

Housing Element

City of Mount Vernon Comprehensive Plan

Chapter 3

Prepared for:



Prepared by:



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Chapter 3 Housing

3.1 Introduction

The City of Mount Vernon is preparing an update of its Comprehensive Plan to meet Growth Management Act (GMA) provisions and to incorporate more recent growth allocation, buildable lands, and demographic information addressing a new Plan horizon year of 2025.

Some of the key questions this Housing Element Update addresses include: 1) how has the community changed since 1990 in terms of household characteristics and special housing needs, for example senior citizen households, single parent households, homeless, etc; 2) how affordable is the City's housing to its own residents and to future residents that may choose to live in the City over the planning period to 2025; and, 3) does the City's land use plan and supply of buildable land allow the City to meet its growth targets and to provide a variety of housing to meet the community's needs over the planning period?

Growth Management Act (GMA) Requirements

The GMA includes a goal that Comprehensive Plans and development regulations are to “encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock” (RCW 36.70A.020(4)). Local governments planning under GMA are to prepare a Comprehensive Plan Housing Element that:

“[ensures] the vitality and character of established residential neighborhoods that: (a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”

A Housing Element must be consistent with the Land Use Element that sets forth the land use classifications and densities planned for the community. The

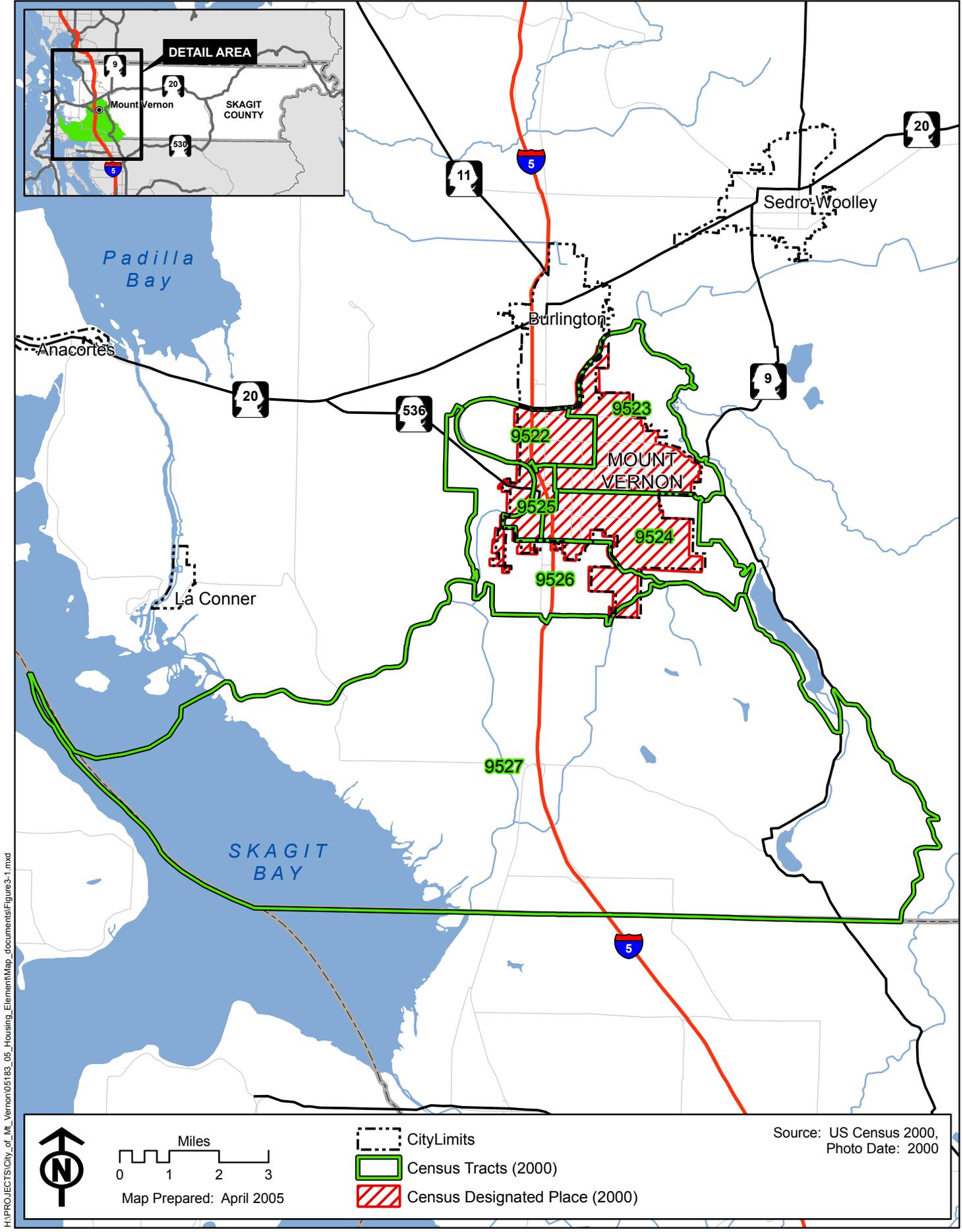
Housing Element together with the Land Use Element help promote a range of housing types at urban densities, meeting the GMA housing goal stated above as well as other GMA goals for encouraging urban growth where public services are or can be made available and avoiding sprawl.

Growth Management Hearings Board decisions have clarified what densities should occur in urban growth areas. In *City of Sedro-Woolley, Friends of Skagit County, et al., petitioners, v. Skagit County* (Decision No. 03-02-0013c) the Western Washington Growth Management Hearings Board acknowledged that as a general rule, 4 dwelling units per acre or more constitutes urban densities. The Board found that densities less than that (e.g. 1 du/acre and 2-4 du/acre) do not comply with GMA, except for a residential/sensitive area where the designation of lower densities was limited to areas of “unique open space character and sensitivity to environmental disturbances” (*Berschauer v. Tumwater 94-2-0002 (FDO 7-27-94)*; *Berschauer v. Tumwater 94-2-0002 (CO 12-17-94)*). A summary of cases included in Appendix A.

The City’s Housing Element together with the rest of the Comprehensive Plan should demonstrate how a range of housing types for different economic segments can be accommodated. The City is not required to build the units, but to allow for the construction of housing by private and public entities through the City’s plans and regulations.

Mount Vernon

The City of Mount Vernon is the largest city in Skagit County in both population and land area. Mount Vernon is the county seat with nearly a quarter of the county’s total population. It is the 38th largest city in the State. Mount Vernon straddles the Skagit River and Interstate 5 placing it in an easily accessible location for both people and businesses. (Figure 3-1) The City was incorporated in 1890 with a population of nearly 1,000. Mount Vernon is the home of the County’s courthouse, jail and administrative buildings as well as the City’s administrative offices, the Skagit Valley Hospital, and the Skagit Valley Community College. The City’s location, its service oriented downtown, and the existing population and density mean that it is the logical place for a myriad of social service providers. As the major urban center in the County, it provides a variety of urban amenities such as shopping opportunities, public services, and a mixture of housing types that are attractive to current and future residents. The City’s growth trends, its mix of single family and multifamily housing stock and its household characteristics reflect the City’s size and role in the County, as described below.



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Figure 3-1. Mount Vernon & Individual Census Tracts (2000)
Mount Vernon Housing Element Update

3.2 Population and Housing Trends

Population & Housing Growth

Since 1980, both the City of Mount Vernon and Skagit County have experienced significant growth; however, the City's population is increasing at a faster pace than the number of housing units. Between 1990 and 2000, Mount Vernon's population grew by 48.6%, compared to the 35.7% increase seen between 1980-1990. The growth in the City's housing units has also increased though at a lower rate since 1980: 30.5% in the 1980s and 35.1% in the 1990s. The table below shows the change in population and housing in the City as well as in Skagit County (Table 3-1).

Table 3-1. Population and Housing Growth, 1980-2000

	Population				Housing Units			
	1980	1990	2000	Change*	1980	1990	2000	Change*
Skagit County	64,138	79,555	102,979	29.4%	27,775	33,580	42,681	27.1%
Mount Vernon	13,009	17,647	26,232	48.6%	5,494	7,167	9,686	35.1%

*Between 1990-2000
Source: US Census 2000

Population Forecast

As reported in the Skagit County Population and Employment Allocation Final Report 2025 (by Berryman & Henigar Inc. in association with Michael J. McCormick; December 2003), the County and cities within the county worked together to reach an agreement on the 2025 population forecast and population allocations for Skagit County as a whole and for the various jurisdictions within the County. These numbers were adopted by the Growth Management Act Steering Committee (GMASC) for use in updating Countywide Planning Policy 1.1 (Table 3-2). There was a 101.6% increase in population between 1980 and 2000. The City's population target shows a continued increase in population between 2000 and 2025 but at an 82.6% increase.

Table 3-2. Growth Targets

	2000 Population* US Census	2025 Population Allocation**	% Change 2000-2025
Mount Vernon	26,232 (city) 28,332 (city and UGA)	47,900	82.6% (city)
County	102,979	149,080	45%

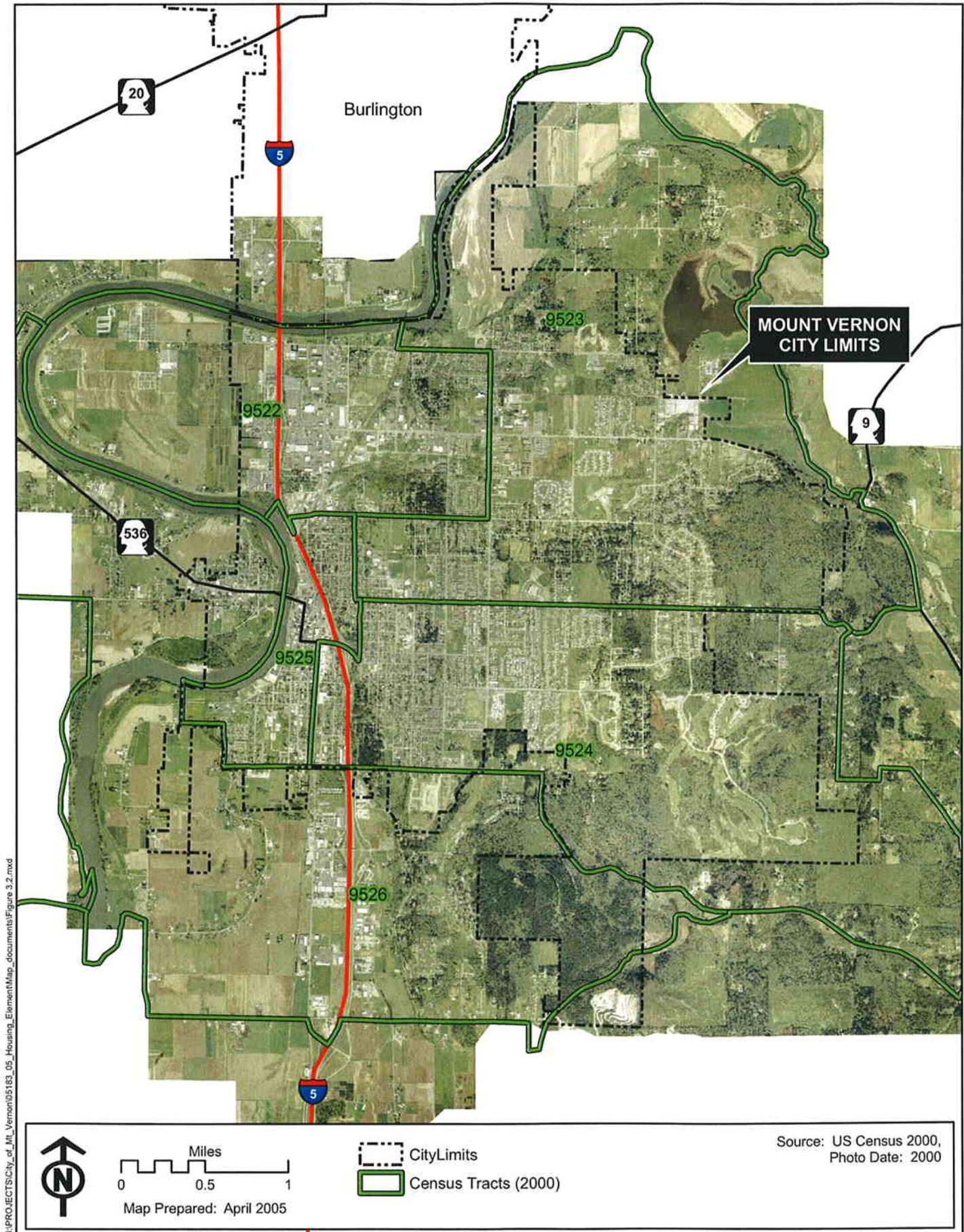
** Skagit County Population & Employment Allocation Final Report, December 2003.

