

## CHAPTER 17.46 PROPERTY TAX EXEMPTIONS FOR MULTI-FAMILY HOUSING

### 17.46.010 Findings and purpose.

- A. Findings. The Council of the City of Port Angeles finds that:
1. Within Port Angeles there are insufficient housing opportunities, including affordable and multi-family housing opportunities; and
  2. Adoption of the ordinance from which this chapter derives will help to increase and improve residential opportunities, including affordable and multi-family housing opportunities, within the City of Port Angeles.
- B. Purpose. The purposes of this chapter are to:
1. Encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
  2. Stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing opportunities;
  3. Increase the supply of mixed-income, multi-family housing opportunities within the City;
  4. Promote community development, neighborhood revitalization, and availability of affordable housing; and
  5. Encourage additional housing density in areas that are consistent with planning for public transit systems.
- C. Any one or a combination of these purposes may be furthered by the designation of residential target areas under this chapter.

### 17.46.020 Definitions.

The following definitions shall apply to this chapter:

1. "Affordable housing," means residential housing, ~~either rental or owner occupied, the monthly cost of which, including utilities, other than telephone, and any mandatory recurring fees required as a condition of occupancy for the unit do not exceed 30 percent of the household's monthly income.~~ that is rented by a person or household 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.
2. "Assessor" means the Clallam County Assessor.
3. "Building codes" means the City building and construction codes as set forth in Title 14 PAMC.
4. "City" means the City of Port Angeles.
5. "Council" means the Port Angeles City Council.

6. "Director" means the City's Director of the Community and Economic Development Department and any authorized designee.
7. "Household" means a single person, family or unrelated persons living together.
8. "Local housing standards" means the International Property Maintenance Code, as adopted by the City of Port Angeles.
9. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 80 percent of the median family income adjusted for family size, for Clallam County, as reported by the United States Department of Housing and Urban Development.
10. "Growth Management Act" means Chapter 36.70A RCW.
- ~~11. "Market rate exemption option" means an eight-year property tax exemption with no income or rent requirements. Properties are secured with a development agreement outlining requirements such as enhanced design, public art, additional parking or structured parking, enhanced landscaping, enhanced infrastructure (e.g., wider sidewalks, undergrounding utilities, stormwater control), homeownership component, energy efficiency, consistency with subarea plan.~~
- ~~12~~<sup>11</sup>. "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than 80 percent of the median family income adjusted for family size, for Clallam County, as reported by the United States Department of Housing and Urban Development.
- ~~13~~<sup>12</sup>. ~~"Multi-family housing" means a building having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings. "Multiple-unit housing" means a single lot or a building or a group of buildings having four or more dwelling units not designed or used as transient accommodations and not including hotels and motels. Multifamily units may result from the combination of new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings or lots to multifamily housing.~~
- ~~14~~<sup>13</sup>. "Owner" means the property owner of record as filed with the Clallam County Assessor's Office.
- ~~15~~<sup>14</sup>. ~~"Permanent residential occupancy" means multi-family housing that provides either rental or owner occupancy for a period of at least one month~~ multi-unit housing that provides either rental or owner occupancy on a non-transient basis. This includes owner-occupied or rental accommodation that is leased for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.
- ~~16~~<sup>15</sup>. "Rehabilitation improvements" means modifications to existing structures that are vacant for 12 months or longer, or modification to existing occupied structures which convert non-residential space to residential space and/or increase the number of multi-family housing units.
- ~~17~~<sup>16</sup>. "Residential targeted area," also "residential target area," means an area within the City's urban governmental center that has been designated by the Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.