

# CHAPTER 6

## HOUSING ELEMENT

### INTRODUCTION

The Housing Element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) and in accordance with County-Wide Planning Policies.

The Housing Element is meant to ensure the vitality and character of established residential neighborhoods. It includes:

- a. An inventory and analysis of existing and projected housing needs that identify the number of housing units necessary to manage projected growth.
- b. A statement of goals, policies, mandatory provisions for the preservation, improvement, and development of housing.
- c. Identification of sufficient land for housing, including, but not limited to, government-assisted housing; housing for low-income families, manufactured housing; multi-family housing; and group home and foster care facilities.
- d. Adequate provisions for existing and projected needs of all economic segments of the community.

The following studies, reports and documents are found under separate cover, and are herein incorporated by reference:

- *Architectural and Site Design Guidelines for Small Town Multi-Family Residential Development, Town of LaConner Case Study, November 2000.* These design guidelines were made possible through an Urban Livability Grant from the Washington State Department of Community, Trade and Economic Development. They are intended as a guide for small towns which are experiencing growth and change within their urban growth areas, while seeking to retain their character and quality of life.
- *Town of LaConner 1999 Population, Land Use and Capacity Report*

- *Town of LaConner 2002 Population, Land Use and Capacity Report*
- *Town of LaConner, Harbor Area Plan, 15 February 1994. Olsen & Greaves, Inc., P.S., Architects and Planners, Seattle, Washington*

The Town faces new challenges and opportunities as it works toward providing housing options for present and future generations. Our community has low and moderate wage workers. Since a community benefits from its workers, it has a responsibility to ensure they have a desirable place to live. There is a growing concern over rising housing costs and affordable housing.

Many households face financial burdens in meeting their basic shelter needs. The cost of land is often the largest single variable in the price of a house. Since land is in finite supply within the Town boundaries, the amount of land available for new housing has been decreasing as new homes are built. Using available land more efficiently is one of the best ways to make housing more affordable.

By working to encourage the availability of affordable housing for all economic segments of the population, as specified in RCW 36.70A.070(2)(d), the community can address a fundamental human and community need. Addressing community housing needs requires a regional approach that involves all levels of government (Federal/State/local) and private sector partnerships.

Development of this chapter was guided in particular by the following GMA Planning Goal: “Encourage the availability of 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.” The following goals and policies are meant to provide guidance for future planning in LaConner.

The Goals of the Housing Element address the following areas:

- A. Preservation and Improvement
- B. Development and Design Standards
- C. Housing Affordability
- D. Alternative Housing Options

## **GOALS AND POLICIES**

### **GOAL A**

*Strive to preserve, improve and enhance the existing housing stock, including historic structures and sites within the Historic District.*

## Policies

- 6A-1 Write UDC Codes and design standards to preserve the historic look and feel that are consistent with the historic integrity of the past.
- 6A-2 Encourage restoration and provide incentives to restore.
- 6A-3 Protect existing “view corridors” to the water.
- 6A-4 Encourage adaptive reuse of appropriate structures as one method to introduce housing into non-residential areas.
- 6A-5 Use available tax and other financial incentives to encourage the rehabilitation of historic properties.
- 6A-6 Do not reduce the size of the residential zone.
- 6A-7 Protect residential zones from encroachment by Commercial and Industrial uses.
- 6A-8 Review zoning and subdivision standards to meet housing needs (i.e. cottage housing, performance standards in lieu of prescriptive standards).

## GOAL B

*Implement development and design standards in a manner consistent with the Vision Statement and densification strategies while protecting individual property rights and the community interest as a whole.*

## Policies

- 6B-1 Allow increases in unit densities within existing residential neighborhoods only if open space is provided per the LOS standards.
- 6B-2 Allow a range of housing choices in new development, including, but not limited to, multi-family housing, live/work spaces, manufactured homes, accessory dwelling units, cottage-style housing and single-family residences.
- 6B-3 Encourage residential uses in the Commercial Zone to locate on the second floor. Residential uses should be discouraged on street level in

the Commercial Zone.

