



## City Council

# Approval of a Resolution Authorizing a Multifamily Housing Tax Agreement Between the City of Olympia and Westman Mill

**Agenda Date:** 2/4/2020  
**Agenda Item Number:** 4.H  
**File Number:**20-0112

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**Type:** resolution **Version:** 1 **Status:** Passed

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### Title

Approval of a Resolution Authorizing a Multifamily Housing Tax Agreement Between the City of Olympia and Westman Mill

### Recommended Action

#### Committee Recommendation:

Not referred to a committee

#### City Manager Recommendation:

Move to approve the resolution authorizing the Multifamily Tax Exemption for Westman Mill and authorize the Interim City Manager to sign the agreement.

### Report

#### Issue:

Whether to authorize the Eight-Year Multifamily Tax Exemption for Westman Mill.

#### Staff Contact:

Cary Retlin, Home Fund Manager, Community Planning and Development, 360.570.3956.

#### Presenter(s):

None - Consent Calendar Item.

### Background and Analysis:

Westman Mill downtown at 510 State Ave will create 75 new units of multifamily residential housing in the Multifamily Tax Exemption (MFTE) Downtown Residential Target Area. The project has been reviewed by the Site Plan Review Committee and land use, design and environmental review has been completed. The property is currently under construction. 3<sup>rd</sup> Gen Investment Group 2 LLC is seeking an eight-year tax exemption for those 75 market rate units. The tax exemption applies to all qualifying residential units for eight years.

#### Background on the Multi-Family Tax Exemption in Olympia

The primary purpose of the Eight-Year MFTE program is to promote construction of housing in key areas of the city where the City would like to incentivize housing development. State law authorizes

the City of Olympia to adopt a MFTE program (RCW 84.14). The program provisions under Olympia Municipal Code under 5.86 were most recently amended in 2009 to create an eight- and 12-year program for market rate and affordable housing provisions.

The property tax exemption applies to only the increased value of building housing (new construction). The exemption does not apply to the land or costs associated with any non-housing improvements. The units in this project meet all the requirements to be eligible for a tax exemption, including:

- The housing is located in the Target Area, which is one of three designated residential target areas adopted by the City Council (which was modified in 2019);
- 50 percent of the space or more is for permanent residential occupancy;
- Four or more new housing units are created;
- The project complies with the City's comprehensive plan, building and zoning codes;
- The construction/rehabilitation will be completed within three years of approval of the application;
- The property was vacant at least 12 months prior to application; and
- No tenant displacement occurred.

**Neighborhood/Community Interests (if known):**

This project is within the Downtown Neighborhood Association.

**Options:**

1. Approve the resolution authorizing the Multi-family Tax Exemption agreement and authorize the Interim City Manager to execute the agreement.
2. Remove this item from the Consent Calendar and provide further direction to staff.
3. Direct staff to take other action.

**Financial Impact:**

Property taxes will continue to be paid on the underlying property and on non-residential portions of the new construction. The taxed value of the residential improvements will be exempt from Ad Valorem tax for eight years after completion of construction.

**Attachments:**

Resolution  
Agreement