



Planning Division | 616 NE 4<sup>th</sup> Ave | Camas, WA 98607

## STAFF REPORT

Multi-Family Housing Tax Exemption Code Change Request  
Presenter: Robert Maul, Interim Community Development Director  
Time Estimate: 20 minutes

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**TO:** City Council **[HEARING] DATE:** February 22<sup>nd</sup>, 2022

**FROM:** Robert Maul, Interim Community Development Director

**APPLICANT:** Steve Morasch  
Landerholm, PS  
805 Broadway Street, Suite 1000  
Vancouver, WA 98660

**LOCATION:** Project Location:  
404 NE 6<sup>th</sup> Avenue  
Camas, WA 98607

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**PUBLIC NOTICES:** Not applicable at this time.

**APPLICABLE LAW:** The application was submitted on 1/07/2022, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): 3.86 Multi-family Housing Tax Exemption. CMC 18.55.

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## **SUMMARY/PURPOSE**

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The applicant, Hudson East Living, LLC, has requested that the Camas City Council consider a modification to an existing chapter of the Camas Municipal Code (CMC). Specifically, Chapter 3.86 Multifamily Housing Tax Exemption (MFTE). The current code contains specific development criteria in approving a tax exemption request for qualifying projects in the Downtown district. One such criterion is building height which is limited to forty-five feet and three stories.

Chapter 3.86 was adopted back in 2014 with the intent on creating incentives for residential development in three districts in Camas, Downtown, Northwest 6<sup>th</sup> Avenue, and Northeast 3<sup>rd</sup> Avenue (Fig. 1-3). Some of the goals behind the program are to encourage increased residential opportunities within approved districts, to stimulate new construction, or rehabilitate existing and underutilized buildings for multifamily housing, to encourage affordable housing opportunities, and to help relieve pressure on existing single family zones. The incentive is in the form of providing a qualifying project with either an 8-year, or 12-year exemption from ad valorem property taxation for the multi-family housing in urban centers.

The applicant has a pending site plan application currently in for review with the Community Development Department to construct a four story mixed-use building located at 404 NE 6<sup>th</sup> Avenue in downtown Camas. The ground floor of the proposed building is 4,458 square feet of commercial space with tuck under parking on site, with three stories of residential apartments located above totaling 56 dwelling units. As proposed the building is 51' tall and four stories. There are no height limitations in the underlying Downtown Commercial (DC) zoning. The height restriction discussed herein is only tied to the MFTE program which is discretionary to council.

The applicant has requested that the City Council consider modifying the current chapter to allow for some flexibility and to meet the intent of the program (see attached applicant request).

## **RECOMMENDATION**

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This item is for a work session only with no formal action.

Fig 1. Downtown District



Fig. 2 NW 6<sup>th</sup> Avenue District

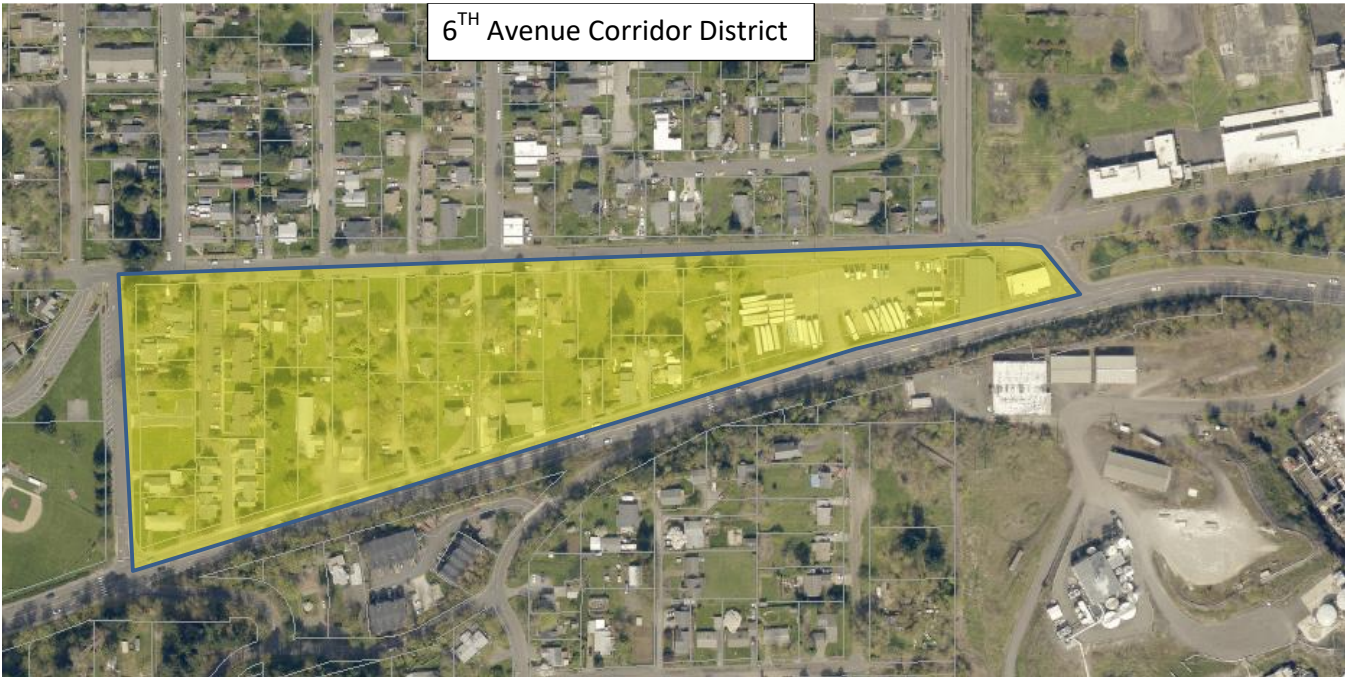


Fig. 3 NE 3<sup>rd</sup> Avenue District

