

HOUSING ELEMENT

GOALS

~~H-G1~~ The City shall ~~Pp~~reserve and foster the development of a variety of housing types, sizes, and densities development consistent with to accommodate the diverse needs of all members of the community while maintaining Medina's high-quality residential setting.

POLICIES

~~H-P1~~ The City shall minimize changes to existing zoning designations except as to meet above goals when deemed necessary by citizens. **This is a land use policy, not housing.**

~~H-P4~~ When a home is constructed such that it may potentially have no feasible resale market as a single family residence, the owners should be aware that this would not set the stage for a future conversion to a nonresidential use. **This is a land use policy, not housing.**

~~H-P12~~ To reduce the loss of households, the City should discourage lot aggregation that impacts the scale and character of the neighborhood. **This is a land use policy not housing and one that isn't reflected in the code.**

Community Values and Quality Neighborhoods

~~H-X.~~ Ensure new development is consistent with citywide goals and policies, including but not limited to sustainable site standards, landscaping and tree retention requirements, and diversity of housing options.

~~H-X.~~ The City shall seek to ~~M~~maintain the informal single family residential character of its neighborhoods including preventing intrusion of non-residential activities.

~~H-X.~~ Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.

Affordable Housing

~~H-X.~~ Work cooperatively with King County, A Regional Coalition for Housing (ARCH), and other Eastside jurisdictions to assess the need for, and to create affordable housing. The City should continue participation in inter-jurisdictional organizations to assist in the provision of affordable housing on the Eastside. The

~~H-X.~~ City shall ~~C~~continue to make contributions to agencies that support affordable housing.

- ~~H-X. Support the construction of housing types that are available to very low, low, and moderate income households. The City shall explore affordable housing opportunities.~~
- ~~H-X. The City shall explore additional affordable housing options that are compatible with the City's high-quality residential setting; including the preservation and rehabilitation of older housing stock to create affordable housing.~~
- H-X. The City should work with cities and community representatives on countywide, ~~or~~ subregional, state and federal funding sources for housing development, preservation, and related services.
- ~~H-X. Limit short-term rentals as they can limit the availability of housing for full-time residents.~~
- ~~H-X. Consider using Housing Trust Fund to subsidize Land Use Permit Fees for Affordable Housing Developments.~~

Special Housing Needs

- ~~H-X. Ensure development regulations allow for and have suitable provisions to accommodate housing opportunities for special needs populations. The City shall not discriminate between a residential structure occupied by persons with handicaps and a similar residential structure occupied by a family or other unrelated individuals.~~
- ~~H-X. Provide reasonable accommodation for special housing needs throughout the city, while protecting residential neighborhoods from potential adverse impacts. The City shall assure that zoning does not unduly restrict group homes or other housing options for persons with special needs by making reasonable accommodations in its rules, policies, practices, and services, when such accommodations may be necessary, to afford persons with disabilities equal opportunity to use or enjoy a dwelling.~~
- ~~H-X. Encourage a range of housing types for seniors affordable at a variety of incomes. The City shall permit group living situations that meet the definition of "family status", including where residents receive such supportive services as counseling, foster care, or medical supervision, within a single family house.~~
- ~~H-X. Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.~~

Innovative Housing

- ~~H-X. Support and encourage through the use of appropriate incentives innovative and creative responses to meet Medina's housing needs, including a need for a variety of household sizes, incomes, and types.~~

H-X. Encourage innovative designs where the structure fits into the form and scale of the neighborhood in which it is to be located.

H-X. Support and promote the development of accessory dwelling units (ADUs) within new and existing residential developments.

Development Standards

H-X. Craft regulations and procedures to provide a high degree of certainty and predictability to applicants and the community-at-large to minimize unnecessary time delays in the review of permit applications, while still maintaining opportunities for public involvement and review.

H-X. ~~The City shall consider ways to R~~ restrict the size and scale of new and remodeled homes in order to retain the character of the community.