

# DRAFT - Housing Policy Framework Review

City of Medina

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# INTRODUCTION

## Background and Purpose

The Housing Action Plan (HAP) was developed by the City of Medina with support from the Washington State Department of Commerce’s House Bill 1923, which enacted grant funding for cities to complete actions to support development of more affordable housing. Medina received grant funding in 2021 to complete the HAP<sup>1</sup>, Housing Needs Assessment (HNA), Public Engagement Summary, and Housing Policy Framework Review to understand existing housing conditions and strains, local concerns and needs, and prepare targeted strategies to address Medina’s unique needs.

The purpose of this policy framework review is to evaluate the current City of Medina Comprehensive Plan Housing Element to determine the City’s progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions. This review will inform potential strategies in the future Housing Action Plan. This document also reviews Comprehensive Plan Elements that are related to housing, as well as regulatory incentives and barriers.

## Relationship Between the Comprehensive Plan and the HAP

The Growth Management Act (GMA) requires each city in Washington to develop a Comprehensive Plan to prepare for anticipated growth in population, jobs, and housing. The Comprehensive Plan is required to have a Housing Element that addresses the GMA’s housing goal of *“encourage[ing] the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock”*. The GMA has other specific requirements (RCW 36.70A.030 ) to plan for housing, including:

- *(1) Encourage development in urban areas where adequate public facilities and services exist, or can be provided in an efficient manner.*
- *(2) Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
- *(12) Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards*

Each city’s Comprehensive Plan must align their elemental policies with the regional policies developed by Puget Sound Regional Council and King County. While regional policies inform

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<sup>1</sup> Data presented in the HAP was informed by the HNA. The HNA uses ACS 5-Year Estimates, 2020 OFM Estimates, PSRC, King County, and HUD CHAS data.

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how the city develops their housing element policies, local needs and gaps are also incorporated into goals and policies to specify the actional strategies and considerations reflective of the city.

## **Methodology**

The report was prepared by conducting a review of the city's Comprehensive Plan Housing Element policies against the revised policies from Puget Sound Regional Council and King County Countywide Planning Policies to determine where existing gaps or partial gaps in policy are. The report also examines whether existing housing regulations and their effectiveness on developing new housing units by evaluating the number of relative units developed from 2015 to 2022.

## **Organization of Report**

This report is organized by and comprised of three different sections:

- **Growth Target Evaluation:** Is the city on track to meet the 2044 housing projections? A summary of how the HAP and Comprehensive Plan are interrelated and how Medina is performing.
- **Housing Policy Consistency Review:** Do the city's housing element policies align with the current PSRC and King County policies? This section conducts a Comprehensive Plan housing policy consistency analysis to identify existing gaps and how current policies should be revised to align with recommended HAP strategies and actions.
- **Implementation Analysis:** Are there regulatory opportunities or barriers to achieving goals and policies of the Comprehensive Plan? An overview of the City's housing development performance between 2015 through 2022 and implementation considerations that will determine the feasibility of recommended actions.

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# GROWTH TARGET EVALUATION

## Housing Targets and Growth

King County has distributed housing targets in consultation with cities for their overall projections for housing. The City of Medina's 2044 housing target is 19 housing units<sup>2</sup> in addition to the 2021 housing total of 1,132 units<sup>3</sup>. A cumulative total of 1,151 housing units are needed by 2044 to accommodate anticipated growth. Between 2010 and 2021, the City has lost 33 units with an annual average decrease of 2.75 units per year. To achieve its growth target, the City will need to add one to two units per year through 2044. The average household size in Medina is 2.73 persons.<sup>4</sup> Applying this household size to the remaining housing target, the population would increase by about 52 people if the 2044 growth targets are met.

### Exhibit 1. Housing Change 2010 – 2044

INSERT FIGURE

Source: OFM, 2022; King County Urban Growth Capacity Report, 2022.

## Housing Permits

Between 2010 and 2021, Medina has produced XX new housing units. All permits issued for residential projects were only for single-family housing. There are no records of any other forms of housing being developed between 2010 through 2021.

### Exhibit 2. Housing Permits 2010-2021

INSERT FIGURE

Source: XXXXXXXXXXXX

## Existing Housing Gaps

New GMA requirements for housing were adopted in late 2021 under House Bill 1220 (HB1220) requiring the housing element to accommodate and plan for housing needs in each income band. Household income is used to analyze a city's income distribution and its relationship to housing affordability through Area Median Family Income (AMI). The U.S. Department of Housing and Urban Development (HUD) defines AMI by the following income bands:

- Extremely Low Income: <30% AMI

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<sup>2</sup> King County Urban Growth Capacity Report, 2021.

