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CLARK COUNTY
WASHINGTON

JUN 30 '16 PM4:05

RESOLUTION COVER SHEET

This form **MUST** accompany each original or certified copy of the resolution. Contact person or persons should have the authority and be available to answer questions.

Name of District: City of Vancouver

District Address: 415 W 6th Street, Vancouver, WA 98660

Date of Election: November 8, 2016

Contact Person: Peggy Sheehan Title: CED Programs Manager

Contact Phone Number: 360-487-7952 Fax Number: 360-487-8651

Contact Email: Peggy.Sheehan@cityofvancouver.us

2nd Contact Person: Philip Gigler Title: Assistant City Attorney

2nd Contact Phone Number: 360-487-8539

2nd Contact Email: Philip.Gigler@cityofvancouver.us

Attorney for District: Bronson Potter

Attorney Phone Number: 360-487-8521

Attorney Email Address: Bronson.Potter@cityofvancouver.us

Type of election (levy, bond, lid lift, etc.): levy according to RCW 84.52.105

Please state the pass/fail requirements for this measure (i.e. Simple Majority, 60% etc.) as determined by your legal counsel, together with applicable statutory references: _____

pass/fail requirements are a simple majority reference RCW 84.52.105

06/20/2016

RESOLUTION NO. 14-3885

A RESOLUTION relating to low-income housing; requesting that a special election be held concurrent with the November 8, 2016, general election for submission to the qualified electors of the City of a proposition under RCW 84.52.105 requesting voter approval of an additional property tax for very low-income housing; and setting forth the ballot proposition.

WHEREAS, a healthy community is one in which the basic needs of all members are met, including access to safe, affordable homes;

WHEREAS, supporting safe, affordable housing and services for low-income households is a strategic commitment the City Council has made to meet the needs of Vancouver residents;

WHEREAS, the city of Vancouver currently has a lower than 2% vacancy rate for all rental units in the City;

WHEREAS, U.S. Census data has estimated that there are 11,675 very low-income renter households in Vancouver that face a housing cost burden by paying more than 30 percent of their income for housing costs;

WHEREAS, U.S. Census data has estimated that there are 6,855 very low-income renter households in Vancouver that face a severe housing cost burden by paying more than 50 percent of their income for housing costs;

WHEREAS, an estimated 1,800 very low-income senior renter households in Vancouver pay more than 50 percent of their income for housing costs;

WHEREAS, according to the annual Point-in-Time Count, 231 people are homeless and living on the streets in Clark County, an increase of 12.1 percent from last year;

WHEREAS, according to the annual Point-in-Time Count, an additional 456 people are homeless and living in shelters in Clark County;

WHEREAS, the State of Washington reports that 432 children enrolled in the Evergreen and Vancouver school districts are homeless and living in motels, shelters, or on the streets, with adverse childhood experiences that have profound and long-lasting negative consequences;

WHEREAS, an additional 1,163 children enrolled in the Evergreen and Vancouver school districts are couch surfing or living in overcrowded housing;

WHEREAS, the demand for subsidized housing for households earning less than 50% of Area Median Income has increased to the point that the Vancouver Housing Authority has had to abandon traditional waiting lists and operate a lottery system limited to applicants with the highest needs;

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increasing 38.3 percent over the last five years while median household income increased by only 3.1 percent;

WHEREAS, according to data from the national rental marketplace Apartment List, Vancouver is among the cities experiencing the highest year-over-year rent increases in the nation;

WHEREAS, workers whose only affordable housing options are far from employment centers face long commutes with associated pollution, congestion, and transportation expenses;

WHEREAS, the Vancouver Affordable Housing Task Force concluded nine months of deliberation about policies to promote housing affordability with a set of priority recommendations

that included the creation of additional local revenue sources that assist in the delivery of housing affordable to very low-income households;

WHEREAS, the proposed Vancouver Housing Fund will result in local funding that will be used to directly serve an estimated 2,300 very low-income households, which will be leveraged with other public and private funding to create affordable housing serving additional households over 20 or more years;