3.3 Housing Characteristics

3.3.1 Inventory of Housing Types

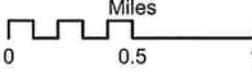
Housing Units

According to 2000 Census data, the City has approximately 9,686 housing units. It is estimated that 59.7% of the housing units in Mount Vernon are single-family one-unit attached or detached housing. Roughly, 7.5% of the housing stock in 2000 was classified as Mobile Homes. Just over 32% of the housing units in the City are multifamily structures: including 11.3% with 2-4 unit and 21.4% with 5 or more units. There are a higher percentage of multifamily units in the City compared to the County as a whole. There are six Census tracts within the boundaries of the City; however, most of these tracts are only partially within the City limits (Figure 3-2). Table 3-3 below shows the composition of the housing in Mount Vernon as compared to Skagit County and by individual Census Tracts.



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Source: US Census 2000,
Photo Date: 2000

 Map Prepared: April 2005

-  City Limits
-  Census Tracts (2000)

Figure 3-2. Census Tracts (2000) within City Limits
Mount Vernon Housing Element Update

Table 3-3. Units in Structure, As Percentage of Total

	Single Family*	2-4 Units	5+ Units	Mobile Homes	Other**
County	72.0%	6.1%	9.5%	11.8%	0.6%
City	59.7%	11.3%	21.4%	7.5%	0.1%
Census Tracts					
9522	58.2%	12.1%	25.6%	4.1%	0.6%
9523	52.2%	10.0%	28.5%	9.4%	0.0%
9524	70.1%	8.8%	10.9%	10.2%	0.0%
9525	58.9%	19.3%	21.3%	0.0%	0.0%
9526	83.0%	1.7%	1.7%	13.6%	0.5%
9527	83.6%	0.7%	2.2%	12.9%	0.0%

* Single family attached and detached.

** Boat; RV; van; etc

Source: US Census 2000

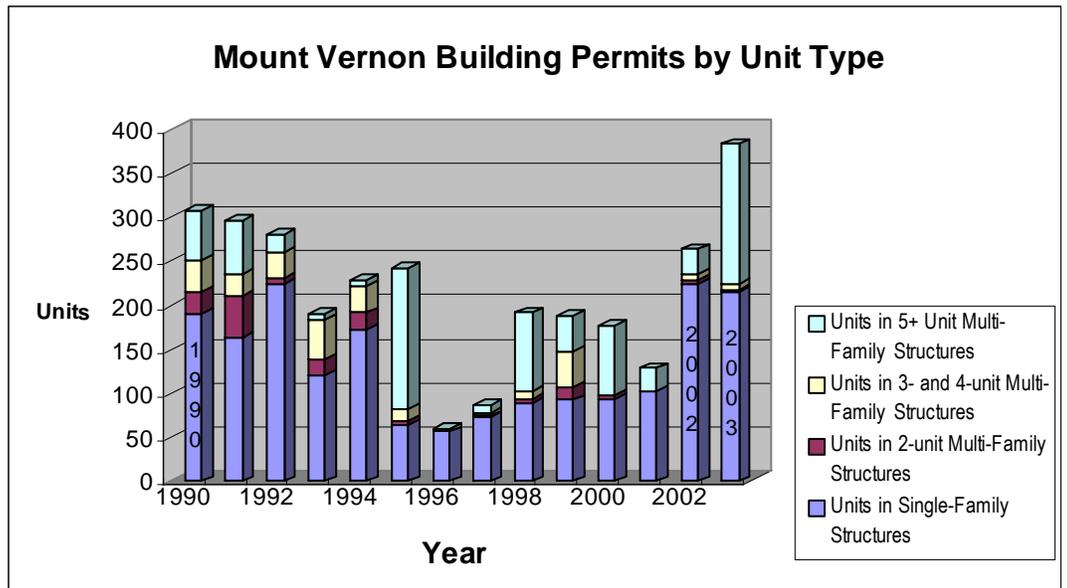
The predominate housing type in Mount Vernon as well as the County is single-family. 2000 Census data indicated that almost 60% of all housing units in the City are single family compared to 72% in the County. The table above also illustrates the greater diversity of housing types in the City than in the County (Table 3-3). The 1990 Census data, indicated that during the 1980's the percentage of single family housing units in comparison to other housing unit types has remained relatively the same; however, this is a decrease from the 1980 census data which showed that 67.4% of all housing units were single family structures in the City and 77.2% in the County.

Age of Housing

According to 2000 Census data, 33.5% of the housing units in Mount Vernon were constructed by 1970, and 20.6% of the housing units were constructed between 1970 and 1979. The remaining 46% of the housing units were constructed after 1979. Between 2000 and 2003, building permits for approximately 950 housing units were issued¹.

¹ The City's residential building permit records showed a total of 1,039 permits between January 2000 and December 2003.

Figure 3-3 Building Permits issued annually by Unit Type



Source: Census Bureau's Building Permits Survey: Accessed on March 25, 2005
<http://socds.huduser.org/permits/index.html?>
 Manufacturing and Construction Division, U.S. Census Bureau

The figure above (Figure 3-3) shows the trend in building permits issued in Mount Vernon since 1990 for the number of single-family units in and the number of units in multifamily structures.

Ownership

The majority of housing units in the City are owner occupied at 57.2%. Table 3-4 shows the rate of homeownership compared to rentals in the City. This trend is consistent throughout the City, with the exception of Census Tract 9525 where under half (49.1%) of the units are owned. Similarly, in Census Tract 9522 there are an equal number of rental units compared to owned units.

Table 3-4. Owned vs. Rented Dwelling Units

	% Owned Units	% Rental Units
County	69.7%	30.3%
City	57.3%	42.7%
Census Tracts		
9522	50.0%	50.0%
9523	54.0%	46.0%
9524	69.5%	30.5%
9525	49.1%	50.9%
9526	80.6%	19.4%
9527	82.8%	17.2%

Source: US Census, 2000.

The following table (Table 3-5) shows how ownership rates have changed since the 1980s in the City and County. Ownership declined in the 1980s, but since then it has remained relatively consistent in the County and City. In general, the ratio of owner versus rental households has remained relatively consistent over the twenty-year period between 1980 and 2000.

Table 3-5. Rates of Ownership

	1980	1990	2000
Skagit County			
% Owner Households	71.4	69.9	69.7
% Rental Households	28.6	30.1	30.3
City of Mount Vernon			57.3
% Owner Households	60.1	56.9	
% Rental Households	39.9	43.1	42.7

Source: US Census, 2000, 1990, 1980

Vacancy Rates

The overall vacancy rate in 2000, for all housing units in the City was 4.2% with 95.8% of all housing units occupied (9,276 occupied units). The City's rental vacancy rate (4.3%) is slightly higher than the County's (3.8%). The City's homeowner vacancy rate is 2.1%, higher than the County's 0.9% owner vacancy rate. Vacancy rates below 4% tend to indicate economic distress in the market, a

recession, and/or a lack of available housing units for the local population. The current census data indicates that there appears not to be enough affordable single-family units available for sale in Mount Vernon.

3.3.2 Housing Conditions

Condition of Housing

In terms of selected housing characteristics, the 2000 Census data indicates that 0.8% (71 units) lack complete plumbing facilities, 1.2% (112 units) lack complete kitchen facilities and 1.5% (143 units) have no telephone service. According to 2000 Census 1.5% of the units are heated by wood, and 0.8% indicate they used no fuel implying those units may have no heat and 0.5% of the housing units use fuel oil, kerosene, etc.

Occupancy

According to the 2000 Census, the average occupancy rates for all units in the City are higher than in the County. The average household size increased between 1990 and 2000; in 1990 owner occupied units in the City had an average of 2.67 persons and renter occupied units had an average of 2.27 people. Census Tract 9523 has the highest occupancy overall at 2.97 persons per unit. Table 3-6 below shows occupancy for the County and City as well as the Census Tracts within the City.

Table 3-6. Occupancy - Persons per Unit: Owned vs. Rented

Average household size	Owner Occupied	Renter Occupied	Overall
County	2.61	2.60	2.60
City	2.74	2.75	2.75
Census Tracts			
9522	2.68	2.33	2.5
9523	3.1	2.81	2.97
9524	2.67	2.71	2.68
9525	2.47	2.43	2.45
9526	2.52	3.11	2.63
9527	2.86	2.74	2.84

Source: US Census 2000

Overcrowding

Of the 9,686 total housing units in Mount Vernon, the 2000 Census data indicated that approximately 10.8% of the units are considered overcrowded (more than one person per room). Census Tract 9523 appears to have the highest percent of overcrowding at 15.4%. Table 3-7 below shows the average persons per room for housing units in the City and by individual Census Tract.

Table 3-7. Overcrowding in Housing units

PERSONS PER ROOM	1.1-1.5%	1.51-2%	2.01%+	Total % of units with more than one person per room
City	424 4.6%	282 3.0%	302 3.2%	10.8%
Census Tracts				
9522	39 2.9%	37 2.7%	23 1.7%	7.3%
9523	216 5.9%	161 4.4%	186 5.1%	15.4%
9524	93 2.9%	73 2.3%	60 1.9%	7.1%
9525	44 3.8%	11 1.0%	33 2.9%	7.7%
9526	55 4.4%	0	0	4.4%
9527	43 3.7%	30 2.6%	7 0.6%	6.9%

Source: US Census 2000

3.4 Households

3.4.1 Household Characteristics & Trends

2000 Census data indicates there are 9,276 households² and 6,210 families³ within the City of Mount Vernon. The City's total population is 26,232, which results in an average household size of 2.75 persons per household (US Census 2000). This is an increase in the average household size since the 1990 Census, which indicated the average was 2.5 persons per household. In 2000, families comprise 66.9% of the total households in Mount Vernon, and families had an average size of 3.32 persons per family. Table 3-8 provides a break down of household characteristics for the City and its individual census tracts.