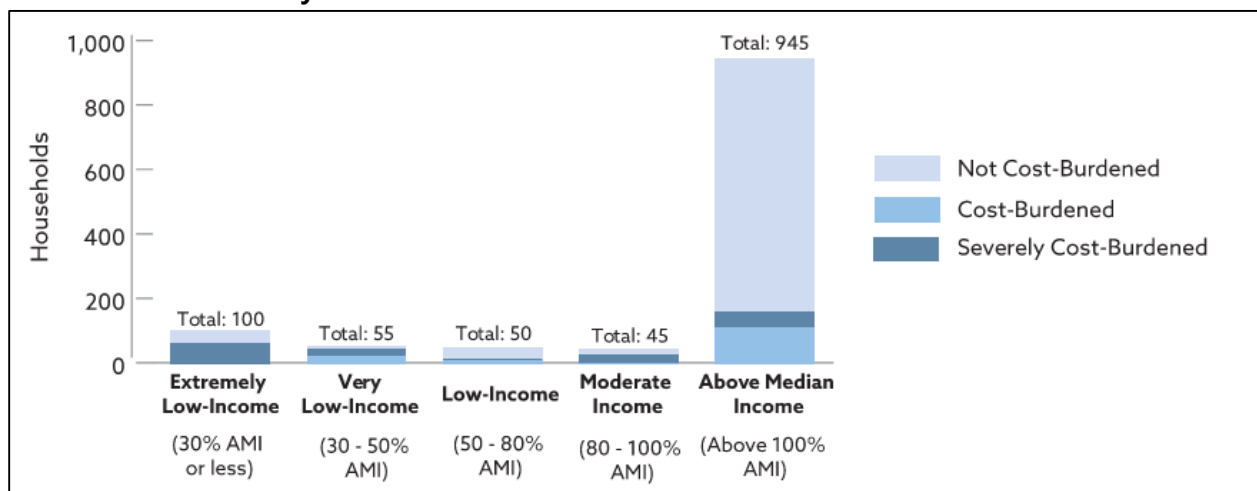
<sup>3</sup> OFM, 2021.

<sup>4</sup> OFM, 2020.

- Very Low Income: 30-50 % AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-100 % AMI
- Above Median Income: >100% AMI

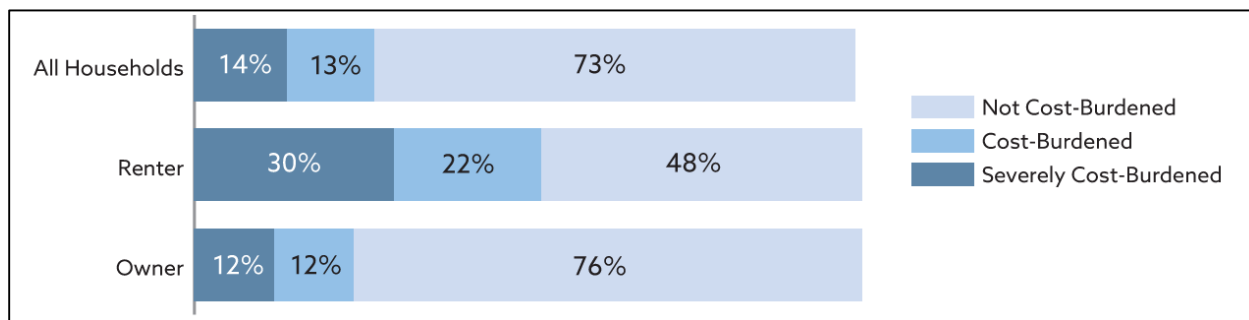
The AMI is used to measure the relative affordability of housing units based on the above income bands. Income limits to qualify for housing are often set relative to AMI. The HUD determines housing affordability by measuring if households are spending less than 30 percent of their income on housing. If households are spending more than 30 percent of income on housing, they are determined to be “cost burdened”. Households need remaining income to afford other essentials, such as food, transportation, utilities, childcare, healthcare, and clothing. If households are spending more 50 percent of income on housing, the HUD metric labels the household as “severely cost burdened”. Exhibit 3 describes the different income bands that currently exist within Medina and whether these income bands are cost burdened or severely cost burdened. Exhibit 4 is a breakdown of Medina’s AMI between owners and renters. Both exhibits indicate that there is an overproduction of housing suitable for above median income households and a lack of housing affordable to every income band. Exhibit 5 describes the gaps in housing affordable to each income level. The mismatches display how the affordability of housing units is inconsistent with what households can afford. If households are unable to find housing that is affordable to them, they are likely to be experiencing cost-burdens.

