

Growth Targets

Housing Growth Targets by Income

The allocated housing growth targets are further broken down into income bands based on the region's area median income (AMI). This tells the City how many housing units should be planned for in each income band.

Housing Growth Targets							
	Net New Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	120%+ AMI
Skagit County	17,450	4,474	2,868	2,504	1,340	1,189	5,075
City of Mount Vernon	5,180	1,659	1,064	743	398	353	963



SKAGIT COUNTY HOUSING INVENTORY AND TRANSPORTATION ANALYSIS REPORT

December 2017

PREPARED BY:

ECONorthwest

ECONOMICS • FINANCE • PLANNING

FINAL REPORT

Action Plan Summary	Regulatory Issue	Financial Issue	Infrastructure Issue
Strategy 1: Facilitate Development of Market-rate and Subsidized Affordable Housing			
1.1 Develop a consistent and comparable countywide buildable lands inventory	X		
1.2 Create and coordinate housing element implementation actions	X		
1.3 Coordinate future planning within UGAs for annexation	X		X
1.4 Evaluate zoning to allow more housing types in more areas within UGAs	X		
1.5 Develop coordinated policies for infill development among all cities	X		
1.6 Identify, assemble, and prepare sites for subsidized affordable housing		X	
1.7 Enhance development potential of current sites owned by nonprofits and faith-based entities	X		
1.8 Incentivize the development of multifamily housing	X		
Strategy 2: Build Local Organizational Capacity to Develop Subsidized Affordable Housing			
2.1 Formalize structures for coordination and leadership for governmental and nonprofit affordable housing providers		X	
2.2 Increase local capacity to undertake subsidized affordable multifamily housing development		X	
2.3 Explore innovative development models and developers who create low to moderate income housing without highly competitive federal subsidies		X	
Strategy 3: Address Funding Needs to Support Subsidized Affordable Rental Housing Development and Operation			
3.1 Provide predevelopment assistance for subsidized affordable rental housing		X	
3.2 Provide gap financing for subsidized affordable rental housing		X	
3.3 Identify sources of operating support for subsidized affordable rental housing		X	
3.4 Identify sources of funding for services for households who would otherwise qualify for skilled nursing care		X	
Strategy 4: Support Housing Rehabilitation			
4.1 Rehabilitation of existing subsidized housing		X	
4.2 Preservation of existing, unsubsidized affordable housing		X	
Strategy 5: Continue to support affordable homeownership development			
5.1 Continue providing financial assistance and support for affordable homeownership development		X	

From: [Liz Jennings](#)
To: [Stacie Pratschner](#)
Subject: Questions for tonight's Comp Plan discussion (and regrets for missing the meeting)
Date: Tuesday, August 19, 2025 12:44:53 PM
Attachments: [image.png](#)
[Housing Income Targets from MV Comp Plan Update May 20 2025 Joint PC and CAC Presentation-1.pdf](#)
[ACTION PLAN EXCERPT Skagit Housing Final Report 2017 12.pdf](#)

Caution External Message

Hi, Stacie. I regret I'll miss tonight's Community Advisory Committee meeting. I have allergy symptoms right now, and with all of the COVID and other crud going around, I'm working remotely just in case it's more than allergies.

Key questions: If appropriate, please share my questions below with committee and Planning Commission. They likely will recognize these as my key questions from every meeting to date:

- **How will the proposed strategy/change achieve the city's 20-year goals for 0%-120% AMI housing (i.e. very low income through workforce housing)? N=4,217 units**
 - I include 0%-120% and not higher, assuming the market will take care of 120%+ AMI as it is now.
 - See attached Housing Income Targets Slide 11 from the city's document: 4. MV Comp Plan Update_May20 2025 Joint PC and CAC Presentation.pdf
- **What actual # of units for 0%-120% AMI are POSSIBLE** with the proposed change via zoning, overlays, etc.?
- **What # of units for 0%-120% AMI is PROBABLE** based on for-profit and non-profit developer strengths and constraints, site limitations, etc.?
- **What additional incentives, infrastructure, partnerships, or other strategies from the 2017 SCOG Housing Action Plan** would need to accompany the zoning or other Comp Plan changes to increase the probably that the housing goals will be achieved? How can those strategies be enshrined in policy, in addition to zoning and other comp plan changes?
 - https://www.scog.net/Housing/Skagit%20Housing%20Final%20Report%202017_12.pdf

Thank you for inviting Community Action to participate in these historic discussions! We are thrilled to be a part of this potential stride forward for housing that is affordable to all who live and work in Skagit County for decades to come. Kudos to the City of Mount Vernon administration, City Council, Planning Commission, nonprofit and for-profit developers, and volunteer community members working together to end poverty in our communities.

Best,
Liz
2017
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