



## Staff Report – Public Hearing for Ordinance 22-003

April 4<sup>th</sup>, 2022 Regular Meeting

Public Hearing for Ordinance No. 22-003 AN ORDINANCE approving a request for a text amendment and amending Camas Municipal Code Section 3.86.050 relating to the downtown district standards of the City’s Multi-Family Housing Tax Exemption provisions.

Presenter: Robert Maul, Interim Community Development Director

Time Estimate: 10 min

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**INTRODUCTION/PURPOSE/SUMMARY:** 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).

Staff presented the attached request items to the City Council at the February 22<sup>nd</sup>, 2022 City Council Work Session, where there was consensus for staff to return for a formal public hearing on the matter. Also included is a draft ordinance for consideration based on feedback derived from the Council Work Session.

### **EQUITY CONSIDERATIONS:**

What are the desired results and outcomes for this agenda item? The desired outcome is to adopt some flexibility in standards that will encourage affordable housing options in Camas.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? This item has been available for viewing by all interested parties and citizens. This public hearing offers direct participation in the legislative process.

Who will benefit from, or be burdened by this agenda item? There will be additional housing options in the downtown area if utilized. A burden could be the tax abatement program shifts general tax burden to Camas taxpayers.

What are the strategies to mitigate any unintended consequences? This is a discretionary action item for council to consider on a case by case basis.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The goal for the current program is to provide affordable housing options to all residents in the Camas downtown area.

Will this agenda item improve ADA accessibilities for people with disabilities? Yes.

What potential hurdles exist in implementing this proposal (include both operational and political)? As mentioned previously, the Tax Exemption program is discretionary to council.

How will you ensure accountabilities, communicate, and evaluate results? There is required reporting associated with the MFTE program to evaluate the effectiveness of the program.

How does this item support a comprehensive plan goal, policy or other adopted resolution? This helps support diversity of housing and affordable housing policies in the Comprehensive Plan.

**RECOMMENDATION:** Staff recommends that Council hold a public hearing, take testimony, and move to approve the attached Ordinance 22-003.