**Exhibit 3. Households by Income Level and Cost-Burden Status**



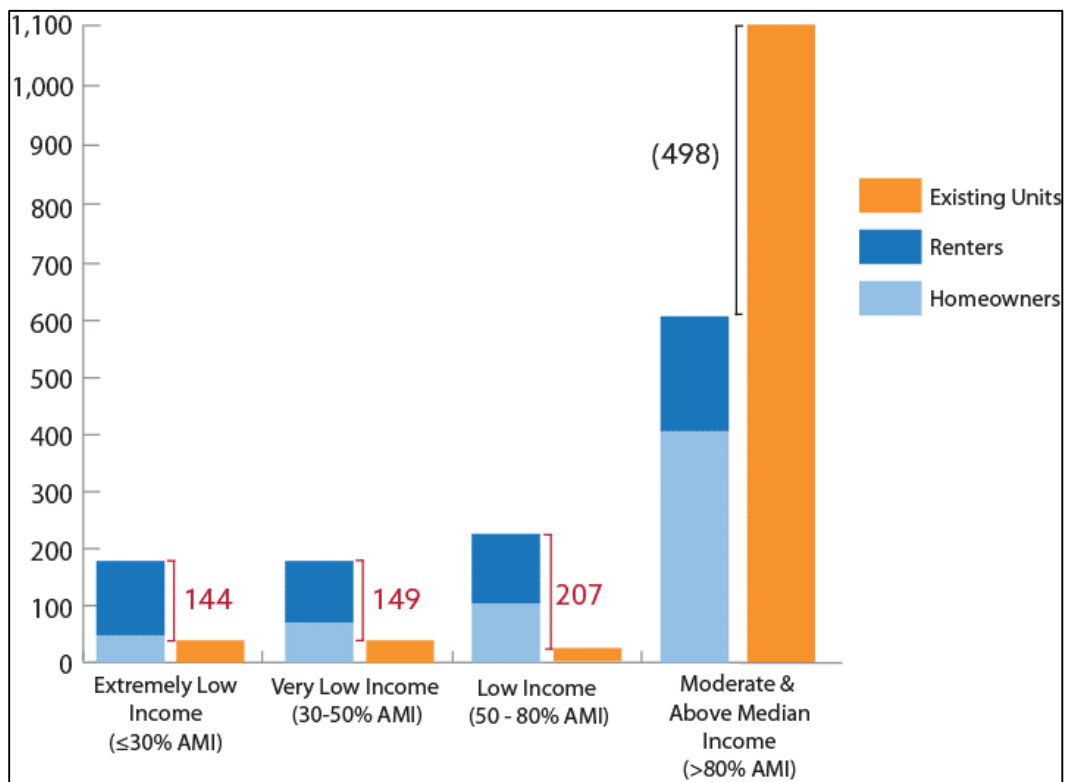
Source: HUD CHAS, 2014-2018 ACS 5-year Estimate.

#### Exhibit 4 Cost Burdens for Owners and Renters



Source: HUD CHAS, 2014-2018 ACS 5-year Estimate.

#### Exhibit 5. Housing Gap by Income



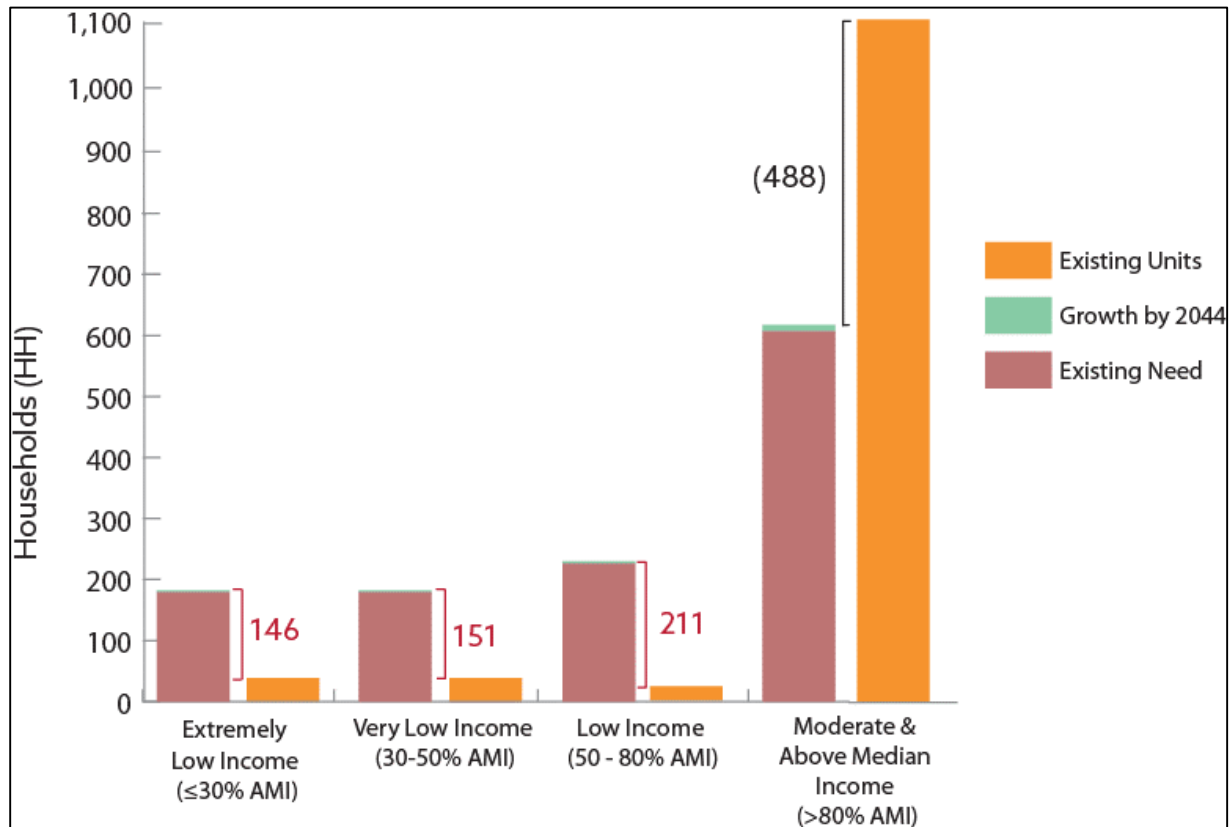
Source: HUD CHAS, 2014-2018 ACS 5-year Estimate.

