



CITY OF MONROE

HOUSING ACTION PLAN
CITY COUNCIL

July 13, 2021



Meeting Objectives

- Council members receive quick recap of briefing/project schedule.
- Council members receive an overview of recent outreach efforts to City of Monroe residents.
- Council members are provided an overview of Growth Management Act (GMA) requirements related to housing and population.
- Council members are provided examples to highlight and link proposed strategies/actions in Housing Action Plan to existing GMA requirements.
- Council takes action or continues discussion to future meeting.

Introduction

- In response to the affordable housing crisis in Monroe, Snohomish County, and regionally.
- The goal of the Housing Action Plan is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family market.
- The HAP contains housing strategies relevant to the Monroe community.
- The HAP was drafted from data acquired from the HNA, community input, comments and input from the Planning Commission, Stakeholder Advisory Committee, and the Community Human Services Advisory Board.
- The HAP will be used as a working document and workplan to address current and future housing issues in Monroe.

Background

- The City was awarded grant funds from HB 1923 on November 5, 2019.
- The City Council accepted the grant and the Mayor signed the DOC grant agreement on January 14, 2020.
- LDC, Inc. was selected as the consultant and Council approved the consultant agreement on April 28, 2020.
- LDC, Inc. drafted the Housing Needs Assessment (HNA)
- The following public meetings were held throughout the HAP process:
 - Stakeholder Advisory Committee (SAC): September 23, 2020, May 6, 2021
 - Community Human Services Advisory Board (CHSAB): November 9, 2020
 - Planning Commission: February 22, March 22, April 12, May 24, 2021
 - Joint Planning Commission/CHSAB Meeting: May 3, 2021

April 20th Council briefing & May 3rd Joint Planning Commission / CHSAB Meeting

Council

- Reviewed project background and goals
- Presentation by WA Dept. of Commerce Planner
- Discussion regarding the Housing Action Plan (HAP) strategies
- Reviewed the draft Strategies and proposed Actions that would implement those Strategies
- Council provided feedback including extensive discussion regarding accessory dwelling units (ADUs)

PC/CHSAB

- Reviewed changes to documents
- Reviewed project background and goals
- Discussion about draft Strategies





OVERVIEW OF OUTREACH EFFORTS



Public Outreach/Comments

- Survey
- Project Landing Page
- Social Media
- Monroe This Week
- Public comments were received throughout the process.
- Formation of the Stakeholder Advisory Committee (SAC).
- Public meetings held at PC Meetings.
- A written recommendation was received by the CHSAB.

Advisory Committee Members

Member	Affiliation	Stakeholder
Jay Bull	City of Monroe	Planning Commissioner
Tony Balk	Housing Hope	Resident
Junelle Morris	Maltby Elementary School	Resident
Petra Dungan	Monroe Kiwanis Board Member	Resident
Rachel Adams	Monroe Community Human Services Advisory Board	Resident
Mariana Medina		Resident

HAP Project Webpage



Project Documents Public Meetings

Select Language | ▼

About the Project

For the most up-to-date Housing Needs Assessment & Housing Action Plan, click on 'Project Documents' above.

Housing for all is a key element of a healthy and diverse city. The City of Monroe's Housing Action Plan aims to address the housing-related issues of today, while focusing on what future populations will need. Washington state law requires Housing Action Plans to identify clear, actionable strategies to encourage construction of additional affordable and market rate housing, allow for a greater variety of housing types, and provide housing at prices that are accessible to a wider range of incomes. The Housing Action Plan aims to provide the City of Monroe with a set of policies, programs and strategies to help achieve these goals.

All legislative policy and regulatory changes proposed to implement this plan will follow a subsequent separate public and political review process.



Project Background

The goal of the City of Monroe Housing Action Plan (HAP) is to promote housing diversity, affordability, and opportunity for all income levels. The HAP will address current and future housing needs. The document is expected to be completed in June 2021, and when completed will be a tool for the City of Monroe to implement housing policies, programs, and strategies that address housing availability and affordability.

Explore



Project Timeline



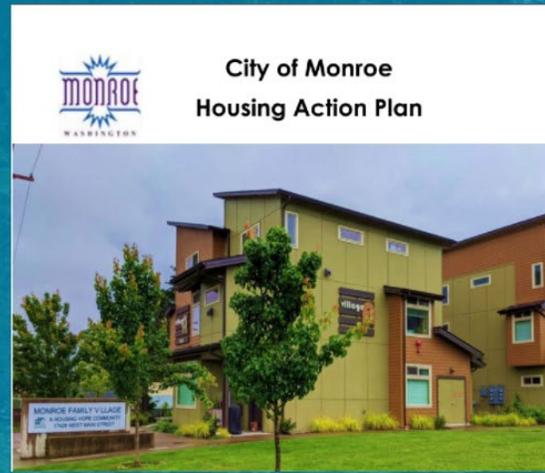
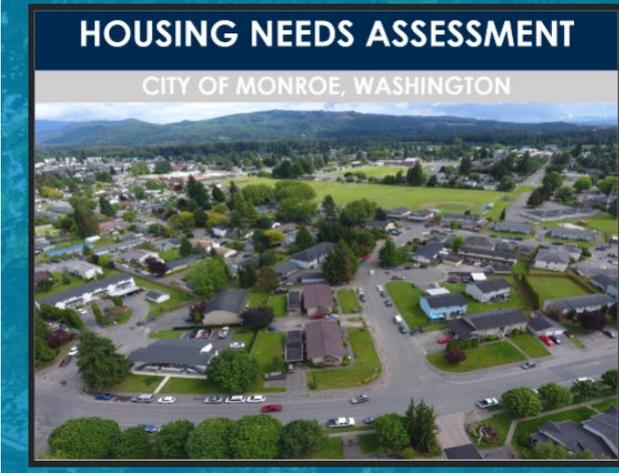
Explore

