

Chapter Three HOUSING

INTRODUCTION

Housing is not only a basic human need; it is a fundamental building block in the development of strong communities. The quality, price and availability of housing have far reaching effects. Housing is an issue of equity, and a healthy community strives to provide housing affordable to households at all income levels.

Every community and neighborhood needs a healthy mix of housing sizes, types and prices, affordable at the wages of the jobs nearby. A balanced mix will have housing costs in sync with wages and incomes.

Purpose

The purpose of this housing element is to consider future needs for housing in Whatcom County by examining existing housing patterns, projected population growth, and most-likely growth scenarios, and to suggest realistic ways to provide for those housing needs within the wishes of county citizens, sound public policy, and within the mandates of the Washington State Growth Management Act (GMA). First, the number, type, and condition of housing units in place today must be compared with current housing needs. Second, future housing needs must be proposed based on expected needs of identifiable social and economic groups. Third, future housing needs must be addressed through a package of incentives, local requirements, and regulations that encourage development of housing that matches the incomes of citizens throughout the county.

Process

| In 2004 and 2009, the Housing Chapter of the Comprehensive Plan has been updated, adding new information and updated data to the chapter produced in the mid-1990s. The earlier chapter was produced through the efforts of the Residents' Housing Advisory Committee (RHAC). The committee was formed and appointed by, the Whatcom County Executive, in September 1993. Members included representatives of the building industry, of special needs groups, of Christian, AIDS and other advocate groups, and an attorney. The RHAC met every month, and frequently more than once per month. The focus on identification of key issues, development of goals and policies, and careful framing of action plans. Two members were delegated by the committee to sit on the GMA Coordinating Committee to review all comprehensive plan chapters for consistency. When the RHAC completed its tasks in June 1994, those two members continued making valuable contributions to the work of the Coordinating Committee. The RHAC sent the final version of the chapter to Planning Commission for review.

GMA Goals, County-Wide Planning Policies, and Visioning Community Value Statements

Realization of all the thirteen Growth Management Act goals is fostered by the goals, policies, and action plans in this chapter. Those directly relating to housing will be met with successful adoption of this comprehensive plan chapter. This chapter has been written to satisfy those goals while also meeting the intent of the County-Wide Planning Policies (CWPP) and general guidelines of Visioning Community Value Statements. CWPP's direct the county and its cities to ensure a balance of housing and economic growth consistent with diverse income levels and allowing for a range of housing types and costs. Further, the county and cities can employ innovative

techniques providing for a variety of housing types: single-family-detached, multifamily building for both ownership and rental, accessory dwelling units (Ado's), manufactured and modular homes, manufactured and mobile home parks, along with mixed use and increased densities as affordable housing alternatives. Visioning Community Value Statements identify the importance of affordable housing and encourage even distribution of housing affordability and a mix of housing types throughout the county. Growth Management goals, Visioning Community Value Statements, and County-Wide Planning Policies will be served by adoption and implementation of this chapter.

GMA Requirements

The Growth Management Act mandates that counties required to plan under the act adopt comprehensive plans that “encourage the availability of affordable housing to all 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))

BACKGROUND SUMMARY

Comprehensive plans have been developed for Whatcom County and each of the cities that lie within its boundaries. Each of these plans contains a housing element that addresses the housing needs of each jurisdiction and offers suggestions for changes that could occur to help meet these needs.

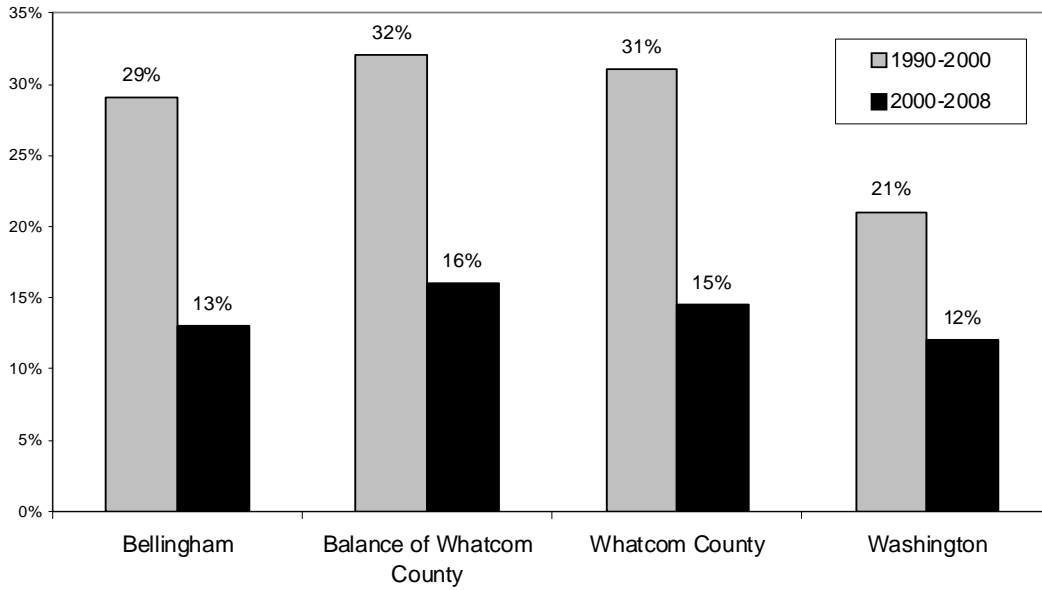
This chapter will overlap many of the ideas put forth in those plans—the problems perceived in each community, their changing demographics, and the directions the communities seem willing to go to improve the overall situation. It also incorporates other recent studies of Whatcom County, such as *Community Counts: Whatcom County Health Indicator Report 2002* and the *Whatcom Real Estate Research Report*.

