

# Housing Element

**Introduction.** This section looks at the character and diversity of housing in the City of Edmonds. Part of this process includes looking at housing types and affordability. The goal of this section is to provide the necessary information to anticipate housing needs.

## *General Background*

According to the Office of Financial Management (OFM), there were an estimated 18,378 housing units within the City of Edmonds in 2010. This represents an increase of 5 percent in the city's housing stock since 2000, when there were 17,508 housing units. In comparison, over the period 1990-2000, the city's housing stock grew 35.2 percent, or approximately 3.5 percent per year. This increase is largely explained by annexations that occurred during the 1990s in the south and southwest portions of the city. Figure 22 summarizes recent growth trends and forecasts for the City of Edmonds.

Of the total stock of housing in 2010, 11,685 (63.5 percent) were single family units, 6,664 (36.3 percent) were multi-family units, and 29 (0.2 percent) were mobile homes or trailers. Compared with Snohomish County as a whole, Edmonds has a lower percentage of single-family homes (63.6 percent vs. 66.9 percent, respectively) and mobile homes (0.2 percent vs. 6.8 percent, respectively) and a higher proportion of multi-family homes (36.3 percent vs. 26.4 percent, respectively).

Much of the existing housing stock was built between 1950 and 1969 (see Figure 23) as Edmonds annexed lands east on Main Street, through Five Corners, and over to the western side of Lake Ballinger. As part of the greater Seattle metropolitan area, Edmonds experienced growth earlier than most in Snohomish County.

		Housing Units	Increase	Percent Increase	Avg. Annual Increase
Census:	1980	10,702			
	1990	12,245	1,543	21.0%	1.9%
	2000	17,508	5,263	35.2%	3.1%
	2010	18,378	870	5.0%	0.5%
Growth Target:	2035	21,168	2,790	15.2%	0.6%

*Figure 22: City of Edmonds Housing Growth*

*Source: US Census; Snohomish County Tomorrow*

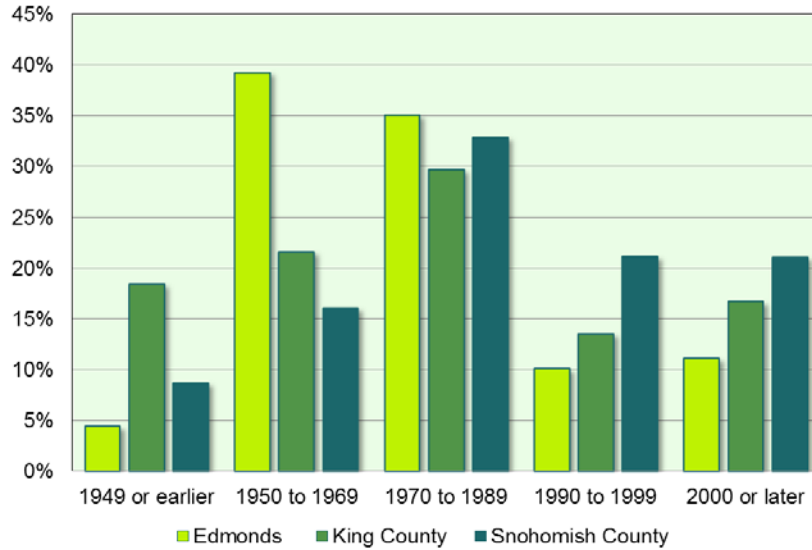


Figure 23: Age Distribution of Housing Stock, City of Edmonds and Snohomish County

Source: American Community Survey

### Household Characteristics

At the time of the 2010 Census, Edmonds Housing stock was approximately 94.6 percent occupied. The average household size has declined since 1990, when it was 2.37 persons, to 2.26 persons in 2010. The average household size within the city is expected to decrease to approximately 2.2 persons by 2035 (Snohomish County Tomorrow, 2013).

Understanding how the City’s population is changing offers insight for planning housing types that will be in demand. Based on Census data, residents of Edmonds are older than those of Snohomish County, taken as a whole. In 2000, the median age of Edmonds residents was 42.0 years, compared with 34.7 years countywide. By 2010, the median age in Edmonds had increased to 46.3 years, compared to 37.1 years countywide. During the same period, the population of Edmonds residents, 14 years of age and younger, shrank in each age category (Figure 25). A natural increase in population is likely to decline as the female population ages beyond childbearing age. These trends are consistent with national trends.

