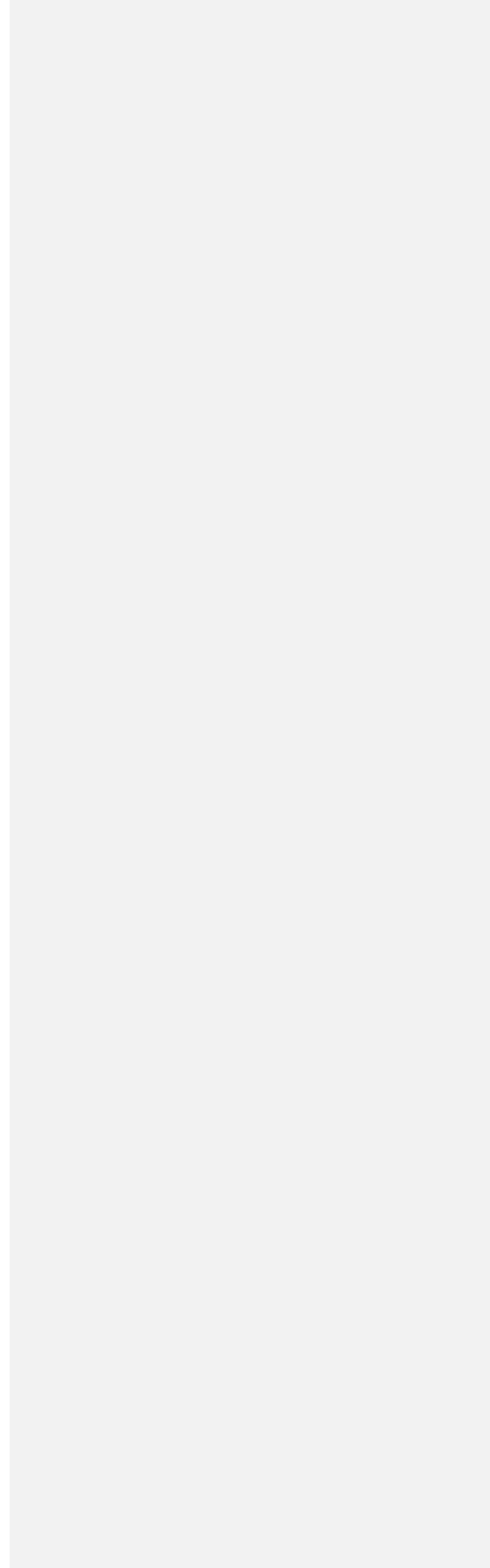


H: Housing



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 ensure new housing is consistent with existing neighborhood 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 environmental conservation, demographic characteristics, and affordability—the Housing Element is supported by the Housing Element Background Analysis (Volume II). This analysis is covered in detail in the Background Analysis, and 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 current and future zoning and development standards. Information included in the Background Analysis includes:

- **Planning context** — a 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 needs**

Commented [CH1]: Comment: Is "identifies land to accommodate different housing types" a land use topic?

Commented [DF2R1]: Response: Land use and housing are intimately linked, especially under the new GMA planning requirements for housing which require even more thorough land capacity analysis for different housing types that meet housing needs by income.



Goals and 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 people of all income levels and demographic groups.

Policy H-1.1: Promote fair and equitable access to housing for all persons, regardless of lived experience.

Policy H-1.2: Provide an adequate supply of land through zoning and development regulations to meet the City's housing growth target, as established in the King County Countywide 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, 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 870 housing units and 550 jobs by 2044, with other targets for housing needs by income and special needs.***

Policy H-1.3: Increase the 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, 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.

Commented [CH3]: Comment:

- a. H-1 covers the availability of quantity and variety of housing stock (Housing supply and diversity). The Policies are less specific to housing stock. I think some policies should move, change, or be revised to better fit the Goal.
- b. H-2 covers the physical form of individual parcels and how different forms are to be allocated to different parts of the city through land use codes.
- c. H-3 covers Affordable housing focused on low income housing.
- d. H-4 covers housing design that does provides for different physical needs of residents.
- e. H-5 indicates a coordinated approach to between housing needs and City policies and regulations

Commented [DF4R3]: Response: Policies under H-1 have largely been updated to focus on increasing the diversity in supply, i.e., housing stock, of various housing types to meet the needs of a diverse population across incomes, ethnicity and race. Are there any specific policies that are considered out of place or in need of moving?

Commented [CH5]: Comment: This is a Land Use policy.

Response: There is some overlap between land use and housing in this policy. This is appropriate here because it speaks to housing supply by income level.

