

A RESOLUTION TO INVOKE
THE HOUSING COOPERATION LAW
TO FACILITATE DEVELOPMENT OF
ADDITIONAL MULTI-FAMILY FARMWORKER HOUSING
BY THE HOUSING AUTHORITY OF SKAGIT COUNTY

WHEREAS, agriculture is essential to the economy of Skagit County; and

WHEREAS, there is a critical need for additional safe, decent and affordable housing for agricultural employees in Skagit County as evidenced by various studies, reports and plans including the Skagit County Comprehensive Plan, the Housing Authority of Skagit County's waiting list for such housing and a farm worker housing needs assessment prepared by the Washington State Farmworker Housing Trust. Such housing strengthens the agricultural economy of the County by helping to stabilize the work force and improve employees' readiness for work; and

WHEREAS, the shortage of decent, safe and affordable housing requires excessive public expenditures for public health and safety due to overcrowded, substandard and unaffordable housing conditions for persons with lower incomes. Such conditions also negatively affect the school performance and ability to learn of too many children; and

WHEREAS, the Housing Authority of Skagit County has demonstrated over the years that well managed affordable housing alleviates and mitigates these negative conditions for the residents and is a valuable community asset; and

WHEREAS, on November 27, 2000, the Board of County Commissioners through Resolution No. 18081 invoked the provisions of RCW 35.83 the Housing Cooperation Law and approved Raspberry Ridge, 50 units of affordable housing for lower income agricultural employees east of Sanchez Lane on the edge of the City of Burlington; and

WHEREAS, the Housing Authority of Skagit County has acquired approximately 19 acres north of the Raspberry Ridge farm worker housing development; and

WHEREAS, the Housing Authority of Skagit County desires to develop this property in pursuit of its mission to provide affordable housing for low income persons. The Housing Authority of Skagit County intends to phase development over a period of several years, with multifamily buildings similar in size and densities to Raspberry Ridge; and

WHEREAS, the Housing Authority of Skagit County is currently pursuing opportunities to initially finance approximately 30 new rental units for very low-income farm workers and their dependents. Up to 45 additional units of multifamily housing for low income persons will be constructed in later phases; and

WHEREAS, restrictive covenants will be secured against the property by the Washington State Department of Community, Trade and Economic Development and the Washington State Housing Finance Commission, restricting occupancy of the housing to agricultural employees; and

WHEREAS, the Housing Authority of Skagit County is planning for the future development of up to 25 units of elderly housing for tenants with a history of agricultural employment as part of the future development referenced above; and

WHEREAS, the need for a secondary levee in the area of the proposed development is reducing the amount of agricultural land in that immediate vicinity to impractical levels; and

WHEREAS, RCW 35.83 Housing Cooperation Law empowers state public bodies to "Do any and all things, necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of such housing projects," and taking such action also furthers both state and national objectives under the U.S. Housing Act 42 U.S.C.A. 1447; and

WHEREAS, the proposed development is supportive of and consistent with Growth Management Act goals of providing adequately for the housing needs of lower income persons.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SKAGIT COUNTY: that in conformance with RCW 35.83, the Housing Cooperation Law, the following local regulations are waived for the Housing Authority of Skagit County to permit and encourage the phased development of up to 75 new units of multifamily housing for low income persons (more fully described see Attachment "A" Project Narrative) on Parcel Numbers P62504, P62437, P107321, P62440, P62517, P38225, P38286 and P38228 situated north of the existing farmworker multi-family development of the Housing Authority known as Raspberry Ridge, east of Gardner and south of Lafayette Roads:

Skagit County Code 14.16.400 Agricultural – Natural Resource Lands (as necessary to allow the described low income multiple housing project)

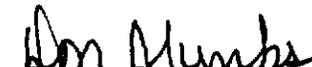
Skagit County Code 14.06.045 Lot certification; and

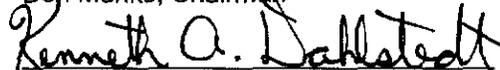
Skagit County Code 14.06.090(1)(b) Contents of application; and

Skagit County Code 14.16.850(2) and (4) General provisions.

Witness our hands and official seal this 10th day of ~~September~~ October, 2005.