### Future Housing Gaps

Exhibit 6 evaluates how the existing supply gap is projected to change by 2044 for each income levels and for which types of units production should be prioritized to meet the countywide needs based on the city's future population. More units are needed across the low-income ranges, and the sizable surplus in the moderate income and above range is not expected to get

much smaller. By 2044, more rental units will be necessary for all economic segments of the population. Special attention will be needed to fill the gap in rental units for extremely low- and very low-income households through the provision of income-restricted units.

**Exhibit 6. Future Housing Gap by Income**



Source: OFM, 2020; 2014-2018 ACS 5-year estimates; 2016-2020 ACS 5-year estimates; PSRC, 2019; HUD CHASE; King County Buildable Lands Report, 2021.



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## POLICY EVALUATION

The Medina Comprehensive Plan Housing element evaluation is an assessment of the City's housing policies from the 2015 Comprehensive Plan update. The policy evaluation demonstrates how the Housing Action Plan's objectives align with current policies and where there are policy gaps supporting recommended action. Additionally, the review identifies how Puget Sound Regional County and King County Countywide Policies align with Medina's housing policies and if there are any consistency policy gaps or partial gaps.

Housing Policy Consistency Review				
Vision 2050 Housing Policy and Chapter	Implementing King Countywide Planning Policy	City Comprehensive Plan Policy implementing the new or revised policy?	Suggested Actions	Aligning HAP Action or Suggested Actions
<b>MPP-H-1</b>  <u>Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.</u>	<p>DP-12 GMPC shall allocate <u>housing</u> and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:</p> <p>a) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20- year regional employment forecast from the Puget Sound Regional Council, informed by the 20-year projection of housing units from the state Department of Commerce;</p> <p>b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural</p>	<p><b>Policy Gap</b> H-P3 The City shall seek to maintain the informal single family character of its neighborhoods, including preventing the intrusion of non-residential activities</p> <p>H-P8 The City shall explore additional affordable housing options that are compatible with the City's high-quality residential setting.</p>	<p>It is recommended that this policy should be relocated to the <i>Land Use</i> chapter since it describes regulating residential neighborhood character and non-residential activities.</p> <p>It is recommended this policy is revised into a goal. Subsequent policies should have specific, actionable elements that address how the city will attain more affordable housing forms. A recommended policy would be developing</p>	<p><b>Action A.1.2 Upzoning</b></p> <p><b>Action A.1.5 Reduce Minimum Lot Sizes</b></p> <p><b>Action A.2.6 Live/Work Units</b></p> <p><b>Action B.2.5 Short-term Rentals</b></p> <p><b>Action A.1.1 Infill Development</b></p> <p><b>Action A.1.2 Upzoning</b></p> <p><b>Action A.1.3 Density Bonus</b></p> <p><b>Action A.1.5 Reduce Minimum Lot Sizes</b></p>

