Memorandum

DATE: October 2, 2023

TO: Mayor and City Council

FROM: Chad Eiken, Director, Community Development Department
Bryan Snodgrass, Principal Planner, Community Development Department

RE: Proposed Warehouse Code Amendments

At the August 14, 2023 workshop, planning staff provided the City Council with an overview of the moratorium on large warehouses, the purpose and results of the study completed by the City's consultants to help understand key differences between large e-commerce warehouses and (typically smaller) traditional warehouses. Additionally, staff outlined potential development code amendments to address adverse impacts from very large warehouses, as well as measures that can further the City Council's stated climate action policy goals. City Council discussed the potential development code changes, and provided their initial feedback to staff at the workshop.

On July 25 and September 12, 2023, the Planning Commission also held workshops to review the results of the consultant's study and potential code amendments.

Since the most recent Council workshop, planning staff refined the list of potential code amendments and developed more specific "ordinance-ready" text in anticipation of bringing an ordinance to the Planning Commission and City Council for public hearings in October and November.

Key Changes in Applicability of Proposed Standards

As a result of additional analysis by planning staff, several notable changes are proposed to the applicability of development standards to warehouses, as follows:

1. Rather than allowing warehouses larger than 250,000 square feet in the IL Light Industrial and IH Heavy Industrial Districts by conditional use permit, staff is proposing to allow such warehouses as a limited use in the IH District only.

2. To stay within the scope of the moratorium and identified concerns with very large warehouses, new special use and development standards (under the limited use provisions) would only apply to warehouses larger than 250,000 square feet (with the exception of minimum parking requirement and maximum lot coverage). Warehouses smaller than 250,000 square feet would not be subject to additional limitations under the proposed set of code amendments.

3. For ease of tracking and to remove unintended consequences from partially-completed warehouse complexes in the IL District, the new use and development standards would only apply to single buildings of 250,000 square feet or more in size, as opposed to groups of multiple buildings on one site that have a total building area more than 250,000 square feet.

Proposed Amendments to VMC Title 20

The following amendments to the City's Land Use and Development Code, VMC Title 20, are proposed to address concerns regarding large warehouse developments that exceed 250,000 square feet in total building area.

1. **Amend Use Table VMC 20.440.030-1, Industrial Zoning Districts Use Table**

Current Situation: Warehouse/Freight Movement Use is allowed as a limited use in the Light Industrial (IL) District subject to no outdoor storage, and as a permitted use in the Heavy Industrial (IH) District with no limitations. Such use is prohibited in all other zoning districts.

Proposed Change: Make Warehouse/Freight Movement Use 250,000 square feet or larger in a single building prohibited in the IL District (smaller facilities continue as a limited use) and allow warehouses 250,000 square feet or larger as a limited use in the IH District, subject to certain requirements (smaller warehouse facilities continue as a permitted use).

Intended Outcome: Large warehouses would effectively be allowed in the Port of Vancouver or Columbia Business Center where they are more compatible with surrounding uses (and away from residential districts), and would be subject to certain additional development requirements.

Proposed Language (deletions shown as strike-through, and new text shown in underline):

USE	**OCI**	**IL**	**IH**	**ECX**
Warehouse/Freight Movement	X	L/X[12]	P/L[38]	X

[12] Warehouse/Freight Movement buildings up to 250,000 square feet of gross floor area on the ground floor of the building ~~Permitted~~ allowed as a limited use, provided all activities, except outdoor storage of materials are wholly contained within building(s); buildings larger than 250,000 square feet of gross floor area on the ground floor of the building are prohibited.

[38] Warehouse/Freight Movement uses larger than 250,000 square feet of gross floor area on the ground floor of the building allowed as a limited use, subject to miscellaneous special use standards of VMC 20.895.120.

2. **Amend the IH, Heavy Industrial Dimensional Standards at VMC 20.440.040-1 to lower the maximum lot coverage for warehouses to 75%.**

Current Situation: The lot coverage standard determines how much area of a property can be occupied by a structure, and is shown as a percentage. The current standard in the IH, Heavy Industrial District is 100%, which means that 100% of the property can be developed for a building, which does not leave any room on-site for parking, loading, or tree planting.

Proposed Change: Reduce the maximum lot coverage standard from 100% to 75% for all warehouse/freight movement uses.

Intended Outcome: Allow for on-site space to plant trees to reduce climate impacts from very large warehouse buildings.

Proposed Language:

STANDARD	OCI	IL	IH
Maximum Lot Coverage	100%	75%	100%/75%[7]

[7] Warehouse/Freight Distribution uses in buildings over 250,000 square feet of gross floor area on the ground floor shall have a maximum lot coverage of 75%

3. **Amend Miscellaneous Special Use Standards VMC 20.895 to add a new section regarding Large Warehouse special standards, as VMC 20.895.120.**

Current Situation: There are currently no special use or development standards or large warehouses, which generate significantly more freight movement both day and night, and have potential to contribute to adverse environmental and climate outcomes through fossil fuel consumption for power, heat absorption by building materials, and impervious surfaces. Minimum required parking spaces are calculated at 1 space per 2,000 square feet of building area. The maximum lot coverage (percent of a parcel that is occupied by a building) in the IH district is 100%.

Proposed Change: Warehouses larger than 250,000 square feet would be allowed in the IH, Heavy Industrial District subject to special development standards that prohibit truck traffic along Fruit Valley Road, reduce the minimum parking requirement, reduce the maximum lot coverage, and require certain climate action measures such as: solar-ready roofs (weight load capacity and electrical), EV and truck dock charging outlets, white-colored roofs to reduce heat storage, skylights or clerestory windows to allow natural light, prohibit truck idling, architectural features (such as windows, darker colors, articulation of façade, etc.) or treed buffer if adjacent to public streets to reduce visual impacts.

Intended Outcome: Reduce impacts from large truck traffic to priority equity areas, reduce visual impacts along public streets, and improve environmental and climate action outcomes.

Proposed Language:

20.895.120 Warehouses Larger than 250,000 Square Feet *(NEW SECTION)*

A. *Defined.* The standards in this section apply to warehouse/freight movement buildings larger than 250,000 square feet of gross floor area on the ground floor.

B. *Traffic.* Tractor trailers delivering goods to or from warehouses covered by this section shall not travel on Fruit Valley Road.

C. *Visual impact reduction.* Warehouses covered by this section located adjacent to a public street or highway shall provide a combination of:

   1. Architectural elements such as windows, articulation of the façade, and/or moderately-dark color (e.g. not white or light-colored) walls, and
   2. A 25-foot deep landscaped buffer between the building and street or highway consisting of native or climate adaptive conifer trees that typically reach at least 60 feet height at maturity, spaced no further than twenty feet apart. If a sidewalk or utility easement would share the landscaped buffer, the minimum width shall be increased accordingly.

D. *Climate action measures.*

   1. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduit shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.
   2. Skylights and/or clerestory windows shall be provided to facilitate natural light.
   3. Roofs shall be white or light colored to reduce heat retention.
   4. Truck engine idling is prohibited while parked or loading/unloading.
   5. All loading docks shall be outfitted with outlets for charging electric-powered trucks.
   6. Electric Vehicle Charging. EV charging stations shall be provided at a minimum of 20% of parking spaces.
   7. In addition to the tree density requirements of VMC 20.770, Tree, Vegetation and Soil Conservation, an area of the project site equivalent to 20% of the building footprint area shall be planted with trees at a density of at least thirty trees per acre subject to the size, locational and maintenance requirements of VMC 20.770. Such additional trees may be planted in a tree tract on-site or at an off-site location owned by the applicant and within city limits, as approved by the City Forester.

4. Amend Table 20.945.070-2 Minimum Off-Street Vehicle Parking Requirements to lower the parking requirement for all warehouse uses.

Current Situation: Warehouses must provide a minimum of one parking space for every 2,000 square feet of building area, typically for employees as opposed to customers. While this rate has not caused any major problems, larger facilities which are increasingly more automated may not need as much parking for employees, so the minimum requirement may inadvertently be resulting in more impervious surface and spaces that will not be used.

Proposed Change: Require that parking spaces be provided for warehouses at a minimum rate of 1.0 space per 5,000 square feet.

Intended Outcome: Reduce the minimum amount of parking and impervious surface that is needed to serve warehouse uses. Warehouse developers would be able to provide more parking if they choose to, but city regulations would not be the reason that more parking spaces are provided than are needed. As an example, a 250,000 square foot building would be required to provide only 50 spaces, as opposed to 125 spaces under current regulations. Reducing the amount of paved surface improves storm water and climate outcomes (less heat retention) and creates more space for tree plantings.

Proposed Language:

Table 20.945.070-2 Minimum Off-Street Parking Requirements

Use	Minimum
Warehouse/Freight Movement	1.0/~~2,000~~ 5,000

SEPA Environmental Review and Determination of Non-Significance

The proposed code amendments were reviewed for compliance with the State Environmental Policy Act through the preparation of an Environmental Checklist. The proposed amendments were found to result in reduced impacts - both generally and to residential areas in particular - than current code provisions which allow warehouses in both Light and Heavy Industrial Districts. A Determination of Non-Significance (DNS) was issued on September 20, 2023, and a 30-day comment period is currently in effect. Staff will summarize any agency or public comments on the SEPA determination at the next touch with City Council.

Input from Stakeholders

Staff have been in regular contact with stakeholder groups throughout the warehouse study and code development phases of this project, including Alliance for Community Engagement (ACE), a consortium of environmental and neighborhood advocates, the Port of Vancouver, and a business group convened by Identity Clark County (ICC). Staff attended a Fruit Valley Neighborhood Association meeting and has provided updates to the public via the City's BeHeard webpage.

Environmental-focused advocates have expressed a desire for more stringent climate action-related measures than are currently proposed, and have indicated a preference for requiring a conditional use permit for very large warehouses. The proposal to have specific regulations apply to single buildings larger than 250,000 square feet as opposed to groups of buildings collectively more than 250,000 square feet was questioned. A specific suggestion to require rooftop heating and air conditioning units clustered or located to maximize the ability to place solar panels has been incorporated into the draft code changes. The proposal to only allow large warehouses in the IH, Heavy Industrial District addresses many of the group's concerns regarding impacts to residential areas because there are essentially only two IH Districts that are large enough to accommodate large warehouses, namely the Port and Columbia Business Center, both of which are not in close proximity to residential uses.

The Port and Business Community advocates expressed concerns with the initial proposal to require a conditional use permit for large warehouses, limiting the location of such uses to within 1.0 mile from a state or federal highway, and requiring 75% of the energy use on-site to come from renewable sources. The proposed code changes now propose to allow large warehouses in the IH District only, and as limited uses with specific requirements to address issues. By locating such warehouses in the IH District, the requirement to be closer than 1.0 mile to a state or federal highway is not needed because both the Port and Columbia Business Center are adjacent to a state highway. Staff removed a proposed requirement to have 75% of on-site energy come from renewable sources so as to ensure consistency with citywide green building standards that are currently being discussed separately.

Input from Planning Commission

The Planning Commission has had two public workshops to discuss the proposed changes to the Land Use and Development Code, on July 25, 2023 and September 12, 2023.

The Planning Commission asked for clarification regarding the prohibition on tractor trailer traffic on Fruit Valley Road to and from large warehouses; suggested required trees could alternatively be planted in a 'tree bank' as opposed to on each individual site; asked whether large e-commerce-type warehouses are a use that the Port is even interested in; discussed the possibility of providing for some limit on groups of warehouses in excess of a certain total building area (e.g. a campus); and asked for more details about the scope of the city-wide green building policy work.

The Planning Commission indicated overall support for the current proposed code changes and asked staff to prepare a final draft and schedule the matter for a public hearing in October.

Next Steps

A public hearing is tentatively scheduled before the Planning Commission on Tuesday October 10, 2023 at 6:30 p.m. Following a hearing with the Planning Commission, staff will schedule the item for a public hearing with City Council in late October or early November.

The moratorium on large warehouses will expire on December 6, 2023.

Staff Contact

- Chad Eiken, Community Development Director, chad.eiken@cityofvancouver.us
- Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

Proposed Warehouse Code Amendments

City Council Workshop
October 2, 2023

Chad Eiken, Director, CDD
Bryan Snodgrass, Principal Planner, CDD

Agenda

- Warehouse Moratorium and Study Goals
- Proposed Code Amendments
- Ongoing Outreach
- Planning Commission Feedback
- Next Steps

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Warehouse Moratorium/Study Goals

Understand Differences & Impacts

Gather Public and Stakeholder Input

Propose Code Amendments

Proposed Amendments to VMC Title 20

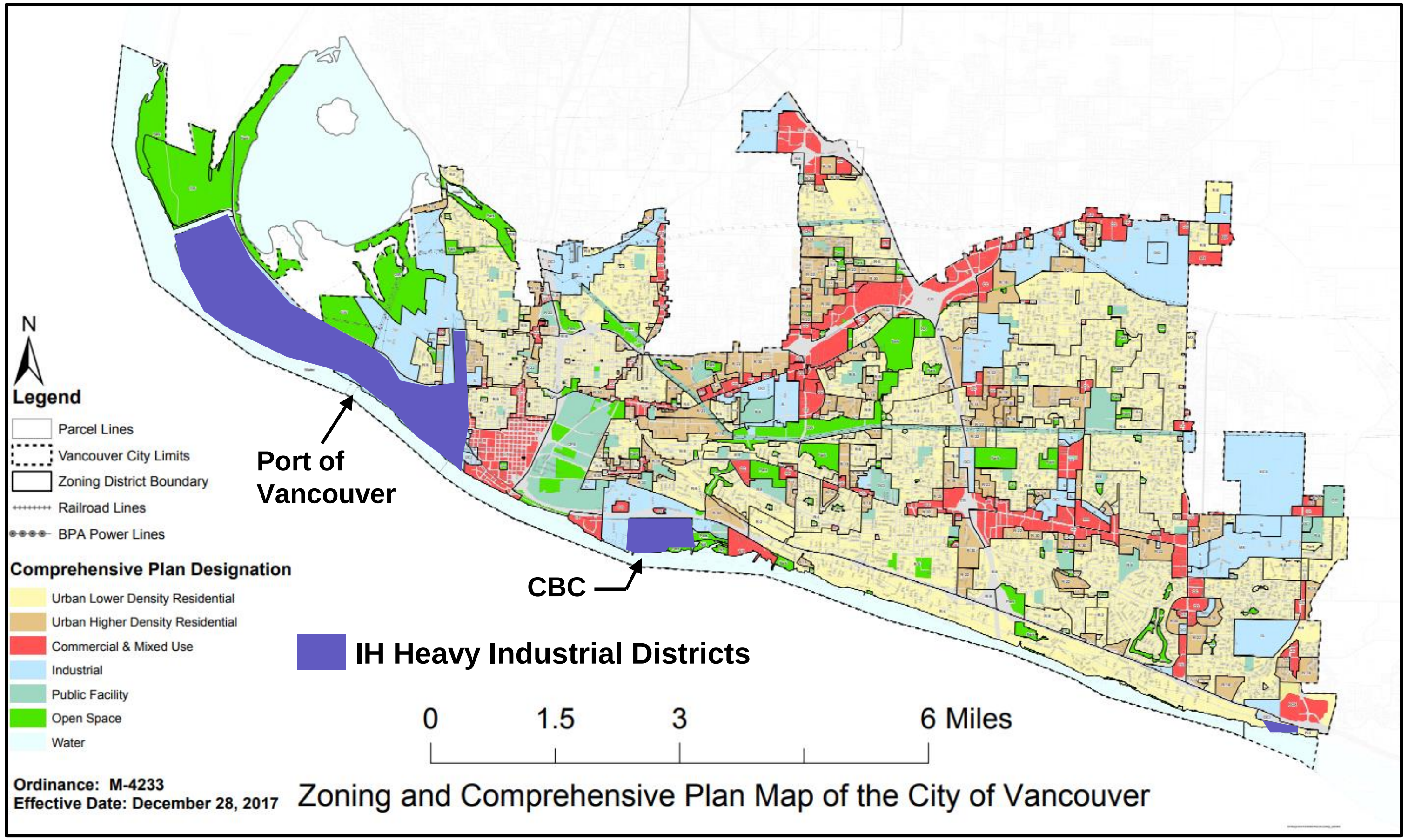
1. Make warehouses $\geq$250,000 s.f. (in a single building) a limited use (‘L’ in use table) in the IH, Heavy Industrial District subject to additional standards and restrictions
2. Reduce minimum parking space requirement for all warehouses from 1:2,000 s.f. to 1:5,000 s.f.
3. Decrease maximum lot coverage for large warehouses in IH District from 100% to 75%

City of Vancouver Washington

IH Heavy Industrial Districts

- Proposed changes would allow ≥ 250,000 s.f. or larger warehouses only in IH Districts

- Effectively, could locate in Port of Vancouver or Columbia Business Center (CBC)



City of Vancouver Washington

Proposed Amendments to VMC Title 20 (continued)

4. Add limited use/development standards for warehouses $\geq$ 250,000 s.f. such as:
   - Prohibit truck traffic to/from large warehouses on Fruit Valley Road
   - Reduce visual impacts if next to public street or highway: 1) architectural elements, e.g. windows, articulation of façade, and/or moderately-dark wall color, and 2) a 25-foot wide landscaped buffer with evergreen trees that mature at 30-50 feet in height

Proposed Amendments to VMC Title 20 (continued)

5. Add climate action measures for warehouses ≥ 250,000 s.f. such as:
    - Min. area of 20% of building footprint to be planted with trees at 30 per acre; could be off-site
    - Building roofs to be designed/constructed to handle structural load of solar panels/equipment; ‘solar ready’ equipment
    - Skylights and/or clerestory windows
    - Roofs to be white/light colored

Proposed Amendments to VMC Title 20 (continued)

Climate action measures (continued)

- Truck engine idling prohibited while parked or loading/unloading
- All loading docks to be outfitted with outlets for charging electric-powered trucks
- Electric vehicle charging stations to be provided at a minimum of 20% of parking spaces
- Indoor bike parking room to be provided for employees

Ongoing Outreach

City’s BeHeard Webpage

Alliance for Community Engagement (ACE)

Identity Clark County (ICC)

Port of Vancouver

Fruit Valley Neighborhood Association

Planning Commission Feedback

- PC held a workshop on 9/12/23
- Commission generally in favor of proposed code amendments, and approach regarding climate action measures
- PC recommended minor changes such as allowing trees to be planted off-site
- Public hearing is scheduled for 10/10

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Next Steps

Refine Draft Language if Needed

Additional Public/Stakeholder Input

PC Public Hearing 10/10
CC Public Hearing 11/6

Thank You

To learn more, visit: beheardvancouver.org/warehouse

CITY OF Vancouver WASHINGTON

Date: October 2, 2023

To: City Council

From: Eric Holmes, City Manager

Re: OUR VANCOUVER – Goals Framework

Cc: Chad Eiken, Director, CDD; Rebecca Kennedy, Deputy Director, CDD; Domenique Martinelli, Senior Long Range Planner; William Cooley, Community Engagement Manager, CMO.

Intent

Provide Council with a high-level overview of the community visioning work that's occurred over the last two years, and how it informs the overall framework for goals within the comprehensive plan.

Background

The City of Vancouver's Comprehensive Plan provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver and provide necessary public facilities to achieve that vision. The City adopted its first comprehensive plan under Washington's Growth Management Act in 1994 (Chapter 36.70A RCW), with a major re-write occurring in 2004, and a less substantive update occurring most recently in 2011. On December 19, 2022, City Council authorized the City manager to execute a consulting services contract with WSP to assist City staff in updating the plan. On February 27, City Council endorsed a chartering framework for the Comprehensive Plan process, which included a framework for goals within the overall plan – to ensure policies, regulations, and implementation methods are rooted in an articulated purpose.

OUR VANCOUVER **Phase One**

Over the summer, the City engaged community members across 15 events on the Comprehensive Plan, creating awareness of the plan update effort and talking with residents about their hopes for the future, what they would like to see more of in their neighborhoods, what would make Vancouver a more equitable and inclusive place to live and how issues such as housing and transportation are affecting them and people they know. Community members were also asked to identify the places, spaces and things that help them feel a sense of belonging in our community. Feedback gathered during these conversations was highly consistent with what was heard during the community visioning process and engagement conducted throughout 2022 and 2023, which is described further below.

Community Visioning Process

The City conducted a robust visioning process, which engaged more than 1,015 community members between June 2022 and February 2023. Since then, staff have engaged more than 1,200 additional community members through one-on-one and small group conversations, Council Community Forums, online engagement and tabling at community events.

During this process, community members were asked about their hopes, needs and concerns, and their big ideas for the future of Vancouver. Some of the most frequently mentioned concerns included public safety, economic opportunity (jobs, business development and growth), housing affordability, houselessness, and climate change. Some of the most frequently mentioned hopes for the future include safety in all forms, economic prosperity, affordable housing and preventing displacement, community and neighborhood connections (between places and between people), environmental stewardship and climate resiliency, and care for parks and public spaces.

A detailed summary of themes from the visioning effort was shared earlier this year with members of the Strategic Plan Advisory Committee to help inform their work. Following additional conversations with community members and groups throughout 2023, staff developed a draft community vision statement, which reads:

> *"Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change."*

To help ensure alignment and cohesion between the Comprehensive Plan and the Strategic Plan, the draft goals framework was developed from the draft visioning statement above.

Proposed Policy Structure

While the community vision statement stands as the foundation for the overall Comprehensive Plan, the vision is further broken down into plan goals, which describe desired outcomes toward which planning efforts should be directed. Policies are then developed from the goals established for each chapter, which define more specific actions or initiatives that advance the broader goals. Finally, an implementation matrix will outline the timeframe for advancing policy actions over the next 20 years.

Existing Policy Structure

The existing comprehensive plan is organized into seven chapters, with a preface and five appendices. Each chapter contains a set of policies but does not contain any goal statements or any overarching vision for each subchapter. The current plan does not include indicators to track ongoing implementation.

- **Preface** – Contains the plan's vision statement as defined during the 2008 strategic plan process, brief community history statement, general intent of the plan, and how the plan relates to existing city plans and local and state regulations.
- **Community Development** – Describes the vision for land use and development of the built environment (centers and corridors strategy), the comprehensive land use designation map, the general intent of each land use designation, and identified policies to enhance the vision.
- **Economic Development** – Includes 10 year trends and indicators for economic data by sector, summary of largest employers, economic development tools and programs, future direction and vision, and identified policies to enhance the vision.
- **Housing** – Includes a summary of housing stock, vacancy, conditions, tenure, costs, and affordability, constraints on housing, summary of housing programs and plans, future direction and vision, and identified policies to enhance the vision.
- **Environment** – Includes a summary of existing environmental conditions, including water resources, fish and wildlife habitats, landscape, air and climate. Overview of state environmental regulatory considerations, high level vision statement on future direction and identified policies to enhance the vision.
- **Public Facilities and Services** – public facilities and services are broken down into the following categories in the plan:
    - Transportation
    - Transit
    - Airport
    - Public Water
    - Sanitary Sewer
    - Stormwater
    - Parks and Recreation
    - Fire and EMS
    - Police
    - Schools
    - Library Services
    - Solid waste and facilities
    - General government

- Annexation – Phased map of potential annexation areas within the Vancouver Urban Growth Area (VUGA), provides reference to the Annexation Blueprint plan and a set of annexation policies.
- Implementation – Narrative description of how plan implementation functions (i.e. Title 20 Land Use Code codifies Land Use Vision, development review applies code standards to proposed development), table outlining the review criteria for minor comprehensive plan and map changes, and identified implementation policies.

Regulatory Requirements

Revised Code of Washington Section 36.70a.070 requires that the following elements be included in chapters within a Comprehensive Plan:

- Land Use
- Housing
- Capital Facilities (Water, stormwater, green infrastructure, sewer, police, fire,, other public facilities)
- Utilities
- Transportation
- Economic Development
- Parks and Recreation
- Climate Change and Resiliency
- Ports (Cities with annual maritime port revenues greater than $60M)

Proposed Chapters and Goals Framework

The Community Partners, which are the core committee of City residents who are tasked with co-creating policy with the City, held their first meeting in June. Over the course of four meetings, the Community Partners have helped develop the overall proposed framework for goals. This input, along with feedback received during the community visioning process and OUR VANCOUVER community engagement events, have fed into and shaped the proposed goals framework below. The framework includes chapters, represented in **bold text,** along with core goals and desired outcomes that will, once finalized, guide the Comprehensive Plan update going forward.

- **Introduction:** Our Community's Core Values + Focus Areas
- **Community Feel and Vision:** Inclusive + Affordable + Safe + Shared Prosperity + Walkable
- **Land Use and Development:** Emphasize Mix of Compatible Uses + Increased Livability + Compact and Strategic Infill + Transit Oriented Development + Preservation of Critical Areas and Environmentally Sensitive Lands + Adaptive Reuse + Social Infrastructure
- **Housing:** Affordability + Universal Resident Needs + Culturally Appropriate Housing + Neighborhood Cohesion + Keep Existing Housing Affordable + Focus on Missing Middle
- **Equity and Inclusion:** Inclusive and Reparative Policies + Land Use Impacts On Health + Universal Access to Resources (Shelter and Food) + Nurturing and Valuing All People
- **Climate, Environment, Community Health, Sustainability, and Resiliency:** Equitable and Just Transition + Increase Tree Canopy + Stewardship + Supporting Holistic Cycles of Consumption and Production + Waste Diversion + Access to Healthy Food + Physical Health Through Walkability + Response and Resilience to Natural and Manmade Events
- **Economic Opportunity**: Support Businesses and Industry + Facilitate Startups + Innovation + Equity and Inclusion + Circularity+ Creative Vitality
- **Parks, Recreation, Open Space, and Community Well Being**: Enhance Walkability + Increase Green Spaces + Inclusive Public Spaces + Increase Health Opportunities Through Recreation
- **Transportation and Mobility**: Reliable and Frequent Public Transit + Walkability + Multi-Modal Streets + Ways to Encourage Public Transit
- **Infrastructure, Public Facilities and Services and Utilities**: Targeted Approach to Infrastructure Provision + Expand Services and Programs + Serving More Residents With Less Infrastructure Through Strategic Land Use
- **Annexation:** Sustainable Growth + Maintain Levels of Service
- **Implementation**: Actionable Policies + Alignment with Strategic Plan + Local and Regional Coordination + Accountability

Next Steps

Following this work session, the draft vision statement will be released for a four week public comment period. Additionally, the proposed goals framework will be updated to reflect Council's feedback and further refined with the Community Partners. Following this, staff will bring forward a resolution to formally endorse the plan's three initial frameworks—Equity, Community Partners and Goals. In the next phase of the Plan update process, these frameworks will inform and shape the development of land use alternatives that outline how and where growth could occur over the next 20 years. Each alternative will reflect Council's core policy priorities of safety, equity and climate action and the final version of the draft vision statement including above. The Council will take part in several upcoming workshops, including a joint work session with the Planning Commission, to inform and ultimately choose a final alternative to include in the updated Comprehensive Plan.

Attachments

- Memorandum
- Presentation
- Engagement and Visioning Process Summary
- Summary of Community Partner Meeting #4
- Equity Framework
- Community Partnership Framework

Staff Contact

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OUR VANCOUVER

OUR FUTURE **2045**

Goals Framework

Monday, October 2, 2023

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Purpose & Agenda

Purpose: Council review and feedback on draft vision and goals framework

Part I
- Inputs
- Community Vision

Part II
- Review Draft Vision and Goals Framework

Part III
- Review how goals framework works with the equity and partnership frameworks already reviewed by Council

Part IV
- Next steps
- Discussion

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Inputs

- Community Visioning Process (2022-23)
- Phase I Engagement: OUR VANCOUVER
  - ➡ Focus on project awareness, visioning questions
- Community partner discussions
- Existing Conditions Work (Community Atlas)
- Existing Policy –
  - ➡ Climate action Framework, Strategic Plan, Parks Plan, Transportation System Plan

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Community Visioning Process

- Engaged more than 2,215 community members since June 2022, across 33 events and community conversations
- Analyzed all community feedback shared with the City from 2021 to present
- Our goal: Align current and upcoming planning efforts around a shared 20-year vision for Vancouver

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How have we reached community members?

- Pop-ups, tabling and intercept interviews at community events
- One-on-one conversations
- Small-group conversations with community organizations and neighborhood associations
- Community dialogues, including Council Community Forums
- Interactive exercises to identify hopes, needs, ideas and concerns

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Who have we heard from?

- VDA Vancouver's Downtown Association
- LULAC League of United Latin American Citizens
- NAACP Vancouver Branch
- FVRLibraries Fort Vancouver Regional Libraries
- Boys & Girls Clubs of Southwest Washington
- Vancouver Public Schools VPS
- Evergreen Public Schools
- CREDC Economic Development
- LCRG Latino Community Resource Group
- Fourth Plain Forward
- Clark County Historical Museum
- GVC Greater Vancouver Chamber
- PFLAG Southwest Washington
- Community Foundation Southwest Washington
- Vancouver Farmers Market
- Latino Leadership Northwest
- WSSB
- FCRC Family-Community Resource Center (Family Focused, Student Success, Community Connections)
- Clark College Est. 1933
- SWACH
- Bike Clark County Education. Advocacy. Adventure.
- Sakura 38ers Youth Association
- Sea Mar Community Health Centers Clínica de la Comunidad Exceptional service. Every person. Every time.
- Vancouver Housing Authority
- Clark County, Washington
- ESD112
- ASCC Associated Students Clark College
- Evergreen Habitat for Humanity
- Community Roots Collaborative
- Watershed Alliance of Southwest Washington
- Council for the Homeless Leadership • Advocacy • Solutions
- Port of Vancouver USA
- YWCA Clark County eliminating racism empowering women
- FairVote Washington
- Innovative Services NW
- Clark County Food Bank
- TIP NW Trauma Intervention Program Northwest
- Clark County Volunteer Lawyers Program
- Friends of Trees
- Waste Connections Connect with the Future
- Share
- LWV League of Women Voters of Clark County
- C-TRAN
- Janus youth programs
- Outsiders Inn
- City of Vancouver Washington
- Vancouver USA Pride
- Faith Partners for Housing A Home For Everyone
- EOCF connect | empower | transform
- Community in Motion

Key Themes

affordable
thrive
community
access
services
spaces
opportunities
green
everyone
safe
neighborhoods
needs
opportunity

people
support
economic
infrastructure
equity
inclusive
place
housing
welcoming

Draft Community Vision

“Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together.

Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change.”

Translating a Vision.

Vision Statement >> Plan Goals >> Plan Policies

A vision statement outlines community desires and serves as the foundation for the Comprehensive Plan goals and policies.

The Comprehensive Plan goals reflect the vision statement and serve to summarize the community's desired outcomes from the plan.

The Comprehensive Plan policies will guide the City on how to achieve the Comprehensive Plan's vision statement and goals.

"Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change."

Plan Elements

Plan Vision

Is translated into....

INTRODUCTION

COMMUNITY FEEL AND VISION

LAND USE AND DEVELOPMENT

HOUSING

EQUITY + INCLUSION

CLIMATE, ENVIRONMENT, COMMUNITY HEALTH, SUSTAINABILITY, AND RESILIENCY

ECONOMIC OPPORTUNITY

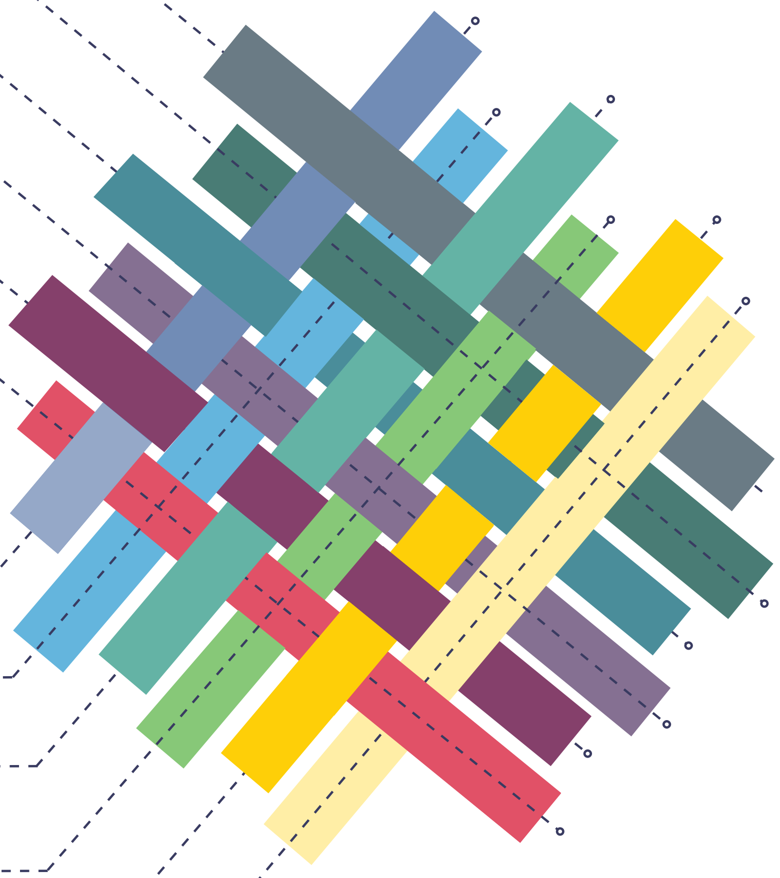
PARKS, RECREATION, OPEN SPACE AND COMMUNITY WELL BEING

TRANSPORTATION AND MOBILITY

INFRASTRUCTURE, PUBLIC FACILITIES AND SERVICES, UTILITIES, AND PORTS

ANNEXATION

IMPLEMENTATION



Think of it as an outline for the plan, or *Chapters* in a book!

