

ORDINANCE 1792

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, ADOPTING A NEW CHAPTER 3.78 OF THE NORTH BEND MUNICIPAL CODE RELATING TO A MULTIFAMILY TAX EXEMPTION PROGRAM; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, as provided for in Chapter 84.14 RCW, the City of North Bend desires to provide limited exemptions from ad valorem property taxation for multifamily housing in designated residential targeted areas; and

WHEREAS, Chapter 84.14 RCW sets forth the requirements to provide limited exemptions for a multifamily tax exemption program (“MFTE Program”); and

WHEREAS, an MFTE Program may encourage increased residential opportunities, including affordable housing units, within areas of the City designated by the City Council as residential targeted areas; and/or

WHEREAS, an MFTE Program may stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in designated residential targeted areas to increase and improve housing opportunities, including affordable housing; and

WHEREAS, an MFTE Program may assist in directing future population growth to designated residential targeted areas, thereby reducing development pressure on single-family residential neighborhoods; and

WHEREAS, an MFTE Program may achieve development densities which are more conducive to transit use in designated residential targeted areas;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. New NBMC Chapter 3.78, Multifamily Tax Exemption, Adopted: A new North Bend Municipal Code Chapter 3.78, to be entitled “Multifamily Tax Exemption,” is adopted to read as set forth in Exhibit A attach hereto and by this reference fully incorporated herein.

Section 2. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity

of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. Effective Date: This ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, 21ST DAY OF MARCH, 2023.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Rob McFarland, Mayor

Lisa Marshall, City Attorney

ATTEST/AUTHENTICATED:

Published: March 31, 2023

Effective: April 5, 2023

Susie Oppedal, City Clerk