	<p>Area, and protection of designated Natural Resource Lands;</p> <p>c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;</p> <p>d) Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;</p> <p>e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;</p> <p>f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;</p>		<p>housing for each income band. Equitable housing development by income band is required and will be difficult to achieve through SFR development only.</p>	
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	<p>g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth; and</p> <p>h) <u>Allocating growth based on the amount of net new housing needed to plan for and accommodate an equitable distribution of housing choices across all jurisdictions that is affordable to all economic segments of the population of the county, as provided by the Department of Commerce.</u></p> <p>DP-13 The Growth Management Planning Council shall:</p> <p>a) Update housing and employment growth targets <u>and housing needs</u> periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;</p>			
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	<p>b) Adopt housing and employment growth targets <u>and housing needs</u> in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;</p> <p>c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and job <u>growth, countywide shares of statewide housing needs,</u> allocations to Regional Geographies, and individual jurisdictional growth targets;</p> <p>d) Ensure that each jurisdiction's growth targets <u>and housing need</u> are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets <u>and housing needs</u> are determined;</p> <p>e) Ensure that each jurisdiction's growth targets allow it to meet the need for <u>housing affordable to</u></p>			
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	<p>households with <u>moderate-, low-, very low-, and extremely low-incomes</u>;</p> <p>f) Adjust targets and housing needs administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1. <u>Net new housing needs for the planning period are shown in Tables H-1 and total projected housing needs are shown in Table H-2.</u></p> <p>DP- 14 All jurisdictions shall accommodate housing and employment by:</p> <p>a) Using the adopted growth targets as the land use assumption for their comprehensive plan;</p> <p>b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;</p> <p>c) Ensuring adopted comprehensive plans and zoning regulations provide <u>sufficient capacity at</u></p>			
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	<p><u>appropriate densities</u> for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets, <u>allocated housing needs</u>, and is consistent with the desired growth pattern described in VISION 2050;</p> <p>d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and</p> <p>e) Transferring and accommodating unincorporated area housing and employment targets <u>and housing need</u> as annexations occur.</p>			
<p><b>MPP-H-2</b></p> <p>Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.</p>	<p><u>H-1</u> Plan for and accommodate <u>the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as</u></p>	<p><b>Policy Gap</b></p> <p>H-P10 The City shall assure that zoning does not unduly restrict group homes or other housing</p>	<p>There are elements of the existing policies that partially fulfill providing a range of housing types and choices for different demographic groups in</p>	<p><b>Action A.2.1 Duplex</b></p> <p><b>Action A.2.2 Townhome</b></p> <p><b>Action A.2.3 Triplex</b></p>

	<u>emergency housing, emergency shelters, and permanent supportive housing. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.</u>	<p>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</p> <p>H-P11 The City shall permit group living situations that meet the definition of “family status”, including receive such supportive services as counseling, foster care, or medical supervision, within a single family house</p>	<p>the city. Policy H-P9, H-P10, and H-P11 all grant regulatory flexibility in accommodating households including persons with disability. It is recommended that the city consider increasing the diversity of allowable housing typologies to fulfill a wider pool of housing needs</p> <p>A full gap exists in terms of planning housing at every income band in the city. A new set of goals and policies are recommended to address housing allocation needs for each income band.</p>	<p><b>Action A.2.4 Fourplex</b></p> <p><b>Action A.2.5 Cottages</b></p> <p><b>Action A.2.6 Live/Work Units</b></p> <p><b>Action C.1.2 Inclusionary Zoning</b></p>
<p><b>MPP-H-5</b></p> <p>Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals <u>while recognizing historic inequities in access to homeownership opportunities for communities of color.</u></p>	<p>H-6 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and</p>		<p>There is no language in the Comprehensive Plan or the housing element’s goals and policies regarding historic racial inequities.</p> <p>There is no recognition of discriminatory practices or racial exclusivity of the community. It is recommended that a significant budget in the 2024 Comp Plan is</p>	<p><b>No Aligning Actions</b></p>



	<p>regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p> <p>H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize: a) Supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and b) Remedying historical inequities in and expanding access to homeownership</p>		<p>dedicated to a racial equity study to understand the impacts that historic regulations have had on communities of color abilities to live in Medina.</p> <p>It is recommended a goal is developed around addressing racial equity and housing in the City.</p> <p>There is also no language on promoting opportunities for homeownership at below median (80-100%) AMI levels. However, Medina is part of the ARCH program and contributes resources to affordable housing development, as described in Policy H-P5, H-P6, and H-P7. However, Medina's participation in ARCH does not preclude the city's ability to encourage more low-income housing developments that grant</p>	<p><b>Action B.1.1 Direct Household Assistance</b></p> <p><b>Action B.1.3 Preservation and Rehabilitation Incentives</b></p> <p><b>Action C.1.1 Affordability Covenants</b></p> <p><b>Action C.1.2 Inclusionary Zoning</b></p> <p><b>Action C.1.3 Down Payment Assistance</b></p> <p><b>Action C.2.1 Credit Enhancement</b></p>
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	<p>opportunities for Black, Indigenous and People of Color communities.</p> <p><u>H-20</u>  <u>Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</u></p>		<p>more homeownership opportunities to residents earning less than 60% AMI (low, very low, extremely low income). It is recommended that policies are adopted that address gaps in homeownership affordability.</p>	<p><b>Action C.2.3 Alternative Homeownership Models</b></p> <p><b>Action C.2.5 Permit Fee Waivers for Affordable Housing</b></p>
<p><b>MPP-H-6</b></p> <p>Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages.</p>	<p>H-15  Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs housing balance throughout the county across all income levels</p>	<p><b>Partial Gap</b></p> <p>H-P8 The City shall explore additional affordable housing options that are compatible with the City's high-quality residential setting.</p>	<p>Policy H-P8 implies that more affordable housing options compatible with single family housing are explored. It is recommended this policy is revised into a goal. Subsequent policies should have specific, actionable elements that address how the city will attain more affordable housing forms. A recommended policy would be developing housing for each income band. Equitable housing development by income band is required and will be difficult to achieve through SFR development only.</p>	<p><b>Action A.1.2 Upzoning</b></p> <p><b>Action A.1.3 Density Bonus</b></p> <p><b>Action A.1.5 Reduce Minimum Lot Sizes</b></p> <p><b>Action A.2.1 Duplex</b></p> <p><b>Action A.2.2 Townhome</b></p> <p><b>Action A.2.3 Triplex</b></p> <p><b>Action A.2.4 Fourplex</b></p> <p><b>Action A.2.5 Cottages</b></p> <p><b>Action A.2.6 Live/Work Units</b></p> <p><b>Action C.1.2 Inclusionary Zoning</b></p>