Demographic Overview

Whatcom County's population is growing steadily. Between ~~1990 and 2000~~ and 2008 it rose ~~14.5%–30.5%~~. An estimated 75% of that increase is attributable to in-migration as opposed to birth rate. In addition to increasing the number of people living in the county, in-migration is resulting in changes to its demographic makeup. Increased minority, retirement-age, and single-parent household populations characterize demographic changes resulting from in-migration.

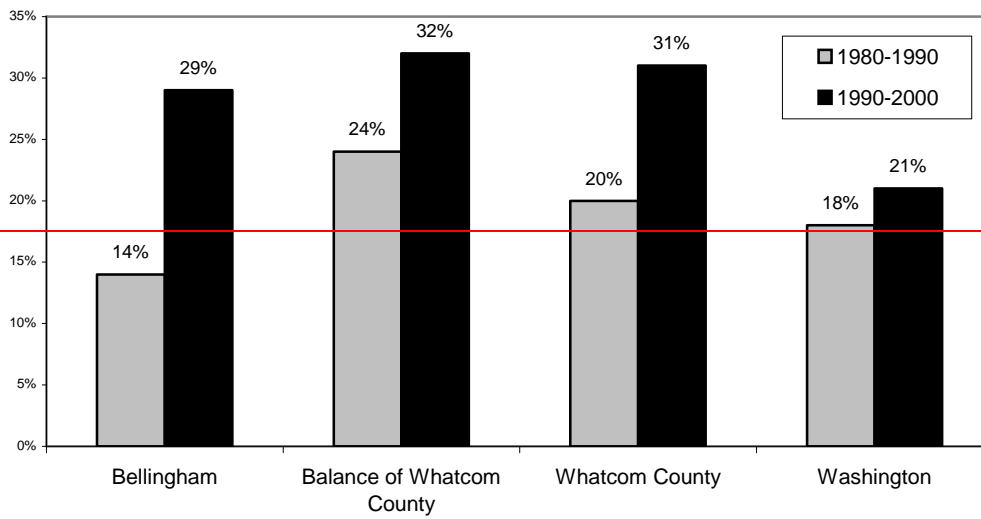
Single-parent households are proportionally more sensitive than two-parent households to factors contributing to poverty and sub-standard living conditions such as housing costs, health care costs, and other increases in the cost of living. The number of such households is increasing at a faster rate than households with two parents. Shifts in proportions of various groups comprising county population also shift the need for various types and sizes of housing. Some families require larger homes to accommodate larger extended families. Some groups, such as single-parent households, require smaller and more efficient housing.

Figure 1
Population Change 1990 - 2008



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Figure 1
Population Change 1980 - 2000



Income Distribution

In 1990, 37% of the County's households were classified as extremely low, very low and low-income based on Housing and Urban Development (HUD) criteria¹. ~~Fifty-one~~ Fifty-three percent of ~~Whatcom County Bellingham~~ renters put more than 30% of their income towards housing costs in 2007, compared to 45% of renters state-wide. ~~The 1999~~ In 2007, median income in ~~Whatcom County Bellingham~~ was ~~more than 16%~~ 29% below Washington State's median income, while median gross rent was just over ~~9%~~ 7% lower. ~~This disparity, some of which is attributed to high student and elderly populations, grew from 21% in 1989.~~

Table 1 1999 <u>2007</u> Household Income ¹			
Income	Bellingham	Whatcom County	Washington
Median household income		<u>\$46,506</u>	<u>\$55,591</u>
	<u>\$32,530</u>	<u>\$40,005</u>	<u>\$45,776</u>
Per capita income		<u>\$24,336</u>	<u>\$29,027</u>
	<u>\$19,483</u>	<u>\$20,025</u>	<u>\$22,972</u>
Median family income		<u>\$62,948</u>	<u>\$ 66,642</u>
	<u>\$47,196</u>	<u>\$49,325</u>	<u>\$53,760</u>

Family incomes are slightly higher than household incomes, but still lower than the State numbers. ~~Fourteen~~ Sixteen percent of Whatcom County's population fell below the federal poverty level in ~~2007~~ 1999, a percentage significantly higher than Washington State's 11%. ~~Unemployment, which is expected to average 6% through 2020 despite an expected 2% annual growth rate in the labor force, is also a factor.~~²

¹ U.S. Census Bureau, 2007 American Community Survey Community Counts: ~~Whatcom County Health Indicator Report 2002~~

² ECNorthwest Whatcom County Population and Economic Forecasts, May 2002

Table 2 1999-2007 Population Living in Poverty			
Population Living in Poverty	Bellingham	Whatcom County	Washington
		16%	11.4%
Total Population	20.6%	14.2%	10.6%
		15.5%	10.3%
Individuals 18 plus	21.2%	14.1%	9.6%
		12.7%	7.9%
Individuals 65 plus	9.0%	8.3%	7.5%
		8.7%	7.8%
Families living in poverty	9.4%	7.8%	7.3%
		44.2%	34%
Females with related children under 18	36.8%	31.2%	30.8%
		79.6%	42.1%
Females with related children under 5	61.9%	50.0%	45.6%

Statistics have shown that as housing prices increased at a faster rate than household incomes, so decreased the ability of Low- to Moderate-Income (LMI) populations to obtain decent housing in Whatcom County.

- Between ~~1999 and 2007~~ ~~1989 and 1999~~ the median household income grew ~~16%~~ ~~41%~~ while housing costs grew ~~103%~~ ~~108%~~ over the same period.²³
- In each year ~~1999-2007~~ ~~1998-2000~~ the average wage in Whatcom County was not enough to afford a two-bedroom rental unit.³⁴
- There are ~~about 20,000 more than 7,500~~ very low-income households in ~~Whatcom County~~ ~~Bellingham~~, 70% of which report having housing problems.⁴⁵

Employment and Wage Trends

~~According to the May 2002 ECONorthwest employment study, the percentage of people employed in the retail, commercial, and industrial sectors in each Whatcom County community will vary over the next twenty years. Average annual wage data from 1999 shows that many employees vital to community function are paid wages below the area median income of \$40,005 per year. As more and more households rely on incomes from the retail and service sector, housing needs become increasingly dire.~~

² WA Center for Real Estate Research; U.S. Census Bureau ³ Community Counts: Whatcom County Health Indicator Report 2002

³ National Low Income Housing Coalition ⁴ Community Counts: Whatcom County Health Indicator Report 2002

⁴ U.S. Census Bureau, 2007 American Community Survey ⁵ Bellingham Consolidated Plan

The following tables indicate that high percentages of the population will continue to be employed in the retail and commercial sectors. As shown with 1999 data in Table 3, individuals employed in these sectors typically make less than the area median income. This suggests that the numbers found in the projected households 2022 column of Table 4 may in fact be understated.

**Table 3
Whatcom County Income by Employment Sector**

1999 Data	Average Annual Wage 1999 *	Percent of AMI 1999	Income Level	Percent of Median Income
Retail	\$13,914	34.8%	Very Low	30—50
Services	\$20,769	51.9%	Low	50—80
Government	\$26,888	67.2%	Low	50—80
Wholesale Trade	\$29,657	74.1%	Low	50—80
Finance	\$30,445	76.1%	Low	50—80
Transportation	\$30,840	77.1%	Low	50—80
Construction	\$32,480	81.2%	Moderate	80—95
Manufacturing	\$34,755	86.9%	Moderate	80—95

* Source: ECONorthwest Whatcom County Population and Economic Forecasts, 2002

1999 Whatcom County Income Data Used in Forecasting Income Trends

**Table 4
Projected Employment Allocations and Associated Projected Incomes
2007 and 2012**

Jurisdiction	2007 Projected Income Range				2012 Projected Income Range		
	Percent Retail	Percent Commercial	Percent Industrial		Percent Retail	Percent Commercial	Percent Industrial
	\$15,654	\$28,941– \$38,532	\$33,071– \$39,292		\$17,016	\$35,149– \$45,920	\$36,677– \$41,179
Bellingham	30.7%	44.7%	24.6%		30.2%	46.4%	23.4%
Bellingham UGA	3.7%	27.3%	69.0%		3.8%	29.0%	67.2%
Birch Bay UGA	20.3%	71.8%	7.9%		19.6%	73.2%	7.4%
Blaine	19.6%	46.0%	34.3%		19.3%	48.0%	32.7%
Blaine UGA	*	*	73.8%		*	*	72.9%
Columbia Valley UGA	59.2%	36.9%	3.9%		59.8%	37.0%	3.1%
Everson	13.8%	5.9%	80.6%		13.9%	6.2%	79.7%
Everson UGA	*	*	90.9%		*	*	90.5%
Ferndale	32.1%	32.5%	35.3%		31.9%	34.1%	34.0%
Ferndale UGA	4.7%	15.3%	80.0%		4.8%	16.5%	78.8%
Lynden	33.3%	41.6%	25.0%		32.8%	43.3%	23.8%
Lynden UGA	*	*	88.7%		*	*	87.7%
Nocksack	63.1%	*	*		63.5%	*	*
Point Roberts	55.3%	25.2%	19.5%		55.1%	26.6%	18.7%
Sumas	11.0%	9.1%	79.6%		11.4%	10.0%	78.9%
Other Uninc. Areas	9.4%	17.3%	73.3%		9.6%	18.5%	71.9%
Total	25.3%	38.0%	36.7%		25.0%	39.8%	35.2%

Source: ECONorthwest Whatcom County Population and Economic Forecasts, 2000—*indicate suppressed data

**Table 4 (continued)
Projected Employment Allocations and Associated Projected Incomes
2017 and 2022**

Jurisdiction	2017 Projected Income Range			2022 Projected Income Range		
	Percent Retail	Percent Commercial	Percent Industrial	Percent Retail	Percent Commercial	Percent Industrial
	\$18,450	\$42,543– \$54,137	\$40,111– \$42,974	\$19,886	\$51,079– \$63,278	\$43,400– \$44,742
Bellingham	29.7%	47.9%	22.4%	29.4%	49.2%	21.4%
Bellingham UGA	3.8%	30.6%	65.5%	3.8%	32.1%	64.15
Birch Bay UGA	19.0%	74.2%	6.8%	18.4%	75.0%	6.5%
Blaine	19.1%	49.6%	31.3%	18.9%	51.1%	30.0%
Blaine UGA	*	*	73.6%	*	*	72.9%
Columbia Valley UGA	60.3%	37.1%	2.6%	60.1%	37.1%	2.8%
Everson	14.3%	6.7%	79.1%	14.6%	7.0%	78.2%
Everson UGA	*	*	91.5%	*	*	90.1%
Ferndale	31.7%	35.5%	32.7%	31.6%	36.8%	31.6%
Ferndale UGA	4.8%	17.4%	77.8%	4.8%	18.3%	76.6%
Lynden	32.4%	44.8%	22.8%	32.1%	46.1%	21.9%
Lynden UGA	*	*	86.9%	*	*	86.6%
Nooksack	63.5%	*	*	63.5%	*	*
Point Roberts	54.4%	27.6%	17.9%	54.3%	28.5%	17.3%
Sumas	11.4%	10.6%	78.0%	11.8%	11.4%	77.1%
Other Uninc. Areas	9.7%	19.6%	70.7%	9.8%	20.7%	69.5%
Total	24.8%	41.4%	33.8%	24.7%	42.8%	32.6%

Source: ECONorthwest Whatcom County Population and Economic Forecasts, 2000 *indicate suppressed data

Projected Employment Allocations and Associated Projected Incomes

* Data are suppressed when less than 2 employers compose all employers summed, or when one employer accounts for 80% or more of the summed employment as per Washington State Employment Security confidentiality laws.

NEEDS

With current inadequacies in federal funding, innovative housing solutions are needed to provide enough housing units to accommodate all of the County’s growing housing needs. By 2022 the end of the 20-year planning period, Whatcom County will have experienced substantial growth. ~~Assuming the County’s income distribution remains the same, there will be more than 11,000 households within the County with incomes less than 30% of the area’s median income.~~

While there are many programs that address affordable housing issues in Whatcom County, a growing number of households are in need of assistance, causing increased competition for existing resources. Many of these resources are not available to some jurisdictions that do not meet all of the necessary criteria or cannot produce the required matching funds to participate in certain programs⁵⁶.

⁵⁶-Bellingham Comprehensive Plan Housing Element part IV

Between 1990 and 2000, Bellingham’s multi-family housing experienced a 65% increase, ~~now making up almost half of the housing stock. It is estimated that by 2010~~ In 2009, multi-family housing ~~will~~ comprised ~~50%-56%~~ 56% of the housing in the City. Concern that an increase in rental units may pose a challenge to community development has been expressed in Bellingham’s Consolidated Plan, as rental tenants move frequently.⁶⁷

Accommodating our future housing need will require substantial effort and planning. There is an increasing need for all forms of affordable housing including multi-family housing and smaller single-family houses constructed on smaller lots.

Unaffordable Housing

The Department of Housing and Urban Development (HUD) defines unaffordable housing as that which places a cost burden of greater than 30% on a household’s income. ~~One-third~~ Forty-two percent of Whatcom County households put more than 30% of their income towards housing costs in the year ~~2007~~ 2009. This cost burden is most detrimental for those in the lower income categories, but its negative effects are felt well into the middle-income range.

Table 3 5
Unaffordable Units in Whatcom County

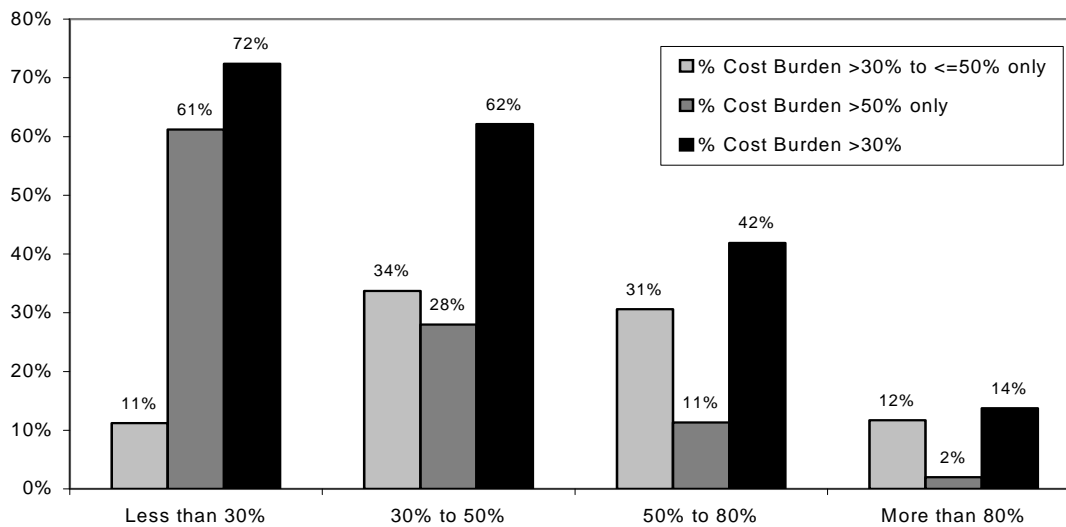
<u>Whatcom County Housing Units</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total</u>
Unaffordable Units *	<u>16,618</u>	<u>14,934</u>	<u>31,552</u>
	<u>10,628</u>	<u>11,078</u>	<u>21,706</u>
Total Units	<u>46,474</u>	<u>29,285</u>	<u>75,759</u>
	<u>40,876</u>	<u>23,570</u>	<u>64,446</u>

*Unaffordable defined as units that require housing payments greater than 30% of household income.
Source: ~~2000~~ US Census, 2007 American Community Survey

Households with incomes at less than 30% of the area median income are the hardest hit—61% of them putting more than 50% of their income toward housing costs. As seen in Figure 2, the next two income categories also experience significant housing affordability problems with 62% and 42% experiencing cost burdens.

⁶⁷ Bellingham Consolidated Plan

Figure 2
Housing Cost Burden by Income Category in Whatcom County, 2000



Housing Mismatch

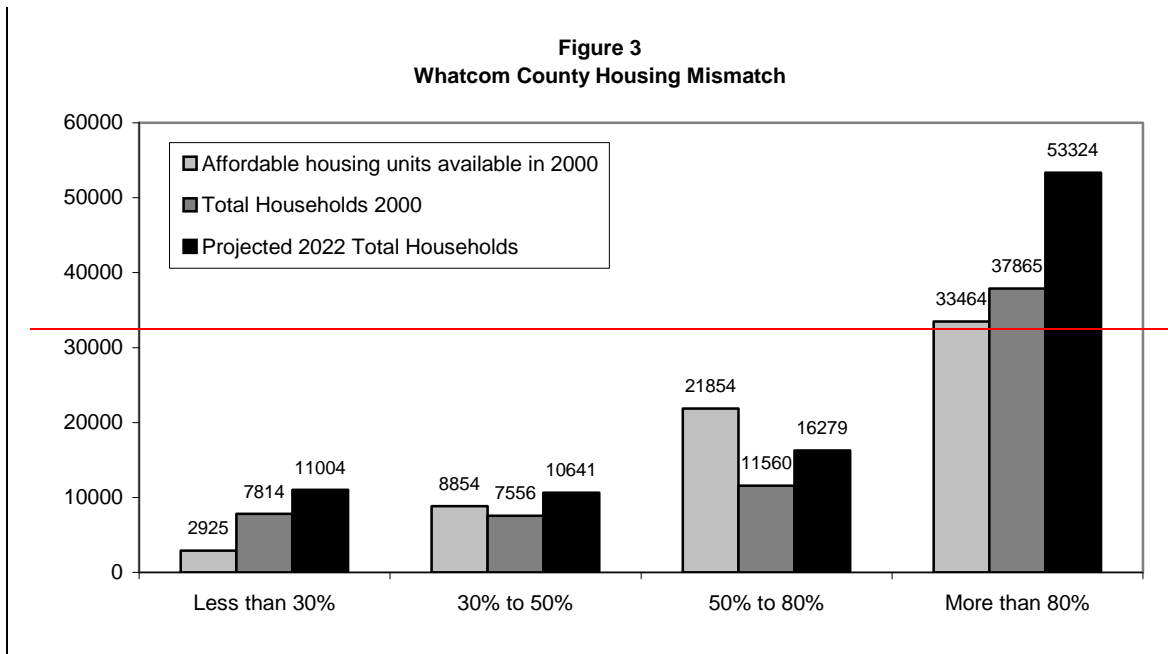
Part of the problem is the disparity that exists between the number of lower-income households in the county and the number of housing units that are affordable to these households. HUD calls this the “housing mismatch” and derives a functional data set of this mismatched data from each U.S. Census.

~~As shown in Figure 3, the~~ The number of housing units affordable to each income group does not properly match the number of households. There ~~were are~~ more housing units available in the 50% to 80% income category in 2000 than there ~~were are~~ households, implying that households in lower and higher income categories must be occupying a significant portion of these units. Whatcom County currently needs 7,814 housing units for households in the lowest income category, ~~but falls short of this number by 4,889 units, according to available data.~~ ~~In actuality, more units are needed for this income group as shown in Figure 3.~~ ~~The disparity is illustrated with the 72.4% or 5657 households in the less than 30% of area median income group reside in unaffordable housing.~~ This further explains the nature of the “housing mismatch” where available units for each income group are not necessarily occupied by households falling in the same category.

A July 2008 Countywide Housing Action Plan extrapolated to 2025 the number of households with extreme housing burden – those paying more than 50% of their income for housing, and earning under 80% of the area median income – putting the number at 14,193, which is a 62% increase above 2000. This is an increase at a rate faster than population growth if present trends continue – meaning the housing crisis will get worse over time.⁷

⁷ Countywide Housing Action Plan submitted by the Countywide Housing Affordability Task Force July 18, 2008

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~~Thirty-six~~ ~~Twenty-six percent~~ of Whatcom County homeowners put more than 30% of their income into their housing costs in ~~2007~~ ~~1999~~ (up from 15% in 1989 ~~and 26% in 1999~~)⁸ and it has been estimated that renters spend 55% of their income on housing.

⁸ U.S. Census

Table 4.6 Housing Costs 2007 2000			
Cost by Type	Bellingham	Whatcom County	Washington Bellingham
Selected owner costs			
___ 30% <u>or more</u> of income plus	23.2%	<u>35.8%</u> 26.0%	<u>33.4%</u> 25.7%
Selected renter costs			
___ 30% <u>or more</u> of income plus	53.0%	<u>51%</u> 47.0%	<u>44.8%</u> 39.1%
Median value owner- occupied	\$156,100	<u>\$300,800</u> \$156,700	<u>\$305,500</u> \$168,300
Median owner costs			
___ With mortgage	\$1,133	<u>\$1,532</u> \$1,165	<u>\$1,675</u> \$1,268
___ Not mortgaged	\$323	<u>\$439</u> \$327	<u>\$453</u> \$338
Median gross rent	\$613	<u>\$739</u> \$622	<u>\$816</u> \$663
Source: Bellingham 2003 – 2007 Consolidated Plan Note: numbers based on 2000 US Census, 2007 American Community Survey			

The median value of an owner occupied house in Whatcom County Bellingham increased 95% 75% between ~~1989 and~~ 2000 and 2007.

Table 5.7
Median Price of Houses Sold in Whatcom County
1980 -- 2007 2002

Year	Median Price	Year	Median Price	Year	Median Price
1980	\$49,700	1990	\$86,350	2000	\$146,500
					\$144,500
1981	n.a.	1991	\$98,250	2001	\$152,600
					\$151,050
1982	\$56,000	1992	\$112,000	2002	\$159,100
					\$159,900
1983	\$54,000	1993	\$120,000	2003	\$176,700
1984	\$54,441	1994	\$125,800	2004	\$216,800
1985	\$52,600	1995	\$127,000	2005	\$265,000
1986	\$54,000	1996	\$131,800	2006	\$282,300
			\$127,500		
1987	\$55,500	1997	\$133,700	2007	\$290,000
			\$132,000		
1988	\$59,500	1998	\$138,900		
			\$136,500		
1989	\$67,450	1999	\$143,100		
			\$140,000		

Source: Whatcom County Real Estate Research Report

Currently Available Low-Income Affordable Housing

Various subsidized housing exists in all of the cities in the County. Small-scale affordable housing projects are located in each city.

The Whatcom/Skagit Homes program funded by USDA Rural Development is available in rural parts of the County. Habitat for Humanity of Whatcom County builds single family homes affordable to very low income homebuyers. Kulshan Community Land Trust provides affordable homeownership opportunities that remain affordable for each successive owner of the CLT homes. Mobile and manufactured homes are allowed in designated areas (usually mobile home parks) throughout the County and often provide housing to low-income populations.

The Bellingham/Whatcom Housing Authorities owns and/or manages ~~1,712~~ ~~4,642~~ subsidized units that house families, the elderly, and disabled people. They also have ~~1,891~~ ~~4,693~~ Shelter Plus Care and Section 8 rental assistance vouchers to distributed throughout the County. Although the Bellingham/Whatcom Housing Authorities facilitates the provision of a total of ~~3,603~~ ~~3,335~~ subsidized housing units, they do not receive enough funding to provide housing assistance to all of the families in need in the County. Most of the funding they do receive cannot be recaptured.