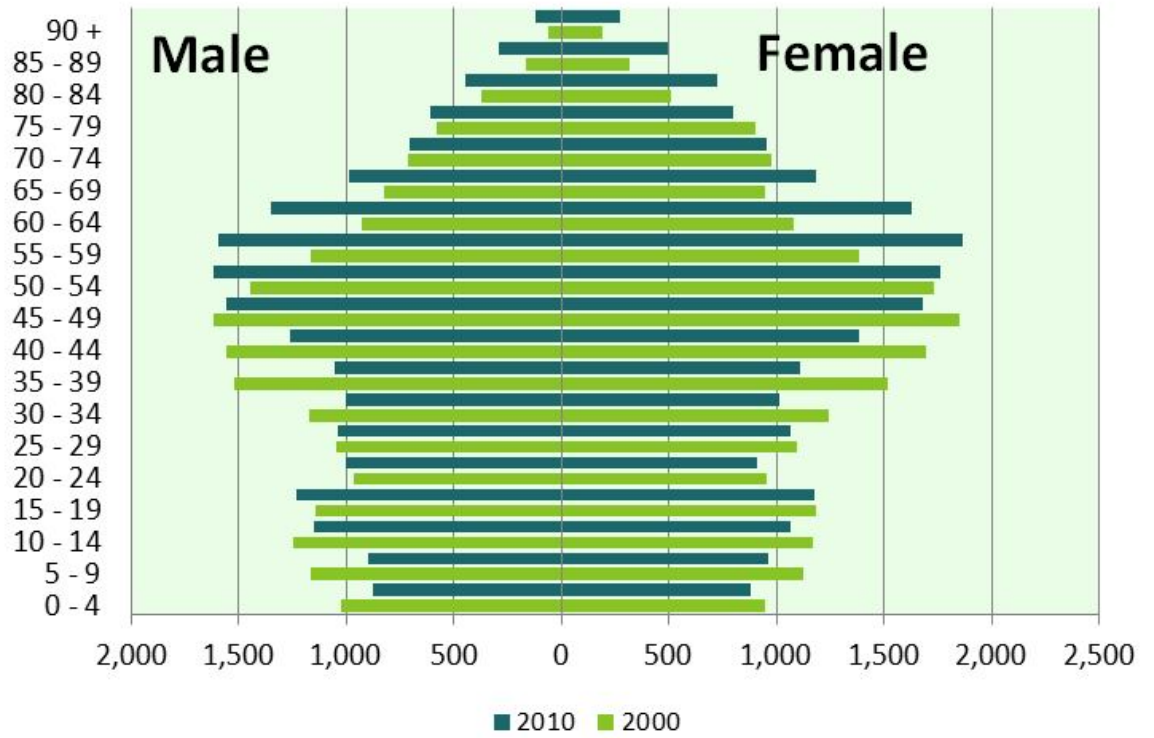


Figure 24: Edmonds Population Pyramid

Source: US Census Bureau, 2000 and 2010

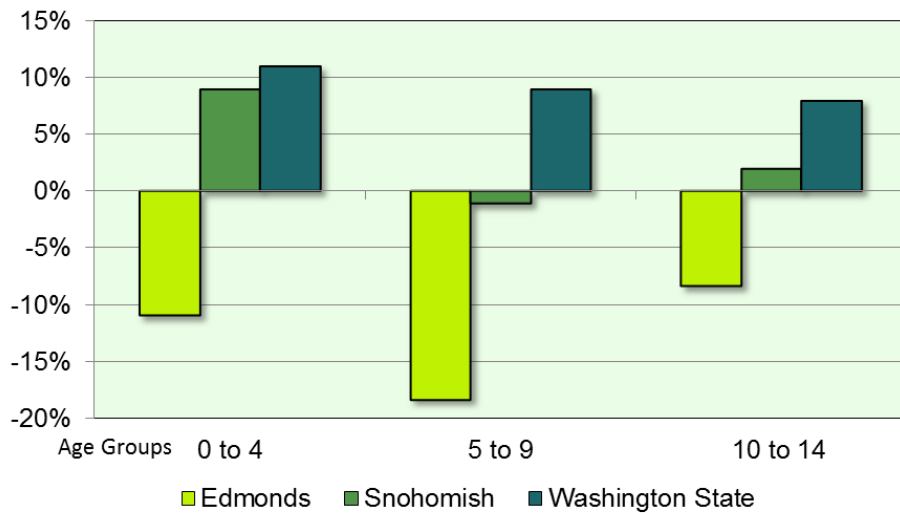


Figure 25: Population Growth of Children 14 years of Age and Younger, 2000 to 2010

Source: US Census Bureau, 2000 and 2010

*Household Income:* In general, residents of Edmonds earn relatively more income than residents of Snohomish County as a whole. The Edmonds' median household income was \$67,228 according to the 2011-2013 American Community Survey 3-year data, similar to the County median of \$67,192. This is in contrast to per capita income, which is substantially higher in Edmonds compared to Snohomish County (\$40,892 vs. \$31,049, respectively). These figures reflect Edmonds' relatively smaller household sizes.

*Housing Ownership:* According to the 2000 Census, 68.1 percent of the housing units within the city were owner-occupied and 31.9 percent were renter-occupied. This represented an increase in owner-occupancy from the 65.3 percent reported in the 1990 Census. The trend continued into 2010, with 69 percent of the City's housing being occupied by owners. The direction of the trend in housing occupancy is similar for Snohomish County as a whole, although ownership rates countywide were slightly lower in 2010, at 67 percent.

*Housing Values:* According to the 2011-2013 ACS 3-year data, the median value of owner-occupied units had increased to \$371,700 in Edmonds and \$276,800 in Snohomish County, with Edmonds approximately 34.3 percent higher than the countywide median. Within Edmonds, median housing values vary considerably between neighborhoods; the highest valued homes are found along the waterfront, while the lowest values are found within interior neighborhoods and east of Highway 99.

