

3.0 HOUSING ELEMENT

3.1 Introduction

Covington's attractive affordable housing base is an important component of the community's healthy and thriving environment. Covington is faced with significant population growth (31 percent) over the next 20 years and will be challenged by the regional trend of shrinking household sizes and demand for smaller housing units. The Housing Element provides policy direction needed to address Covington's current and future needs for all types of housing.

Housing conditions have a direct impact upon Covington's quality of life. Covington residents place a high value on having a safe place to live, a home that is affordable, and a home that is located within a neighborhood that is attractive and conveniently located. These factors must be taken into consideration when planning comprehensively to ensure that Covington's quality of life is maintained.

The following sections provide an understanding of Covington's existing housing situation, considers existing issues and opportunities for improvement, provides the legislative context within which housing policies are guided, and identifies goals and policies for meeting housing needs within the community.

3.2 Planning Context

3.2.1 Citizen Input

Citizens have had numerous opportunities to articulate and share their views and concerns related to housing with Covington's elected officials, appointed commissioners, City staff and fellow residents. Public comments have been gathered into two documents: the City's Vision Statement and the Vision Plan for Covington (Community Planning and Research, Inc. 1998). The City's Vision Statement contains language that includes a desire for a pedestrian-friendly downtown subarea with mixed-use opportunities, safe and well-maintained neighborhoods that instill a sense of community, and a desire to have residential developments with detached single family and higher densities intermixed in a compatible manner.

In March of 1998, a Vision Plan for Covington was prepared, which utilized a Community Visioning Survey to gather resident desires regarding such topics as downtown streetscapes and mixed-use and multifamily opportunities. The Vision Plan for Covington states that two-story mixed-use buildings with residential above commercial uses in the downtown area are desired as well as townhouses at a moderate multifamily density.

Innovative housing trends were discussed at planning commission meetings in 2002 and 2003. Finally, environmental documentation prepared pursuant to the State Environmental Policy Act (SEPA) for the Comprehensive Plan and amendments provide important opportunities for public comment and input.

The City of Covington encourages other forms of public participation and input, as well, as the City strives to maintain housing affordability within the community.

3.2.2 Affordable Housing Guidelines

According to the U.S. Department of Housing and Urban Development (HUD), a home is considered affordable when the total housing costs do not exceed more than 30 percent of the household income. For rental units, this would include rent and utilities. For ownership units, the total cost includes mortgage, insurance, and homeowners dues, if any.

Qualification for most affordability programs is determined by a formula that is based on the King County Median Income. Table 3.1 describes the King County Median Income for the year 2002:

Table 3.1: 2002 King County Median Income

2002 King County Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
100% of Median Income	\$55,230	\$63,120	\$71,010	\$77,900	\$85,212	\$91,524
80% Median Income	\$44,184	\$50,496	\$56,808	\$63,120	\$68,170	\$73,219
50% Median Income	\$27,615	\$31,560	\$35,505	\$39,450	\$42,606	\$45,762

Source: <http://www.archhousing.org>

What is affordable to a family earning \$100,000 a year is very different than a family with a yearly income of \$30,000. Housing affordability is measured in terms of household income as a percentage of the County's median household income. The King County median income is broken down into four income groups:

Low-Income Households. Households making up to 50 percent of the King County median income;

Moderate-Income Households. Households with incomes between 50 percent and 80 percent of median income;

Median-Income Households. Households at 80 percent to 100 percent of median income; and

Above-Median-Income Households. Households making above 100 percent of median income.

King County income guidelines are a derivative of several federal and state laws that provide guidance for housing policies in this element. These laws are described below.

3.2.3 Legislative Directives

Fair Housing Act (FHA)

The FHA (42 U.S.C. 3601 or Title VIII of the Civil Rights Act of 1968), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability.

Americans with Disabilities Act (ADA)

Enacted in 1990, the ADA (Public Law 101-336) prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. It also mandates the establishment of TDD/telephone relay services.

