

COMPREHENSIVE PLAN

2016 - 2036

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

FEBRUARY 17, 2016

PURPOSE OF BRIEFING

1. Update Council and the Mayor on the Comprehensive Progress and schedule moving forward; and,
2. Provide data in response to concerns staff is aware of surrounding the topic of affordable housing.

WHAT IS THE COMPREHENSIVE PLAN?



COMPREHENSIVE PLAN



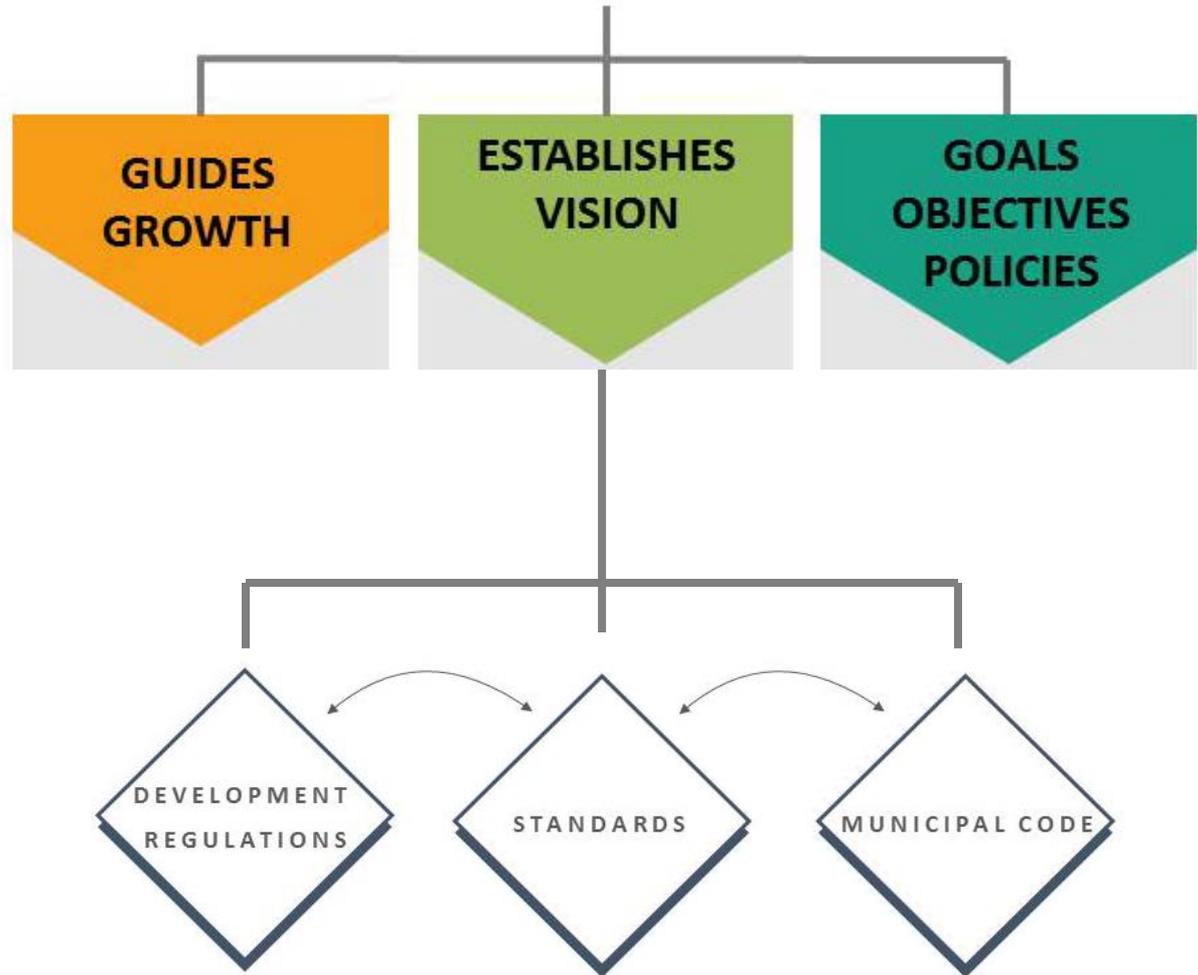
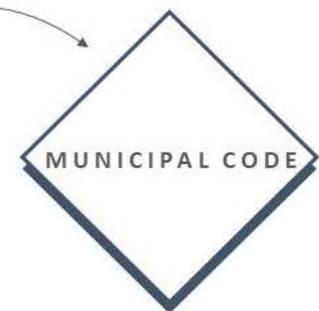
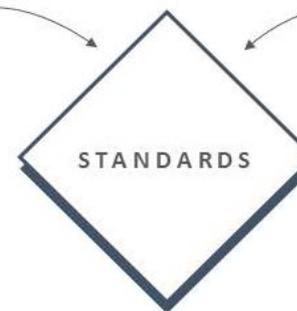
RELATIONSHIP TO REGULATIONS

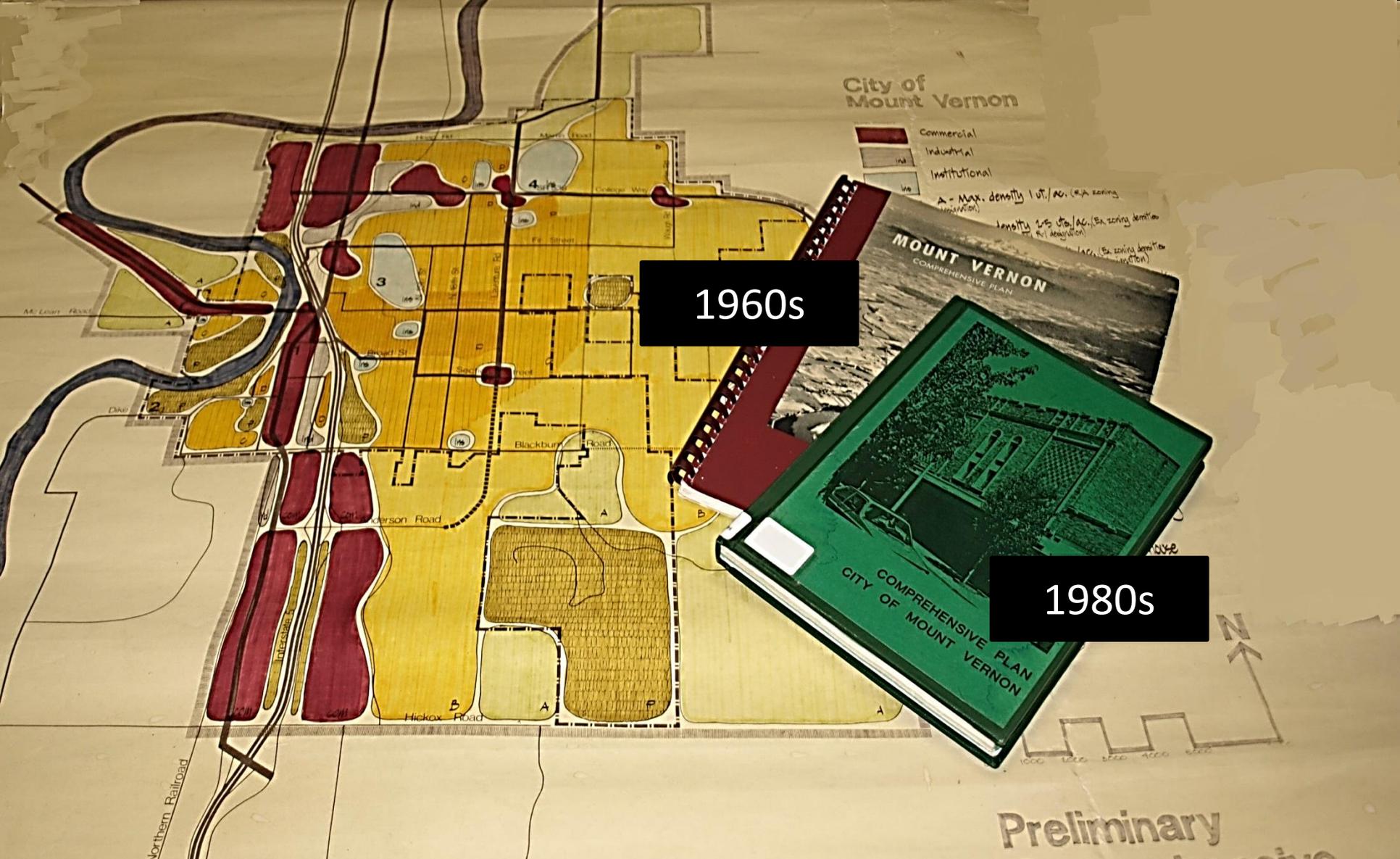
COMPREHENSIVE PLAN

POLICIES



REGULATIONS





COMPREHENSIVE PLANNING IN MOUNT VERNON

Preliminary
Comprehensive
Land Use Plan

GMA HISTORY

July 1990/ 1991

Growth Management Act - RCW 36.70A

13 GOALS:



1

REDUCE SPRAWL

2

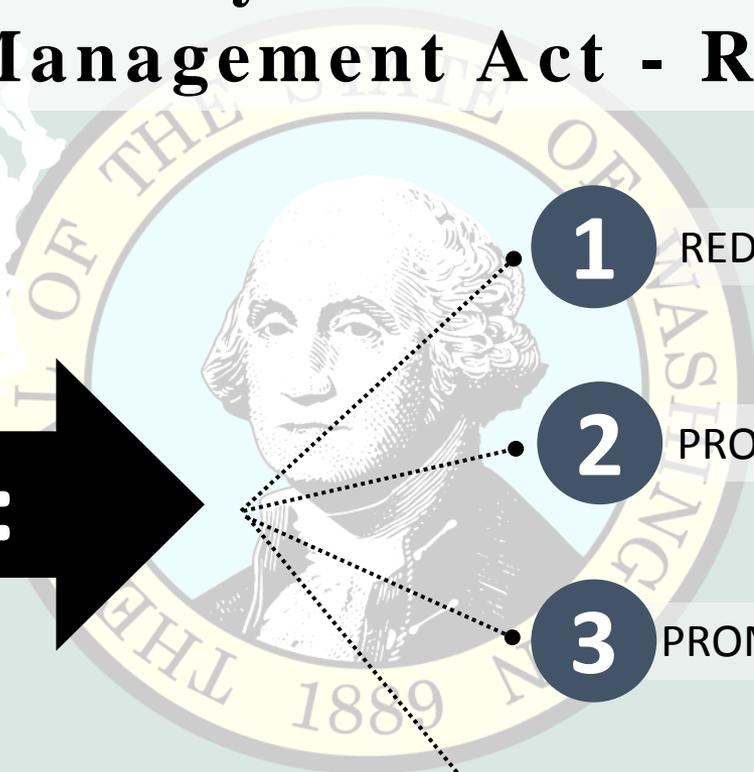
PROTECT CRITICAL AREAS

3

PROMOTE ECONOMIC GROWTH

4

COORDINATE PLANNING



COMPREHENSIVE PLAN CITY OF MOUNT VERNON



CITY OF MOUNT VERNON
COMPREHENSIVE PLAN
2005 UPDATE

VOLUME 1



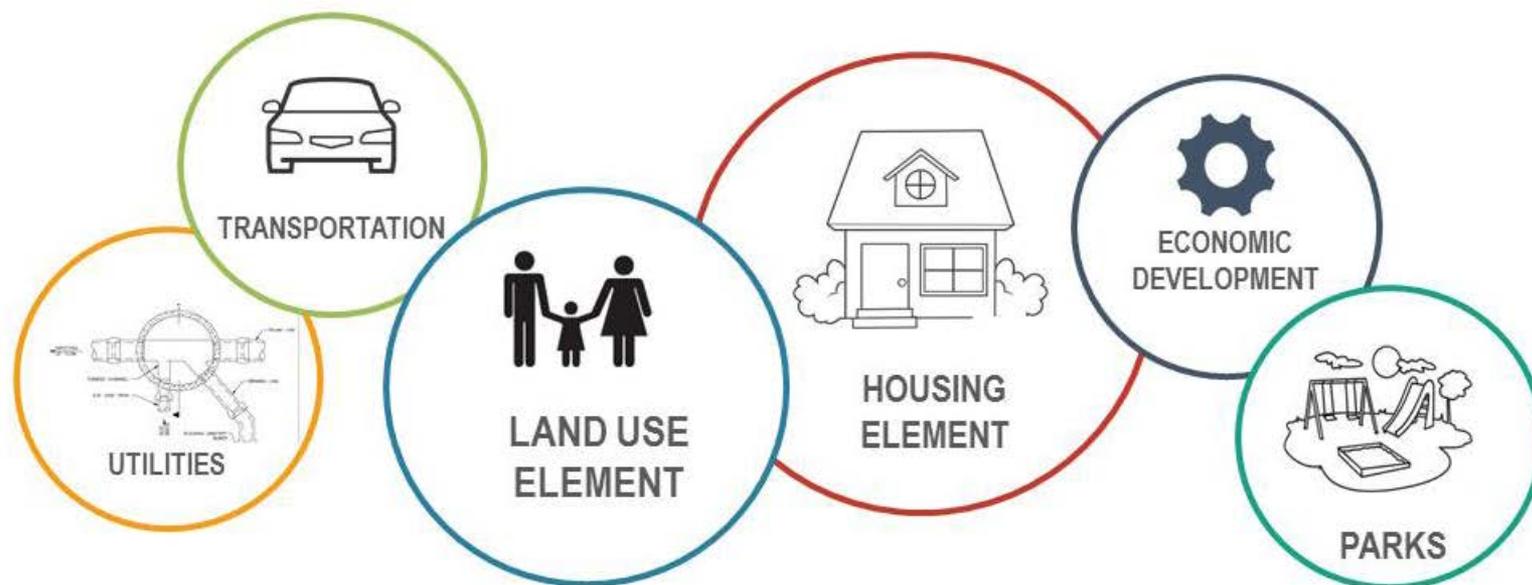
CITY OF MOUNT VERNON
COMPREHENSIVE PLAN
2005 UPDATE

VOLUME 2



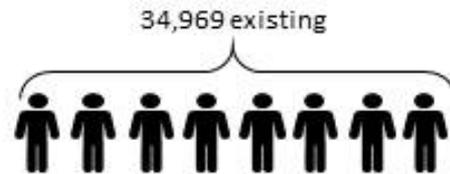
R
711
4097
COMPRE
1988

Elements of the Plan

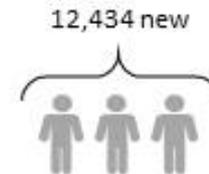


- Updated every 8 years – deadline **JUNE 2016**
- 20 year horizon - **2016 to 2036**

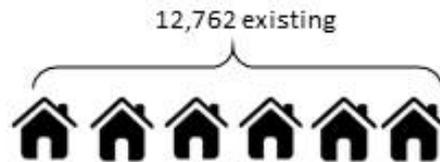
Plan Inputs



+



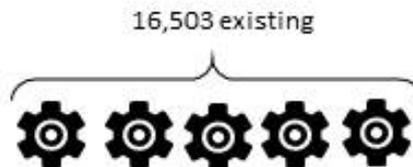
= 47,403



+



= 17,299

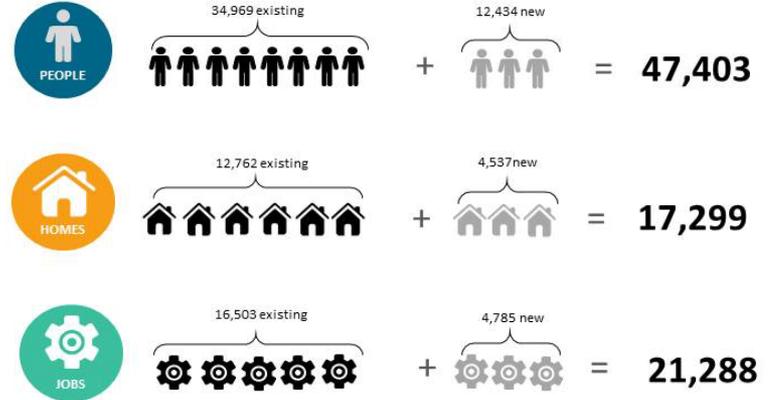


+



= 21,288

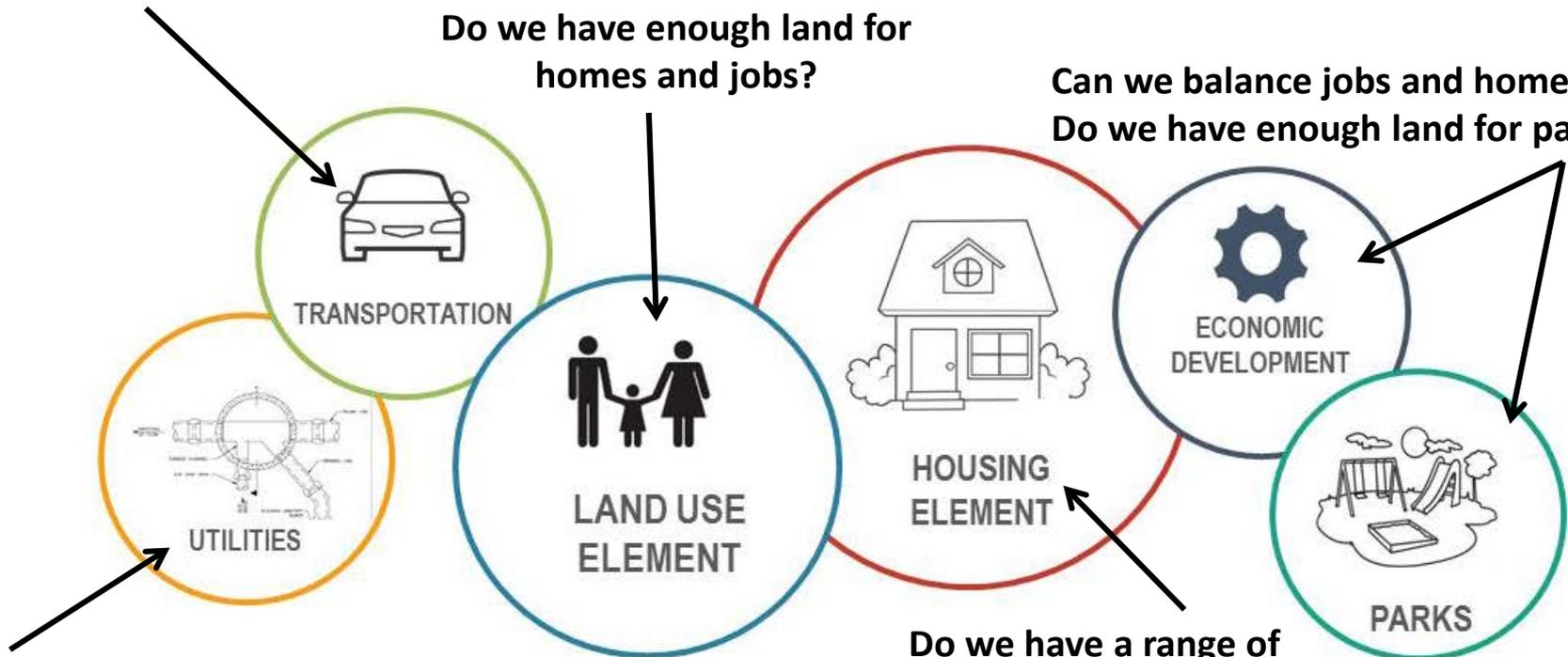
Plan Inputs



Will our roads support this many new vehicles?

Do we have enough land for homes and jobs?

Can we balance jobs and homes?
Do we have enough land for parks?



Do we have capacity in our utilities? Can we provide police and fire services?

Do we have a range of housing options?

PROGRESS TO DATE



INITIAL CITIZEN INPUT

Survey, Public Meetings, CAC



JOBS & HOUSING DATA

*OFM Projections
GMA Steering Committee*

NEXT

ELEMENTS UPDATED

- Buildable Lands
- Transportation Element
- Land Use Element
- Housing Element
- Utilities/Public Services
- Health & Wellness

AND THEN

PROCESS AND ADOPTION

- SEPA, Commerce, Public Hearings

QUESTIONS SO FAR?

- What is the Comprehensive Plan?
- Why are we updating it?
- Where are we in the process?

NEXT - AFFORDABLE HOUSING ISSUES...

HOUSING ISSUES

- How do housing issues fit into the Comprehensive Plan?
- What is the City's statutory responsibility related to housing?
- What is affordable housing?

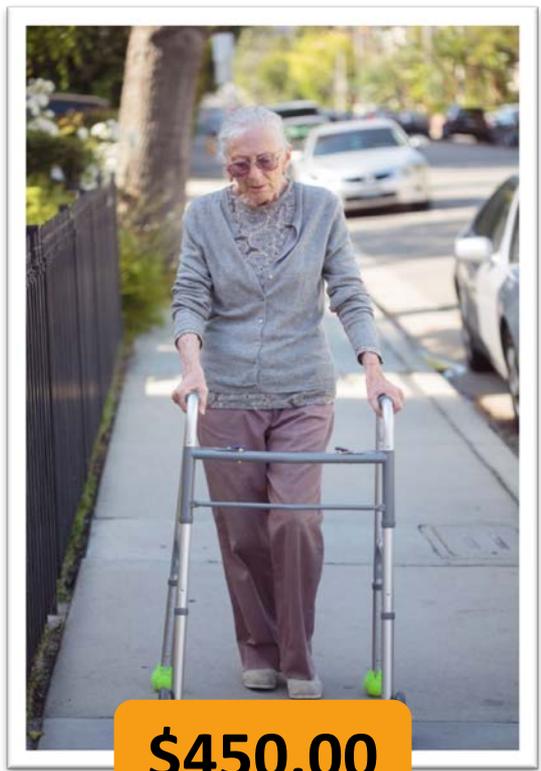
HOUSING ISSUES – COMPREHENSIVE PLANNING



AFFORDABLE HOUSING :

Spending more than **30%** of your **GROSS** income on housing – your housing is ‘unaffordable’.

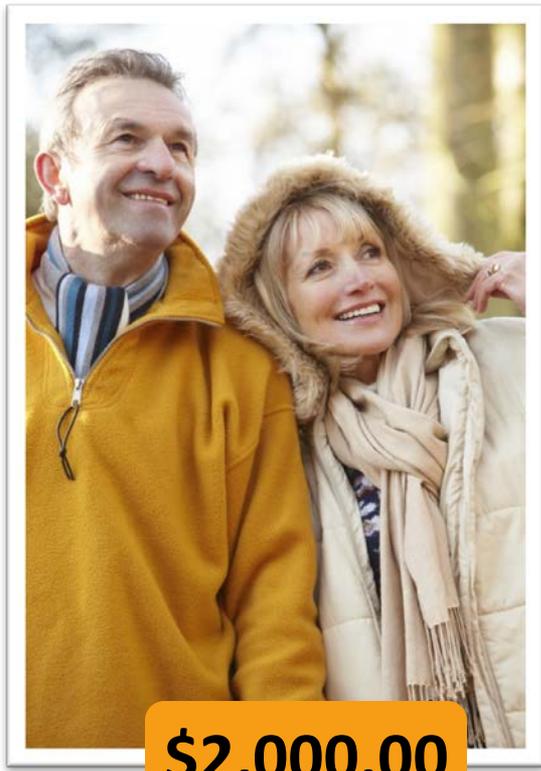
FOR EXAMPLE...



\$450.00

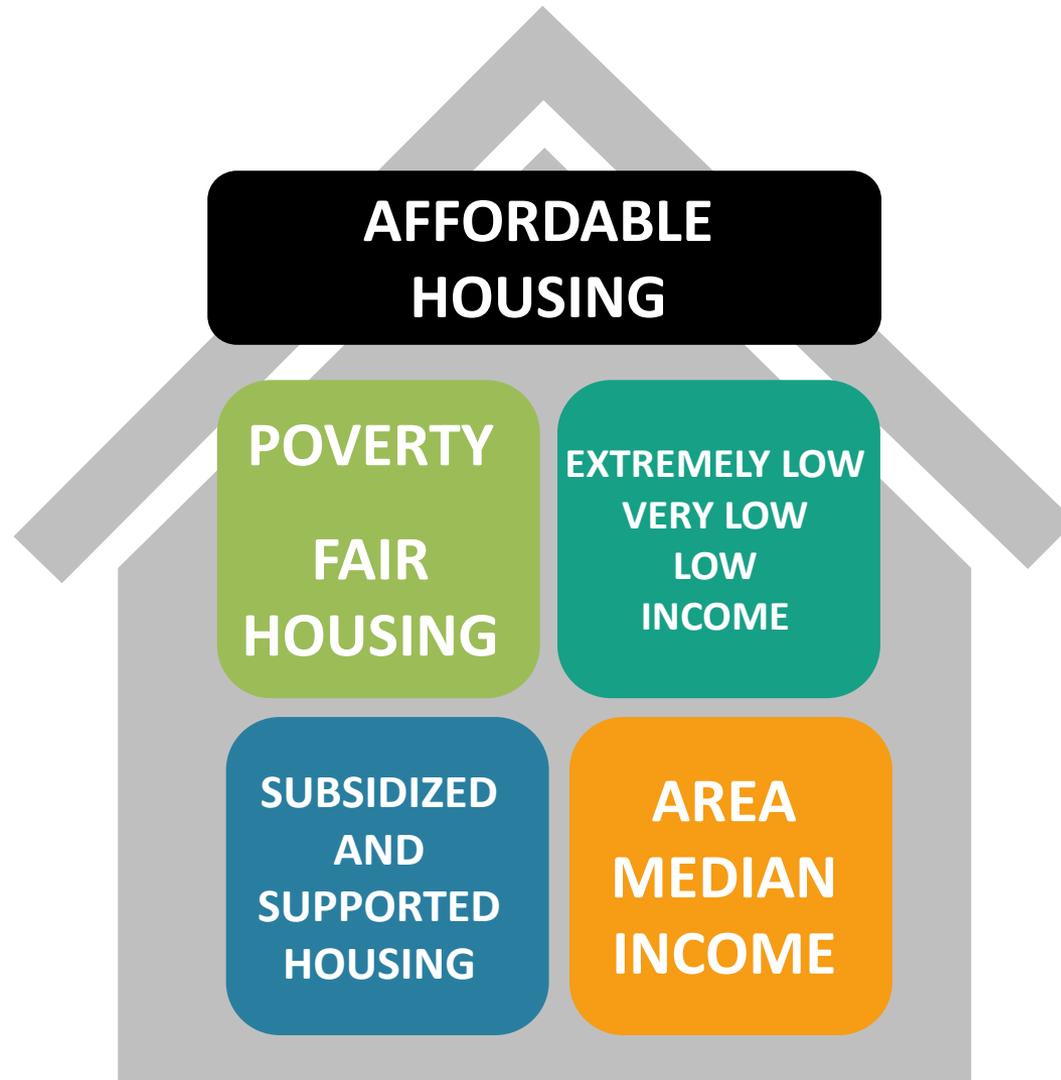


\$1,700.00



\$2,000.00

AFFORDABLE HOUSING



AFFORDABLE HOUSING

- 1 “Affordable” is defined in terms of income
- 2 Income benchmark is AREA MEDIAN INCOME (**AMI**)
- 3 2015 AMI Skagit County was **\$68,200.00** (family of 4)
HUD calculates and makes available AMI figures annually

AFFORDABLE HOUSING

% OF AREA MEDIAN INCOME

SKAGIT COUNTY – 2015 – AMI = **\$68,200.00** (FAMILY OF 4)



\$23,870.00 (35% income) =
\$600.00/month

GMA AND HOUSING

The City is required to plan for all economic segments of our community.



THE CITY PLANS FOR THE NEEDS OF ALL ECONOMIC SEGMENTS

QUESTIONS SO FAR?

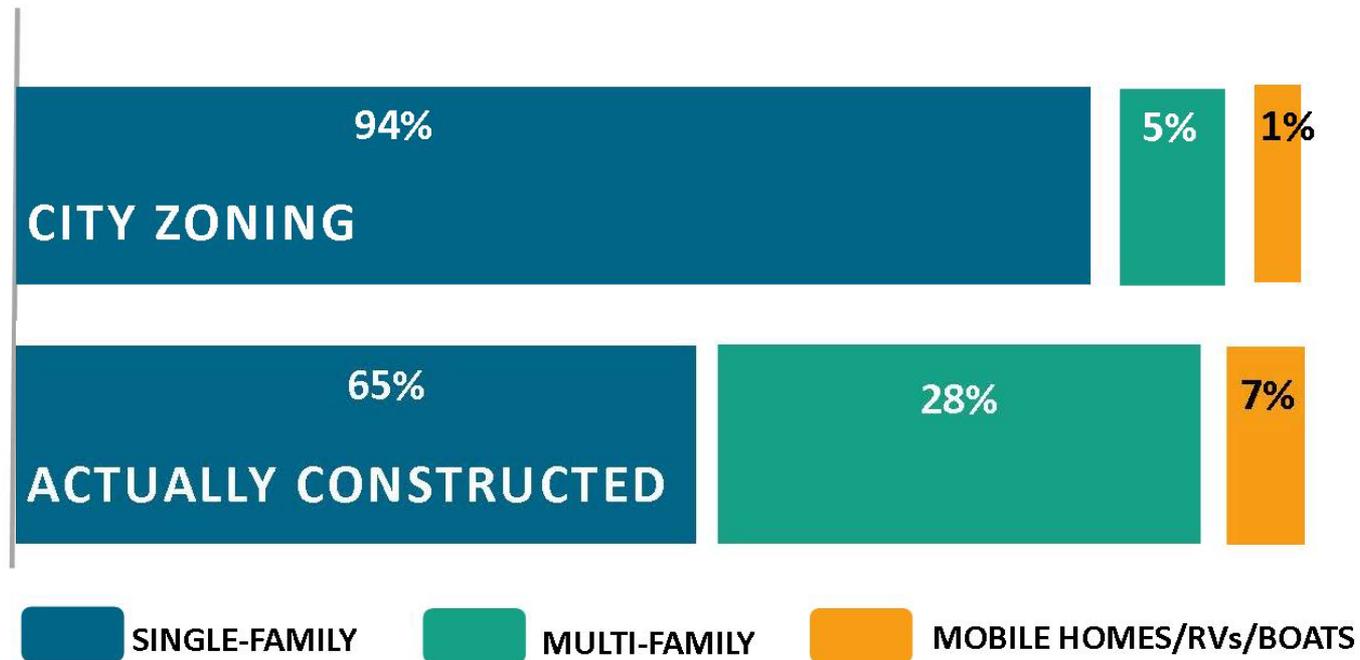
- Affordable Housing?

NEXT – Addressing Housing Concerns...

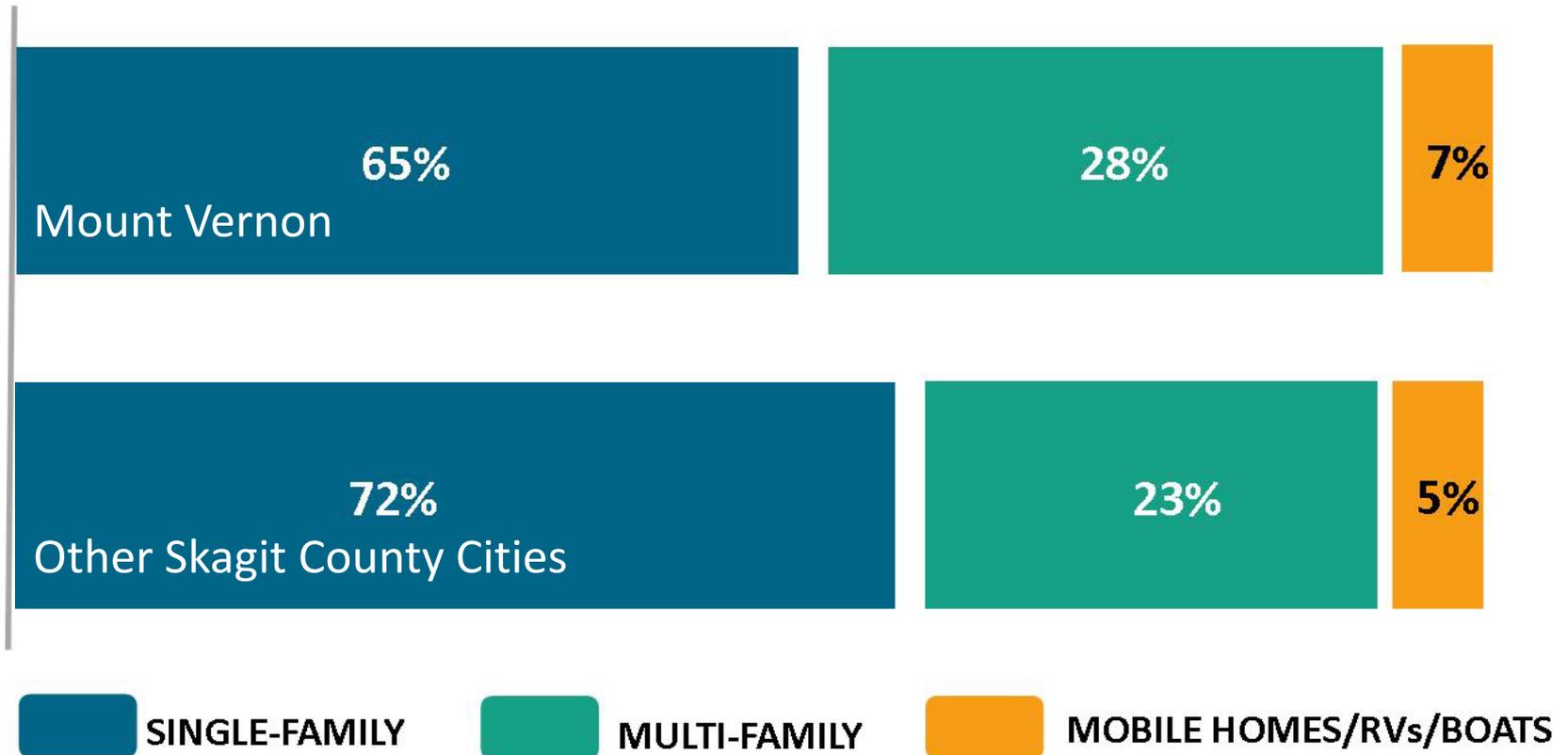
CONCERNS:

- 1) Mount Vernon doesn't have enough multi-family zoned land.
- 2) Mount Vernon's density constraints are the problem (i.e., densities are too low).