*Housing Affordability:* For the purposes of calculating the housing affordability in Edmonds, this document uses the median income for the Seattle-Bellevue HUD Fair Market Rent Area (HMFA) instead of the Snohomish County Area Median Income (AMI). The Seattle-Bellevue AMI is used as Edmonds is considered a suburb of Seattle, not Everett. The 2013 HMFA AMI for Seattle-Bellevue is \$86,700, which is the same as Snohomish County's AMI at \$86,700. The 2013 median household income for Edmonds is \$67,192.

AMI is an important calculation used by many agencies to measure housing affordability. Standard income levels are as follows:

- Extremely low income: <30 percent AMI
- Very Low Income: between 30 and 50 percent AMI
- Low Income: between 50 and 80 percent AMI
- Moderate income: between 80 and 95 percent AMI
- Middle Income: between 95 and 120 percent AMI

Using rental data obtained from Dupre and Scott by the Alliance for Housing Affordability (AHA), Figure 26 provides a clearer view of what a household looking for a home in Edmonds would expect to pay for rent and utilities. The data includes both single family and multifamily rental units. Housing sizes and the corresponding minimum income required for a full time worker to afford the home are listed. For example, a family of four searching for a 3 bedroom unit could expect to pay on average \$1,679 per month for rent and utilities. In order to afford housing, the family would need an annual income of \$67,160.

	Average Rent (w/ Utilities)	Minimum Income Required		Lowest Rent	Highest Rent
		Per Hour	Annual		
Studio	\$ 833	\$ 16.02	\$ 33,320	\$ 546	\$ 1,187
1 Bedroom	\$ 887	\$ 17.06	\$ 35,480	\$ 662	\$ 1,521
2 Bedroom	\$ 1,097	\$ 21.10	\$ 43,880	\$ 777	\$ 1,916
3 Bedroom	\$ 1,679	\$ 32.29	\$ 67,160	\$ 1,094	\$ 4,215
4 Bedroom	\$ 2,545	\$ 48.94	\$ 101,800	\$ 1,947	\$ 4,347
5 Bedroom	\$ 2,844	\$ 54.69	\$ 113,760	\$ 2,276	\$ 3,771

Figure 26: Average Rent and Affordability (housing plus utilities) by Size

Source: Dupree and Scott, 2013; National Low Income Housing Coalition, 2014

Figure 27 shows the distribution of rent affordability at different income levels using the Seattle-Bellevue AMI. “Yes” means that the average rent is affordable to a household at that income level, adjusting for size, “Limited” means that the average rent is not affordable but there are lower end affordable units, and “No” means that the entire rent range is not affordable. As seen below, a four bedroom home is not affordable for persons with a household income at 80 percent or below of the HFMA AMI.

Income Level	Number of Bedrooms				
	Studio	1	2	3	4+
Extremely Low	No	No	No	No	No
Very Low	Limited	limited	Limited	Limited	No
Low	Yes	Yes	Yes	Limited	No
Moderate	Yes	Yes	Yes	Yes	Limited
Middle	Yes	Yes	Yes	Yes	Yes

Figure 27: Distribution of Rent Affordability by Size

Source: Dupree and Scott, 2013

Between 2008 and 2012, 85 percent of home sales in Edmonds were three or four bedrooms in size according to County records. According to tax assessor data, the 2012 median sales price for a single family home in Edmonds was \$339,975. Assuming a 20 percent down payment and using average rates of interest, taxes, utilities, and insurance as determined by the Federal Housing Funding Board, the monthly payment for this home would be \$1,895. For a family to not be cost burdened, they would require an annual income of at least \$75,796, which is above the City’s median income.

Figure 28 shows that the percentage of home sales affordable to each income level has changed between 2008 and 2012.

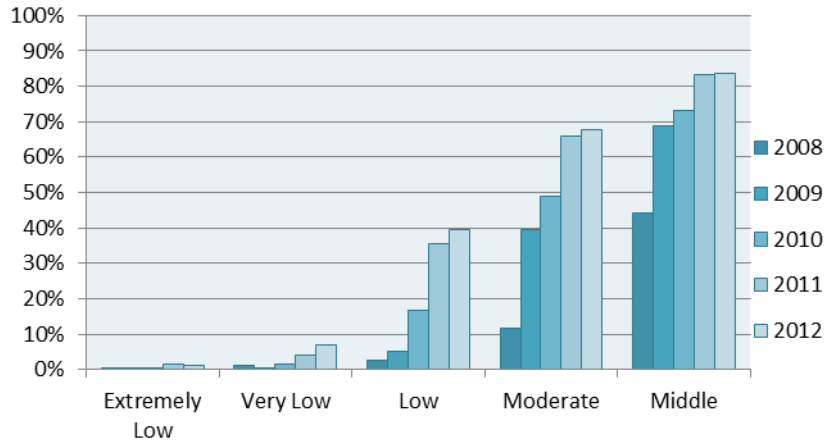


Figure 28: Home Sales Affordability, 2008-2012

Source: Dupree and Scott, 2013

*Housing Needs:* Edmonds is targeted to grow from a 2013 population of 40,381 to 45,550 by 2035. This translates to an estimated need of 2,790 housing units in the city to accommodate the targeted growth. The Buildable Lands Report for Snohomish County indicates that the majority of this increase will be in redevelopment occurring on multifamily properties, including mixed use projects.

Because the City of Edmonds does not construct housing itself, the housing targets are helpful in assessing needs and providing a sense of the policy challenges that exist. Future housing needs will be met by a combination of the housing market, housing authorities, and governmental housing agencies. However, the City of Edmonds can do things to assist in accommodating projected housing needs, such as adjusting zoning and land use regulations. The City may also be able to assist in supporting the quality of housing through progressive building codes and programs for healthy living.

Forecasting future housing needs for specific populations and income ranges is difficult. One method to arrive at an initial estimate of housing needs is to take the Edmonds’ housing target (2,790) and apply the countywide breakdown for each income group. Data shown in Figure 29 is based on household income from the 5-year American Community Survey in 2007-2011. The City of Edmonds will take into account local population and housing characteristics when determining housing targets.