Draft Goals Framework

Introduction - City's Core Values + Focus Areas
Community Feel and Vision - Inclusive + Affordable + Safe + Vibrant + Accessible + Prosperous + Livable
Land Use and Development – 15-minute neighborhoods + access to jobs & essential spaces + healthy + connected + resilient + harmony between built and natural environment
Housing – Affordable + Accessible + Choice + Diversity in sizes and types + Universal Design + Culturally Appropriate + Neighborhood Cohesion + reduce houselessness + Homeownership and opportunities for wealth creation
Equity and Inclusion - Inclusive + Reparative + Promote health and wellness + Universal Access to Resources + Nurturing and Valuing All People
Climate, Environment, Community Health, Sustainability, and Resiliency – Equitable and Just Transition + Increase Tree Canopy + Decrease Emissions + Community Stewardship and Resilience + Holistic Cycles of Consumption and Production + Access to Healthy Food + Built Environment Promotes Health

Draft Goals Framework

Economic Opportunity - Support Business and Industry + Job Growth + Facilitate Startups and Innovation + Resilient Green Economy + Equitable Access + Wealth Creation + Access to Childcare

Parks, Recreation, Open Space, and Community Well Being – Increase access + More Trails and Green Spaces + Inclusive and Safe Public Spaces + Climate Adaptation + Native Plants and Species + Increase Health Opportunities Through Recreation + Diversity in Amenities + + Youth Programming

Transportation and Mobility - Reliable + Frequent + Safe + Accessible + Equitable + Multi-Modal + Climate Friendly + Enhanced Transit + Regional Connectivity

Infrastructure, Public Facilities and Services and Utilities – Utilize Existing Infrastructure + Expand Services and Programs + Equity Lens + Community Safety + Green Infrastructure

Annexation - Sustainable Growth + Maintain Levels of Service

Implementation - Actionable Policies + Alignment with Strategic Plan + Local and Regional Coordination + Accountability

Connection to Implementation.

vision — Outlines community desires, serves as the foundation for the plan.

goals — Describe desired results toward which planning efforts should be directed. Are broad in nature.

policies — Describe more specific actions or initiatives to advance the broader goals.

implemen-tation — Outlines the actions and timeframe for advancing policies over the 20 year planning period - short, medium, long term.

City of Vancouver Washington

How do the previous frameworks we've discussed relate to the next phase of OUR VANCOUVER?

Council endorsed frameworks will be integrated into three land use alternatives.

Vancouver WASHINGTON

Next Steps

- Community Wide Survey
- Small Group Conversations
  - ➡ Neighborhood Associations, Community Based Organizations, Nonprofits, economic development / location business organizations, and other stakeholders.
- Community Partners
  - ➡ Existing Conditions
  - ➡ Refinement of Draft Goals
  - ➡ Incorporating goals into draft land use frameworks
- 4 week public comment period on vision statement

Council Next Steps

- Resolution endorsing three frameworks (equity, partnership, goals)
- Joint Planning Commission / City Council WS on Land Use Frameworks
- Multiple work sessions in early 2024 on Land use Frameworks.

Discussion

- Do you feel that the draft vision statement reflects the values that we are aiming to achieve as a community?
- Are there any core themes that you would like to make sure are added or emphasized as part of the goals framework?
- As we enter this next phase of the Comprehensive Plan process, what has you feeling excited or hopeful? What, if anything, are you concerned or unsure about?

CITY OF Vancouver WASHINGTON

September 20, 2023

2022-2023 Community Engagement and Visioning Summary

The following summary includes feedback gathered during community engagement over the course of 2022 and 2023, across a wide range of projects, programs and initiatives, including:

- The Affordable Housing Fund and Housing Action Plan
- Redevelopment projects
  - The Heights District
  - Waterfront Gateway
  - Main Street Promise
- Visioning conversations
  - Pop-ups and tabling at 28 community events
  - One-on-one and small group conversations
- Five City Council Community Forums
- Neighborhood engagement
  - Meetings with neighborhood associations and the Vancouver Neighborhood Alliance
- Community Development
  - Our Vancouver 2045 – Comprehensive Plan
  - Fourth Plain for All Community Investment Strategy
- 2023-24 Biennial Budget
  - Biennial community survey, stakeholder meetings and budget prioritization exercise
- Safe Stay Communities (sites 2, 3 and 4)
- Parks, Recreation and Cultural Services
  - Ida Bell Jones Park
  - Shaffer Park
  - Oakbrook Park
  - Bagley Community Park (ongoing)
  - Accessible playground development at Esther Short and Marshall Parks
- Transportation
  - Transportation System Plan
  - Complete Streets projects

Most Frequently Mentioned Concerns

- Affordable housing
- Homelessness
- Public safety
- Economic opportunity (jobs, business development and growth)
- Climate change

Most Frequently Mentioned Hopes for the Future

- Safety in all forms
- Affordable housing/preventing displacement
- Economic prosperity
- Community and neighborhood connections (between places and between people)
- Environmental stewardship and climate resiliency
- Care for parks and public spaces

Engagement Summary

A synthesis of community feedback is included below by Strategic Plan Focus Area.

Transportation and Mobility

- Vancouver community members would like to see increased access and options when it comes to how they get around the city
  - As one community member put it, "people want to get where they want, when they want, how they want"
- When it comes to getting to work, school, shopping, dining or vital services, many residents feel that driving is currently their only option; this is especially true for community members who work outside of the city or across the river in Oregon
- Many community members report that they don't feel safe riding a bike and that travel times when taking public transit are often unrealistic or unreasonable
  - For example, many community members described having to choose between a 10-15 minute drive vs a 30 to 50-minute bus ride
- Community members who use a wheelchair or mobility device have reported that uneven sidewalks, streets without sidewalks and unsafe crossings are particular areas of concern
  - These individuals also highlighted the acute impacts they face during construction, which often limits access to one side of a street or requires crossing unexpectedly
  - In the future, they would like to see a city that is easier to navigate and more accessible for all, particularly through universal design standards
- In many parts of the city, residents report that walking does not feel like a viable option
  - For some, this is due to the distance they would need to walk to reach their destination
  - For others, walking does not feel safe due to busy streets, speeding cars, unsafe crossings or intersections, or a lack of sidewalks
  - Concern about a lack of sidewalks was particularly common among young people, families with children and those who live outside the city limits, in areas such as East Minnehaha, Sifton, Orchards and Hazel Dell.
- Many community members said that they would like to see increased access to major destinations and to feel safe walking or biking to their destinations of choice in the future
  - Priority destinations include: grocery stores, schools, libraries, medical providers, retailers, such as the Vancouver Mall, transit hubs and service provider offices
- Some community members said that they will continue to drive, even if safety improvements are made or services are available closer to their home
  - These residents typically cite weather, family size or the need to visit multiple destinations as the reason that they would want to continue driving
  - Among these residents, safer driving conditions, reduced drive times and parking were mentioned as priorities
- When it comes to the Interstate Bridge Replacement project, common community concerns include traffic, construction impacts, such as noise or vibrations, and tolling
  - Younger residents, bike advocates and transit-dependent residents have expressed excitement about access to light rail and the potential for improved access
  - Residents who commute across the river for work, including tradespeople who make more frequent trips, are concerned that tolls will be costly; this concern is more pronounced among lower-income workers who have said that they would prefer no tolls or income-based tolling

Economic Opportunity

- Community members have frequently cited jobs and economic opportunities as two of their top priorities
- When talking about hopes for the future, community members say that they want to see a vibrant local economy, which supports living wages, higher-paying jobs and the ability of all people to grow in their careers locally
- For many community members, jobs are closely linked to other priorities, such as stable housing, physical and mental health and overall quality of life; when talking about the economy, residents also draw connections to their children, family members and friends
- Among those who have more recently moved to Vancouver, job opportunities were frequently cited as one of the central motivators in moving to the city
- Some community members have mentioned Vancouver's proximity to Portland and the broader metro region as particularly beneficial, as residents can pursue greater choice in terms of employment and the ability to grow in a career, while staying in the area
    - At the same time, some of these same residents say that they would rather work closer to home, where they could avoid traffic or long commutes
- Small business owners and entrepreneurs, particularly those who come from historically marginalized groups, report multiple barriers to starting and running a business, including:
    - Lack of access to capital
    - Lack of suitable space
    - Unaffordable leases
- The Vancouver's Farmers Market is often cited by community members and small business owners as an essential venue for business incubation
    - Community members report especially positive feelings toward the Farmers Market and routinely mention that they would like to see it or similar businesses expand (to other neighborhoods, times of the week or year, etc.)
- Several local business owners also mentioned their appreciation for what one community member called Vancouver's "cultural of support for businesses"
    - Groups such as the Greater Vancouver Chamber of Commerce, Hispanic Metro Chamber, Vancouver's Downtown Association, Uptown Village Association, East Vancouver Business Association and Columbia River Economic Development Council were cited as examples of groups that offer vital assistance to local business owners
- While many business owners report that Southwest Washington is a good location to operate a business, they are also concerned about public safety, housing availability and the possible impacts of increased taxes

Housing and Human Needs

- Homelessness, housing and childcare were among the top priorities mentioned by community members over the past year
- When talking about their hopes for the future, many community members said that they would like to see safe, affordable housing available to all people in Vancouver and an end to unsheltered homelessness
    - For lower income residents, renters and young people, housing insecurity was frequently mentioned as a major concern
    - Among these groups, some have shared a desire for greater protections for renters and specific housing supports for people who are elderly or permanently disabled

    - Some community members have said that they would like to see programs that expand access to affordable homeownership
- When it comes to housing concerns, community members have most frequently mentioned:
    - Concerns that housing costs have risen faster than wages
    - Families being forced to live in unsafe or undignified conditions, including multiple families sharing the same home
    - Concern that they will have to leave the region or move further away from Vancouver to afford a place to live
    - Belief that luxury condominiums and large single-family homes are not the type of housing that our community needs
- There is significant interest in increasing access to affordable childcare; residents report that the current system may fail to meet the needs of middle-income residents or those whose wages are too high for some income-based programs
- On the topic of homelessness, the vast majority of community members have said that they support community efforts to:
    - Get people off the street and into permanent housing
    - Connect people to vital services
    - Treat people experiencing homelessness with dignity and respect
    - Reduce negative community impacts of unsheltered homelessness
- Community members have expressed differing views, however, about the actions that should be taken to address homelessness:
    - Although community members are generally supportive of the City's Safe Stay and Safe Park program, some residents have opposed particular locations or suggested that supportive services will have negative impacts on neighbors
    - There is a persistent belief, among some, that services and supports attract people experiencing homelessness to Vancouver
    - Additionally, while some people see homelessness as a failure of systems, a significant number of community members see homelessness as a personal or moral failing
        - Among these residents, the frame of deservingness is often employed to explain who should or should not receive help
- Expanding access to healthcare, especially mental health and drug treatment services, was also frequently mentioned by community members
    - Some residents have described long wait lists or delays in receiving care
    - Some individuals and families have reported difficulty navigating complex social service systems or eligibility criteria that restrict access to only those receiving Apple Health, Washington State's Medicaid program

Vibrant and Distinct Neighborhoods

- Community members have particularly positive feelings about Vancouver's parks, open spaces and public events, these were routinely cited as sources of connection, recreation and health
- Residents have expressed varying degrees of pride in and attachment to the neighborhoods in which they live
- When asked about hopes for the future of their neighborhoods, community members have frequently pointed to:
    - Safety (reduced crime and the desire to feel safe)
    - Walkability
    - Access to amenities

    - Recreational opportunities
    - Relationships and connections to neighbors or community groups
    - Interest in cultural and community gathering spaces
    - Support for neighborhood schools
- Additional conversation is needed, as part of the comprehensive plan process, to better understand the needs of specific neighborhoods and how residents would like to navigate potential land use changes
- During recent engagement for Parks, Recreation and Cultural services, community members have mentioned interest in a wide range of amenities and improvements, including:
    - A desire for more outdoor gathering spaces with flexible uses, such as picnic shelters, small event venues, etc.
    - More diversity in sports courts or fields that go beyond basketball and soccer, such as spaces for disc golf, bocce, futsal and pickleball
    - Spaces and amenities in parks that appeal to broad age ranges, including middle/high school, adults and seniors
    - City-operated dog parks
    - Splash pads and/or water play options in more parks (outside of downtown)
    - The need for accessibility to go beyond just ADA curbs and picnic tables, exploring how we make truly inclusive public outdoor spaces that have play opportunities for everyone
    - Interest in protecting or expanding greenspaces through habitat restoration, native plantings, tree preservation and tree planting
    - The desire to continue finding ways to honor indigenous tribes, natural features of the area and lesser-known Vancouver histories through the park-naming process
    - Ways to make recreation programs more affordable and accessible to residents, beyond the City's existing scholarship program
    - Expanded recreation programming, particularly for children ages 11 to 14

Culture and Heritage

- Vancouver's rich history is a point of pride for many community members, especially longtime residents and those who have grown up in the community
- Community members have consistently mentioned the importance of cultural, religious and historical institutions and community events, as part of what makes Vancouver special
    - Residents report that these institutions and events help them to build relationships, connect with neighbors and strengthen their sense of belonging in the community
    - Residents say that cultural organizations, in particular, are sources of meaning, tradition, connection and support, especially for older residents, refugees, recent immigrants and those new to Vancouver
    - Seeing their culture celebrated and appreciated by the broader community was also a theme mentioned explicitly by Latino, black, Pacific Islander and LGBTQ+ community members
    - In addition to calling out events such as concerts and movies in the park, community members also shared appreciation for specific cultural events, including: Dia de los Muertos, Four Days of Aloha, the Juneteenth Freedom Celebration, Multicultural Resource Fair and Vancouver Pride
- There is broad support for holding additional cultural and community events in the future, especially in areas outside of downtown

- When talking about their hopes for the future, community members mentioned their desire to see additional venues for arts, culture, entertainment and community building, including comedy clubs, studio spaces, venues for live music and performing arts, along with more community centers and libraries
- Many community members take pride in the city's public art, especially the mural program
    - Some community members said that they would like to see art expand to other areas of the city, including neighborhoods that currently lack public art
- Some longtime residents have also expressed concern that those moving to the community may not be aware of Vancouver's history and regional culture
    - While this sentiment is sometimes expressed alongside concerns about how the community is changing, there is a genuine desire to expand opportunities for learning about history; these residents would like to see more storytelling, public art and celebrations of the city's history

Safe and Prepared Community

- Across a wide range of projects and engagements, community members have consistently identified safety as their top priority and hope for the future
    - Residents report specific concerns with vehicle theft, burglaries, break-ins and property crime; many community members said that they don't want to worry about their car getting stolen from their driveway or their catalytic converter stolen every time they go shopping
    - Violent crime was mentioned by a significant number of people, as well, including a belief that violent crimes, such as shootings, could "spill over from Portland"
    - Some community members report feeling unsafe walking at night, particularly downtown; others have said that they no longer feel safe walking on certain trails, including the Burnt Bridge Creek Trail
        - These community members have most commonly cited negative encounters with unhoused residents, as well as people who appear to be experiencing mental health crises or openly using drugs
    - Among the business community, retail theft and property crime are major concerns
        - Larger retailers report thousands of dollars of theft each month
        - Some businesses have experienced multiple break ins or robberies
        - Retail workers have reported feeling unsafe at work or being directly affected by robberies, assaults or thefts
- Community members who are black, Latino, Pacific Islander and LGBTQ+ also reported specific concerns about safety
    - Some community members mentioned negative interactions with police and concerns about police use of force, particularly shootings that have taken place since 2019
    - Others have said that they don't feel safe or welcomed in certain parts of Vancouver or Clark County; demonstrations by groups, such as Patriot Prayer or the Proud Boys, and visible displays of the Confederate flag were cited by some residents as specific incidents that have made them feel unsafe
    - LGBTQ+ community members have also shared varied experiences and perceptions of safety in the community; while some longtime residents and those who have grown up

in Vancouver have shared their belief that the community has become more accepting and inclusive over time, others report feeling unsafe.
    - On the other hand, people who have moved to Vancouver recently (in the past five years), have shared stories of feeling a greater sense of safety and belonging in Vancouver; perhaps unsurprisingly, this sentiment seems to be most common among people who have moved from less LGBTQ+-friendly communities; additional engagement is needed to better understand how to strengthen feelings of belonging and safety for all community members
- Some community members have also pointed out that safety is directly related to other issues, such as mental health, poverty and a lack of economic opportunity
    - These community members have said that they see investments in economic growth, job creation, housing and social services as ways to make our community safer
    - Some would also like to see additional investments in co-responder services to better respond to community members experiencing a mental health crisis
- Among community members concerned about climate change, resiliency, preparedness and adaptation were frequently mentioned as priorities
- Disaster preparedness was mentioned by a very small number of residents
    - They would like to see greater investment in earthquake-resilient infrastructure and community preparedness, especially at the neighborhood and household-level

Connected and Resilient Infrastructure

- When talking about roads and streets, safety continues to be a high priority for community members, especially those living on or near major corridors, such as Fourth Plain Blvd., Mill Plain Blvd., Andresen Rd. and 162nd Ave.
    - Many residents report that they don't feel safe biking or walking in certain parts of the city, especially in areas with high-speed traffic that lack sidewalks and bike paths
- When asked to describe their hopes for the future of their neighborhood, many community members have described a neighborhood that is more walkable, connected and easy to get around with nearby parks and amenities
    - Although few community members use the term, many have described a 15-minute neighborhood as what they would like to see in the future
- There is growing awareness among some residents that historic land use policies have limited their access to certain services, such as grocery stores, restaurants or coffee shops
    - Additional conversation is needed during the comprehensive plan process to better understand the needs of specific neighborhoods and the types of change that people want to see
- Community members have also said they want to see the City prioritize maintenance and care for existing infrastructure, such as roads, parks and water systems
- Community members report being generally satisfied with the city's roads, however pavement quality was mentioned by some as an area of concern, especially on neighborhood streets that are paved less frequently
- Projects that have languished without funding, including those on the unfunded list of the Transportation Improvement Program (TIP), were also mentioned by a few community members as sources of frustration

- Aside from concerns about climate change or disaster preparedness, resilience was not a common phrase that community members have used to describe infrastructure
    - Instead, residents have been more likely to talk about streets that are safe and easy to get around, and services that are reliable
    - Additional engagement for the City's Water Resiliency Strategy will provide further information about community needs and attitudes toward resilient infrastructure

High Performing Government

- Residents have consistently said that they want the City to be responsible stewards of public funds and to deliver services that are responsive, accessible and accountable
- Community members have highlighted specific concerns about emergency services, including:
    - Police and fire department response times
        - Currently, some community members feel that the City does not respond to 911 or 311 calls in a timely fashion
        - This has led some residents to report that they no longer feel that it is useful to call the police for certain crimes, such as petty theft or property crimes
        - Community members have said that they hope and expect 911 response times to improve in the future
    - Concerns over perceived lawlessness
        - Some community members feel that police are not enforcing laws or that they have been prevented from enforcing certain laws by recent legislation
    - Desire to reduce police-use-of-force incidents
        - Officer-involved shootings continue to be a major concern for many community members; while some of these community members have expressed hope that recent reforms and the implementation of a body camera program will improve things, some residents have also called for additional steps to be taken, such as civilian oversight
- Community members have also said that they would like to see police services that are accountable, transparent, responsive to community concerns and focused on building relationships with the community
    - Some community members said that they would like to see greater engagement between the police department and community groups, including younger residents, recent immigrants and black, Latino, Pacific Islander and LGBTQ+ community members
- Community members, including local disability rights advocates, have also voiced concerns about the accessibility of City programs and the need to decrease barriers to accessing social services and programs, including:
    - Difficulty finding information or knowing who to contact
    - Lack of language translation and interpretation services
    - Lack of trusted channels of information
    - Prohibitive costs to participate
    - Access to transportation
- Some residents have also called for greater transparency in how the City spends public funds
- Some community members feel that the City staff is not genuinely interested in their input and will "do whatever they want" regardless of community input

EQUITY TEAM MEETING 4 SUMMARY

Date/time August 23, 2023; 5-6:30 pm
Location Zoom

Meeting Purpose & Agenda

- Introduce the concepts of a comprehensive plan's vision, goals, and policies.
- Solicit ideas for the vision for the plan, which the project team will use to develop draft vision statements for each plan element and an overall goals framework for the plan.

5:00	Welcome and Icebreaker
5:15	Meeting Purpose & Agenda
5:25	Visioning Presentation & Breakout Discussions
6:15	Community Dialogue updates
6:25	Next Steps
6:30	Adjourn

Homework and Next Steps

Meeting 5 will be on September 20 from 5-6:30 pm via Zoom. At this meeting we will discuss housing and economic development. Before the next meeting, please:

- Continue adding thoughts and ideas to the Meeting 4 Miro board,
- Continue talking with the community and recording what you hear in the Community Dialogue Miro board, and
- Email admin@sevaworkshop.com to inform us of any future Equity Team meetings that you are unable to attend. If there are multiple conflicts for a single meeting, we will try to find an alternate time.

Participation

Equity Team

Patrick Adigweme, Vancouver Planning Commission
Staci Boehlke, Fruit Valley Elementary*
Gabriela Ewing, Pasitos Gigantes
Herema "Rema" Gafa, PICA-WA*
Sierra Hall, Youth
Miracle Joslin, Odyssey World Int'l Education Services*
Siobhana McEwen, Southwest Washington Equity Coalition
Eduardo Ramos, TMC, Latino Leadership Northwest, EMAC
Dania Rescue, Sakura 39ers
Bryan Stebbins, Queer Youth Resource Center
Kayla Victor, Community Engagement Liaison

* Unable to attend

City of Vancouver

Domenique Martinelli, Senior Long-Range Planner
Angie Martinez, Associate Planner

Consultant Team

Radhika Nair, Principal Planner, Seva Workshop
Lisa Johnson, Director of Urban Planning, Seva Workshop
Rebecca Fornaby, Director of Engagement, Seva Workshop
Nicole McDermott, Senior Planner, WSP
Reilly Thimons, Planner, Design Workshop

What We Heard

Icebreaker

Summarize your hope for the future of Vancouver in one word or phrase

The Equity Team's responses included:

- Harmonious
- Affordability
- Stability opportunities for economic growth
- Welcoming
- Inclusive
- Green
- Vibrant
- Robust
- Happiness
- Affordable for current and future residents

Independent Visioning Writing Exercise

Team members met in two groups to explore potential visions for the comprehensive plan. They used a Miro board to review reference material and example vision statements. The Equity Team's draft vision statements are quoted below.

Vancouver is . . .

- "An inclusive community. Everyone has an opportunity to participate."
- "An affordable, inclusive place to live. Acknowledge the past."
- "A community where people thrive and enjoy a safe environment. People from all backgrounds can access services, housing. Transportation centers around people."
- "A robust, thriving city. Lowest unemployment rate. Remarkable school districts."
- "A community where people thrive and enjoy a safe environment. People from all backgrounds can access services, housing. Transportation centers around people."
- "Affordable and inclusive, naturally diverse but provides opportunity to thrive to all citizens."
- "A place where members of all communities have minimal barriers and ample opportunities to thrive."
- "A safe, inclusive, and affordable community where everyone thrives."
- "A vibrant, diverse, and welcoming community. The city is well known for its amenities and natural features as well as its intentional planning to improve east west connectivity,

realize affordable housing, and to ensure a high quality of life for all its residents. Vancouver is recognized for its safe, walkable neighborhoods and business districts, access to jobs and economic opportunity for all and climate resilience."

Visioning Discussion

The groups worked with a facilitator and scribe to respond to a set of discussion prompts.

Looking at the set of draft vision statements, do you see any common themes?

- Inclusivity
- Affordability
- Community
- Quality of life
- Safety, including psychological and bodily safety
- Equity across neighborhoods
- Reduced barriers, including language, cultural, and educational barriers
- Targeted investment in specific neighborhoods to address disparities
- Economic/shared prosperity, "thriving city"
- Walkability and reliable and frequent transportation
- Welcoming, multicultural (multiple levels of need – intersectionality)
- Hubs of connection and community
- Benefits for all (individuals' success should benefit the entire city)

What comes to mind when you think about the vision for the specific topics of the comprehensive plan?

Overall, equity team members emphasized the need for an intentional, targeted approach to invest in specific neighborhoods to address disparities. Other comments included:

Land use and development

- Pursue compassionate revitalization of existing neighborhoods.
- Are there policies and we can put in place on how land is being used and cut off from business using it?

Housing

- Increase affordability.
- Address youth housing and shelter needs, particularly for ages 14-24.
- Create culturally appropriate housing for multigenerational families.

Equity

- How does your zip code relate to health impacts and outcomes?
- Create reparative policies that directly address the missing pieces needed to achieve the vision.
- Everyone needs safe shelter and access to food.
- Educate youth about resources and opportunities within the city.

Climate, Environment, Community Health/Sustainability, Resiliency

- Climate and parks go hand in hand. Vancouver needs more trees and greenery.
- Can the city incentivize homeowners to move onto a greener grid? What are ways to support green development for existing homes?

Economic Opportunity

- Provide technical assistance like licensing support for small businesses.
- Support business by owning venues like food carts or commercial kitchens (e.g., FP Commons).
- Facilitate spaces for startups such as incubator spaces, reuse of vacant commercial buildings, etc.
- Large corporations attracting more residents to the area should contribute to affordable housing production.
- Would the city be interested in raising the minimum wage to a living wage?

Parks, Recreation, Open Space, and Community Wellbeing

- Enhance walking trails.
- Add more green spaces in neighborhoods within the 15-minute walking distance.
- Make green spaces more welcoming.
- Raise awareness on chronic diseases and prevent them by providing recreational infrastructure.
- Esther Short playground is a successful example.

Transportation and Mobility

- Reliable and frequent transportation is critical.
- Vancouver needs more pedestrian streets that incorporate other transportation modes, such as smaller trolleys.
- Encourage people to use public transit by making the system comfortable and convenient for everyone, including people with disabilities.

Infrastructure, Public Facilities and Services, Utilities, and Ports

- Provide infrastructure for future development through a targeted approach. Ensure that the infrastructure for middle housing is in place.
- Explore utility rates or other ways to make affordable housing more feasible.
- Vancouver exists in a void of services due to geographic isolation from Puget Sound, but it is not included in Oregon / Portland programs or services.
- Vancouver is far behind other cities of our size in our alternatives to militarized police. We need to invest more in mental health response to crises, support de-escalation training for police, and invest in more community policing tactics.

Community Partnership Framework

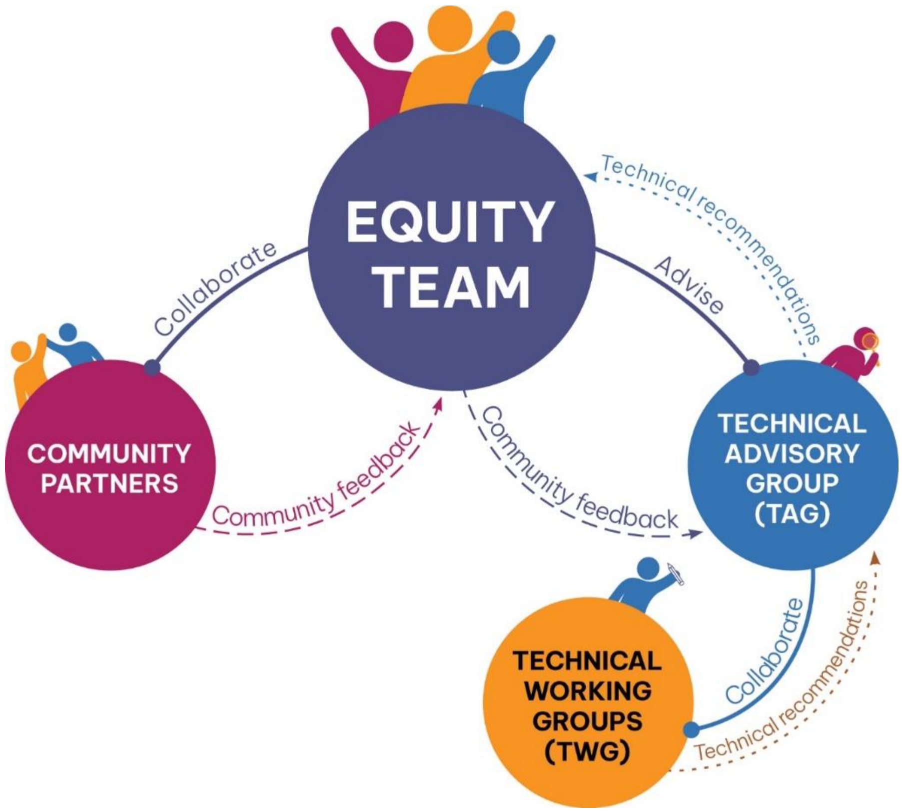
OUR VANCOUVER is a two- and a half-year initiative where community members and the City will embark on a co-creative process to update the City's Comprehensive Plan and Title 20 of the City's Municipal Code. The OUR VANCOUVER Public Involvement Plan is a strategic document that outlines the methods and strategies for engaging and involving the public in the decision-making processes, policy development, and project implementation. Through this process, the City is committed to equity, transparency, and meaningful engagement with the public to foster trust and create equitable outcomes for all Vancouver residents.

This framework summarizes the co-creative process described in the Public Involvement Plan, the key advisory groups engaged in the project, the public involvement goals, the tools that will be used throughout the project to engage community members, how input will be tracked and inform the process, and a general schedule of engagement events. Additional details are provided in the Public Involvement Plan.

Co-Creative Process

As part of the project's commitment to engage in a co-creative process and center equitable engagement, the project team has implemented strategies to partner with community representatives. These **Community Partners** have deep connections with local communities and strong existing relationships that will help facilitate engagement and lead to a co-creative process. Community Partners help facilitate engagement, bridge communication gaps, and provide valuable insights into the needs and priorities of the communities they serve.

Co-creation through the comprehensive plan update means Community Partners work directly with the project team as members of the OUR VANCOUVER Equity Team and as community engagement liaisons to facilitate conversations with community members and lead "Envision Events" (described further below). Co-creation will shift power dynamics and give community members a direct link to influence the technical analysis and policy development included in the comprehensive plan.



The **Equity Team** includes Community Partners and project team staff. Their role is to ensure integration between the technical recommendations, community feedback and the OUR VANCOUVER Equity Framework. The Equity Team will review technical recommendations, analyze community feedback collected during Envision Events and report back to the project team to ensure equity is centered throughout the project and community priorities are amplified, evaluated, and included, to the extent possible, in the final plan.

The **Technical Advisory Group** will collaborate closely with the Technical Working Groups to identify and share technical recommendations with the Equity Team. The Technical Advisory Group will include project team staff, partner agency staff, and other interested parties that have technical expertise or knowledge that will help inform the technical analysis and plan development.

The **Technical Working Groups** will include city and consultant technical staff. Technical Working Groups will be topic-area focused (housing, land use, transportation, public services, etc.) and meetings will occur throughout the project to inform existing conditions analyses and drive the technical work.

Public Involvement Goals

1. Establish a co-creative process between the City and the Vancouver community that shifts power dynamics and elevates the voices of equity-priority communities.
2. Build trust through transparent two-way communication channels that humanize the project, advance community knowledge, create community ownership, and build long-lasting relationships.
3. Emphasize Vancouver pride to highlight future benefits at a personal, community, and city level to encourage participation throughout the process.
4. Establish comprehensive plan policies that are reflective of community and agency input and will advance the implementation of the plan.

Communication and Engagement Tools

The table below identifies the communications and engagement tools that will be used specific to each audience involved in the comprehensive plan update process. The communications and engagement tools are divided into three categories:

- **Informational tools**: designed as one-way communication to deliver information about the project to all interested parties.
- **Envision Events**: is a broad term used to describe in-person and online events to engage the populations elevated by Community Partners during each project phase and gain feedback to shape the vision, land use scenarios, and policy development and implementation. Envision events will be designed to engage people in the project and seek feedback from a broad cross section of the community and events focused on gaining input from equity-priority communities.
- **Meetings**: designed to collect and report out on input received. Project working and advisory groups will be internal to the project. Planning Commission and City Council meetings and workshops will be external and provide additional opportunities for public input.

Key Audience	Informational Tools				Envision Events		Meetings				
	Emails	Social media	Paid media	Earned media	Be Heard	In-person events (i.e., tabling, interactive workshops, presentations, community conversations)	Community Working Group Meetings	Equity Team Meetings	Technical Working Group Meetings	Technical Advisory Meetings	PC/CC Workshops/ Meetings
Equity priority communities*	X	X	X	X	X	X					X
Local Businesses	X	X	X	X	X	X					X
Neighborhood Associations	X	X			X	X					X
General Public	X	X	X	X	X	X					X
Community Partners	X	X			X	X	X	X		X	X
Equity Team	X	X					X	X	X		X
Project Team Staff (City and Consultant)	X	X	X	X	X	X	X	X	X	X	X
City Elected and Appointed Officials	X				X	X					X
Technical Advisory Group	X						X	X	X	X	X
Technical Working Group	X								X		X

*Equity-priority communities are those that have historically been excluded from or who have not participated in City planning processes. These groups must be centered in the engagement and planning process and include BIPOC community, people with low incomes, people with disabilities, including neurodivergent, youth and children, LGBTQ+ individuals, renters, people without an address or experiencing homelessness, small business owners.

