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08/06/2021 01:08 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When Recorded Return to:

City of Anacortes
Attn: Emily Morgan
P.O. Box 547
Anacortes, WA 98221

↑ Reserved for Recording Purposes Only ↑

Affordable Housing Covenant

Grantor(s): City of Anacortes
Grantee(s): Anacortes Housing Authority
Assessor's Tax Parcel Number(s): P55169

THIS AFFORDABLE HOUSING COVENANT is made and entered into as of the 5th day of August, 2021, by and between the Anacortes Housing Authority, (the "Owner") and the City of Anacortes, a Municipal Corporation of the State of Washington (the "City") for the express purpose of identifying partial impact fee reductions and general facility charge waivers received for development on the below described parcel(s) of property within the City of Anacortes, and according to the provisions set forth below:

LOTS 14 TO 16, BLOCK 47, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. Situated in the City of Anacortes, County of Skagit, State of Washington. Further known as (the "Property").

Recitals

1. "Owner" is the owner of the above-described Property located at 1010 19th Street, Anacortes, Washington.
2. Owner intends to develop said Property by constructing a (5) unit townhome, subject to City approval and such other approvals by State and local agencies, as required. All (5) units would qualify as low-income units in accordance with the Anacortes Municipal Code Chapter (AMC) 3.93.060 and AMC Section 13.44.010.
3. The Anacortes City Council adopted Ordinance 3022 on May 14, 2018, creating Anacortes Municipal Code Section 3.93.060, which Section provides a partial fee exemption for construction of low-income housing, and creating Anacortes Municipal Code Section 13.44.010, which Section provides a waiver of sewer, stormwater, and water general facility charges for building permits for low-income housing. For the (5) total units, the Owner has requested partial exemption of impact fees allowed in AMC Section 3.93.060 and waiver of general facility fees allowed in AMC Section 13.44.010.

NOW, THEREFORE, it is hereby covenanted as follows:

- a) The (5) units developed under this Covenant must be affordable to and occupied by households with an income (as defined by HUD) of 80 percent or less of the area median income (as determined by HUD) as adjusted by family size for Skagit County. "Affordable" means that the total housing costs, including basic utilities as determined by the city, must not exceed 30 percent of the household income.
- b) Use of the (5) units for any purpose other than for low-income housing, as defined above, is prohibited.
- c) If any of the (5) units are converted to a use other than for low-income housing, the property owner must pay the applicable impact fees for the unit(s) in effect at the time of conversion.
- d) Prior to the building permit issuance for any of the (5) units, this Affordable Housing Covenant must be recorded with the Skagit County Auditor's office as a Covenant running with the land and binding on the applicant, property owner, assigns, heirs and successors.
- e) Except as otherwise provided herein, neither this Covenant, nor any part hereof, can be amended, modified or released other than as provided herein by an instrument in writing executed by a duly authorized official of the City, and by a duly authorized representative of Owner. Any amendment to this Covenant that alters the terms and conditions set forth herein shall be recorded Skagit County Assessor before it shall be deemed effective.

DATED this 5th day of August, 2021.

CITY OF ANACORTES

By: 

Laurie Gere
Mayor

OWNER

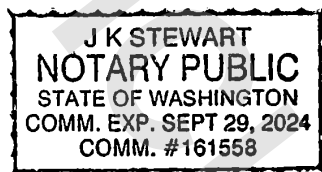
By: 

Brian Clark
Anacortes Housing Authority

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Laurie Gere, representing the City of Anacortes (City), to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary acts and deeds for the purposes therein mentioned.

Given under my hand and official seal on this 5th day of August, 2021.



J K Stewart
 (signed name of notary)

JK Stewart
 (printed name of notary)

Notary Public in and for the

State of Washington

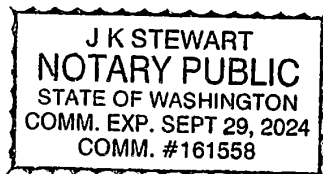
Residing at Skagit County WA

My appointment expires 9-29-24

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Brian Clark representing the Anacortes Family Center (Owner), to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary acts and deeds for the purposes therein mentioned.

Given under my hand and official seal on this 5th day of August, 2021.



J K Stewart
 (signed name of notary)

JK Stewart
 (printed name of notary)

Notary Public in and for the

State of Washington

Residing at Skagit County WA

My appointment expires 9-29-24

EXHIBIT A

Legal Description of Property [See attached]

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1008 19th Street, Anacortes, WA 98221
Tax Parcel Number(s): P55169 & 3772-047-016-0003

Property Description:

Exhibit A

File No.: 19-2456-KS

Loan No.:

Lots 14 to 16, Block 47, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2456-KS

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