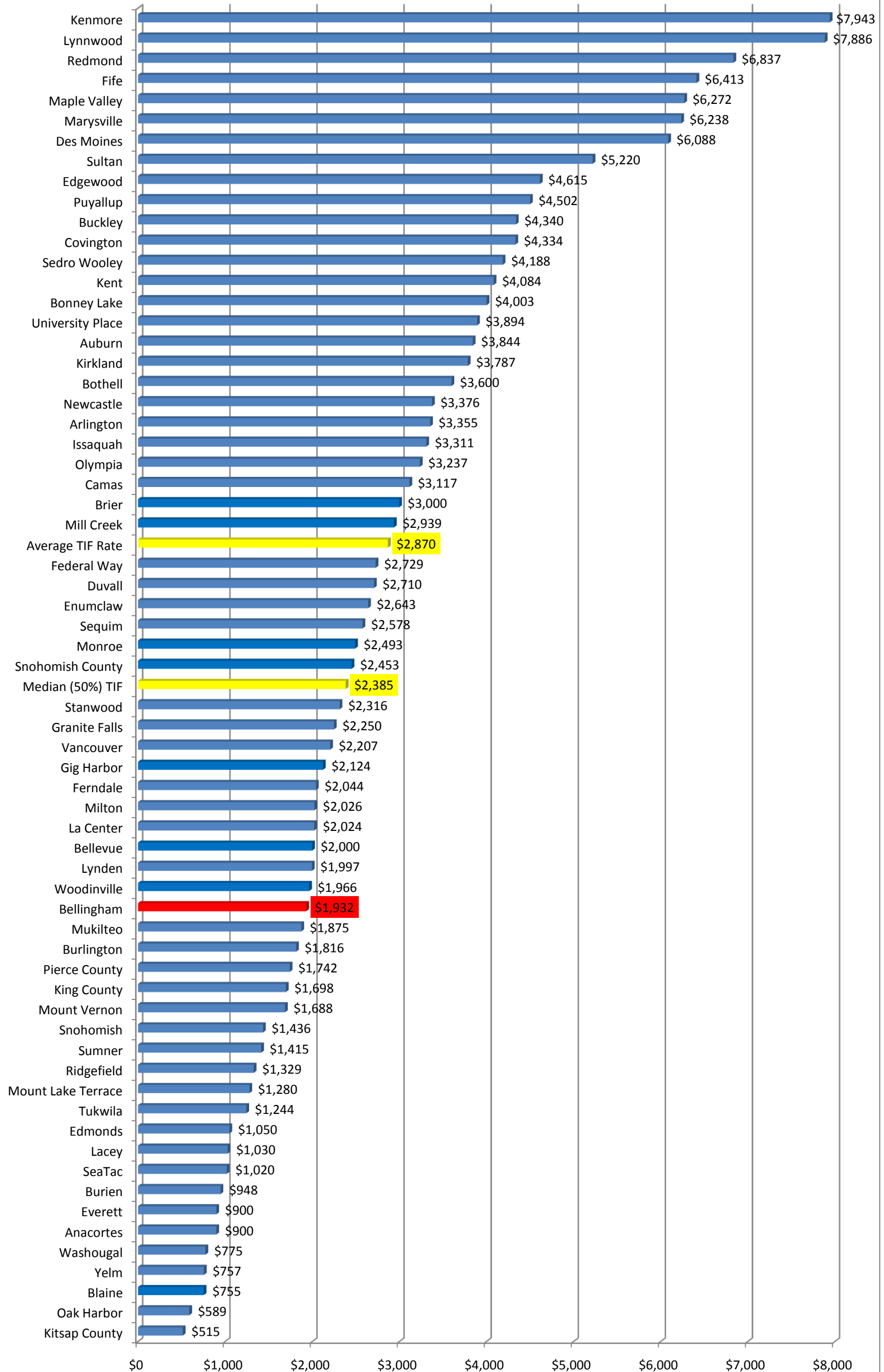


**Comparison of 2010 TIF Base Rates in Western WA
including Average and Median TIF Rates
(High and Low Anomalies Removed)**
[Data Compiled by Chris Comeau, AICP, Transportation Planner, Bellingham Public Works]



Comparison of 2010 TIF Rates In Various Jurisdictions in Western Washington

Data compiled by Chris Comeau, AICP, Transportation Planner, Bellingham Public Works

