



EXHIBIT "B"
2014 ANNUAL AMENDMENT

Amendments to the Comprehensive Plan

These amendments show all of the changes to the *existing* text of the Comprehensive Plan. The sections included are only those portions of the Plan that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Generalized Land Use Element

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Section II –
Mixed-Use Centers

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Multifamily Tax Incentive

Intent

In 1995, the State legislature enacted a multifamily property tax exemption and found that the incentive was needed to combat sprawl and to accommodate future population growth by encouraging residential development in cities consistent with the planning goals of the Growth Management Act. The purpose of the multifamily property tax exemption is to provide

an incentive for new and rehabilitated housing in urban centers where insufficient housing is available that would make the designated centers desirable, attractive, convenient, livable places. The law defines "urban centers" as areas that are designated by the city that are compact districts that have business establishments providing a variety of goods to serve residents, adequate public facilities and a mix of uses including housing, commercial, recreation and cultural activities.

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LU-MFTI-3 Mixed Income

Encourage the use of the multifamily tax incentive program to achieve housing for a range of incomes.

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~~LU-MFTI-6 Point Ruston Housing Goals~~

~~In keeping with the City's focus on providing affordable housing in all City neighborhoods, the Multi-Family Tax Exemption program will become available within the Point Ruston Mixed Use Center (MUC) upon the adoption of a Development Agreement that establishes the provision for such housing within the MUC. Essential elements of the Development Agreement shall include, but not be limited to, (i) establishing goals for the provision of affordable housing and a diversity of housing choices within the MUC, (i.e., range of product types, size and price points, including housing affordable to families that are at or below the Area Median Income); and, (ii) establishing a mechanism for monitoring the fulfillment of such goals (i.e., reporting requirements).~~