Jurisdiction	Total Projected Housing Unit Growth Need	Under 30% AMI Housing Need (11% of Total)	30-50% AMI Housing Need (11% of Total)	50-80% AMI Housing Need (17% of Total)
Edmonds	2,790	307	307	474

Figure 29: Projected Housing Need

Source: Snohomish County Tomorrow, “Housing Characteristics and Needs in Snohomish County,” 2014

As previously mentioned, the median age of Edmonds residents is the highest in Snohomish County at 48.1 years compared to 37.5 years countywide (2011-2013 American Community Survey) and second highest of Washington state cities with a population of 25,000 or more. In 2011, the first persons of the Baby Boom generation turned 65 years of age and represent, what demographers project, the fastest growing age group over the next 20 years. An older population will require specific needs if they are to “age in place.” In Edmonds, the effects may be particularly strong. Developing healthy, walkable communities with nearby retail and transit options will help an aging population retain their independence.

*Assisted Housing Availability:* In 1995 there were two HUD-assisted developments providing a total of 87 units for low-income, senior residents within the City of Edmonds. This was more than doubled by a new development approved in 2004 for an additional 94 units. Since 1995, 167 assisted care living units have been built in the downtown area, specifically targeting senior housing needs. Although the Housing Authority of Snohomish County did not operate any public housing units within Edmonds prior to 1995, it purchased an existing housing complex totaling 131 units in 2002. The Housing Authority continues to administer 124 Section 8 rent supplement certificates and vouchers within the city. In addition, there are currently 36 adult family homes providing shelter for 187 residents. This is a substantial increase from the 13 adult family homes providing shelter for 66 residents in 1995.

Growth Management goals and policies contained in the City's Comprehensive Plan encourage availability of resources to ensure basic community services and ample provisions made for necessary open space, parks and other recreation facilities; preservation of light (including direct sunlight), privacy, views, open spaces, shorelines and other natural features, and freedom from air, water, noise and visual pollution; and a balanced mixture of income and age groups. Land Use policies encourage strategic planning for development and redevelopment that achieve a balanced and coordinated approach to economic development, housing and cultural goals; and encourage a more active and vital setting for new businesses supported by nearby residents, downtown commercial activity and visitors throughout the area. Policies encourage identification and maintenance of significant public and private social areas, cultural facilities, and scenic areas; and maintenance and preservation of historical sites. Commercial Land Use policies encourage identification and reservation of sufficient sites suited for a variety of commercial uses.

Housing goals are directed toward providing housing opportunities for all segments of the city's households; supporting existing neighborhoods and preserving/rehabilitating the housing stock; maintaining high quality residential environments; and providing assistance to developing housing for special needs populations, such as senior, disabled and low-income households. These goals are supported by policies which include review of regulatory impediments to control of housing costs and affirmative measures to support construction of housing for protected groups; encouraging expansion of the types of housing available, including accessory dwelling units, mixed use, and multi-family housing; flexible development standards; and review and revision of development regulations, including assessing the feasibility of establishing time limits for permitting; consolidating permitting; implementing administrative permitting procedures and instituting preapplication hearings.

Other measures to mitigate potential housing impacts include determining whether any public land is available which could be used to help meet affordable housing targets; development of a strategy plan, including target number of units and development timeline; technical assistance programs or information to encourage housing rehabilitation and development of accessory units; and a strong monitoring program with mid-course correction features (see the discussion below).

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## Strategies to Promote Affordable Housing.

In order to respond to the continuing need to provide affordable housing for the community, the City has undertaken a series of reasonable measures to accomplish this goal, consistent with the policy direction indicated by Snohomish County Tomorrow and the Countywide Planning Policies. These reasonable measures or strategies to promote affordable housing include:

### Land Use Strategies

- **Upzoning.** The City upzoned a substantial area of previously large lot (12,000+ square foot lots) zoning to ensure that densities can be obtained of at least 4.0 dwelling units per acre. The City has also approved changes to its zoning codes to encourage more multifamily development in mixed use areas, especially in corridors served by transit (e.g. Highway 99 along the *Swift* high capacity transit corridor).
- **Density Bonus.** A targeted density bonus is offered for the provision of low income senior housing in the City. Parking requirements are also reduced for this housing type, making the density obtainable at lower site development cost.
- **Cluster Subdivisions.** This is accomplished in the city through the use of PRDs. In Edmonds, a PRD is defined as an alternate form of subdivision, thereby encouraging its use as a normal form of development. In addition, PRDs follow essentially the same approval process as that of a subdivision.
- **Planned Residential Development (PRD).** The City has refined and broadened the applicability of its PRD regulations. PRDs can still be used to encourage the protection of environmentally sensitive lands; however, PRDs can also be used to encourage infill development and flexible housing types.
- **Infill Development.** The City's principal policy direction is aimed at encouraging infill development consistent with its neighborhoods and community character. This overall plan direction has been termed "designed infill" and can be seen in the City's emphasis and continued work on streamlining permitting, revising codes to provide more flexible standards, and improving its design guidelines. The City is also continuing the process of developing new codes supporting mixed use development in key locations supported by transit and linked to nearby neighborhoods.
- **Conversion/Adaptive Reuse.** The City has established a historic preservation program intended to support the preservation and adaptive reuse of existing buildings, especially in the historic downtown center. Part of the direction of the plans and regulations for the Downtown/Waterfront area is to provide more flexible standards that can help businesses move into older buildings and adapt old homes to commercial or mixed use spaces. An example is the ability of buildings on the Edmonds Register of Historic Places to get an exception for parking for projects that retain the historic character of the site.



## Administrative Procedures

- Streamlined approval processing. The City generally uses either a Hearing Examiner or staff to review and issue discretionary land use decisions, thereby reducing permitting timelines and providing an increased degree of certainty to the process. The City continues to provide and improve on an extensive array of information forms and handouts explaining its permitting processes and standards. The City has also established standards for permit review times, tailored to the type and complexity of the project. For example, the mean processing time for processing land use permits in 2011 was 36 days, less than one-third of the 120-day standard encouraged by the State's Regulatory Reform act.
- Use-by-Right. The City has been actively reviewing its schedule of uses and how they are divided between uses that are permitted outright vs. permitted by some form of conditional use. The City has expanded this effort to include providing clearer standards, allowing more approvals to be referred to staff instead of the Hearing Examiner hearing process.
- Impact mitigation payment deferral. The City's traffic mitigation impact fees are assessed at the time of development permit application, but are not collected until just prior to occupancy. This provides predictability while also minimizing "carrying costs" of financing.

## Development Standards

- Front yard or side yard setback requirements. Some of the City's zones have no front or side yard setback requirements, such as in the downtown mixed use zones. In single family zones, average front setbacks can be used to reduce otherwise required front yard setbacks.
- Zero lot line. This type of development pattern can be achieved using the City's PRD process, which is implemented as an alternative form of subdivision.
- Street design and construction. Edmonds has adopted a 'complete streets' policy. Street standards are reviewed and updated periodically, taking advantage of new technologies whenever possible. A comprehensive review and update of the city's codes is underway.
- Alleys. The City has an extensive system of alleys in the downtown area and makes use of these in both mixed use and residential developments.
- Off-street parking requirements. The City has substantially revised its off-street parking standards, reducing the parking ratios required for multifamily development and in some mixed use areas, thereby reducing housing costs and encouraging more housing in areas that are walkable or served by transit.
- Sanitary Sewer, Water, and Stormwater systems. Innovative techniques are explored and utilized in both new systems and in the maintenance of existing infrastructure.

## Low-Cost Housing Types

- Accessory dwellings. The City substantially revised its accessory dwelling regulations, providing clearer standards and streamlining their approval as a standard option for any single family lot.
- Mixed-use development. The City has strengthened and expanded its mixed use development approach. Downtown mixed use development no longer has a density cap, and this – combined other regulatory changes – has resulted in residential floor space drawing even with commercial floor space in new developments in the downtown area. Mixed use zoning was applied in the Westgate Corridor, and revised mixed use development regulations have been updated and intensified in the Hospital/Highway 99 Activity Center as well as along Highway 99.
- Mobile/manufactured housing. The City’s regulation of manufactured homes has been revised to more broadly permit this type of housing in single family zones.

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## Housing Production & Preservation Programs

- Housing preservation. The City provides strict enforcement of its building codes, intended to protect the quality and safety of housing. The City has also instituted a historic preservation program intended to provide incentives to rehabilitate and restore commercial, mixed use, and residential buildings in the community.
- Public housing authority / Public and nonprofit housing developers. The City supports the Housing Authority of Snohomish County, as evidenced by its approval of the conversion of housing units to Housing Authority ownership. Edmonds is also a participant in the Alliance for Housing Affordability (AHA) in Snohomish County, which is a consortium of cities pooling resources to collectively address housing needs in the county.
- For-profit housing builders and developers. Many of the strategies outlined above are aimed at the for-profit building market. The City’s budget restrictions limit its ability to directly participate in the construction or provision of affordable housing, so it has chosen instead to affect the cost of housing by reducing government regulation, providing flexible development standards, and otherwise minimize housing costs that can be passed on to prospective owners or renters. However, as noted above, the City is also a participant in the Alliance for Housing Affordability in Snohomish County, which is intended to collaborate on housing strategies countywide.

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## Housing Financing Strategies

- State / Federal resources. The City supports the use of State and Federal resources to promote affordable housing through its participation in the Snohomish County Consortium and the Community Development Block Grant program. These are important inter-jurisdictional efforts to address countywide needs.

Jurisdictions face challenges in meeting affordability goals or significantly reducing the current affordable housing deficit. Edmonds is a mature community with limited opportunities for new development and has limited powers and resources to produce subsidized housing on its own. However, it is hoped that Edmonds' participation in joint planning and coordination initiatives, such as the Alliance for Affordable Housing will point the way to new housing initiatives in the future.

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## Housing Goals & Policies

Each key goal in this element (or section) is identified by an alphabet letter (for example, "D"). Goals are typically followed by associated policies and these are identified by the letter of the goal and a sequential number (for example, "D.2")

**Housing Goal A.** Encourage adequate housing opportunities for all families and individuals in the community regardless of their race, age, sex, religion, disability or economic circumstances.

A.1 Consider opportunities for short-term housing that can meet local needs in case of an emergency or disaster.

**Housing Goal B.** Ensure that past attitudes do not establish a precedent for future decisions pertaining to public accommodation and fair housing.

**Housing Goal C.** Provide for special needs populations – such as low income, disabled, or senior residents – to have a decent home in a healthy and suitable living environment, including through the following policies:

- C.1. Encourage the utilization of the housing resources of the state or federal government to assist in providing adequate housing opportunities for special needs populations, such as low income, disabled, or senior residents.
- C.2. Work with the Alliance for Housing Affordability and other agencies to:
  - C.2.a. Provide current information on housing resources;
  - C.2.b. Determine the programs which will work best for the community.
  - C.2.c. Conduct periodic assessments of the housing requirements of special needs populations to ensure that reasonable opportunities exist for all forms of individual and group housing within the community.

**Housing Goal D.** Maintain a valuable housing resource by encouraging preservation and rehabilitation of the older housing stock in the community through the following policies:

- D.1. Support programs that offer assistance to households in need, such as units with low income or senior householders.

- D.2. Enforce building codes, as appropriate, to conserve healthy neighborhoods and encourage rehabilitation of housing that shows signs of deterioration.
- D.3. Ensure that an adequate supply of housing exists to accommodate all households that are displaced as a result of any community action.
- D.4. Evaluate City ordinances and programs to determine if they prevent rehabilitation of older buildings.

**Housing Goal E.** Provide opportunities for affordable housing (subsidized, if need be) for special needs populations, such as disadvantaged, disabled, low income, and senior residents through the following policies:

- E.1. Aggressively support efforts to fund the construction of housing for seniors, low income, and other special needs populations, while recognizing that units should blend into the neighborhood and/or be designed to be an asset to the area and create pride for inhabitants.
- E.2. Aim for city zoning regulations to expand, not limit, housing opportunities for all special needs populations.