HAP Project Webpage

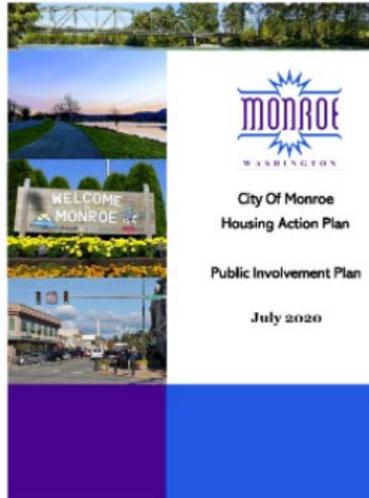
Project Documents

Draft Housing Needs Assessment

Draft Housing Action Plan

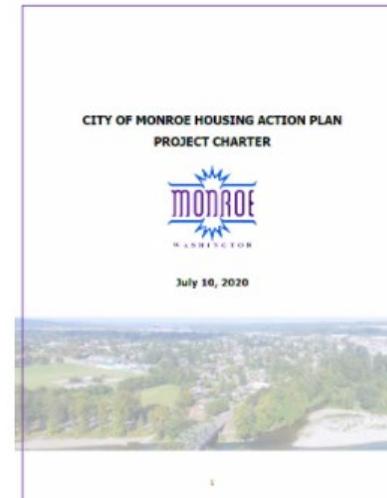


Public Involvement Plan



Explore

Project Charter



Explore

Comprehensive Plan - Housing Element



Explore

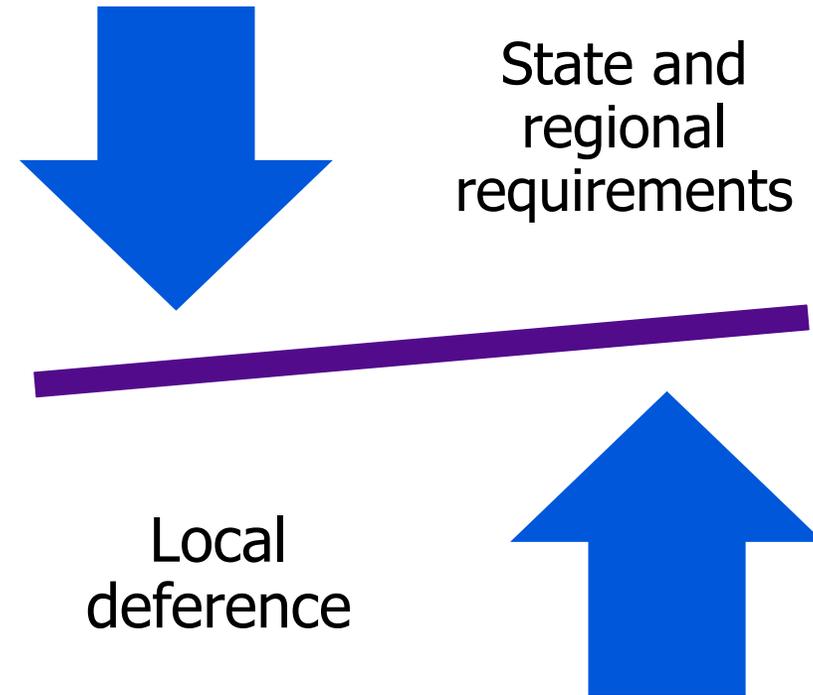


GROWTH MANAGEMENT ACT HAP PROCESS OVERVIEW



Planning is a balancing act

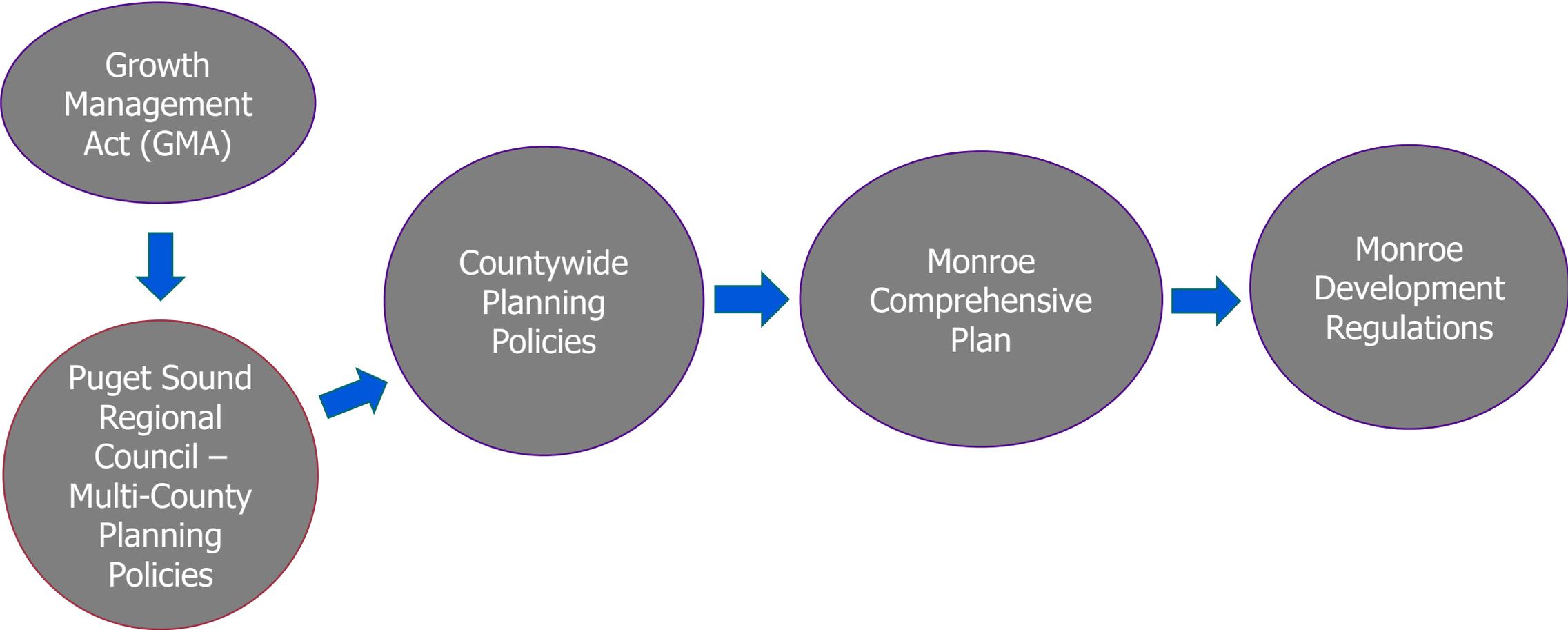
- Growth Management Act (GMA)
- Regional Policy (Puget Sound Regional Council) – Vision 2050
- Countywide Planning Policies
- City Comprehensive Plan/Regulations



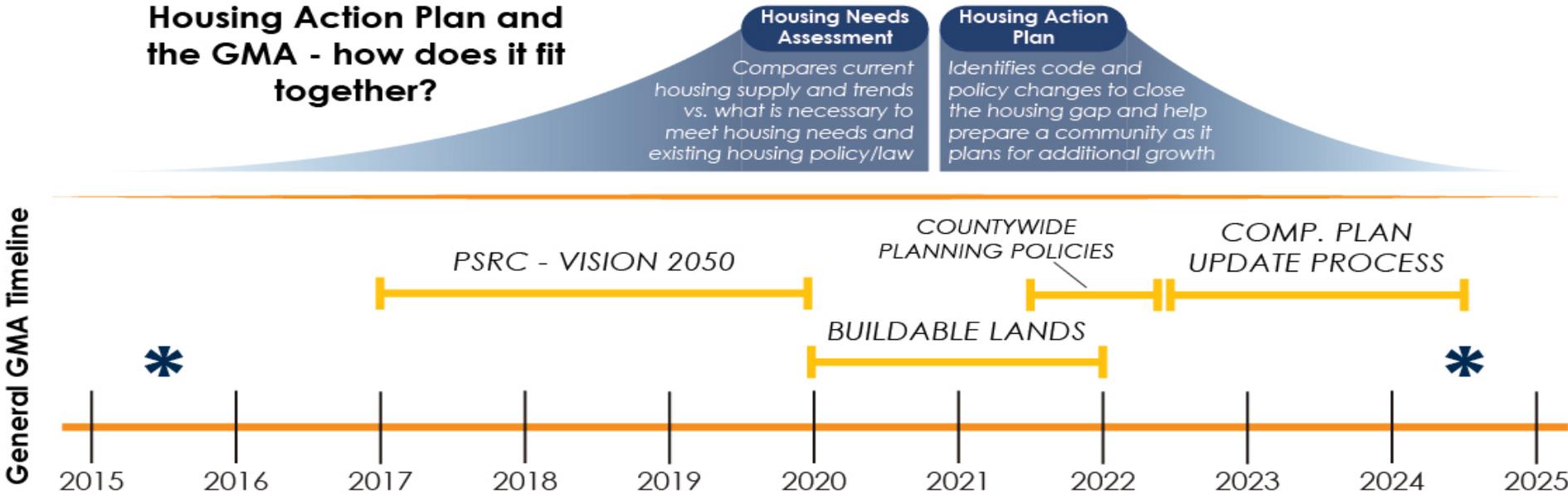
GMA requirement - spotlight

- Inventory and analysis of existing and projected housing need... to manage projected growth.
- Goals and policies for the preservation, improvement, and development of housing.
- Sufficient land for housing (low income, multi-family, group homes, etc.).
- Adequate provisions for existing and projected needs of all economic segments of the community.
- Sufficient capacity to accommodate housing and employment growth.
- Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

How everything is connected



Why this project is important



* Comprehensive Plan update deadlines

Note: ESHB 2342 was passed during the 2020 Legislative Session. It extended the time period between required updates from eight to nine years for this cycle.