PC = Planning Commission

CC = City Council

Digital Engagement

The Be Heard website (https://www.beheardvancouver.org/plan2045) will be used throughout the project to share information about the process, details on upcoming events, and to interact with the community. Project information and engagement tools will be updated and added to the Be Heard website at key milestones. OUR VANCOUVER will leverage existing City of Vancouver social media channels to inform the public of project milestones, public-facing events, and opportunities to provide feedback.

Data Analysis, Reporting, and Evaluation

The OUR VANCOUVER Accountability Matrix has been designed to collect data and feedback throughout the planning process. The matrix will track comments received by mail, email, at community events, and at Envision Events. The accountability matrix will be updated following events and reviewed with Community Partners to ensure underrepresented communities are being engaged and their feedback prioritized. This information will be used by the Technical Working Groups to ensure community feedback is being incorporated into planning scenarios. The final matrix will be included as an appendix to the Comprehensive Plan Update.

Evaluation surveys will be administered before and after Envision Events to ensure participants find the information relevant and accessible.

OUR VANCOUVER

OUR FUTURE **2045**

EQUITY FRAMEWORK

Prepared by Seva Workshop

DISCUSSION DRAFT May 15, 2023

Introduction

The Vancouver Comprehensive Plan is one of our community's most important tools to help plan for the future. It provides the overall long-term vision and policy direction for managing the built and natural environment in Vancouver, and providing necessary public facilities. State law establishes the elements that cities with fast-growing populations must plan for, such as land use, housing, utilities, and transportation. While minor updates may be made as frequently as once a year, in 2023, the City of Vancouver embarked on a full Comprehensive Plan update to review and revise the entire plan to guide growth and development through 2045. This update is a major opportunity to integrate equity throughout the Plan.

Why Have an Equity Framework?

Comprehensive plans are major drivers of whether communities are equitable or not because they guide the distribution of rights and resources. Without an intentional focus, plans are likely to continue current inequities. An Equity Framework summarizes the process and principles for planning teams to consider equity in their technical work.

Equity Definition

Equity. A state or system of fairness or justice that recognizes and balances different challenges, opportunities, and needs across groups of individuals.

Equity Principles

- Understand and acknowledge the City's full historical context, including past harms and seek opportunities to rectify them.
- Think beyond individual programs and projects to institutionalize equity in sustainable and meaningful ways.
- Prioritize communities that have historically been marginalized in future visioning for the built environment.
- Engage the community in creative ways that create a shared sense of vision, empowers people, and creates learning opportunities, trust, and relationships that last beyond this project.
- Be explicit about systemic racism in planning and the racial disparities that persist, in part because of this.

Priority Communities

The accompanying Equity Analysis and Equity Team discussion identified these communities as historically marginalized and/or most vulnerable. These groups will be centered in the engagement and planning process.

- BIPOC community
- People with low incomes
- People with disabilities, including neurodivergent
- Youth and children
- LGBTQ+ individuals
- Renters
- People without an address/ people experiencing homelessness
- Small business owners
- Refugees
- Undocumented population

Comprehensive Plan Framework

The framework is a simple process that can be used for every element of the Plan. Community members will be engaged at each step.

1. Identify outcomes. Apply the equity definition and principles (previous page) to the Plan element to identify key outcome(s) of interest.

2. Develop metrics. Identify a measurable way to know if the outcome(s) is (are) achieved.

3. Assess baseline for gaps and root causes. Collect and analyze data to identify populations and regions farthest from achieving the desired outcome according to the metrics. Build on the context and conditions analysis. Investigate disparities for their root causes (in other words, ask "why") and identify the gaps that are within the City's influence.

4. Propose goals, policies, and strategies. Develop goals, policies, and strategies that would bring the City closer to achieving equity by addressing root causes.

5. Analyze and refine goals, policies, and strategies with an equity lens. In partnership with community, ask:

- Who benefits and who is burdened by implementation of this policy? Does this policy bring the City closer to equity?
- What are potential unintended impacts of this policy? How can we monitor and mitigate these impacts?

STEPS 1-5 IN ITERATION WITH COMMUNITY

6. Implement with transparency and accountability. Communicate the outcomes and continue engaging community members who have contributed to the planning process.

6 OUR VANCOUVER OUR FUTURE 2045

OUR VANCOUVER
OUR FUTURE 2045

Equity Framework

CITY OF
Vancouver
WASHINGTON

Item #1.

Staff Report: 179-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/2/2023

SUBJECT Columbia Street Safety and Mobility Project - construction acceptance and release of retainage

Key Points

- The Columbia Street Safety and Mobility Improvements Project installed signage, streetlighting, a pedestrian flashing beacon at W 7th St, cycle lane separators, and pedestrian and bicycle counter stations on Columbia Street between Columbia Way and NW 45th St.
- Western United Civil Group LLC, of Yacolt, Washington was awarded the contract in April 2022, began work in June 2022, and was physically complete in July 2023.
- The project had a 3% apprenticeship goal, which the contractor exceeded.

Strategic Plan Alignment

Transportation and Mobility - a safe, future-ready and convenient transportation system.

Present Situation

This project installed new streetlighting, signage, a flashing beacon, cycle lane separators and pedestrian and bicycle counter stations on Columbia Street. Western United Civil Group LLC., of Yacolt, Washington, has satisfactorily completed the subject improvements in accordance with the plans and specifications.

The original contract bid amount was $736,495.00. The final construction cost was $667,254.48, a decrease of approximately 9.4% from original bid amount. The difference between the original contract amount and final contract amount is significantly attributed to an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 4% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 3% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 41.2 hours. The contractor successfully met the apprenticeship goal by delivering a total of 197 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 14%. The contractor was able to exceed the goal due the high usage of electricians on the project, which tends to be a trade with readily available apprentices.

Advantage(s)

1. Completes the City's contractual and statutory process for accepting the project.
2. Formal project acceptance allows for closure on third-party bond claims and facilitates release of retainage.

Disadvantage(s)

None

Budget Impact

None. Sufficient budget was included in the 2021-22 budget.

Prior Council Review

1. The Westside Bike Mobility Project – multiple City Council work sessions (including January 15, 2021, memorandum).
2. Award of Bid for 2021 City of Vancouver/Clark County Joint Agency Road Preservation Project (#072821), per Clark County Bid #PRJ0000974, staff report # 063-21 – April 26, 2021. Award of Bid for the Columbia Street Paving Project (Mill Plain to 45th Street) (072821), per Bid #21-16, staff report #070-21 – May 10, 2021.
3. Memo to Council – Columbia Street Construction Sequencing – May 3, 2021.
4. Bid Award for the Columbia Safety and Mobility Project, staff report #054-22, April 18, 2022.

Action Requested

On October 2, 2023 accept the Columbia Street Safety and Mobility Project as constructed by Western United Civil Group, of Yacolt, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

CITY OF Vancouver WASHINGTON

Staff Report: 180-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/2/2023

SUBJECT Broadway Corridor Improvements Project Phase 2, construction acceptance and release of retainage

Key Points

- The project constructed improvements on Broadway St between W 6th St and W 13th St, including upgrading existing water and sewer mains, installing ADA-compliant curb ramps and paving the full width of the street.
- Catworks Construction of Vancouver, Washington was awarded the contract in January 2022, began work in February 2022, and was physically complete in May 2023.
- The project had a 4% apprenticeship goal.

Strategic Plan Alignment

Transportation and Mobility - a safe, future-ready and convenient transportation system.

Present Situation

This project constructed improvements on Broadway St between W 6th St and W 13th St, including upgrading existing water and sewer mains, installing ADA-compliant curb ramps, and repaving the full width of the street.

The original contract bid amount was $2,100,700.96. Change orders and quantity adjustments decreased the contract amount by 2.5% to $2,047,511.13. There were 14 contract change orders. The total cost for all of the change orders was $132,743.59. Most of the change order costs can be attributed to unforeseen conflicts with existing utilities. These added costs were significantly offset by an underrun in the total flagging hours required for the project. The contractor was able to execute the work using 10% of the total flagging hours originally estimated for the project.

There was an apprenticeship requirement of 4% for this project. To fulfill the apprenticeship requirements the contractor needed a minimum of 387 hours. The contractor delivered a total of 288.1 apprenticeship hours for the project, yielding an actual apprenticeship utilization rate of 3%. As policy requires, a deduction for the underutilization was applied to the contract. The total penalty was $9,892.52.

Advantage(s)

1. Completes the City's contractual and statutory process for accepting the project.
2. Formal project acceptance allows for closure on third-party bond claims and facilitates release of retainage.

Disadvantage(s)

None

Budget Impact

The project is funded through the Pavement Management Program, as well as Sewer and Water Capital Funds.

Prior Council Review

Bid Award on January 24, 2022 (SR 006-22).

Action Requested

On October 2, 2023 accept the Broadway Corridor Improvements Project Phase 2 as constructed by Catworks Construction, of Vancouver, Washington, and authorize release of the retainage bond on file, subject to receipt of all documentation required by law.

Bailey Smithline, Civil Engineer, 360-487-7791

CITY OF Vancouver WASHINGTON

Staff Report: 181-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/2/2023

SUBJECT Fifth Amendment to Office Lease - City of Vancouver and Apple, Inc.

Key Points

- Apple will be leasing 15,168 square feet on the 5th floor of City Hall for a period of 3 years.
- The lease rate will be $31.90 per square foot plus Leasehold Excise Tax with annual 3% escalations.
- Lease revenue over term - $1,495,716

Strategic Plan Alignment

Not Applicable

Present Situation

Apple, Inc. currently leases space on the 5th floor of City Hall. The City of Vancouver assumed an existing Office Lease with Apple, Inc upon purchase of City Hall. As Apple has continued to grow, they now occupy 90% of the 5th floor of City Hall.

Apple, Inc. has been in this location since 2008 and expressed interest in utilizing their second of two 3-year extension options available in the current lease term.

It is proposed to enter into a Fifth Amendment to Office Lease with Apple, Inc. for approximately 15,168 square feet for a three-year (3-yr) term.

Advantage(s)

Provides a predictable rental revenue stream for the next 3 years and a positive cash flow to the City.

Disadvantage(s)

None anticipated

Budget Impact

The City will realize a positive cash flow in the amount of $1,495,716 over the three-year term.

Prior Council Review

None

Action Requested

Ratify the Fifth Amendment to Office Lease between City of Vancouver and Apple, Inc. and authorize the City Manager or designee to execute the document.

Linda Carlson, Property Management Specialist, 360-487-8423

ATTACHMENTS:

- Fifth Amendment to Office Lease

FIFTH AMENDMENT TO OFFICE LEASE

THIS FIFTH AMENDMENT TO OFFICE LEASE (this **"Fifth Amendment")** is made and entered into as ___________, 2023 (the **"Effective Date"**), by and between **City of Vancouver,** a Washington municipal corporation (**"Landlord"**), and **APPLE INC.,** a California corporation (**"Tenant"**) pursuant to that certain Office Lease, as defined below. Landlord and Tenant are sometimes collectively referred to herein as the **"Parties**,**"** or each individually as a **"Party**.**"**

RECITALS

A. Landlord and Tenant are parties to that certain Office Lease dated July 31, 2008 (the **"Original Lease"**), as amended by that certain First Amendment to Office Lease dated August 29, 2008 (the **"First Amendment"**), that certain Second Amendment to Office Lease dated June 18, 2012 (the **"Second Amendment"**), that certain Third Amendment to Office Lease dated July 3, 2017 (the **"Third Amendment**"), that certain Fourth Amendment to Office Lease dated September 14, 2020 (the **"Fourth Amendment"** and together with the Original Lease, the First Amendment, the Second Amendment, and the Third Amendment, collectively, the **"Office Lease"**). Pursuant to the Office Lease, Landlord has leased to Tenant that space commonly known as Suite 505 in the Building (as defined in the Office Lease) at 415 West 6th Street in Vancouver, Washington, containing approximately 15,168 rentable square feet (the **"Premises"**). Capitalized terms that are used but not defined in this Fifth Amendment shall have the meaning provided for in the Office Lease.

B. The Lease Term as provided by the Fourth Amendment is currently scheduled to expire on November 30, 2023.

C. The Parties desire to extend the term of the Office Lease and to make certain other amendments to the Office Lease on the terms and conditions set forth in this Fifth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Lease Term.** The term of the Office Lease, currently scheduled to expire on November 30, 2023, is hereby extended to November 30, 2026, subject to earlier termination or extension in accordance with the terms and conditions of the Office Lease as amended by this Fifth Amendment (the "**Extended Lease Term**").

2. **Base Monthly Rent.** Monthly installments of Base Rent due for the Premises up to and including November 30, 2023, shall continue to be paid in accordance with the rent schedule set forth in the Fourth Amendment. Monthly installments of Base Rent due for the Premises for the Extended Lease Term shall be as follows:

Period of Lease Term	Base Rent Annual RSF	Base Rent -Monthly	Leasehold Excise Tax	Base Rent-Monthly plus Excise Tax
December 1, 2023- November 30, 2024	$31.90	$40,321.60	$5,177.29	$45,498.89
December 1, 2024- November 30, 2025	$32.86	$41,535.04	$5,333.01	$46,868.14
December 1, 2025- November 30, 2026	$33.85	$42,786.40	$5,493.77 9	$48,280.17

In addition to Base Rent, Tenant shall pay the applicable Washington State leasehold excise tax in the amount of 12.84% of the gross amount of Base Rent (the **"Excise Tax"**). Tenant shall pay the Excise Tax to Landlord on a monthly basis during the Extended Lease Term, as shown above.

3. **Parking.** Paragraph 1.1 M and Paragraph 4 in the Original Lease, Paragraph 8 in the Second Amendment, and all other references to parking in the Office Lease shall be replaced in their entirety as follows: Tenant will have access to thirty-one (31) reserved parking spaces in the south portion of the parking lot west of the Building (the "**City Parking Lot**") at a rental rate of $60.00 per space per month ("**City Parking Rate**") and Tenant will also have access to an additional twelve (12) first-come first-serve parking spaces located in the north portion of the City Parking Lot at the City Parking Rate. The City Parking Lot is currently subject to an exclusive negotiation agreement for development and may be disposed of by the Landlord for private development. Therefore, any parking spaces in the City Parking Lot will only be available until access is restricted due to development of the City Parking Lot (such date of restriction, the "**Parking Restriction Date**"). Landlord shall provide Tenant with written notice no less than ninety (90) days prior to the Parking Restriction Date and, on or before the Parking Restriction Date, Landlord will coordinate access for Tenant to thirty-one (31) parking spaces, at then current market rates, and Landlord shall ensure that these parking spaces are located within one-quarter (0.25) mile of the Building for the remainder of the Extended Lease Term (the "**Replacement Parking**"), such that Tenant's access to the Replacement Parking will be available immediately following the Parking Restriction Date. The City Parking Lot and, if applicable, the Replacement Parking, shall minimally be available Monday through Friday from 6:00am to 10:00pm Pacific Time and Saturday through Sunday from 8:00am to 5:00pm Pacific Time, provided, however, that in the event that Tenant needs access to the City Parking Lot or Replacement Parking outside the days and hours listed above (such days and times, the "**Off-Hour Parking**"), Tenant shall provide Landlord with same day notice of such need for Off-Hour Parking. Unless and until Tenant provides Landlord 30-

day advance written notice that Tenant is surrendering access to one or more of the City Parking Lot parking spaces or the Replacement Parking, Tenant shall pay, as applicable, the City Parking Rate for all forty-three (43) parking spaces that are being made available to Tenant in the City Parking Lot or, after the Parking Restriction Date, the Replacement Parking market rate.

4. **Tenant Improvement Allowance.** None.

5. **Retention of Options.** Notwithstanding anything to the contrary set forth in the Office Lease, as amended by this Fifth Amendment, the Parties hereby acknowledge and agree that Tenant shall retain one (1) option to extend the term of the Lease for a period of three (3) years beyond November 30, 2026, at the Fair Market Rental Rate, as such term is defined in Paragraph B to Exhibit F of the Original Lease. Should Tenant elect to exercise this option, Landlord may require that the extension period is memorialized on Landlord's then current lease form, utilizing the material provisions from the Lease. The new lease form will replace all previous lease forms.

6. **Landlord's Access**. The Premises has been designated by Tenant as a sensitive information facility due to the highly confidential nature of Tenant's use and shall have the right from time to time to designate portions of the interior of the Premises as wholly restricted from entry by Landlord or any of its designees (such areas being referred to herein as the "**Designated Secured Areas**"). To the extent access to any Designated Secured Areas is necessary to perform any of Landlord's obligations under the Lease and Landlord notifies Tenant in writing that no reasonable alternatives to such access exist that would not result in materially increased costs to Landlord, then unless Tenant either provides access to the applicable Designated Secured Areas or agrees to pay the incremental increase in costs associated with such alternative access, Landlord shall be excused from performing such obligations during the period of time which Tenant refuses to provide Landlord with such necessary access. Landlord shall comply with, and shall cause its agents, employees, contractors, and invitees to comply with Tenant's commercially reasonable security systems and procedures of which Tenant has given Landlord reasonable prior written notice (collectively, "**Tenant's Security Systems**") in accessing the Premises or Designated Secured Areas. Tenant's Security Systems may include, among other things, continuously monitored video surveillance, roving security guards/patrols, lobby attendants, security lighting, key-card systems, access gates, the right to escort Landlord and any third parties (to the extent such escorts are made reasonably available), the right to require visitors to wear badges, the right to prohibit photographs of the interior of the Premises and/or Designated Secured Areas without Tenant's prior written consent (which consent may be withheld in Tenant's sole and absolute discretion); the right to require Landlord and/or any of Landlord's designees to deliver to Tenant a current commercially reasonable confidentiality/non-disclosure agreement prior to any entry (provided that such party shall only be required to execute such agreement on its initial entry). Notwithstanding the foregoing, in the event of a bona fide emergency which poses a material risk of loss of life or material damage to the Building that Landlord reasonably believes to be arising from any of the Designated Secured Areas, Landlord's emergency services personnel or agents shall have immediate access to such Designated Secured Areas.

7. **<u>Expansion Rights</u>**. The first (1^{st}) sentence of Section 5 of the Third Amendment is hereby deleted in its entirety and replaced with the following:

"Landlord hereby grants Tenant the option to lease (the "**Right of First Offer**") any rentable space on the fifth (5^{th}) floor and/or the 6^{th} floor of the Building (the "**ROFO Space**")."

8. **<u>Building Signage</u>**. Notwithstanding anything contained in the Lease, including but not limited to Section 4.3 of the Original Lease, Tenant shall have the exclusive right to place its name and corporate logo in the Building's lobby directory, subject to Landlord's reasonable approval of the form, size, and manner of affixing any such signage. Tenant's signage rights shall be transferable to an approved assignee or sublessee of the Premises.

9. **<u>Common Building Amenities; Security</u>**. Tenant shall have shared access to all common building amenities including bike lockers, showers, conference room and shared kitchen/deli facility located in the Building. Additionally, at no extra charge, Landlord shall provide on-site staffed building security in the lobby of the Building during City business hours.

10. **<u>Hazardous Materials</u>.** Notwithstanding anything to the contrary set forth in the Office Lease, Landlord hereby represents and warrants, to the best of its knowledge, that there are no Hazardous Materials in or about the Premises. Landlord shall be responsible for remediating any pre-existing Hazardous Materials and all other Hazardous Materials not brought onto the Premises by Tenant. Landlord shall indemnify Tenant for any breach of the foregoing representations, warranties and covenants. Tenant shall only be responsible for remediating Hazardous Materials brought onto the Premises by Tenant. Landlord shall provide to Tenant copies of any environmental reports or other information in its possession regarding the status of Hazardous Materials within the Premises or in the ground below the Building. Tenant shall have the right, at Tenant's expense, to obtain its own advisors and make any inspections of the Premises that Tenant may deem necessary.

11. **<u>Notice Address</u>.** Tenant's notice address in <u>Section 1.1B</u> of the Original Lease and <u>Paragraph 15</u> of the Second Amendment shall be deleted in their entirety and replaced with the following:

Apple Inc.
One Apple Park Way, MS 319-6RED
Cupertino, CA 95014
Attn: Real Estate Department

<u>With a copy of notices for monetary amounts due also sent to the following e-mail address</u> (in addition to the hard copy sent to the address above):

CorpRENotices@apple.com

<u>With a copy of notices pertaining to invoices also sent to the following e-mail address</u> (in addition to the hard copy sent to the address above):

CorpREInvoices@apple.com

With a copy of default notices only also sent to:

Apple Inc.
One Apple Park Way, MS 60-2LAW
Cupertino, CA 95014
Attn: Real Estate Counsel"

12. Miscellaneous.

(a) **Entire Agreement.** This Fifth Amendment sets forth the entire agreement between the Parties with respect to the matters set forth herein.

(b) **Brokers.** Landlord and Tenant, each warrants to the other that it has had dealings with only the following real estate broker(s) or agent(s) in connection with the negotiation of this Fifth Amendment and that it knows of no other real estate broker or agent who is entitled to a commission in connection with this Office Lease except: Jones Lang LaSalle (**"Landlord's Broker"**). Landlord shall pay a commission to Landlord's broker pursuant to a separate agreement. CBRE (**"Tenant's Broker"**). Tenant shall pay a commission to Tenant's Broker pursuant to a separate agreement. Each Party shall indemnify, defend, protect and hold harmless the other Party and its agents, employees and independent contractors from and against any and all liabilities, losses, costs, expenses and damages (including reasonable attorneys' fees and costs) arising out of any allegations or claim by any third party, except with respect to payment of the commission described above which shall be the sole responsibility of Tenant.

(c) **Ratification.** Except as amended by the provisions of this Fifth Amendment, the terms and provisions of the Office Lease are unchanged and shall remain in full force and effect. Landlord and Tenant hereby ratify and affirm the Office Lease as amended by this Fifth Amendment.

(d) **Governing Law.** This Fifth Amendment shall be governed by the laws of the State of Washington without regard to any conflict of laws provisions.

(e) **No Drafting Presumption.** The Parties acknowledge that the Parties have agreed to this Fifth Amendment and that the Parties have consulted with their respective attorneys with respect to the provisions of this Fifth Amendment. The Parties agree that no presumption shall be created against Tenant because Tenant caused this Fifth Amendment to be prepared.

(f) **Successors and Assigns.** All the terms and conditions of this Fifth Amendment shall be binding upon any successors or assigns of the parties hereto.

(g) **Partial Invalidity.** If any term, covenant or condition in this Fifth Amendment is, to any extent, finally held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Fifth Amendment, or the application of that term, covenant or condition to persons or circumstances other than those as to which it is held to be invalid or unenforceable, will not be affected by that invalidity or unenforceability, and all other terms, covenants and conditions of this Fifth Amendment will be valid and enforceable to the fullest extent of the law.

(h) **Captions.** The captions to the Sections of this Fifth Amendment are included for convenience of reference only and do not modify or define any of the terms of this Fifth Amendment.

(i) **Counterparts.** This Fifth Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Fifth Amendment to physically form one document. Any facsimile or other electronic signature shall constitute a valid and binding method for executing this Fifth Amendment. Executed counterparts of this Fifth Amendment exchanged by facsimile transmission or other electronic means shall be fully enforceable.

(j) **Confidentiality.** Neither Party will disclose the existence or the terms of this Fifth Amendment or the Office Lease to any third party except their representatives or agents who have a need to know and who commit to maintain the confidentiality hereby required. No press or public announcements may be made regarding this Fifth Amendment or the Office Lease without prior written consent of the Tenant, which may be given or withheld in Tenant's sole discretion. Notwithstanding the foregoing, Landlord is a Washington municipal corporation and subject to the Washington Public Records Act, Chapter 42.56 Revised Code of Washington (the "**PRA**") and will disclose the Office Lease and this Fifth Amendment, along with any associated records, as required by the PRA

[Remainder of Page Left Intentionally Blank. Signature Pages to Follow]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Fifth Amendment as of the day and year written below.

LANDLORD:

CITY OF VANCOUVER, a Washington municipal corporation

By:
____

Name: __Eric J. Holmes_________

Title: ___City Manager__________

Dated:
____

TENANT:

APPLE INC.,
a California corporation

By: ____________________________

Name: _________________________

Title: __________________________

Dated: _________________________

Attest:

____
Natasha Ramras, City Clerk

Approved as to form:

____
Jonathan Young, City Attorney

Staff Report: 182-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/2/2023

SUBJECT Adoption of Affordable Housing Fee-In-Lieu Fund Administrative Plan

Key Points

- Updates to the Multifamily Tax Exemption Program resulted in policies that require market rate developers to provide a public benefit in the form of payment to a new Affordable Housing Fee-In-Lieu (FIL) Fund.
- The amount of FIL varies based on target area and project densities. The developer will pay the FIL at project completion.
- FIL Fund will only be used to support rental units for households earning 60% AMI or less, and ownership units for households earning up to 80% AMI.
- FIL funding will provide more flexibility in its use and timing than current housing resources allow.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

HH.PM.5: Number of new housing units constructed (overall and affordable). Goal: To meet new demand and close the deficit within 10 years, Vancouver must increase annual housing production to at least 2,500 new housing units, including 750 new housing units per year that are affordable to households earning 80% or less of the area median income.

Present Situation

In July 2023, the City Council approved changes to the Multifamily Tax Exemption Program, which expanded target areas across the City and simplified the public benefit negotiation for applicants proposing market rate projects.

To be eligible for the City's updated Multifamily Tax Exemption (MFTE) program, new developments are required to provide an affordable housing or ownership benefit. A developer may propose one of the following:

- New units that include a minimum of 20% of units affordable to households earning up to 80% AMI; or
- New ownership units with a minimum number of new units required and a maximum eligible sales price; or
- New market rate units with no rent restrictions in exchange for paying a fee-in-lieu of providing affordability.

The FIL paid for the tax exemption benefit will vary based on Target Area and project density. The amount of fee-in-lieu is calculated using the projected tax liability to the project and the value of the benefit of the MFTE. The fee is 25 or 50% of the net present value of the exemption over eight years (life of the exemption) based on Target Area requirements.

The Affordable Housing Fee-in-Lieu (FIL) Fund is a flexible tool for making strategic investments in affordable housing projects in close proximity to the MFTE projects that provide FIL funding. Revenues collected will be tracked by Target Area with a goal of reinvesting these funds in or near the same Target Area, particularly in areas with limited affordability.

Rather than make funds available through periodic Requests for Proposals (RFPs), the FIL Fund will be used on an as-needed basis to address needs not targeted by other funding sources or proposed projects. The funding will be able to be used for a variety of affordable housing support but will require affordability for households at 60% AMI for rental units and 80% of AMI for ownership unit development.

City staff will monitor and report on FIL Fund collection, investments, and outcomes.

Advantage(s)

Provide a new flexible local resource that will help create additional affordable housing within the City of Vancouver.

Disadvantage(s)

None.

Budget Impact

New fund will be established to accept Affordable Housing Fee-In-Lieu payments. Administration of the FIL Fund will be provided through MFTE Program fees.

Prior Council Review

Workshop August 7, 2023.

Action Requested

Adopt a resolution approving the proposed Affordable Housing Fee-In-Lieu Fund Administrative Plan.

Samantha Whitley, Housing Programs Manager, (360) 487-7952; Bryan Monroe, Associate Housing Project Coordinator, (360) 487-7867

ATTACHMENTS:

- Affordable Housing Fee-In-Lieu Fund Administrative Plan
- Resolution

Fee-In-Lieu Calculation and Collection

To be eligible for the City's Multifamily Tax Exemption (MFTE) program, new developments are required to provide an affordable housing or ownership benefit. A builder may opt to provide a minimum of 20% of total units produced as affordable to households earning up to 80% of the median family income (MFI) based on household size as provided by the Department of Housing and Urban Development (HUD). These units will be income-restricted and rent controlled during the exemption period and rent increases are restricted for an additional five years after expiration of exemption.

Developers can also participate in the MFTE program by agreeing to pay a fee-in-lieu of providing affordable units. The fees that developers pay for the tax exemption vary based on Target Area and project density. The amount of fee-in-lieu is based on the projected tax liability to the project and the value of the benefit of the MFTE. The fee is 25 or 50% of the net present value of the property tax exemption over eight years (the life of the exemption) based on the requirements of each Target Area:

	OPTION TYPE		
TARGET AREA	**Fee in Lieu**	**Density + Fee in Lieu**	**Ownership**
Downtown Waterfront	50%	275 units/acre + 25% fee	No Fee in Lieu; minimum 12 units, subject to maximum eligible sales price
Vancouver City Center	50%	225 units/acre + 25% fee	
East Vancouver	50%	200 units/acre + 25% fee	
Uptown	25%	160 units/acre	
Evergreen / Grand	25%	160 units/acre	No Fee in Lieu; minimum 4 units, subject to maximum eligible sales price
Fourth Plain	25%	90 units/acre	
Mill Plain Corridor	25%	90 units/acre	
Upper Main Street	25%	90 units/acre	
The Heights	Not Available	Not Available	

Staff calculate the fee-in-lieu requirement during the MFTE application and Conditional Certificate process. Developers will provide payment of the full fee-in-lieu amount within 30 days of the City of Vancouver's issuance of the Final Certificate of Tax Exemption unless other payment arrangements are accepted by the City. Requirements for receipt of the Final Certificate of Tax Exemption are outlined in the City of Vancouver's MFTE Program Manual. Payments will be receipted in as revenue to the newly established Affordable Housing Fee-in-Lieu Fund (FIL Fund) to be allocated to future City of Vancouver-supported affordable housing investments and projects within city limits.

Affordable Housing Fee-in-Lieu Fund Uses

The Affordable Housing Fee-in-Lieu Fund (FIL Fund) is intended to serve as a flexible tool for making strategic investments in affordable housing projects in close proximity to the MFTE projects that provide FIL funding. Revenues collected will be tracked by Target Area with a goal of reinvesting these funds in or near the same Target Area if nearby investment opportunities advance the City's affordable housing goals. To ensure that downtown Vancouver maintains a sufficient supply of permanently affordable housing, revenues collected from the three downtown Target Areas (Downtown Waterfront, Vancouver City Center and Uptown) will be invested within the Vancouver City Center Vision (VCCV) subarea.

Rather than make funds available through periodic Requests for Proposals (RFPs), the FIL Fund will be used on an as-needed basis to address needs not targeted by other funding sources or proposed projects. Potential uses include, but are not limited to:

- acquisition of strategic sites for affordable housing development, particularly in areas near market rate housing projects;
- pre-development or construction costs incurred in development of affordable housing;
- support for acquisition of permanently affordable housing by land trusts and other community ownership entities;
- down payment assistance or other subsidies to increase affordable homeownership opportunities; or
- loan guarantees, interest buy-down, or other forms of credit enhancement.

FIL investments will fund either City-led activities or invested in projects led by partners. FIL funds may be provided as a loan or a grant, based on project needs. All FIL investments will result in an affordability mandate. Rental projects supported by FIL funds, including the use of land acquired by FIL funds, must be affordable to households making up to 60% of the median family income (MFI) as defined by HUD. Homeownership project must be affordable to households earning up to 80% MFI.

Projects exceeding $300,000 are subject to City Council approval. Construction or capital projects must also undergo underwriting review to evaluate financial feasibility of the project. Housing produced will maintain affordability for at least 20 years, with longer requirements attached to properties purchased with FIL Funding. Financing terms and project requirements will be specified in a funding agreement and may also include a covenant, promissory note or deed of trust.

Financial Management

All FIL funds will be receipted into the FIL Fund and separately designated from MFTE application fees. FIL funds will also be tracked by Target Area to allow for reinvestment into specific Target Areas.

MFTE application fees will be tracked separately and used to support administration of the entire MFTE program, including fee-in-lieu projects. Allowable administration charges include staff time, public notice advertisements, recording fees, public engagement, IT needs of the program, and interfund charges. Should the cost of these items exceed the amount of application fees collected in the fiscal year, staff will evaluate other funding options to support administrative expenses, to allow all FIL funds to be invested directly into projects providing affordable housing benefit.

Collection and Expenditure Timing

To ensure maximum impact and development of meaningful projects, the City may delay an initial investment of FIL Funding for multiple years. Thereafter, the City will aim to make investments from the FIL Fund at least every two years.

The lack of an annual allocation of FIL funds will allow City staff to evaluate projects and determine how to best deploy funds for large scale projects that may not be able to happen through other funding sources. Due to the unpredictable timeline of construction and capital projects, as well as the opportunistic nature of property acquisitions, staff recognize the need for flexible timelines when allocating project funding and projecting future revenue.

Project Selection

If the City chooses to make FIL funds available to project partners, the City will publish a Request for Proposals (RFP) for funding applicants, allowing third party organizations to identify their own projects. All projects will be required to meet program guidelines regarding household income levels, affordable housing benefit, and any other program scope requirements identified within the RFP. All awards greater than $300,000 require City Council approval prior to final notification of award and disbursement of funds.

Reporting and Monitoring Requirements

Regular monitoring and reporting mechanisms will be implemented to track the progress, use of funds, and outcomes achieved with FIL Fund. Funding recipients will be required to submit regular reports detailing housing affordability, financial management, and public benefit. Affordable housing developments may be subject to regular safety and livability inspections.

Housing staff will report annually on fees collected and housing outcomes achieved with FIL funding. When the MFTE program is reviewed for effectiveness or adjusted based on changing market conditions, the FIL policy will also be reviewed and revised as needed.