- 6B-4 Meet allocated GMA population growth through increased unit densities.
- 6B-5 Encourage adherence to design standards as outlined in *Architectural and Site Design Guidelines* referenced in the Introduction.
- 6B-6 Encourage efficient review and approval processes in granting permits in order to provide more effective use of time, labor and materials in building, thus expediting the construction process and saving on total development costs.
- 6B-7 Allow the dividing of existing residential and commercial structures in order to provide additional living units.
- 6B-8 Require development on or near the shoreline to provide public access as proposed in the *Harbor Area Plan* document as listed in the Introduction.
- 6B-9 Consider lot coverage and height restrictions in planning for new construction, or additions to existing structures, in order to preserve open space, character and scale of existing residential neighborhoods.
- 6B-10 Protect existing shoreline vegetation, natural features, views and other aesthetic characteristics by requiring adequate setbacks, height limitations, buffers and open space for all shoreline development.
- 6B-11 Encourage pedestrian access and walkways throughout all housing areas.
- 6B-12 Develop pedestrian linkages across town through boardwalks and greenbelt trails that link street-end parks.

## GOAL C

*Encourage public and private creation of affordable housing opportunities to meet the needs identified for all economic segments of the community*

### Policies

- 6C-1 Encourage cost effective development of affordable housing that is compatible with surrounding and adjacent neighborhoods.

- 6C-2 Encourage Planned Unit Residential Developments (PURDs) for both large and small tracts of land in residential zones to promote more economical and efficient use of the land.
- 6C-3 Consider needs related to government assisted housing, group homes and foster care facilities.
- 6C-4 Encourage the development of affordable housing which is compatible with the density, character and scale of existing residential areas.
- 6C-5 Disperse manufactured homes throughout residential zones and integrate into the general neighborhood environment rather than concentrate in one area.
- 6C-6 Work with State agencies and local non-profits to provide opportunities for self-help housing development, such as Southfield, and other affordable housing development partners.

## GOAL D

*Encourage a regulatory environment where innovative and creative housing and habitat options can be considered. Encourage alternative means to accomplishing Housing Element goals*

### Policies

- 6D-1 Support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, community based land trusts, and planned unit developments.
- 6D-2 Encourage alternative homeowner arrangements and partnerships such as community land trusts; non-profit housing providers; housing cooperatives; and partnerships with other government agencies, non-profit agencies, citizen groups, self-help groups, and other such groups.
- 6D-3 Encourage open public forums where creative housing solutions can be explored and considered.
- 6D-4 Remain open to yet unknown or untried creative housing solutions.
- 6D-5 Discourage floating residences, except live-aboard boats may be allowed provided they meet applicable licensing, health and safety requirements per the LaConner Shoreline Master Program.

## Appendix 6A

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# Inventory and Analysis

### **Characteristics of Existing Housing Stock**

#### **Home Ownership**

In 1993, there were 219 single-family units, 98 multi-family, 22 mobile homes, and 26 special (boats) units for a total of 365 dwellings. In 1995, there were 228 single-family units, 78 multi-family, 16 manufactured homes, and 28 special units (i.e. boats) for a total of 350 dwellings. In 2005, the estimate is 503 residential dwelling units (See Table 6-5).

In 1990, the Skagit County Assessor rated 56% of the single-family units as average or above construction quality and 10% were rated low quality construction or below; 69% of the housing units were built before 1970. Home ownership outnumbered renters; 70% owners versus 30% renters in 1990. By the 2000 Census, the percentages shifted significantly to 55% owners and the 45% renters.

The median home value in LaConner was \$168,800 in 2000. The median value has doubled since 1990. Over the past twenty years, the housing costs have almost doubled every ten years.

#### **Owner Occupied and Renter Occupied Dwelling Units**

As in Skagit County as a whole, owner occupied units outnumber renter occupied units in LaConner. In 1990 there were 189 owner occupied units compared to 109 renter occupied. Approximately 69% of the population owned their homes and 30% rented. In the 2000 census, there were 205 owner occupied units and 167 renter occupied units, 55% and 45% respectively.