Table 3-8. Household Composition, as a Percentage of Total Households

	Family Households	Married Couple	Male Head	Female Head	Non-Family Households	Living Alone
City	66.9%	51.3%	4.2%	11.4%	33.1%	26.1%
Census Tracts:						
9522	62.7%	47.0%	3.1%	12.7%	37.3%	30.1%
9523	70.1%	54.4%	4.7%	11.0%	29.9%	23.4%
9524	69.8%	55.1%	3.8%	10.9%	30.2%	24.1%
9525	55.5%	39.5%	5.4%	10.6%	44.5%	34.5%
9526	72.1%	61.3%	3.0%	7.8%	27.9%	22.1%
9527	77.4%	66.1%	3.7%	7.6%	22.6%	16.5%

Source US Census 2000

Female-Headed Households

In 2000, the total number of female-headed households in Mount Vernon is 1,055 or 11.4% of the total households (US Census 2000). The percent of female-headed households has remained consistent since the 1990 Census. Female-headed households with children tend to have lower incomes than married

² The Census defines a household to include all of the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

³ The Census defines a family household as two or more related people living together.

couples or single male-headed households and oftentimes have higher demand for affordable housing units.

Population Over 65

In general, the population in the City is relatively young, with a median age of 31.1 in 2000. In 2000, 11.7% of the total households in Mount Vernon were persons 65 years or older and living alone. Census Tract 9522 has the highest concentration of elderly (65 years or older) living alone at 12.7%; however, Census Tract 9524 has the highest percent of elderly population at 17.5%, which may be attributed to the proximity of the hospital and nursing homes. The percents of the population age 65 years or older is listed in Table 3-9.

Table 3-9. Population 65 and Over

	2000 (% of Total Pop.)	Living Alone & Over 65 (% of Households)
City	12.5	10.9
Census Tracts:		
9522	12.6	12.7
9523	9.7	9.4
9524	17.5	11.7
9525	9.8	10.7
9526	14	8.7
9527	10.6	6.3

Source: US Census 2000

Farmworkers

Farm workers represent a special housing needs group in Mount Vernon. Farm labor continues to be an important component of the local and regional economy. However, farm workers continue to have a difficult time obtaining adequate and affordable housing due to low-income levels, language barriers, seasonal nature of their work and larger family size. According to the 2000 Census, 832 persons were employed in the agriculture, forestry, and fishing occupations. However, the census data is likely to underestimate the true number of farm workers in Mount Vernon due to the Census being conducted in the winter months, therefore not accounting for the seasonality of the labor force, and resulting in an undercount of migrant laborers.

Homeless⁴

The figures below (Table 3-10 and Table 3-11) are from the October 2003 and January 2005 One Day Homeless Count in Skagit County and show the age distribution of homeless individuals identified as well as their living situation. In Skagit County, there were a total of 1,180 individuals and 667 households identified as homeless. Of those, 304 homeless households (45%) were located in Mount Vernon.

Table 3-10. Age of Homeless Individuals in Skagit County

Age	October 2003	January 2005
0-5	83	171
6-12	60	123
13-17	48	100
18-20	34	71
21-25	79	149
26-35	117	179
36-45	89	201
46-55	148	138
56-64	26	36
65+	19	12
Total	703	1,180

Source: 2005 Skagit County Continuum of Care report

⁴ Information in this section was obtained from the 2005 Skagit County Continuum of Care report as well as personal communication with Bill Henkel, Community Services Director with Skagit County Community Action Agency in March 2005.

Table 3-11 Location where homeless were identified in Skagit County

	Individuals		Households	
	October 2003	January 2005	October 2003	January 2005
Emergency Shelter	134	193	83	101
Transitional Housing	48	216	33	93
Permanent Supportive Housing	0	11	0	5
Temp. Living with Family or Friends	332	480	160	251
Out of Doors (Street/Tent)	81	147	65	119
Vehicle	58	139	35	103
No Response	50		24	

Race

The 2000 Census data indicated that Skagit County as well as Mount Vernon is comprised predominately of white households and individuals. While the City does not have a large minority population, it does have a higher percentage of non-white households than the County, with the exception of Native American and Alaskan households. More than half of the Asian/Pacific Islander and African American households in the County are located in the City. The two tables below provide 2000 Census data on the racial make up of households and individuals in the County and City (Table 3-12 and Table 3-13).

Table 3-12. Race of Householder

	White	Black	Asian/ Pacific Islander	Native Amer./Alaskan	Other
County	35,467	126	477	578	1,585
	91.3%	0.3%	1.2%	1.5%	4.1%
City	7,781	66	212	89	923
	83.9%	0.7%	2.3%	1%	10%

Source: US Census 2000

Table 3-13. Race by Person

	White*	Black*	Native Amer./Alaskan *	Asian*	Pacific Islander*	Other*
County	86.5%	0.7%	2.7%	2.0%	0.3%	7.8%
City	75.7%	1.1%	1.6%	3.2%	0.3%	18.1%
9522	81.0%	1.3%	1.9%	3.8%	0.4%	11.5%
9523	68.9%	1.0%	1.4%	4.0%	0.4%	24.4%
9524	82.2%	0.9%	1.5%	2.2%	0.1%	13.0%
9525	79.2%	1.5%	2.2%	2.5%	0.3%	14.4%
9526	88.8%	0.6%	1.7%	1.5%	0.2%	7.2%
9527	90.9%	0.5%	1.3%	1.8%	0.4%	5.0%

*Alone or in combination with one or more other races.
Source: US Census 2000

The following table looks at the distribution of persons of Hispanic or Latino origin within the City. Census Tract 9523 has the highest percentage with the 3,849 persons of Hispanic or Latino origins, which is almost half of the total Hispanic households in the whole City.

Table 3-14. Persons of Hispanic Origin (any race)

	Hispanic or Latino Origin	
	% of Population	Number
County	11.2%	11,536
City	25.1%	6,589
Census Tract		
9522	15.8%	544
9523	35.1%	3,849
9524	17.3%	1,529
9525	18.3%	558
9526	8.6%	281
9527	6.1%	202

Source: US Census 2000

Census data indicates that Hispanic households have more than doubled in the City and County between 1990 and 2000. Hispanic households account for 14.9% of all households in the City, a significantly higher percentage than in the County. About 56% of all Hispanic households in the County are residing in Mount Vernon. The table below provides the concentration of Hispanic heads of households in the County compared to the City. (Table 3-15)

Table 3-15. Households of Hispanic Origin (any race)

	2000		1990	
	% of Households	No.	% of Households	No.
Skagit County	6.3%	2458	3.4%	1,030
Mount Vernon	14.9%	1380	6.6%	455

Source: US Census 2000, 1990

3.4.2 Household Income

Median household income is lower in Mount Vernon compared to countywide figures. In 1999, the median household income in Skagit County was \$42,381, compared to County median household incomes for families of \$48,347 and a non-family median income of \$26,565. Mount Vernon's median household income has increased by 40.6% since 1989. In 1999, the City's median household income was \$37,999, which is 12% lower than the median household income in Skagit County of \$42,381 (US Census 2000). Table 3-16 shows a breakdown of household incomes in the City and County from the 2000 Census.

Table 3-16. Household Income (1999)

	0- \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$44,999	\$45,000 to \$74,999	\$75,000 or more	1999 Median Income
County	13.4%	6.2%	13.1%	7.2%	20.2%	27.0%	20.0%	\$42,381
City	15.9%	7.0%	15.0%	8.5%	23.4%	26.5%	15.3%	\$37,999
9522	18.9%	7.9%	13.0%	7.9%	20.9%	29.9%	10.6%	\$36,921
9523	15.4%	6.8%	16.4%	7.4%	23.8%	25.0%	18.1%	\$39,299
9524	10.7%	6.4%	13.9%	10.2%	24.2%	28.7%	17.0%	\$42,459
9525	23.2%	10.3%	13.8%	7.6%	21.5%	20.4%	13.0%	\$32,383
9526	11.6%	5.0%	11.8%	4.4%	16.3%	27.8%	26.0%	\$47,500
9527	10.1%	2.1%	6.8%	4.9%	11.7%	27.5%	35.0%	\$60,223

Source: US Census 2000

Examining the household incomes in Mount Vernon and Skagit County as a whole provides a means of measuring whether housing in the City is affordable to its residents.

Approximately 43% of the total households in the City are classified as Low, Very Low, or Extremely Low Income households, of which 28% are renter households and 15% are owner households. This data is used to determine distribution of Community Development Block Grant (CDBG) funds one of the oldest programs in the Department of Housing and Urban Development (HUD). The CDBG program provides annual grants on a formula basis to many different types of grantees through a variety of programs. The following table (Table 3-17) shows the number of households, both owners and renters, in the City who fall within the Extremely Low, Very Low and Low Income categories defined by HUD.

Table 3-17. Mount Vernon Low Income Households

Household Income Level	% of Median Income	# of Renters	# of Owners	Total Households	% of all Households*
Extremely Low Income	0% - 30%	884	237	1,121	12%
Very Low Income	31% - 50%	769	406	1,175	13%
Low Income	51% - 80%	982	725	1,707	18%
Total-Low Income households		2,635	1,368	4,003	43%

*CHAS uses 9,290 as the total number of households in Mount Vernon

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) data, a special tabulation of Census 2000 data. Accessed online March 25, 2005, <http://socds.huduser.org/chas/index.html?>

Family Income

According to Census 2000 data, there are 6,203 families⁵ in Mount Vernon. As shown in Table 3-18, in 1999 the City's median family income in 1999 was \$44,772, compared to the County's median family income of \$48,347, a difference of 8%. Median family household income did not increase at the same rate as the City's median household income; between 1989 and 1999 median family household income increased by 33.3%, compared to a 40.6% increase in median household income. The median non-family household income was \$23,087.

⁵ The U.S. Census defines a family as a householder with one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The definition of family excludes one-person households.

Table 3-18. 1999 Family Income

Family Income Level	Skagit County 1999	% of County Total	Mount Vernon 1999	% of City Total
Total Number of Families	27,410	100%	6,203	100%
Less than \$10,000	1,247	5%	309	5%
\$10,000 to \$14,999	1,134	4%	324	5%
\$15,000 to \$19,999	1,301	5%	316	5%
\$20,000 to \$24,999	1,530	6%	408	7%
\$25,000 to \$29,999	1,651	6%	437	7%
\$30,000 to \$34,999	2,045	7%	589	9%
\$35,000 to \$39,999	1,690	6%	305	5%
\$40,000 to \$44,999	1,865	7%	430	7%
\$45,000 to \$49,999	1,759	6%	403	6%
\$50,000 to \$59,999	2,913	11%	685	11%
\$60,000 to \$74,999	3,745	14%	837	13%
\$75,000 to \$99,999	3,478	13%	678	11%
\$100,000 to \$124,999	1,338	5%	196	3%
\$125,000 to \$149,999	637	2%	104	2%
\$150,000 to \$199,999	462	2%	104	2%
\$200,000 or more	615	2%	78	1%
Median family income in 1999	\$ 48,347	-	\$ 44,772	-

Source: Census 2000.

HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The major active assisted housing programs are the Public Housing program, the Section 8 Housing Assistance Payments program, and Section 202 housing for the elderly and Section 811 housing for persons with disabilities. HUD defines low income

housing needs based on families. On a yearly basis, HUD provides income limits for Skagit County based on the size of a family. These income limits are provided in Table 3-19 for a family of four in Skagit County. These numbers tend to be higher than the 2000 Census data, as these income limits are updated yearly by HUD and the Census data is approximately 5 years old.

Table 3-19. 2005 & 2000 HUD Income Categories (by family)

Family Income Level	% of Median Income	Income Limit in FY 2005*	Income Limit in FY 2000**
Extremely Low Income	0% - 30%	\$17,010	\$13,200
Very Low Income	31% - 50%	\$28,350	\$22,000
Low Income	51% - 80%	\$45,350	\$35,000
Moderate Income	81% - 95%	\$53,865	\$41,800
Middle Income	96% - 120%	\$68,040	\$53,800

*For a family of four, using a MFI for FY 2005 of \$56,700 in Skagit County

** For a family of four, using a MFI for FY 2000 of \$44,000 in Skagit County

Source: Department of Housing and Urban Development (HUD)

The Housing Authority of Skagit County (HASC) administers the Section 8 Voucher Program, a subsidized rental housing program. Section 8 Certificates are typically issued to families with income below 50% of the County median. According to Table 3-19, a family earning 50% of the County median would qualify for housing assistance if the family income was \$28,350 or less.

Families Living in Poverty

Families that have the most difficulty affording housing are those earning less than the poverty level. In 2000, the poverty threshold for a family of two adults and two children was \$17,463. According to 2000 Census data, Mount Vernon had 671 families or 4,054 individuals (15.5% the total population) at or below poverty level. This includes 292 female-headed families (5% of all family households in the City) and 211 (1% of the total population) individuals 65 years or older are at or below poverty level in the City.

3.4.3 Housing Costs

The US Census compiles data on gross rent and monthly owner housing cost as a percentage of household income, which is one means by which housing affordability in Mount Vernon can be examined.

Ownership Costs

According to 2000 Census data, Mount Vernon's median home price was \$142,000, which was 11% lower than the County's median home price of \$158,100. The 2000 Census data showed 46% of all homes in the City valued between \$100,000 and \$149,000 in price. Washington State University's Center for Real Estate Research indicated that in 2003 the median home price was \$175,000 in Skagit County. The following table shows the value of homes as estimated by their owners for the 2000 Census (Table 3-20).

Table 3-20. Residential Value by Owners

Census Tracts	\$0 to \$50K	\$50K to \$99K	\$100K to \$149K	\$150K to \$199K	\$200K to \$299K	\$300K and up	Median
County	1.5%	9.9%	33.5%	26.5%	18.3%	4.5%	\$158,100
City	0.3%	10.8%	46.0%	28.1%	12.0%	0.4%	\$142,000
Census Tract 9522	0.0%	6.0%	61.7%	23.1%	7.0%	2.2%	\$132,900
9523	0.4%	5.6%	34.3%	37.0%	18.8%	0.6%	\$166,200
9524	0.0%	9.7%	45.7%	24.2%	15.5%	0.4%	\$143,300
9525	1.2%	32.9%	47.9%	14.4%	3.6%	0.0%	\$115,400
9526	1.0%	10.6%	37.9%	23.1%	19.3%	1.6%	\$150,800
9527	0.7%	5.9%	14.7%	19.3%	38.0%	8.3%	\$218,300

Source: US Census 2000

According to Census 2000 data, roughly 73% of Mount Vernon homeowners pay 30% or less of their income on housing costs, while approximately 27% of all homeowners pay 30% or more of their income towards housing costs.

Rental Housing Costs

The average rental rates in 2003 for apartments in Skagit County are provided in the following table (Table 3-21).

Table 3-21. Average Rental Rates 2003

Average Rent	1 br/ 1 ba	2 br/ 1 ba	3 br/ 2 ba
\$788	\$674	\$841	\$940

Source: 2005 Skagit County Continuum of Care report

According to 2000 Census data, there were 3,961 renter occupied units in the City, which makes up 42.7% of all housing units. The City's median contract rent⁶ in 2000 was \$587 compared to the City's median gross rent⁷ of \$655. Table 3-22 below provides a breakdown of the number of units available in different rental categories in the City by individual census tract. This table provides a look at rental cost throughout the City. Census tract 9527 has the lowest median contract rent at \$475, with 54% of the units in that census tract having rents under \$500 dollars. In contrast Census Tract 9524 has the highest median contract rent of \$674 with only 12% of the units having rents under \$500; over 15% of the units in this census tract are \$1,000 or greater.

Table 3-22. Contract Rents

	0-\$499	\$500-\$699	\$700-\$999	\$1,000-\$1,499	\$1,500 or more	Median
City	30.7%	46.0%	18.1%	1.5%	3.7%	\$587
Census Tract						
9522	37.6%	39.2%	23.2%	0.0%	0.0%	\$573
9523	34.7%	49.4%	12.6%	0.5%	2.7%	\$566
9524	11.9%	45.8%	27.1%	4.7%	10.5%	\$674
9525	43.2%	41.0%	14.6%	1.1%	0.0%	\$526
9526	31.2%	53.2%	15.6%	0.0%	0.0%	\$544
9527	53.8%	42.9%	3.4%	0.0%	0.0%	\$475

Source: US Census 2000

⁶ The Census defines contract rent (also referred to as "asked rent") as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit.

⁷ The Census defines gross rent as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

The following table (Table 3-23) provides an indication of the percentage of income being spent on housing by households who rent. A general rule of thumb when discussing housing affordability is that households should not spend over 30% of their income toward housing, which is reflected by gross rent. According to Census data, just over half of rental households pay 30% or less on their monthly housing costs and 47.8% pay more than 30%. All of the census tracts in the City have rental households spending over 30% of their income on housing expenses: Census Tract 9522 has 36.6%, Census Tract 9523 has 47.1%, Census Tract 9524 has 54.2%, Census Tract 9525 has 49.2%, Census Tract 9526 has 42.9%, and Census Tract 9527 has 23.8%

Table 3-23. Gross Rent as a percentage of Income

% of Household Income	Census Tract 9522		Census Tract 9523		Census Tract 9524		Census Tract 9525		Census Tract 9526		Census Tract 9527		City	
	Units	%	Units	%										
>10 %	13	1.9%	13	0.8%	28	2.9%	19	3.3%	15	6.5%	31	23.1%	80	2.0%
10 to 14%	62	9.1%	92	5.6%	60	6.3%	37	6.3%	65	28.1%	8	6.0%	269	6.8%
15 to 19%	120	17.7%	189	11.4%	104	10.8%	86	14.8%	19	8.2%	21	15.7%	504	12.7%
20 to 24%	148	21.8%	265	16.0%	101	10.5%	73	12.5%	7	3.0%	0	0.0%	587	14.8%
25 to 29%	77	11.4%	256	15.5%	120	12.5%	37	6.3%	26	11.3%	27	20.1%	490	12.4%
30 to 34%	101	14.9%	195	11.8%	156	16.3%	34	5.8%	27	11.7%	0	0.0%	505	12.7%
35 to 39%	33	4.9%	66	4.0%	77	8.0%	27	4.6%	6	2.6%	14	10.4%	193	4.9%
40 to 49%	53	7.8%	171	10.3%	43	4.5%	39	6.7%	24	10.4%	4	3.0%	325	8.2%
50% or more	61	9.0%	348	21.0%	244	25.4%	187	32.1%	42	18.2%	14	10.4%	871	22.0%

Source: US Census 2000

Public & Assisted Housing

2005 Skagit County Continuum of Care report dated January 2004 indicated there was a minimum 2-½ year waiting list for rental housing with HASC, which is an increase of 22% since 2003. Of the households on the waiting list, 1,232 are families with children and 322 are individuals. As of June 2004, the Skagit County Community Action Agency Transitional Housing Program had 58 families on a two-year wait list. Table 3-24 provides a list of subsidized and other low-income/low-rent housing identified in Mount Vernon.

Table 3-24. Assisted and Affordable Housing

Project	Housing Type	Units
Alpine Ridge	Elderly; disabled	60
Fircrest Apts.	Elderly; disabled	36
Mt. Vernon Manor	Elderly	55
Mt. Vernon Manor II	Elderly	30
Ridgeview Terrace	Elderly; disabled	80
La Paloma	Farmwkr Family	40
Laventure Village	Family	30
Olympic Apts.	Family	32
Skagit Village	Family	36
Casa de San Jose Pl.	Farmwkr Family	50
La Casa del Padre Miguel Apt.	Farmwkr	10
Kulshan Apts.	Family	38
Salem Village Apts.	Elderly	46
Summeglenn Apts.	Family	153
Arbor Park Apts.	Elderly; disabled	184
Vintage at Mount Vernon	Elderly; disabled	155
Mount Baker Meadows (publicly-owned)	Farmwkr	20

Source: City of Mount Vernon 2004-2006 Consolidated Plan & Housing Authority of Skagit County Feb 2005

3.4.4 Affordability Analysis

The above sections describe the household and family income levels and housing costs in Mount Vernon and the County as a whole. This section will compare the housing costs in Mount Vernon relative to the household income of its residents.

Housing affordability is the relationship between household incomes and housing prices/rents, and interest rates. Housing affordability measures the burden of expenditures for housing relative to income. Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

There are a number of methods that housing affordability can be measured. According to Census 2000 data, roughly, 73% of Mount Vernon homeowners pay 30% or less of their income on housing costs and approximately 52% of rental households pay 30% or less on their monthly housing costs, leaving 27%

of owners and 48% of renters that spend more than 30% of their income on housing.

If housing affordability is measured by families and their size as opposed to households, HUD's income limits can be applied to determine housing affordability. As shown in Table 3-25, a family of four earning 80% of Skagit County's median income (\$45,350 as of 2005) cannot afford to purchase a home in Mount Vernon without paying greater than 30% of their income on housing costs. A family of four must earn approximately \$51,917 a year to afford Mount Vernon's median priced home and keep their housing costs at 30% of annual family income, or approximately \$17,440 in mortgage and taxes per year. If this annual income is compared to Census 2000 data and adjusted for inflation, a family income of \$51,917 equates to roughly 43% of Mount Vernon's population. Appendix B contains a more detailed breakdown of the figures in Table 3-25.