			It should be noted that Medina’s job/housing balance will not be feasible because the city is built out. However, Medina is located along transit routes that connect to Seattle and Bellevue, which are major employment centers.	<b>Action C.2.2 Local Programs to Help Build Missing Middle Housing</b>
<b>MPP-H-7</b>  Expand the supply and range of housing <u>at densities to maximize the benefits of transit investments</u> , including affordable units, in <u>growth centers and station areas</u> throughout the region.	H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.  H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	<b>Policy Gap</b>	Washington State defines “major transit stop” as: 1. A stop on a high capacity transportation system funded 2. Commuter rail stops 3. Stops on rail or fixed guideway systems, including transitways 4. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; 5. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.	<b>Action A.1.2 Upzoning</b>  <b>Action A.1.3 Density Bonus</b>  <b>Action A.1.5 Reduce Minimum Lot Sizes</b>  <b>Action A.2.1 Duplex</b>  <b>Action A.2.2 Townhome</b>  <b>Action A.2.3 Triplex</b>  <b>Action A.2.4 Fourplex</b>  <b>Action A.2.5 Cottages</b>  <b>Action A.2.6 Live/Work Units</b>  <b>Action C.1.2 Inclusionary Zoning</b>

			Portions of the city fall into the quarter mile parking exemption due to proximity of the Evergreen Point Station. It is recommended that policies are implemented that encourage higher density development near transit centers.	<b>Action B.1.3 Preservation and Rehabilitation Incentives</b>  <b>Action C.1.1 Affordability Covenants</b>
<b>MPP-H-8</b>  <u>Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.</u>	H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	<b>Policy Gap</b>	Washington State defines “major transit stop” as: 1. A stop on a high capacity transportation system funded 2. Commuter rail stops 3. Stops on rail or fixed guideway systems, including transitways 4. Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; 5. Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays.	<b>Action A.1.2 Upzoning</b>  <b>Action A.1.3 Density Bonus</b>  <b>Action B.1.1 Direct Household Assistance</b>  <b>Action B.1.3 Preservation and Rehabilitation Incentives</b>  <b>Action C.1.1 Affordability Covenants</b>

			<p>Portions of the city fall into the quarter mile parking exemption due to proximity of the Evergreen Point Station. It is recommended that policies are implemented that encourage higher density development near transit centers. Specifically, parking reductions should be offered for units affordable and within a quarter mile of Evergreen Point.</p>	
<p><b>MPP-H-9</b></p> <p><u>Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.</u></p>	<p>H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</p> <p>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</p> <p>b) Expanding capacity for</p>	<p><b>Partial Gap</b></p> <p>H-P2 The City shall consider ways to restrict the size of homes in order to retain the character of the community</p>	<p>Policy H-P2 somewhat addresses the need for moderate density housing by limiting the size of homes. Similarly, Policy H-P12 discourages lot aggregation to reduce the loss of households on smaller lots. However, there is no language to provide more options within the city, owned or rented. It is recommended target policies to encourage or incentivize middle housing or moderate density</p>	<p><b>Action A.1.2 Upzoning</b></p> <p><b>Action A.1.3 Density Bonus</b></p> <p><b>Action A.1.5 Reduce Minimum Lot Sizes</b></p> <p><b>Action A.2.1 Duplex</b></p> <p><b>Action A.2.2 Townhome</b></p> <p><b>Action A.2.3 Triplex</b></p> <p><b>Action A.2.4 Fourplex</b></p> <p><b>Action A.2.5 Cottages</b></p> <p><b>Action A.2.6 Live/Work Units</b></p>

	<p>moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</p> <p>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>		housing within the city's limits.	<p><b>Action B.2.4 Multifamily Tax Exemption</b></p> <p><b>Action C.1.2 Inclusionary Zoning</b></p> <p><b>Action C.2.2 Local Programs to Help Build Missing Middle Housing</b></p>
<p><b>MPP-H-10</b></p> <p>Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide</p>	<p>H-13</p> <p>Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening</p>	<b>Policy Gap</b>	It is recommended policies are crafted identifying incentives, development standards, and permitting flexibilities to projects that support	<b>A.1.4 Fee Waivers or Reductions</b>

flexibility, and minimize additional costs to housing.	permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.		affordable housing development.	
<b>MPP-H-12</b>  <u>Identify potential physical, economic, and cultural displacement of low- income households and marginalized populations that may result from planning, public investments, private redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</u>	H-6  Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing	<b>Policy Gap</b>	There is no language in the Comprehensive Plan or the housing element's goals and policies regarding historic racial inequities.  There is no recognition of discriminatory practices or racial exclusivity of the community. It is recommended that a significant budget in the 2024 Comp Plan is dedicated to a racial equity study to understand the impacts that historic regulations have had on communities of color abilities to live in Medina. The report would inform the best policies, resources, and regulations that should be considered	<b>No Aligning Actions</b>

