

**When Recorded Return to:**

City of Anacortes  
Planning, Community & Economic  
Development Department  
P.O. Box 547  
Anacortes, WA 98221



**202507240044**

07/24/2025 01:23 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

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**Low-Income Housing Covenant**

**Grantor(s):** Sonia Inc

**Grantee(s):** The City of Anacortes

**Abbreviated Legal:** *Lots 3 & 4, Block 10, First addition to the City of Anacortes.*

**Assessor's Tax Parcel Number(s):** P57227

THIS LOW-INCOME HOUSING COVENANT is made and entered into as of the 24<sup>th</sup> day of JULY, 2025, by and between Sonia Inc (the "Owner"), and the City of Anacortes, a Municipal Corporation of the State of Washington (the "City"), for the express purpose of establishing a low-income housing unit (the "Project") on the below described parcel(s) of property according to the provisions set forth below:

**Abbreviated Legal:** *Lots 3 & 4, Block 10, First addition to the City of Anacortes.*

*Situate in the County of Skagit, State of Washington (the "Property")*

*For Full Legal See Attached Exhibit A, which is hereby incorporated by reference.*

**Recitals**

1. Owner is the owner of the above-described Property located at:  
**907 24<sup>th</sup> Street, Units 1-8;** in Anacortes, Washington.
2. Owner will construct and intends to rent the above-referenced low-income housing units subject to City approval and in accordance with the Anacortes Municipal Code (AMC) AMC Sections 3.93.060 and 13.44.010 and such other approvals by State and local agencies, as required.
3. The Anacortes City Council adopted Ordinance 3022 on May 14, 2018, which adopted AMC Chapter 3.93, which includes a partial exemption of impact fees for low-income housing, and AMC

Section 13.44.010, which provides a waiver for sewer, stormwater, and water general facility charges for building permits for low-income housing.

4. The Owner requests a partial exemption of impact fees and a waiver of general facility charges for 907 24<sup>th</sup> Street, Units 1-8.

NOW, THEREFORE, it is hereby covenanted as follows:

(a) The units identified in this Covenant do meet and will continue to meet the definition of "low-income housing". Per AMC 3.93.060(B) and AMC 13.44.010(B), "Low-income housing" means housing with a monthly housing expense that is no greater than 30 percent of 80 percent of the median family income (defined by HUD) adjusted for family size, for Skagit County, as reported by the United States Department of Housing and Urban Development.

(b) Prior to the occupancy of the units, this *Low-Income Housing Covenant* must be recorded with the Skagit County Auditor's office as a Covenant running with the land and binding on the property owner, assigns, heirs and successors.

(c) Use of the units for any purpose other than for low-income housing is prohibited.

(d) Owner is responsible for establishing price restrictions and resident/ owner income limits consistent with the terms of this covenant.

(e) If any units are converted to a use other than for low-income housing, the property owner must pay the applicable impact fees and general facilities charges in effect at the time of conversion.

(f) 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 Auditor before it shall be deemed effective.

DATED this 24<sup>th</sup> day of JULY, 2025.

CITY OF ANACORTES

By: 

Matt Miller, Mayor

OWNER

By: 

Sonia Inc

STATE OF WASHINGTON )

COUNTY OF SKAGIT ) ss.  
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On this day personally appeared before me Matt Miller, 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 24 day of July, 2025.



Jennifer Gaye Tottenham  
 (signed name of notary)

Jennifer C. Tottenham  
 (printed name of notary)  
 Notary Public in and for the  
 State of Washington  
 Residing at Anacortes, WA  
 My appointment expires 9/26/28

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SKAGIT )

On this day personally appeared before me Karen K. Sullivan representing **Sonia Inc (Owner)**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary acts and deeds for the purposes therein mentioned.

Given under my hand and official seal on this 24 day of July, 2025.



Jennifer Gaye Tottenham  
 (signed name of notary)

Jennifer C. Tottenham  
 (printed name of notary)  
 Notary Public in and for the  
 State of Washington  
 Residing at Anacortes, WA  
 My appointment expires 9/26/28

EXHIBIT A  
Legal Description of Property

LOTS 3 AND 4, BLOCK 10, "FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT CO.,  
WASHINGTON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 24, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.