Housing Action Plan

- Regional housing crisis
- 2019 Legislative response – ESSHB 1923
 - Focused on options to increase residential building capacity
 - \$5 million allocated for grants to jurisdictions
 - Housing Action Plan one of the options
 - Deadline for completion – June 30, 2021
 - City was granted an extension

CERTIFICATION OF ENROLLMENT
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923

Chapter 348, Laws of 2019

66th Legislature
2019 Regular Session

URBAN RESIDENTIAL BUILDING CAPACITY

EFFECTIVE DATE: July 28, 2019—Except for section 11, which becomes effective July 1, 2019.

<p>Passed by the House April 24, 2019 Yeas 75 Nays 19</p> <p style="text-align: center;">FRANK CHOPP _____ Speaker of the House of Representatives</p> <p>Passed by the Senate April 22, 2019 Yeas 33 Nays 16</p> <p style="text-align: center;">CYRUS HABIB _____ President of the Senate</p> <p>Approved May 9, 2019 3:12 PM</p> <p style="text-align: center;">JAY INSLEE _____ Governor of the State of Washington</p>	<p style="text-align: center;">CERTIFICATE</p> <p>I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923 as passed by the House of Representatives and the Senate on the dates hereon set forth.</p> <p style="text-align: center;">BERNARD DEAN _____ Chief Clerk</p> <p style="text-align: center;">FILED May 13, 2019</p> <p style="text-align: center;">Secretary of State State of Washington</p>
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Housing Action Plan

It starts with key housing questions:

- Will young families be able to find housing that is affordable in our community in the future?
- As our friends and family age, will there be housing to ensure they can afford to stay in our community?
- How do we ensure housing is available for teachers, caregivers, and single income households?

Housing data is then examined through a Housing Needs Assessment (HNA):

- How affordable is housing today?
- How is the city expected to grow in the future?
- What kind of housing will meet current and projected future needs?

Public engagement ensures the community voice is heard.

- [Housing Action Plan](#) website developed.
- Community forums and discussions held on the project website
- Community led Advisory Committee helps drive the Plan forward.
- Planning Commission and City Council to hold meetings and adopt the final plan.

Based upon the steps above, the Housing Action Plan (HAP) then outlines a variety of proactive strategies the city could take to help address its current and future housing needs.

Plan provides “tools in the toolbelt”

- Plan provides ideas for actions the City can take
- Saying yes to the Plan is not making a commitment for each action
- Any future action will require a full public participation process
- Some of the actions could be “low hanging fruit”
- Plan provides longer term ideas that could assist the City as it plans for growth as part of its next Comprehensive Plan update
- This project has started a great community conversation about housing that can carry into the Comprehensive Plan update.





HOUSING NEEDS ASSESSMENT FINDINGS & HAP STRATEGIES AND ACTIONS



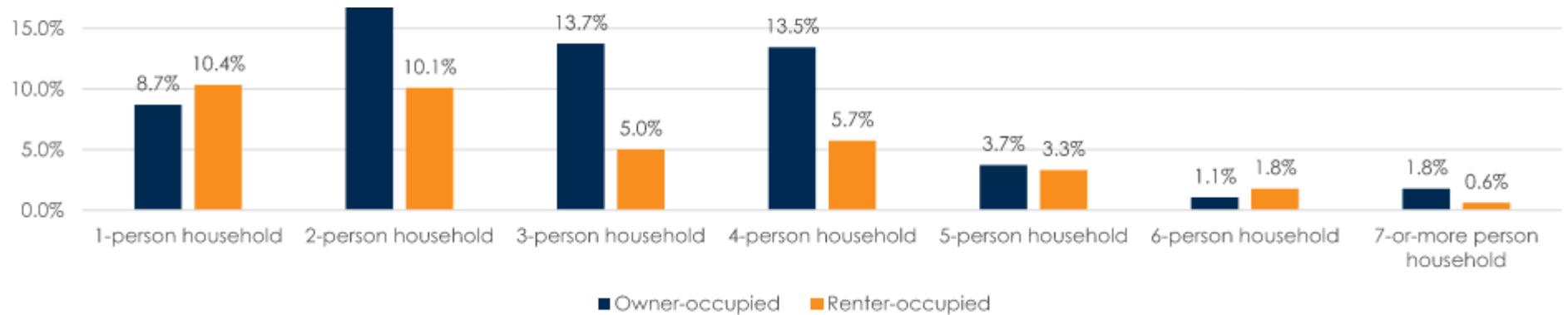
HNA Finding 1: Average Household Size

	MONROE	SNOHOMISH COUNTY	WASHINGTON STATE
UNDER 19 YEARS OLD	27.2%	13.5%	24.5%
20 – 64 YEARS OLD	64.8%	61.8%	60.2%
65 AND OLDER	8.3%	13.5%	15.8%

Exhibit II. Comparison in Age Distribution

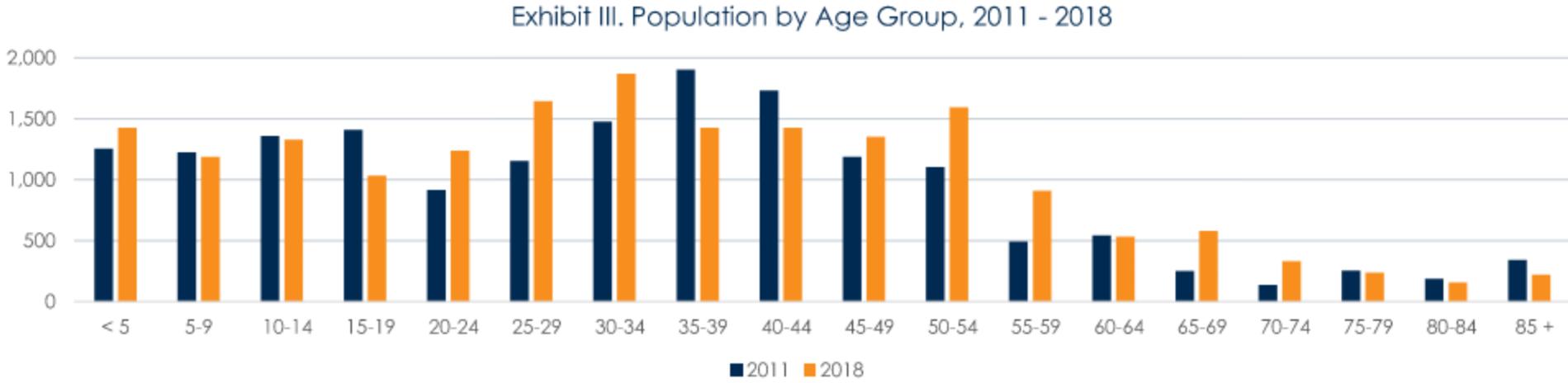
Source: 2014 – 2018 ACS 5-year estimates, Table S1010

Exhibit VI. Tenure by Household Size, 2018



Source: 2014 – 2018 ACS 5-Year Estimates, Table B25009

HNA Finding 3: Monroe is Aging



Source: 2014 – 2018 ACS 5-Year Estimates, Table S1010

HNA Finding 4: Increased Demand, Housing Scarcity, Rising Costs and Lagging Incomes