Commented [CH6]: Keep proposed language

Commented [CH7]: Keep proposed language



Policy H-1.5: Encourage a variety of housing types that respond to the diverse needs of different household sizes, incomes and ages, including accessory dwelling units (mother-in-law units), duplexes, townhouses, small apartments, and other types of middle housing. Promote infill development of compact middle housing types as a means of meeting a more diverse range of housing needs while protecting environmentally sensitive areas.

Middle housing means buildings that are compatible in scale, form, and character with single-unit dwellings and contain two or more attached, stacked, or clustered homes 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 increase 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 types, sizes, and affordability levels while recognizing throughout the city that address historic inequities in access to homeownership options/opportunities for Black, Indigenous and People of Color communities of color.

Policy H-1.8: Allow for flexibility in zoning and development regulations to encourage a variety of housing types that respond to the diverse needs of different household sizes, incomes and ages, including accessory dwelling units (mother-in-law units), duplexes, townhouses, small apartments, and other types of middle housing.

Policy H-1.9: Continue to ensure that manufactured housing, as defined in the current building code, is allowed in all residential zones and regulated the same as stick-built housing.

Policy H-1.10: Adopt policies and continuously evaluate 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.

Commented [CH8]: Comment: Is "small apartments" the correct terminology? Could they be condos, etc.?

Commented [DF9R8]: Response: A more technical term could be multiplex or stacked flats, though small apartments may be easier to understand.

Commented [CH10]: Per comments, combined 1.8 and 1.5 as shown.

Comment: I'm not sure what is meant by flexibility in regulations. Does that mean that we should have a variety of regulations for different zones, but each regulation is strict? Or that the regulations should be written so that staff can make exceptions to them if they feel it would be appropriate? I'm more supportive of the former than the latter.

Response: "Flexibility" in regulations could mean many things, but ultimately boils down to finding ways to reduce barriers to developing a variety of housing types. For example:

- Allow a greater range of middle housing types in various residential zones
- Allow clustering, which preserves density and reduces setbacks in exchange for environmental preservation
- Allow administrative adjustments to dimensional development standards in certain circumstances
- Allow expansion of nonconforming structures in certain circumstances

Commented [DF11R10]: Response: Another meaning of flexibility is the possibility of moving towards a more form-based development code which could allow for more flexibility in densities

Commented [CH12]: Keep proposed language to support BIPOC communities

Commented [CH13]: Comment: How is this different from 1.10?

Response: 1.7 speaks to creating opportunities for homeownership. 1.10 speaks to a regular review

Commented [CH14]: Comment: Do we need to include more general language beyond Black, Indigenous, and People of Color?

Commented [CH15]: Keep proposed language

Commented [CH16]: Comment: Given the reasoning SCJ gave for retaining the policy as proposed, we could go another step and add "Statutorily remove references to racial and ethnic

Commented [CH17R16]: Hyperlink: <https://www.stoel.com/insights/publications/new-washington-law-allows-removal-of-racist-covena>



Goal H-2: Neighborhood Form and Scale

Complement and enhance the form and scale of the City's residential neighborhoods while meeting the housing needs of existing and future residents.

Policy H-2.1: Incorporate clear and predictable site standards, landscaping, and building design guidelines, and environmental requirements into land use regulations that integrate infill development with consideration to form and scale that complement surrounding uses without 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 residential neighborhoods that protect and promote quality outdoor spaces and contribute to an equitable distribution of parks and open space throughout the city.

Policy H-2.3: Develop/Consider guidelines for transitions and buffers that integrate and connect higher intensity uses with surrounding development to enhance a sense of community in neighborhoods.

Policy H-2.4: Enhance the condition of neighborhoods by supporting the maintenance and improvement of existing housing through both public and private investment.

Goal H-3: Housing Affordability

Provide a range of housing opportunities to promote access to housing that is affordable, accessible, healthy, and safe to people of all economic segments.

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: Collaborate with public and private partners to preserve existing affordable housing and expand access to both rental and ownership forms of affordable housing in a wide variety of locations, types, and sizes. Invest into neighborhoods with existing affordable housing stock to enhance access to opportunity and services.

Policy H-3.2: Promote incentives to increase the supply of long-term income-restricted affordable housing for extremely low-, very low-, and low-income households, including regulatory

Commented [CH18]: Comment: Add a new policy around incorporating regulations to minimize the effect of extensive investment (non-rental) property ownership and short term rentals yielding an unrealistic view of vacant/available rental housing.

Commented [DF19R18]: Response: This policy may make more sense under Goal H-3, as it focuses more on housing affordability and access, while H-2 if more about the built form of housing.

Proposed Policy H-3.12: Explore the regulation of short term rentals to reduce the impact on the vacancy and availability of rental housing.

Commented [CH20]: Comment: What would "enhance" look like?