City	Population	Base Rate	Per SFD
Anacortes	14,600	\$900	\$909
Arlington	17,050	\$3,355	\$3,388
Auburn	60,400	\$3,844	\$3,882
Bellevue ¹	119,200	\$2,000	\$1,768
Bellingham	77,000	\$1,932	\$1,951
Blaine	5,062	\$755	\$762
Bonney Lake	16,220	\$4,003	\$4,043
Bothell	17,130	\$3,600	\$3,637
Brier	6,164	\$3,000	\$3,000
Buckley	4,560	\$4,340	\$4,383
Burien	31,540	\$948	\$957
Burlington	6,800	\$1,816	\$1,835
Camas	17,950	\$3,117	\$3,148
Covington	18,514	\$4,334	\$4,378
Des Moines	29,180	\$6,088	\$6,969
Duvall	5,980	\$2,710	\$2,737
Edgewood	9,595	\$4,615	\$4,661
Edmonds	40,760	\$1,050	\$1,196
Enumclaw	11,470	\$2,643	\$2,669
Everett	102,300	\$900	\$909
Federal Way	88,040	\$2,729	\$3,112
Ferndale	11,681	\$2,044	\$2,044
Fife	7,525	\$6,413	\$6,478
Gig Harbor	6,910	\$2,124	\$2,145
Granite Falls	3,290	\$2,250	\$2,273
Issaquah	26,320	\$3,311	\$2,444
Kenmore	20,220	\$7,943	\$8,022
Kent ²	85,631	\$4,084	\$3,702
Kirkland	48,410	\$3,787	\$3,825
La Center	2,576	\$2,024	\$2,044
Lacey	42,046	\$1,030	\$1,040
Lynden ³	12,125	\$1,997	\$2,016
Lynnwood	34,017	\$7,886	\$7,965
Maple Valley	20,480	\$6,272	\$6,335
Marysville	37,060	\$6,238	\$6,300
Mill Creek	17,770	\$2,939	\$2,968
Milton	825	\$2,026	\$2,046
Monroe	16,550	\$2,493	\$2,518
Mount Vernon	32,139	\$1,688	\$2,798
Mount Lake Terrace	20,930	\$1,280	\$1,292
Mukilteo	20,050	\$1,875	\$1,894
Newcastle	9,720	\$3,376	\$3,409
Oak Harbor	22,638	\$589	\$907
Olympia ⁴	46,100	\$3,237	\$3,270
Puyallup	36,930	\$4,502	\$4,547
Redmond	51,320	\$6,837	\$6,906
Renton ⁵	78,780	\$75	\$750
Ridgefield	4,409	\$1,329	\$1,342
Sammamish	40,550	\$14,707	\$14,854
SeaTac	25,720	\$1,020	\$1,030
Sedro Wooley ⁶	11,024	\$4,188	\$4,230
Sequim	5,840	\$2,578	\$2,893
Snohomish	9,020	\$1,436	\$1,450
Stanwood	5,445	\$2,316	\$2,339
Sultan	4,550	\$5,220	\$5,272
Sumner	9,060	\$1,415	\$1,429
Tukwila	18,080	\$1,244	\$1,256
University Place	31,440	\$3,894	\$3,933
Vancouver	162,400	\$2,207	\$2,229
Washougal	13,807	\$775	\$783
Woodinville ⁷	9,200	\$1,966	\$1,985
Yelm	6,242	\$757	\$765

County	Population	Base Rate	SFD
King County	1,916,441	\$1,698	\$1,715
Kitsap County	240,862	\$515	\$520
Pierce County	796,836	\$1,742	\$1,759
Snohomish County	694,571	\$2,453	\$2,478

Notes:

1. Bellevue TIF base rate will increase by 50% from \$2,000 in 2010 to \$3,000 in 2013 and by another 66.6% to \$5,000 in 2016.
2. Kent TIF allows up to 30% reduction in downtown.
3. Lynden TIF allows up to 50% reduction in industrial areas where there is a significant chance that grants can be obtained.
4. Olympia TIF allows up to 20% reduction in downtown for accepted TDM performance measures.
5. Renton uses pre-GMA (1990) SEPA-based mitigation fees; in process of revising to GMA-based TIFs
6. Sedro-Woolley uses a 15-zone TIF system with a low of \$2,000/SFD and a high of \$8,062/SFD; Average = \$4,230/SFD
7. Woodinville uses 4-zone TIF system based on VMT with low of \$1,489/SFD and high of \$3,098/SFD; Average = \$1,990/SFD