Exhibit XIX. Change in Housing Affordability Between the Years 2011 - 2018

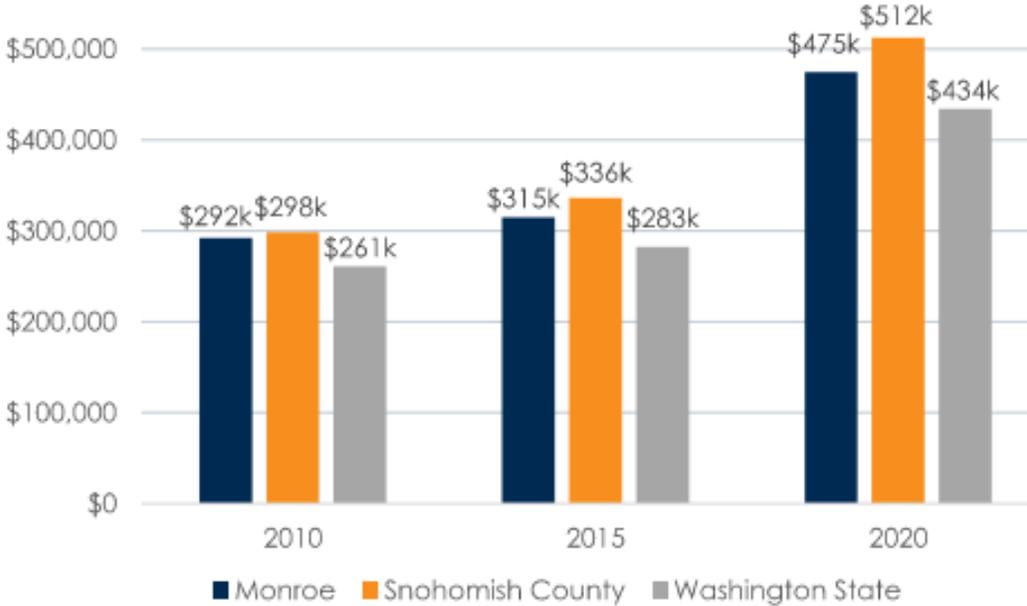
Change in Median Income	14.9%
Change in Median Home Value	78.3%
Change in Median Rental Price	21.3%

RENTERS ARE MORE LIKELY TO SPEND MORE THAN 30% OF THEIR INCOME ON HOUSING THAN HOMEOWNERS.

When looking at households making between \$20,000 – \$50,000 annually, a higher percentage of renters are paying more than 30 percent of their income on housing. However, once in the income bracket of >\$50,000 a year, a higher percentage of homeowners are spending more than 30 percent of their income on housing.

Regardless of the income level, there is still a higher percentage of cost burden renting households than there are owner households.

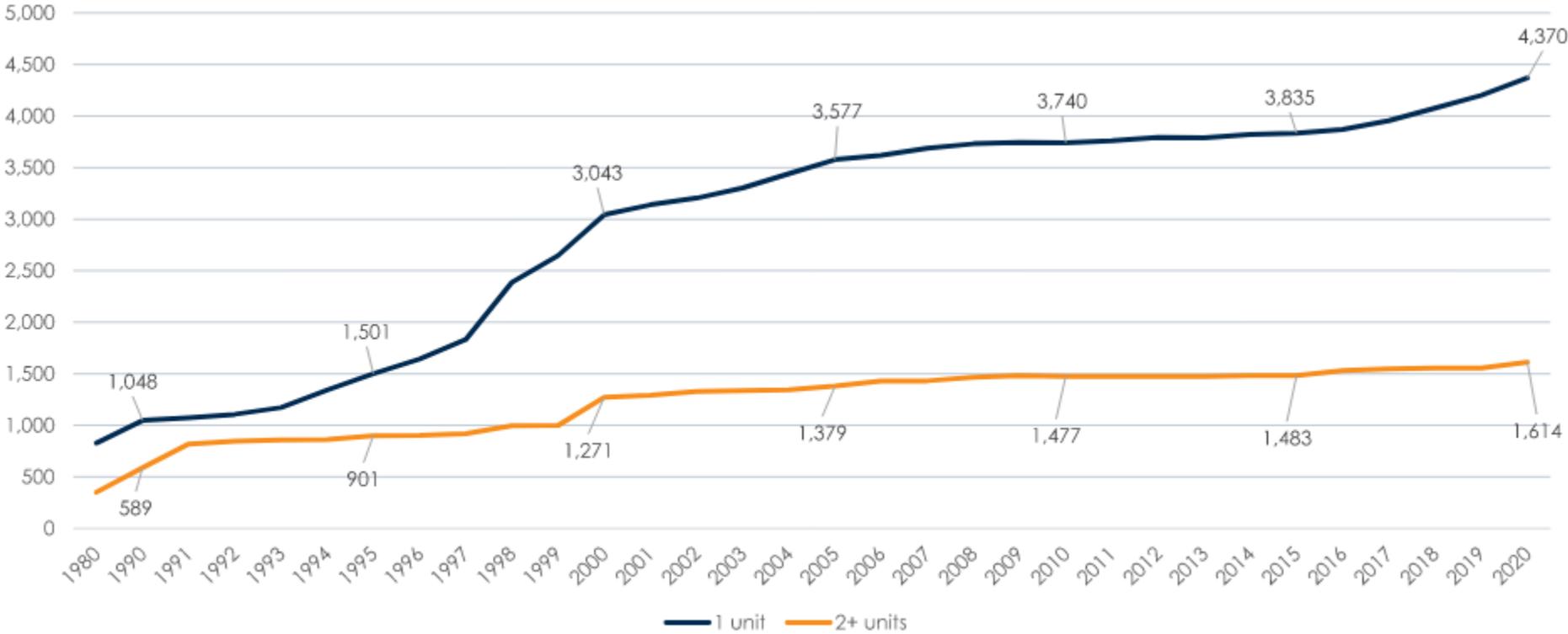
Exhibit XX. Monroe, Snohomish County & Washington State Home Value Comparison



Source: Zillow Time Series: 2010 – 2019 Zillow Home Value Index (ZHVI)

HNA Finding 4: Increased Demand, Housing Scarcity, Rising Costs and Lagging Incomes

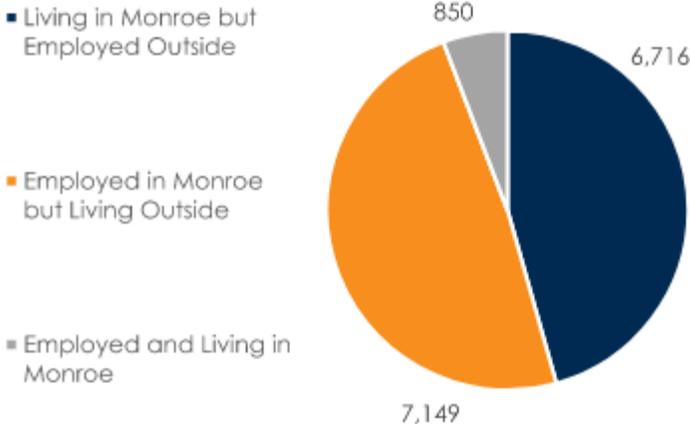
Exhibit XVII. Housing Development Trends 1980, 1990-2020



Source: OFM, Postcensal Estimates of April 1 Housing Units, 1980 - 2020

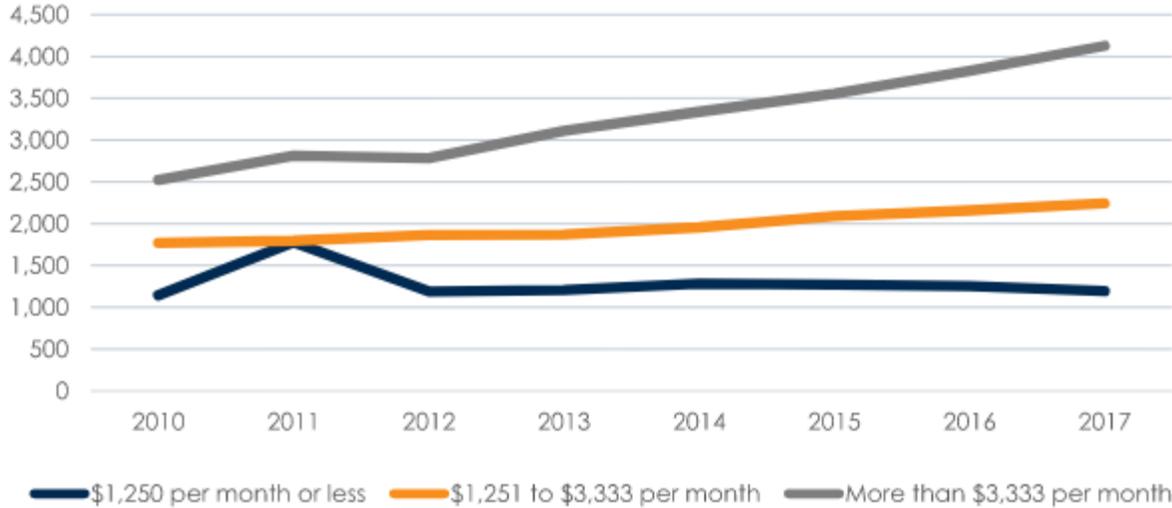
HNA Finding 5: Residents Commuting to Work

Exhibit XIII. Monroe Inflow/Outflow Analysis, 2017



Source: OnTheMap Inflow/Outflow Analysis

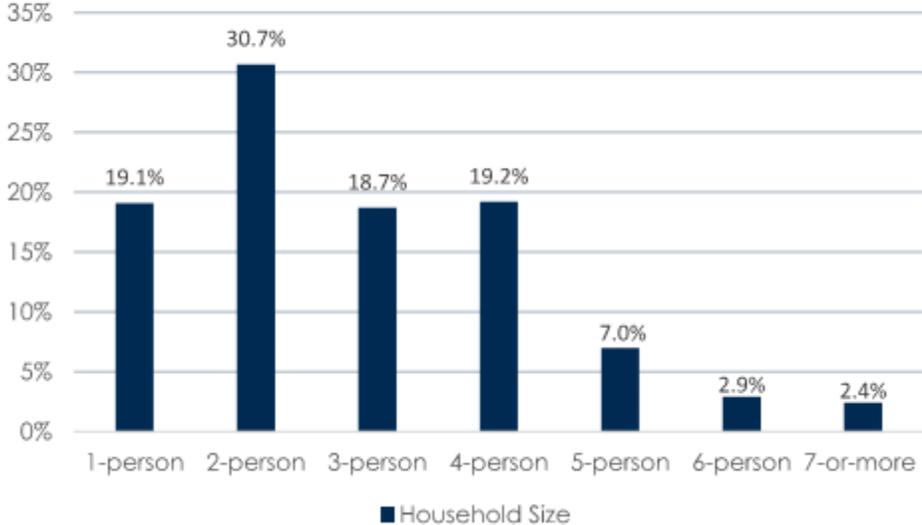
Exhibit XIV. Change in Jobs by Income



Source: OnTheMap Home Area Profile

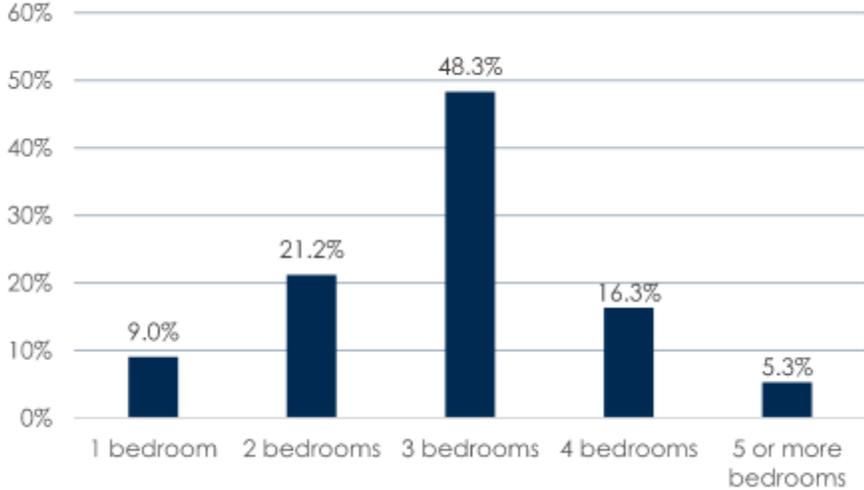
HNA Finding 5: Housing Stock Mismatch

Exhibit XXII. Household Size, 2018



Source: 2014 – 2018 ACS 5-Year Estimates, Table B11016

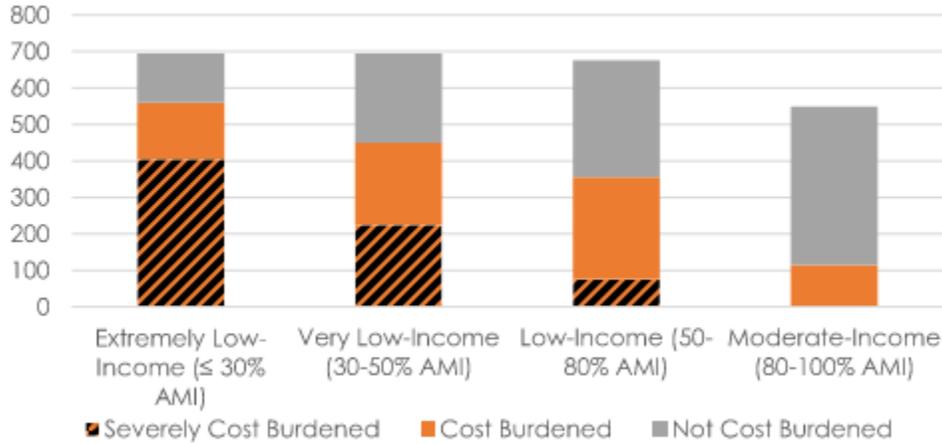
Exhibit XXIII. 2018 Unit Size by Number of Bedrooms



Source: 2014 – 2018 ACS 5-Year Estimates, Table DP04

HNA Finding 5: Cost-Burden Disproportionately Affects Lower-Income Renters, Young Families Looking to Buy, Senior Households

Exhibit X. Cost Burdened Households, 2016



Source: HUD/CHAS (based on ACS 2012-2016 5-Year Estimate), Table 8.

Income Grouping for Cost Burden Analysis	Income Range
Less than 30% Area Median Family Income	Less than \$27,090
30 - 50% Area Median Income	\$27,090 to \$45,150
50 - 80% Area Median Income	\$45,150 to \$72,240
80 - 100% Area Median Income	\$72,240 to \$90,300
100% Area Median Income and Above	\$90,300 and above

Source: Fiscal Year 2016 Income Limits for Snohomish County, Adopted by HUD as Area Median Income for FY 2016

HNA Finding 5: Cost-Burden Disproportionately Affects Lower-Income Renters, Young Families Looking to Buy, Senior Households

RENTER HOUSEHOLDS ARE MORE LIKELY TO EXPERIENCE OVER-CROWDING THEN HOMEOWNERS.

Overcrowding estimates are made by looking at how many people occupy a single bedroom in a household. In Monroe, the vast majority of households, both owner and renter occupied, have 1 or less occupants per room. As seen in Exhibit XI, there are dramatically more renter-households with more than 1 occupant per room.