#### **Household Size**

In 2000 a typical household in LaConner was 2.25 persons per unit in owner occupied homes, and 1.8 in renter occupied units. The average household size decreased from 2.83 in 1970 to 2.25 in 2000. The median household size for Skagit County in the 2000 Census was 2.5 people.

It is anticipated that the average household size trend will continue to remain consistent with state and national trends.

### **Vacancy Rates**

In 1990 the U.S. Census reported that 29 units or 9% of the total housing stock was vacant. In 1993, 25 units or 6.8% of the total housing stock was vacant. In the 2000 U.S. Census, the vacancy number was 62 units or 14%.

**TABLE 6-1  
HOUSING OCCUPANCY IN TOWN OF LA CONNER**

Year	Population	Dwelling Units	Owner Occupied	Renter Occupied	Avg. Family Size	Average Value
1970	639	242	75.2%	24.8%	2.8	\$13,000
1980	660	319	68.6%	31.4%	2.2	\$52,300
1990	690	320 <sup>1</sup>	63.1%	27.8%	2.2	\$92,823
1993	713	365	Not available		2.1	\$150,000
1995	737	350	Not available			\$174,600
2000 <sup>2</sup>	761	372	55%	45%	2.25	\$168,800
2005	795	503 <sup>3</sup>	-	-	-	See Note <sup>4</sup>

### **Type of Dwelling Units**

The Town conducted an inventory and determined that the number of dwelling units within the Town limits is 503, including liveboards as of 2005. Approximately 316 units are single family and 158 are multi-family dwellings. The special types of housing in LaConner are listed below:

#### **Government Subsidized Housing**

There is a 16-unit privately owned, federally subsidized (Farmers Home Administration) facility. Harbor Villa Apartments provides housing for low income, disabled and/or senior citizens from the Town and the County. Housing for special needs groups under private or government funding is permitted by Town ordinance.

Another low-income residential facility is Southfield. It is a 20-unit PURD operated by the Department of Community, Trade and Economic Development. Units range from single-family to 5-unit structures. The PURD has not been completed and has an additional 10-unit capacity, originally intended for “self-help housing”.

<sup>1</sup> Vacancy Rate in 1990 was 9% (29 units); in 1993 it was 6.8% (25 units). Source: 1970, 1980, 1990 U.S. Census, and 1993 Town of LaConner count for Census adjustment.

<sup>2</sup> 2000 Census Data

<sup>3</sup> 2005 Housing inventory by LaConner Planning Department (see Table 6-5)

<sup>4</sup> EDASC 2005 Demographics of house sales in LaConner indicate an average sale price of \$304,811, not average assessed values.

## **Manufactured Homes**

No manufactured home parks exist in LaConner. In 2005, 19 units were dispersed throughout the Town's residential zone. This is the same number that was identified in the 2000 Census.

## **Historically Significant Housing**

The Historic Preservation District was established in 1972. The Town has one building on the Washington State Register, the Civic Garden Club. The portion of the existing Historic Preservation District, which includes both sides of First Street and the west side of Second Street from Commercial to 100 feet north of Morris Street, is on the National Register. Several homes outside the historic district are over 50 years old. Many of the dated buildings in LaConner have been rehabilitated for commercial, public, or residential use.

As many as 27% of the buildings in town were constructed prior to 1940, and much of the waterfront was constructed at the turn of the 19<sup>th</sup> to 20<sup>th</sup> centuries.

## **Special/Boats**

There are 31 liveaboard vessels in LaConner in 2005. Most of the liveaboard vessels (29) are moored in the Port of Skagit County Marina.

## **Housing Affordability**

### Monthly Cost of Owner Occupied Housing:

- Median Monthly Cost Of Owner Occupied Housing with Mortgages
  - 1989 - \$663 or 21.8% of household income (70 households)
  - 2000 - \$1,158 or 32.8% of household income (109 households)
  
- Median Monthly Cost Of Owner Occupied Housing without Mortgages
  - 1989 – \$187 or 12.5% of household income (66 households)
  - 2000 - \$356 or 10% of household income (31 households)

## **Value of Owner Occupied Housing**

The average value of owner occupied homes in LaConner:

- 1990 - \$92,823
- 1993 - \$150,000
- 1995 - \$174,600
- 2000 - \$168,800
- 2005 - \$304,811 (Average sale price for last 105 houses.)