1) LACK OF MULTI-FAMILY HOUSING



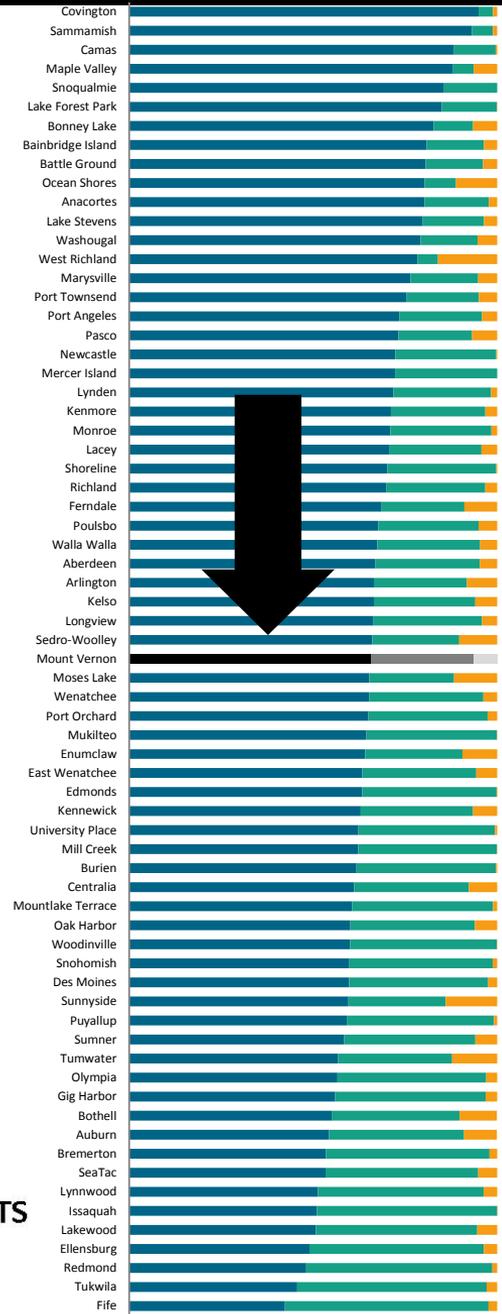
1) LACK OF MULTI-FAMILY HOUSING



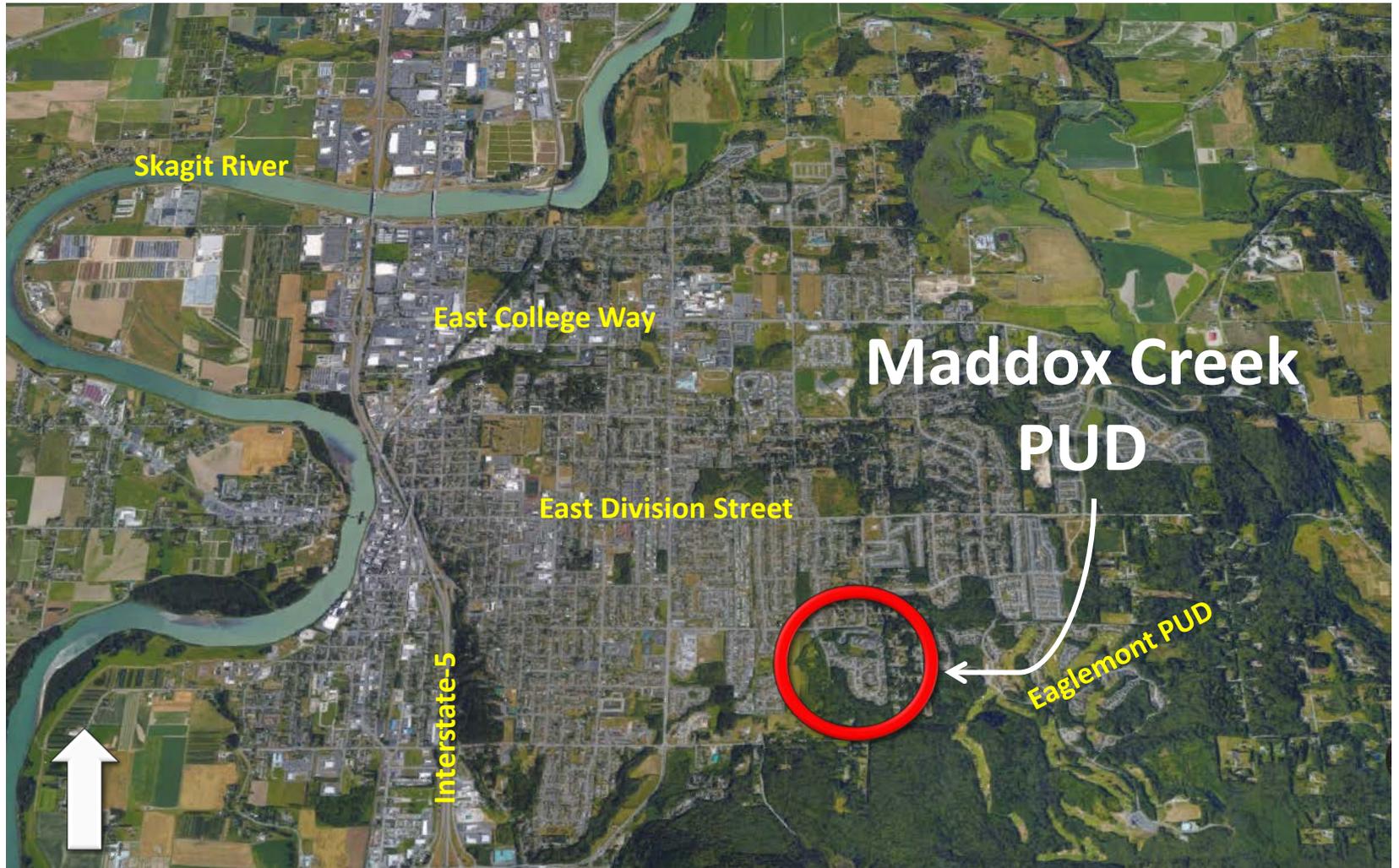
1) LACK OF MULTI-FAMILY HOUSING



SINGLE-FAMILY
 MULTI-FAMILY
 MOBILE HOMES/RVs/BOATS



2) LACK OF DENSITY



2) LACK OF DENSITY



3.4 dwelling
unit/acre

$$207/61 = 3.4 \text{ du/acre}$$

7.8 dwelling
unit/acre

$$207/26.57 = 7.8 \\ \text{du/acre}$$

2) LACK OF DENSITY

	Single-Family Highest Density	Multi-Family Highest Density	Mixed Use Highest Density
Mount Vernon	7.26 (plus TDRs and PUDs)	20	Unlimited
Sedro-Woolley	7.26	15 (8 per commercial bldg)	Unlimited (8 per commercial bldg)
Burlington	7.26	14 (plus Heritage credits)	14.5 (plus Heritage credits)
Anacortes	4	28	Unlimited

QUESTIONS SO FAR?

- Multi-Family Housing or Density?

NEXT – Housing Issues in Context...

HOUSING ISSUES IN CONTEXT:



Housing issues can't be taken and analyzed alone – they are part of a system.



