

## GOALS & POLICIES

### HOUSING

## Introduction

The Housing Element addresses the preservation, improvement, and development of housing; identifies land to accommodate different housing types; and makes provisions for the existing and projected housing needs of all economic segments of the community. Lake Forest Park's housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to ~~preserve~~ ensure new housing is consistent with existing neighborhood ~~character~~ form and scale by including policies that will keep new development compatible.

Recognizing that housing is an issue in which multiple interests need to be balanced—including ~~community character~~ environmental conservation, demographic characteristics, and affordability—the Housing Element is supported by the Housing Element Background Analysis (Volume II). The background analysis reviews existing and projected housing needs and the housing inventory necessary to accommodate projected growth. This analysis prompts the City to consider the needs of current and future residents, which in turn informs policies that shape the zoning and development standards in place today and planned for the future. Information included in the Background Analysis includes:

- Planning context—summary of state and regional framework for housing planning
- Who we are—demographic characteristics and trends
- Where we live—what kind, how much and where is our housing
- Forecast of future need

**Commented [DF1]:** Should the introduction to Goals & Policies include mention of new GMA requirements and other state legislation requiring cities to plan for middle housing and other new requirements?

## Goals & Policies

**Goal H-1 Housing Supply and Diversity.** Ensure that Lake Forest Park has sufficient quantity and variety of housing types to meet projected growth and needs of ~~the community~~ **people of all income levels and demographic groups.**

- **Policy H-1.1** Promote fair and equitable access to housing for all persons, regardless of race, religion, ethnic origin, age, household composition or size, disability, marital status, sexual orientation, or income.
- **Policy H-1.2** Provide an adequate supply of land to meet the city's housing growth target, as established in the King County County-wide Planning Policies, for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.
- *Adopted and ratified in 2021~~13~~, and amended in 2023, the King County Countywide Planning Policies (CPPs) provide a countywide vision and serve as a framework for each jurisdiction to develop its own comprehensive plan. As updated from the CPPs, the Lake Forest Park growth targets are 551-870 housing units and 244-550 jobs by 2044, with other targets for housing needs by income and special needs~~35~~.*
- **Policy H-1.3** ~~Provide~~ Increase the for a variety of residential densities and housing types allowed throughout Lake Forest Park's residential areas to meet the needs of people of all incomes and life stages and increase access to housing for both renters and homeowners.
- **Policy H-1.4** Consider the impact of land use policies and regulatory decisions on housing capacity and diversity, when making land use policy and regulatory decisions and regularly monitor and assess existing and projected housing needs, gaps in partnerships, policies and dedicated resources for meeting housing needs of all segments of the population.
- **Policy H-1.5** Promote residential clustering-infill development of compact middle housing types as a means of meeting a more diverse range of housing needs while to protecting environmentally sensitive areas and encouraging infill development.
- ~~Clustered development~~ Middle housing means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes. ~~the grouping of buildings on small lots within a development site to preserve sensitive natural features, open spaces, or other important characteristics~~ while increasing housing opportunity and choice.
- **Policy H-1.6** Encourage opportunities for multi-unit and mixed use development in areas where a mix of commercial and residential uses would promote desired character and economic vitality increased access to economic opportunity and services, including transit-oriented development near planned or existing transit-stops and along transit corridors.
- **Policy H-1.7** Create opportunities for a variety of housing in a variety of settings types, sizes, and affordability levels throughout the City different settings and neighborhoods of the City as a recognition of historic inequities in access to homeownership opportunities for Black, Indigenous and People of Color communities.
- **Policy H-1.8** ~~Support~~ Allow for flexibility in zoning and development regulations to encourage a variety of housing types that responds to the diverse needs of a range of different household sizes, incomes and ages, including: ~~Consider amending regulations to encourage more~~ accessory dwelling units (mother-in-law units), duplexes, townhouses, small apartments, and other types of middle housing.

**Commented [DF2]:** Changed to focus on infill and middle housing instead of "clustered development"

- **Policy H-1.9** Continue to ensure that manufactured housing, as defined in the current building code, is allowed in all single family residential zones and regulated the same as stick-built housing.
- **Policy H-1.10** Adopt policies and strategies that promote equitable development, mitigate displacement of low-income households and address impacts of past and present racially exclusive and discriminatory policies and practices.

