

07/20/2020

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION of the City of Vancouver Washington partially exempting the collection of Traffic and Park development impact fees from \$135,120.45 down to \$27,024.09 (80% reduction) and a full exemption of school impact fees by restricting tenants to the age of 62 years or older.

WHEREAS, the City Comprehensive Plan encourages development and funding for affordable housing and opportunities to provide unsubsidized housing; and

WHEREAS, pursuant to RCW 82.02.060, the Vancouver Municipal Code 20.915.080 allows for conditional reduction, exemption, or waiver of certain development impact fees; and

WHEREAS, school impact fees shall not apply to housing which by restrictive covenant is exclusively for persons sixty-two years of age or older.

WHEREAS, Local governments may either: Grant a partial exemption of not more than eighty percent of impact fees, in which case there is no explicit requirement to pay the exempted portion of the fee from public funds other than impact fee accounts; or provide a full waiver, in which case the remaining percentage of the exempted fee must be paid from public funds other than impact fee accounts.

WHEREAS, Ginn Group LLC (Developer) has applied for a partial exemption of Traffic and Park development impact fees for 69 residential units for low income persons in the amount of \$108,096.36 otherwise due prior to issuance of building permits; and

WHEREAS, the applicant has met the eligibility criteria of VMC 20.915.080 and agreed, through proposed covenant, to provide low income senior housing in perpetuity; and

WHEREAS, the City Council recognizes the importance of providing low income senior

housing within the City of Vancouver.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Findings. Gin Group LLC has applied for partial impact fee exemption for the low income senior housing project located at 1501 Esther. Pursuant to VMC 20.915.080 D, the City Council makes the following findings:

1. The Applicant has documented that the housing development can meet appropriate standards regarding household income, rent levels, and number of units by submitting evidence of agreements or contracts.

2. The Applicant has agreed to be monitored by the City of Vancouver to ensure compliance with the income requirements of VMC 20.915.

3. Prior to receiving building permits the developer shall record a covenant with the Clark County Auditor attesting that:

- a. The property is prohibited from being used for any purpose other than for low-income housing.
- b. If the property is converted to a use other than for low-income housing, the current property owner must pay the applicable impact fees in effect at the time of conversion.
- c. Low-income housing is defined as housing for which the monthly housing expense is no greater than thirty percent of eighty percent of the median family income adjusted for family size for Clark County, as reported by the United States Department of Housing and Urban Development.

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d. The development is exclusively for persons sixty-two years of age or older.

4. The City of Vancouver will not collect revenue lost through the granting of the exemption by increasing impact fees unrelated to the exemption.

5. The applicant is proposing a rental development. Adequate documentation has been provided attesting that such housing will remain exclusively available to low-income households at affordable rents in perpetuity.

6. The applicant will record appropriate covenants to insure compliance with the requirements set forth in VMC 20.915.080.

Section 2. Partial Exemption of Impact Fees. The impact fee waiver request is for 69 apartment units. Standard Park impact fees for the development are \$113,091.00. The applicant is requesting a partial exemption of Park impact fees at 80% or \$90,472.80. The resulting Park impact fee will be \$22,618.20. The standard Traffic impact fee is \$22,029.45. The applicant is requesting a partial exemption of Traffic impact fees at 80% or \$17,623.56. The resulting Traffic impact fee will be \$22,618.20. The total of the combined forgone Traffic and Park impact fees is \$108,096.36.

Section 3. Severability. If any provision of this resolution or its application to any person or circumstance is held invalid, the remainder or the application of the provision to other persons or circumstances is not affected.

PASSED BY THE FOLLOWING VOTE:

Ayes: Councilmembers

Nays: Councilmembers

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Absent: Councilmembers

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Anne McEnerny-Ogle, Mayor

Attest:

\_\_\_\_\_  
Natasha Ramras, City Clerk

Approved as to form:

\_\_\_\_\_  
Jonathan Young, City Attorney