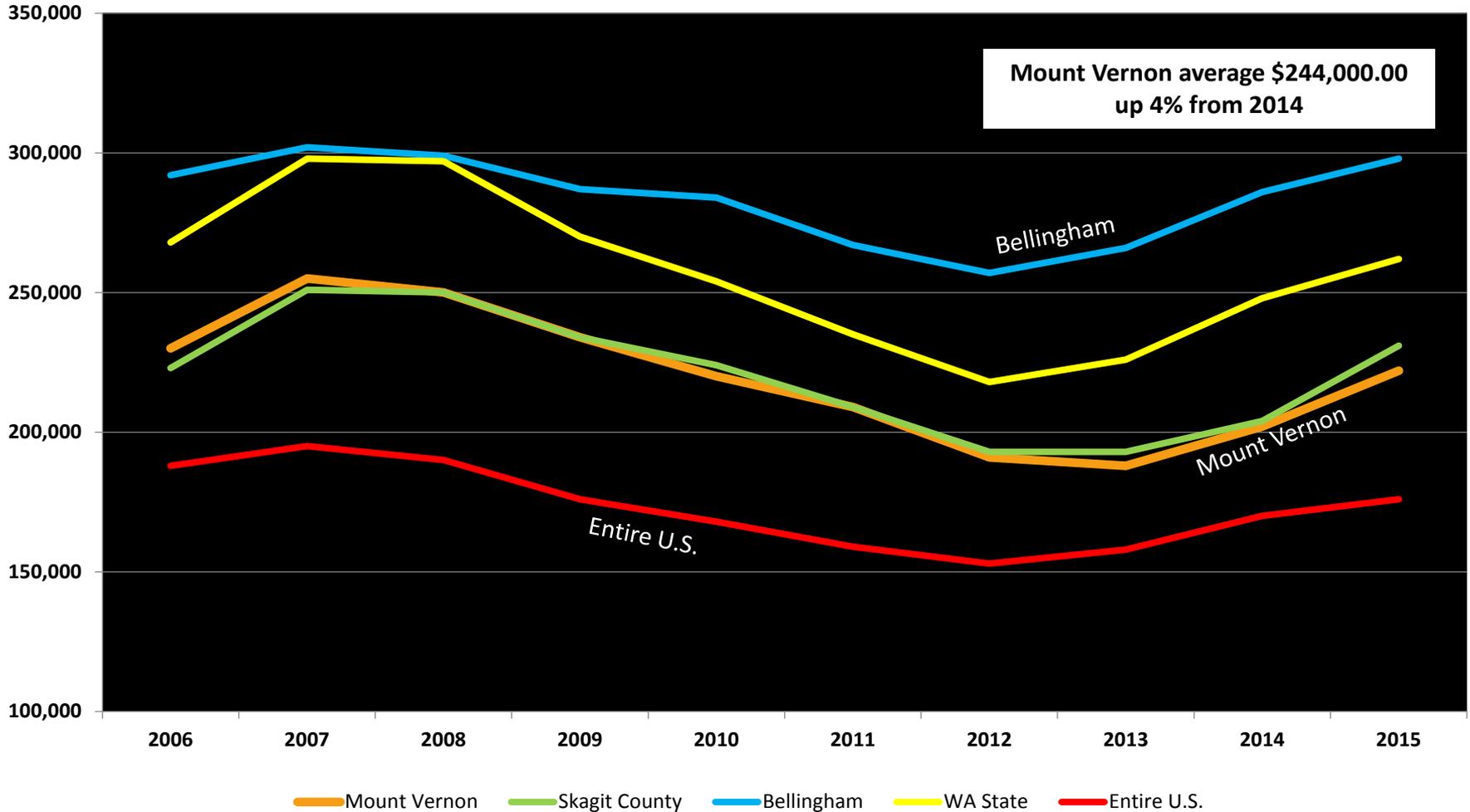
This system includes other related elements such as jobs, land use and transportation.

HOUSING ISSUES IN CONTEXT



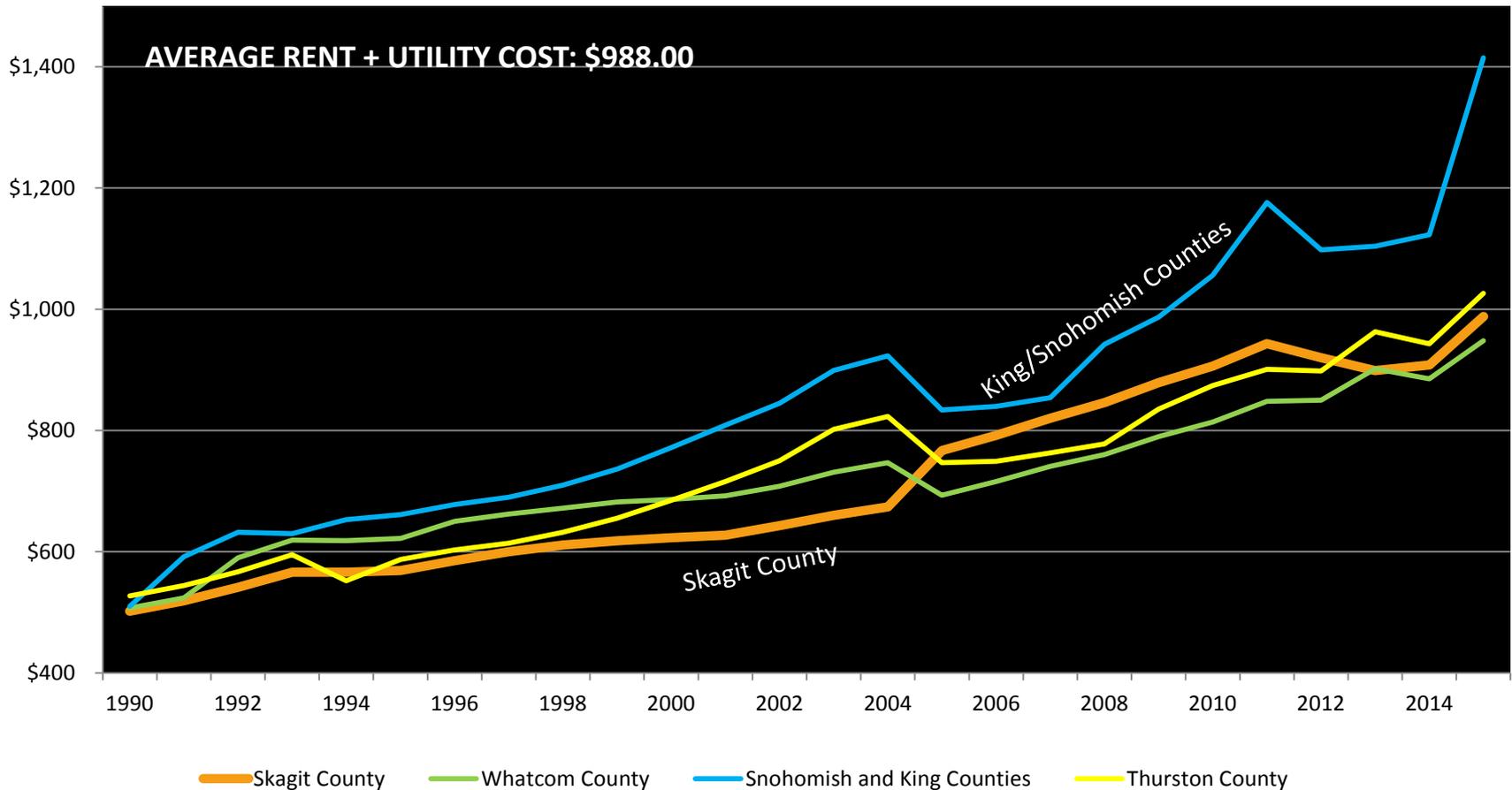
- **Economic Growth**
- **Consumer Confidence**
- **Job Markets**
- **Interest Rates**
- **Federal Spending**