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**Goal H-2 Neighborhood Character Form and Scale. Preserve Complement and enhance the unique character form and scale of the City's residential neighborhoods while meeting the housing needs of existing and future residents.**

- **Policy H-2.1** Continue to incorporate clear and predictable site standards, landscaping, and building design guidelines into land use regulations to ensure that that integrate infill development complements surrounding uses and the character of Lake Forest Park with consideration to form and scale that complements surrounding uses while not creating additional barriers or increased costs to new housing development.
- **Infill development** is the process of developing vacant or under-used parcels within a surrounding area that is already largely developed.
- **Policy H-2.2** Promote site planning techniques residential neighborhoods that protect and promote create quality outdoor spaces and contribute to an equitable distribution of parks and open space throughout the city are in harmony with neighboring properties.
- **Policy H-2.3** Provide Develop guidelines for transitions and buffers around different types of uses that integrate and connect higher intensity uses with surrounding development to enhance a sense of community in neighborhoods, in order to mitigate any negative impacts associated with higher intensity uses.
- **Policy H-2.4** Preserve and Enhance the condition of neighborhoods by supporting the maintenance and improvement of existing and housing through the both public and private investment and regulations.

Commented [DF4]: Removed any mention of "preserving neighborhood character" per RDI assessment and state guidance. Instead focusing on complementary form and scale.

Commented [DF5]: Reframed policy from overly restricted site planning guidelines that could be seen as a barrier to new development and aligned with regional policy to promote equitable distribution of open space.

Commented [DF6]: This is a departure from previous policy which mentioned higher intensity uses in a negative light. This language around integration is more in line with equity goals and considerations for multi-unit development.

**Goal H-3 Housing Affordability. Provide for a range of housing opportunities to promote access to housing that is address the needs of affordable, accessible, healthy, and safe to people of all economic segments of the community.**

*Affordable housing is generally defined as costing no more than 30% of gross household income. It also refers to income-restricted subsidized housing that meets the needs of low-income households. Additional information is provided in the Housing Element Background Analysis in Volume II.*

- **Policy H-3.1** Preserve and enhance Invest into neighborhoods with existing affordable housing stock by investing in existing neighborhoods to enhance access to opportunity and services.
- **Policy H-3.2** Implement and promote incentives to increase the supply of long-term income-restricted affordable housing for extremely low-, very low-, and low-income households i.e development of affordable housing, such as through density bonuses, height increases, tax incentives, and simplified and streamlined design requirements.

- **Policy H-3.3** Support and collaborate with non-profit and community-based organizations, and other local and regional partners, that fund, construct and manage income-restricted affordable housing.
- **Policy H-3.4** Encourage the development and preservation of location of new income-restricted affordable housing units near community amenities and services, particularly within walking distance to planned or existing high-capacity and frequent ~~such as~~ transit.
- **Policy H-3.5** ~~Support~~ Expand access to both rental and ownership forms of affordable housing in a wide variety of locations, types, and sizes to reduce disparities in access to housing and neighborhood choices.
- **Policy H-3.6** Encourage energy efficient design features in new affordable housing units.
- **Policy H-3.7** Connect residents to community-based organizations and programs providing information on affordable housing, financial literacy, and homeownership counseling.
- **Policy H-3.8** ~~Consider~~ Evaluate the impacts of City regulations and policies on housing costs and supply, including development standards and regulations, permitting fees and timelines, parking requirements, and implement strategies to address impacts and overcome barriers and take steps to address impacts.
- **Policy H-3.9** Collaborate with regional jurisdictions to implement policies and strategies, and address funding gaps, meet housing growth targets and that address housing issues that cross jurisdictional boundaries.
- **Policy H-3.10** Work with community and regional partners, including the King County Housing Authority, to address the demand for special needs housing and affordable housing in Lake Forest Park and the surrounding area.
- **Policy H-3.11** Explore policies that protect housing stability for renter households and expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.

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**Goal H-4 Special Needs. Encourage and support a variety of housing opportunities for those with special needs, including older adults, people with disabilities, and the homeless.**

- **Policy H-4.1** Support measures that allow those with special needs to remain in the community as their housing needs change, including connecting them with available services and benefits.
- **Policy H-4.2** Explore creating incentives to encourage universal design to maximize building lifecycle and accessibility.
- **Universal design** *is the design of products and environments to be usable by all people, to the extent possible, without the need for specialized adaptation. Examples of universal design in a house could include wide doors, elimination of entrance steps, or electrical outlets installed higher up from the floor.*
- **Policy H-4.3** ~~Provide housing opportunity for~~ Ensure development regulations support housing opportunity for special needs populations in a variety of locations, including permanent supportive housing and emergency shelters, with a focus on high opportunity areas with access to transit and services, through development regulations.
- **Policy H-4.4** Incentivize the location of special needs housing near services and public transportation to promote access to jobs, medical care, social contacts, and other necessities.

- **Policy H-4.5** ~~Support Partner with~~ public and private ~~partners and prioritize the use of resources to support~~ housing services for people ~~who are experiencing~~ homelessness and others with ~~disproportionately greater housing needs.~~

**Goal H-5 Internal Consistency. Balance and maintain consistency between housing needs and related City policies, including land use, environmental preservation, human services, and economic development.**

- **Policy H-5.1** Provide physical infrastructure and amenities to support vibrant residential neighborhoods, consistent with adopted land use designations.

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