Exhibit XI. Overcrowding Estimates, 2018

OCCUPANTS PER ROOM	2018 OWNER-OCCUPIED	2018 RENTER-OCCUPIED
1 OR LESS	3,431	1,797
1.01 – 1.50	42	191
1.50 OR MORE	0	44

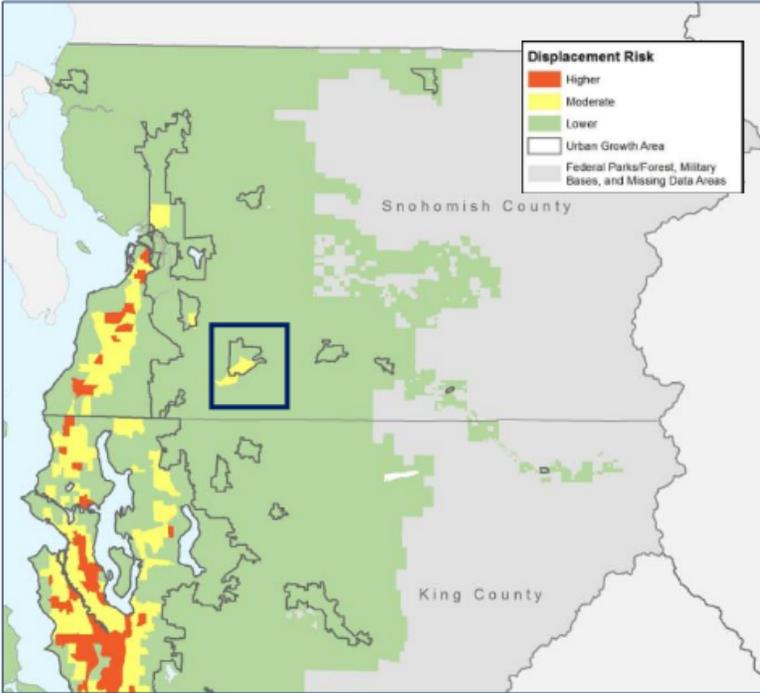
DISPLACEMENT RISK

The Puget Sound Regional Council has developed a strategy to determine the risk of displacement of census tracts. Each census tract in Monroe has received a place on the displacement index by analyzing factors in the following categories: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. In Monroe, census tract 522.09 is shown to have a moderate level of displacement risk. This means residents may be susceptible to physical, economic, or cultural displacement.

CENSUS TRACT	DISPLACEMENT RISK
522.09	MODERATE
522.08	LOW
522.04	LOW
522.04	LOW

Source: US Census Bureau – 2010 Census

Exhibit XII. PSRC Displacement Risk



Source: Puget Sound Regional Council

Housing Strategies

- Zoning Regulations
- Middle-Income Housing
- Expanding the Supply of Attainable Housing for Low-Wage Workers
- Minimize Displacement of Low-Income Residents
- Multi-Family Development Incentives
- Master-Planned Communities
- Housing for Special Needs Groups

Appendices

- Housing Needs Assessment
- Monroe Housing Policy Review
- Definitions
- Demographics
- Public Participation

HAP Strategy #1: Zoning Regulations

Zoning Districts

Single-Family Residential – 4 units per acre (R4)

Single-Family Residential – 7 units per acre (R7)

Single-Family Residential – 15 units per acre (R15)

Multifamily Residential (R25)

Mixed Use – Neighborhood (MN)

Mixed Use – General (MG)

Downtown Commercial (DC)

General Commercial (GC)

Tourist Commercial (TC)

Certain zoning restrictions can limit potential development. Providing flexibility promotes opportunities for desirable housing projects.

Possible zoning changes include:

- Allowing duplexes in all single-family zoning districts.
- Allowing duplexes in multifamily zoning districts.
- Allowing duplexes in mixed-use zoning districts.
- Increasing height limits in multifamily zoning districts.
- Relaxing parking restrictions.
- Increasing SEPA Threshold Exemptions.
- Allowing residential in commercial zoning districts.

Unified Development Regulations (UDR)

	UDR	Possible Zoning Changes
Duplexes	Permitted in R4 and R7	Allow in R15, M25, MN, MG
Height Limits	45' in R25	Increase to 55'
Parking	Multifamily: 1.5 parking spaces per unit	Reduce the parking requirement to 1 parking space per unit
SEPA Thresholds	Residential units: up to 9 units	Single-family up to 30 units, Multifamily up to 60 units
Commercial Zones	Residential permitted in the North Kelsey/Tierne Place Overlay, DC (mixed-use only in Downtown Promenade)	Create other overlays in GC to allow residential, allow stand-alone multifamily in Downtown Promenade, allow residential in TC.

HAP Strategy #2: Middle-Income Housing - ADUs



An Accessory Dwelling Unit (ADU) is a small separate living unit attached to or contained within the structure of the primary dwelling unit or detached from the primary dwelling unit but located on the same lot.

Currently, ADU's are permitted in all single-family residential zoning districts in the City of Monroe.

Benefits of ADU's:

- Makes it possible for adult children to provide care and support to a parent or other relative in need of assistance.
- Provides increased security and companionship for homeowners.
- Provides the opportunity for homeowners to gain extra income to help meet the rising costs of homeownership.
- Provides for the care of disabled persons within their own homes.

Policy Considerations:

Fast-track new ADU's by offering pre-approved plans to homeowners.

Streamline the ADU permitting process by changing the type of land use permit from a Type II to a Type I therefore not needing the noticing requirement.

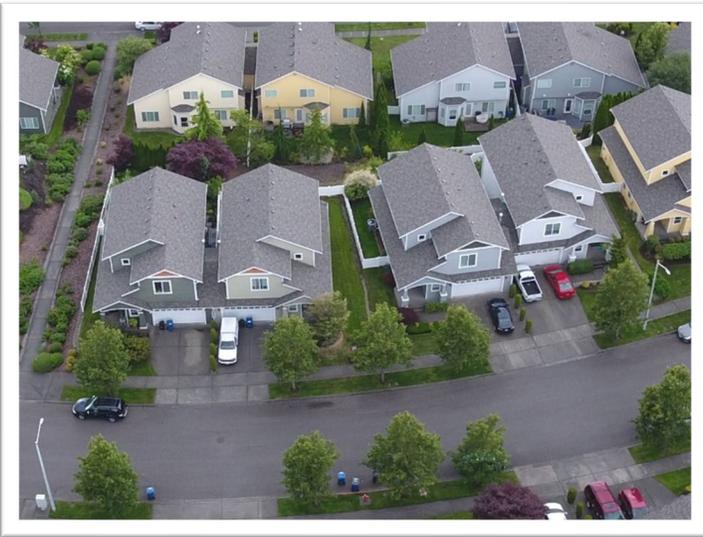
Look at amending the current ADU code.

Actively promote ADU's as an option for multigenerational housing.

HAP Strategy #2: Middle-Income Housing - Duplexes



A duplex is a residential building, either on one lot or on separate lots, containing two kitchens and designed to be occupied by two families living independently of each other, sharing a common wall; a common wall includes floors or ceilings.



Duplexes are building code friendly in the sense that they can be built under the residential building code versus the international building code which has tougher building requirements.

Duplexes can provide opportunities for families to live near each other and can even be an investment opportunity.

Policy Considerations:

Expanding where duplexes are permitted.

Create an inventory of existing duplexes in the city to determine where best to allow new development.

HAP Strategy #2: Middle-Income Housing – Cottage Housing



Cottage housing is a smaller scaled, usually 1 – 1.5 story, detached single-family residential housing. This type of housing is ideal for first time home buyers, empty nesters, small families, and seniors.

Cottage housing developments are clustered around a common open space area, shared parking, and other shared amenities.

