

Lowell, Rebecca

From: Joan Penney <jmpenney59@comcast.net>
Sent: Tuesday, April 26, 2016 11:17 AM
To: Lowell, Rebecca; 'Dan Mitzel'
Cc: Hyde, Bob
Subject: RE: Updated Comprehensive Plan Schedule & More

Thank you Rebecca.

From: Lowell, Rebecca [<mailto:rebeccab@mountvernonwa.gov>]
Sent: Tuesday, April 26, 2016 11:05 AM
To: Dan Mitzel; jmpenney59@comcast.net
Cc: Hyde, Bob
Subject: FW: Updated Comprehensive Plan Schedule & More

Dan and Joan:

I just sent the following email to our Council, Planning Commission and Citizens Advisory Committee. Please feel free to distribute it to your group as well.

Thank you,

Rebecca Lowell

From: Lowell, Rebecca
Sent: Tuesday, April 26, 2016 10:38 AM
To: Lowell, Rebecca
Subject: Updated Comprehensive Plan Schedule & More

Hello:

The following link will take to you to a page on the City's website where I just uploaded a new Comprehensive Plan schedule, the housing infographics that were on display at the open house on April 20th, and a copy of the presentation that was given to Council.

Click here: [2016 Mount Vernon Comprehensive Plan Webpage](#)

Please note that I've updated and added source information to both the housing infographics and the presentation.

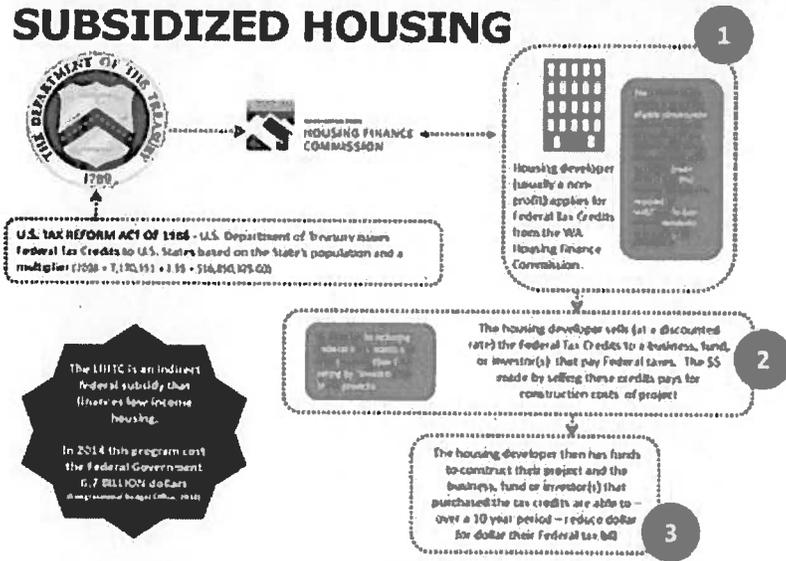
I also added a slide (#19) to the presentation that provides details regarding the Low Income Housing Tax Credit (LIHTC) that was briefly discussed during the presentation by Melanie Corey (with the Skagit County Housing Authority) and me.

All the best, please let me know if you have any questions or concerns that I might be able to address.

Rebecca Bradley-Lowell
Senior Planner
Community & Economic Development Department
910 Cleveland Ave / P.O. Box 809
Mount Vernon, WA 98273
360.336.6214

New slide #19 – a full size copy can be downloaded from the City’s website at the link above:

SUBSIDIZED HOUSING



Lowell, Rebecca

From: Dan Mitzel <danmitzel@mitzel.net>
Sent: Tuesday, April 26, 2016 4:16 PM
To: Lowell, Rebecca
Subject: RE: Updated Comprehensive Plan Schedule & More

Rebecca:

Thank you for responding so quickly. Would it be helpful to you to collect vacancy data from the numerous property management companies that manage units in Mount Vernon? I think a sampling of at least 10% of the rental properties in Mount Vernon will give us all a better idea about the current vacancy rates. I am happy to have someone in my office collect that data.

Thanks!

Dan

From: Lowell, Rebecca [<mailto:rebeccab@mountvernonwa.gov>]
Sent: Tuesday, April 26, 2016 4:03 PM
To: Dan Mitzel <danmitzel@mitzel.net>
Cc: Hyde, Bob <bobh@mountvernonwa.gov>; 'Joan Penney' <impenney59@comcast.net>
Subject: RE: Updated Comprehensive Plan Schedule & More

Hi Dan – U.S. Census and no they do not have 2015 numbers out yet for smaller areas like Skagit County or Mount Vernon. The 2015 data released so far for vacancy rates is only for the 75 largest MSAs with the closest to us being Seattle – Tacoma – Bellevue. HUD, the Federal Reserve, U.S. Dept. of Commerce, the list goes on and on of agencies that use this data.

UW's Runstad also doesn't have city specific data, only Skagit County and their data cannot be compared to the Census data for a number of different reasons.

If you have a more accurate data source that has a historical component I'm happy to look at it. Please keep in mind data collection methods, jurisdiction boundaries and whether or not other data sources have been seasonally adjusted – all of which can make data unreliable.