HOUSING ISSUES IN CONTEXT



MOUNT VERNON TRENDS THE SAME AS THE REGION, STATE AND NATION

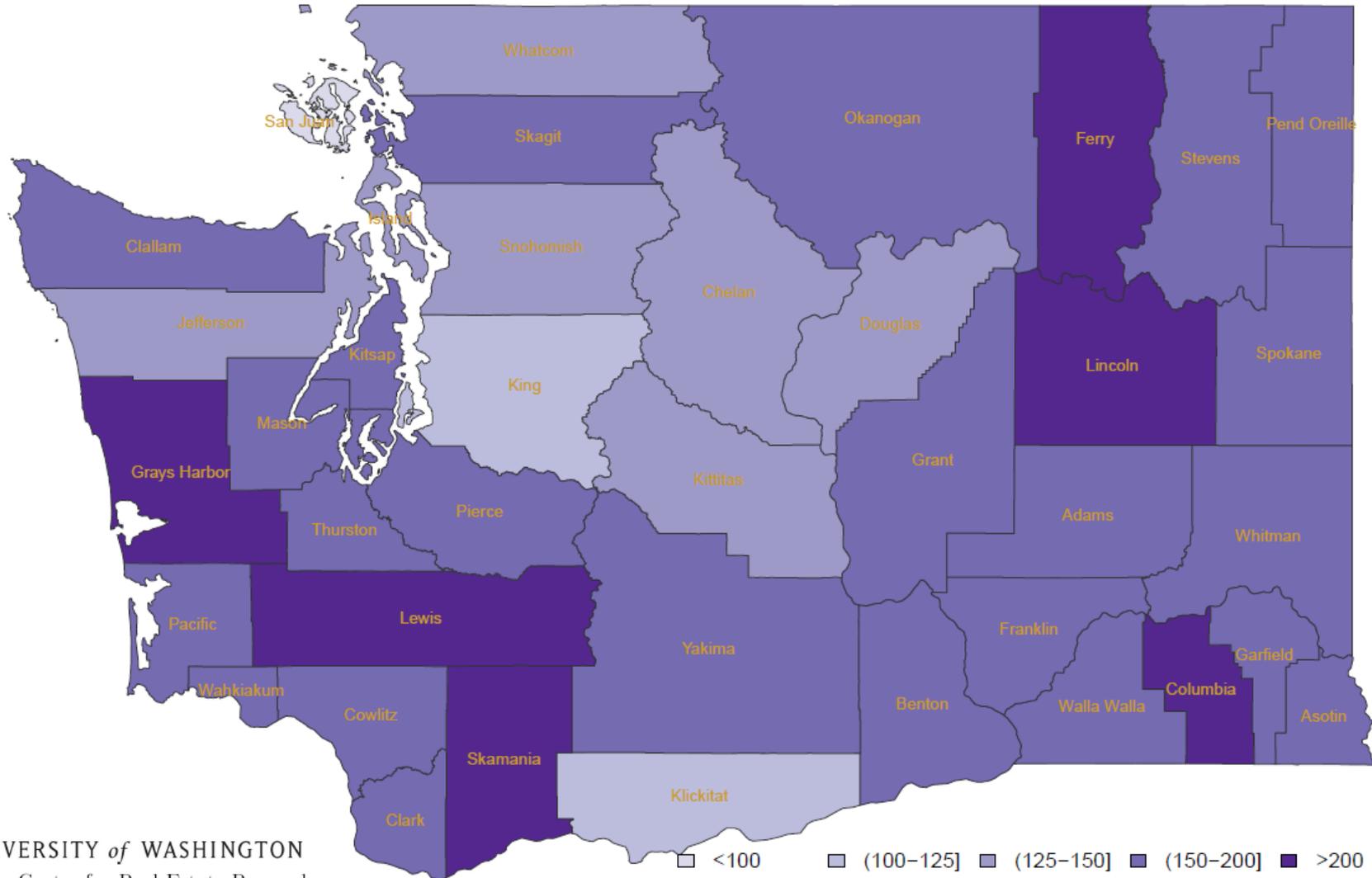
HOUSING ISSUES IN CONTEXT



MOUNT VERNON TRENDS THE SAME AS THE REGION, STATE AND NATION

HOUSING ISSUES IN CONTEXT

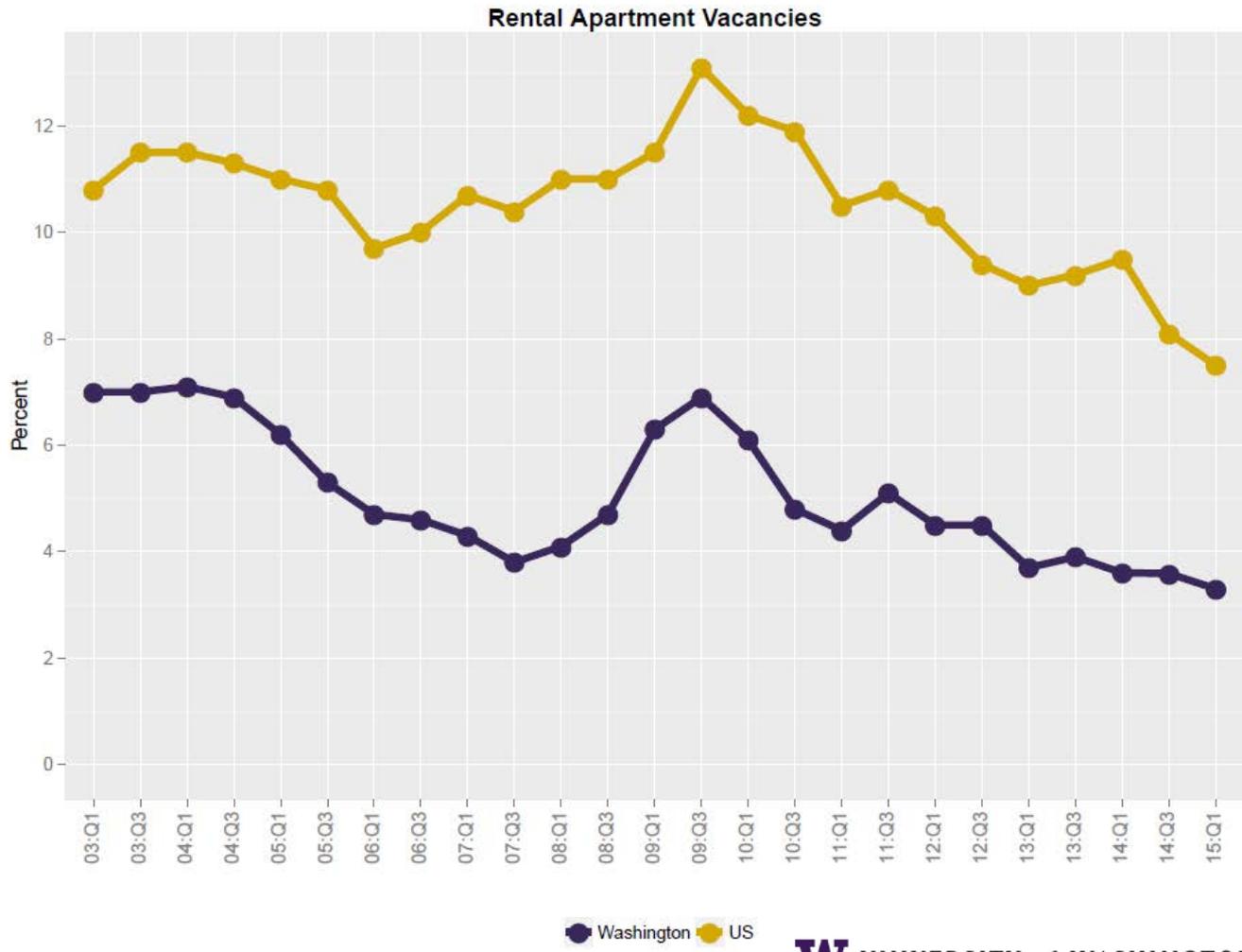
All-Buyer Housing Affordability 2015:Q2



HOUSING ISSUES IN CONTEXT

WA State apartment vacancy rate dropped to 3.3% in Spring 2015

Nationwide in major metropolitan areas apartment rental vacancies have declined to their lowest level in over a decade.



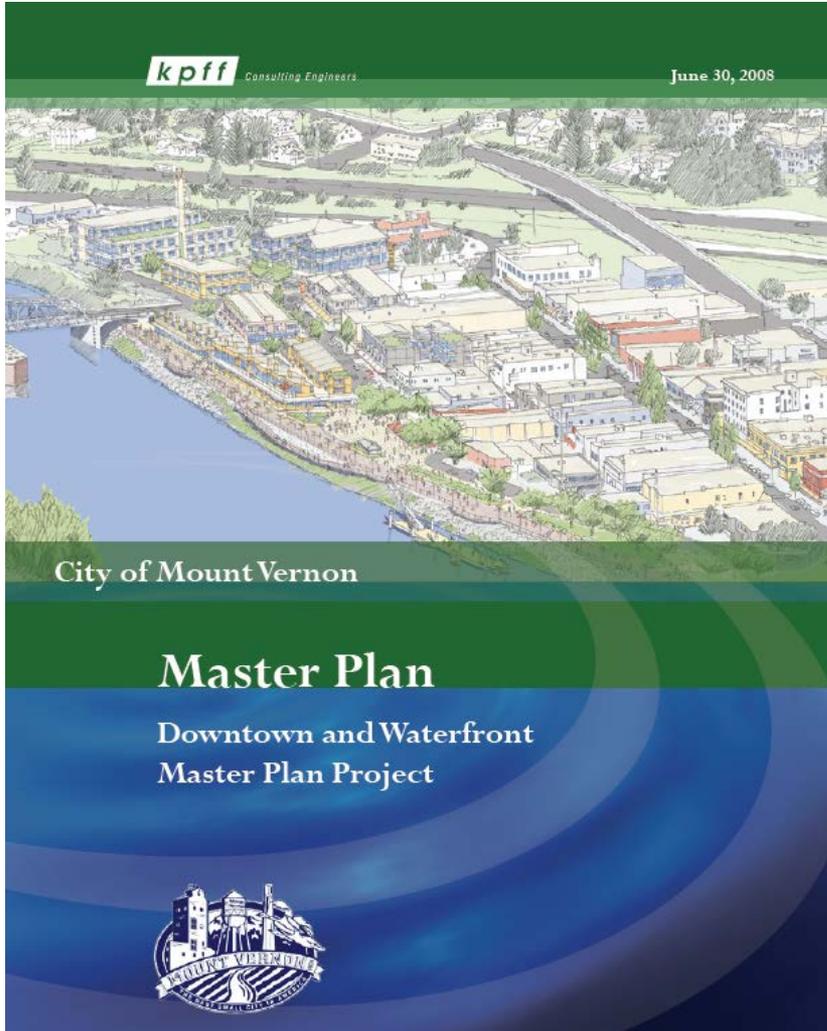
HOUSING ISSUES IN CONTEXT

The City does have a low apartment vacancy rate – but our rate is similar to many other communities and is not out of character – in a historic view – for Mount Vernon.