Family income below 80% of the median income would not be able to afford the median priced home, but would afford rents in Mount Vernon. Families earning 80% of the median income can afford rental housing up to \$1,135 per month and still maintain their housing costs at less than or equal to 30% of their total income. Families earning 50% of the median income can afford rental housing up to \$710 and keep their housing costs at less than or equal to 30% of their total income. (Table 3-21)

Table 3-25. Mount Vernon Housing Sales and Affordability

Housing/Mortgage Characteristics	City of Mount Vernon
Median Sales Price for Single Family Home Sales (February 2005) ¹	\$199,000
Estimated annual taxes based on 2004 average tax rate for City of Mount Vernon (\$13.38735/1000 assessed value) ²	\$ 2,664.08
Annual Mortgage Costs for 95% of Median Sales Price: 7% interest ⁴	\$14,775.6
Total Annual Mortgage and Taxes, Median Priced Home in Mount Vernon, February 2005	\$17,439.68
Year 2005, income level at 80% of median Skagit county income, family of 4 ⁵	\$45,350
Annual income necessary to afford the median single family sales price in February 2005 (\leq 30% of income on housing), excluding taxes	\$49,253
Annual income necessary to afford median sales price in Mount Vernon (\leq 30% of income on housing), including taxes	\$51,917

¹ Based on data available on closed sales in Mount Vernon, February, 2005 new and used residential sales, First American Title Company of Skagit County. ² The tax rate in Mount Vernon varies by location. The tax rate per \$1,000 assessed value ranges from \$12.0903-\$14.6844. ³ Skagit County Assessor. ⁴ Assumes mortgage payment factors (principal and interest only), 30-year fixed mortgage at 7% interest rate and 5% down payment. ⁵ Source-HUD 2005 Income Limits for Skagit County.

Affordable Housing and Fair Share Housing Allocation

GMA and Skagit County's Countywide Planning Policies encourage the availability of affordable housing to all economic segments of the population. Skagit County does not currently have a method for calculating the fair share allocation of affordable housing units for each jurisdiction. This analysis considers two alternative methodologies (utilized by King County, Pierce County and Snohomish County) to estimate Mount Vernon's fair share of affordable housing. These calculations are based on Census 2000 data for household incomes.

Pierce County/Snohomish County Method

This fair share methodology identifies those households in need which earn less than 95% of the County's median income and pay more than 30% of their income on gross rent or homeowner costs. The 2000 median income in the County is \$42,381; 95% of that median is \$40,262. Households earning more than 95% of the median income are assumed to have their housing needs

addressed through the private market. This methodology identifies the City's fair share of existing housing needs and the City's fair share of the future projected housing needs and includes adjustment factors for the City's share of existing and future lower income jobs, the City's existing low and moderate income housing stock, the City's projected low and moderate income households, and the City's projected future housing needs. Based on this approach, it is anticipated that Mount Vernon's total fair share allocation of housing (existing and projected) is 3,705 units by 2025. Table 3-26 summarizes the key findings of the fair share housing calculations utilizing this methodology. Appendix B includes the full worksheet and calculations used.

Table 3-26. Fair Share Housing Allocation Calculations- Pierce/ Snohomish Counties Methods

Total unadjusted existing housing need (number of households earning 95% of median income and paying greater than 30% of income to housing) ¹ , 2000	2,812
Adjusted Fair Share of Existing Housing Need, 2000	2,593
Adjusted Fair Share of Future Housing Need, 2025	1,112
Total Housing Need 2000-2025	3,705

¹ Adjustments for fair share housing calculations integrate factors for the number of low-income jobs and the number of low and moderate-income housing stock in Mount Vernon.

Source: Jones & Stokes, 2005.

King County Method

The King County methodology looks at the housing needs of those households below 50% of the median County income and 50-80% of the median County income. The King County methodology specifies each jurisdiction shall plan for a number of housing units affordable to households with incomes between 50 and 80 percent of the County median income that is equal to 17% of its projected net household growth. In addition each jurisdiction in the County must plan for a number of housing units affordable to households with incomes below 50 percent of median income that is either 20% or 24% of its projected net household growth. The calculation includes an Affordable Housing Job/Housing Index, which was developed as a way to adjust housing targets based on each jurisdictions' existing concentration of low-cost housing and low-wage employment.

Using a similar approach for Skagit County and Mount Vernon and applying information available through the Census, this method first identified the number

of households with housing needs. The number of households at 50% of the County median income (\$21,191) and households at 50-80% of the County median income in the year 2000 (\$33,905) who pay greater than 30% of their income on housing (rental and ownership) were compared to the number of households Countywide. Currently, 16% of Mount Vernon's households (1,492 households) are at 50% of the median income and pay greater than 30% of their income on housing costs. Roughly 10% of Mount Vernon's households, or 943 households are at 50-80% of the median income and pay 30% or more on their housing costs. Under this approach, Mount Vernon's existing households with housing need is approximately 26% of total households (or 2,435 households). This compares to the countywide ratios of 11% (50% of median income) and 7.5% (50-80% of median income) or roughly 19% of County households (7,355 households) within those income levels that pay greater than 30 % of their income on housing costs. If these same ratios are applied to the future projected population, approximately 1,238 new units affordable to 50% of the median income and 774 new units affordable to 50-80% of the median income would be necessary to satisfy future projected housing needs in Mount Vernon, for a total of 4,002 affordable housing units to satisfy existing and projected housing needs. However, this approach assumes that Mount Vernon should be targeting the same ratio of households with housing needs for projected population growth as existing demand and does not consider what proportion this is of Skagit County's existing and projected households with housing needs.

Table 3-27. Fair Share Housing Allocation Calculations- King County Method

	City of Mount Vernon
Total Households	9,276
Households at 50% of County median income paying greater than 30% on housing	1,492
Households at 50-80% of County median income paying greater than 30% on housing	943
Total Unadjusted Existing Housing Need	2,435
Total Adjusted Existing Housing Need ¹	2,261
Future Projected Households	7,248 ²
Projected Housing Need Unadjusted	1,885
Projected Housing Need Adjusted	1,741
Total Housing Need	4,002

¹ Adjustment factor for low-wage jobs index multiplied by the low-cost housing index. ²Based on a projected population increase of 19,568 persons at 2.7 persons per household.

Source: Jones & Stokes, 2005.

3.4.5 Summary of Existing Conditions and Key Issues

Following are key points of the existing housing conditions in Mount Vernon:

- As the largest City in the County, Mount Vernon has a higher percentage of housing than other cities in the County. Its size and role in the County mean the Cities' housing stock and households are more diverse than other parts of the County.
- Single-family housing is the predominate housing type in Mount Vernon. The mix of housing types is approximately two-thirds single-family homes and one-third multi-family. Much of the recent growth that has occurred since 2000 includes multi-family housing. Mobile homes account for approximately 7.5% of the total housing units in the City.
- The housing stock in Mount Vernon is relatively new with 46% of the housing units constructed after 1979.
- The overall condition of existing housing is good.

- Approximately 27% of all homeowners in the City pay 30% or more of their income towards housing costs. Forty-eight percent of all rental households pay 30% or more of their income toward housing costs. Accordingly, there continues to be a need for affordable housing for very low, low, and moderate-income households.
- The population of the City of Mount Vernon is expected to grow to 47,900 permanent residents by the year 2025. To accommodate permanent and seasonal residents and with a healthy vacancy rate, an estimated 7,116 to 7,248 new housing units will be needed. (This estimated minimum number of new housing units needed is arrived at by taking the expected increase of 19,568 individuals between 2000 and 2025 and dividing by 2.75 or 2.7, the average persons per household.)
- In 2000, 57% of housing units were owner occupied and 43% were renter occupied. This is a lower incidence of owner occupancy than in the County.
- Vacancy rates in 2000 were 2.1% for homeowner occupied units and 4.4% for rental units. The low vacancy rate for owner occupied units is likely an indication of a lack of housing units available for purchase.
- Household size has increased; the average household size in Mount Vernon was 2.5 persons in 1990 and 2.75 persons in 2000.
- In 2000, 21% of the City's housing units were overcrowded, indicating a lack of affordable housing or a lack of available housing stock with enough bedrooms for large families and households.
- Mount Vernon is a predominantly white community; however, it is more diverse than the rest of the County. The 2000 Census showed that one in four people in Mount Vernon is Hispanic, while one in nine countywide is considered Hispanic.
- Mount Vernon is a relatively young community with a median age in 2000 of 31.1. Only 11.7% of the households are householders 65 years and over.
- There is a high number of homeless located in Mount Vernon compared to the County as a whole.

Housing policies consider these existing conditions and key issues.

3.5 Buildable Lands & Ability to Meet Population Targets and Range of Housing Types

3.5.1 Capacity of Land Use Plan and Population Growth Targets

The City has prepared a buildable lands capacity analysis estimating the future number of units that can be accommodated by the proposed Land Use Plan in the City and UGA. The analysis calculated the number of vacant or partially developed acres, discounting critical areas and roads and public purpose uses, and multiplied it by the maximum densities of the zones (without assuming density bonuses often requested now with Planned Unit Developments). With these discounts, the capacity analysis estimates a potential for added dwellings in the residential zones of approximately 11,255 to 11,755; if one assumes a market factor of 30% (not all property owners will want to develop their property over the next 20 years)⁸, the number of potential units would equal 7,879 to 8,228, approximately.

Most of the new units are expected in the R-1, 9,600 square foot lot zone as shown on Figure 3-4 below:

⁸ This is a conservative assumption. Counties required to complete a buildable lands analysis per GMA requirements (e.g. King, Pierce, Thurston, Snohomish, etc.) varied in their market assumptions.

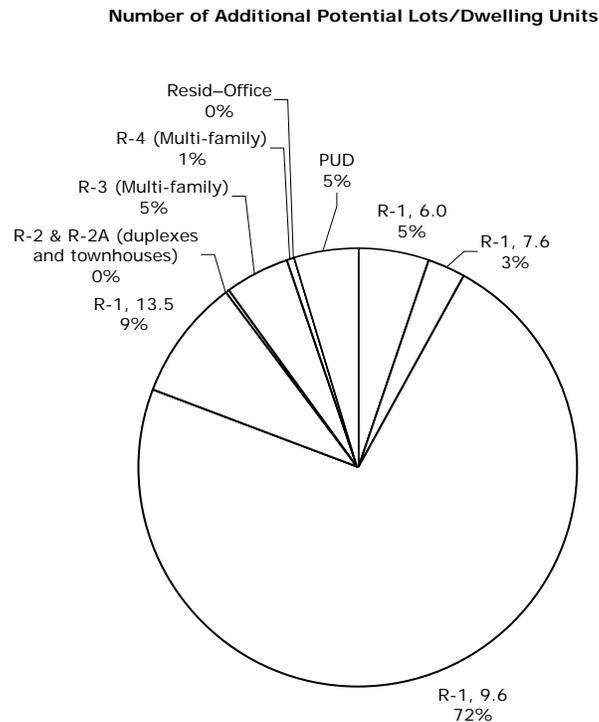


Figure 3-4 Future Potential Dwellings by Zone – Percent Share

The population of the City of Mount Vernon (City and UGA) is expected to grow to 47,900 permanent residents by the year 2025. To accommodate permanent and seasonal residents and with a healthy vacancy rate, an estimated 7,116 to 7,248 new housing units will be needed (increase of 19,568 individuals between 2000 and 2025 divided by 2.75, the average persons per household in 2000; and alternatively divided by 2.7 assuming some decrease in household size over 20 years for a conservative number). If considering 1,039 building permits issued between 2000 and 2003, the remaining target equals 6,077 to 6,209 dwellings. The capacity of 7,879 to 8,228, dwellings exceeds the remaining number of target units (6,077 to 6,209) and provides a “safety factor” in case achieved densities do not always equal the maximum density allowed in the zone. If growth were to occur at growth target level, land supply would not appear to affect housing affordability.

