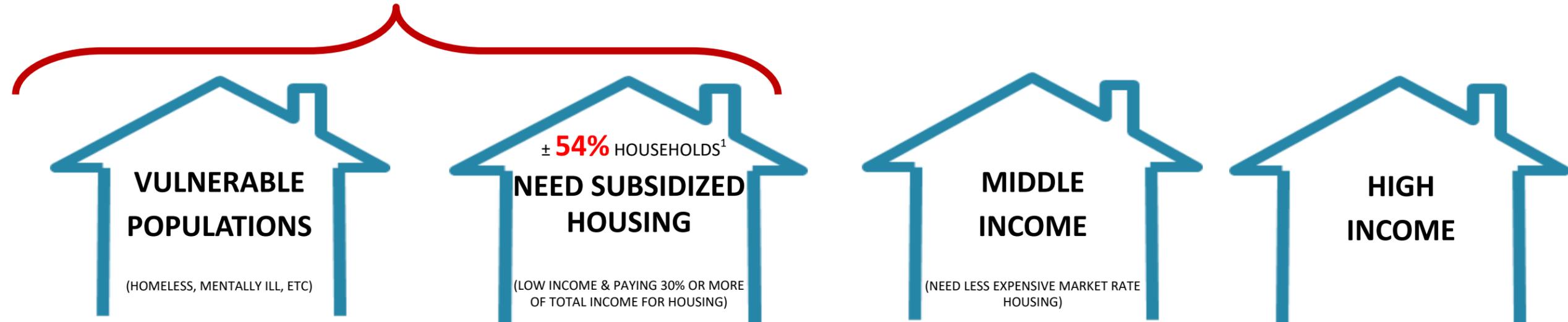


# HOUSING WORK PLAN

**COUNCIL PRIORITIZED ADOPTION OF REGULATIONS TO ASSIST CITIZENS IN THESE CATEGORIES FIRST**



## WHY?

Vulnerable Populations and those needed subsidized housing were prioritized within the City's Housing Work Plan because:

- The regulations to assist these groups take longer and are more difficult to put into place
- The City has a disproportionate amount (at 54%) of cost burdened households compared to Skagit County (39%) and the United States (40%)

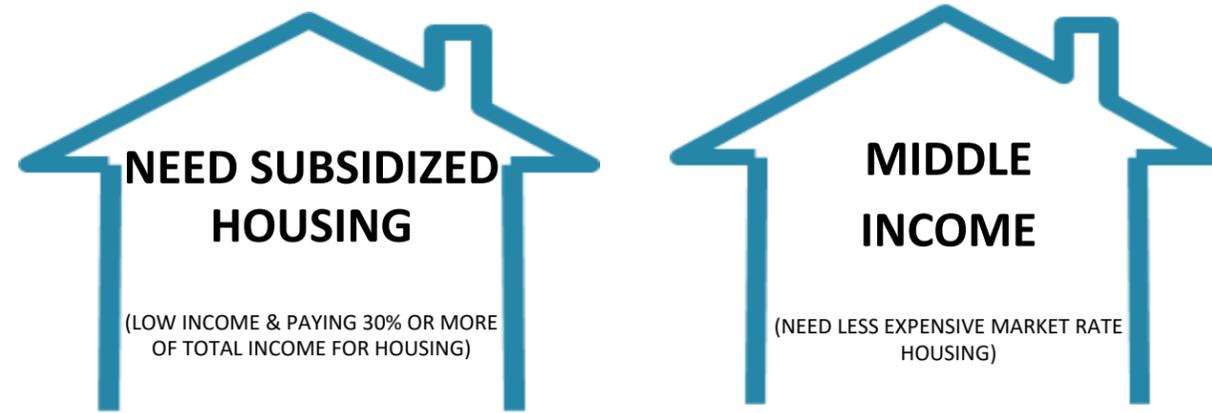
## WHAT HAS BEEN DONE 2016—2020

- ✓ Adopted [Housing Element of the Comprehensive Plan](#) with data and analysis well beyond statutory requirements to ensure focus remains on vulnerable populations and those needing subsidized housing. Also included a focus on minorities and the greater impacts they are facing.
- ✓ Adopted new development regulations aimed at **VULNERABLE POPULATIONS** allowing Permanent Supported Housing ([Chapter 17.67 MVMC](#)), Temporary Homeless Encampments and Safe Parking ([Chapter 17.210 MVMC](#)), and Severe Weather Shelters ([Chapter 8.50 MVMC](#)).
- ✓ Adopted new development regulations aimed at creating **SUBSIDIZED HOUSING** with [Chapter 17.73 MVMC](#). This new Chapter allows significant (50% to 100% bonus densities) if subsidized housing is created.

<sup>1</sup> See Table 6.2 on page 48 in [Housing Element](#) for a complete description and data references



# OTHER HOUSING WORK PLAN ITEMS AIMED AT MIDDLE INCOME HOUSEHOLDS THAT COULD HAVE BENEFITS TO THOSE NEEDING SUBSIDIZED HOUSING TOO



## WHAT IS IN PROCESS OR PLANNED

- Code amendments to authorize duplexes on all corner lots, infill multi-family in single-family zones
- New sub-area plan to include a Planned Action for the Skagit County Fairgrounds and surrounding areas (2022-2023)
- New planned action for multi-family units in downtown (2022-2023)
- Update to E.D. Hovee Land Needs Analysis study to inform future policy decisions regarding residential uses in auto-oriented commercial/industrial zoning districts
- Re-designation of areas for mixed use development characterized by living wage jobs, mixed income housing, and ample public open spaces within walkable urban context
- Programs created to ensure Fair Housing regulations are complied with and to monitor needed weatherization, home repair/rehabilitation, and infrastructure maintenance for existing housing
- Creation of Building Inspection program for existing residential units to ensure health and safety codes are being complied with

## WHAT HAS BEEN DONE 2016—2020

- ✓ Ordinance 3749 Adopted: Overhaul of Downtown Districts and Created the C-1c zone allowing unlimited multi-family density that wasn't previously allowed
- ✓ Ordinance 3750 Adopted: Rezoning 79 parcels (18-acres) to Higher Intensity Uses (Multi-Family and Mixed Use)
- ✓ Ordinance 3775 Adopted: Changes to C-3/C-4 Zones to allow unlimited density and other
- ✓ Ordinance 3802 Adopted:
  - Significant density increases in zoning districts allowing single-family, multi-family and Planned Unit Developments (PUDs) (summarized below) in exchange for the creation of subsidized housings for those earning 80% of the Area Median Income (AMI) and below:
    - Single-Family Zones **50% density bonus**
    - Duplex Zones **100% density bonus**
    - Multi-Family Zones **100% density bonus**
    - PUDs **100% density bonus**
  - Regulations allowing larger ADUs through an administrative process
  - New Zero Lot Line Townhouse Subdivision Code created

QUESTIONS? PLEASE CONTACT:  
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