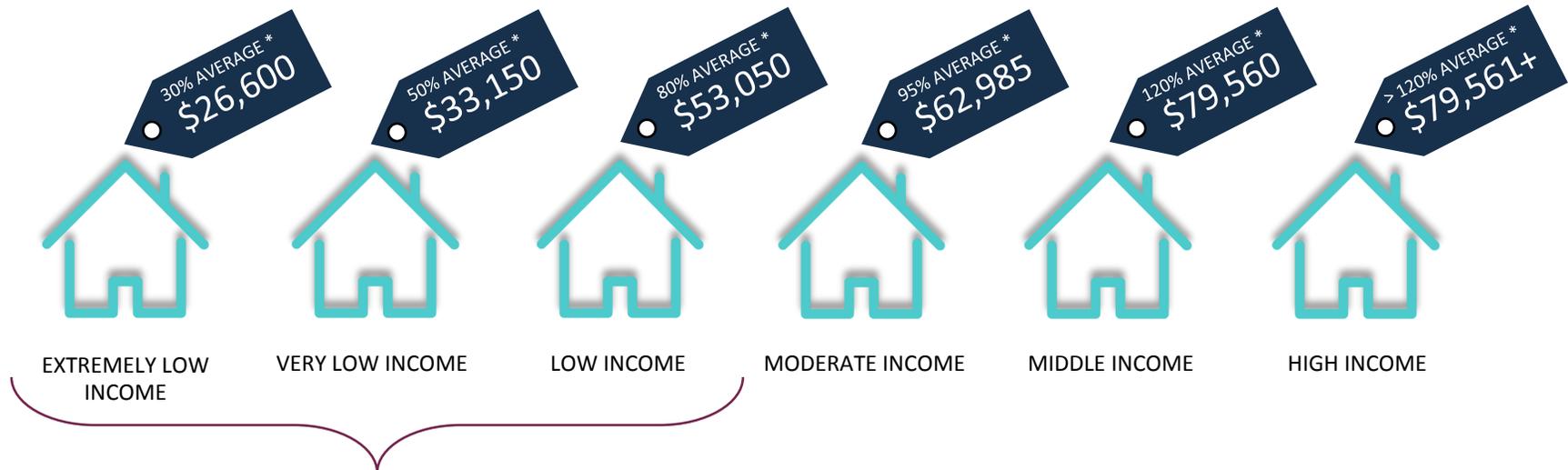


AFFORDABLE HOUSING WORK PLAN

2017 AREA MEDIAN INCOME = \$66,300 **



FIRST PRIORITY IS TO ADOPT REGULATIONS TO ASSIST THOSE IN THESE INCOME BRACKETS

2016 2017 2018 2019 2020+

- Adopt an updated and revised Housing Element of the Comprehensive Plan consistent with RCW 36.70A (Growth Management). This document included Goals, Objectives and Policies addressing all of the following housing issues:
 - Housing Availability
 - Enhancing Existing Neighborhoods
 - Jobs - to - Housing Balance & Mixed Use Development
 - Affordable & Subsidized Housing
 - Housing for Vulnerable Populations

- Identify and catalog city owned real property to ascertain suitability for housing and other uses.

- Adopt regulations to allow a Permanent Supported Housing Facility (Ordinance 3712).
- South Kincaid Subarea initiated to include rezoning areas and adopting new zoning regulations to encourage multi-family units.
- Code amendments initiated to include bonus density incentives to create affordable housing for those at 80% AMI and below.
- Code amendments initiated to create a program to ensure affordable housing units are occupied by those who qualify.

- Adoption of South Kincaid Subarea plan that includes rezoning areas and adopting new zoning regulations to encourage multi-family units.
- Adopt code(s) with bonus density incentives to create affordable housing for those at 80% AMI and below.
- Create a program to ensure affordable housing units are occupied by those who qualify.
- Adopt code(s) to continue implementation of permit fast-tracking

- Adopt code(s) to encourage infill development (ADUs, zero lot line, townhomes, cottage housing, etc.)
- Adopt code(s) to allow multi-family units in residential zones they are not currently allowed within.
- Create a Building Inspection program for existing residential units to ensure health and safety codes are being complied with.
- Adopt code(s) to ensure compatibility between different land uses.

- Adopt code(s) to encourage the creation of mixed use development that is characterized by living wage jobs, mixed income housing, and ample public open spaces within walkable urban context.
- Create program(s) to ensure fair housing regulations are complied with.
- Create program(s) for existing housing stock that support weatherization, home repair/ rehabilitation, and infrastructure maintenance.

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

** Family of four (4), FY2017 Fair Market Rent (FMR) areas for the Mount Vernon-Anacortes, WA MSA calculated by HUD.