

## Brad Johnson

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**From:** Gilberto Estrada <gestrada@skagitcountyha.org>  
**Sent:** Friday, May 9, 2025 2:22 PM  
**To:** Brad Johnson  
**Cc:** Renee Sinclair; Melanie Corey  
**Subject:** FW: City of Burlington Capital Improvement Plan - CIP  
**Attachments:** Burlington Buildings Capital Improvements 2026\_2031.pdf

**Importance:** High

You don't often get email from gestrada@skagitcountyha.org. [Learn why this is important](#)

### External

Hello Mr. Johnson, hope this email finds you well. Please see attachment as per your request. See update projects. We have already two permits BLD23-0098 / BLD23-0099 for the back balconies and waiting for the contractor's availability

Please let me know if you have any questions.

Have a wonderful weekend,

Regards,

**Gilberto Estrada**  
Property Manager  
Housing Authority of Skagit County  
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[gestrada@skagitcountyha.org](mailto:gestrada@skagitcountyha.org)  
**360-428-1959 EXT. 207**  
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**From:** Brad Johnson <[bradmj@burlingtonwa.gov](mailto:bradmj@burlingtonwa.gov)>  
**Sent:** Monday, April 28, 2025 10:55 AM  
**To:** Melanie Corey <[mcorey@skagitcountyha.org](mailto:mcorey@skagitcountyha.org)>  
**Cc:** Miranda Sires <[MirandaS@burlingtonwa.gov](mailto:MirandaS@burlingtonwa.gov)>  
**Subject:** City of Burlington Capital Improvement Plan - CIP

Melanie,

As required by the Washington State Growth Management Act (GMA) the City is currently preparing an updated Capital Improvement Plan (CIP). The updated CIP will cover a six-year period between 2026 and 2031. As part of this effort, we are required to coordinate with other public agencies to ensure public facilities are adequate to

serve the City's projected growth. The CIP is also intended to ensure capital projects planned by agencies operating within the City of Burlington are feasible and consistent with the City's zoning and development regulations.

Importantly, under the City's adopted comprehensive plan and development regulations, all public agencies operating in the City of Burlington are required to provide capital planning information for a six-year period. Updated information must be provided on an annual basis. Consistent with Burlington Comprehensive Plan Policies (BCPP) and the Burlington Municipal Code (BMC), we are not able to issue permits or approvals to public agencies unless they have provided the required capital planning information (BCPP 6.4.1 and BMC 17.68.050).

Of particular importance for the Housing Authority, capital planning information that directly relates to population and housing growth, such as the need for publicly supported housing, must be based on, and clearly cite, the official growth projections for the City of Burlington (BCPP 6.5.1.1). For the period between 2022 and 2045, the official adopted growth projections show Burlington will grow by 4,819 people and 2,843 housing units. Copies of the relevant growth projections have been provided below.

The City requires the following capital planning information for the six-year period between 2026 and 2031:

1. A list of any proposed construction projects in the City of Burlington, including new facilities, remodels, and demolitions.
2. Estimated costs for the identified construction projects.
3. A description of how the City's projected growth is expected to impact the services provided by your agency, particularly with respect to the projected need for new affordable housing units.

Please provide the information identified above by **May 12, 2024**.

Thank you,

**Brad Johnson**  
Community Development Director  
City of Burlington  
360-755-9717 (7201)  
[bradmj@burlingtonwa.gov](mailto:bradmj@burlingtonwa.gov)

**Population projections:**

Urban Growth Areas	2022 Population Estimates	2045 Initial Population Allocations	2022-2045 Projected Population Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	17,983	22,971	4,988	16.9%	27.7%
Burlington	12,111	16,930	4,819	16.3%	39.8%
Mount Vernon	37,679	46,460	8,781	29.7%	23.3%
Sedro-Woolley	14,096	18,582	4,486	15.2%	31.8%
Concrete	949	1,130	181	0.6%	19.1%
Hamilton	302	302	0	0.0%	0.0%
La Conner	980	1,191	211	0.7%	21.5%
Lyman	425	425	0	0.0%	0.0%
Bayview Ridge	1,694	1,694	0	0.0%	0.0%
Swinomish	2,565	2,764	199	0.7%	7.8%
UGAs Subtotal	88,784	112,449	23,665	80.0%	N/A
Rural (outside UGAs)	42,465	48,381	5,916	20.0%	13.9%
Grand Total	131,249	160,830	29,581	100.0%	N/A

***Housing projections:***

Urban Growth Areas	Initial Allocation of Net New Housing Needed (2020-2045)						Total
	0-30%	31-50%	51-80%	81-100%	101-120%	Above	
	AMI*	AMI	AMI	AMI	AMI	120% AMI	
Anacortes	924	592	422	226	201	577	2,942
Burlington	893	572	408	218	194	558	2,843
Mount Vernon	1,627	1,043	743	398	353	1,016	5,180
Sedro-Woolley	831	533	380	203	180	519	2,646
Concrete	34	22	15	8	7	21	107
Hamilton	0	0	0	0	0	0	0
La Conner	39	25	18	10	8	24	124
Lyman	0	0	0	0	0	0	0
Bayview Ridge	0	0	0	0	0	0	0
Swinomish	37	24	17	9	8	23	118
UGAs Subtotal	4,385	2,811	2,003	1,072	951	2,738	13,960
Rural (outside UGAs)	89	57	501	268	238	2,337	3,490
Grand Total	4,474	2,868	2,504	1,340	1,189	5,075	17,450

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