WHEREAS, as a condition of receiving federal funding for low-income housing, the City of Vancouver administers an affordable housing program with citizen oversight, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans;

WHEREAS, the City of Vancouver can efficiently administer the proposed Vancouver Housing Fund in conjunction with its existing programs that use federal funds for housing affordability;

WHEREAS, RCW 84.52.105 authorizes a city to impose additional regular property tax levies to finance affordable housing for very low-income households when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy;

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons of low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of low-income housing, and to provide rental assistance and other supportive services, to low-income persons;

WHEREAS, on April 11, 2018 Council adopted Resolution M-3885 declaring an emergency with respect to the availability of housing that is affordable to very low-income households; and

WHEREAS, on June 20, 2018 Council adopted Resolution M-3890, which set out the affordable housing finance plan for the use of funds authorized by RCW 84.52.105.

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. Proposition to Authorize Excess Levy of Property Taxes.

The City of Vancouver submits to the qualified electors of the City a proposition authorizing an excess property tax levy for very low-income housing under RCW 84.52.105. The proposition would raise \$6 million per year totaling \$42 million in aggregate over a period of up to seven years.

- A. The proposition would authorize the City to impose an excess property tax levy of up to \$0.36 per \$1,000 as assessed valuation for very low-income housing pursuant to RCW 84.52.105. The limitations in RCW 84.52.043 shall not apply to this tax levy. All levy proceeds shall be used for the purposes specified in the Affordable Housing Finance Plan approved by City Council.
- B. The taxes authorized by this proposition will be in addition or excess to the maximum amount of regular property taxes the City would have been limited to by RCW 84.55.010 in the absence of voter approval under this resolution, plus other authorized lid lifts.

Thereafter, such levy amount would be used to compute limitations for subsequent years as

allowed by chapter 84.55 RCW. Pursuant to RCW 84.55.050(5), the maximum regular property taxes that may be levied in 2017 for collection in 2018 and in later years shall be computed as if the limit on regular property taxes had not been increased under this resolution.

Section 3. Election – Ballot Title. The City Council hereby requests that the Clark County Auditor, as *ex officio* supervisor of election, submit to the qualified electorate of the City of Vancouver for a vote, at the November 8th, 2016, general election, a proposition substantially in the form set forth in this resolution. The City Clerk is directed to certify to the Clark County Auditor the ballot proposition to the electorate of the City in the form substantially as follows:

CITY OF VANCOUVER
Proposition No. 1
Very Low-Income Housing Levy

The City of Vancouver Council adopted Resolution No. M-3895 concerning property taxes for very low-income housing assistance.

This proposition would fund housing and housing services for people with very low-incomes, including those with disabilities, veterans, seniors, and families with children by authorizing an excess property tax levy, within the City of Vancouver taxing district, generating \$6,000,000 annually (approximately \$0.36/\$1,000 assessed value) under RCW 84.52.105, for seven years.

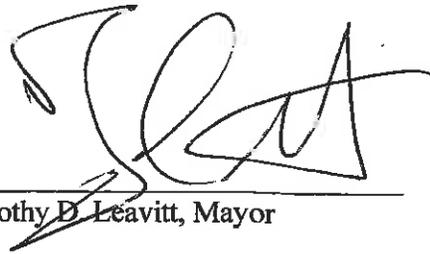
Should this proposition be approved?

Yes?.....

No?.....

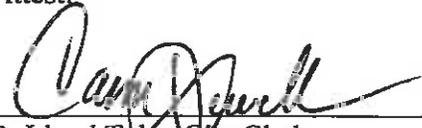
Section 4. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ADOPTED at regular session of the Council of the City of Vancouver, this 20th day of June, 2016.



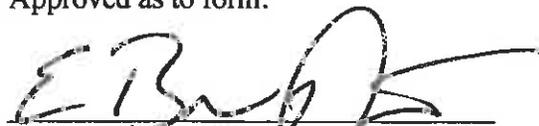
Timothy D. Leavitt, Mayor

Attest:



R. Lloyd Tyler, City Clerk
By: Carrie Lewellen, Deputy City Clerk

Approved as to form:



E. Bronson Potter, City Attorney