FIL Fund updates and availability will be online at: www.cityofvancouver.us/eph/page/housing-programs.

10/02/2023

RESOLUTION NO. _________

A RESOLUTION relating to low-income housing; adopting an administrative plan for Affordable Housing Fee-in-Lieu funding to fund low to moderate-income housing; providing for Severability; and an Effective Date.

WHEREAS, Council adopted, by resolution, updates to the Multifamily Tax Exemption Program in July 2023 and Fee-in-Lieu funding will be generated as a result of the updates to this program;

WHEREAS, the Affordable Housing Fee-in-Lieu Plan describes program requirements and spending targets for housing affordable to low and moderate-income households;

WHEREAS, Fee-in-Lieu funding will support rental units affordable to households earning up to 60% of area median income and ownership units affordable to households earning up to 80% of area median income;

WHEREAS, the Fee-in-Lieu Plan is consistent with either the locally adopted or state-adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended;

WHEREAS, the Fee-in-Lieu Plan will be reviewed regularly when the Multifamily Tax Exemption Program is reviewed and amendments will be allowed as needed;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. **Vancouver Affordable Housing Fee-in-Lieu Administrative Plan.**

The Vancouver Affordable Housing Fee-in-Lieu Fund Administrative Plan, attached hereto and incorporated by reference, is hereby approved and adopted.

Section 3. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. **Effective Date.** This Resolution shall become effective immediately after final adoption.

ADOPTED at regular session of the Council of the City of Vancouver, this ______ day of __________, 2023.

____
Anne McEnerny-Ogle, Mayor

Attest:

____
Natasha Ramras, City Clerk

Approved as to form:

____

Jonathan Young, City Attorney

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: September 26, 2023

TO: City Councilmembers

FROM: Mayor McEnerny-Ogle

CC: Eric J. Holmes, City Manager
Amanda Delapena, Boards & Commissions

RE: Recommendation for Appointments to the Charter Review Committee

The City of Vancouver's charter requires that every 5 years, a committee of 15 residents is appointed to review the charter and make any recommendations for change to the City Council. The Charter Review Committee is appointed by the Mayor, subject to City Council confirmation.

The work of the Charter Review Committee is required to be completed in time for any potential issues to be placed on the ballot for the November 2024 general election.

Mayor McEnerny-Ogle reviewed 25 applicants for the Charter Review Committee and recommends appointment of the following 15 residents. All appointments would be effective immediately and will expire upon the completion of the 2024 Charter Review process.

1. Russ Beacock
2. Alicia Cummins
3. Jonathan DeBellis
4. Terah Ebie
5. Josh Egan
6. Lisa Ghormley
7. Nelson Holmberg
8. Janet James
9. Janet Landesberg
10. Mark Meckler
11. Cherry Mercado
12. Ben Moll
13. Mike Pond
14. Lynn Samuels
15. Ronald Zito

If there are no objections, the Mayor would like to make these appointments at the October 2, 2023, City Council meeting.

Attachment: Applications

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

$ 15,437,736.57 **this 2nd day of October 2023.**

DocuSigned by:
Anne McEnerny-Ogle
0C89D9089EC3424...
MAYOR

DocuSigned by:
3EEB713B42764A7...
COUNCILMEMBER

Cyndi A. Turner Digitally signed by Cyndi A. Turner
Date: 2023.09.25 16:43:25 -07'00'
AUDITING OFFICER

DocuSigned by:
8282D0BA45A64D2...
COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
September 11, 2023 - September 24, 2023	Accounts Payable Checks (see attached)	**$ 11,418,462.07**
September 11, 2023 - September 24, 2023	Hansen City Payments (see attached)	**$ 14,502.83**
September 11, 2023 - September 24, 2023	Visa Refunds (see attached)	**$ 5,542.99**
September 11, 2023 - September 24, 2023	Payroll Checks (see attached)	**$ 3,999,228.68**
TOTAL		**$ 15,437,736.57**

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Miscellaneous Payment	Check	13681	9/13/2023	21,735.64	At Vancouver Massage	Claim Payment - DOL: 07/25/23 - Risk
Miscellaneous Payment	Check	13682	9/13/2023	4,188.10	Bryan Swanner	Claim settlement
Miscellaneous Payment	Check	13683	9/13/2023	91.00	Catedral Tapatia Restaurant	Refund duplicate payment to Inv#77053861
Miscellaneous Payment	Check	13684	9/13/2023	10,530.00	C-Tran	WTR-338498 & SWR-338502 (jobsite: 601 SE 184th Ave)
Miscellaneous Payment	Check	13685	9/13/2023	7,826.40	Earthworks Excavating Services, Inc	Invoice # WA41-23 Yosita Yeerong (11717 SE McGillivray Blvd)
Miscellaneous Payment	Check	13686	9/13/2023	9,783.00	Earthworks Excavating Services, Inc	Invoice # WA43-23 - 110 Home Solutions LLC (14010 NE 49th St)
Miscellaneous Payment	Check	13687	9/13/2023	52,017.15	Eduardo Pardo Ramos	Claim Payment - DOL: 07/10/23 - Risk
Miscellaneous Payment	Check	13688	9/13/2023	84.00	Elizabeth Quade	Activity Refund
Miscellaneous Payment	Check	13689	9/13/2023	57.00	Fire Systems West, Inc.	Refund duplicate payment to INV#77052826
Miscellaneous Payment	Check	13690	9/13/2023	1,775.12	Gordon, Alyworth & Tami, P.C.	Garnishment 18C4445-5
Miscellaneous Payment	Check	13691	9/13/2023	214.23	Jan C. Adkins-Pont	Witness fee
Miscellaneous Payment	Check	13692	9/13/2023	400.00	Margarita Contreras	Damage Deposit Refund
Miscellaneous Payment	Check	13693	9/13/2023	100.00	Old Evergreen Highway Neighborhood Association	2023 Resource Conservation Challenge
Miscellaneous Payment	Check	13694	9/13/2023	19.17	Professional Credit Service	Refund for negative trust invoice 31665. Citation 130600110 Nance Morgan
Miscellaneous Payment	Check	13695	9/13/2023	35,000.00	Trust Account of the Law Office of Erin Bradley McAleer	Claim Payment - DOL: 05/02/22 - Risk
Miscellaneous Payment	Check	13696	9/13/2023	1,390.00	Tualatin Valley Water District	INV#2024-4
Ad Hoc Payment	Check	13697	9/13/2023	138.57	Alexander,Anthony	Utility Refunds: 0157005000-02
Ad Hoc Payment	Check	13698	9/13/2023	90.35	Aschenback,Andrew	Utility Refunds: 0008024500-03
Ad Hoc Payment	Check	13699	9/13/2023	105.03	Boris or Viktoriya Stelmakh	Utility Refunds: 0069053836-03 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13700	9/13/2023	107.36	Burt,Kelly or Trevis	Utility Refunds: 0110004150-11
Ad Hoc Payment	Check	13701	9/13/2023	183.42	Dreer,Robert	Utility Refunds: 0045011417-03
Ad Hoc Payment	Check	13702	9/13/2023	120.88	Estate of Lorraine Westenforf	Utility Refunds: 0033043300-00
Ad Hoc Payment	Check	13703	9/13/2023	148.63	Franzen,Candice or Bryce	Utility Refunds: 0000001581-03
Ad Hoc Payment	Check	13704	9/13/2023	248.87	Freidman,Barbara	Utility Refunds: 0003030100-09
Ad Hoc Payment	Check	13705	9/13/2023	287.11	Gamboa,David or Victoria	Utility Refunds: 0150009064-04 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13706	9/13/2023	34.03	James or Joyce McKinney	Utility Refunds: 0057022700-14
Ad Hoc Payment	Check	13707	9/13/2023	172.24	John and Beverly Jenkins Joint Revocable Trust	Utility Refunds: 0029012914-03
Ad Hoc Payment	Check	13708	9/13/2023	97.30	Justin or Brynn Walters	Utility Refunds: 0025001300-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13709	9/13/2023	61.66	Kathleen Moen Successor Trustee,Mary Laurenza Living Trust	Utility Refunds: 0028004300-01
Ad Hoc Payment	Check	13710	9/13/2023	141.00	Leonard,Tim	Utility Refunds: 0031032100-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13711	9/13/2023	301.97	MARGARET DIPIETRA, TRUSTEE	Utility Refunds: 0071087900-02
Ad Hoc Payment	Check	13712	9/13/2023	59.04	Mathews,David	Utility Refunds: 0045000112-04
Ad Hoc Payment	Check	13713	9/13/2023	148.04	Medearis,Timothy or Daniela	Utility Refunds: 0055010066-04
Ad Hoc Payment	Check	13714	9/13/2023	36.85	Morgan,Tracy	Utility Refunds: 0140012028-03
Ad Hoc Payment	Check	13715	9/13/2023	323.63	Nylund Homes Inc	Utility Refunds: 0048055960-07
Ad Hoc Payment	Check	13716	9/13/2023	59.06	Patrick Luft or Bonnie-Sue Carter	Utility Refunds: 0000007000-02
Ad Hoc Payment	Check	13717	9/13/2023	211.64	Powell,David or Amy	Utility Refunds: 0146002356-01
Ad Hoc Payment	Check	13718	9/13/2023	6.48	Real Property Management Vancouver	Utility Refunds: 0152002422-01

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INVOICE PAYMENTS REPORT

Ad Hoc Payment	Check	13719	9/13/2023	119.00	Representative for the Estate of Thomas C Leonard,Rhonda C Beckman as Personal	Utility Refunds: 0048003800-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13720	9/13/2023	230.00	Representative of the Estate of Thomas C Leonard,Rhonda C Beckman Personal	Utility Refunds: 0009063100-02 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13721	9/13/2023	221.43	Robinson,Adam	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	13722	9/13/2023	102.57	Sewell,Scott	Utility Refunds: 0124001162-05
Ad Hoc Payment	Check	13723	9/13/2023	23.71	Shirley or Michael Odell	Utility Refunds: 0086040000-07
Ad Hoc Payment	Check	13724	9/13/2023	230.44	Stepan or Lyubov Lukin	Utility Refunds: 0050028200-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13725	9/13/2023	40.00	Us Bank National Association	Utility Refunds: 0009003500-02
Ad Hoc Payment	Check	13726	9/13/2023	130.04	Yi Lu or Dongxin Xu Trustees,Lu Revocable Trust	Utility Refunds: 0157001500-04
Supplier Payment	Check	13727	9/13/2023	351.00	Accurate Corporate Services Inc	
Supplier Payment	Check	13728	9/13/2023	798.00	Allegheny Answering Services	
Supplier Payment	Check	13729	9/13/2023	20.49	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13730	9/13/2023	350.00	ALS Global USA, Corp	
Supplier Payment	Check	13731	9/13/2023	136.00	American Sani-Can	
Supplier Payment	Check	13732	9/13/2023	3,910.00	AmeriGlo Holdings, LLC	
Supplier Payment	Check	13733	9/13/2023	5,636.10	Anderson Glass Co	
Supplier Payment	Check	13734	9/13/2023	146.42	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	13735	9/13/2023	11,675.47	Arborscape Ltd Inc	
Supplier Payment	Check	13736	9/13/2023	86.46	AT & T Mobility II LLC	
Supplier Payment	Check	13737	9/13/2023	3,071.50	Berry Dunn McNeil & Parker LLC	
Supplier Payment	Check	13738	9/13/2023	994.23	Bounce-N-Battle LLC	
Supplier Payment	Check	13739	9/13/2023	2,787.26	Bound Tree Medical LLC	
Supplier Payment	Check	13740	9/13/2023	23,201.38	Brightview Holdings Inc	
Supplier Payment	Check	13741	9/13/2023	8,454.00	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	13742	9/13/2023	5,428.75	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	13743	9/13/2023	63,416.98	CECO Inc	
Supplier Payment	Check	13744	9/13/2023	10.00	Clark County - Remit-To: Reeta Fees	
Supplier Payment	Check	13745	9/13/2023	14,500.00	Colliers International Holdings (USA) Inc.	
Supplier Payment	Check	13746	9/13/2023	151.15	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13747	9/13/2023	118.59	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13748	9/13/2023	193.33	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13749	9/13/2023	108.33	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13750	9/13/2023	17,941.26	Comcast Holdings Corporation - Remit-To: Comcast Holdings Corporation - Philadelphia	
Supplier Payment	Check	13751	9/13/2023	8,631.15	Consor North America Inc	
Supplier Payment	Check	13752	9/13/2023	2,400.00	Craig E. Angelo	
Supplier Payment	Check	13753	9/13/2023	1,152.23	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	13754	9/13/2023	620.92	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	13755	9/13/2023	2,713.96	Distinctive Landscape LLC	
Supplier Payment	Check	13756	9/13/2023	5,170.00	Elysium Events LLC	
Supplier Payment	Check	13757	9/13/2023	268.00	Evergreen Orchards LLC	
Supplier Payment	Check	13758	9/13/2023	340.77	Galls LLC	
Supplier Payment	Check	13759	9/13/2023	2,027.24	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	13760	9/13/2023	62,964.42	Gordon Truck Centers	

INVOICE PAYMENTS REPORT

Supplier Payment	Check	13761	9/13/2023	10,623.68	Granicus, LLC - Remit-To: Granicus, LLC	
Supplier Payment	Check	13762	9/13/2023	4,828.75	GreenWorks, P.C.	
Supplier Payment	Check	13763	9/13/2023	14,025.70	HMI Oregon - Remit-To: Pacific WRO	
Supplier Payment	Check	13764	9/13/2023	301.61	J-2 Blueprint Supply Co.	
Supplier Payment	Check	13765	9/13/2023	71,885.68	KBT Distributing LLC	
Supplier Payment	Check	13766	9/13/2023	1,098.00	Keating Bucklin & McCormack Inc PS	
Supplier Payment	Check	13767	9/13/2023	20,015.50	Keller Associates Inc	
Supplier Payment	Check	13768	9/13/2023	1,173.98	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	13769	9/13/2023	53,056.01	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	
Supplier Payment	Check	13770	9/13/2023	2,165.93	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	13771	9/13/2023	2,476.81	Level 3 Financing, Inc	
Supplier Payment	Check	13772	9/13/2023	3,664.44	Loomis Armored US LLC - Remit-To: Loomis - Palatine	
Supplier Payment	Check	13773	9/13/2023	1,500.00	Message Gears LLC	
Supplier Payment	Check	13774	9/13/2023	7,238.84	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	13775	9/13/2023	24,402.57	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	Check	13776	9/13/2023	1,433.80	One Call Concepts Inc	
Supplier Payment	Check	13777	9/13/2023	12,658.82	Parametrix, Inc	
Supplier Payment	Check	13778	9/13/2023	9,701.11	Parkeon	
Supplier Payment	Check	13779	9/13/2023	1,250.00	Portland Adventist Medical Center	
Supplier Payment	Check	13780	9/13/2023	17,418.51	Portland Mechanical Construction LLC	
Supplier Payment	Check	13781	9/13/2023	48,251.28	PPC Solutions Inc	
Supplier Payment	Check	13782	9/13/2023	11,098.00	Prestige Care & Rehabilitation - Camas	
Supplier Payment	Check	13783	9/13/2023	379.75	Putt Putt to Go LLC	
Supplier Payment	Check	13784	9/13/2023	2,877.61	Qwest Corporation - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	13785	9/13/2023	1,553.50	Resolute Documentation Services	
Supplier Payment	Check	13786	9/13/2023	550.00	Roger A Bennett Attorney at Law	
Supplier Payment	Check	13787	9/13/2023	17,235.69	San Diego Police Equipment Co Inc	
Supplier Payment	Check	13788	9/13/2023	1,101.80	Sarah Paszkiewicz Reporting, Inc.	
Supplier Payment	Check	13789	9/13/2023	2,257.80	Site Workshop Landscape Architecture, LLC	
Supplier Payment	Check	13790	9/13/2023	2,621.30	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	13791	9/13/2023	7,514.70	SP Plus Corporation	
Supplier Payment	Check	13792	9/13/2023	4,542.00	Stages Northwest, Inc.	
Supplier Payment	Check	13793	9/13/2023	1,603.96	State of Washington Department of Natural Resources - Remit-To: Dept of Natural Resources - Box 47041	
Supplier Payment	Check	13794	9/13/2023	1,676.25	State of Washington State Patrol	
Supplier Payment	Check	13795	9/13/2023	20.72	Stericycle Inc - Remit-To: Stericycle	
Supplier Payment	Check	13796	9/13/2023	10.36	Stericycle Inc - Remit-To: Stericycle	
Supplier Payment	Check	13797	9/13/2023	13,273.51	Summit Law Group	
Supplier Payment	Check	13798	9/13/2023	1,978.34	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	13799	9/13/2023	3,488.87	Tapani Materials Inc	
Supplier Payment	Check	13800	9/13/2023	5,162.17	Targetsolutions Learning LLC - Remit-To: Supplier Targetsolutions Learning LLC Tampa	
Supplier Payment	Check	13801	9/13/2023	3,051.00	The Loudenback Corporation	
Supplier Payment	Check	13802	9/13/2023	23,028.00	The Varner Living Trust	
Supplier Payment	Check	13803	9/13/2023	266.32	Towing & Recovering Services Inc	
Supplier Payment	Check	13804	9/13/2023	1,465.49	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	13805	9/13/2023	1,425.05	United States Department of Agriculture - Remit-To: USDA APHIS - St Louis	
Supplier Payment	Check	13806	9/13/2023	1,250.00	US Bank - Remit-To: US Bank - St Paul	
Supplier Payment	Check	13807	9/13/2023	288.00	Vancouver Aire LLC	
Supplier Payment	Check	13808	9/13/2023	407.65	W.B. Sprague Co. Inc.	

Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Supplier Payment	Check	13809	9/13/2023	10,440.05	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13810	9/13/2023	314,438.76	Western United Civil Group, LLC	
Supplier Payment	Check	13811	9/13/2023	2,550.60	Wex Bank	
Supplier Payment	Check	13813	9/13/2023	312.47	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	13814	9/13/2023	1,023.75	Yakima County	
Supplier Payment	Check	13815	9/15/2023	38,918.44	Columbia Resource Company	
Miscellaneous Payment	Check	13816	9/20/2023	126.00	Amanda Lindberg	LUP-83650 (jobsite: 3711 SE 198th Ave)
Miscellaneous Payment	Check	13817	9/20/2023	57.00	Anderson Legacy Properties, LLC	REFUND - Civic Gov #7705542
Miscellaneous Payment	Check	13818	9/20/2023	100.00	Bridge the Gap	Damage Deposit Refund
Miscellaneous Payment	Check	13820	9/20/2023	16,377.84	C.J.T Heights 24, LLC	Claim Payment - DOL: 5/30/23 - Risk
Miscellaneous Payment	Check	13821	9/20/2023	23,376.14	Clark County Emergency Medical Services District #2	00035663
Miscellaneous Payment	Check	13822	9/20/2023	350.00	Claudia Iniguez-Diarte	Damage Deposit Refund
Miscellaneous Payment	Check	13823	9/20/2023	2,714.74	Covalent Architecture LLC	CMI-343406 (jobsite: 8100 NE Parkway Drive)
Miscellaneous Payment	Check	13824	9/20/2023	57.00	Craig & Trese Sorenson	REFUND - Civic Gov #77054566
Miscellaneous Payment	Check	13825	9/20/2023	375.81	Crown Castle	CMI-336178 (jobsite: 7002 NE 88th St)
Miscellaneous Payment	Check	13826	9/20/2023	41.44	Hollie DeWalt	Reissue of Payroll Check 303 from 06/10/22
Miscellaneous Payment	Check	13827	9/20/2023	62.18	Hollie DeWalt	Reissue of Payroll Check 106 from 02/25/22
Miscellaneous Payment	Check	13828	9/20/2023	62.18	Hollie DeWalt	Reissue of Payroll Check 83 from 02/10/22
Miscellaneous Payment	Check	13829	9/20/2023	1,800.00	Hooligan's Sports Bar and Grill LLC	Bus Llc fees ref COVID-19 such ref prog
Miscellaneous Payment	Check	13830	9/20/2023	867.00	Kyle Loucks	PIR-83609 (jobsite: 16881 SE Evergreen Hwy)
Miscellaneous Payment	Check	13831	9/20/2023	25.00	Lacey Rose Miller	REFUND - Ledger #213110Parking duplicate payment $25.00
Miscellaneous Payment	Check	13832	9/20/2023	296.00	The Church of Truth	CMI-339477 (jobsite: 7250 NE 41st St.)
Miscellaneous Payment	Check	13833	9/20/2023	4,166.10	Wolf Industries	15 FRI permits (NE 32nd St. Cottages)
Ad Hoc Payment	Check	13834	9/20/2023	172.93	Azul,Jeff	Utility Refunds: 0024052100-05 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13835	9/20/2023	49.84	Blandford,Derek or Keisha	Utility Refunds: 0000005990-02
Ad Hoc Payment	Check	13836	9/20/2023	186.00	Brown,Nicholas	Utility Refunds: 0074000144-05
Ad Hoc Payment	Check	13837	9/20/2023	34.31	Buchholz,Christy	Utility Refunds: 0104100306-06
Ad Hoc Payment	Check	13838	9/20/2023	96.36	Hancock,Tom	Utility Refunds: 0028030211-12
Ad Hoc Payment	Check	13839	9/20/2023	184.47	Hoff,Heidi	Utility Refunds: 0106010300-04
Ad Hoc Payment	Check	13840	9/20/2023	149.91	Knorr,Anne	Utility Refunds: 0078344000-03
Ad Hoc Payment	Check	13841	9/20/2023	75.50	Korab,Lori or Scott	Utility Refunds: 0500004414-02
Ad Hoc Payment	Check	13842	9/20/2023	11.68	Lechner,Shane & Emily	Utility Refunds: 0077001700-10
Ad Hoc Payment	Check	13843	9/20/2023	221.99	Mattison,Joshua	Utility Refunds: 0039007908-07
Ad Hoc Payment	Check	13844	9/20/2023	63.56	Mckay,Timothy or Colleen	Utility Refunds: 0024046000-04
Ad Hoc Payment	Check	13845	9/20/2023	55.73	Megan Martsolf or Brett or Megan Snow	Utility Refunds: 0500004213-02
Ad Hoc Payment	Check	13846	9/20/2023	218.53	Messina,Rosalia	Utility Refunds: 0101020213-03
Ad Hoc Payment	Check	13847	9/20/2023	95.76	Opendoor Labs Inc	Utility Refunds: 0099069500-04
Ad Hoc Payment	Check	13848	9/20/2023	49.37	Page,Eric	Utility Refunds: 0134002550-08 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13849	9/20/2023	309.95	Ridinger,Joseph or Marci	Utility Refunds: 0000004569-05
Ad Hoc Payment	Check	13850	9/20/2023	29.09	Roberts,Jayson or Joanne	Utility Refunds: 0106082370-13
Ad Hoc Payment	Check	13851	9/20/2023	149.92	Rosalia Messina or Scott Manier	Utility Refunds: 0101020213-03
Ad Hoc Payment	Check	13852	9/20/2023	255.76	Smith,Kayla or Duke	Utility Refunds: 0071087000-01
Ad Hoc Payment	Check	13853	9/20/2023	246.10	Sultan,Farooq	Utility Refunds: 0092011700-10
Ad Hoc Payment	Check	13854	9/20/2023	140.11	Sun,Sharon	Utility Refunds: 0035054200-07

INVOICE PAYMENTS REPORT

Ad Hoc Payment	Check	13855	9/20/2023	89.53	Sweet Heart Care LLC	Utility Refunds: 0064067350-17 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13856	9/20/2023	196.75	Tapani Inc	Utility Refunds: 0500002908-05
Ad Hoc Payment	Check	13857	9/20/2023	160.00	Taylor,Ann	Utility Refunds: 0106015320-06 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13858	9/20/2023	71.35	Warner Family House Protector Trust	Utility Refunds: 0058044900-02
Ad Hoc Payment	Check	13859	9/20/2023	132.00	Yu,Te Yang	Utility Refunds: 0084015001-19 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13860	9/20/2023	47.68	Zirkle,Glenn	Utility Refunds: 0002000112-01
Supplier Payment	Check	13861	9/20/2023	306.00	Allegiance Benefit Plan Management Inc	
Supplier Payment	Check	13862	9/20/2023	38.50	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13863	9/20/2023	77.00	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13864	9/20/2023	19.25	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13865	9/20/2023	19.25	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13866	9/20/2023	57.75	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13867	9/20/2023	19.25	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13868	9/20/2023	1,847.54	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13869	9/20/2023	37.68	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13870	9/20/2023	459.17	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13871	9/20/2023	22.34	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13872	9/20/2023	20.49	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13873	9/20/2023	6,563.49	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	Check	13874	9/20/2023	2,300.00	Arborscape Ltd Inc	
Supplier Payment	Check	13875	9/20/2023	1,280.32	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	13876	9/20/2023	3,661.40	Century West Engineering Corp	
Supplier Payment	Check	13877	9/20/2023	91.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	13878	9/20/2023	10.00	Clark County - Remit-To: Reeta Fees	
Supplier Payment	Check	13879	9/20/2023	30,843.64	Columbia Resource Company	
Supplier Payment	Check	13880	9/20/2023	95.89	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13881	9/20/2023	18.32	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	13882	9/20/2023	500.00	Creekside Meadows Apartments LLC	
Supplier Payment	Check	13883	9/20/2023	23,620.51	Finalcover LLC	
Supplier Payment	Check	13884	9/20/2023	19,462.05	Fourth Plain Forward	
Supplier Payment	Check	13885	9/20/2023	878.00	Geographic Technologies Group	
Supplier Payment	Check	13886	9/20/2023	4,970.00	Groundwater Solutions, Inc.	
Supplier Payment	Check	13887	9/20/2023	888.00	H&H Wood Recyclers	
Supplier Payment	Check	13888	9/20/2023	29,956.01	HDJ Design Group - Remit-To: HDJ - Portland	
Supplier Payment	Check	13889	9/20/2023	48,994.98	Herrera Environmental Consultants Inc	
Supplier Payment	Check	13890	9/20/2023	6,500.00	Hispanic Metropolitan Chamber	
Supplier Payment	Check	13891	9/20/2023	2,260.96	HMI Oregon - Remit-To: Pacific WRO	
Supplier Payment	Check	13892	9/20/2023	32,195.00	iSimulate	
Supplier Payment	Check	13893	9/20/2023	18,865.24	J.S. Held LLC	

INVOICE PAYMENTS REPORT

Supplier Payment	Check	13894	9/20/2023	1,800.00	James Rutledge Copeland	
Supplier Payment	Check	13895	9/20/2023	1,400.00	K&M REAL ESTATE HOLDINGS	
Supplier Payment	Check	13896	9/20/2023	6,000.00	Kittelson & Associates Inc	
Supplier Payment	Check	13897	9/20/2023	41,524.09	Life Insurance Company of North America	
Supplier Payment	Check	13898	9/20/2023	7,000.00	LSW Architects PC	
Supplier Payment	Check	13899	9/20/2023	326.11	Mark IV Enterprises Inc	
Supplier Payment	Check	13900	9/20/2023	22,195.51	Maul Foster & Alongi Inc	
Supplier Payment	Check	13901	9/20/2023	6,956.80	Michael A. Roland	
Supplier Payment	Check	13902	9/20/2023	63,248.93	Moore Iacofano Goltsman, Inc	
Supplier Payment	Check	13903	9/20/2023	3,732.92	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	13904	9/20/2023	640.00	Northwest Association of Community Development Managers	
Supplier Payment	Check	13905	9/20/2023	1,273.86	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	13906	9/20/2023	56,840.00	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	Check	13907	9/20/2023	89,992.73	Oregon Rifleworks	
Supplier Payment	Check	13908	9/20/2023	56,158.06	Parametrix, Inc	
Supplier Payment	Check	13909	9/20/2023	76,893.32	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	Check	13910	9/20/2023	184.34	PDH Creative	
Supplier Payment	Check	13911	9/20/2023	740.00	Performance Occupational Health Services, LLC	
Supplier Payment	Check	13912	9/20/2023	8,806.00	Portland Adventist Medical Center	
Supplier Payment	Check	13913	9/20/2023	29,936.89	Portland Mechanical Construction LLC	
Supplier Payment	Check	13914	9/20/2023	10,181.63	PPC Solutions Inc	
Supplier Payment	Check	13915	9/20/2023	759.00	Public Safety Testing Inc	
Supplier Payment	Check	13916	9/20/2023	2,637.84	RH2 Engineering, Inc.	
Supplier Payment	Check	13917	9/20/2023	4,774.00	SafeFire LLC	
Supplier Payment	Check	13918	9/20/2023	1,500.00	Scott Edwards Architecture LLP	
Supplier Payment	Check	13919	9/20/2023	3,528.40	SeaWestern Inc	
Supplier Payment	Check	13920	9/20/2023	165,297.92	Selectron Technologies	
Supplier Payment	Check	13921	9/20/2023	1,544.63	Shrums Pest Control	
Supplier Payment	Check	13922	9/20/2023	1,688.03	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	13923	9/20/2023	17,897.23	Specialty Rents & Events	
Supplier Payment	Check	13924	9/20/2023	120.00	Speed's Towing of Vancouver	
Supplier Payment	Check	13925	9/20/2023	301.32	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Check	13926	9/20/2023	47.00	State of Washington Department of Licensing - Remit-To: Notary Public Program	
Supplier Payment	Check	13927	9/20/2023	12.94	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	13928	9/20/2023	20.72	Stericycle Inc - Remit-To: Stericycle	
Supplier Payment	Check	13929	9/20/2023	4,571.00	The CNC Pros	
Supplier Payment	Check	13930	9/20/2023	4,171.93	Triple J Enterprises	
Supplier Payment	Check	13931	9/20/2023	95.00	Vancouver Granite Works Inc	
Supplier Payment	Check	13932	9/20/2023	326.12	W.B. Sprague Co. Inc.	
Supplier Payment	Check	13933	9/20/2023	3,137.27	Walter E Nelson Company	
Supplier Payment	Check	13934	9/20/2023	260.00	Washington Amateur Softball Association	
Supplier Payment	Check	13935	9/20/2023	31,392.20	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	13936	9/20/2023	3,675.00	Water Systems Consulting Inc	
Supplier Payment	Check	13937	9/20/2023	1,284.02	Wesco Distribution, Inc.	
Supplier Payment	Check	13938	9/20/2023	15,111.30	Western United Civil Group, LLC	
Supplier Payment	Check	13939	9/20/2023	16,714.31	Wire Works LLC	
Supplier Payment	Check	13940	9/20/2023	140,251.71	WSP USA Inc. - Remit-To: WSP USA Inc. Dallas	
Miscellaneous Payment	Check	13941	9/20/2023	500.00	Arleen Perez	Damage Deposit Refund
Miscellaneous Payment	Check	13942	9/20/2023	66.44	Crown Castle	CMI-337673 (jobsite: 515 SE 157th Ave. B)
			Check	**2,384,893.64**		
Cash Advance Payment	Direct Deposit	EFT-00212752	9/14/2023	90.00	Zach Rosling	Travel Advance
Expense Payment	Direct Deposit	EFT-00212753	9/14/2023	33.54	Brent Waddle	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212754	9/14/2023	90.00	Shannon Ripp	Travel Advance
Expense Payment	Direct Deposit	EFT-00212755	9/14/2023	130.68	James Correll	Employee Reimbursement