## **Monthly Gross Rent**

- 1990 - \$231 to \$415
- 1993 - \$450 to \$750
- 2000 - \$300 to \$1,499
- 2005 - \$400 to \$1,200 (for Skagit County, Economic Development Association of Skagit County)

## **Criteria for Affordable Housing**

Providing affordable housing is a priority for LaConner. In 1989, 109 renters were paying 24.5% of their household income for housing. In 1990, 38% of the renters in LaConner were paying more than 30% of their incomes for rent. From the 2000 Census, 46.6% of renters pay over 35% of their household income to rent.

Another noticeable trend is the shift to mortgaging homes. In 1989, the mortgaged vs. non-mortgaged homes was relatively equal, 70 and 66 respectively. In 2000, the owner occupied housing pool was similar in size (140 vs. 136), but there was a dramatic shift to mortgaged homes; 109 mortgaged vs. 31 without a mortgage.

Housing and Urban Development (HUD) defines households, which pay more than 30% of income for all housing costs, and earn less than 80% of median income, as households in need of housing assistance. HUD defines very low-income households as those earning less than 50% of median income. In LaConner 32% of households had incomes less than 50% of the county median of \$28,389 in 1990.

In the 2000 Census, the median household income for LaConner was \$42,344, and Skagit County was \$42,381. Approximately 33% of households have incomes less than \$25,000. This is a significant portion of LaConner households in need of assistance or low income.

## **Future Needs and Alternatives**

This section of the Housing Element explains expected development trends and identifies potential problems and opportunities. Projected needs are based on the following analysis:

- A. Population and Demographics
- B. Projected Housing Needs by Type and Cost
- C. Needed Public Facilities and Services
- D. Land Availability
- E. Private Sector Housing Supply and Affordability

## **Analysis of Population and Demographics**

The analysis of population projections for the next 20 years is based on a projected growth rate of 1.0%. As of the 2000 census LaConner's actual

population was 761. Population estimations since then have been made based on changes in the housing stock.

**TABLE 6-2  
HISTORICAL POPULATION GROWTH**

Year	Population	Change
1890	398	
1900	564	166
1910	603	39
1920	516	-87
1940	624	108
1950	594	-30
1960	638	44
1970	639	1
1980	660	21
1990	690	30
1993	713	23
1995	737	24
2000	761	24
2001	765	4
2002	775	10
2003	760	-15
2004	785	25
2005	795	+10

### **Population Changes**

As can be seen in the table above (6-2), the population has fluctuated over the years. In 1995, the Town chose to plan using a 1% annual growth rate. While this number seemed low in comparison to surrounding communities, the actual growth rate from 1990 to 2000 was 1% annually.

**TABLE 6-3  
POPULATION CHANGES**

<u>Age Group</u>	<u>Population</u>			
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
5-14	152	59	82	90
25-34	64	138	77	72
35-44	*	*	130	102
45-64	*	*	155	224
65+	*	*	107	163

Changes in population in LaConner are not necessarily tied to the local economy. LaConner has attracted a growing number of retirees as evidenced by the type of homebuyer over the past few years.

### **Projected Population Growth**

Based on a projected growth rate of 1.0% the LaConner population is expected to be:

**TABLE 6-4  
PROJECTED POPULATION**

<u>Year</u>	<u>Population</u>
2010	844
2015	887
2020	932
2025	980

During the 1980's and 1990's, LaConner's population fluctuated more than 1% from one year to the next. The average growth during those 10 years was 1% per year on average. Two critical factors in the mid-90's were a building moratorium due to sewer infrastructure capacity, and poor local economic conditions.

There is renewed housing activity in Town with recent improvements to the storm drainage system. In 2004, a new 22-unit subdivision added capacity, and the Town's lot inventory shows sufficient capacity for current and future needs based on the 1% growth. However, it is expected that the town's unique character

and rural location on the Swinomish Channel will continue to attract people with fixed incomes who are not dependent on the job market.

