

09/27/21

RESOLUTION NO. _____

A RESOLUTION of the City Council of the City of Vancouver, Washington, approving a partial exemption of the collection of Traffic Impact fees in the amount of \$70,624.80 and Park Impact Fees in the amount of \$147,467.20 for the Fourth Plain Commons low-income housing development.

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, Vancouver Municipal Code 20.915.080 allows for conditional reduction, exemption, or waiver of Traffic and Park Impact Fees; and

WHEREAS, local governments may either: (1) grant a partial exemption of not more than eighty percent of impact fees, in which case there is no requirement under state law to pay the exempted portion of the fee from the City or other than impact fee accounts; or (2) provide a full waiver, in which case the remaining percentage of the exempted fee must be paid from City funds other than impact fee accounts; and

WHEREAS, The Vancouver Housing Authority a Washington municipal corporation is dedicated to addressing homelessness; and

WHEREAS, The Vancouver Housing Authority has applied for a partial exemption 80% in the amount of \$70,624.80 of Traffic impact fees and \$147,467.20 in Park Impact Fees which would otherwise be due prior of 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 housing in perpetuity; and

WHEREAS, the City Council recognizes the importance of providing low-income housing within the City of Vancouver.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. Findings. The Vancouver Housing Authority development has applied for partial impact fee exemption for a low-income housing project located at 2200 Norris Road (Tax ID# 29844000). Pursuant to VMC 20.915.080 D, the City Council makes the following findings:

1. The Applicant has documented that the housing 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 and adjusted annually by the United States Department of Housing and Urban Development.

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 residential rental development. Adequate documentation has been provided attesting that such housing will remain exclusively available to low-income households with restricted rents in perpetuity.
6. The applicant will record appropriate covenants to ensure compliance with the requirements set forth in VMC 20.915.080.

Section 2. Partial Exemption of Impact Fees. The impact fee waiver is for 106 housing units. Total Park impact fees for the development are \$184,334. The applicant is requesting a partial exemption of Park impact fees at 80% (\$147,467.20) for a final remaining fee of \$36,866.80 to be paid by applicant to the City of Vancouver at time of building permit issuance.

The total Traffic impact fee is \$88,281. The applicant is requesting a partial exemption of Traffic impact fees at 80% (\$70,624.80) for a final remaining fee of \$17,656.20 to be paid by applicant to the City of Vancouver at the time of building permit issuance.

The total combined impact fee exemption of \$218,092 will result in a final combined impact fee of \$54,523 for Parks and Transportation, exclusive of applicable School Impact Fees, which are reviewed separately by the school districts.

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.

Section 4. Effective Date. This resolution shall become effective immediately upon final adoption.

ADOPTED this _____ day of _____, 2021.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney