**4.**

**Housing**

**Plan for and accommodate affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.**

* 1. Comprehensive Plans must include a housing element that plans for and accommodates housing affordable to all economic segments of the population. The housing element must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; including units for moderate, low, very low and extremely low-income households; and emergency housing, emergency shelters and permanent supportive housing (PSH).
	2. At a minimum, each jurisdiction shall provide sufficient capacity to accommodate the number, and type, of units allocated to the jurisdiction through the regional allocation process described in Appendix B. Comprehensive plans, development regulations, and funding mechanisms shall also be consistent with the following housing allocation policies. t

(A)Housing allocations including PSH, low, very low and extremely low-income households shall be prioritized in, and shall primarily be allocated to, urban areas with good access to transit and services.

(B)Rural areas typically lack access to transit and services, but may have localized or unique housing needs, such as housing for rural resource employees or housing for extended family members. In such areas accessory dwelling units may be considered an appropriate strategy for addressing rural housing needs.

(C)Consistent with the process described in Appendix B, locations without access to transit or services, including rural areas andtowns, may have some of their allocation of low, very low and extremely low- income households, emergency shelters and PSH given by the Department of Commerce methodology or an approved equivalent quantitative method, reallocated to urban areas in cities with access to services and transit available.

(D)The reconciliation process described in Appendix B may be used to reallocate housing numbers if needed in coordination with land capacity analysis and population and employment allocation reconciliation processes.

(E) Avoid further concentrations of low-income, PSH and emergency shelter housing.

(F) Increase opportunities and capacity for housing that is affordable, close to employment, education, shopping, public services and public transit.

(G) To provide equal access and to equitably meet the needs of Skagit County’s vulnerable populations, PSH and emergency shelter capacity will be allocated to urban areas in a geographically balanced fashion and proportionate to each UGA’s population; it alsoshould be in areas that are widespread around the County to ensure access for all.

* 1. Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.
	2. Comprehensive Plans should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.
	3. The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.
	4. The construction of housing that promotes innovative, energy efficient and less expensive building technologies shall be encouraged.
	5. Provisions in Comprehensive Plans for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.
	6. The County and Cities, and public housing authorities should participate in multi-jurisdictional affordable housing programs with the goal to increase housing for low income, PSH and emergency shelters. These programs will be cooperative efforts that include public agencies, non- profits, and other providers of housing.
	7. The County and Cities, in cooperation with housing and human service providersshould create an actionable county-wide strategy to coordinate the development of public supported housing projects which includes a funding strategy addressing capital and operating.
	8. Regional funding mechanisms and the capital plans of public housing providers should be consistent with the housing allocations established through each jurisdiction’s Comprehensive Plan.

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