3.5.2 Capacity and Fair Share Housing

In Section 3.4.4, the Affordability Analysis indicated that the Skagit County Countywide Planning Policies promote affordable housing but do not specify a “fair share” allocation method for distributing existing and future households in

need (those paying more than 30% of their income and earning less than 80% of the County median income). For comparison sake, two methods of demonstrating fair share of housing needs (see Section 3.4.4) estimated an existing need of 2,261 to 2,593 and a future need of 1,112 to 1,741 units. Assuming that the 231 units of multifamily permitted between 2000 and 2003 are affordable (see earlier analysis that average rents are affordable to lower income households currently), the remaining share of projected need would be 881 to 1,510.

The buildable lands capacity analysis estimated approximately the following number of new dwellings by zoning category (assuming a 30% market factor and all of the deductions for critical areas, roads, etc.):

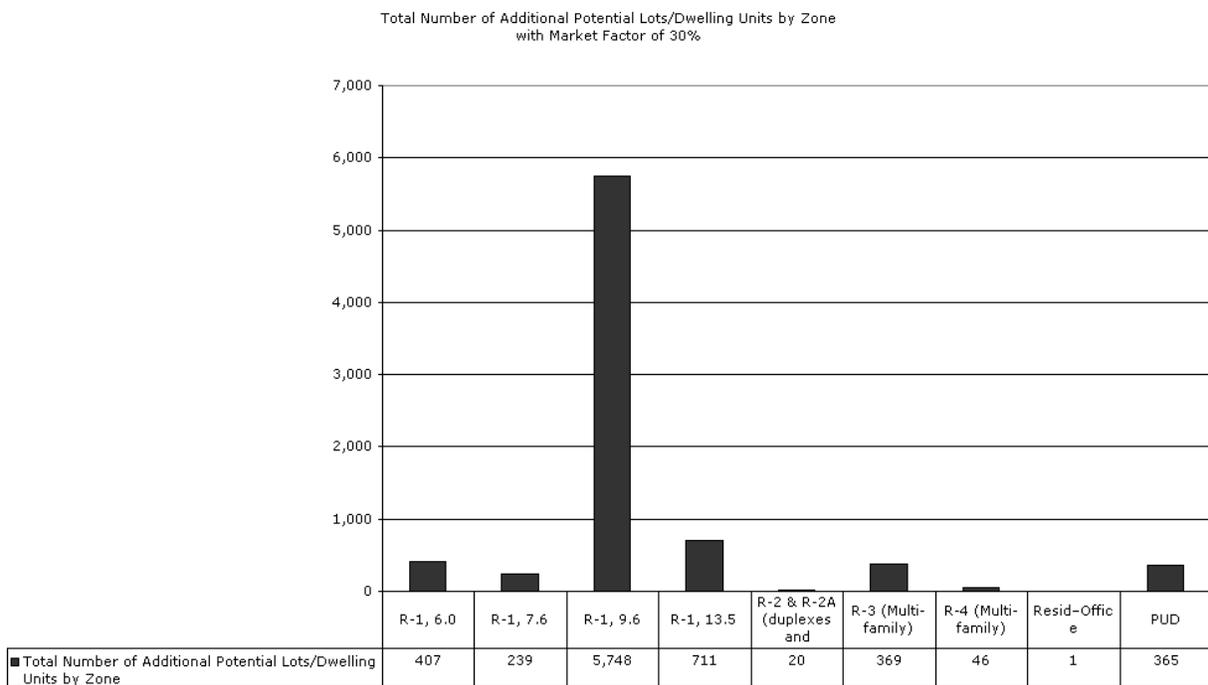


Figure 3-5 Future Number of Dwellings by Zone –30% Market Factor

As noted above, the greatest number of potential future units is projected in the R-1, 9,600 square foot lot zone. In terms of the unit types that have the most potential to be affordable (smaller lot single family, duplex, townhome, and multifamily), there could be approximately 930 to 1,010 units developed if totaling projected units in the R-1-6.0, R-2, R-3 and R-4 zoning districts and a portion of the PUD units. The projected 930 to 1,010 units that could be affordable, dependent on market conditions, is in the range of the remaining future fair share housing needs (881 to 1,510). Additional multifamily units are possible in the commercial zones (C-1, C-3 and C-4), and the City has seen some

“stand-alone” multifamily projects in commercial zones; this would increase the potential for multifamily housing.

3.5.3 Minimum Densities

Section 3.1 identified Growth Management Act (GMA) and hearings board requirements for housing elements:

- Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock;
- Provide for urban densities, considered to be 4 dwelling units per acre or more, except for areas where the designation of lower densities is limited to areas of “unique open space character and sensitivity to environmental disturbances.”

The capacity analysis above demonstrates that the City’s plan provides for a variety of housing types across economic levels. The plan also protects existing housing stock, by designating nearly all areas in residential use with residential zones (see Land Use Element).

In terms of minimum densities, the Comprehensive Plan land use map identifies the lowest density range as SF-Medium with densities ranging from 3 to 4.5 and lot sizes of 9,600 s.f. and 13,500 s.f. There are two instances where the minimum density of 4 dwelling units per acre would not be met based on the minimum lot sizes of the implementing zones: the Residential-Agriculture zone with 35,000 s.f. lot sizes and R-1, 13.5 with 13,500 s.f. minimum lot sizes. These zones would result in densities of 1.24 to 3.23 units per acre respectively.

The proposal to reclassify the Residential-Agriculture zone to densities consistent with the Comprehensive Plan Land Use Map is described in the Land Use Element Update, and is not repeated here. The remainder of this section addresses the R-1, 13.5 zone that implements the SF-Med Comprehensive Plan land use designation.

The R-1, 13.5 zone is applied in the City limits generally south of Fir Street and east of S Laventure Road. It has the potential to be applied in the UGA given the SF-Med designation accommodates both the R-1, 9.6 and R-1, 13.5 zones. There are several options that can be considered to ensure that the GMA minimum density requirements are met as shown in the Table 3-28 below.

Table 3-28. Density Options for the RM 13.5 Zone

Option	Description	Discussion
No Action	<p>Keep R-1, 13.5 zone on properties already zoned with this designation, and keep it as an option for the UGA.</p> <p>R-1 zone allows possibility of greater densities closer to 4 du/acre due to:</p> <ul style="list-style-type: none"> Accessory Dwelling Unit allowances PUD and cluster subdivision allowances⁹ Duplexes on individual lots permitted, or by Administrative Conditional Use Permit if not on individual lots (must be spaced) Minimum density requirements in MVMC 17.188 <p>Also R-1, 13.5 is applied in City areas, and has the potential to be applied in UGA areas, that are either developed or if undeveloped constrained with steep slopes, wetlands, and streams, some of them high value and associated with salmonid bearing waters (see Draft Issue and Options: Critical Areas Regulations Update, March 2004; and Case Study: Stream and Land Cover Class and Riparian Protection Regulations, April 2005).</p>	<p>This would allow for a variety of lot sizes in the City. The zone regulations have flexibility to attain a little higher densities compatible with a single-family character (e.g. accessory units, duplexes on individual lots, opportunities for PUDs, etc.).</p> <p>If R-1, 13.5 were exclusively applied in the UGA as areas annex, then the City's buildable lands analysis, which assumes R-1, 9.6 would be applied in the UGA, would need to be recalculated to see if capacity to meet growth targets would still exist.</p>
Maintain Existing R-1, 13.5, but do not apply further	<p>Keep R-1, 13.5 in areas already zoned with that classification; and</p> <p>Apply R-1, 9.6 to lands annexed in UGA.</p> <p>Above zoning and environmental characteristics apply to this option as well.</p>	<p>Maintains the "status quo" in the City, but allows the application of the R-1, 9.6 in annexing areas.</p> <p>Given that all properties would not develop to maximum densities where there are significant critical areas or due to property owner preferences, this option would help achieve the minimum 4 du/acre goal for the City identified in MVMC 17.118.</p> <p>This option was assumed in the City's buildable lands analysis.</p>

⁹ City staff indicate that recently, most permit applications for residential development comes in the form of requested PUDs.

Option	Description	Discussion
Apply R-1, 9.6 uniformly in City and UGA	Reclassify R-1, 13.5 in the City to R-1, 9.6; newly annexing areas would be designated R-1 9.6. Above zoning and environmental characteristics apply to this option as well.	This would reduce the potential for a variety of lot sizes. It would allow greater housing supply and help achieve the minimum 4 du/acre goal for the City identified in MVMC 17.118.

Any of the options in the Table above has the potential to meet the minimum density goal, although some have a greater likelihood of achieving the goal. However, the Buildable Lands Analysis assumed the second option, and showed a 20% cushion between target units and potential units; the “cushion” may help minimize housing cost pressures. The first option may meet minimum density but may also eliminate or substantially reduce the “cushion”.

3.6 Housing Goals and Policies

3.6.1 1994 Plan “Actions”

The 1994 Housing Element does not have goals and policies as is typical in a Comprehensive Plan. It does, however, identify “recommended actions” that appear to be similar to goals and policies. The table below identifies the original Housing Element “actions,” and whether they are still relevant given the existing and projected housing needs identified in Sections 3.2 to 3.4.