Commented [DF21R20]: Response: In the context of the following policies, enhance could be related to improved predictability around the form and scale of new housing, improved outdoor space, improved ...

Commented [CH22]: Comment: Is it even possible to add requirements and not create additional barriers or add cost to new housing development? ...

Commented [CH23]: Comment: I strongly support keeping the proposed language. Something I've spoken about at council meetings is how our park ...

Commented [CH24]: Comment: Not sure what specific actions would come from this policy? Can you provide examples? ...

Commented [CH25]: Comment: Where would buffers be? For example, I would support buffers between residential and commercial uses. But I ...

Commented [CH26]: Comment: Define "higher intensity uses."

Commented [DF27R26]: Response: In this context, "higher intensity uses" refers to multistory development that is either commercial or residential ...

Commented [CH28]: Comment: Consider deleting or revising.

Commented [CH29]: Comment: Missing policies? ...

Commented [DF30R29]: Proposed Policy H-2.5: Promote housing that reflects varied architectural ...

Commented [CH31]: Comment: The policies are focused primarily on low income affordable housing. We should add policies for Attainable Housing (at ...

Commented [DF32R31]: Response: Policies under Goal H-1 focuses on middle housing and incorporation of a greater variety of housing types ...

~~requirements for multi-family housing and tax incentives. Implement and promote incentives to increase the supply of long-term income-restricted affordable housing for extremely low-, very low-, and low-income households 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, such as community land trusts, 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 income-restricted affordable housing near community amenities and services, particularly within walking distance to planned or existing high-capacity and frequent transit.

Policy H-3.5: 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.

Commented [CH33]: Consider deleting

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:** Continue to consider the impacts of City regulations on housing costs and supply, as well as strategies to address impacts and overcome barriers, to encourage housing opportunities that are available and accessible. Evaluate the impacts of City regulations and policies on housing costs and supply, including development standards and regulations, permitting fees and timelines, and parking requirements, and develop strategies to address impacts and overcome barriers.~~

Policy H-3.9: Collaborate with regional jurisdictions to devise policies and strategies that address housing needs and funding gaps 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.

Commented [CH34]: Comment: Should this policy not address special needs housing as that is addressed in Goal H-4?

Policy H-3.11: Explore policies that protect enhance housing stability for renter households, ~~particularly and expand protections and supports for~~ moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.

Commented [DF35R34]: Response: Many of the same partners that LFP may work with on affordable housing also can provide support for special needs housing. If seen as necessary, a similar policy could be added to Goal H-4 focused solely on special needs housing, while leaving H-3.10 solely focused on affordable housing.



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 residents 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: Support housing opportunity for special needs population 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, jobs, and medical care. 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.

Policy H-4.4: Incentivize Support the location of special needs housing throughout the city, with a focus on areas near services and public transportation to promote access to jobs, medical care, social contacts, and other necessities.

Policy H-4.5: Partner with public and private partners to preserve existing affordable housing, and prioritize the use of resources to support housing services for people experiencing homelessness, those that are temporarily in need, 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.

Commented [CH36]: Comment: Titring this Goal "Special Needs" doesn't feel quite right. Historically special needs meant people with disabilities. Is there other language available? Inclusive Housing? Adaptive Housing? Universal Housing? Maybe "Special Need Populations"

Comment: Include reference to those who temporarily have special needs (surgery recovery, caregiving for an ill/injured family member, end of life care, etc.)

Commented [DF37R36]: Response: Special needs is utilized under both state and regional policy to cover a broad spectrum of the population that has special needs for their housing, not only people with disabilities.

Response: Added language to H-4.5 to cover temporary needs.

Commented [CH38]: Comment: Replace "those with special needs" with "residents" to emphasize it's the housing needs that are changing and not focusing on the person.

Commented [DF39R38]: Response: Changed

Commented [CH40]: Comment: I oppose incentivizing locating housing or special need (or whatever we call them) populations in specific areas as many of those residents can live happily in a quiet residential suburb, if they can drive a wheelchair accessible vehicle, are able bodied family members caring for family with needs, etc. Can we say "Support locating housing throughout the City with a focus on areas with access to jobs, medical area, social contacts, and other necessities?"

Commented [DF41R40]: Response: Added language about location throughout the city, though regional policy guidance implies a focus on special needs housing specifically, in particular those serving the homeless or in need of permanent support services, in close proximity to services and public transportation. Language supporting this policy remains for consideration.

Commented [CH42]: Keep proposed language

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

Commented [CH43]: **Comment:** Consider deleting.

Comment: I don't understand what this policy is. And it seems a bit strange to have a goal with only a single policy.

Response: This is a holdover from the 2015 plan. It is appropriate to require concurrent provision of services and amenities as a matter of policy. These could be incorporated into H-1 and/or H-2.