**Additional Note:** A 2005 housing unit inventory taken by the LaConner Planning Department indicated that the number of residential units available could be sustaining **a population as high as 937**. If this is the true population and the Town's rate continues at 1% per year, **the projected population for 2025 would be 1,143**, not 980.

Recent population studies completed by Skagit County would indicate that the 1,143 figure is a more likely population expectation.

### **Demographics**

This information was used to compare existing housing stock with anticipated future population and to determine future housing needs. It includes the following:

#### Development Patterns

LaConner is uniformly settled in a grid pattern. Because of boundary constraints, agricultural lands to the east and north and the Swinomish Channel to the west, urban sprawl is not a problem. The north and south industrial zones are located away from most residential development, with the exception of the industrial property between Caledonia and Sherman Streets. However, some residential development is interspersed with commercial development on First and Morris Streets. This is seen as a positive impact in that this type of development also provides additional housing units to meet forecasted needs. A well-defined historic district is located in the heart of town and encompasses a large part of the Residential Zone. The overall development pattern allows for efficient public services, adequate traffic circulation, and pedestrian access.

#### Age Distribution of Population

As shown in Table 6-3, the population distribution of the Town is shifting toward an older age bracket. In 1990, the median age of people in LaConner was 39.8, a few years older than that of Skagit County, which was 35.6. The 2000 Census showed the median age to have increased to 45.5 in LaConner and 37.2 for Skagit County.

The 25 to 44 year age group showed an actual number decline of 33 people from 1990 to 2000. Over the same time period, the population over 45 years of age increased by 125. The next youngest age bracket also decreased by five. This shows a clear trend that LaConner is attracting and retaining an older population, and an out-migration trend in the 25 to 44 year age group. This has significant implications for the Town. An aging population would require special consideration in planning for housing, transit, and social services. A large retired population would contribute "retirement" fund dollars, but would not likely require employment opportunities.

### Household Size

In 1990, 79.7% of total households were family households with 2.89 persons per family. Non-family households made up 19.5% of the population. Household size decreased from 2.83 in 1970 to 2.18 in 1980, but remained constant for 1990 at 2.24. Increased longevity, and migration to more affordable housing areas by young families, is expected to contribute to the low number of persons per household in the future. This was reflected in the 1993 LaConner census where the occupancy per household unit was 2.1. The 2000 Census shows the household size to be 2.25.

### Income Range of Households

As the population trends toward to an older age bracket, the household income has trended up as well. Prior to 1990, the LaConner median household income lagged behind the County median income. As of 1989, the median household income in LaConner was \$25,054. Skagit County's median income was \$28,389. In the 2000 Census, the median household income for the County and LaConner were essentially equal, \$42,381 and \$42,344.

In 1993, 6.5% of the Town's population was considered to be at poverty level or below. In the 2000 Census, that figure rose to 8.8%. Population income levels are important in determining the type of housing needed for projected populations as well as unit and lot sizes.

## **Analysis of Projected Housing Needs by Type and Cost**

The projection of the type of dwelling units was determined based on the following assumptions:

- OFM established the LaConner 2005 population at 795 as adjusted from the 2000 census.
- A recent housing inventory (Table 6-5) indicates that the number of residential units for the Town is 503 (including Liveaboard boats). Using 2000 Census vacancy assumptions, the current population could actually be as high as 937. However, this is not the "sanctioned" population figure from OFM. Town staff is continuing to work with OFM staff to resolve data discrepancies.
- The 2000 Census estimated the household density at 2.25 persons per household.
- Projected population increase (using original population assumptions) of 180 by 2025 based on a 1.0% growth rate, resulting in an estimated need for 80 housing units by 2025. Note: If the 937 population figure is correct, then the 2025 population could be 1,143. This is an increase of 163 people above the original projection. This may require an additional 92 residential units by 2025 above the current inventory.

