

Chapter 5 - Housing Element

with the established UGA provide enough land to accommodate 375 new housing units, including a market factor of over 20 percent.

Provision for diverse needs. As noted in the summary above, the marketplace has done a good job of adjusting to the needs of the diverse economic segments found in Sumas. Availability of suitable land will ensure continued responsiveness in the marketplace, and the land-use plan identifies such land. The regions identified for infill development (see Map 6A in the land-use chapter) are adjacent to varied kinds of existing housing. The region to the northeast abuts a higher-income single-family neighborhood and can be expected to attract more development of a similar nature. The region to the northwest (Moe Hill) is also attracting larger single-family homes. The region to the south (Boon Street) encircles an attractive subsidized apartment complex, and other multi-family development has recently located there. That area will probably continue to attract a mix of single-family and multi-family housing, and the description of the area emphasizes its suitability for a mix of single-family and multi-family development.

Table 5-5. Projected Housing Demand

	2015	2021	2026	2031	2036
Population	1,468	1,712	1,916	2,119	2,323
Persons Per Unit	2.7	2.7	2.7	2.7	2.7
Occupancy Rate	94.5%	94.5%	94.5%	94.5%	94.5%
Income Bracket	Number of Units Needed in Bracket				
Very Low	109	127	143	158	173
Low	98	114	128	141	155
Moderate	46	54	60	66	73
Middle/High	322	376	421	465	510
Total Housing Units	575	671	751	830	910

Goals and Policies

Goal: Support healthy residential neighborhoods that reflect a high degree of pride in ownership.

Policy The city shall enforce the ordinances that affect the appearance of neighborhoods, such as the ordinances pertaining to abandoned cars and to noxious weeds.

Policy The city shall adhere to the residential zoning code and refrain from granting variances that might change the character of neighborhoods.

Goal: Strive to preserve and enhance the existing housing stock.

Policy The city should serve as lead agency for residents interested in seeking federal grant funds targeted at rehabilitation of housing.

Goal: Encourage the development of affordable housing for all income brackets.

Policy The city will supply enough residential land to meet the projected housing need over the next 20 years.

Policy The city should support the development of some neighborhoods containing only single-family residences.

Policy The city will allow for the development of multi-family housing to meet affordable housing needs, provided that the character of the community is maintained.

Policy The city shall regulate the construction and siting of manufactured housing in the same manner as site-built housing and shall not discriminate against the siting of manufactured housing within residential zoning districts.