

Draft Code Amendments (MC20-05)

Note: The proposed amendments are shown as **red** text that is either underlined or crossed out.

3.86.20 – Definitions for multi-family housing tax exemption

- A. "Affordable housing means residential housing whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. ~~For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate income households".~~
1. For rental housing: 60 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 (HUD); and
 2. For owner-occupied housing: 80 percent, of the median family income adjusted for family size, for Clark County, as reported by HUD;
- B. "Extremely low-income household" means a single person, family, or unrelated persons living together, whose adjusted income is at or below 30 percent of the median family income adjusted for family size, for Clark County, as reported by HUD;
- C. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States Department of Housing and Urban Development. For cities located in high-cost areas, "low-income household" means a household that has an income at or below ~~one hundred-fifty~~ percent of the median family income adjusted for family size, for the county where the project is located as reported by HUD.

18.03.030 – Definitions for land uses

- "Permanent Supportive Housing" means subsidized, leased housing with no limit on of stay, that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.
- "Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one, but not more than ~~six~~ eight adults who are not related by blood or marriage to the person or persons providing the services. Adult family homes are a permitted use in all areas zoned for residential use.

- “Tiny House” and “Tiny house with wheels” means a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with state building code.
- “Tiny House Communities” means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses as approved through Site Plan Review (Chapter 18.18).

18.07.030 Table 1 – Commercial and industrial land uses

| | NC | DC | CC | RC | MX | BP | LI/BP | LI | HI |
|-------------------------------------|----------|----------|-----------------------|---------------------------|----------|----------|----------|----------|----------|
| <u>Permanent Supportive Housing</u> | <u>C</u> | <u>P</u> | <u>P¹⁰</u> | <u>X / P¹⁰</u> | <u>P</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> |

18.07.040 Table 2 – Residential and multi-family land uses

| Residential Uses | R | MF |
|-------------------------------------|------------------------|----------|
| <u>Permanent Supportive Housing</u> | <u>C/P²</u> | <u>P</u> |

18.09.080– Lot sizes

- C. For residentially zoned parcels owned or controlled by a religious organization, a twenty percent density bonus to the dwelling unit maximum (Refer to Sections 18.09.040 and 18.09.050) is permitted for the development of affordable housing, when the following criteria are met:
1. Affordable housing is for low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size for Clark County;
 2. A lease or other binding obligation shall require development to be used exclusively for affordable housing purposes for at least 50 years, even if the religious organization no longer owns the property; and
 3. Does not discriminate against any person who qualifies as a member of a low-income household.

18.29.070 – Manufactured home and space standards

~~E.—Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized, except as temporary living quarters, and accessory to an existing manufactured home, which use shall not exceed a maximum of ten days per year.~~