In addition to this, the City of Bellingham's housing programs, using federal funds, include rehabilitation of existing housing units, acquisition of housing units or land for housing, new

construction, assistance to homebuyers, rental assistance to tenants and assistance to homeless households and those at risk of becoming homeless.

Several other organizations, including the Archdiocesan Housing Authority and Intercommunity Mercy Housing, own and manage nonprofit rental housing affordable to low-income households.

The Whatcom County Health Department conducted a detailed inventory of affordable housing resources in August 2007 and determined the total number of public and nonprofit affordable housing units included 4,901 housing units equal to 9,877 bedrooms.

Housing Type	# Bedrooms	# Units
Rental housing units	5,229	2,861
Permanent rental assistance – housing vouchers	3,511	1,620
Homeownership assistance	175	89
Permanent supportive housing	219	185
Emergency shelter and transitional housing	743	146
Total	9,877	4,901

Other Subsidized Housing

The federal government expends billions of dollars each year in tax breaks and mortgage interest deductions—all government subsidies on housing that disproportionately serve high income populations.

~~In the year 2000, nearly 80% of the mortgage interest deductions benefited households with yearly incomes over \$75,000. It has been estimated that in 2003 the federal government spent \$69 billion on mortgage interest deductions, \$22 billion on local property tax deductions, and \$14 billion on capital gains tax exemptions on sales of principal residences.~~

The federal government spends more on these subsidies each year than it allocates to the Department of Housing and Urban Development. Federal benefits to renters – including low income housing tax credits and HUD direct expenditures to fund subsidized housing throughout the country – totaled under \$50 billion. ~~HUD’s entire yearly budget for 2003 was \$38 billion to fund subsidized housing throughout the country along with many other HUD programs.~~

ISSUES, GOALS, AND POLICIES

In order to offer appropriate and affordable housing for everyone in the County, programs and policies designed to meet a variety of housing needs can be implemented. With the right mix of policy decisions and local programs, we can increase the supply of affordable housing and offer a variety of housing choices, thereby strengthening our communities. Thousands of Whatcom County households do not live in affordable housing. Looking ahead, the incomes of working people in Whatcom County will make affordability one of the County’s biggest challenges. Both public and private investments can be directed into housing that ensures that low- to moderate-income people will be able to continue to live near where they work in the community.

Adopting an Ambitious but Achievable Affordable Housing Goal

Whatcom County and its cities might consider adopting a HOUSING GOAL that sets the bar at a high but achievable level:

By the year 2020, every community and neighborhood has a healthy mix of housing sizes, types and prices, affordable at the wages of the jobs nearby. A balanced mix of housing will have housing costs in sync with wages and incomes in the community.

To achieve this overarching goal, the following goals, policies and actions are adopted:

Permitting Process Efficiency

Building codes and zoning ordinances, in part, influence costs of development and construction of housing. The permitting processes require time (raising finance costs), fees, and the personal time investment of parties involved. Building plan reviews increase cost and time. Local plans checking of non-commercial development by county officials could save time and money. A budget that allows adequate staff is necessary to minimize processing time. Also, to the extent possible, regulatory predictability and certainty in the processes required of the private sector will contribute to its willingness to contribute to housing affordability.

GOAL 3A: Minimize the time required for processing housing-related development and construction permits in the interest of overall cost reduction.

Policy 3A-1: Streamline and simplify existing and proposed permitting processes.

Policy 3A-2: Educate interested parties in the permitting process using easy to understand publications such as brochures or handouts readily available to the public.

Policy 3A-3: Consistently apply the International Building Codes and do not increase requirements.

Mixed Land Uses with Appropriate Buffering and Siting Criteria

Where feasible, mixed land uses should be encouraged. The concept of encouraging housing near employment and siting employment near the work force is well-accepted and logical. Housing, transportation, and employment-base needs are well-served by this proximity; it is desirable from public, employer, employee, and public service perspectives. Incompatible uses such as heavy, noisy, or noxious industrial facilities adjacent to residential uses should continue to be discouraged. Some non-polluting, low-impact types of light industrial uses such as textile manufacturing, which could be large-scale but not environmentally or aesthetically offensive, could, with some buffering, be perfectly acceptable and probably desirable near residential development. Design standards and funding sources will be needed to fully explore the potential for mixed use since, in some instances; lenders are reluctant participants in mixed-use projects.

County-Wide Planning Policies, Visioning Community Value Statements ~~and preferred alternatives (from the Visioning Process)~~, preservation of agricultural lands and environmentally sensitive areas, the comprehensive plan and zoning regulations generally prescribe preferred locations for housing a growing population of county residents. Various levels of affordability and types of housing are needed and must be somehow blended into locational constraints.

Subsidized housing, homeless housing, transient, emergency, and special needs housing are all part of the affordability riddle, and in some instances a major part. Citizens currently possessing safe and decent housing may not fully understand the scope of the housing problem and they may tend not to want housing for less advantaged households near them. In that regard, the location of affordable housing can be as difficult an issue as funding.

GOAL 3B: Support residential housing near employment opportunities and transit.

Policy 3B-1: Enable and support housing development opportunities integral with, and near, compatible industrial and commercial activities and transit.

Policy 3B-2: Establish commercial zoning regulations that accommodate residential uses at a density higher than surrounding residential or rural zoning provided adequate transportation access and services are available.

Policy 3B-3: Establish industrial zoning regulations that accommodate temporary residential uses at a density higher than surrounding residential or rural zoning provided adequate transportation access is available.

Policy 3B-4: Residential development adjacent to major transportation routes may require buffering.

GOAL 3C: Create opportunity for a broad range of housing types and encourage mixed affordability.

Policy 3C-1: Support lot clustering, varied lot sizes, small-scale multi-family dwellings, accessory housing and reductions in infrastructure requirements for subdivisions as incentives for development of housing obtainable by purchasers with the greatest possible mix of household incomes.