**Housing Goal F.** Provide for a variety of housing that respects the established character of the community.

- F.1. Expand and promote a variety of housing opportunities by establishing land use patterns that provide a mixture of housing types and densities.
  - F.1.a. Provide for mixed use, multifamily and single family housing that is targeted and located according to the land use patterns established in the land use element.
- F.2. Encourage infill development that is consistent with or enhances the character of the surrounding neighborhood.
  - F.2.a. Within single family neighborhoods, encourage infill development by considering innovative single family development patterns such as Planned Residential Developments (PRDs).
  - F.2.b. Provide for accessory housing in single family neighborhoods to address the needs of extended families and encourages housing affordability.
  - F.2.c. Provide flexible development standards for infill development, such as non-conforming lots, when development in these situations will be consistent with the character of the neighborhood and with the goal to provide affordable single family housing.

**Housing Goal G.** Provide housing opportunities within Activity Centers consistent with the land use, transportation, and economic goals of the Comprehensive Plan.

- G.1. Promote development within Activity Centers that supports the centers' economic activities and transit service.

- G.1.a. Provide for mixed use development within Activity Centers.
- G.1.b. Plan for housing that is located with easy access to transit and economic activities that provide jobs and shopping opportunities.
- G.1.c. Consider adjusting parking standards for housing within Activity Centers to provide incentives for lower-cost housing when justified by available transit service.

**Housing Goal H.** Review and monitor permitting processes and regulatory systems to assure that they promote housing opportunities and avoid, to the extent possible, adding to the cost of housing.

- H.1. Provide the maximum amount of efficiency and predictability in government permitting processes.
  - H.1.a. Consider a wide variety of measures to achieve predictability and efficiency, including such ideas as:
    - ...establishing time limits for permitting processes;
    - ...developing consolidated permitting and appeals processes;
    - ...implementing administrative permitting procedures;
    - ...using pre-application processes to highlight problems early.
- H.2. Establish monitoring programs for permitting and regulatory processes.
  - H.2.a. Monitoring programs should review the types and effectiveness of government regulations and incentives, in order to assess whether they are meeting their intended purpose or need to be adjusted to meet new challenges.

**Housing Goal I.** Increase affordable housing opportunities with programs that seek to achieve other community goals as well.

- I.1. Research housing affordability and program options that address Comprehensive Plan goals and objectives.
- I.2. Develop housing programs to encourage housing opportunities that build on linkages between housing and other complementary Comprehensive Plan goals.
  - I.2.a. New programs that address housing affordability should be coordinated with programs that address development of the arts, encourage historic preservation, promote the continued development of Activity Centers and transit-friendly development, and that encourage economic development.

**Housing Goal J.** Recognize that in addition to traditional height and bulk standards, design is an important aspect of housing and determines, in many cases, whether or not it is compatible with its surroundings. Design guidelines for housing should be integrated, as appropriate, into the policies and regulations governing the location and design of housing.

- J.1. Provide design guidelines that encourage flexibility in housing types while ensuring compatibility of housing with the surrounding neighborhood.

- J.1.a. Incentives and programs for historic preservation and neighborhood conservation should be researched and established to continue the character of Edmonds' residential and mixed use neighborhoods.
- J.1.b. Design guidelines for housing should be developed to ensure compatibility of housing with adjacent land uses.

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## Implementation Actions and Performance Measures

Implementation actions are steps that are intended to be taken within a specified timeframe to address high priority sustainability goals. In addition, the Comprehensive Plan contains a small number performance measures (no more than one per element) that can be used to monitor and annually report on the implementation and effectiveness of the Comprehensive Plan.

Performance measures, as identified in the Comprehensive Plan, are specific, meaningful, and easily obtainable items that relate to sustainability and can be reported on an annual basis. They are intended to help assess progress toward achieving the goals and policy direction of each major Comprehensive Plan element. {Note: The measure identified below is specifically called out as matching the above criteria and being important to housing goals and will be reported annually, along with performance measures for other Comprehensive Plan elements. It is not intended to be the only measure that the City may use for housing purposes.

Implementation Action: Develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs.

Performance Measure: Report the number of residential units permitted each year with a goal of reaching 21,168 units by 2035, or approximately 112 additional dwelling units annually from 2011 to 2035.