

City of Bellingham - Incentives at a Glance

TARGETED DEVELOPMENT FORMS AND CITY-WIDE ECONOMIC INCENTIVES

KEY

- X Currently applicable
- Y Recommended
- TBD Further discussion or information needed
- Not possible given statute or conditions

INCENTIVE		NOTES
AFFORDABLE HOUSING FOR LOW-INCOME HOUSEHOLDS		
Affordable Housing Funding Programs	X	Additional funding consideration provided for projects along transit corridors, in urban villages, or within CDBG target areas.
Density Bonus	Y	For demonstration projects that provide a 50% mix of affordable and market-rate units. Ordinance presented to Council; on hold pending PCDD work program.
Expedited Permitting	Y	Consider after completion of LEAN Kaizen events and upgrade of permitting software (2016)
Park Impact Fee (PIF) Reduction	X	Waive up to 80% for qualified projects; ordinance 2015-07-029 adopted
Permit Fee Reductions	Y	Waive up to 80% for qualified projects (not included in ordinance)
Pre-Approved Plans	X	Registered Plan program available for all residential projects
Reduced Parking Requirements	Y	City-wide for qualified affordable housing projects (2016)
School Impact Fee (SIF) Reduction	X	Work with School District to adopt qualifying criteria for standard waiver up to 80%; ordinance 2015-07-029 adopted.
System Development Charge (SDC) Reduction	X	Waive up to 80% for qualified projects; ordinance 2015-07-029 adopted
Transportation Impact Fee (TIF) Reduction	X	Waive up to 80% for qualified projects; ordinance 2015-07-029 adopted

INNOVATIVE HOUSING TYPES (INFILL TOOLKIT, ADUs)		
Density Bonus	Y	If BMC 20.28 is updated, evaluate a density bonus provision in appropriate areas, considering the neighborhood character. (2017)
Expedited Permitting	Y	Consider after the completion of LEAN Kaizen events and upgrade of permitting software. (2016)
Infill Toolkit - Innovative Housing Forms	Y	Amend to clean-up errors and streamline review process; consider an incentive package if market doesn't respond. (2017)
Park Impact Fee (PIF) Reduction	Y	Eliminate for ADUs (2016, after Comp Plan and ADU ordinance update)
Permit Fee Reductions	X	Eliminate redundant fees for infill toolkit projects - complete.
Pre-Approved Plans	Y	Evaluate for ADUs during review of regulations, and for infill toolkit housing types if BMC 20.28 is amended. (2016-2017)
Reduced Parking Requirements	X	In place for infill toolkit projects.
School Impact Fee (SIF) Reduction	X	Work with School District to adopt qualifying criteria for standard waiver or reduction for ADUs and other units that do not generate student demand
Transportation Impact Fee (TIF) Reduction	Y	Waive for ADUs (2016, after ADU ordinance update)
CITY-WIDE ECONOMIC DEVELOPMENT		
B&O Tax Reduction	Y	Explore raising exemption threshold (2016)
Development Agreement	X	Continue to utilize as opportunities arise
Expedited Permitting	X	For qualifying green building projects
Pre-Approved Plans	X	Registered Plan program available for all residential projects
Regional Stormwater Facilities	X	Dependent on topography and other environmental features
Special Valuation Tax Exemption Program	X	Applies to qualifying historic building renovations, expanded to projects on National Register in 2016.
System Development Charges (SDC) Reduction	X	Continue credits for historic use, deferred payments
Transportation Impact Fee (TIF) Reduction	Y	Provide online estimate tool; continue credit for highest impact historical use (2016)
Wetland Mitigation Program	Y	Consider new policy language, analyze if program should be run internally or managed by the private sector. (2016-2017)