- Households with one or two persons need dwelling units with two or less bedrooms, three or more need two or more bedrooms.
- The residential unit capacity of the Commercial Zone was not used as a factor for future residential projects.
- Rehabilitated or replacement units are not counted.

### **New Household Formations**

The Town will need to add 4.6 units per year for the next 20 years to meet growth projections. In 2004, 22 units were created in a new subdivision. Developers have begun acquiring previously unused building lots for single-family development. Given the availability of existing developable land, and trend toward fewer individuals per household, these projections could probably be met. However, if the current new residential building continues, build-out capacity may be reached earlier than anticipated.

### **Vacancy Rate**

A vacancy rate for owner households in 2000 was 3.3%, and for rental units it was 18.1%.

### **Analysis of Needed Public Facilities and Services**

New residential units will need the same services and utilities provided by the Town to existing residents. Current levels of services and utilities are expected to be adequate for the next 10 years at the current projected build-out capacity.

### **Analysis of Private Sector Housing Supply, Affordability and Land Availability**

An estimate of the Town's ability to meet its housing needs is based on an analysis of the land available for residential land uses under the current zoning and development ordinances.

### **Available Lot Development**

From Table 6-5, there are a significant number of lots that may serve to meet future housing needs. How and when these lots become available is speculative.

Of the potential lots available, at least 50 lots are available to build immediately. Many of the lots identified may require platting or a lot line adjustment to develop.

Of the 137 lots identified, at least 80 should be available for development within the next 15 to 20 years. Using the prorated household numbers for renters and

owners, this should accommodate an additional 161 people, taking into account vacancies and occupancies.

### **New Housing**

The Town has only added 17 residential units since 2000. The Town has the capacity to add a potential of 80 to 92 units in this planning period depending upon market factors and lot availability (i.e. short platting or lot line adjustments).

### **Affordable Housing**

The Town has chosen to densify rather than establish an Urban Growth Area to absorb population growth and commercial/industrial development. This choice has led to challenges to preserve the character of the Town while optimizing the use of developable land.

Economic groups have been categorized in the poverty level if income falls below 30% of median income for the area; very low income if between 31% and 50% of median income; and low income if between 51% and 80% of median income. If housing costs exceed 30% of family income, a mortgage may be difficult to obtain.

**1990 Data:** The median monthly mortgage for owner occupied housing units in LaConner in 1990 was \$663. Median family income was \$33,194 or \$829 per month. The median value of an owner occupied unit was \$83,800. The percentage of LaConner families that were below the poverty level income were 4.8% of all families.

Median and high-income households had annual income ranges from \$35,000-150,000. These owners could afford housing in the \$100,000-300,000 range. In 1993, a typical new construction three bedroom, single-family home with 1,050 square feet and a 2-car garage was estimated by Pacific Development Concepts in the Skagit County Housing Needs Assessment prepared for the County, to cost approximately \$109,601. According to the Farmer's Home Administration, a household would have to earn 100% of the median income of \$30,900 for a four-person family to afford this home. In LaConner 50% of 315 households responding to the income survey in the 1990 census fell in this range.

Low to very low-income households in LaConner had annual incomes less than the countywide median income of \$28,389. 32% of all households had less than half (\$14,194) of that median. 12% of the households had incomes below the poverty level in 1990. The poverty level for a family of two in 1990 was \$8,420. In LaConner, there were 2.24 persons per household in 1990.

For 32% of households, the monthly cost of housing was \$354. Median gross rent for LaConner housing units in 1990 was \$435 per month. For owner-occupied units that were not mortgaged in LaConner, monthly median owner costs were \$187. These unmortgaged units may be those whose families passed their homes from one generation to the next.

**2000 Data:** The median monthly mortgage for owner occupied housing units in 2000 was \$1,158. For renters, the median rent was \$781. Median family income was \$52,083.

The 2000 census identified 20 families (92 people) in LaConner living at or below the poverty level. This was 12% of the Town's population in 2000, and 9% of families.

The occupancy of residential homes in LaConner was 2.25 people per household of owners and 1.8 people per household for renters.