Table 3-29. Adopted Housing Element “Actions”

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
The requirements for creating an environment that fosters affordable housing for Very Low, Low, and Moderate Income Households are:		
Increase the supply of housing affordable to renter households earning up to 50% of median income.	Yes, see existing and projected housing needs and housing affordability in Section 3.4.4.	Land use plan provides for a variety of housing types, including a range of single and multiple family dwellings. Regularly monitoring housing affordability in the community is recommended.
Promote home ownership for Low-Income Households earning between 51% and 80%	Yes, see existing and projected housing	In terms of supply or capacity, the Land use

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
<p>of the median income through an integrated approach that involves increasing housing supply, increasing financial options for both housing providers and purchasers, and increasing individual capacity to purchase.</p>	<p>needs and housing affordability in Section 3.4.4.</p>	<p>plan provides for a range of single family lot sizes, as well as duplexes on individual lots (each unit owns property and shares one common wall), and townhomes, which are all housing forms that promote home ownership.</p> <p>Financial options could be promoted through a partnership with public and private agencies.</p>
<p>Preserve, whenever cost effective, existing affordable housing units threatened with loss due to condition, location, land use regulations, expiring federal contracts, or other situations.</p>	<p>Yes. There are a number of existing residents that are living in housing that is unaffordable to them. There are several assisted housing programs. See Sections 3.4.2 to 3.4.4.</p>	<p>This would be a program requiring a partnership with federal, state, and local housing agencies.</p>
<p>Secure a stable source of housing development funds at the state and local level.</p>	<p>Yes. See above.</p>	<p>This is not a direct City action, but one in which the City could work with other municipalities and counties and the legislature.</p>
<p>Improve coordination and responsiveness between providers of housing and other sectors of the community to improve the quality and quantity of housing.</p>	<p>Yes. See above regarding quantity. Local housing quality is generally good, see Section 3.2.2. However, to accommodate a variety of housing options, design/development standards are important.</p>	<p>Regarding coordination between providers, see above.</p> <p>City has adopted recent design standards to improve the quality and character of housing.</p>

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
To accomplish these strategies the following actions are necessary:		
Monitor the rent and value of homes that are constructed to determine how housing is serving each income classifications.	Yes. Housing and rent values and incomes will change over time.	A similar housing affordability analysis as in Section 3.4.4 could be prepared on a regular basis as the City reviews its Comprehensive Plan periodically.
Require that 10% of new dwelling units be affordable to Very Low Income groups to account for those lost to redevelopment.	There is a need for affordable housing for existing and future households. See Sections 3.4.2 to 3.4.4.	The City's approach has been incentive based rather than prescriptive (e.g. PUD allows 15% density bonus for affordable housing). Prescriptive inclusionary housing measures have not been adopted by many communities in Washington State; most address it through incentives. This is a policy issue.
Require that 10% of new dwelling units be affordable to Low and Moderate Income groups to meet additional current need.	See above.	See above.
Require 5% of new dwelling units be accessible to the disabled on sites with 11 or more units. (WAC 51-20) On sites with 4 or more units some must be designed to a higher standard. (WAC 51-20) On sites with 2 to 4 units encourage one ground floor unit to be accessible.	According to the US Census, there are approximately 4,217 persons with disabilities in the City, aged 5 to over 65 years of age.	The City applies ADA requirements and building code requirements. WAC 51-20 has been replaced with the International Building Code.
Encourage subdivisions to design 5% of the homes to be accessible.	See above.	See above.
Streamline building permit review and approval processes for affordable housing to assure that regulations and permit processing requirements are reasonable, and do not adversely impact housing production and cost.	Yes.	City has defined a need to generally improve its building and land use permit review process for all forms of housing.

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
Create fee and development incentives for developers to build more affordable housing.	Yes. See discussion of affordable housing needs above.	The City has included incentives for affordable housing in its PUD regulations. The City allows for a variety of housing in its R-1 zone.
Work with the County and other jurisdictions to create a first time homebuyer assistance program.	Yes. As described a number of citizens cannot afford the median priced home in the City.	Financial options could be promoted through a partnership with public and private agencies.
Work with local lending institutions, non-profit organizations, and housing providers to create education programs for financial counseling and assistance in buying a home.	Yes. Facilitating home ownership would meet the housing needs of the community in part.	Financial options could be promoted through a partnership with public and private agencies.
Encourage the creation of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.	Yes. This may assist senior citizens and other special needs groups.	Financial options would be promoted through a partnership with public and private agencies.
Redefine "family" in zoning codes to recognize the changing nature of life styles.	Potentially still relevant.	Definition is has not been amended since 1989. This will require consultation with the City Attorney.
Allow flexibility to provide accessory units to accommodate elderly and other special needs persons.	Yes. City has permitted over 15 ADUs over the last 15 years.	City regulations permit ADUs in several zones, some by special use permit. To encourage this housing option, the City could consider permitting them without a special permit, but retaining the requirements for appearance, character, size, etc.
Prioritize utility subsidies for energy conservation toward lower priced housing.	Yes. This may assist existing households that are living in unaffordable housing.	

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
Encourage the preservation and enhancement of mobile home parks.	Yes. This provides an affordable housing option. Currently there are 530 mobile home units in the City and UGA.	
Permit manufactured homes on individual lots so long as they meet the zoning and building requirements.	Yes. This provides an affordable housing option.	<p>The City allows modular homes on single-family lots.</p> <p>The City allows manufactured home park subdivisions by conditional use permit.</p> <p>The City recently adopted amendments regarding manufactured homes on individual lots to meet recent State laws.¹⁰</p>
Provide housing opportunities close to places of employment.	Yes. This is appropriate to have a variety of housing options, but also to reduce traffic trips.	The City allows housing in some commercial zones.

¹⁰ The 2004 legislature significantly changed the landscape of local land use regulation of manufactured homes by the passage of SB 6593 (Chapter 256, Laws of 2004). The law becomes effective July 1, 2005. This new law requires that, to protect "consumers' choices in housing," cities and counties must regulate manufactured homes built to federal manufactured housing construction standards no differently than they regulate other types of homes. However, cities and counties may require that that these manufactured homes: (1) be new manufactured homes; (2) be set on a permanent foundation; (3) comply with any local design standards that may apply to all other homes in the neighborhood in which the manufactured home is to be located; (4) are thermally equivalent to the state energy code; and/or (5) otherwise meet requirements for a "designated manufactured home" in RCW 35.63.160 (as amended by Section 5 of SB 6593). (Because a "designated manufactured home" under that definition is one that includes at least two sections, cities and counties may still regulate "single-wide" manufactured homes differently than other types of homes.)

Possible Action in Adopted Housing Element	Needs Still Present?	Discussion
<p>Establish maximum as well as minimum lot sizes and densities in urban areas.</p>	<p>Yes, for purposes of efficiently using land and meeting GMA requirements for managing growth.</p>	<p>City does not have maximum lot sizes, but does have a minimum density provision in 17.118 citywide. Establishing minimum densities in multifamily zones would be one way to preserve options for this housing type.</p> <p>There is relatively less capacity for these units compared to the capacity of single-family zones.</p>
<p>Provide increased flexibility and encourage creative approaches in the use of new and existing housing development. This can provide for more affordable housing, housing for special need and elderly persons, and reduce the costs of and need for social services. This would be subject to specific development, design and possibly owner occupancy standards.</p>	<p>Yes. There are a range of existing and future affordability needs and needs of special groups.</p>	<p>The City allows for a range of housing types in all its residential zones.</p>
<p>Establish a pool for excess impact fees that can be applied to affordable housing units.</p>	<p>See discussion at right.</p>	<p>The city may not spend impact fees on items other than which they were collected (e.g. roads). City impact fee regulations can waive or lower fees for affordable housing, but would need to make up the full fee amount from another source.</p>

3.6.2 Goals, Objectives, and Policies

Goal 1: Achieve a mix of housing styles in Mount Vernon that are appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.

Objective HO-1.1 In City plans and zoning regulations, accommodate a variety of housing types, attractive and compatible in

design, and available to all economic segments of the community.

Policy HO-1.1.1 The Comprehensive Plan shall provide housing capacity to meet the growth targets identified for the City of Mount Vernon in the Skagit County Population and Employment Allocation Final Report 2025 or successor report. The City shall review rezone proposals and annexation zoning proposals for their effects on Comprehensive Plan buildable land capacity to ensure that growth targets can be met.

Policy HO-1.1.2 In recognition of community needs, the City shall maintain a variety of future land use classifications and implementing zoning to accommodate both single family and multifamily dwellings.

Policy HO-1.1.3 Through minimum densities, variable lot sizes, use allowances, and other methods, the City should encourage a range of housing types in new subdivisions and master planned developments.

Policy HO-1.1.4 The City should provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding sites and the natural environment.

Policy HO-1.1.5 Plans and regulations should promote Planned Unit Developments and in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks and other service uses.

Policy HO-1.1.6 To support businesses, reduce travel needs, offer work-live opportunities, and other alternative housing choices, City plans and regulations should encourage housing development Downtown and in other mixed use commercial zones.

Policy HO-1.1.7 Plans and regulations should allow incentives such as bonus densities and flexible design standards that support and promote the construction of new innovative or affordable housing styles, compatible with the planned uses of surrounding sites. Ground related housing types such as cottages, townhouses, zero lot line developments and other types are examples of housing choices that promote individuality and ownership opportunities.

Policy HO-1.1.8 The City should implement its zoning requirements for manufactured homes on single family lots and ensure they provide for appropriate location and design criteria and meet state requirements.

Policy HO-1.1.9 The City should maintain community design standards and guidelines, which provide for the development of safe, attractive and functional housing developments that are integrated into the community. (See Land Use Element Objective LU-1.1 and Objective LU-2.1 and their associated policies.)

Objective HO-1.2 Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.

Policy HO-1.2.1 The City should encourage infill housing on vacant or underutilized parcels having adequate services, and ensure that the infill development is compatible with surrounding neighborhoods.

Policy HO-1.2.2 The City should consider regulations such as flexible lot sizes that encourage infill development on small lots consistent with the neighborhood's character.

Policy HO-1.2.3 City regulations should facilitate attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy provisions.

Objective HO-1.3 Promote the maintenance and improvement of existing housing stock.

Policy HO-1.3.1 In cooperation with the County and public or private housing agencies, the City should periodically assess housing conditions to identify areas of the city needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.

Policy HO-1.3.2 The City should encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.

Policy HO-1.3.3 The City should provide regular and appropriate levels of investment in transportation, surface water, and parks maintenance and improvements within residential neighborhoods, consistent with the City's capital improvement priorities.

Policy HO-1.3.4 In cooperation with Skagit County, the City should encourage the preservation of existing housing. Private investment should be encouraged in older residential neighborhoods, manufactured home parks, and multifamily complexes. Programs supporting weatherization, home repair and rehabilitation, and infrastructure maintenance should be supported.

Goal 2: Encourage affordable housing development that meets community needs and is integrated into the community.

Objective HO-2.1 Encourage ownership and rental housing that is affordable for lower income households.

Policy HO-2.1.1 The City should periodically assess its existing and projected affordable housing need. The City should determine if its Comprehensive land use plan and zoning can accommodate future housing needs and make adjustments to plans and regulations as needed.

Policy HO-2.1.2 The City should monitor the rent and value of homes that are constructed to determine how housing is serving each income classification.

Policy HO-2.1.3 The City should encourage affordable housing to be dispersed throughout the City where feasible rather than overly concentrated in a few locations.

Policy HO-2.1.4 Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in size and design, integrated into the whole development, and should match the tenure of the whole development.

Policy HO-2.1.5 The City should explore with the County, other local jurisdictions, and private lending institutions the availability and enhancement of educational programs for first time homebuyers.

Policy HO-2.1.6 The City should coordinate with private lending institutions to encourage the creation and availability of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.

Policy HO-2.1.7 The City should maintain or enhance regulatory incentives to encourage affordable ownership and rental housing such as through density bonuses, impact fee reductions, permit fast-tracking, or other methods.

Policy HO-2.1.8 The City should ensure during development review processes that all affordable housing created in the city with public funds or by regulatory incentives remains affordable for the longest possible term.

Policy HO-2.1.9 In conjunction with public and private housing providers, the City should identify and encourage preservation of affordable units in publicly assisted housing developments that are at risk of converting to market-rate housing.

Policy HO-2.1.10 Through zoning and design standards, the City should encourage the preservation and enhancement of mobile home parks.

Policy HO-2.1.11 The City should encourage relocation assistance and replacement housing to be developed, where feasible, to help low-income households when displacement is unavoidable.