Cottage housing can be a type of infill development and can be sited on smaller lots. This type of housing is less expensive than traditional single-family housing and can create a strong sense of community.

Policy Considerations:

Develop cottage housing regulations.

Streamline the permitting process by allowing these projects to be approved administratively.

Allow for cottage housing subdivisions.

HAP Strategy #2: Middle-Income Housing – Triplexes/Fourplexes



Triplexes and fourplexes are attached dwelling units that are relatively low-cost development projects which in turn creates an affordable housing option. These are ideal for infill development and can be sited on smaller lots.

Existing single-family residences and duplexes can be converted to triplexes or fourplexes if zoning allows.

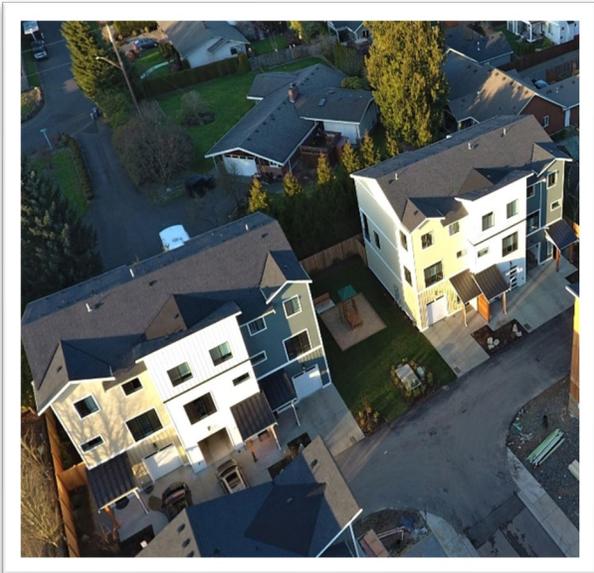
Policy Considerations:

Relaxing setback requirements.

Reducing parking requirements.

Promote this type of small development through incentives.

HAP Strategy #2: Middle-Income Housing – Townhomes



A townhouse or townhome is a building containing a group of three or more attached dwelling units in which each unit extends from foundation to roof and with open space on at least two sides. A townhome development can be sited on one lot or subdivided to create fee-simple lots.

Townhome developments allow multiple units on a property, require smaller lot sizes if subdivided, and cost less to construct than detached single-family homes.

With good design, townhomes create an aesthetically pleasing neighborhood landscape. They are compact and provide open space recreation areas.

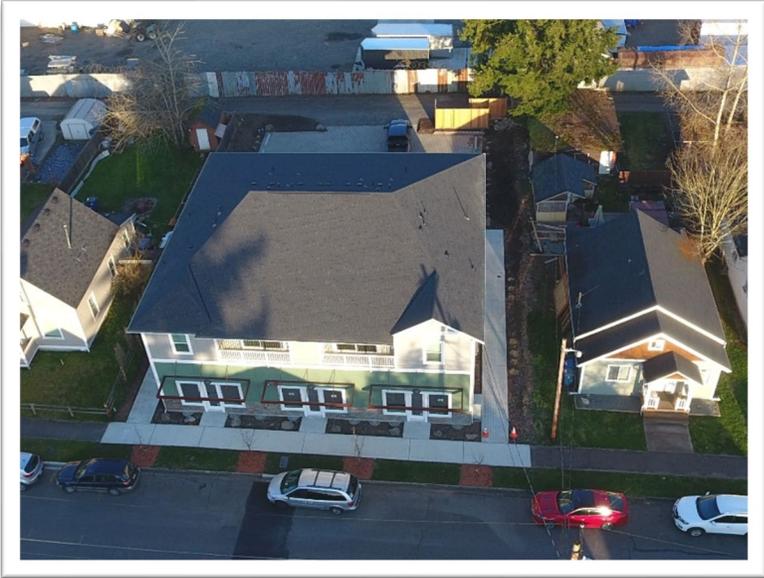
Townhomes provide an affordable housing option for families. They are also a good option for residents transitioning from multi-family residential.

Policy Considerations:

Review current regulations and determine if code changes are needed to encourage townhome developments.

Allow townhomes in all single-family residential zones.

HAP Strategy #2: Middle-Income Housing – Mixed-Use



A mixed-use building is a building that contains a combination of residential and one or more different land uses, which may include office, commercial/retail, restaurant and/or public uses.

Mixed-use developments create an opportunity for a more walkable community and the potential for live/work units.

Policy Considerations:

Reduce parking requirements for mixed-use developments.

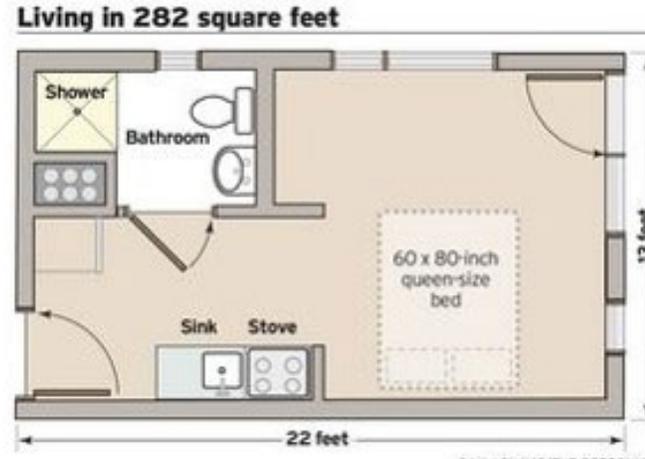
Increase residential density in the Mixed Use – Neighborhood zone.

HAP Strategy #3: Expanding the Supply of Attainable Housing for Low Wage Workers

Housing is needed for low-wage workers, which includes those working in the retail, hospitality, and restaurant industries, and students. Siting housing near transit options and businesses is key to allowing workers to live and work in Monroe.

A type of housing to consider is microhousing or small efficiency dwelling units (SEDU). These types of units are less expensive, compact, and are generally easier to acquire construction loans.

Microhousing, microapartments, or SEDU's are small single-occupancy units that contains a sleeping area, kitchenette, and bathroom. These units can be new construction or installed in renovated buildings such as shopping centers, office buildings, or school buildings.



Policy Considerations:

Allow microhousing or small efficient dwelling units in multi-family zones, mixed-use zones, and commercial zones.

Create standards and regulations that make microhousing or small efficient dwelling units feasible and attractive to developers.

HAP Strategy #4: Minimize Displacement

Displacement: occurs when a city grows and needs to make room for new residents, usually achieved through redevelopment or infill development. As a result, older housing units are demolished resulting in residents moving someplace less desirable.

Three types of displacement:

- Physical Displacement
- Economic Displacement
- Cultural Displacement

Policy Considerations:

Create a rental registration program to track available units in the city and rental costs.

Partner with affordable housing providers and services.

Join the Affordable Housing Alliance (AHA).

Create a list of available public lands and explore the possibility of land donation to affordable housing developers.

Support and/or partner with Community Land Trusts (CLTs). Consider dedicating City-owned land to CLTs.

Create a housing program with HB 1406 funds.

Displacement Index

Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent or income-restricted housing.

Economic displacement occurs when residents and businesses can no longer afford escalating rents or property taxes.

Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

Source: City of Seattle

Strategies to Minimize Displacement of Low-Income Residents:

- Proactively address displacement.
- Create a database of potentially affected areas.
- Set goals and monitor progress.
- Capture benefits of new development.
- Community land trusts.
- Tenant relocation assistance.

Community Land Trusts (CLT)

Community Land Trusts (CLTs) offer a form of affordable home ownership. Under the CLT model, the land trust buys land, builds or renovates housing, and then sells the structures while leasing the land. The houses are sold with deed restrictions, which combined with the commonly held land allow for residents to build equity while keeping costs affordable. The CLT model helps keep land affordable for future generations to meet the needs of the community.

