# Multifamily Housing Tax Exemptions: Extension of Program Deadlines

# Ordinance No. O2026-017

CITY OF TUMWATER

## Planning Commission Hearing, October 13, 2026

# Background

The intent of the ordinance is to amend Chapter 3.30, Multifamily Housing Tax Exemptions, of the Tumwater Municipal Code to extend the program deadlines to provide time for City Council and staff to complete the work on the Multifamily Tax Exemption Program evaluation and update

CITY OF TUMWATER

# Background

- The review of the program is expected to be completed in early 2027 and potential amendments to the program are expected in 2027
- The City is currently working  with ECONorthwest to review City's existing Multifamily Housing Tax Exemptions program to determine if it is providing its intended outcomes

CITY OF TUMWATER

# Background

- Under current regulations, applications for new projects under the Multifamily Housing Tax Exemptions program will no long be accepted after the end of the year
- Aside from extending deadlines for the program, the ordinance does not make any other changes to the existing program

CITY OF TUMWATER

# Amendments to TMC 3.30.130

TMC 3.30.130, *Application deadline and program expiration*, is amended as follows:

*A. Applications for the multifamily housing tax exemption program will not be accepted after December 31, 202~~6~~7. Applications for final certificate of tax exemption will not be accepted after December 31, 20~~29~~30.*

*B. The multifamily housing tax exemption program, this chapter, shall expire March 31, 204~~2~~3.*

CITY OF TUMWATER

# Recommended Action

The Planning Commission will be asked to conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2026-017

CITY OF TUMWATER

# Next Steps

### State Environmental Protection Act

- SEPA Checklist was completed August 28, 2026
- Determination of Non-significance was issued September 9, 2026
- Determination Appeal Period ended September 29, 2026

### Notice of Intent

- Notice of Intent was submitted to Commerce on August 28, 2026
- Comment Period will end on October 28, 2026

### City Council

- General Government Committee October 21, 2026
- Consideration November 2, 2026

CITY OF TUMWATER