It is difficult to project the housing needs to the year 2025 for this income group. The percentage of families in poverty in LaConner has risen by 7%. This trend is reflected in all groups. The owner mortgage rose 75% from 1990 to 2000 while the household income only rose 57%. Middle-income families are also losing ground with regard to housing costs.

The private sector could provide this number of units but not at affordable prices. LaConner has become a desirable location for middle and upper income families. It is anticipated that very low-income families will be crowded out, as the demand for housing in LaConner increases and the cost of housing rises. A non-profit organization, Skagit Housing Solutions, worked with the Skagit County Housing Authority to establish a Planned Unit Residential Development (PURD). That facility currently has 22 residential units for low income families. There is an additional capacity for 10 more units under the current PURD. These additional units were originally intended as self-help housing projects.

Skagit Housing Solutions was not able to successfully complete the project, and eventually the Department of Community, Trade and Economic Development took charge of the facility. No further development is scheduled. However, it still has the capacity for 10 more units.

Habitat For Humanity, in 2003, constructed one home in LaConner. In addition, they have a large lot to construct another project and have expressed a desire to build multi-family facilities.

### **Existing Housing Stock**

From the 2000 Census data, 48% (176 units) of the housing stock was built before 1959, and 125 or 27% was built prior to 1939. The total number of residential units in 2005 is 474 (excluding liveaboard boats). This is an increase of eight units from the 2000 figure of 466.

Existing housing will account for the majority of the housing opportunities in town for the foreseeable future. Height limits and small lot sizes will limit multi-family development opportunities. Accessory dwelling units may become a more significant portion of the housing options in Town in the near future. This is likely to be the source of affordable housing under current development standards.

The current housing mix is shown in Table 6-5. This table shows that one third (33.3%) of the LaConner housing stock is multi-family and two thirds (66.6%) is single-family. The multi-family options are typically condominiums or duplexes.

**Table 6-5 Housing Inventory**

Street	Blgs	Mfgd. Homes	Condo	Potential Res Lot(s) - Units	MF Buildings	Residential Units Total	SF Units	MF Units
Benton	4	0	0	0	0	4	4	0
Birch	11	0	0	3	0	8	8	0
Caledonia	25	4	0	4	0	17	17	0
Calhoun	4	0	0	0	0	2	2	0
Center	16	0	0	3	0	13	13	0
Commercial	1	0	0	0	0	1	1	0
Conner Way	1	0	0	0	0	1	1	0
Dalan Place	0	0	0	6	0	0	0	0
Douglas	3	0	0	2	0	2	2	0
Laurel	10	1	0	1	0	6	6	0
Maple	58	2	7	30	8	63	44	19
Morris	19	0	0	1	0	9	9	0
Myrtle	12	1	0	2	2	12	8	4
Park	16	1	0	16	6	28	8	20
Rainier	11	0	0	2	2	11	7	4
Road	6	1	0	0	0	5	5	0
Sherman	5	0	0	0	0	3	3	0
Spencer Lane	3	0	7	0	3	7	0	7
State	15	1	7	5	2	34	11	23
Talbott	13	3	0	2	0	10	10	0
Tillinghast	2	0	0	14	0	2	2	0
Washington	7	0	0	3	0	5	5	0
Whatcom	24	1	10	15	1	23	13	10
North First	8	0	4	0	2	69	5	64
South First	14	0	0	0	0	15	15	0
North Second	3	0	0	0	0	1	1	0
South Second	21	0	0	0	0	18	18	0
North Third	10	0	0	10	0	8	8	0
South Third	47	2	0	8	0	38	38	0
North Fourth	4	0	0	2	0	3	3	0
South Fourth	50	2	0	5	2	40	33	7
North Fifth	9	0	0	2	0	5	5	0
North Sixth	16	0	0	1	0	11	11	0
<b>Unit Totals</b>	<b>448</b>	<b>19</b>	<b>35</b>	<b>137</b>	<b>28</b>	<b>474</b>	<b>316</b>	<b>158</b>

Lots in need of Permit to make accessible 30  
 Net Potential Lots after Market factor availability (25%) 80