

CHAPTER 4 HOUSING

4.1 Introduction

The Housing Element has a pivotal role in growth management plans. The element encourages the development of housing in a way which conserves open space, reduces unnecessary costs, and provides housing choices. With this approach, the City of Woodinville has a way to control the effects of growth without losing its sense of community. One of Woodinville's strengths is in providing a wide range of housing opportunities for its residents, including single family houses to townhomes, apartment communities, and senior housing. The neighborhoods are strong and people care about the community. They desire to maintain the quality of their neighborhoods while planning for the future.

The Growth Management Act requires jurisdictions to set targets for affordable housing and to establish plans for meeting those targets while recognizing the vitality and character of existing residential neighborhoods. As a rule of thumb, the jurisdiction has allocated enough land for low and moderate income housing when there is enough land zoned at higher densities (> 12 dwelling units/acre) to accommodate all the expected low income households and at least half the moderate income households. Woodinville has provided enough land zoned at higher densities (> 12 dwelling units/acre) for all low and moderate income households anticipated for the City of Woodinville by King County in the countywide policies. (See Table A3-2: Projected New Dwelling Units for Comprehensive Plan in the Land Use Element Appendix.) A description of countywide housing policies in King and Snohomish counties appears in the Appendix to the Housing Element along with the required inventory and analysis of existing and projected housing needs.

Section 4.2 contains the goals and policies. Section 4.3 includes implementation strategies and a monitoring plan. A carrying capacity analysis, which identifies the City's ability to meet housing growth allocation as established by the Washington State Office of Financial Management and King and Snohomish counties, is described in the Land Use Element Appendix.

4.2 Goals and Policies

Goal H -1: To preserve existing housing and neighborhoods and provide a diversity of housing types that promote housing opportunities for all economic segments of the City's population.

Policies

- H-1.1** Allow for a variety of housing types and lot sizes through mixed use development and small and large lot single family development, townhomes, duplexes, multiplexes, apartments, manufactured housing, mobile home parks, and accessory dwelling units.
- H-1.2** Promote housing ownership opportunities for people at all economic levels in the City.
- H-1.3** Adopt and periodically update, a Housing Strategy Plan and Work Program which outlines specific housing strategies to be considered in addressing the City's housing needs and goals.
- H-1.4** Define residential land use regulations to allow for development that will accommodate a range of incomes by providing for a variety of housing types and cost. Regulations shall include provisions such as:

1. Requiring minimum densities for subdivisions to ensure full land use where urban services are provided,
2. Allowing for bonus densities in developments that meet certain community goals such as senior housing, housing affordability, proximity to transit, dedication of parks/trails/open space, preservation of historic landmarks, energy conservation, protection of sensitive areas, and tree preservation,
3. Permitting high density for low income elderly housing projects when consistent with the Housing Strategy Plan and other applicable land use policies, and
4. Providing flexible subdivision standards subject to adopted criteria.

H-1.5 Support additional affordable housing with the goal of meeting the targets established and defined in the Growth Management Planning Council Countywide Planning Policies for low and moderate income housing. These Growth Management Planning Council targets are:

1. 17% of growth in new households affordable to moderate-income households, and
2. 24% of growth in new households affordable to low-income households.

(Note: Units may be either new or converted.)

H-1.6 Provide incentives for moderately priced housing ownership through flexible lot size requirements and permitting townhome and condominium housing.

H-1.7 Encourage preservation and maintenance of existing affordable housing.

H-1.8 Work in partnership with public and private groups to seek resources for a balance of affordable housing development types and needs.

H-1.9 Promote regulatory efficiency to minimize the cost of housing development.

H-1.10 Encourage the building of affordable housing compatible with existing residential development.

H-1.11 Promote the development of housing for seniors of all incomes.

Goal H -2: To promote safe, physically accessible, and clean residential environments with associated open spaces.

Policies

H-2.1 Require common, convenient, and usable open space in residential development, such as on-site pocket parks or trails.

H-2.2 Encourage preservation, maintenance, and improvements to existing residential structures by:

1. Conducting a periodic survey of housing conditions and neighborhood environments to identify maintenance and restoration needs of older neighborhoods, and
2. Seeking and promoting resources that provide financial and other assistance to citizens for maintaining or repairing health and safety features of their homes.

- H-2.3** Maintain traditional single family subdivisions and promote creative site planning and regulatory measures to increase variety in living opportunities in residential neighborhoods, downtown, and other commercial areas by:
1. Allowing accessory dwelling units in single-family houses or on single-family lots subject to specific development, design, and occupancy standards,
 2. Providing incentives to encourage creative neighborhood design and layout concepts, and
 3. Encouraging mixed use (commercial/residential) developments in the downtown where such developments are financially viable and market driven.

Goal H-3: To provide housing opportunities in Woodinville for people with special needs.

Policies

- H-3.1** Encourage social and health service organizations that offer new housing programs and facilities for people with special needs.
- H-3.2** Support the development of emergency, transitional, and permanent supportive housing with appropriate on-site services for persons with special needs throughout the City and region.
- H-3.3** Support development of special needs housing that serves local residents and is located in Woodinville and/or elsewhere on the Eastside.

Goal H-4: To work with other jurisdictions to develop a coordinated, regional approach to meeting the housing needs of King County, Eastside, and South Snohomish County communities.

