

ORDINANCE NO. 21-004

AN ORDINANCE amending certain provisions of Titles 3 and 18 of the Camas Municipal Code relating to Housing Regulations.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The following subsections of the Camas Municipal Code are hereby repealed: 18.29.070 E.

Section II

Designated subsections of Titles 3.86.20; 18.03.030; 18.070.030 - Table 1; 18.07.040 – Table 2 and 18.09.080 (C) of the Camas Municipal Code are hereby amended or added all as set in Exhibit A attached hereto.

Section III

This ordinance shall take force and be in effect five (5) days from and after its passage and publication as provided by law.

PASSED BY the Council and APPROVED by the Mayor this ____ day of _____, 2021.

SIGNED: _____
Mayor

SIGNED: _____
Clerk

APPROVED as to form:

City Attorney

EXHIBIT "A"

Amendments to Camas Municipal Code (CMC)

CMC Chapter 3.86.20 – DEFINITIONS

Section 3.86.20 – Definitions for multi-family housing tax exemption

"Affordable housing" means monthly residential housing costs, including utilities other than telephone, which does not exceed thirty percent of the household's monthly income.

CMC Chapter 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 residents' 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 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).

Section 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>X/P</u> ¹⁰	<u>X / P</u> ¹⁰	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

Section 18.07.040 Table 2 – Residential and multi-family land uses

Residential Uses	R	MF
<u>Permanent Supportive Housing</u>	<u>C/P</u> ²	<u>P</u>

CMC Chapter 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.