	<p>impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.</p> <p><u>H-20</u></p> <p><u>Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</u></p>		<p>to encourage equity in housing in Medina.</p> <p>It is recommended a goal is developed around addressing racial equity and housing in the City</p>	
<p><b>H-Action-4(Local)</b></p> <p><u>Local Housing Needs: Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</u></p>	<p>H-4</p> <p>Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:</p> <p><u>A. The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs</u></p>	<b>Partial Gap</b>	<p>The City conducted a Housing Needs Assessment in 2021 as part of the Housing Action Plan efforts. A Housing Needs Assessment will be updated to reflect 2021 census data and current projections for income bands, which were not available at the time of this report (January, 2023).</p> <p>It is recommended a policy is added to the</p>	<b>No Aligning Actions</b>



	<p><u>articulated in Tables H-1 and H-2, including:</u></p> <p><u>1. Permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing</u></p> <p><u>2. Emergency housing needs, which includes emergency housing and emergency shelters;</u></p> <p><u>B. Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units);</u></p> <p><u>C. Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;</u></p> <p><u>D. Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units</u></p>		<p>report to monitor and track how the city performs over the next 10 years in meeting it's housing targets for consistency.</p>	
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	<p><u>in the jurisdiction;</u></p> <p>E. Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;</p> <p>F. Household characteristics, by race/ethnicity:</p> <p>1.Income (median and by <u>area median income</u> bracket)</p> <p>2.Tenure (renter or homeowner)</p> <p>3. Size</p> <p>4.Housing cost burden and severe housing cost burden;</p> <p>G.Current population characteristics:</p> <p>1. Age by race/ethnicity;</p> <p>2.Disability;</p> <p>H. Projected population growth;</p> <p><u>H.</u> Housing development capacity within a half-mile walkshed of high-capacity or</p>			
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	<p>frequent transit service, if applicable;</p> <p>J. Ratio of housing to jobs in the jurisdiction;</p> <p>K. Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted;</p> <p>L. The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;</p> <p>M. The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color; and to advance</p> <p>N. Areas in the jurisdiction that may be at higher risk of displacement from</p>			
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	<p>market forces that occur with changes to zoning development regulations and public capital investments.</p> <p><u>H-5- Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.</u></p>			<u>No Aligning Action</u>
<p><b>H-Action-5(Local)</b></p> <p><b><u>Affordable Housing Incentives:</u></b> <u>As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate techniques such as inclusionary and incentive zoning to provide affordability.</u></p>	<p>H-18</p> <p>Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</p>	<b>Policy Gap</b>	<p>It is recommended policies are developed to encourage a better distribution of housing forms and affordability's, with an emphasis on rental housing.</p>	<p><b>Action A.1.3 Density Bonus</b></p> <p><b>Action A.1.4 Fee Waivers or Reductions</b></p> <p><b>Action B.2.4 Multifamily Tax Exemption</b></p> <p><b>Action C.1.2 Inclusionary Zoning</b></p>

	<p>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</p> <p>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</p> <p>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>			<p><b>Action C.2.4 Strategic Marketing of Housing Incentives</b></p>
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## Implementation Evaluation

The purpose of the evaluation is to analyze the effectiveness of Medina’s current housing policies by understanding the impact the 2015 policy had on housing development between 2015 to 2022. The following table lists the policies in the Housing Element, implementation status, success indicators and measurable outcomes, and recommendations to enhance success or realign with the Housing Action Plan.

Goals/Policies	Implementation	Success Indicators	Outcomes	Recommendations
<b>H-G1 The City shall preserve and foster housing development consistent with Medina’s high-quality residential setting.</b>				
<b>H-G2 The City shall explore affordable housing opportunities.</b>				
<b>H-P1</b> The City shall minimize changes to existing zoning designations except as to meet above goals when deemed necessary by citizens.	Minimal zoning changes except to meet Housing Goals H-G1 and H-G2	The number of zone changes that occurred between 2015 and 2022.	Ordinance No. 1017 <b>Relating to Land Use and Zoning</b> Ordinance No. 1008 Ordinance No. 1002 Ordinance No. 1001 Ordinance No. 997 Ordinance No. 979 Ordinance No. 969 Ordinance No. 932	Zoning changes were made to accommodate goals deemed necessary by citizens or required by State. To better align with the goals and strategies laid out in the Housing Action Plan, PSRC. and King County County-wide Policies, it is recommended that H-P1 is modified to become a land use policy.