Policy HO-2.1.12 The City should identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households. The inventory should be provided to the State Office of Community Development in accordance with state law.

Objective HO-2.2 Ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Policy HO-2.2.1 The City should periodically review land use regulations to assure that regulations and permit processing requirements are reasonable.

Policy HO-2.2.2 The City should evaluate the housing cost and supply implications of proposed regulations and procedures.

Goal 3: Provide a variety of housing opportunities for those with special needs.

Objective HO-3.1 Work closely with appropriate agencies in the region to develop and implement policies and programs addressing special needs populations.

Policy HO-3.1.1 The City should allow opportunities for assisted housing, for people with special needs, by:

a. Adopting land use policies and regulations that treat government-assisted housing and other low-income housing the same as housing of a similar size and density;

b. Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with State and Federal Laws; and,

c. Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.

Policy HO-3.1.2 The City should encourage coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors citizens, persons with physical or mental disabilities, persons with terminal illness, or other special needs.

Policy HO-3.1.3 The City should support social and health service organizations that provide of emergency shelter, transitional housing and ancillary services to address homelessness.

Policy HO-3.1.4 The City should consider incentives to encourage the establishment of fully accessible housing for people with disabilities, which exceed the minimum requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.

Policy HO-3.1.5 Facilities and services to meet the health care, transit or social service needs of households with special needs should be part of housing development plans.

Policy HO-3.1.6 Through the City's plans and regulations, location of housing for disabled persons and/or seniors should be promoted near neighborhood centers, shopping centers, public transportation and/or parks or open space in order to facilitate their maximum participation in the community.

3.7 Appendix A.

Western Washington Growth Management Hearings Board: Urban Densities and Affordable Housing Cases

Affordable Housing

Under the record in this case, the County has complied with the goals and requirements of the Act as to affordable housing. A GMHB does not have authority to direct a local government to fund affordable housing policies and requirements. *Durland v. San Juan County* 00-2-0062c (FDO 5-7-01)

A comprehensive plan policy regarding affordable housing must be specific and must be implemented by development regulations to comply with the GMA. *Friday Harbor v. San Juan County* 99-2-0010 (FDO 7-21-99)

A tiering concept along with significant up-zones that authorize multi-family housing in single family residential districts and manufactured homes in single family residential districts, and that provide for 200 additional acres for multi-family use in addition to allowing accessory dwelling units throughout the city, complies with the GMA. *Eldridge v. Port Townsend* 96-2-0029 (FDO 2-5-97)

Urban density goals and requirements of the GMA relate primarily to anti-sprawl and compact development. They do not, in and of themselves, address affordable housing goals and requirements. *Achen v. Clark County* 95-2-0067 (RO 12-6-95)

The purpose of a comprehensive plan requirement for the county and all of its cities to impose a 60% single family to 40% multiple family ratio is to comply with affordable housing and infill goals and requirements of the GMA. *Achen v. Clark County* 95-2-0067 (FDO 9-20-95)

Frequently Flooded Areas (FFAs)

The lack of development regulations on minimum lot size and density requirements in FFAs did not comply with the GMA. *Diehl v. Mason County* 95-2-0073 (CO 9-6-96)

Regional Planning

Rural densities of 1 dwelling unit per acre are not absolutely prohibited, but would rarely comply with the goals and requirements of GMA. A reasonable and thorough analysis of the necessity for such densities is required before compliance can be achieved. Compliance decisions of a GMHB are based upon the record of each case, and involve concepts of regionality and local decision-making. Therefore, no “bright line” density requirements can be established. *Port Townsend v. Jefferson County* 94-2-0006 (FDO 8-10-94)

Urban Densities

A county may not include extensive non-urban densities of 1 unit per acre within a non-municipal urban growth area absent a plan to increase the density of such

areas at the time of incorporation. *Klein v. San Juan County*, 02-2-0008 (FDO 10-18-02)

A comprehensive plan policy directing minimum densities must be implemented by development regulations that are consistent. Compliance cannot be found until both actions are complete. *Abenroth v. Skagit County* 97-2-0060 (FDO 9-23-98)

Urban density goals and requirements of the GMA relate primarily to anti-sprawl and compact development. They do not, in and of themselves, address affordable housing goals and requirements. *Achen v. Clark County* 95-2-0067 (RO 12-6-95)

A 2-4 dwelling unit per acre designation for a residential/sensitive area where the record demonstrated a complete analysis by the city and the designation was limited to areas of “unique open space character and sensitivity to environmental disturbances” complied with the GMA. *Berschauer v. Tumwater* 94-2-0002 (CO 12-17-94)

Urban densities of 1 dwelling unit per acre and 2-4 dwelling units per acre did not comply with the GMA. *Berschauer v. Tumwater* 94-2-0002 (FDO 7-27-94) (“We conclude that the low-density designations for the SRLUPO area do not comply with the Countywide Planning Policies (CPPs) for orderly and cost effective development of urban services, affordable housing or environmental quality.”)

City of Sedro-Woolley, Friends of Skagit County, et al., petitioners, v. Skagit County, Decision No. 03-02-0013c Compliance Hearing Order:

- UGAs are those areas of a county in which urban levels of development are expected to occur. Urban levels of densities are typically at least four dwelling units per acre. Rural densities are, as all three growth hearings boards have held, densities no greater than one dwelling unit per five acres.
- Urban growth areas do not necessarily begin at urban levels of density, in part because they are often designed to include areas outside the incorporated cities and towns for future growth. The aim is to first direct growth to those parts of the UGA that have urban services or to which they can be provided, and to ensure that those parts of the UGAs that do not have urban services or to which they cannot be provided at the present time are eventually developed at urban densities and with urban standards of service. (RCW 36.70A. 110 (3)).

Urban Growth

Under the GMA infill is the intensification of density within a constrained area. *Dawes v. Mason County* 96-2-0023 (CO 1-14-99)

The lack of appropriate density and infill provisions in a comprehensive plan and/or development regulations did not comply with the GMA. *Achen v. Clark County* 95-2-0067 (FDO 9-20-95)

3.8 Appendix B. Fair Share Housing Allocation Calculations

Housing Affordability-Mount Vernon

Housing/Mortgage Characteristics	City of Mount Vernon
Median Sales Price for Single Family Home Sales (February 2005) ¹	\$199,000
Estimated annual taxes based on 2004 average tax rate for City of Mount Vernon (\$13.38735/1000 assessed value) ²	2,664.08
2004 Average Assessed Value of Single Family Homes (Skagit County Assessor) ³	\$194,000
Monthly Mortgage Cost for 95% of the Median Sales Price: 7% interest rate ⁴	1231.3
Annual Mortgage Costs for 95% of Median Sales Price: 7% interest	14775.6
Total Mortgage and Taxes, Median Priced Home in Mount Vernon, February 2005	17,439.68
Year 2005, income level at 80% of median Skagit county income, family of 4	45,350
80% of median income x 30% of annual income, family of 4	13605
Annual income necessary to afford the median single family sales price in February 2005 ($\leq 30\%$ of income on housing), excluding taxes	\$49,253
Annual income necessary to afford median sales price in Mount Vernon ($\leq 30\%$ of income on housing), including taxes	51,917
50% of the median Skagit County Income, Family of 4	28350
50% of Median income x 30% of Annual Income, Family of 4	\$8,505

Fair Share Housing Calculations utilizing Pierce County Methodology

Existing Housing Needs	County Mt. Vernon	
County Median Income, 2000	\$42,381	\$42,381
95% of the County Median Income	\$40,262	\$40,262
Number of Households	38,852	9,276
Housing Units Total	42,681	9,686
Rental Units	11,778	3,961
Owner Occupied Units	27,074	5,315
Monthly Housing Costs for households at 95% of County median income spending 30% of income on housing	\$ 1,007	\$ 1,007
Number of Households at or below 95% of median income ¹	17,925	4,793
Number of Rental Households earning 95% of median income and paying greater than 30% of income for housing ²	4,564	1,830
Number of Owner Households earning 95% of median income and paying greater than 30% of income for housing ²	3,257	729
Total Number of Households earning 95% of median income and paying greater than 30% of income for housing ²	7,821	2,559
Total Specified Housing Units ³	31,976	8,441
Ratio of 'specified' households with housing need to total specified housing units ³	0.24	0.30
Number of non-specified units ³	6,876	835
Total unadjusted existing housing need	9,503	2,812
Adjustments for Mt. Vernon's existing low income jobs		
Number of Lower Income Jobs, 2000 ⁴	14,446	3,943
Total jobs in Mt. Vernon, 2000 ⁴	45,729	11,593

Jobs/Housing Adjustment Factor		1.08
Adjustments for Mt. Vernon's existing low and moderate income housing stock		
Housing Units Total	42,681	9,686
Low and Moderate income housing stock ⁵	21,260	5,633
Adjustment Factor		0.86
Adjusted Housing Need		
Unadjusted Existing Housing Need		2,812
Housing stock adjustment factor		1.08
Jobs/Housing Adjustment Factor		0.86
<hr/>		
Total Adjusted Housing Need		2,593
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Establishing Fair Share of Projected Need-Calculations

Mt. Vernon's share of projected low and moderate income households 2000-2025	County	City
% of households that are low and moderate income, 2000 ¹	7,821	2,559
Forecast net population increase (Skagit County)	46,101	21,668
Mt. Vernon's share of projected low and moderate income households		2439
Mt. Vernon's unadjusted projected housing need		
County Low and Moderate Households with Housing Needs	9,503	
County Low and Moderate Households	17,925	
Unadjusted Housing Need		1293
Adjusted Share of projected Housing Need		
Projected Housing Need (Step 2)		1293
Jobs/Housing Factor (for projection-use same as current)		0.86
Adjusted Projected Need		1112
Total Fair Share Allocation		
Mt. Vernon's fair share of existing need		2593
Mt. Vernon's fair share of projected need		1112
Total Housing Need, 2025		3,705

1. Census 2000. 95% of the median income (\$40,262) does not directly correlate with the Census table (household income) income breakdown. For the purposes of this analysis, households making \$39,999 or less were included in the household count

2. Census 2000. 95% of the median income (\$40,262) who pay 30% or more for housing does not directly correlate with the Census tables (H73. Household Income in 1999 by Gross Rent as a Percentage of Household Income or H97 Household Income in 1999 selected monthly owner costs as a percentage of household income in 1999) income breakdown. The median income is within the \$35,000 to \$49,999 income bracket. For the purposes of this analysis, it was assumed that 30% of the households within this income bracket were at or below 95% of the County median income.

3. 2000 Census data on gross rent as a % of household income and monthly owner costs as a % of household income are for specified owner occupied housing units, which does not represent the total number of households. It is assumed that the percentage of unspecified households in need equals the percentage of specified households in need. The unadjusted existing need is the sum of specified and non-specified households in need.

4. Source: Census 2000 Industry data. Industries considered to have low income jobs include: wholesale trade, retail trade, FIRE, and arts, entertainment recreation, accommodation and food services

5. Source: Census 2000, Tables: Gross Rent and Mortgage Status and Selected Monthly Owner Costs. No cash rent and no mortgage counts were included in the total.