Policy 3C-2: Support programs in which citizens participate in the construction of their own home.

Policy 3C-3: Support development of manufactured and mobile home parks and establish design criteria that will enable them to fit into the surrounding community.

Policy 3C-4: Develop zoning criteria in order to appropriately site group homes and accessory dwelling units within county residential urban growth areas.

Access to Housing

Changing demographics demand flexibility in siting, regulating, and designing future housing stocks. Family size, household size, proximity to employment and services, living space requirements due to cultural preferences, immigration patterns, and other factors contribute to changes in the type, number, and location of housing opportunities required for the future. The demographic makeup of Whatcom County's population can logically be expected to change over time through the 20-year Growth Management Act planning period.

Availability of housing for seniors, young adults, single parents, and groups is frequently overlooked by both the private development sector and the public sector. In addition, many

migrant farm workers entering the county each season face substandard housing and homelessness. While the upper ends of the housing scale are normally well-served by the developers of housing projects, other housing needs are frequently overlooked or neglected. Making housing affordable and accessible in all residential areas will help integrate these groups of people into the larger community.

Housing appropriate for those with temporary, transitional, emergency, and special needs is available only on an exceptional basis. Population growth will directly affect the number of people seeking such shelter.

A portion of the agricultural workers have difficulty in obtaining adequate housing. Prior to adoption of the comprehensive plan, Whatcom County considered ordinance amendments allowing for easier and better provision of migrant worker housing. Difficult issues associated with the amendments such as water, sewer, and other health concerns caused them to be tabled while an accessory housing ordinance allowing development of detached second dwelling units was adopted. Nevertheless, those farm worker housing amendments must proceed to provide some relief for this important housing need.

GOAL 3D: Encourage provision of housing at every income level.

Policy 3D-1: Participate with other agencies to provide housing options for all income levels by donating land, providing expertise, expediting permits, and other appropriate mechanisms.

Policy 3D-2: Enable the ability of the farmer to provide housing for all agricultural workers.

Policy 3D-3: Support programs which assist agricultural workers seeking affordable housing opportunities.

GOAL 3E: Provide for future housing needs by responding to changing household demographics.

Policy 3E-1: Review and revise existing regulations to identify inhibitions to housing for the varying preferences of those needing housing. Focus on population segments with particular needs such as temporary, transitional, or emergency housing.

Policy 3E-2: Evaluate all new regulations or codes developed at the county level to ensure they accommodate housing preferences and needs existing at that time.

Policy 3E-3: Encourage financial institutions to participate in creative housing solutions which respond to changing demographics and needs.

Policy 3E-4: Support the development of housing specifically for young adults, seniors, groups, and single parents.

Incentives for Affordability

Profit generally drives the production of most housing. Some types of housing, particularly some of the more affordable types, are less profitable to build. If the private sector is expected to play a

part in the provision of affordable, obtainable housing, there must be incentives encouraging them to do so.

GOAL 3F: Provide incentives to create affordable housing.

Policy 3F-1: Include density or inclusionary bonus provisions in land use regulations, where appropriate, to offset the reduced profit inherent in more affordable types of housing. These bonuses may be transferred to other locations.

Policy 3F-2: Review accessory housing ordinances for effectiveness and appropriateness and revise when necessary.

Policy 3F-3: Support innovative housing ideas including co-housing (essentially a micro-community with some centralized facilities), elder cottages (temporary housing units for healthy but aging family members), and shared living residences or group quarters.

Regulatory Controls

Many forces act to inhibit the availability of affordable housing. Among these are regulatory controls, including zoning, subdivision regulations, development standards, and critical areas requirements. In addition, growth management itself implies some restrictions to affordable housing, by excluding land from development by focusing growth in urban areas, avoiding environmentally sensitive areas, and other ways. Mechanisms are needed to balance these inhibitions to affordability, such as design variety promoted through covenants, conditions, and restrictions, relaxed infrastructure requirements, and zoning.

GOAL 3G: Identify and remove impediments to affordable housing.

Policy 3G-1: Create opportunities to provide more affordability by relaxing or eliminating some infrastructure requirements or impact fees where it is clearly demonstrated that such action does not create a safety hazard and is not contrary to the interests of the health and well-being of county residents.

Policy 3G-2: Review and revise existing and proposed regulations for consistency with other housing goals.

Policy 3G-3: Educate the public on equal opportunity laws specifically related to housing and housing conditions including options available to anyone discriminated against.

Policy 3G-4: Allow development of smaller lots and creative options.

Preservation of Existing Housing Stocks

Destruction of existing housing units due to redevelopment may be counterproductive for housing affordability. Instead, redevelopment should be taken as an opportunity to increase affordable housing.

GOAL 3H: Facilitate maintenance and rehabilitation of existing housing.

- Policy 3H-1: Wherever there is potential for destruction of existing structures, provide for preserving existing housing or creating new housing, whether by incorporation into the new project, moving, or recycling.

- Policy 3H-2: Support creation of one or more additional housing units, within permitted density, when existing housing is remodeled or commercial or light industrial facilities are redeveloped.

- Policy 3H-3: Identify and implement incentives to preserve and sensitively rehabilitate historic properties.

HOUSING - ACTION PLAN

Zoning

1. Amend regulations and establish criteria for appropriate development standards to allow an appropriate mix of manufactured and mobile home parks in certain Urban Residential (UR) zones.
2. Amend zoning regulations to more broadly allow child and senior day care facilities with traffic and buffers adequately addressed.
3. Allow innovative housing ideas including co-housing, elder cottages, and shared living residences or group quarters.

Permitting

4. Allow conditional occupancy by the owner of a residence under construction, yet not ready for permanent occupancy, where health, liability, and legal concerns have been addressed. Such occupancy would be conditioned on identified criteria.

