

ORDINANCE NO. 2003-03-011

**AN ORDINANCE RELATING TO MULTI-FAMILY TAX EXEMPTION AMENDING BMC CHAPTER 17.82 TO EXPAND THE TARGETED RESIDENTIAL AREA AVAILABLE FORMULTI-FAMILY HOUSING TAX EXEMPTION AND TO CORRECT INTERNAL REFERENCES**

**WHEREAS**, Ordinance 1999-09-054 established criteria and procedures for ad valorem property tax exemptions for multi-family housing located in designated target areas in urban centers pursuant to RCW Chapter 84.14; and

**WHEREAS**, a duly noticed public hearing before the Bellingham City Council regarding suitability of including the identified tracts was held on February 24, 2003; and

**WHEREAS**, City Council concludes that the identified parcels are appropriate for inclusion into the Target Residential Area and that the property description of the target area be amended accordingly;

**NOW THEREFORE, THE CITY OF BELLINGHAM DOES ORDAIN:**

**Section 1.** Section 17.82.020C of the Bellingham Municipal Code is amended as follows:

**C. Designated Targeted Areas.** The boundaries of the Targeted Residential Areas” are located within the Urban Centers listed below, and as indicated on the map and accompanying legal descriptions that are attached to this Code as Exhibit A and are incorporated herein by reference and on file in the City Clerk’s Office.

Exhibit A  
Residential Target Area 1 Legal Description and Map

Beginning at the intersection of Roeder Avenue and F Street following Roeder Avenue and E. Chestnut to Cornwall Avenue. Then following Cornwall Avenue to E. Maple Street. Then following E. Maple Street to the alley between Railroad and Cornwall Avenues. Then following said alley to E. Laurel Street. Then following E. Laurel Street to Railroad Avenue. Then following the centerline of Railroad Avenue to E. Ivy Street. Then following E. Ivy Street to the alley between Railroad Avenue and N. State Street. Then following said alley to the center of the block bounded by E. Ivy and E. Oak Streets. Then crossing N. State Street to the alley between

N. State Street and N. Forest Street. Then following said alley to E. Ivy Street. Then following E. Ivy Street to the alley between N. Forest Street and N. Garden Street. Then following said alley to the back line of the lots abutting the southwest side of E. Holly Street. Then following said back line paralleling E. Holly Street to Jersey Street. Then following Jersey Street to Lakeway Drive. Then following Lakeway Drive to the alley between Ellis Street and Franklin Street. Then following said alley to York Street. Then following York Street to Franklin Street. Then following the Franklin Street right-of-way to Ohio Street. Then following Ohio Street to Halleck Street. Then following Halleck Street to D Street. Then following D Street to Ellsworth Street. Then following Ellsworth Street to F Street. Then following F. Street to the point of beginning.

**Section 2.** Section 17.82.020D of the Bellingham Municipal Code is amended as follows:

**17.82.020 – Targeted Residential Area Designation And Standards**

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**D. Designated Standards and Guidelines for the Bellingham City Center Master Plan Targeted Area.** Projects proposed for exemptions and ad valorem property taxes and located in the City Center Master Plan Targeted area shall meet the standards established in BMC 17.82.030D. Requests for consideration under this ordinance for projects located in the City Center Master Plan Targeted Area shall be processed under procedures and conditions established in BMC 17.82.030E including any modification in effect at the time of application.

**Section 3.** Section 17.82.030 of the Bellingham Municipal Code is amended as follows:

**17.82.030 – Tax Exemptions for Multi-Family Housing in Targeted Residential Areas**

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

1. **Location.** The project must be located within a Targeted Residential Area, as designed in BMC 17.82.020C.


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4. **Permanent Residential Housing.** At least 50 percent of the space designated for multi-family housing must be provided for permanent residential occupancy, as defined in BMC 17.82.010E.

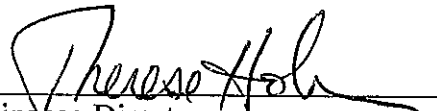
PASSED by Council this 10TH day of MARCH, 2003.

  
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Council President

APPROVED by me this 17th day of MARCH, 2003.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Finance Director

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Office of the City Attorney

Published: MARCH 14, 2003

# Multi Family Tax Exemption Program

## Residential Targeted Area 1