Thanks,

Rebecca

From: Dan Mitzel [<mailto:danmitzel@mitzel.net>]
Sent: Tuesday, April 26, 2016 3:01 PM
To: Lowell, Rebecca
Cc: Hyde, Bob; 'Joan Penney'
Subject: RE: Updated Comprehensive Plan Schedule & More

Rebecca:

Can you tell me where you got your data concerning vacancy rates for 2014. Were you not able to find 2015 vacancy rates? Does your vacancy rate include homes that are for sale that are vacant that are not for rent? I believe that the posted infographics present a much rosier picture than what really exists in regards to vacancy and the availability of all types of rental housing.

Thanks!

Dan

From: Lowell, Rebecca [<mailto:rebeccab@mountvernonwa.gov>]
Sent: Tuesday, April 26, 2016 11:05 AM
To: Dan Mitzel <danmitzel@mitzel.net>; jimpenney59@comcast.net
Cc: Hyde, Bob <bobh@mountvernonwa.gov>
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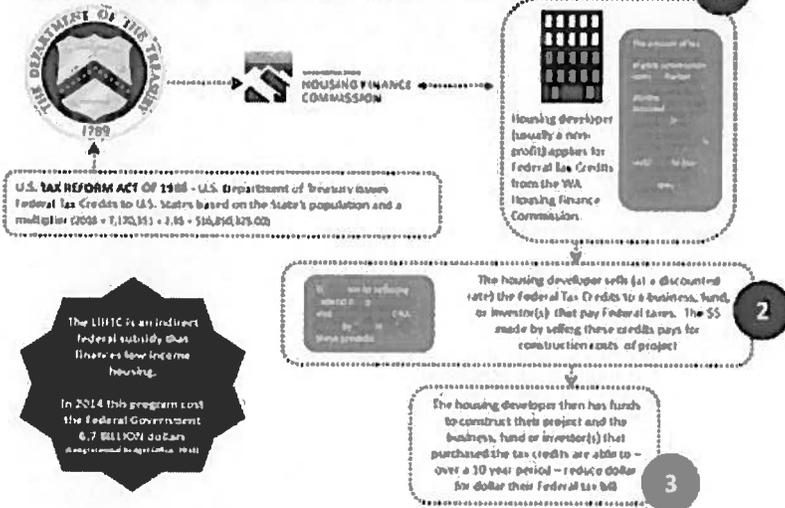
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SUBSIDIZED HOUSING



Lowell, Rebecca

From: Gene Van Selus <genev@salemvillage.org>
Sent: Tuesday, April 26, 2016 3:00 PM
To: Joan Penney; Lowell, Rebecca
Cc: Melanie Corey; Charlie Guildner; Paul Woodmansee; John Mitzel; Dan Mitzel; Bill Henkel; Sr. Susan Wells, SNJM; Carl Young; dick nord; Tom Theisen
Subject: Re: FW: Updated Comprehensive Plan Schedule & More

Joan,

Thanks for forwarding the bit about the tax credit program from Rebecca. A major beauty of the tax credit program is that the indirect subsidy ends at 10 years. Afterwards the property can continue to survive with the low rents required by the tax credit program. Salem Village has signed an extended use agreement to keep its properties (98 units spread among 30%, 40% 50% and 60% of AMI) in the program at least another 20 years. The statewide tax credit allocation is limited and as such is highly competitive.

Salem Villlage also has market rate cottages (no subsidy) with over half of the population less that 80% of the AMI; some significantly less. The private sector can succeed in supplying low cost housing when given the encouragement with proper land use regulation.

-gene

On Tue, Apr 26, 2016 at 11:16 AM, Joan Penney <jmpenney59@comcast.net> wrote:

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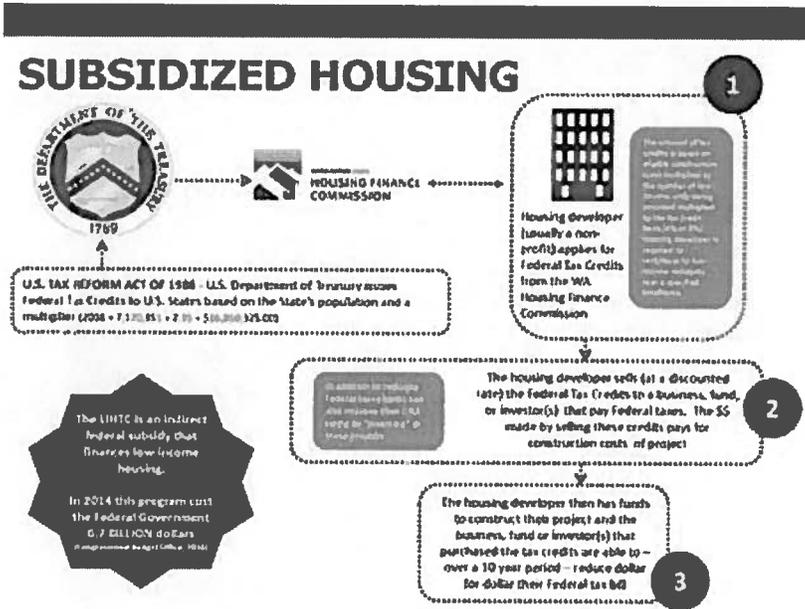
Senior Planner

Community & Economic Development Department

910 Cleveland Ave / P.O. Box 809

Mount Vernon, WA 98273

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Gene Van Selus
Executive Director
Salem Village Corporation
360-540-1438

A non-profit corporation...
Providing Seniors with Quality Housing in a Caring Community