<b>H-P2</b> The City shall consider ways to restrict the size of homes in order to retain the character of the community.	Adoption of code that restricts the size of residential structures	An adopted code change and number of permits	MMC 16.23 Bulk Development Standards	MMC 16.23 establishes the development standards applicable to the mass of buildings and structures including height, structural coverage, and impervious surfaces. To better align with the goals and strategies laid out in the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that H-P2 is modified to better accommodate development for more affordable and diverse housing units. Missing-middle housing can be developed to conform with current bulk standards and be measured through the number of permits.
<b>H-P3</b> The City shall seek to maintain the informal single-family character of its neighborhoods, including preventing the intrusion of non-residential activities.	Adoption of code to allow the maintenance of the single-family character of neighborhoods and prevent the intrusion of non-residential activities	An adopted code change or number of non-residential units	No code change was adopted	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that H-P3 is modified to better accommodate development for more affordable and diverse housing units. Considering mixed-use zoning, live/work units, or other residential/non-residential mixed development concepts could be a solution that does not conflict with retaining residential character. This can be measured by the number of residential and non-residential permits.
<b>H-P4</b> 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.	Adoption of code or marketing campaign that informs single-family residential owners of future conversion of their parcel from single-family residential to non-residential use.	An adopted code change or evidence of marketing campaign	No code change was adopted	This language does not necessarily serve the purpose of policies in general. It is written as a rule or regulation. To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, consider amending the language for clarity and applicability.



	An inventory of parcels that have no feasible resale market as a single-family residence			
<b>H-P5</b> The City should work with cities and community representatives on countywide or subregional funding sources for housing development, preservation, and related services.	Any programs, policies, or partnerships dedicated to allocating funding for housing development, preservation, and related services.	Programs, policies, or partnerships	Partnership with ARCH	Although the City is a member of <a href="#">A Regional Coalition for Housing</a> (ARCH), there is no method of distributing funding for housing or preservation within the city. To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, this policy could be improved to facilitate continued ARCH support for affordable housing development within the City of Medina.
<b>H-P6</b> The City should continue participation in inter-jurisdictional organizations to assist in the provision of affordable housing on the Eastside.	Any programs, policies, or partnerships that have resulted in the provision of affordable housing on the Eastside.	Programs, policies, or partnerships	Partnership with ARCH	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that the City further develop H-P6 to assist in the provision of affordable housing in the City of Medina.
<b>H-P7</b> The City shall continue to make contributions to agencies that support affordable housing.	Contributions to agencies that support affordable housing.	Number of contributions made by the City	Annual contributions to ARCH 2015: \$16,125 2016: \$16,239 2017: \$16,417 2018: \$16,476 2019: \$16,561 2020: \$18, 376 2021: \$18,476	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that the City continue contributing to agencies that support affordable housing, including agencies and programs within the City of Medina. Policies H-P7 and H-P6 can be combined for clarity.

			2022: \$32,109 2023: \$27,476	
<b>H-P8</b> The City shall explore additional affordable housing options that are compatible with the City's high-quality residential setting.	An inventory of housing options that are compatible with the City's high-quality residential setting.	Viable affordable housing options that are considered compatible with the City's residential setting	XX	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that H-P8 be updated and reflected in the duties of the Planning Commission or City create and implement policies based on the affordable housing options that were deemed compatible with the City's high-quality residential setting.
<b>H-P9</b> 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.	Adoption of code that prohibits discrimination between a residential structure occupied by persons with handicaps and a residential structure occupied by a family or other unrelated individuals.	An adopted code change and permits	No code change was adopted	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, it is recommended that Title 16.31.020 should be updated to expand the scope of permitted uses beyond adult family homes and family day care homes to more fully encapsulate the scope of H-P9 and complies with <a href="#">RCW 35.63.220</a> .
<b>H-P10</b> 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	Adoption of code that assures zoning does not restrict group homes or other housing options for persons with special needs by making reasonable accommodations in its rules to afford persons with disabilities equal opportunity to use or enjoy a dwelling.	An adopted code change	MMC 16.60.210 MMC 16.31.020	This policy has been met. No recommendations.

necessary, to afford persons with disabilities equal opportunity to use or enjoy a dwelling.				
<b>H-P11</b> 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.	Adoption of code that permits group living situations that mee the definition of "family status" within a single-family house.	An adopted code change	No code change was adopted	To better align with the goals and strategies of the Housing Action Plan, PSRC, and King County County-wide Policies, consider amending zoning code to reduce the barrier to development of group living situations to the equivalent of single-family residences that meet the definition of "family status". Define "family status."
<b>H-P12</b> To reduce the loss of households, the City should discourage lot aggregation that impacts the scale and character of the neighborhood.	Adoption of code that discourages lot aggregation to reduce the loss of households or deletion of existing code language pertaining to lot aggregation.	An adopted code change	There is no code language regarding lot aggregation	This policy has been met. No recommendations.