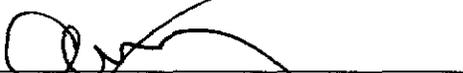
BOARD OF COMMISSIONERS
SKAGIT COUNTY, WASHINGTON


Don Munks, Chairman

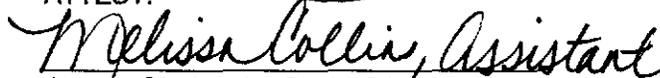

Ken Dahlstedt, Commissioner


Ted Anderson, Commissioner

APPROVED AS TO FORM:


A. O. Denny,
Deputy Civil County Prosecuting Attorney

ATTEST:


Joanne Giesbrecht, Clerk of the Board

SKAGIT COUNTY
Resolution # R20050358

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**Expansion of Raspberry Ridge Farm Worker Housing
Description of Proposed Development
Prepared by the Housing Authority of Skagit County**

Property Location: The existing Raspberry Ridge, 50 multifamily housing units for very low-income households employed in agriculture plus an on-site manager's unit, is located at the east end of Sanchez Lane, east of the City of Burlington. The property proposed for development lies immediately north of Raspberry Ridge and extends to Lafayette Road on Parcel Numbers P62504, P62437, P107321, P62440, P62517, P38225, P38286 and P38228, totaling approximately 19 Acres. This property was acquired by the Housing Authority of Skagit County in July 2002 and approximately 4 acres were used for the Raspberry Ridge on-site septic system.

Current Skagit County zoning does not permit multifamily housing. The Housing Authority of Skagit County has requested that the Board of Commissioners of Skagit County consider waiving specific sections of County zoning in conformance with RCW 35.83 Housing Cooperation Law, which empowers state public bodies to "Do any and all things, necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of such housing projects". This state law is specific and unique to housing authorities.

Proposed Development: Up to 75 additional multifamily rental units are proposed for phased development over several years. The first phase consists of approximately 30 three-bedroom housing units for very low-income farm workers and their dependents. Future phases may include up to 25 housing units for elderly persons with a history of agricultural employment.

Multifamily buildings similar in size and density to Raspberry Ridge are proposed. Structures will be a mix of duplexes to six-plexes, two-story townhouses and single-story flats. Density of approximately 3.8 housing units/acre is proposed, the same as Raspberry Ridge. Access to some or all of the units will be from Lafayette Road with adequate parking provided on-site. Amenities will include extensive green areas, play areas and attractive landscaping with native species. The units will be situated to maximize solar access and incorporate energy conservation measures as well as 'green building' technology.

Financing for the initial phase will include the Washington State Housing Trust Fund and private investment through federal Low Income Housing Tax Credits. These financing sources will require restrictive covenants on the property, restricting occupancy of the housing to agricultural employees. The development will pay impact fees to Burlington School District #100 in accordance with the published fee schedule. Financing proposals for potential future development have not been determined yet.

Rents: The first phase of development will be targeted to farm worker households earning 30% to 50% of Area Median Income, or \$17,000 to \$28,350 per year for a family of four. Proposed rents range from \$330 to \$540/month for the 3-bedroom homes.

Need: The US Department of Agriculture's 2002 Census of Agriculture estimated there were 9,048 farm workers employed in Skagit County. The Washington State Farmworker Housing Trust estimates that approximately 850 new housing units are needed in Skagit County for agricultural employees. Only 161 such units have been developed since 1999, including Raspberry Ridge. The Housing Authority of Skagit County currently has 173 applicants on their wait lists for three existing farm worker housing developments.

Raspberry Ridge History: Summer of 1999 – The Housing Authority of Skagit County (HASC) began meeting with City of Burlington and Skagit County officials when the site at the east end of Sanchez Lane was identified as potentially available, after searching for more than 4 years throughout the County for available, appropriately zoned, developable land. HASC met numerous times with City of Burlington and County officials to explore the development potential of the Sanchez Lane property with HASC paying for extensive infrastructure improvements in Burlington's Urban Growth Area. Meetings continued through early 2002.

October 2000 – HASC hosted a neighborhood meeting at the Methodist Church of Burlington on Lafayette Road to discuss proposed development. Approximately 40 neighbors attended.

November 27, 2000 – Skagit Board of County Commissioners invoked RCW 35.83 Housing Cooperation Law to approve developing Raspberry Ridge.

June 2001 – Burlington City Council approved Resolution 5-2001 to extend sanitary sewer services to Raspberry Ridge with the development paying all expenses. In September 2001 the City Council rescinded that resolution pending further action by Skagit County Commissioners.

May 2002 – Burlington City Council removed consideration of extending sewer to Raspberry Ridge from their agenda.

July 2002 – HASC seeks to acquire 4 additional acres for on-site septic system. Only property available for sale is 23 acres, which HASC purchased. A Large On-Site Septic System is designed and built under State Department of Health requirements and inspections.

December 2002 – Raspberry Ridge completed and rented.