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INVOICE PAYMENTS REPORT

Cash Advance Payment	Direct Deposit	EFT-00212756	9/14/2023	90.00	Aleksandra Hanchett	Travel Advance
Expense Payment	Direct Deposit	EFT-00212757	9/14/2023	90.00	Anne McEnerny-Ogle	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212758	9/14/2023	416.00	Edward Letarte	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212759	9/14/2023	408.43	Lee Lofton	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212760	9/14/2023	379.50	Alisha Lakin	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212761	9/14/2023	64.25	Erica Nilsen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212762	9/14/2023	51.75	Tim Martin	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212763	9/14/2023	51.75	Darren McShea	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212764	9/14/2023	108.25	Geraldene Moyle	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212765	9/14/2023	108.25	Lisa Brandl	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212766	9/14/2023	197.50	Brian Billingsley	Travel Advance
Expense Payment	Direct Deposit	EFT-00212767	9/14/2023	238.47	Jacinto Gazcon	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212768	9/14/2023	216.00	Joseph Cathey	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212769	9/14/2023	200.00	Jacob Britt	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212770	9/14/2023	366.80	Ryan Pitts	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212771	9/14/2023	45.31	Anna Vogel	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212772	9/14/2023	203.05	Judah Schotthoefer	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212773	9/14/2023	201.60	Ethan Brown	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212774	9/14/2023	265.50	Max Musich	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212802	9/21/2023	288.00	Brian Viles	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212803	9/21/2023	379.50	Justin Box	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212804	9/21/2023	409.50	Mike Nguyen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212805	9/21/2023	309.50	Lonny Klugman	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212806	9/21/2023	309.50	Aaron Lande	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212807	9/21/2023	309.50	Jamie Spinelli	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212808	9/21/2023	88.50	Olga Dacy	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212809	9/21/2023	352.00	Tyler Chavers	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212810	9/21/2023	285.51	Brandon Lore	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212811	9/21/2023	288.00	Christian Stromme	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00212812	9/21/2023	412.00	Robert Prociak	Travel Advance
Expense Payment	Direct Deposit	EFT-00212813	9/21/2023	240.00	Margaret Leedom	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00212814	9/21/2023	10.00	Kelly Lund	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212815	9/21/2023	288.00	Cory Hogg	Travel Advance
Expense Payment	Direct Deposit	EFT-00212816	9/21/2023	218.00	Leo Jochim	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212817	9/21/2023	288.00	Cody Esau	Travel Advance
Expense Payment	Direct Deposit	EFT-00212818	9/21/2023	1,546.64	Eric Hahn	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212819	9/21/2023	409.50	Patrick Hanley	Travel Advance
Expense Payment	Direct Deposit	EFT-00212820	9/21/2023	127.87	Janetta Menzies	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00212821	9/21/2023	288.00	Chad Butler	Travel Advance
Expense Payment	Direct Deposit	EFT-00212822	9/21/2023	619.67	Brian Taylor	Employee Reimbursement
			Direct Deposit	**11,513.82**		
Supplier Payment	EFT	EFT-00212775	9/14/2023	301,674.31	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00212776	9/14/2023	3,500.00	Steven Fulmer	
Supplier Payment	EFT	EFT-00212777	9/14/2023	17,282.51	Universal Field Services Inc	
Supplier Payment	EFT	EFT-00212778	9/14/2023	961.00	Power Systems West	
Supplier Payment	EFT	EFT-00212779	9/14/2023	1,886.50	Consolidated Supply Co	
Supplier Payment	EFT	EFT-00212780	9/14/2023	343.44	Harrys Key Service Inc	
Supplier Payment	EFT	EFT-00212781	9/14/2023	27.44	McKesson Medical Surgical Inc	
Supplier Payment	EFT	EFT-00212782	9/14/2023	4,655.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00212783	9/14/2023	3,992.50	Clark and Sons Excavating Inc	
Supplier Payment	EFT	EFT-00212784	9/14/2023	966.00	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	EFT	EFT-00212785	9/14/2023	75,275.07	Halbert Construction Services LLC	
Supplier Payment	EFT	EFT-00212786	9/14/2023	158,919.32	Del Sol Inc	
Supplier Payment	EFT	EFT-00212787	9/14/2023	1,644.63	RELX Inc. - Remit-To: LexisNexis - Chicago	
Supplier Payment	EFT	EFT-00212788	9/14/2023	9,657.65	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00212789	9/14/2023	7,964.10	Retail Lockbox Inc	
Supplier Payment	EFT	EFT-00212790	9/14/2023	4,180.31	Wapiti NW LLC	
Supplier Payment	EFT	EFT-00212791	9/14/2023	630,183.19	Operations Management International Inc	
Supplier Payment	EFT	EFT-00212792	9/14/2023	5,249.00	Eagle Newspaper Inc	
Supplier Payment	EFT	EFT-00212793	9/14/2023	4,610.97	Restored and Revived	
Supplier Payment	EFT	EFT-00212794	9/14/2023	14,153.88	Western Water Works Supply Co Inc	
Supplier Payment	EFT	EFT-00212795	9/14/2023	708.00	QuickCaption	
Supplier Payment	EFT	EFT-00212796	9/14/2023	4,488.75	Economic Consultants Oregon Ltd	
Supplier Payment	EFT	EFT-00212797	9/14/2023	29,505.92	Otak Inc	
Supplier Payment	EFT	EFT-00212798	9/14/2023	146,480.50	Stellar J Corporation	
Supplier Payment	EFT	EFT-00212799	9/14/2023	95.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	EFT	EFT-00212800	9/14/2023	1,645,241.76	Rotschy Inc	
Supplier Payment	EFT	EFT-00212801	9/14/2023	306,620.96	SDB Inc	
Supplier Payment	EFT	EFT-00212823	9/21/2023	118,007.65	Halbert Construction Services LLC	
Supplier Payment	EFT	EFT-00212824	9/21/2023	1,483.24	State of Washington Consolidated Technology Services	
Supplier Payment	EFT	EFT-00212825	9/21/2023	6,681.47	Salazar Architect Inc	
Supplier Payment	EFT	EFT-00212826	9/21/2023	238,489.96	Share Inc	
Supplier Payment	EFT	EFT-00212827	9/21/2023	4,036.67	Restored and Revived	
Supplier Payment	EFT	EFT-00212828	9/21/2023	527.61	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00212829	9/21/2023	1,345.05	State of Washington Auditor's Office	
Supplier Payment	EFT	EFT-00212830	9/21/2023	4,933.62	Wager Audio Inc	
Supplier Payment	EFT	EFT-00212831	9/21/2023	3,314.01	Lifeline Connections	
Supplier Payment	EFT	EFT-00212832	9/21/2023	6,451.41	YWCA Clark County	
Supplier Payment	EFT	EFT-00212833	9/21/2023	69,874.05	Jacobs Engineering Group Inc	

INVOICE PAYMENTS REPORT

Supplier Payment	EFT	EFT-00212834	9/21/2023	11,896.75	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00212835	9/21/2023	12,331.20	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00212836	9/21/2023	5,706.20	New Life Friends Church	
Supplier Payment	EFT	EFT-00212837	9/21/2023	3,802.58	Boys and Girls Clubs of Southwest Washington	
Supplier Payment	EFT	EFT-00212838	9/21/2023	18,818.82	MacKay Sposito Inc	
			EFT	**3,887,968.00**		
Supplier Payment	Manual Wire		9/8/2023	181.24	Allegiance Benefit Plan Management Inc - Remit-To: COBRA	
Supplier Payment	Manual Wire		9/11/2023	15,023.30	Washington Dental Service	
Supplier Payment	Manual Wire		9/11/2023	297,668.31	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		9/11/2023	1,177,110.30	Internal Revenue Service	
Supplier Payment	Manual Wire		9/11/2023	311.53	Keybank National Association	
Supplier Payment	Manual Wire		9/12/2023	851,457.34	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		9/12/2023	3.00	City of Portland Revenue Division	
Supplier Payment	Manual Wire		9/12/2023	43,300.96	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		9/12/2023	350,000.00	Law Office of Gregory E. Price	
Supplier Payment	Manual Wire		9/12/2023	11,586.05	Bank Of America N.A. - Remit-To: Charlotte NC	
Procurement Card Payment	Manual Wire		9/14/2023	911,105.11	CoV JPM Procurement Card	
Supplier Payment	Manual Wire		9/15/2023	541,063.37	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Manual Wire		9/15/2023	144.40	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		9/18/2023	22,684.75	Washington Dental Service	
Supplier Payment	Manual Wire		9/18/2023	314,712.48	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		9/18/2023	91,950.38	Reliastar Life Insurance Co	
Supplier Payment	Manual Wire		9/18/2023	1,600.80	VSP Vision Care Inc	
Supplier Payment	Manual Wire		9/18/2023	45,201.94	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		9/18/2023	23,582.48	United States Postal Service	
Supplier Payment	Manual Wire		9/19/2023	6,464.15	Washington Dental Service	
Supplier Payment	Manual Wire		9/21/2023	48,118.26	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		9/22/2023	380,816.46	Kaiser Permanente - Remit-To: Kaiser Permanente	
			Manual Wire	**5,134,086.61**		
			Checks	**2,384,893.64**		
			Direct Deposit	**11,513.82**		
			EFT	**3,887,968.00**		
			9/18/2023	8,764.31	City Payments	Posted 09-11-23 to 09-17-23
			9/25/2023	5,738.52	City Payments	Posted 09-18-23 to 09-24-23
			Hansen Total	**14,502.83**		
			9/18/2023	1,869.50	Miscellanous	Parks Class Refunds FCC 09-11-23 to 09-17-23
			9/18/2023	942.00	Miscellanous	Parks Class Refunds MCC 09-11-23 to 09-17-23
			9/25/2023	742.24	Miscellanous	Parks Class Refunds FCC 09-18-23 to 09-24-23
			9/25/2023	1,989.25	Miscellanous	Parks Class Refunds MCC 09-18-23 to 09-24-23
			VISA Total	**5,542.99**		
			Payroll Total	**3,999,228.68**		
			GRAND TOTAL	**15,437,736.57**		

City of Vancouver
Payroll Council Report
September 11, 2023 - September 24, 2023

Check No.	Date	Explanation	Amount	
N/A	09/08/23	09/08/23 NACHA Return	$	(2,363.43)
212751	09/13/23	Replacement for 09/08/23 NACHA Return	$	2,363.43
1631 - 1655	09/25/23	September 25th Payroll	$	9,932.34
212839 - 214770	09/25/23	September 25th Direct Deposits	$	3,989,296.34

$ 3,999,228.68

Item #7.

Staff Report: 178-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/2/2023

SUBJECT MFTE Code Clean-up

Key Points

- Providing clarification code language for the Multifamily Tax Exemption program policies.
- Correct a residential target area boundary map.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Present Situation

On July 3, 2023, City Council adopted substantial changes to the MFTE program. Following the adoption of those changes it was determined that additional clarification language was needed in certain areas of the ordinance. Staff added clarifying language as indicated in the attached ordinance document.

Additionally, the ownership option language was added after the initial code change stakeholder meetings were held in March of 2023. Another stakeholder meeting was held on September 29, 2023, to seek additional comment and answer questions specifically related to the homeownership option language.

Advantage(s)

- Provides clarification of Multifamily Tax Exemption policies.
- Corrects a mapping error for the Mill Plain residential target area.

Disadvantage(s)

None.

Budget Impact

None of the proposed amendments will result in changes to the City's adopted budget.

Prior Council Review

- March 28, 2022 ECONorthwest Housing Market Study Workshop
- July 25, 2022 Housing Strategies Workshop
- August 8, 2022, ECONorthwest MFTE Program Evaluation Workshop
- June 5, 2023, Proposed Ordinance Change Workshop
- June 26, 2023, Consent Agenda
- July 3, 2023, Ordinance Adoption

Action Requested

On Monday, October 2, 2023, subject to second reading and public hearing, approve ordinance.

Bryan Monroe, Associate Housing Project Coordinator, 360-487-7958

ATTACHMENTS:

- Presentation
- MFTE Ordinance Amendment (VMC 3.22)
- MFTE Ordinance Amendment Matrix
- MFTE Mill Plain target area boundary map correction (VMC 3.22)
- Mill Plain Map Error

Multifamily Tax Exemption Code Updates

City Council Public Hearing

1st reading September 18, 2023

2nd reading October 2, 2023

Bryan Monroe, Coordinator
Economic Prosperity and Housing

CITY OF Vancouver WASHINGTON

Agenda

- Program Updates
- Ownership Feedback
- Code Revisions
- Discussion

CITY OF Vancouver WASHINGTON

Recent MFTE Work

- **July 2023** — **MFTE Changes Adopted**
- **August 2023** — **Ownership Forum Feedback**
- **September 2023** — **MFTE Grand Vista Approval**
- **September 2023** — **Code Revisions First Reading**
- **October 2023** — **Affordable Fee-in-Lieu Policies**

MFTE Ownership Forum

August 29, 2023

- Invited developers, financers, realtors, land trust, homebuyer assistance staff
- Reviewed and requested feedback on:
  - Minimum number of units for MFTE ownership
  - Maximum sales price limitation
  - Owner occupancy requirement

MFTE Code Updates

- Corrected and added definitions under 3.22.020
- Revised Mill Plain target area map to remove ineligible parcels
- Clarified timing of exemption start and construction period in 3.22.040

CITY OF Vancouver WASHINGTON

Code Updates Continued

- Included occupancy and resale requirements for ownership
- Clarified calculation for number of income-based units
- Revised 5-year follow-on period if tenant voluntarily leaves
- Added MFTE renewal info for income-based projects

Thank You

To learn more visit: www.beheardvancouver.org

CITY OF Vancouver WASHINGTON

09/18/23 (Date of First Reading)
10/02/23 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting corrections to recent updates; amending Sections 3.22.020, 3.22.030, and 3.22.040 of the Vancouver Municipal Code (VMC) to clarify code language and maps as well as the ownership tax exemption option and associated requirements; providing for severability; and setting an immediate effective date.

WHEREAS, Washington State law (RCW 84.14) authorizes cities to adopt an MFTE program in certain residential target areas for the purpose of incentivizing the development of multiple-unit housing including creating additional affordable housing, encouraging urban development and density, increasing market rate workforce housing, developing permanently affordable housing opportunities, promoting economic investment and recovery, and creating family-wage jobs, and

WHEREAS, the City of Vancouver adopted a Multi-Family Housing Tax Exemption (MFTE) program in 1997 and updated the program in 2011, 2016, and 2021, and most recently in July 2023, and

WHEREAS, City Council desires to update the MFTE codes to clarify and correct recent code updates for the Multi-Family Tax Exemption, and

WHEREAS, the City performed additional outreach regarding the ownership options, hosting a virtual forum with homeownership, development, finance and real estate stakeholder groups, and

WHEREAS, the City Council desires to amend VMC 3.22 to incorporate updates and corrections to increase the program's clarity and promote the development of multi-family housing in the City of Vancouver, including the development of affordable housing.

WHEREAS, the City Council adopts and incorporates by reference Staff Report SR ___ and finds that the adoption of the updates to the MFTE program set forth in this Ordinance will promote the general welfare and convenience of the people of Vancouver, and will encourage the development of affordable multi-family housing in the City; and

WHEREAS, with proper notice to the public, the Vancouver City Council conducted a first reading of the proposed ordinance on September 18, 2023, and a public hearing concerning the ordinance and proposed code changes on October 2, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. **Recitals Adopted as Findings**. The City Council hereby adopts and incorporates by reference the above recitals as findings in support of this Ordinance.

Section 2. **Amendment**. Vancouver Municipal Code Section 3.22.020 entitled "Definitions" as codified by Ordinance Ord. M-3314 and last amended by Ordinance M-4416 § 4 is hereby amended as follows:

3.22.020 Definitions.

"Annual income" means gross annual income adjusted for household size and calculated based on verifiable income documentation provided by the housing applicant/tenant.

"Area Median family income" means the median income calculated annually by the United States Department of Housing and Urban Development for the Portland-Vancouver-Hillsboro metropolitan statistical area. Area Median family income is adjusted based on household size.

"Director" means the director of the city's ~~community~~ Economic Prosperity and Housing department or authorized designee.

"Growth Management Act" means Chapter 36.70A RCW.

"Household" means a single person, family or unrelated persons living together.

"Income-based housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone and any mandatory recurring fees required as a condition of tenancy for the unit, do not exceed 30 percent of the household's monthly income. For the purposes of homeownership, the income limits are listed in VMC 3.22.040(D)(98), Options under the Program.

"Market-rate exemption option" means an eight-year property tax exemption with no income or rent requirements ~~subject to the public benefit requirements as outlined in VMC 3.22.040(D)(98)(a).~~

"Multi-family housing" means building(s) 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.

"Owner" means the property owner of record.

"Permanent residential occupancy" means multi-family housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

"Primary Residence" means a residence occupied for more than six months each calendar year.

"Rehabilitation improvements" means modifications to existing structures that are vacant for 12 months or longer, or modification to existing occupied structures which convert nonresidential space to residential space and/or increase the number of multi-family housing units.

"Residential target area" means an area within an urban center that has been designated by the city council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.

"Urban center" means a compact identifiable district containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.

Section 3. **Amendment**. Vancouver Municipal Code Section 3.22.030 entitled "Residential target area designation and standards" as codified by Ordinance Ord. M-3314 and last amended by Ordinance M-4416 § 4 is hereby amended as follows:

3.22.030 Residential target area designation and standards.

A. Criteria. Following a public hearing, the city council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the city council:

1. The target area is located within an urban center;

2. The target area lacks sufficient available, desirable, affordable, and convenient residential housing to meet the needs of the public who would likely live in the urban center if desirable, affordable, attractive, and livable places were available; and

3. The providing of additional housing opportunities in the target area will assist in achieving the following purposes:

a. Encourage increased residential opportunities within the target area, including income-based housing opportunities; or

b. Stimulate the construction of new multi-family housing and/or the rehabilitation of existing vacant and underutilized buildings for multi-family housing; or

c. Where appropriate, stimulate the construction, rehabilitation or conversion of existing vacant and underutilized multi-family rental units to owner-occupied multi-family housing as such property redevelops.

4. In designating a residential target area, the city council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain an increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions in the target area; and whether an increased

residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The city council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.

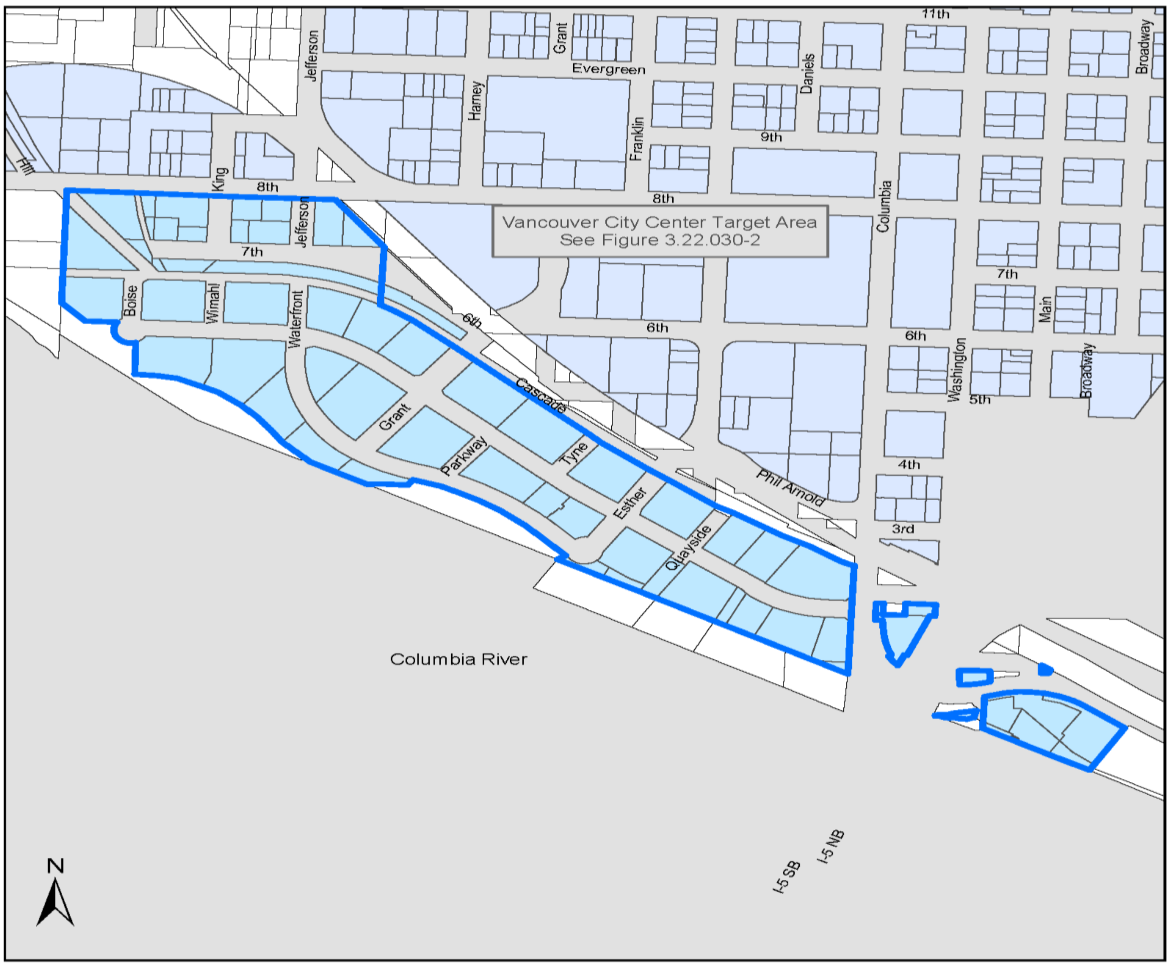
5. When designating a residential target area, the city council shall give notice of a hearing to be held on the matter and that notice shall be published once each week for two consecutive weeks, not less than seven days nor more than 30 days before the date of the hearing. The notice must state the time, date, place, and purpose of the hearing and generally identify the area proposed to be designated.

B. Target Area Standards and Guidelines. For each designated residential target area, the city council shall adopt basic requirements for both new construction and rehabilitation, including the application process and procedures. The city council may also adopt guidelines which include parking, height, density, environmental impact, home ownership, public benefit features, compatibility with the surrounding property and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area. The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

C. Designated Target Areas. The following “residential target areas” are designated in the City of Vancouver:

1. The Vancouver Waterfront Target Area depicted on Map 1 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 1: Vancouver Waterfront Target Area



0 500 1,000 2,000 Feet

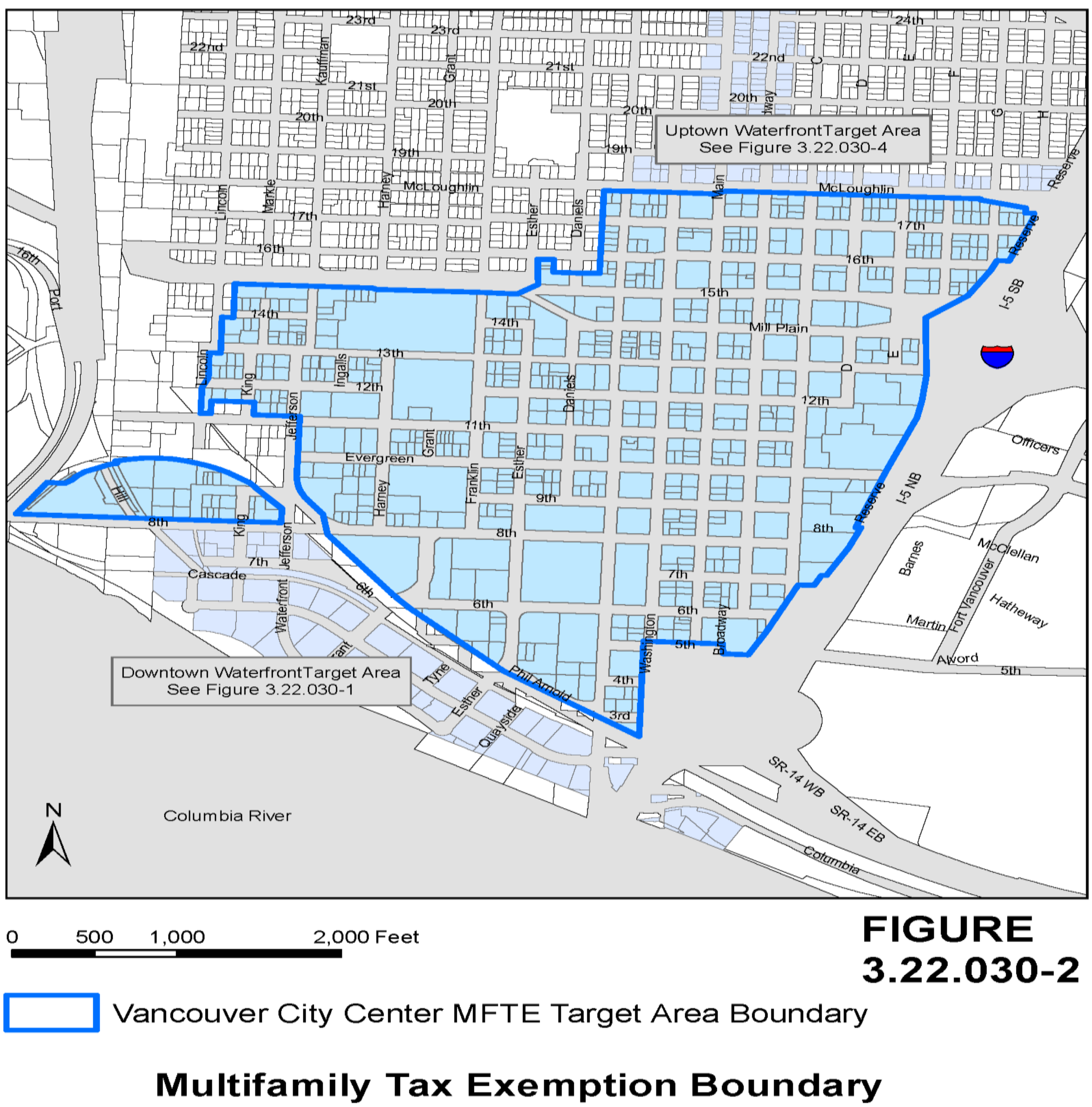
FIGURE 3.22.030-1

Downtown Waterfront MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

2. The Vancouver City Center Target Area depicted on Map 2 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

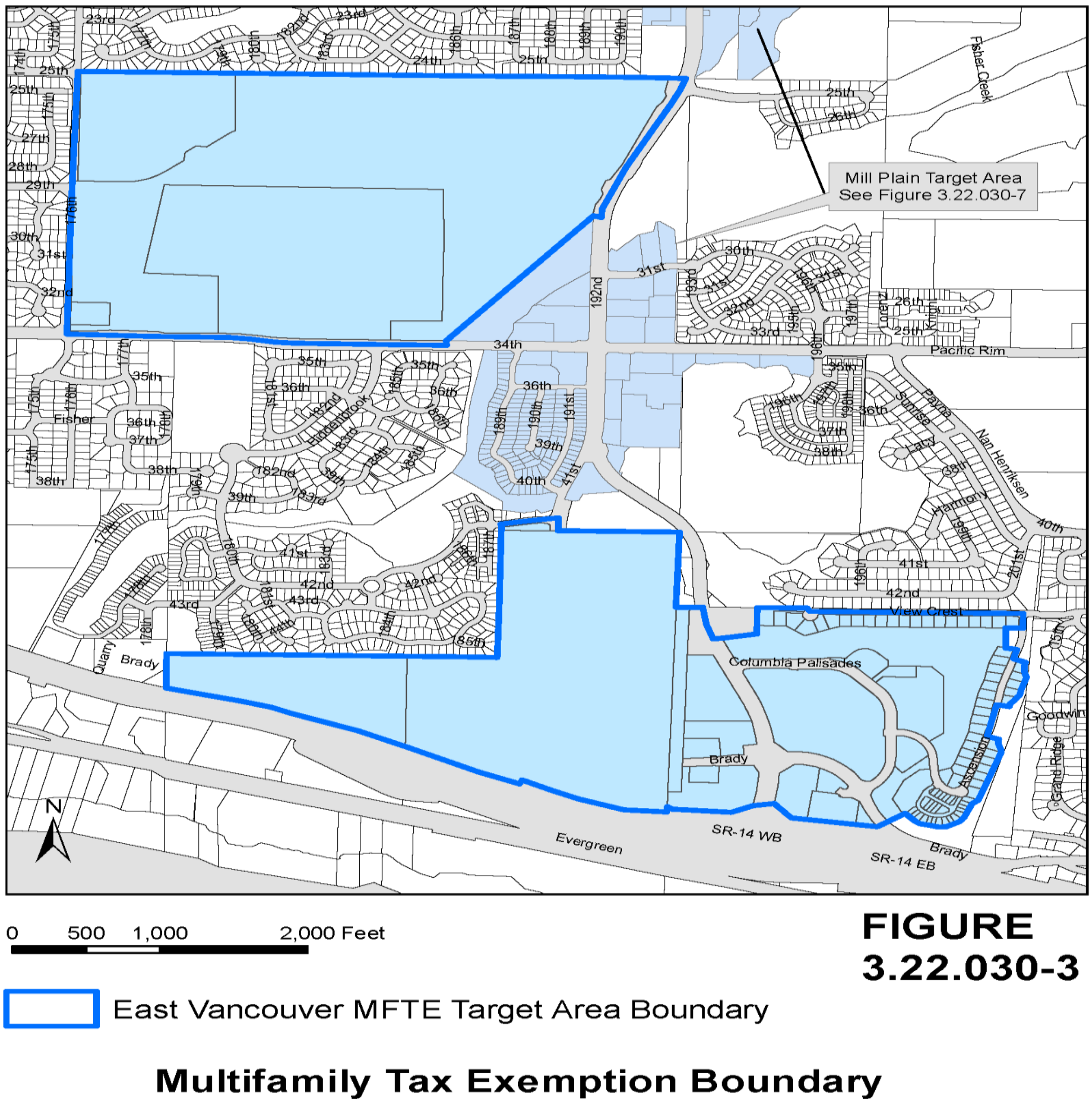
Map 2: Vancouver City Center Target Area



ORDINANCE - 8

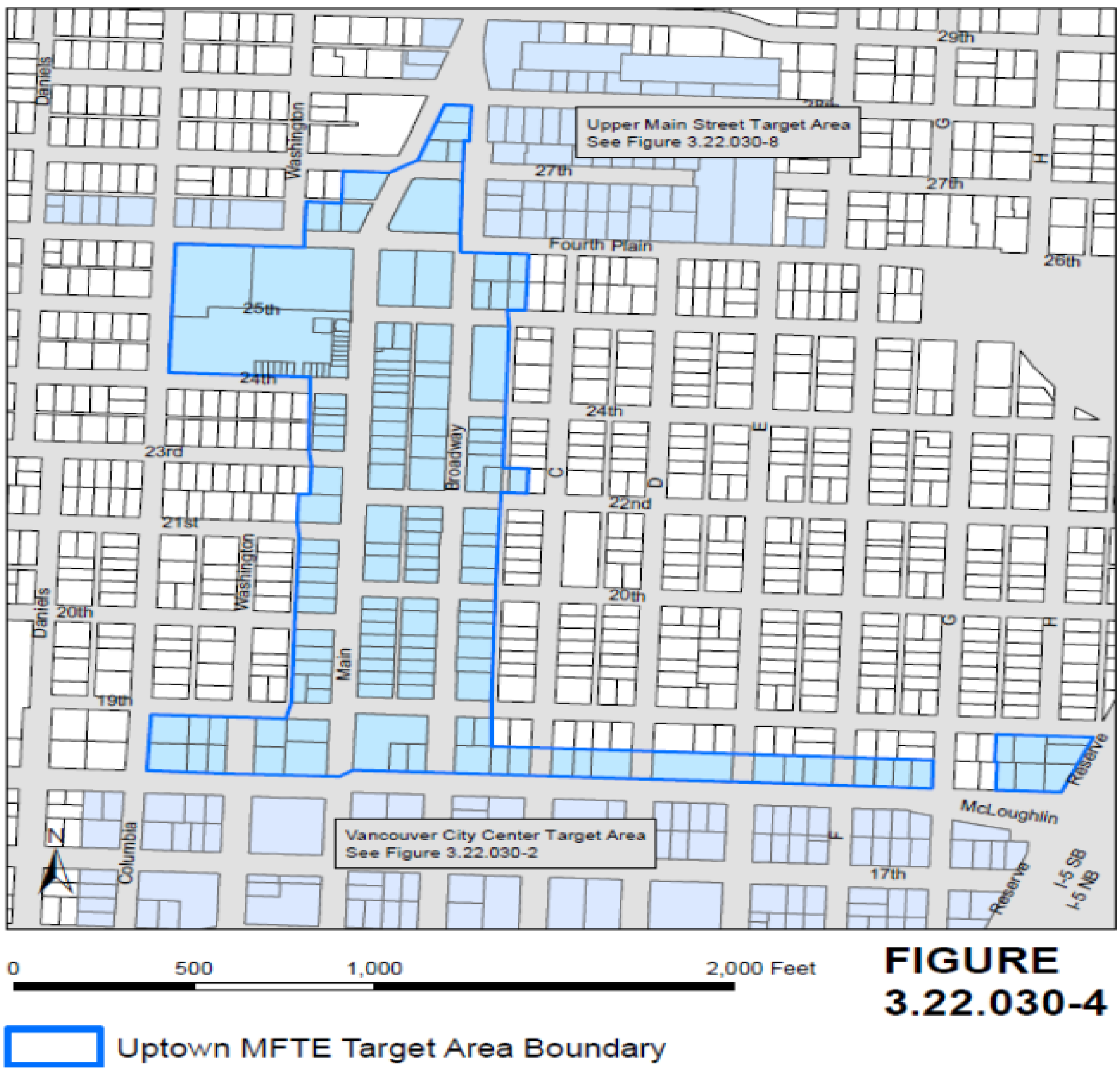
3. East Vancouver Target Area depicted on Map 3 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 3: East Vancouver Target Area



