

AFFORDABLE HOUSING WORK PLAN

2019 AREA MEDIAN INCOME = \$79,100 **



THE CITY PRIORITIZED ADOPTION OF REGULATIONS TO ASSIST CITIZENS IN THESE INCOME BRACKETS FIRST

2016	2017	2018	2019	2020
<ul style="list-style-type: none"> Adopted an updated and revised Comprehensive Plan (consistent with RCW 36.70A - Growth Management) that included a Housing Element. The updated Housing Element includes Goals, Objectives and Policies addressing all of the following housing issues: <ul style="list-style-type: none"> Housing Availability Enhancing Existing Neighborhoods Jobs - to - Housing Balance & Mixed Use Development Affordable & Subsidized Housing Housing for Vulnerable Populations 	<ul style="list-style-type: none"> Identify and catalog city owned real property to ascertain suitability for housing and other uses Ordinance 3712 Adopted: Allowing Permanent Supported Housing Facility South Kincaid Sub-area Plan Started Ordinance 3743 Adopted: Regulating Temporary Homeless Encampments Ordinance 3709 Adopted: Updating floodplain regulations for CAV 	<ul style="list-style-type: none"> Ordinance 3754 Adopted: Reducing Traffic Impact Fees Ordinance 3773 Adopted: new Design Standards and Zoning Code Amendments Ordinance 3776 Adopted: Revisions to Chapter 14.05 to allow Electronic Plan Review and Submittals Ordinance 3749 Adopted: Overhaul of Downtown Districts and Created the C-1c zone Ordinance 3750 Adopted: Rezoning 79 parcels (18-acres) to Higher Intensity Uses (MF and Mixed Use) Ordinance 3748 Adopted: The South Kincaid Subarea Plan 	<ul style="list-style-type: none"> Ordinance 3775 Adopted: Changes to C-3/C-4 Zones – Unlimited Density, etc. Ordinance 3780 Adopted: Cold Weather Shelters Ordinance 3780 Adopted: Safe Parking Ordinance 3802 Adopted: Affordable and In-Fill Housing Code Amendments that allow: <ul style="list-style-type: none"> Significant density increases in SFR, MF and PUDs in exchange for creation of Affordable Housing for those earning 80% of the Area Median Income (AMI) and below Regulations making ADUs and duplexes easier to create New Zero Lot Line Townhouse Subdivision Code created 	<p>2020 WORK PLAN: Adopt new regulations and/or programs to address all of the following:</p> <ul style="list-style-type: none"> New sub-area plan to include a Planned Action for the Skagit County Fairgrounds and surrounding areas (2020-2021) Code amendments to authorize duplexes on all corner lots, infill multi-family in single-family zones New planned action for multi-family units in downtown (2020-2021) Update to E.D. Hovee Land Needs Analysis study to inform future policy decisions regarding residential uses in auto-oriented commercial/industrial zoning districts <p>WORK PLAN BEYOND 2020:</p> <ul style="list-style-type: none"> 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

* Extremely Low Income = 60% of the Section 8 very low-income limits or the poverty guideline (generally averages to about 30% of the average), remaining averages are upper limits, high income defined in Housing Element of the Comprehensive Plan

** Family of four (4), FY2019 Fair Market Rent (FMR) areas for the Mount Vernon-Anacortes, WA MSA calculated by HUD