Regulatory Review and Reform

5. Review any changes to county regulations affecting the provision of housing for negative influence on direct costs and on the indirect costs of permit processing time.
6. Review any new changes to regulations affecting the provision of housing for population and housing preferences and needs prevailing at that time.
7. Establish a regular periodic review schedule of policies and procedures, including accessory housing ordinance, by Planning Commission, panel, task force, executive review, or other methods.
8. Adopt land use regulations and development standards which allow lot clustering, varied lot sizes, small scale multi-family dwellings and reductions to infrastructure requirements for subdivisions to encourage development of housing obtainable by purchasers with the greatest mix of household incomes.
9. Adopt land use regulations and development standards which allow innovative housing ideas including co-housing, elder cottages, and shared living residences or group quarters.

Review Committees

10. Form a special task force consisting of farmers, workers, lenders, public housing providers, and elected officials to initiate regulations designed to encourage and enable farmers to provide housing for farm workers.
11. Establish a broad-based citizen committee consisting of interested and affected parties to:
 1. Review existing regulations for consistency with the goals contained in this plan and review proposed regulations for their affect on housing affordability and availability.

2. Evaluate local legislative actions for opportunities to enhance availability of affordable housing to all residents of the county and enforcement of laws pertaining to tenant rights.

Staffing

12. In general budget review, allow for adequate staff to provide timely review of land use proposals.

Building Standards

13. Encourage private groups to inventory sets of pre-approved residential building plans that can be offered to the public free of charge.
14. Investigate and enable creative options to reduce or eliminate infrastructure requirements such as road width, sidewalks, curbs and gutters where it is clearly demonstrated that such action does not create a safety hazard and is not contrary to the interests of the health and well-being of county residents.

Lot Size/Shape

15. Adopt land use regulations and development standards that allow innovative lot designs (Z lots, zero lot lines, small lot districts) in the interest of reducing the serviced-lot portion of overall housing development costs.
16. Eliminate lot consolidation criteria when it is in the interest of serving housing affordability.
17. Where appropriate, and through density adjustments, decrease minimum lot sizes.

Mixed Use

18. Adopt development regulations that provide for adequate buffering requirements (trees, other vegetation, and fences) and sound insulation between uses to minimize drawbacks of mixed use such as noise, odors, and cluttered views.
19. Review and revise land use regulations and adopt "adaptive re-use" to allow the conversion of single-family dwellings, commercial/light industrial facilities and other non-residential structures to a variety of housing types where water and sewage treatment can be provided.

Developer Incentives

20. Review potential for offering density bonuses, reduced lot size, and other incentives for including specified proportions of housing targeted for low- and moderate-income households.
21. Through adoption of a set of incentives, use some form of inclusionary zoning that encourages provision of housing targeted for low- and moderate-income households.
22. Make a series or menu of incentives, including but not limited to density bonuses, transfer of development rights, and/or infrastructure concessions available to project developers wherever special needs populations are specifically served.

23. Require impact and mitigation fees, if any, to be paid at the time the occupancy permit is issued by Whatcom County.
24. Provide additional bonus housing density for inclusion of affordable housing in a Planned Unit Development.

Buyer Assistance

25. Establish a housing development fund, accessible to individuals qualified for affordable housing assistance who are legal residents of the county, administered by an agency such as Bellingham-Whatcom County Housing Authority or the Whatcom County Opportunity Council, and funded by contributions from developers wishing to utilize affordable housing incentives and bonuses, but not wishing to include affordable housing in their own projects.
26. Support existing agencies which provide for, or provide assistance in obtaining, low- or no-interest loans for first-time home buyers and others needing assistance to purchase homes.

Education

27. Prepare an easily-understood guide or set of guides, readily available to the public, describing in a step-by-step fashion the processes required for land use actions.
28. Educate the public about permitting processes, and the availability of existing house plans by providing easy access to information through media such as videotapes, workshops, the Internet and others.
29. Educate the public about innovative housing ideas including co-housing, elder cottages, and shared living residences or group quarters.
30. Coordinate with local, state, and federal housing agencies, organizations and jurisdictions to further Whatcom County's goals and policies relating to housing.
31. Work with local, state and federal agencies to coordinate programs and secure grants or other funds available for housing programs.

Housing Affordability Distribution and Targeting

32. Allocate to each UGA and city a "fair share allocation" that specifies the number of affordable housing units that are needed to accommodate each economic segment of the population in each area.

Policy Priority in Favor of Permanent Community Benefit

33. Seek perpetual affordability achievable through nonprofit-owned rental housing and certain forms of homeownership including community land trusts, limited equity condominiums, and deed restricted homeownership.

Inclusionary Zoning

34. Develop inclusionary zoning incentives and requirements that integrate affordable housing into new market-rate developments.
35. Develop a system for inclusionary zoning payments made in lieu of providing inclusionary units in some developments.

Financial Incentives to Encourage Affordability

36. Explore legislative authority to use “current use taxation policies” to benefit affordable housing by applying the tax-abatement policy now available for farmland, timberland and other open spaces.
37. Explore other financial incentives such as tax credits for low-income households who opt into a nonspeculative housing market.
38. Encourage “employer-assisted housing” as a recruitment/retention strategy using down payment assistance, interest rate buy-downs, second mortgages, etc.

Funding Strategies

39. Create a “housing trust fund” to provide dedicated funding for housing priorities set by the jurisdictions involved.
40. Consider using the “Housing and Conservation Trust” used in Vermont to fund affordable housing inside urban areas that takes pressure off farmland, open space and rural lands.
41. Consider a ballot measure for a “housing levy” that funds affordable housing development.
42. Consider a housing levy that adapts the Vermont model by proposing a combination of open space/farmland/salmon protection along with support for permanently affordable housing at the right location.
43. Consider using a “real estate excise tax” or a “real estate transfer tax” a County-wide tax or levy to provide a revenue stream for the local housing trust fund for affordable housing.