There are several projects expected to be built in the next several years that will bolster the City’s inventory of multi-family units.

SPECIFICALLY

HOUSING ISSUES IN CONTEXT



- 1) **450+ units in our Historic Downtown Waterfront. Master Plan and zoning code amendments already done.**

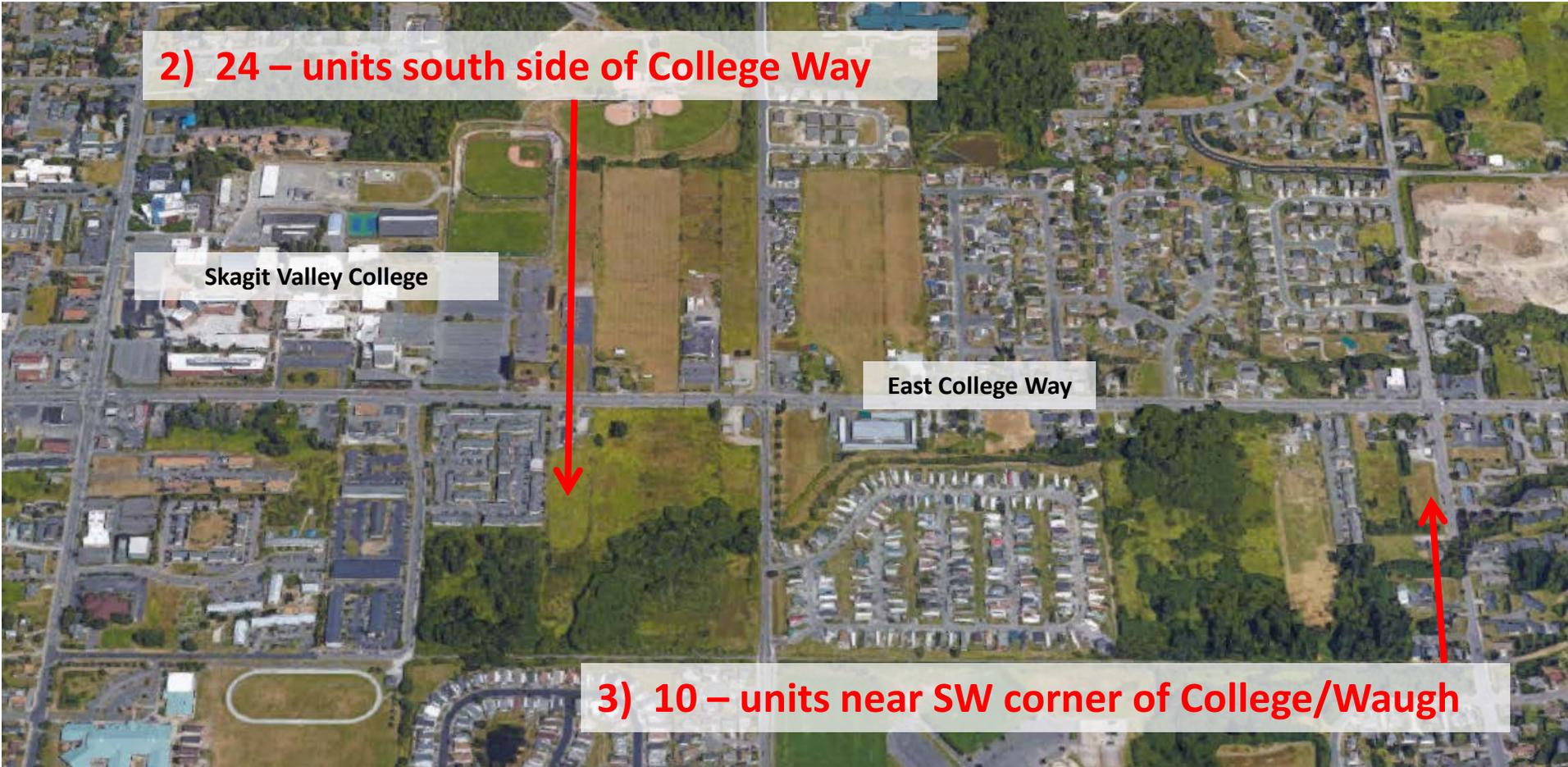
HOUSING ISSUES IN CONTEXT

2) 24 – units south side of College Way

Skagit Valley College

East College Way

3) 10 – units near SW corner of College/Waugh



HOUSING ISSUES IN CONTEXT



4) 23 – units Skagit Highlands

Division Street

5) 16 – units mixed use Haggen out lot

6) 42 – units in Woodside Development – future phase

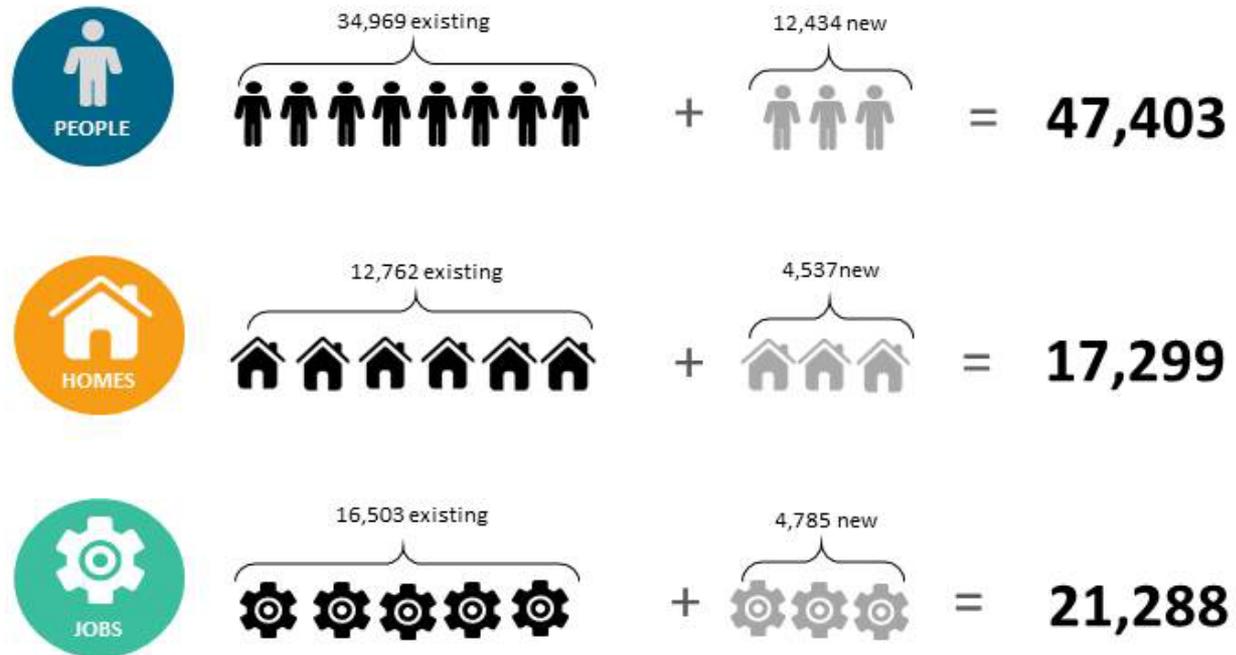
QUESTIONS SO FAR?

- Housing issues Nationally, Regionally or Locally?

NEXT – Jobs and Economic Development...

JOBS TOO

The GMA requires that the City plan for job growth – just like we plan for new homes.



JOBS TOO



Job : Acres ratios with ESD data

Allocated jobs according to buildable land inventory and zoning constraints.

Bottom line: the City can't spare any commercial land; barely accommodate the projections.

JOBS TOO

E.D. Hovee Report (2006)

- 1) Burlington and Skagit County were outpacing the City's creation of jobs.
- 2) Balance Jobs – to – Homes ratios

CONCLUSION:

809 gross acres of commercial/industrial needed

JOBS TOO



BALANCING JOBS AND HOMES

NEXT STEPS...

- Staff will continue to work on updating the remaining elements of the Comprehensive Plan.
- Skagit Council of Governments (SCOG) will be working on a Collaborative Affordable Housing Strategy – very useful for all Skagit County jurisdictions.