Some other benefits of CLTs include wealth building, stabilizing home prices, housing stability, and security during crisis periods.

The City should look at partnering with Land Trust organizations to discuss the possibility of establishing a CLT on City-owned property.

Another possibility would be for the City to sell or lease City-owned property, zoned for residential housing, to for-profit or non-profit developers with a deed restriction that states that the new owner is obligated to sell or rent at least 20% of the housing units to low-income households.

Community Land Trusts (CLT)



HAP Strategy #5: Multi-Family Development Incentives

- Multifamily Property Tax Exemption (MFTE) Program
 - Provides a tax exemption on eligible MF housing in exchange for income- and rent-restricted units.
- Alliance for Housing Affordability (AHA) – Cities identify residential target areas with insufficient housing opportunities where development is eligible for MFTE
- Approved MF projects are exempt from ad valorem property taxes for a period of 8 or 12 years (RCW 84.14)
- Other incentives to encourage MF development –
 - Reduction in utility fees (sewer and water connection fees)
 - Exemptions from school and park impact fees for affordable housing units
 - Create an inclusionary zoning ordinance
 - Permit fee waivers
 - Density bonus for providing affordable housing units
 - Height bonuses
 - Parking reductions
 - Expedited permit processing
 - Setback reductions

HAP Strategy #6: Master-Planned Communities

A Master-Planned Community (MPC) is a large-scale residential development located in urban or suburban areas and includes a variety of housing options and styles and recreation amenities such as tennis courts, community centers, parks, playgrounds, and sometimes commercial uses.

The idea for MPC's in the City would be on a smaller scale but the concept of having a variety of housing options in a neighborhood would meet the demand for more affordable housing units. These would be sited close to transit options and commercial areas.



Policy Considerations:

Consider rezoning the school district property to allow a master-planned community.

Consider other public-owned land and rezone to allow master-planned communities.

Allow master-planned communities under development agreements.

Draft a MPC code section.

HAP Strategy #7: Housing for Special Needs Groups

As the HAP's goal is to develop and implement equitable community solutions to housing needs, it is important to recognize that there are special needs groups that are also in need of affordable housing.

The Housing Needs Assessment shows cost-burdened households disproportionately affects lower-income renters, young families looking to buy, and senior households.

The groups to consider include:

- Seniors
- Disabled Residents
- People experiencing homelessness

These are specialized types of housing and one that the city will need to explore further. Collaborations with organizations and agencies that are knowledgeable in these types of developments will be key in successfully implementing the policy considerations.

Policy Considerations:

Engage with affordable senior housing proponents and developers on how to make developing these types of units in the city more feasible.

Add housing choices for seniors and disabled residents.

Explore innovative and low-cost housing solutions to serve people experiencing homelessness.



HAP Strategies Implementation Plan

Strategy	Priority	Timeline
Zoning Regulations	Medium to High	2021-2022
ADUs	Low	2022-2023
Duplexes	High	2022-2023
Cottage Housing	Medium	2022-2023
Triplexes/Fourplexes	Medium	2022-2023
Townhomes	Medium	2022-2023
Mixed-Use	Medium to High	2022-2023
Expand Supply of Attainable Housing	High	2023-2024
Minimize Displacement	Medium to High	2022-2024
MF Development Incentives	Medium to High	2021-2023
Master Planned Communities	Medium to High	2022-2024



COUNCIL RECOMMENDATIONS



Recommended Action

The Planning Commission recommended approval of the Housing Action Plan (HAP) at its June 28th meeting.

The recommended action tonight is to move to pass Resolution No. 007/2021, adopting the City of Monroe Housing Action Plan.

Alternatives to requested action:

1. Amend the HAP by modifying or removing proposed strategies.
2. Do not pass Resolution 007/2021; and direct staff to areas of concern.





THANK YOU!



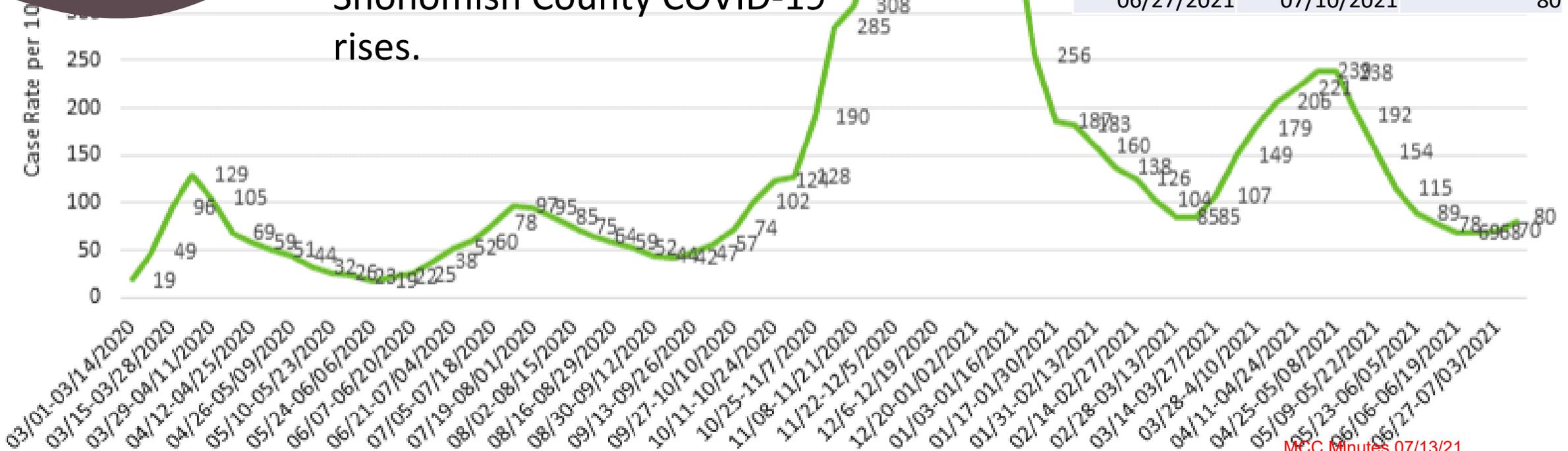
COVID-19 Case Rate

SN

SE RATE PER 100,000 FOR 2-WEEK ROLLING PERIOD (UPDATED MONDAYS)

05/16/2021	05/29/2021	115
05/23/2021	06/05/2021	89
05/30/2021	06/12/2021	78
06/06/2021	06/19/2021	69
06/13/2021	06/26/2021	68
06/20/2021	07/03/2021	70
06/27/2021	07/10/2021	80

Snohomish County COVID-19 rises.



Vaccination Progress

As of June 17, 2021

Total Doses Administered: **833,645**

Completed Vaccinations: **396,654**

Percent of Snohomish County who have initiated vaccination: **65.6%**

Percent of Snohomish County Completely Vaccinated: **56%**

Based on Percentage of Snohomish County Residents Aged 12+

www.snohd.org/covidvaccine or bit.ly/snocovaccine



Vaccination Progress

As of July 8, 2021

Total Doses Administered: **874,677**

Completed Vaccinations: **425,701**

Percent of Snohomish County who have initiated vaccination: **66%**

Percent of Snohomish County Completely Vaccinated: **60%**

Based on Percentage of Snohomish County Residents Aged 12+

www.snohd.org/covidvaccine or bit.ly/snocovaccine



Extreme Heat Event

- Coordinated cooling center locations
 - Station 31
 - Monroe Library
 - Monroe Community Senior Center
 - Miracles and Memories
 - St Vincent de Paul
- Informed public of cooling center locations
- Hospitals overwhelmed
- Need for earlier coordination and advance planning