Anacortes Housing Action Plan

February 10, 2022
City Council Housing Affordability & Community Services Committee (HACS)
Agenda

1. Introductions
2. Project context, goals, and scope
3. Community engagement strategy
4. Key research questions
5. Next steps
## Consultant Team

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<th>Staff</th>
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<tbody>
<tr>
<td>Bob Bengford</td>
<td>Public engagement, code analysis, land use and urban design expertise</td>
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<tr>
<td>Scott Bonjukian</td>
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<td>Rachel Miller</td>
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<td>Chris Zahas</td>
<td>Real estate economics, market analysis, development incentives expertise</td>
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<td>Sam Brookham</td>
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Committee Introductions and Goals

What are your top 1-2 goals or priorities for this project and housing in Anacortes in general?
Project Background

• Anacortes has set the stage with:
  • Housing goals policies in the 2016 Comprehensive Plan
  • Needs and ideas in the 2017 Affordable Housing Strategic Plan
  • A major development regulations update in 2019 that has encouraged more housing production
• There is more work to be done, and so Anacortes was awarded a grant from the Washington State Department of Commerce to create a housing action plan (HAP)
• A HAP is a policy document that has more specific data, goals, and strategies to promote safe and affordable housing options for all
Project Background

Significant activity since 2019 code update:

• ADUs are taking off, with 13 in 2021
• Several cottage projects with a total of 18 units (14 are low income)
• Townhomes are popular, with 52 units in 2021
• 29 apartments (21 units are low income)
• Five story building using the height bonus
• MJB site roads and utilities are in progress
Anacortes Key Housing Goals

**Goal H-1. Housing Supply and Variety.** Provide for a sufficient quantity and variety of housing to meet community needs.

**Goal H-3. Housing Affordability.** Provide for a range of housing opportunities to address the needs of all economic segments of the community.

**Goal H-4. Special Needs.** Provide housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug & alcohol rehab and mental health facilities.
**Affordability**

What does “affordable housing” mean for Anacortes residents?

The median family income (MFI) for a family of four in the Mount Vernon-Anacortes Metropolitan Statistical Area is:

$83,200

Half of families earn more and half of families earn less than this.

Housing is generally considered “affordable” when no more than 30% of income is spent on rent/mortgage payments.

This means families or households of four earning these amounts...

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<tr>
<th>MFI Level</th>
<th>30% MFI</th>
<th>50% MFI</th>
<th>80% MFI</th>
<th>100% MFI</th>
<th>120% MFI</th>
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<tr>
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<td>$24,960</td>
<td>$41,600</td>
<td>$66,560</td>
<td>$83,200</td>
<td>$99,840</td>
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...can afford these housing costs in Anacortes:

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<tr>
<th>Monthly payment:</th>
<th>$624</th>
<th>$1,040</th>
<th>$1,664</th>
<th>$2,080</th>
<th>$2,496</th>
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<tr>
<td>Home purchase price:</td>
<td>$113,000</td>
<td>$188,000</td>
<td>$300,000</td>
<td>$375,000</td>
<td>$456,000</td>
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*U.S. Department of Housing and Urban Development, 2021*

*Wells Fargo Mortgage Affordability Calculator*
Project Scope and Schedule

2022

1. Existing Conditions Review
   - JAN

2. Public Engagement
   - FEB

   - MAR

4. Project Adoption
   - APR

Dept. of Commerce contract requires HAP adoption by June 2023, which provides some flexibility.
Community Engagement

- Community survey to identify demand for housing types among current population, with a focus on the needs of cost-burdened residents
- Stakeholder interviews to gather input from housing advocates, housing providers, and others
- A “developer forum” and/or additional stakeholder interviews with developers and builders working in the region
- Check-in meeting with Planning Commission and City Council to present the Existing Conditions and Housing Needs Analysis Report (could be formatted as a public workshop)
- Other?
Key Research Questions

1. What are the most pressing housing needs in Anacortes for each segment of the population (based on income, ability/disability, family size/type, etc.)?
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2. What are we most concerned about and most hopeful about for residential development in Anacortes over the next 10 years?
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3. What additional code updates can be made to meet the needs of all economic segments of the Anacortes community?
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3. What additional code updates can be made to meet the needs of all economic segments of the Anacortes community?
4. What are the biggest longstanding or new barriers to affordable and diverse residential development in Anacortes?
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3. What additional code updates can be made to meet the needs of all economic segments of the Anacortes community?
4. What are the biggest longstanding or new barriers to affordable and diverse residential development in Anacortes?
5. What new or updated tools, policies, and funding resources will be most effective in meeting Anacortes’s housing goals?
Next Steps

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