4. The Uptown Target Area depicted on Map 4 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

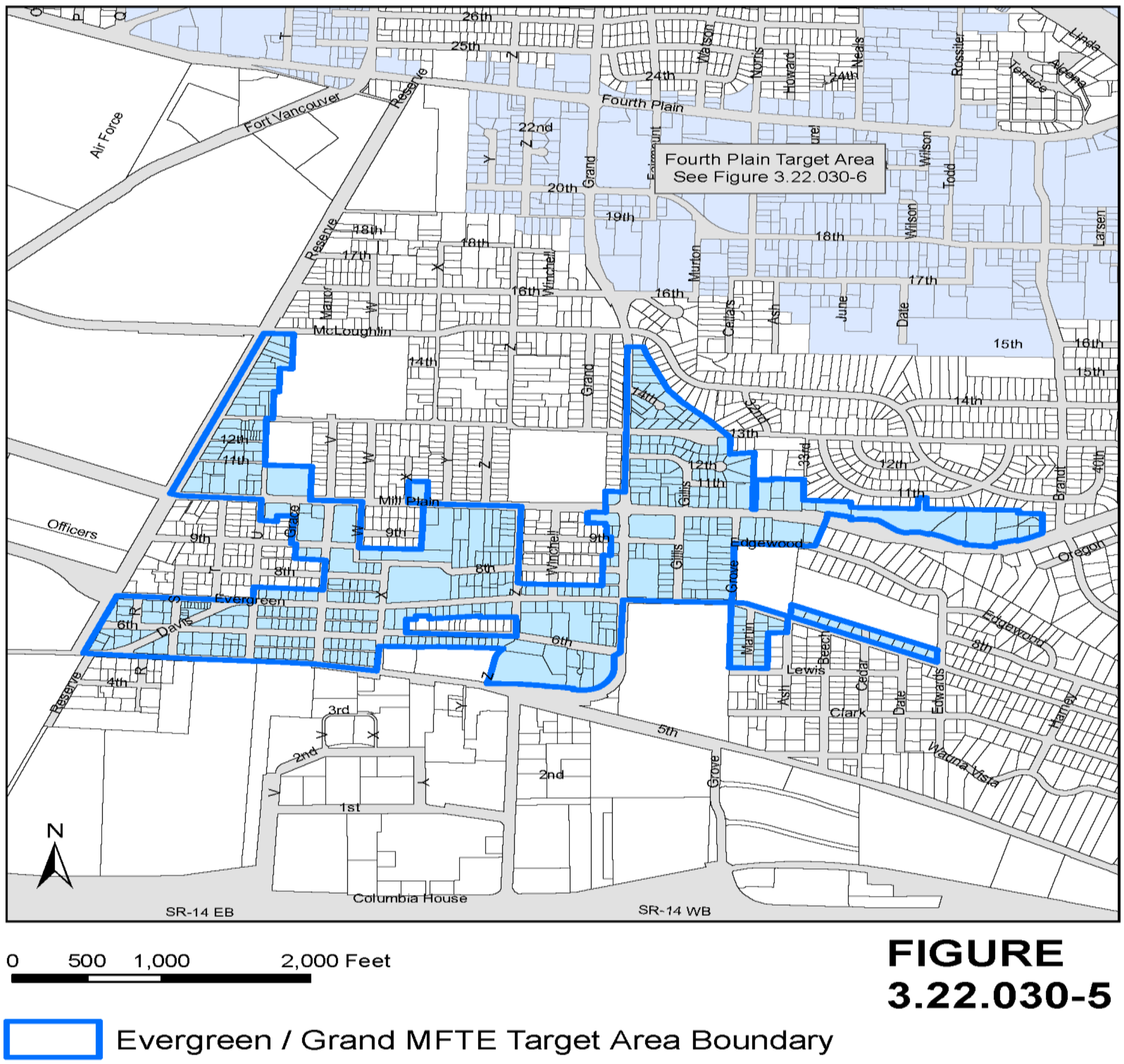
Map 4: Uptown Target Area



Multifamily Tax Exemption Boundary

5. The Evergreen/Grand Target Area depicted on Map 5 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

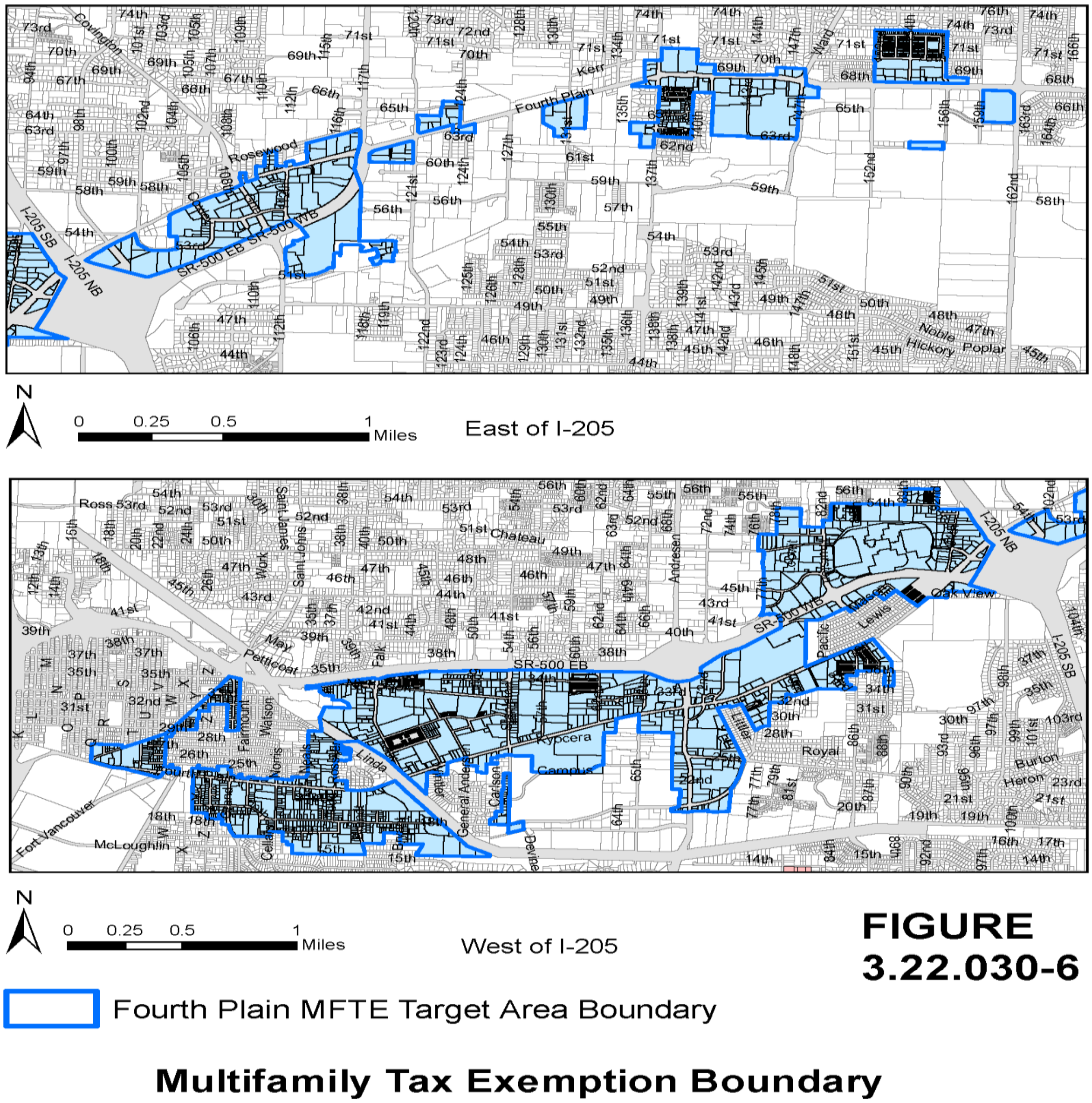
Map 5: Evergreen/Grand Target Area



Multifamily Tax Exemption Boundary

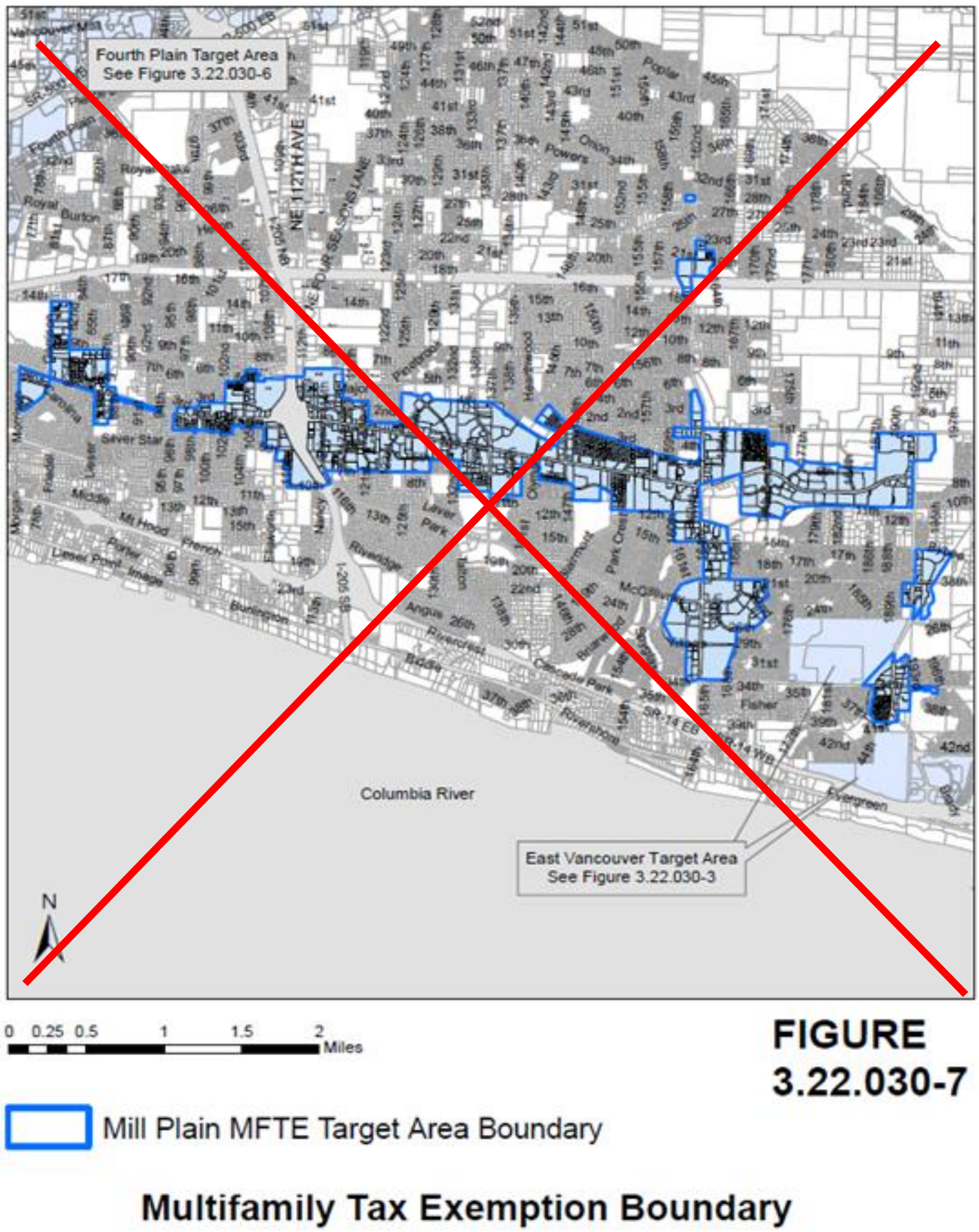
6. Fourth Plain Target Area depicted on Map 6 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 6: Fourth Plain Target Area



7. Mill Plain Target Area depicted on Map 7 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 7: Mill Plain Target Area



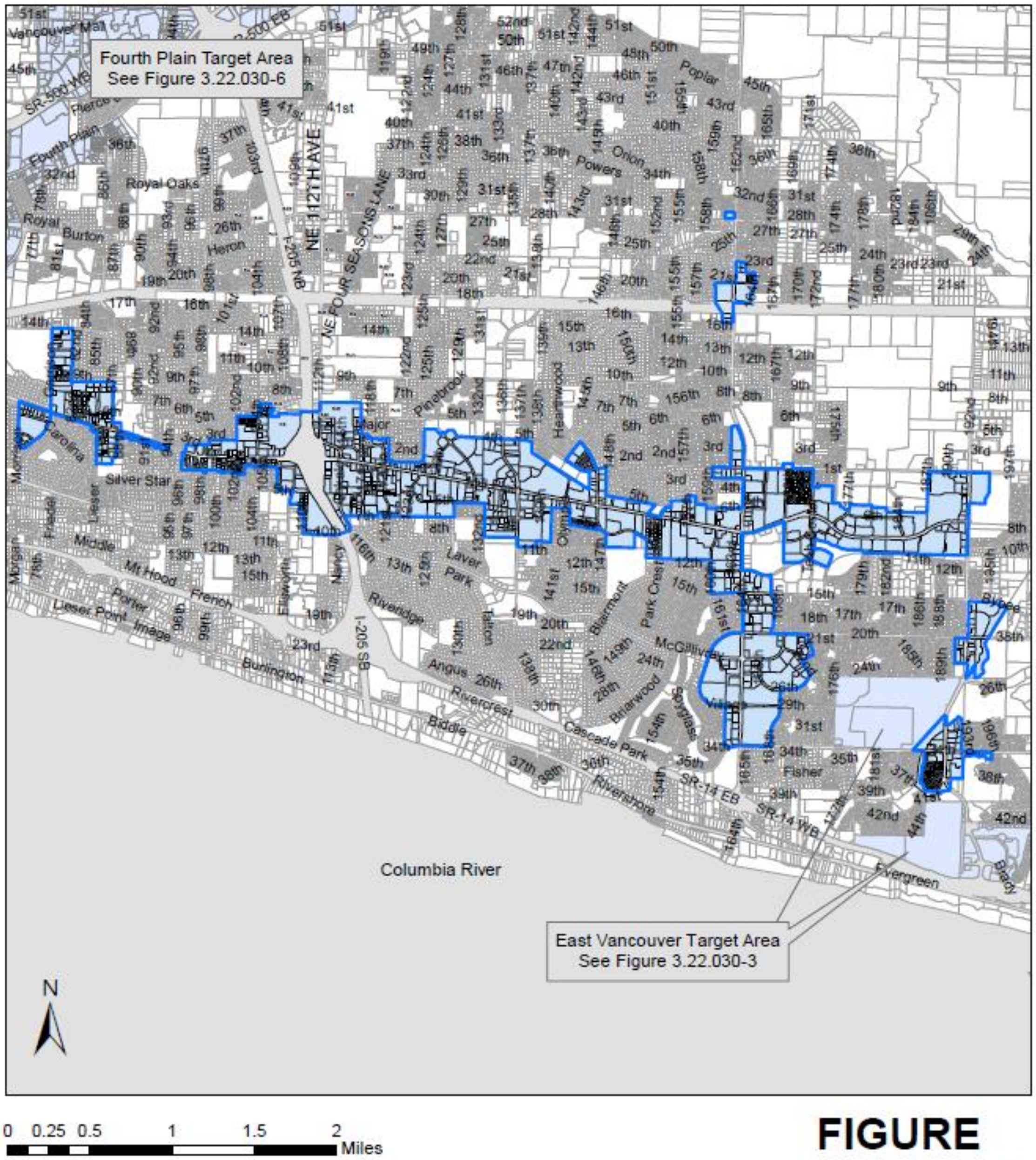


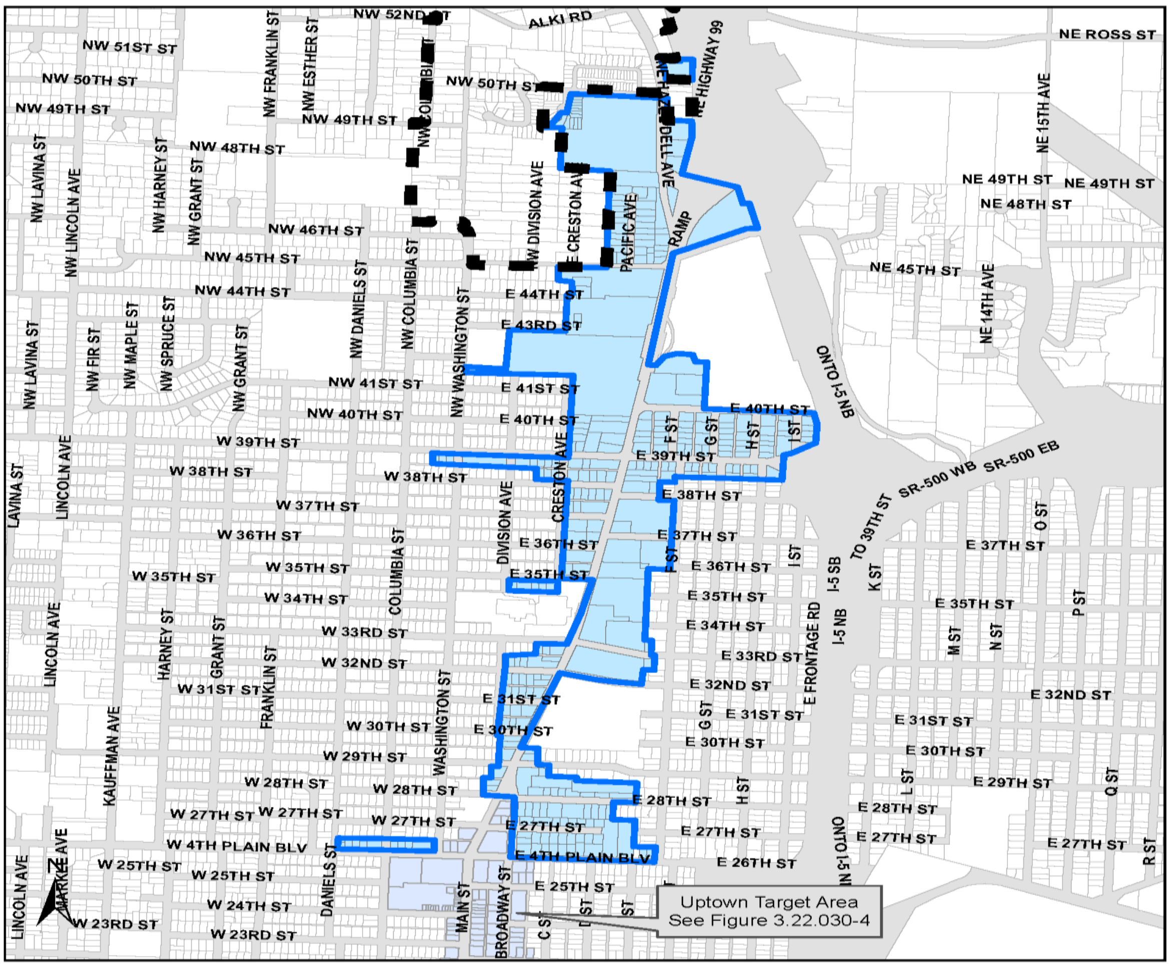
FIGURE 3.22.030-7

Mill Plain MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

8. The Upper Main Street Target Area depicted on Map 8 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 8: Upper Main Street Target Area



0 500 1,000 2,000 Feet

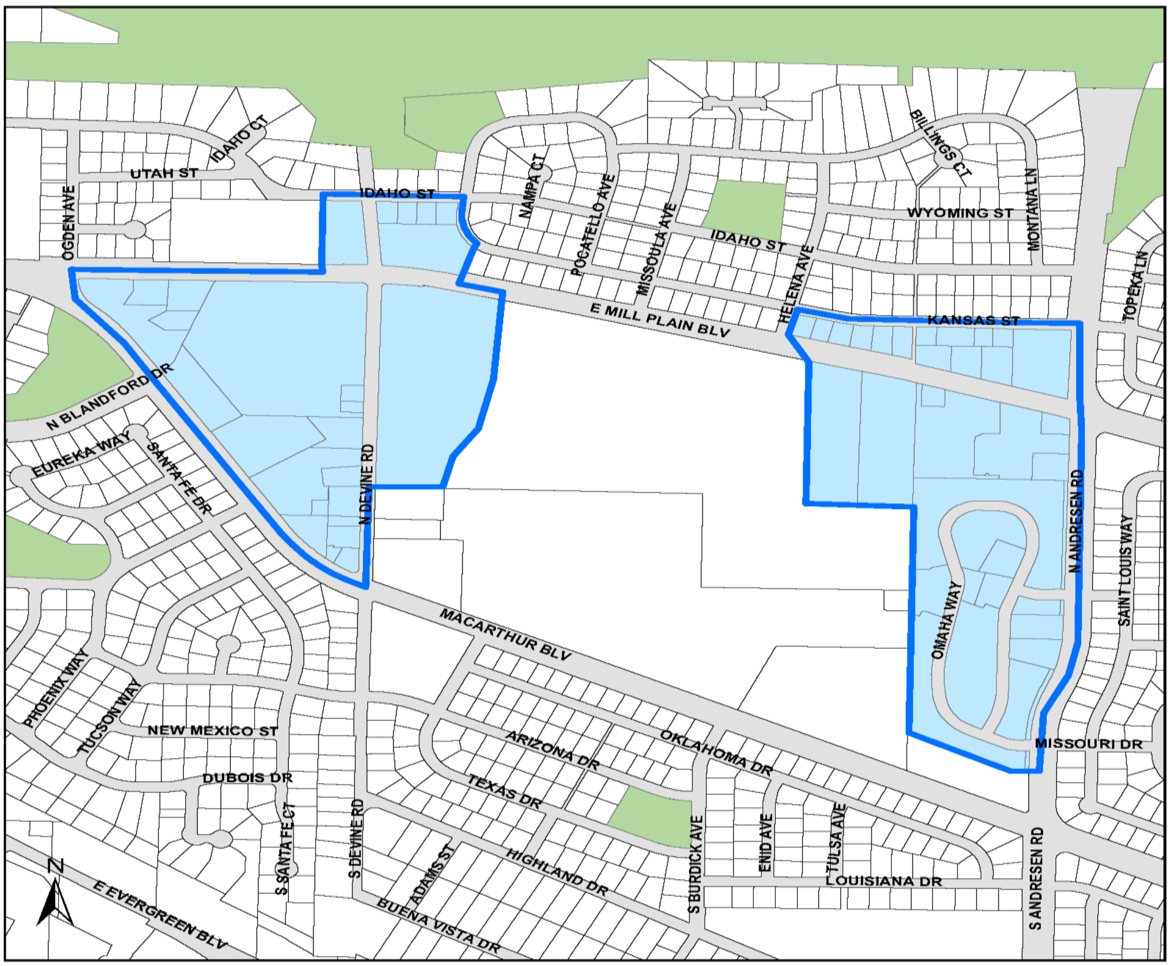
FIGURE 3.22.030-8

Upper Main Street Target Area Boundary

Multifamily Tax Exemption Boundary

9. The Heights Target Area depicted on Map 9 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the income-based requirements under VMC 3.22.040(D)(9)(a):

Map 9: The Heights Target Area



0 500 1,000 2,000 Feet

FIGURE 3.22.030-9

The Heights MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

D. *Target Area Map Boundary Interpretation.* Target area boundary lines are intended to follow property lot lines or be parallel or perpendicular thereto, or along the centerline of alleys, streets, rights-of-way or watercourses. Where, due to the scale, lack of detail or illegibility of the target area maps, there is uncertainty, contradiction or conflict as to the intended location of any target area boundary as shown thereon, the director shall provide an interpretation of said map upon request.

Section 4. **Amendment**. Vancouver Municipal Code Section 3.22.040 entitled "Tax exemption for multifamily housing in residential target areas" as codified by Ordinance Ord. M-3314 and last amended by Ordinance M-4416 § 4 is hereby amended as follows:

3.22.040 Tax exemptions for multifamily housing in residential target areas.

A. *Intent.* Limited eight- or 12-year exemptions from ad valorem property taxation for multifamily housing in urban centers are intended to:

1. Encourage increased residential opportunities within urban centers designated by the city council as residential target areas;

2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;

3. Assist in directing future population growth to designated urban center target areas and thereby reducing development pressure on single-family residential neighborhoods;

4. Achieve development densities which are more conducive to transit use in designated urban centers;

5. Encourage new construction or rehabilitation of owner-occupied multifamily housing where identified as desirable; and

6. Encourage income-based housing opportunities.

B. *Duration of Exemption.* The value of residential improvements qualifying under this chapter will be exempt from ad valorem property taxation for:

1. Eight successive years where all applicable criteria herein are met under subsection (D)(9)(a) of this section; or

2. Twelve successive years if all applicable criteria herein are met under subsection (D)(9)(b) of this section. In all cases the duration of exemption shall be measured beginning January 1st of the year immediately following the calendar year after issuance of the final certificate of tax exemption.

C. *Limits on Exemption.* The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter. The exemption does not apply during the construction phase of the project prior to issuance of the final MFTE certificate.

D. *Project Eligibility.* A proposed project must meet the following requirements for consideration for a property tax exemption:

1. *Location.* The project must be located within a residential target area, as designated in VMC 3.22.030.

2. *Application Date.* A complete MFTE application must be received prior to receiving a construction occupancy permit.

3. *Tenant Displacement Prohibited.* Property proposed to be rehabilitated must be vacant at least 12 months before submitting an application and fail to comply with one or more standards of the applicable state or local building or housing codes on or after July 23, 1995.

4. *Size.* The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.

5. *Permanent Residential Housing.* At least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in VMC 3.22.020.

6. *Proposed Completion Date.* New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of City Council approval of the conditional certificate.

7. *Compliance with Guidelines and Standards.* The project must be designed to comply with the city's comprehensive plan, building, housing, and zoning codes, and any other

applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with all applicable housing codes. New construction must comply with the International Building Code. The project must also comply with any other standards and guidelines adopted by the city council for the residential target area in which the project will be developed as defined in Table 1 below.

8. *Owner Occupancy.* Projects within a residential target area that are developed for owner occupancy shall include a contract or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner occupancy. Each MFTE unit shall be occupied by the owner as their primary residence.

9. *Options Under the Program.* To be eligible for the MFTE tax exemption program option under this chapter, the applicant must either commit to providing income-based housing in exchange for a 12-year tax exemption, or, alternatively, must pay an affordable housing fee in lieu of providing income-based housing ("affordable housing fee") and meet certain density requirements in exchange for an eight-year market rate tax exemption. The criteria for these options are set forth below:

   a. The market-rate exemption option is an eight-year exemption that is contingent upon payment of an affordable housing fee in lieu of providing income-based housing as a part of the project ("affordable housing fee"). The affordable housing fee is determined by the specific target area and density as set forth in Table 1. Depending upon the target area and the density of the project, the affordable housing fee shall be either 25 percent or 50 percent of the net present value of the property tax exemption over the life of the exemption. Affordable housing fees paid pursuant to this subsection shall be held in a separate fund and used to develop affordable housing in the city. The ownership option units will not be subject to the affordable housing fee. Starting from the date of the conditional certificate of tax exemption approval and throughout the exemption period, t~~T~~he MFTE ownership ~~option~~ units ~~must initially~~ shall not sell for ~~less~~ more than ~~or equal to~~ two times the United States Department of Housing and Urban Development (HUD) HOME homeownership value limit for newly constructed housing in Clark County, which is updated annually by HUD. Owners may contact the Director at any time to confirm current resale price limits. The Owner shall provide the Director written notice of property sale 30 days in advance of recording the new deed with the Clark County Auditor. Exceeding the resale price limit shall constitute non-compliance and will initiate the cancellation of the exemption under VMC 3.22.040 Q and subject the owner to the effect of cancelation under VMC 3.22.040 Q1. The required number of ownership units for each target area are set forth below in Table 1.

Table 1 below summarizes the options and corresponding requirements for market rate projects in each residential target area. To encourage production of larger family-size units, for the purposes of calculating the development density required to reduce the affordable housing fee in-lieu percentage, three-bedroom units will count as one and one-half units and four or more bedroom units will count as two units.

Table 1.

Residential Target Area	Option 1 Market Rate With Affordable Housing Fee	Option 2 Market Rate With Density Requirements and/or Affordable Housing Fee	Option 3 Ownership
Downtown Waterfront	50%	275 dwelling units/acre + 25% Affordable Housing Fee In Lieu	No Affordable Housing Fee In Lieu; Minimum of 12 units ~~provided~~ required
Vancouver City Center	50%	225 dwelling units/acre + 25% Affordable Housing Fee In Lieu	
East Vancouver	50%	200 dwelling units/acre + 25% Affordable Housing Fee In Lieu	
Uptown	25%	160 dwelling units/acre	
Evergreen/Grand	25%	90 dwelling units/acre	No Affordable Housing Fee In Lieu; Minimum of 4 units ~~provided~~ required
Fourth Plain Corridor	25%	90 dwelling units/acre	
Mill Plain Corridor	25%	90 dwelling units/acre	
Upper Main Street Corridor	25%	90 dwelling units/acre	

b. The income-based option is a 12-year tax exemption under which applicants must commit to renting ~~or selling~~ at least 20 percent of the total development units as income-based housing to households with annual incomes at or below 80 percent of area median income. If the total number of MFTE units calculated according contains a fraction, then the number of MFTE units shall be rounded up to the next whole number. The ratio of MFTE unit types (bedrooms) shall be equal to the unit type ratio for the entire development. The property owner must provide information regarding tenant outreach regarding the availability of designated income-based units when advertising the property.

E. *Application Procedure.* A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

1. File with the city the required application and the required fees. The initial application fee to the city shall consist of a base fee of $5,000 plus $75.00 per multifamily unit. If the city denies the application, the city will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.

2. A complete application shall include:

    a. A completed city of Vancouver multifamily limited tax exemption application form;

    b. A description of the project including the type of project and exemption requested;

    c. Preliminary floor and site plans of the proposed project;

    d. Detailed list of unit size, number of bedrooms and bathrooms and projected rent or sales price;

e. A detailed project budget, financing plan and operating projection;

f. A detailed description of green building construction practices proposed for the development;

g. A detailed advertising plan describing outreach methods for income-based tenants;

h. For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the city verification of property noncompliance with the city's minimum housing code;

i. A statement acknowledging the potential tax liability when the project ceases to be eligible or is canceled under this chapter;

j. Verification by oath or affirmation of the accuracy of the submitted information;

k. Application fee receipt.

F. *Application Review.* City staff will review applications to determine eligibility based on subsection D of this section and evaluate the effect of the deferred tax proceeds. The city will review applications under the approval criteria, procedures, and program guidelines in effect when the city deems an application complete.

G. *Issuance of Conditional Certificate.* The director may certify as eligible an applicant who is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 days of receipt of a complete application.

1. *Approval.* If an application is approved, the applicant shall enter into a contract with the city, subject to approval by the city council in a form of a resolution, regarding the terms and conditions of the project. Upon council approval of the contract, the director shall issue a conditional certificate of acceptance of tax exemption. The applicant shall record the certificate with the Clark County auditor. The conditional certificate shall expire three years from the date of City Council approval unless an extension is granted as provided in this chapter.

2. *Denial.* If an applicant is denied, the director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within 10 days of the denial. An applicant may appeal a denial to the city council within 30 days of receipt of notice. On appeal, the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision. The city council's decision on appeal will be final.

H. *Conditional Certificate Completion.* Beginning on the date of the conditional certificate approval, the property owner has three years to obtain an occupancy permit.

I. *Extension of Conditional Certificate.* The conditional certificate may be extended by the director for a period not to exceed 24 consecutive months except as provided below. The applicant must submit a written request stating the grounds for the extension, accompanied by a $1,000 processing fee. An extension may be granted if the director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the applicant;

2. The applicant has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and

3. All the conditions of the original contract between the applicant and the city will be satisfied upon completion of the project.

4. An additional 12-month extension may be granted where each of the following criteria are met:

a. The request for the extension is for a later phase of a development subject to a development agreement; and

b. The conditional certificate was granted prior to February 2015; and

c. Ownership of the property has been transferred subsequent to the granting of the conditional certificate.

J. *Application for Final Certificate.*

1. Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a final certificate of tax exemption. The applicant must file with the city the following:

a. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;

b. A description of the completed work and a statement that the rehabilitation improvements or new construction on the owner's property qualify the property for limited exemption;

c. If applicable, a statement that the project meets the income-based housing requirements as described in RCW 84.14.020; and

d. A statement that the work was completed within the required three-year period plus any authorized extension.

2. Within 30 days of receipt of all materials required for a final certificate, the director shall determine which specific improvements satisfy the requirements, whether the work was completed, and the rent and income limits of the units are consistent with the application and the contract approved by the city and is qualified for a limited tax exemption under this chapter.

K. *Issuance of Final Certificate.*

1. *Review and Approval.* If, after reviewing the application for final certificate, the director determines that the project has been completed in accordance with the contract between the applicant and the city and has been completed within the authorized time period, the city shall, within 10 days, file a final certificate of tax exemption with the Clark County assessor.

2. *Denial.* The director shall notify the applicant in writing that a final certificate will not be filed if the director determines that:

a. The improvements were not completed within the authorized time period;

b. The improvements were not completed in accordance with the owner's application or the contract between the applicant and the city; including if applicable as income-based housing requirements; or

c. The owner's property is otherwise not qualified under this chapter.

3. *Appeal.* Within 14 days of receipt of the director's denial of a final certificate, the applicant may file an appeal with the city council. On appeal, the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision. The city council's decision on appeal will be final.

L. *Post-exemption Rent Restriction.* At the expiration of the 12-year tax exemption period, a five-year rent restriction will apply to the MFTE units to reduce potential displacement of tenants. In each of the five years following the expiration of the multifamily tax exemption, annual increase in the income-based unit rents shall not exceed the unit rent in the previous year by 5 percent plus the Consumer Price Index-U factor, as referenced in VMC 3.08.100. During this five-year period, the applicant shall continue to provide the city with timely annual reporting pursuant to subsection O of this section and participate in the city's compliance monitoring program pursuant to subsection P of this section. In the event that a household occupying an MFTE designated unit voluntarily vacates the unit during the five-year post-exemption period then that designated MFTE unit shall no longer be subject to any further rent restrictions and may return to market rate status.

M. *Exemption Renewal.* For income-based projects that are within 18 months of exemption expiration the exemption period may be extended for an additional 12 years contingent upon approval by city council. For the property to qualify for a potential extension the applicant must commit to renting ~~or selling~~ at least 20 percent of the multifamily housing units as income-based units low-income households earning at or below 80 percent area median income. Income-based projects previously approved at an MFI rate above 80 percent (100 or 115 percent) must agree to make MFTE units affordable to tenants with a median family income level at 80 percent or below.