Policies

- H-4.1** Work cooperatively and in partnership with King County and Snohomish County, interjurisdictional agencies, other jurisdictions, and private groups (profit and non-profit) to determine an equitable regional need for future distribution of affordable housing for low and moderate income families and housing for special needs.
- H-4.2** Coordinate City housing goals, policies, and strategies with regional growth, transit, and employment policies.
- H-4.3** Work to increase the availability of both public and private dollars on a regional level for affordable housing.
- H-4.4** Support and encourage housing legislation at the county, state, and federal levels which would promote the City's housing goals and policies.
- H-4.5** Participate in regional discussions to learn of programs and policies that could address the housing needs of the City's residents.
- H-4.6** Continue membership in interjurisdictional agencies to assist in the provision of affordable housing on the Eastside.

4.3 Plan Implementation and Monitoring

4.3.1 Implementation Strategies

The following strategies implement the housing policies with specific actions. They also serve to meet requirements in King County's Countywide Planning Policy AH-2 which requires local jurisdictions to develop strategies that work within the local housing market.

As part of the strategy plan, the City of Woodinville will evaluate the effectiveness of these strategies

toward meeting affordable housing goals established in the Housing Element and additional actions may be recommended if it is determined that the housing needs of any segment of the City are not adequately met.

1. Allow manufactured houses meeting Housing and Urban Development standards on individual lots. *(Implements H-1.1)*
2. Waive or reduce impact fees for affordable housing that help meet targets established by City policy. *(Implements H-1.3)*
3. Identify funding sources to subsidize and/or create affordable housing for low income residents and special needs populations and participate equitably in regional efforts to fund affordable housing. *(Implements Policy H-1.8)*
4. Coordinate enforcement of housing standards with a City or regional housing rehabilitation program. *(Implements Policy H-2.2)*
5. Support the formation and maintenance of community groups, neighborhood associations, homeowners, and apartment and condominium associations to promote home maintenance and encourage preservation of existing neighborhoods. *(Implements Policy H-2.2)*
6. Consider the following as well as other techniques to facilitate infill development:
 - a. Pre-approval for sites,
 - b. Review of existing site design and development standards, and
 - c. Technical assistance with short platting. *(Implements Policy H-2.2)*
7. Encourage the establishment of a home-sharing program. The program would match owners who need help maintaining their houses and have extra space with people who need to rent housing at low or modest cost.
8. Ensure input from a cross-section of housing-related interest groups on housing regulations, standards and procedures affecting the development of affordable housing in Woodinville through means such as participation in interjurisdictional agencies and/or community advisory groups.
9. Update and maintain the City's inventory of surplus, publicly owned land. Evaluate areas identified as surplus land to determine their suitability for affordable housing.
10. Encourage mixed land use development (commercial/residential) in areas such as the mixed-use boundary to include housing by providing incentives such as reduced parking requirements, flexible development standards, etc. *(Implements Policy 2.3)*
11. Explore opportunities to participate in affordable housing demonstration projects in which the City will negotiate development standards and code requirements with developers interested in developing a variety of affordable housing units. *(Implements Policy H-2.3)*
12. Periodically review all relevant City regulations and procedures, and evaluate if they are found to create barriers to or unnecessarily inflate costs of housing development. *(Implements Policy H-2.3)*
13. Review and revise policies and regulations to ensure they meet the requirements of the Federal Fair Housing Act and Washington State law to provide equal access for people with special needs.
14. Allow group homes that meet the Zoning Code's definition of "family" to locate in all residential neighborhoods. *(Implements Goal H-1)*
15. Contact service agencies and housing fund sources to track use of public programs, such as weatherization, self-help housing, etc.

4.3.2 Monitoring Program

A program to monitor housing supply and affordability is essential to the successful implementation of the Housing Element. Woodinville should tie its efforts closely to monitoring efforts in King County and Snohomish County. King County has data on housing supply and costs, which it issues periodically as the Housing Monitoring Bulletin. The County developed a regional monitoring program known as Buildable Lands. The City should conform to that program when developed, since it provides the means for consistent tracking of activities throughout the county. In the interim the City should support the Buildable Lands program and other housing goals by continuing a monitoring program that includes the following:

1. Inventory vacant land available for housing including the number of units parcels are capable of holding in compliance with applicable zoning regulations,
2. Specify the number of low and moderate income households expected to reside in Woodinville at the end of the forecast period,
3. Track building and occupancy permits against the vacant land inventory,
4. Track the time taken by various approval processes,
5. Keep permit records organized to report housing additions, remodels, accessory units, new construction by unit type, cost, and demolitions. Annually record results,
6. Keep an annual record of housing sales prices (through real estate records) and rental rates (through survey or newspaper listings),
7. Review King County's Monitoring Bulletins for housing prices and rental affordability,
8. City staff will prepare an annual report to the Planning Commission and City Council on progress toward affordable housing goals. This report shall include information that is being collected on a local and regional level through the countywide monitoring process. This will include items such as the number of new units constructed by housing type and the number of low and moderate cost housing created or preserved,
9. Periodically evaluate effectiveness of strategies toward meeting affordable housing goals. The effectiveness would be evaluated from annual report data. The Planning Commission shall recommend any needed additional actions to City Council if it is determined that the housing needs of any economic segment are not being met adequately,
10. Coordinate with countywide efforts to do an ongoing analysis of the regional housing market, and
11. City staff will also monitor and report to Council on progress in improving the City's permitting process.