At the state level, the key legislative directives that guide state standards in housing, including within the City of Covington, are discussed below.

Law Against Discrimination

Enacted in 1995, the Law Against Discrimination (RCW 49.60.010) is an exercise of the police power of the state for the protection of the public welfare, health, and peace of the people of this state, and in fulfillment of the provisions of the Constitution of this state concerning civil rights.

The Growth Management Act (GMA)

The Housing Element is a required element of the GMA and must include: 1) an inventory and analysis of existing and projected housing needs; 2) adequate provisions for existing and projected housing needs for all economic segments of the population; 3) an identification of sufficient land for a diverse range of needed housing; 4) and goals, policies, objectives, and mandatory provisions for the preservation, improvement,

and development of housing. The GMA also encourages the use of innovative land-use techniques to enhance affordable housing opportunities including measures such as density bonuses, cluster housing, planned unit developments, and the transfer of development rights.

Puget Sound Regional Council (PSRC) Vision 2020 Multicounty Planning Policies

The PSRC Vision 2020 Multicounty Planning Policies apply to the central Puget Sound region, including King County. The purpose of Vision 2020 is to direct jurisdictions to: 1) provide enough urban land to allow private enterprise to create opportunities for employment and affordable housing in a cost-effective and efficient manner; and 2) promote fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income, or disability.

King County Countywide Planning Policies (CPP)

The King County CPP reaffirm and refine the requirements of the GMA. The policies require cities to: 1) set specific targets for the number of housing units needed by each income group now and in the future; 2) maintain a balance between affordable housing and lower-wage employment; 3) improve the coordination between affordable housing plans and plans for transportation facilities and human services; and 4) ensure that the infrastructure needs of new housing development are planned for and met.

Policies AH – 1, 2, and 3 of the CPPs also require that cities take the specific measures to address affordable housing needs, including:

- Establish minimum density zoning;
- Remove regulatory barriers to affordable housing;
- Identify housing that may be lost to redevelopment, deteriorating housing conditions or public policies or actions;
- Develop strategies to preserve existing low income housing where feasible and to provide relocation assistance to displaced low income residents; and
- Adopt incentive programs to encourage the development of low-cost housing.

Policy AH – 2 (B) specifically establishes targets for the provision of affordable housing for all local governments in King County. The policy maintains that the land-use and housing plans for County jurisdictions must be designed to meet two specific targets. These include:

- At least 17 percent of projected housing unit growth must be at a price affordable to households earning between 50 percent and 80 percent of King County median income (moderate income); and
- At least 20 percent of projected housing unit growth must be at a price affordable to households earning less than 50 percent of King County median income (low income).

To meet requirements of the CPP, Covington's responsibility is to demonstrate that the City's adopted Comprehensive Plan takes specific measures to ensure that there is adequate opportunity for the development of new households affordable to low and moderate income households.

The City of Covington has been successful in meeting the current Countywide Planning Policy target for moderate income housing units. However, rising prices for housing have reduced the number of low income housing units. Therefore, the percentage of low income housing units of the total stock is well below the target set by the current CPP.

The State Environmental Policy Act (SEPA)

In 1971, SEPA (Chapter 43.21C RCW) was enacted to ensure that environmental values are considered during decision-making by state and local agencies. Environmental review at the planning stage allows the GMA city or county to analyze impacts and determine mitigation system-wide, rather than project by project.

3.3 Housing Affordability

3.3.1 Background

This housing affordability analysis draws from the Housing and Community Development Needs Assessment (Pacific Development Concepts 1998) and the Population, Housing and Employment Report (EDAW 2003). The Needs Assessment includes analyses of the US Census; housing affordability for owners and renters in the general Covington area; and housing condition. This analysis also presents information from the King County Housing Authority, Northwest Multiple Listing Service, Spring 1998 Dupre + Scott 1-19 Unit Apartment Report, local housing listings, and interviews with local realtors. The area of analysis included the cities of Renton, Kent, Maple Valley, Auburn and Enumclaw, along with large areas of unincorporated King County. The Population, Housing and Employment Report primarily focuses on updating demographic and housing data to support the Comprehensive Plan update process and includes US Census, OFM, and information from King County.