1. *Application.* Property owners must request the 12-year exemption renewal no later than September 1st (four months prior to initial MFTE expiration date). Staff will review exemption application and project for compliance before making recommendation to city council for consideration. A $1,000 fee is required for the exemption renewal request.

2. *Extension Expiration Notice.* At the end of both the tenth and eleventh years of a 12-year extension of a tax exemption, applicants must provide tenants of rent-restricted units with notification of intent to provide the tenant with rental relocation assistance as provided below.

3. *Tenant Relocation Assistance.* At the expiration of any 12-year exemption or any 12-year exemption extension, the applicant must provide tenant relocation assistance in an amount equal to one month's rent to a qualified MFTE tenant within the final month of the qualified tenant's lease. To be eligible for tenant relocation assistance the tenant must occupy an income-restricted unit at the time the exemption expires and must qualify as a low-income at the time relocation assistance is sought. If the income-based requirements remain in place for the unit after the expiration of the exemption, relocation assistance in an amount equal to one month's rent must be provided to a qualified tenant within the final month of a qualified

tenant's lease who occupies an income-restricted unit at the time those additional affordability requirements cease to apply to the unit.

N. *Annual Compliance Review.* For the duration of the exemption the owner of the rehabilitated or newly constructed development shall file a notarized declaration annually with the director that includes the following:

1. A statement identifying the total number of occupied and vacant multifamily units receiving a property tax exemption;

2. A certification that the property continues to be in compliance with the contract with the city including any provisions related to income-based housing; and

3. A description of any improvements or changes to the property constructed after the issuance of the certificate of tax exemption;

4. The total monthly rent or total sale amount for each unit;

5. For exemptions granted under the income-based housing provisions of this chapter, the income of each renter household at the time of initial occupancy ~~and the income of each initial purchaser of owner-occupied units at the time of purchase~~; and

6. For exemptions granted under the income-based housing provisions of this chapter, documentation showing that 20 percent of the units were rented ~~or sold~~ as income-based housing to low- or moderate-income households. The property owner must maintain records supporting this declaration and those records and the multifamily units are subject to inspection by the city. Failure to submit the annual declaration or maintain adequate records may result in the tax exemption being canceled.

O. *Annual Reporting.* For the first year of reporting, final MFTE certificates issued by the city in a calendar year shall be reported to the Washington State Department of Commerce by April 1st providing the information required by Chapter 84.14 RCW. For the remaining years of the exemption period applicants shall submit annual monitoring reports to the city no later than December 1st.

P. *Annual Monitoring.* A review of the rent rolls is required annually including unit number, unit size (bedrooms/bathrooms), household size, income, rent, and utilities. City staff will conduct on-site reviews of tenant files randomly. There is a $500.00 annual monitoring fee.

Q. *Cancellation of Tax Exemption.* If the director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use or otherwise discontinues compliance with this chapter, the owner must notify the director and the Clark County assessor within 60 days of the change in use.

1. *Effect of Cancellation.* If a tax exemption is canceled due to a change in use or other noncompliance, the Clark County assessor may impose an additional tax on the property, together with the interest and penalty, and a priority lien may be placed on the land, pursuant to Chapter 84.14 RCW.

2. *Notice and Appeal.* Upon determining that a tax exemption is to be canceled, the director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the city clerk within 30 days, specifying the factual and legal basis for the appeal. The city council will conduct a hearing at which all

affected parties may be heard and all competent evidence received. The city council will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the city council's decision to the Clark County superior court.

Section 5. **Severability**. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 6. **Effective Date.** This ordinance shall be effective immediately upon passage.

DATE OF FINAL PASSAGE by the Vancouver City Council:____________________.

SIGNED this ________ day of _________________________, 2023.

____
Anne McEnerny-Ogle, Mayor

Attest:

____
Natasha Ramras, City Clerk

Approved as to form:

____
Jonathan Young, City Attorney

Item	VMC Section	Change Type	Proposed Language	Staff Comments
1.	3.22.020 Definitions	Deleting existing text	"Director" means the director of the city's ~~community~~ Economic Prosperity and Housing department or authorized designee.	Deleting reference to old department name
2.	3.22.020 Definitions	Deleting existing text	"Market-rate exemption option" means an eight-year property tax exemption with no income or rent requirements ~~subject to the public benefit requirements as outlined in VMC 3.22.040(D)(98)(a)~~.	Eliminates reference to the public benefit option that was eliminated in July 2023.
3.	3.22.020 Definitions	Adding new text	"Primary Residence" means a residence occupied for more than six months each calendar year.	Provideds definition relating to homeownership option residency requirement.
4.	3.22.030 Residential target area designation and standards.	Replacing Target Area Map	Replace Map Figure 3.22.030-7 with corrected map	Eliminates error in the Mill Plain residential target area boundary. An area of single family zoning was included with the original target area boundary.
5.	3.22.040 B 2 Duration of Exemption	Adding new text	2. Twelve successive years if all applicable criteria herein are met under subsection (D)(9)(b) of this section.	Adding missing context text for clarification.
6.	3.22.040 C Limits on Exemption	Adding new text	*Limits on Exemption.* The exemption does not apply to the value of land or the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter. The exemption does not apply during the construction phase of the project prior to issuance of the final MFTE certificate.	Clarifies the timing of when the tax exemption applies
7.	3.22.040 D 6 Project Eligibility	Adding new text	*Proposed Completion Date.* New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of City Council approval of the conditional certificate.	Clarifies that the Council approval date and not the certificate recording date is the start date of the 3 years completion period.
8.	3.22.040 D 8 Project Eligibility	Adding new text	*Owner Occupancy.* Projects within a residential target area that are developed for owner occupancy shall include a contract or other guarantee acceptable to the director ensuring that some or all of the units within the project are used for purposes of owner occupancy. Each MFTE unit shall be occupied by the owner as their primary residence.	Specifies that the ownership option must be owner occupied and not used for rental purposes.

9.	3.22.040 D 9a Project Eligibility	Adding new text	*Options Under the Program.* To be eligible for the MFTE tax exemption program option under this chapter, the applicant must either commit to providing income-based housing in exchange for a 12-year tax exemption, or, alternatively, must pay an affordable housing fee in lieu of providing income-based housing ("affordable housing fee") and meet certain density requirements in exchange for an eight-year market rate tax exemption. The criteria for these options are set forth below:	Clarifying option type.
10.	3.22.040 D 9 a Project Eligibility	Replacing text Adding new text	Starting from the date of the conditional certificate of tax exemption approval and throughout the exemption period, t~~T~~he MFTE ownership ~~option~~ units ~~must~~ ~~initially~~ shall not sell for ~~less~~ more than ~~or equal to~~ two times the United States Department of Housing and Urban Development (HUD) HOME homeownership value limit for newly constructed housing in Clark County, which is updated annually by HUD. Owners may contact the Director at any time to confirm current resale price limits. The Owner shall provide the Director written notice of property sale 30 days in advance of recording the new deed with the Clark County Auditor. Exceeding the resale price limit shall constitute non-compliance and will initiate the cancellation of the exemption under VMC 3.22.040 Q and subject the owner to the effect of cancelation under VMC 3.22.040 Q1.	Clarifies that the maximum sales price for homeownership option and resale limit period. Clarifies that the exemption owner shall notify the director prior to recording sale of the property to ensure maximum sales price is confirmed. Clarifies that non-compliance with resale price limit will result in cancellation of exemption.
11.	3.22.040 D 9 a Project Eligibility Table 1	Replacing text	No Affordable Housing Fee In Lieu; Minimum of 12 units ~~provided~~ required.	Clarified that the number of units for new homeownership is a minimum requirement
12.	3.22.040 D 9 b Project Eligibility	Removing text	b. The income-based option is a 12-year tax exemption under which applicants must commit to renting ~~or selling~~ at least 20 percent of the total development units as income-based housing to households with annual incomes at or below 80 percent of area median income.	Removed reference to "selling" from the income-based section. The City has not adopted a homeownership option for the income-based exemptions.
13.	3.22.040 D 9 b Project Eligibility	Adding new text	If the total number of MFTE units calculated according contains a fraction, then the number of MFTE units shall be rounded up to the next whole number. The ratio of MFTE unit types (bedrooms) shall be equal to the unit type ratio for the entire development. The property owner must provide information regarding tenant outreach regarding the availability of designated income-based units when advertising the property.	Clarified that any fraction of a whole number will be rounded up when calculating the 20% of total units required to be income-based.
14.	3.22.040 G 1 Issuance of Conditional Certificate	Adding new text	The conditional certificate shall expire three years from the date of City Council approval unless an extension is granted as provided in this chapter.	Clarifies that the Council approval date and not the certificate recording date is the start date of the 3 years completion period.
15.	3.22.040 L Post-exemption Rent Restriction	Adding new text	L. *Post-exemption Rent Restriction.* At the expiration of the 12-year tax exemption period, a five-year rent restriction will apply to the MFTE units to reduce potential displacement of tenants. In each of the five years following the expiration of the multifamily tax exemption, annual increase in the income-based unit rents shall not exceed the unit rent in the previous year by 5 percent plus the Consumer Price Index-U factor, as referenced in VMC 3.08.100. During this five-year period, the applicant shall continue to provide the city with timely annual reporting pursuant to subsection O of this section and participate in the city's compliance monitoring program pursuant to subsection P of this section. In the event that a household occupying an MFTE designated unit voluntarily vacates the unit during the five-year post-exemption period then that designated MFTE unit shall no longer be subject to any further rent restrictions and may return to market rate status.	Clarifies that the post exemption rent restriction will be removed if a household voluntarily moves out.

	3.22.040 M Exemption Renewal	Removing text Adding new text	M. *Exemption Renewal.* For income-based projects that are within 18 months of exemption expiration the exemption period may be extended for an additional 12 years contingent upon approval by city council. For the property to qualify for a potential extension the applicant must commit to renting ~~or selling~~ at least 20 percent of the multifamily housing units as income-based units low-income households earning at or below 80 percent area median income. Income-based projects previously approved at an MFI rate above 80 percent (100 or 115 percent) must agree to make MFTE units affordable to tenants with a median family income level at 80 percent or below.	The City has not adopted a homeownership option for the income-based exemptions. Clarify that if projects with older exemptions that restricted incomes at the 100 or 115% o fmedian family income want to renew their exemption it will be at the current 80% median family income level.
	3.22.040 N 5 Annual Compliance Review	Removing text	5. For exemptions granted under the income-based housing provisions of this chapter, the income of each renter household at the time of initial occupancy ~~and the income of each initial purchaser of owner-occupied units at the time of purchase;~~ and	The City has not adopted a homeownership option for the income-based exemptions.
	3.22.040 N 6 Annual Compliance Review	Removing text	6. For exemptions granted under the income-based housing provisions of this chapter, documentation showing that 20 percent of the units were rented ~~or sold~~ as income-based housing to low- or moderate-income households.	The City has not adopted a homeownership option for the income-based exemptions.

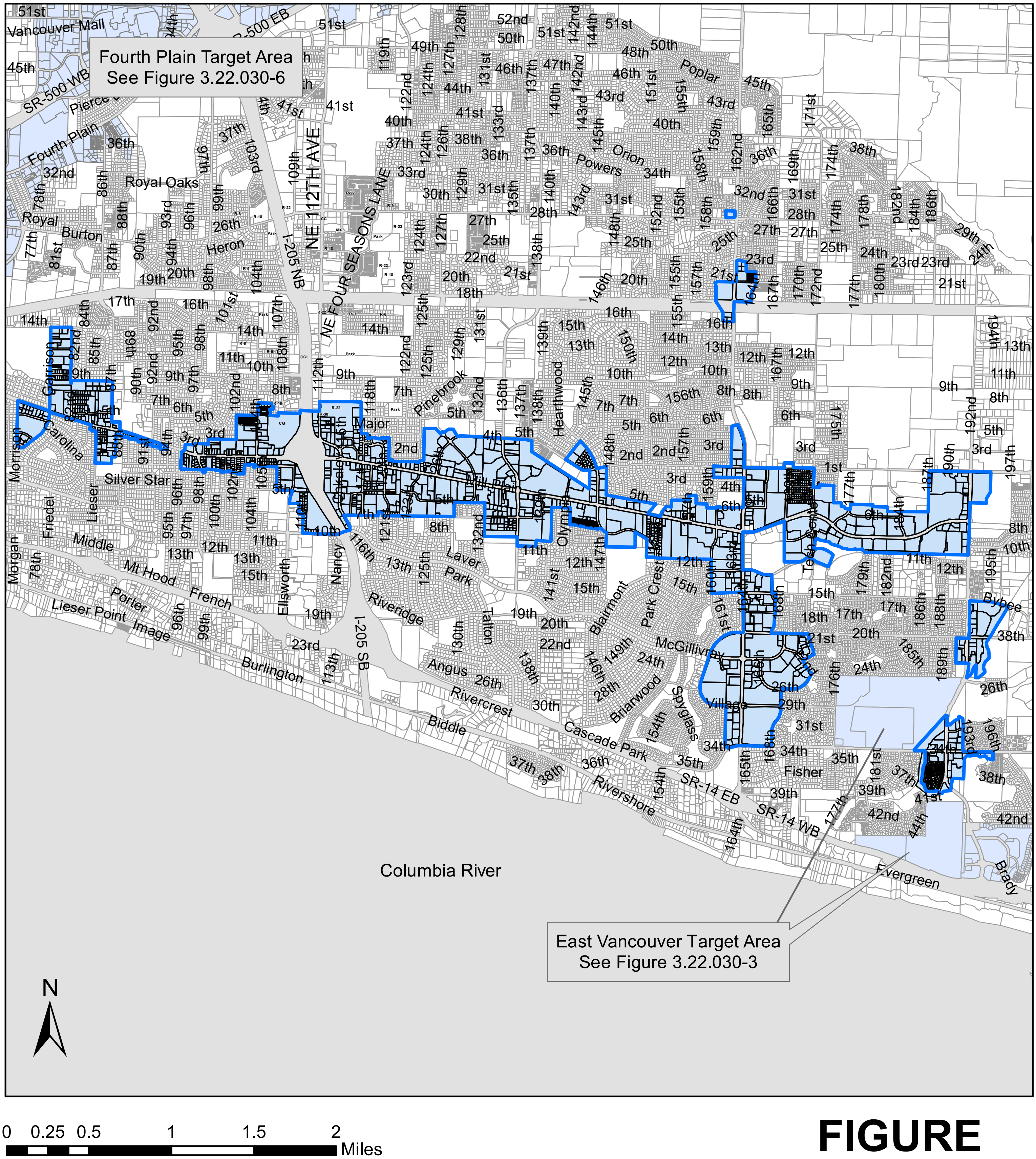
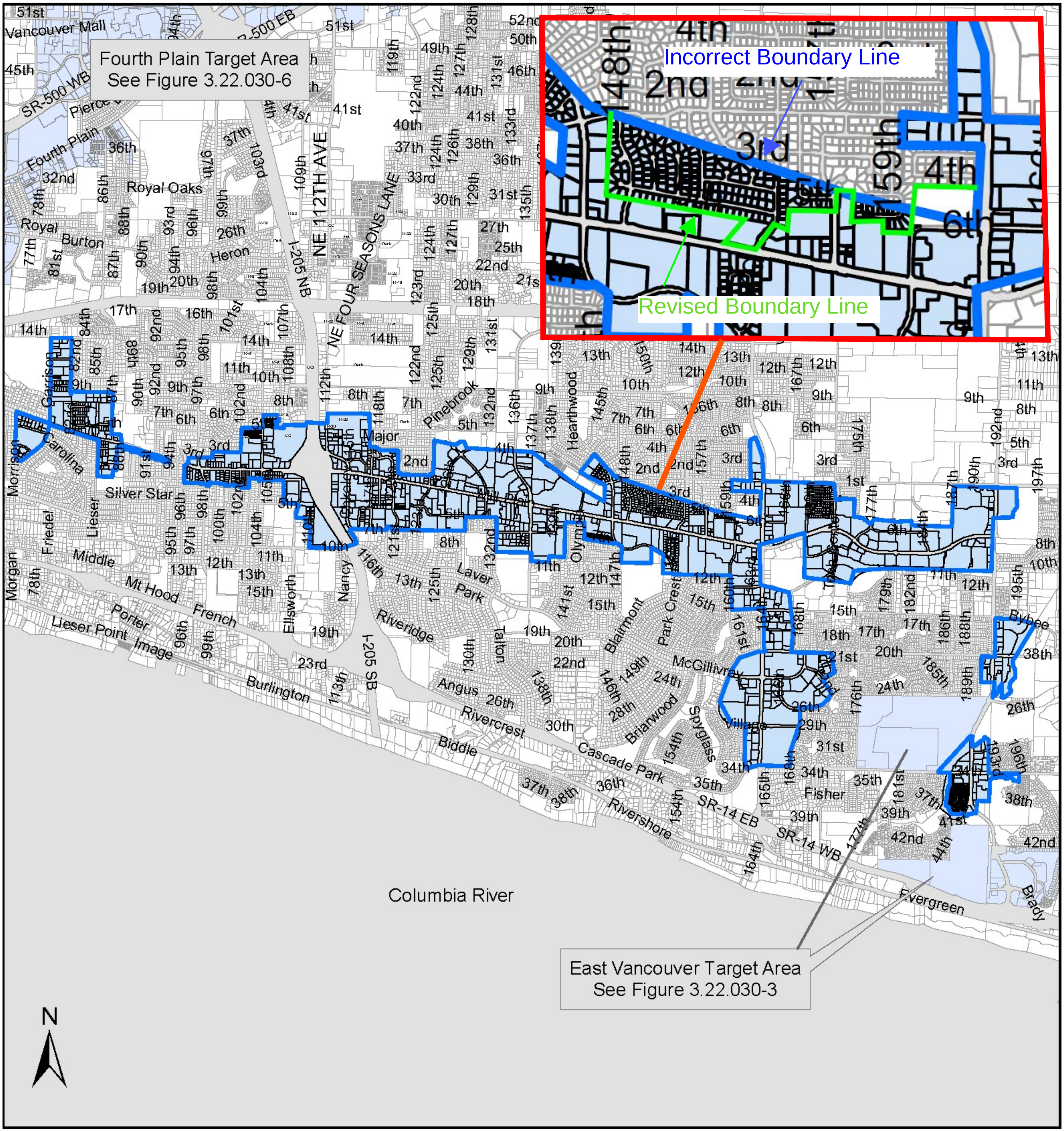


FIGURE 3.22.030-7

Mill Plain MFTE Target Area Boundary

Multifamily Tax Exemption Boundary



0 0.25 0.5 1 1.5 2 Miles

FIGURE 3.22.030-7

Mill Plain MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

Evergreen and Grand Commercial Corridors Overlay District

City Council Communications

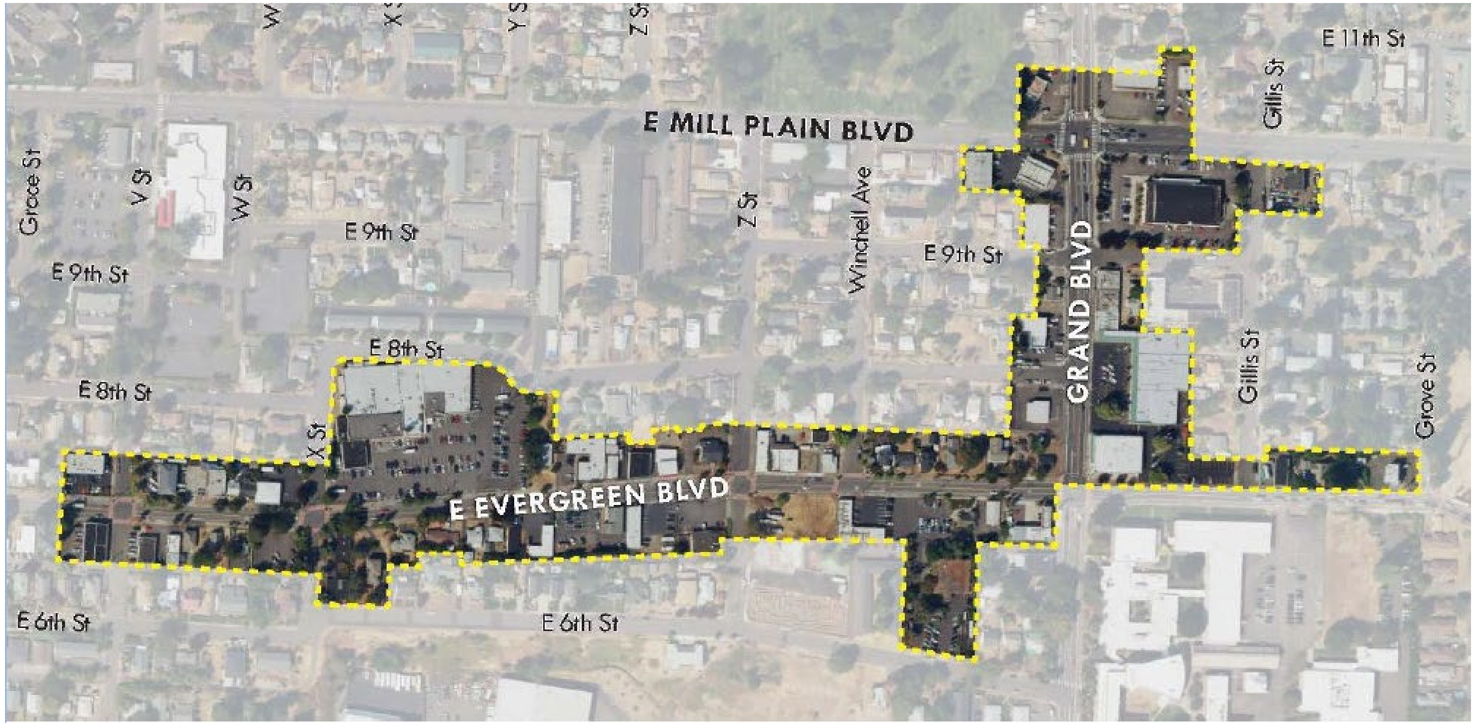
October 2, 2023

Community Development Department
Bryan Snodgrass, Principal Planner

Cascadia Partners
Jamin Kimmel, AICP, Partner

Overview of Evergreen and Grand Commercial Corridors Strategy Document

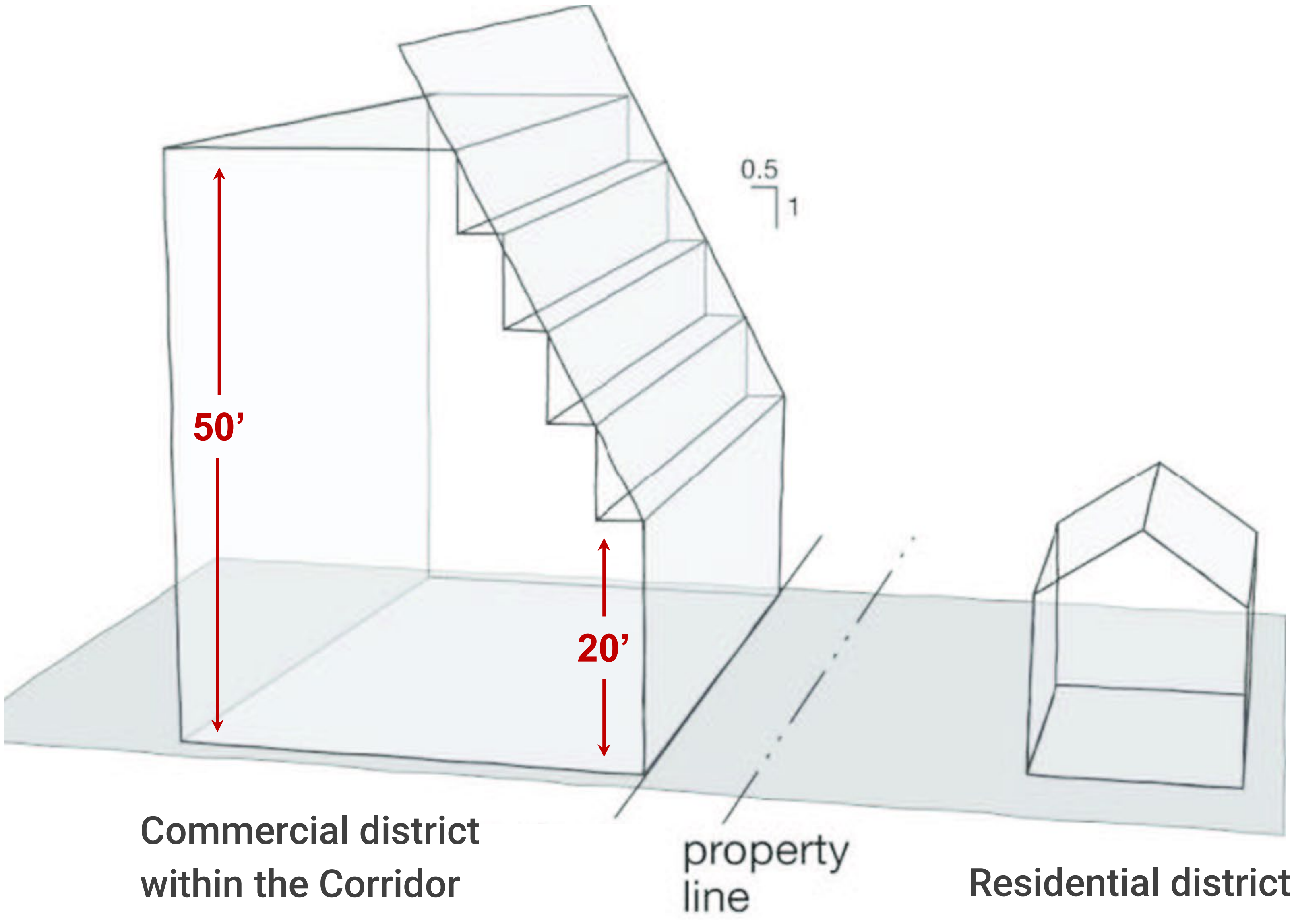
- Subarea plan adopted by City Council in February 2022
- Part of larger commercial corridors Citywide initiative that was delayed due to COVID impacts and is now wrapped into Comprehensive Plan update



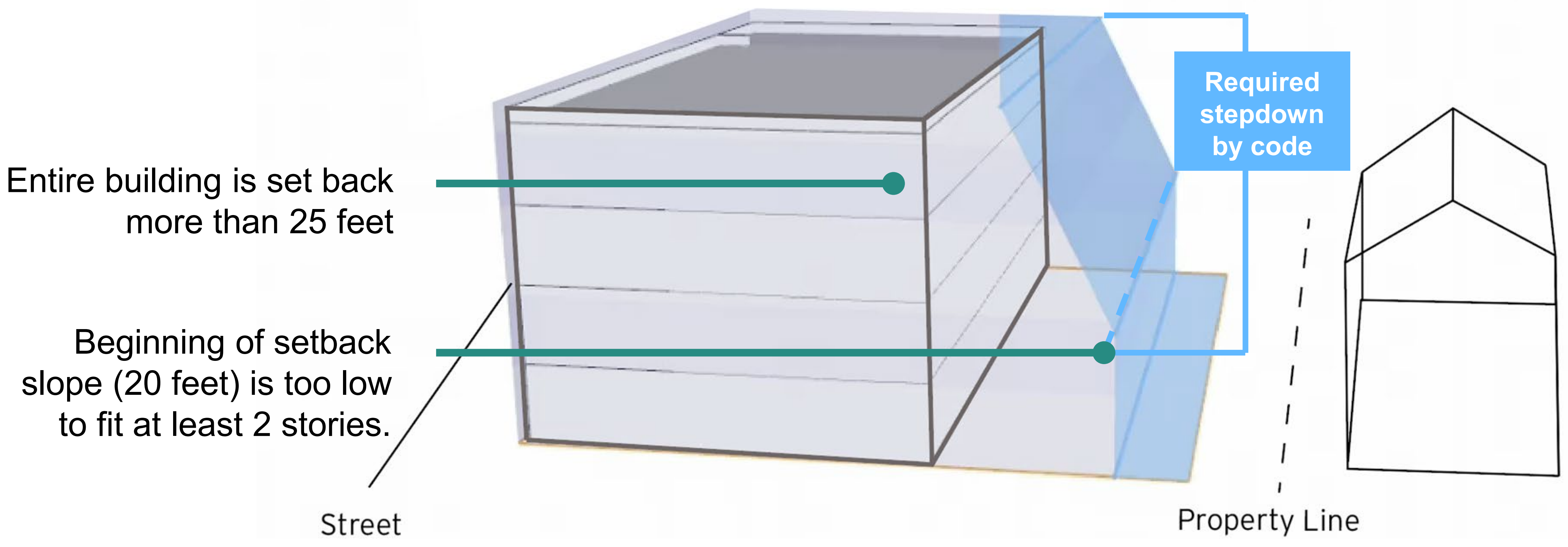
Evergreen and Grand Commercial Corridors Overlay District: Development and Design Standards

CASCADIA
PARTNERS

Height Stepdown: Existing Standard



Typical Outcome Under Existing Standards

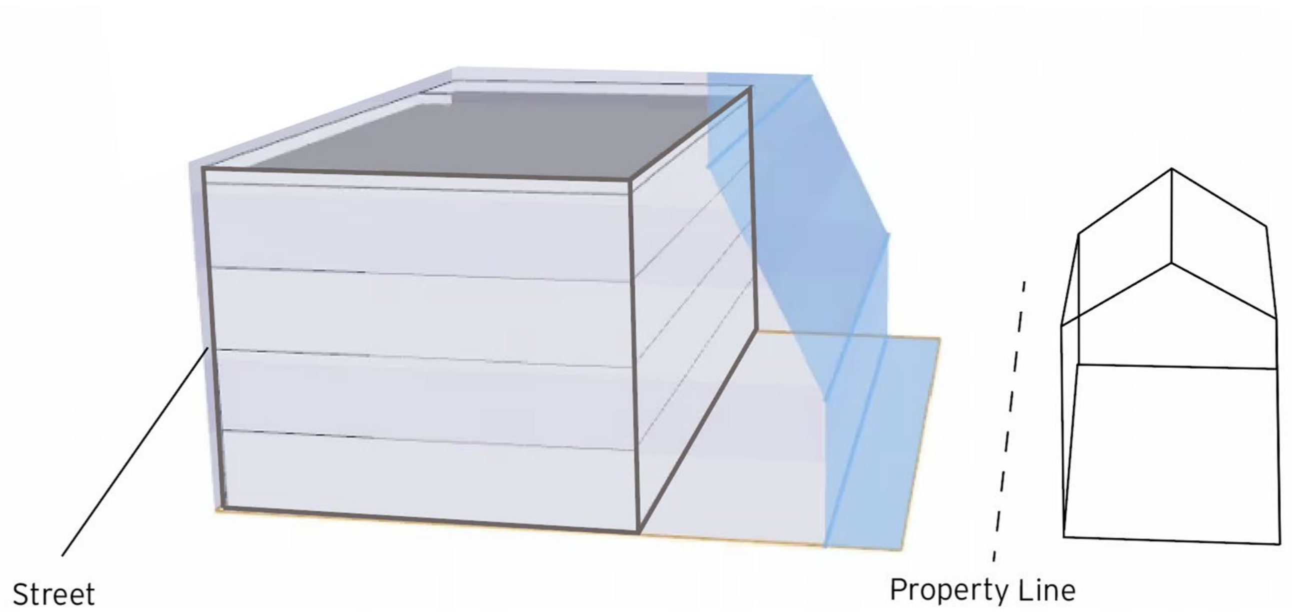


22,000
SQUARE FEET OF FLOOR AREA

28
UNITS

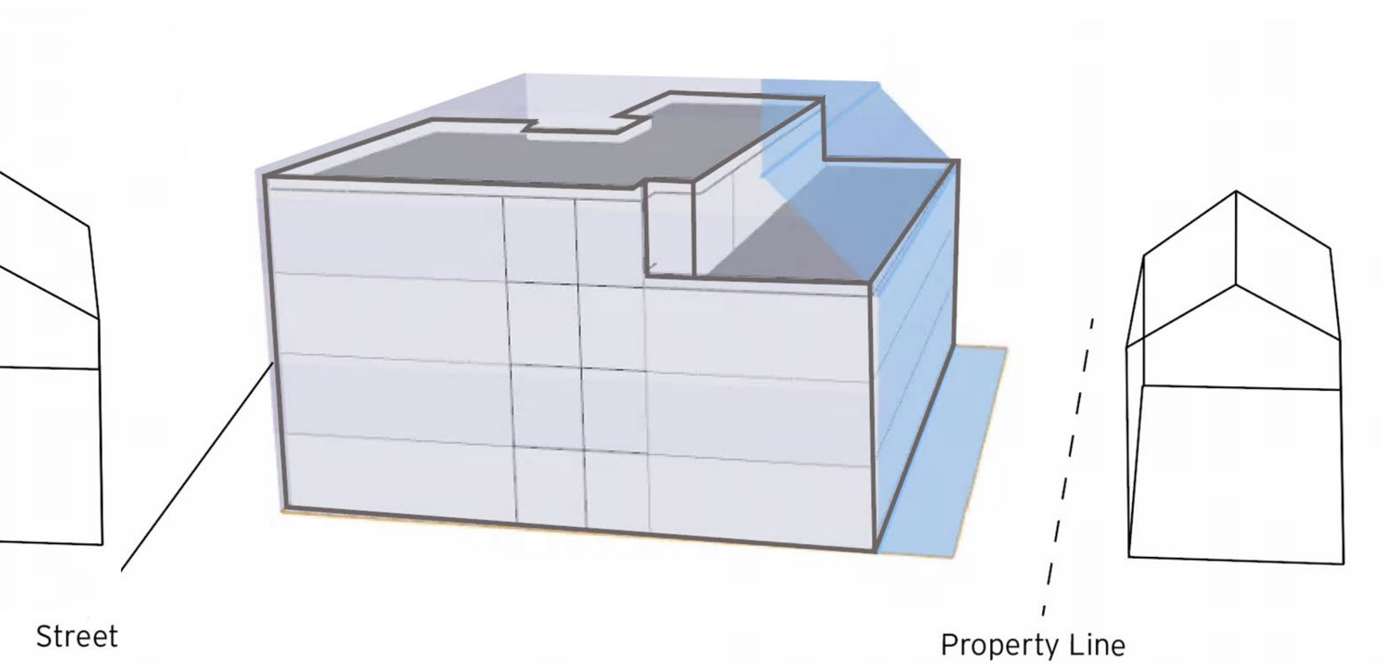
Typical Outcome: Existing vs. Proposed

Existing height step down



28 UNITS 22,000 SQ. FT. OF FLOOR AREA

Proposed height step down
(next to high density zones)

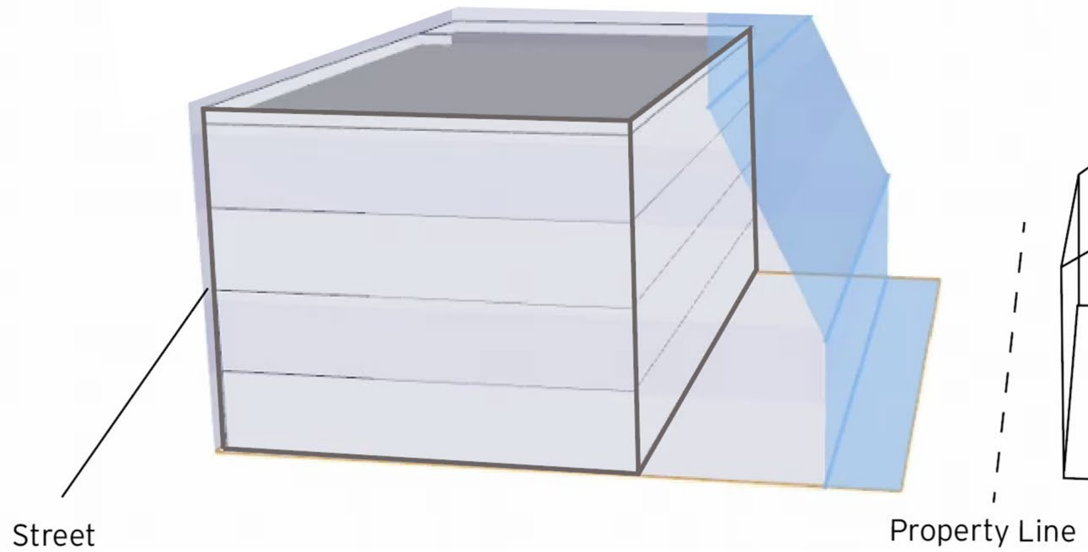


32 UNITS 24,000 SQ. FT. OF FLOOR AREA

CITY OF Vancouver WASHINGTON

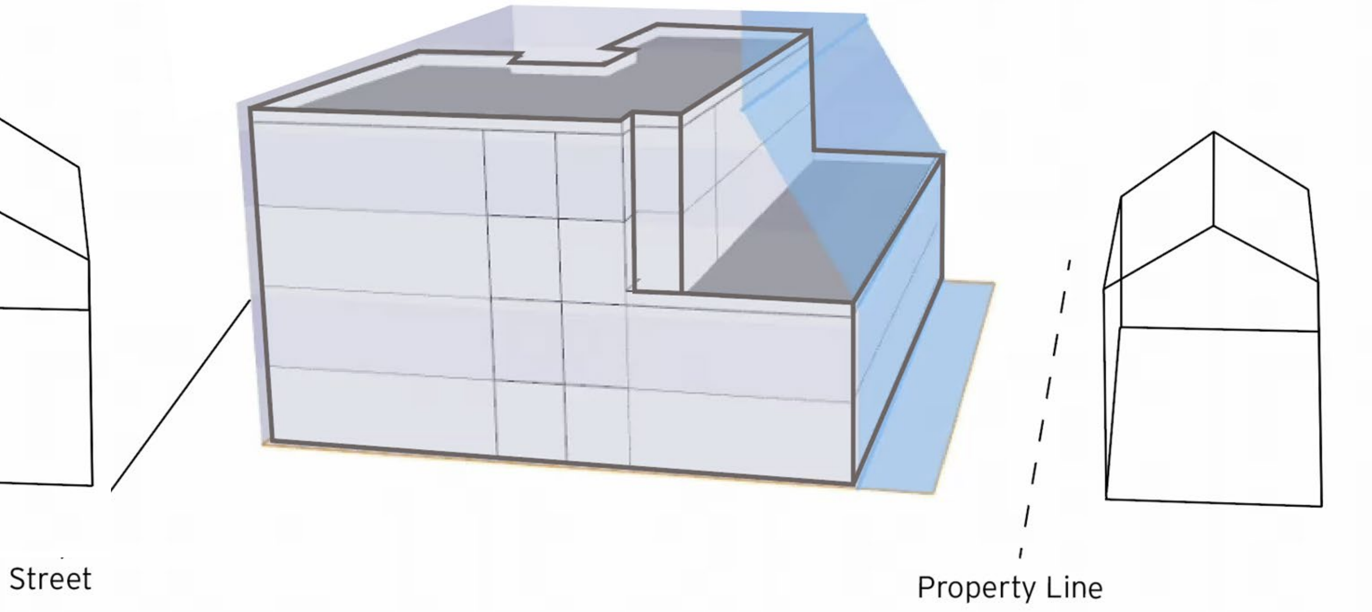
Typical Outcome: Existing vs. Proposed

Existing height step down



28 UNITS **22,000** SQ. FT. OF FLOOR AREA

Proposed height step down (next to low density zones)



28 UNITS **21,000** SQ. FT. OF FLOOR AREA

CITY OF Vancouver WASHINGTON

Height Stepdown Standard

Proposal:

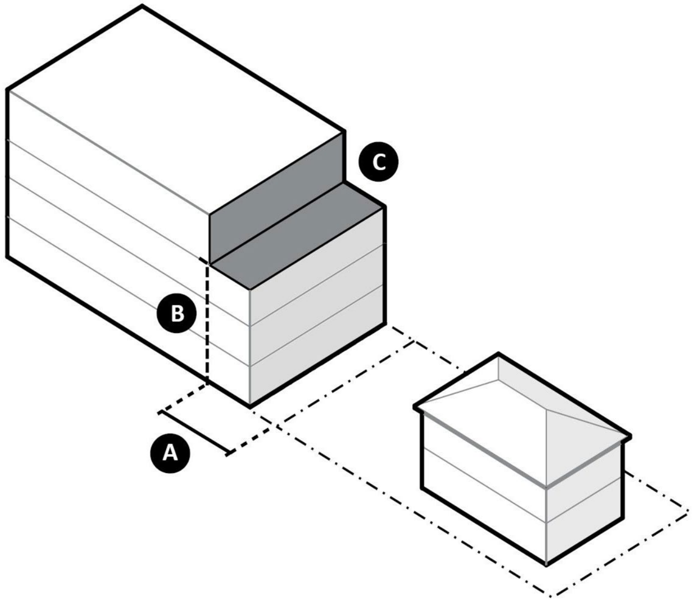
- Low Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 20 ft in height.
- High Density Residential Zones: Require rear of building next to low-density zones to step down portions of the building within 25 ft of the zone to 35 ft in height.

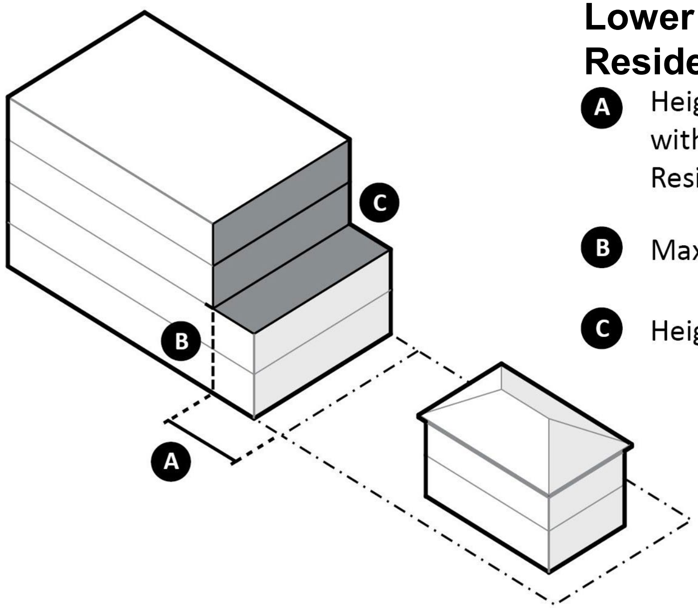
Higher Density Residential Zone

A Height step-down required within 25’ of Higher Density Residential Zone.

B Maximum height of 35’

C Height step-down





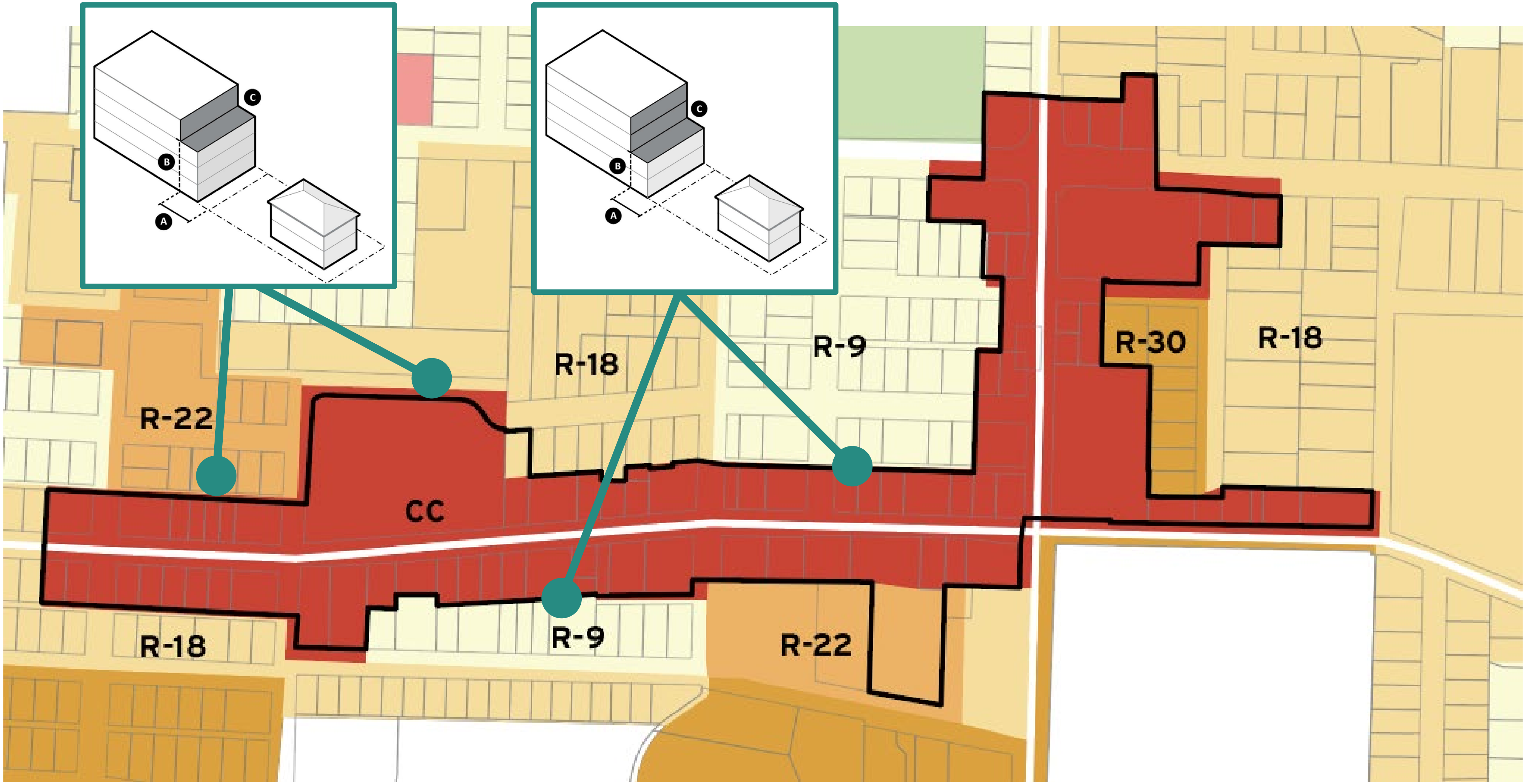
Lower Density Residential Zone

A Height step-down required within 25’ of Lower Density Residential Zone.

B Maximum height of 25’

C Height step-down

Height Stepdown: Proposed Standard



Planning Commission Vote

Planning Commission voted 4 to 1 to forward to City Council a recommendation to adopt the Evergreen and Grand Commercial Corridors Overlay District, based on the findings and recommendation contained in the staff report and the Commission deliberation at the September 12 public hearing.

CITY OF Vancouver WASHINGTON

Thank You

To learn more, visit https://www.beheardvancouver.org/eag

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: September 18, 2023

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

RE: **Evergreen and Grand overlay - Summary of September 12, 2023 Planning Commission Public Hearing for October Council Communications discussion**

CC: Bryan Snodgrass, Principal Planner, and Becky Coutinho, Associate Planner, Community Development Department

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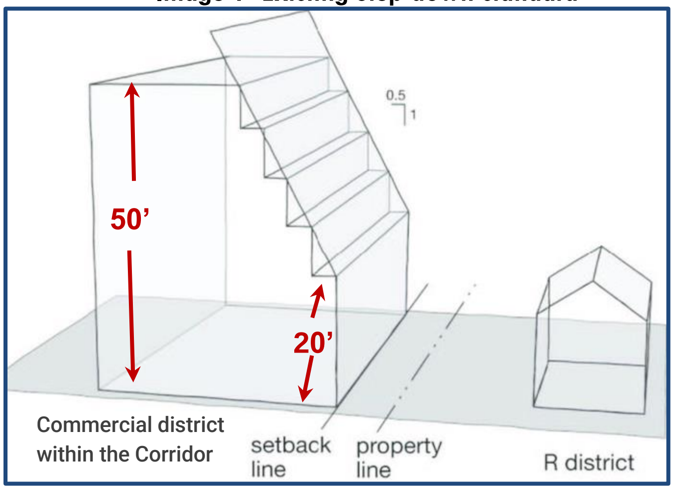
Introduction
This memorandum is intended to provide additional information and clarification on the Evergreen and Grand commercial corridors implementation process, specifically the step-down requirement at the rear of new buildings located on the corridors. which was a focus of a recent Planning Commission public hearing.

Background
The Evergreen and Grand Commercial Corridors Strategy document was adopted by City Council on February 28, 2022, intended to guide future zoning code text changes and other land use, community development and transportation implementation. The Strategy vision is to promote equitable and diverse corridor development that is vibrant, sustainable, and mixed use, as well as to foster development that recognizes and builds upon the neighborhood's unique setting, history, and character. Following the adoption of the Strategy, City Staff began the implementation work to create development regulations and additional implementation measures. Staff presented at Planning Commission workshops on February 14, 2023, April 11, 2023, and June 13, 2023, and at a Public Hearing on September 12th, 2023. Staff appeared before City Council during communications on June 5, 2023, and at a Council workshop on July 17, 2023.

At the July 17th, 2023, City Council workshop City Council asked staff a series of clarifying questions including impacts of HB 1110 and 1337, bicycle and vehicle parking standards, outreach summary, and step-down requirements at the rear of new buildings. A memo was provided to Council addressing these topics in late August. At the July workshop Council directed staff to reevaluate the proposed step-down requirement at the rear of new buildings and requested Planning Commission deliberate on that topic specifically.

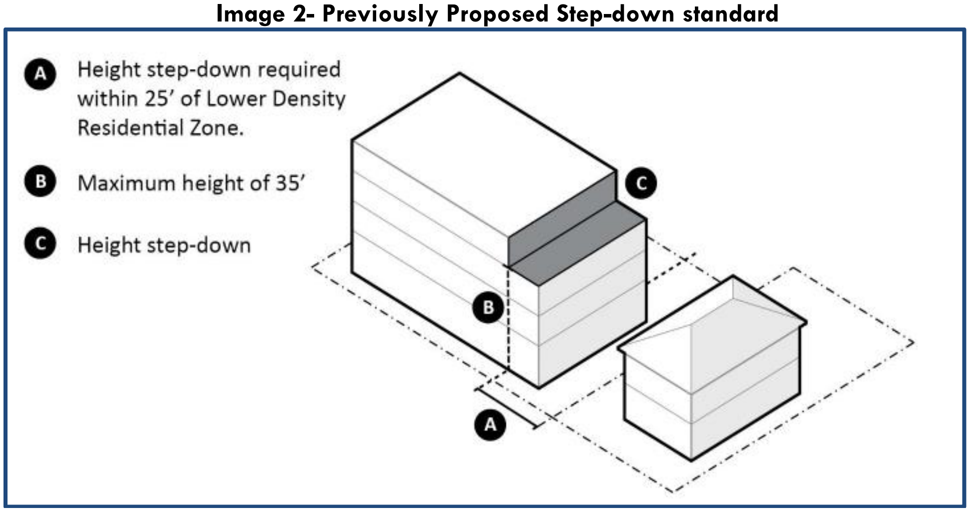
Rear Step-down Requirement
Following City Council direction provided at the July 17th workshop, project staff reevaluated the proposed step-down requirement at the rear of new buildings, considering current neighborhood character, anticipated neighborhood character, and feasible development patterns.
The current zoning in the Evergreen and Grand Commercial Corridors requires buildings in the Community Commercial zone abutting lower density zones to step-down a 1/2 foot for every foot of building height over 20 feet with a maximum height of 50 ft and must be setback 5 feet. This regulation would result in a stair step style building, see below image 1.

Image 1- Existing Step-down standard



The previously proposed standard would require development abutting a lower density residential zone to step-down any portion of the building within 25 feet of that lower density residential zone. The maximum height of the stepped-down portion of the building must be no higher than 35 feet. The remaining portion of the building beyond 25 feet of the lower density residential zone can be a maximum height of 50 or 60 feet, depending on the location parcel within the Corridors. In addition, buildings abutting a residential zone must be setback 10 feet. See below image 2. The intention of this standard is to create opportunities for higher density development to meet the Cities housing goals, while also allowing for a gradual transition between the Corridors and surrounding neighborhood. The new proposed standard was calibrated so that properties abutting the Corridors would maintain access to privacy and light.

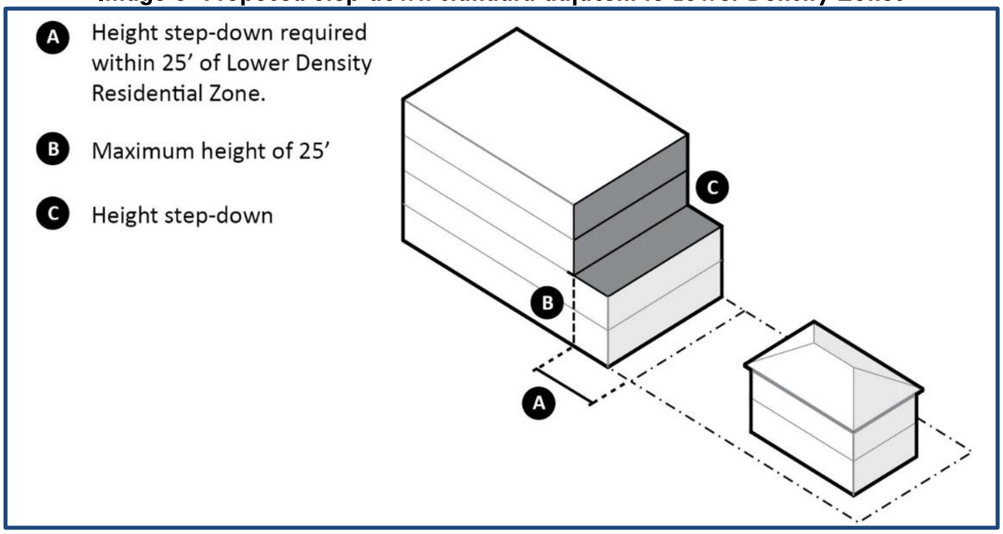
Image 2- Previously Proposed Step-down standard



The project team considered the intention of the step-down requirement, and made the following adjustments:

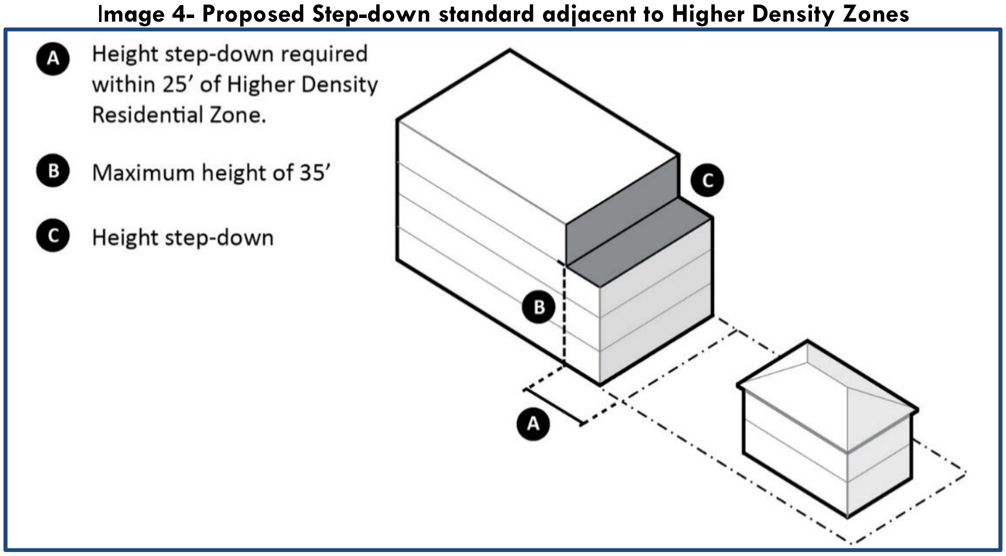
- New Buildings Adjacent to Single-Family Zones: Image 3- Any portion of the building within 25' of single-family zone must step down to no more than **25' feet** in height.

Image 3- Proposed Step-down standard adjacent to Lower Density Zones



- New Buildings Adjacent to Multi-Family Zones: Image 4- Any portion of the building within 25' of multi-family zone must step down to no more than **35' feet** in height.

Image 4- Proposed Step-down standard adjacent to Higher Density Zones



Planning Commission Public Hearing and Deliberation
The updated proposal was included in the overlay language presented to Planning Commission during the September 12, 2023, Public Hearing. The recorded meeting can be viewed at this link. Commissioner Cavel voiced opposition of any additional stepdown requirement, but otherwise was very supportive of the development code provided. Chair Ledell believed that the adjustment to the step-down requirement struck the right balance between existing neighborhood conditions and the adaptive measures of recent state law that will allow for housing units. Commissioners Schulte and Adigweme did not have any direct comment on the step-down issue, and Commissioner von Borstel recused herself from the vote.

Planning Commission voted to forward to City Council a recommendation to adopt the Evergreen and Grand Commercial Corridors Overlay District as outlined in the staff report and included attachments. The overall vote on the Evergreen and Grand Commercial Corridors Overlay regulations was 4 in favor, 1 opposed. The dissenting Commissioner Pyle cited a disagreement with the step-down requirement. In particular he disagreed with the updated step-down proposal, where the height limit was decreased to 25' adjacent to single family zones, stating that if concern and purpose of the step down is to provide privacy, it does not matter if the unit is a single family or multi-family home.

One member of the public spoke during public comment, requesting information regarding what additional efforts will be made in the Corridors to further implement the initial Strategy vision. Chair Ledell asked the question of staff who responded that additional efforts both initiated by the City and the community will begin once the overlay language is adopted. These actions are outlined in the Implementation Plan, including details which City department will be leading the charge and amount of City resources needed to complete the task.

Next Steps
Following the October 2Council Communications, the first reading is scheduled for October 16, 2023 and the Public Hearing is scheduled for October 23, 2023.

MEMORANDUM

DATE: October 2, 2023

TO: Eric Holmes, City Manager

CC: Chad Eiken, Community Development Director
Rebecca Kennedy, Deputy Community Development Director

FROM: Becky Rude, Assistant City Attorney
Jason Nortz, Development Review Manager

RE: Proposed Short-Term Rental Regulations – Consideration of House Bills 1110 and 1337

BACKGROUND

Recently enacted Washington House Bill 1110, Growth Management Act – Minimum Densities in Residential Zones (HB 1110), and House Bill 1337, Growth Management Act – Accessory Dwelling Units (HB 1337), impose new requirements on the City of Vancouver to adopt specific development regulations supporting higher density residential development.

These House Bills were adopted during the 2023 Regular Session of the Washington State Legislature in acknowledgment of the state's unprecedented housing choice and affordability crises and are intended to help alleviate Washington's current and future housing shortage. Although the effective date for HB 1110 and HB 1337 is July 23, 2023, for the City of Vancouver, the implementation deadline of both is December 31, 2025, the date that is six months after the City's next periodic comprehensive plan update required under RCW 36.70A.130.[1]

On June 26, 2023 the City's Short-Term Rental draft ordinance and regulations were scheduled for a first reading in order to set the second reading and public hearing for July 10, 2023. As a result of the recently enacted HB 1110 and HB 1337 Council remanded the Short-Term Rental ordinance back to staff to address how HB 1110 and HB 1337 could potentially impact the City's proposed Short-Term Rental ordinance. Staff's analysis and recommendation are detailed below.

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[1] The Municipal Research and Services Center of Washington (MRSC) recently published a summary of the provisions included in HB 1110 and HB 1337: "Major Changes to Washington's Housing Laws," by Steve Butler, July 19, 2023, available at: https://mrsc.org/stay-informed/mrsc-insight/july-2023/major-changes-to-washington-housing-laws.

[2] RCW 36.70A.030 (20): "Major transit stop" means: (a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW; (b) Commuter rail stops; (c) Stops on rail or fixed guideway systems; or (d) Stops on bus rapid transit routes.

LEGISLATIVE SUBSTANCE – OVERVIEW

Unless zoning permitting higher densities is in effect, HB 1110 calls for development regulations in a city the population size of Vancouver that allow: i) development of at least four units per lot on all lots zoned predominately for residential use; ii) at least six units on all such lots located within one-quarter mile walking distance of a major transit stop,[2] and iii) at least six units per residential lot if at least two units are designated affordable housing. To qualify for the additional units allowed under these increased densities, HB 1110 requires that the land use applicant record a covenant or deed restriction committing to renting or selling the required number of units as affordable housing units and maintaining those units as affordable for a term of at least 50 years.

HB 1110 also allows the City to elect an alternative approach by implementing these density requirements for at least 75% of the single-family detached lots in the City. Analysis of how best to implement appropriate residential density development regulations, which include other components such as design review process, will presumably be incorporated into the City's comprehensive plan update, or at least run concurrently with that process. Density regulation development to implement HB 1110 is also contingent upon the Department of Commerce issuing required technical assistance providing model middle housing ordinances by January 23, 2023 (assuming allocation of state budget funding).

Implementation of HB 1337 would be similar to that of HB 1110 in that the City has some discretion in adopting implementation strategies to fulfill the directives of the new law. HB 1337 does mandate that the City create development regulations to encourage the use of accessory dwelling units (ADUs), subject to a program adopted by the city with effective binding commitments or covenants that the units will be primarily utilized for long-term housing consistent with the public purpose generating the authorization.

The new ADU regulations required by HB 1337 need to allow at least two ADUs on certain qualified single-family lots with, among other conditions, setback requirements not more restrictive than the principal unit and without requiring that the owner of the ADU reside on the same lot. However, the City can, in developing the ADU density regulations, restrict ADUs constructed or converted pursuant to the HB 1337 mandates from being used for short-term rentals (STRs).

POTENTIAL IMPLICATIONS FOR SHORT-TERM RENTAL REGULATIONS

The current timeline for the City's proposed adoption and review of Short-Term Rental regulations allows for the establishment of a regulatory framework and proposes periodic Council review to understand how they are working and what refinements or changes may be needed. This intermediate review process would allow for limitations or prohibitions on STRs in units developed pursuant to either HB 1110 or HB 1337 during the code development process required by both HB 1110 and HB 1337 for adoption of density development regulations by December 31, 2025, which will occur as part of the Comprehensive Plan Update process and associated significant changes to Vancouver Municipal Code Title 20.

Obvious options for controlling the use of new units allowed by increased density required by HB 1110 and HB 1337, including prohibiting or limiting their use as STRs, can be incorporated when the City creates the development regulations as part of the Comprehensive Update process by:

(i) including a prohibition on use of affordable housing units as short-term rentals in the affordable housing covenant required by HB 1110; and
(ii) prohibiting use of density ADUs as short-term rentals.

Additionally, the City could consider adding language to the current proposed Short-Term Rental program regulations to the effect that STR permits are prohibited and will not be issued for residential units developed pursuant to future regulations that will be adopted to implement HB 1110 and HB 1337.

OTHER CONSIDERATIONS

Depending on the technical guidance ultimately provided by the Department of Commerce, it may be necessary to conduct land use and development modeling to understand how the additional density units allowed under HB 1110 intersect with the ADU's allowed for each "Principal unit" on the lot under HB 1337, but this question also may be resolved as a practical matter by the minimum lot size requirements and maximum floor area requirements (at least 1,000 square feet) for additional ADUs. This will be explored and ultimately resolved through the Title 20 updates that will implement the City's new Comprehensive Plan, both of which are currently required to be adopted by June 2023.

It's also not yet clear how underlying lot ownership might differ from unit ownership and whether Senate Bill 5058, Multiunit Residential Buildings – Exemption, also enacted effective July 23, 2023, (exempting buildings with 12 or fewer units from the definition of multiunit residential building and amending RCW 64.55.010) will be implicated in how the additional density units may be owned.

CONCLUSION

Both HB 1110 and HB 1337 were adopted with the legislative intent and parameters of increasing long-term housing options and provide regulatory opportunity to restrict housing units added through the allowed increased density from use as short-term rentals. While these laws are already in effect, residential and ADU density units cannot be built until the City creates appropriate land use regulations. The timeline for regulatory implementation of these density mandates presumes that the comprehensive plan update is the appropriate process, requiring deployment six-months after that statutorily prescribed date. Given this, staff recommends moving forward with the current STR regulations as proposed and addressing additional restrictions on how HB 1110 and HB 1337 density units are used as part of the Comprehensive Plan and Title 20 update process.

House Bills 1110 & 1337
Short-Term Rental Implications

October 2, 2023

CITY OF
Vancouver
WASHINGTON

Jason Nortz
Development Review Manager

Becky Rude
Assistant City Attorney

Agenda

- Provide Overview of HB1110 and HB1337
- Potential implications to City's proposed Short-Term Rental regulations
- Staff's recommendation
- Next Steps

HB 1110: Minimum Densities

- Development of at least 4 units/lot on all lots zoned predominantly for residential use;
- Development of at least 6 units/lot on all lots located within ¼ mile of a major transit stop; and
- Development of at least 6 units/lot if at least two units are designated as affordable housing

HB 1337: Accessory Dwelling Units

- Creation of development regulations to encourage the use of accessory dwelling units (ADUs);
- Two ADUs/lot required on certain qualified single family lots;
- Setback requirements not more restrictive than the principal lot; and
- Owner of ADU does <u>not</u> need to reside on the same lot

City of Vancouver Washington

Potential Implications for STRs

- STR Draft Ordinance proposed as a 24 month pilot program
- Allows for adequate time to assess and determine if changes are needed to address increase density requirements
- Refinements to STR ordinance could be incorporated into the upcoming Comprehensive Plan and Title 20 update

Potential Options

- Options for controlling the use of new units can be addressed as part of Comp Plan update:
  - Include a prohibition on use of affordable housing units as STRs; and
  - Prohibit use of density ADUs as STRs

- Update proposed STR ordinance prohibiting STR permits for units developed pursuant to HB 1110 and HB 1337 requirements

Short-Term Rental Implementation Steps

STR Regulations Adopted

Adoption of proposed short-term rental regulations

Permitting Goes Live

Send out notification letter to all known operators.

Provide 30-day grace period to apply for permit before code compliance begins.

Data Gathering

Use data provided by host compliance and City permit data to conduct analysis

Monitor Compliance

Compare both data sets to monitor compliance with regulations

Report Back to Council

Return with status updates at 12 months and 24 months

Incorporate code revisions as part of Comp Plan and Title 20 Update

Staff Recommendation

Staff recommends moving forward with the current STR regulations as proposed and addressing additional restrictions on how HB 1110 and HB 1337 density units are used as part of the Comprehensive Plan and Title 20 update process.

Thank You

To learn more, visit https://www.beheardvancouver.org/short-term-rentals

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