Because “affordable” housing is at least partially based on household income, this analysis also addresses income levels of Covington residents. Affordable housing varies by income level and unit type and size. All developments use a similar process for measuring eligibility, which is the median household income as a percentage of the King County median household income. A summary of background information collected from these reports is described below.

Population Characteristics

Covington’s population has a significantly higher percentage of younger people under the age of 17 (34 percent) and a significantly lower percentage of seniors (4 percent) than the balance of King County (23 and 11 percent, respectively). This trend is anticipated to change in the following decade. Children under 17 are anticipated to decrease as a percentage of the total population to 27 percent and seniors over 65 could double to 7 percent over the next few years (2000 Census) (Pacific Development Concepts 1998).

Most of Covington’s households are families (84 percent). Over 52 percent of these families include children under 18 years of age. Approximately 7 percent of families with children are single female-headed households, compared with 5 percent of families in the balance of King County. There are significantly fewer single (nonfamily) households in Covington (11 percent) relative to King County (31 percent).

Approximately 12 percent of the population in Covington reported a disability in the year 2000, or almost 3 percent less than King County. Approximately 37 percent of these individuals are 65 years old and over, which is also lower than reported in the county (40 percent).

Most of Covington households have ownership in single family homes with nearly 90 percent of Covington households as homeowners. Renters represent only 10 percent of all households, in comparison to 40 percent of households in the rest of the County (Pacific Development Concepts 1998).

Income Characteristics

A significant majority of Covington’s population (82 percent) is above or meets the King County median income threshold. Table 3.2 summarizes Covington’s median income by household in 2002.

Table 3.2: Median Income by Households, 2002

KC MEDIAN INCOME REVIEW	Income Range	Number of Covington HHs	Percent of Total
Income for 3-person Households			
Above-Median Income Households (100% and over)	\$71,010 and over	2,913	64%
Median-Income Households (80% to 100%)	\$56,809 to \$71,010	813	18%
Moderate Income Households (50% to 80%)	\$35,506 to \$56,808	485	11%
Low Income Households (30% to 50%)	\$21,304 to \$35,505	144	3%
Very Low Income Households (30% to 50%)	Under \$21,303	191	4%
Total		4,546	100%
COVINGTON			
Number of Households with income more than \$100,000		1,926	42%
Number of Households with income less than 15,000		124	3%
Average Household Income	\$95,830 68,794		
Median Household Income	\$91,211		

Source: 2003 Claritas Inc.

Almost half of the community households (42 percent) have incomes over \$100,000 annually. Conversely, a relatively small percentage of households (4 percent) have very low incomes. The US Census also reported in 2000 that the number of families living in poverty in Covington (2.1 percent) was less than half of those reported in King County (5.3 percent) as a percentage of the total population.

3.3.2 Housing Characteristics

According to the City’s 2003 Buildable Lands data, approximately 93 percent of Covington’s housing stock is detached single-family homes. The remaining 7 percent of the housing stock is evenly divided between mobile homes and apartment complexes.

In general, Covington’s housing stock is relatively new; 94 percent of Covington’s housing stock was built since 1960. The majority of both owner and renter housing units in Covington are three bedrooms or larger. While these sizes are similar to the owned units in King County, the size of renter units in the County are generally less than three bedrooms. Rented units tend to have more bedrooms in Covington.

Unlike other areas of King County, the rental housing stock in Covington is predominately single family homes. In the rest of King County, single family homes and mobile homes consist of approximately one-fourth of the rental housing stock. However, the influx of new smaller-unit housing between 2000 and 2003 has changed the mix of housing types in Covington. The population growth anticipated to occur over the next 20 years will also likely result in market pressure for more diverse types of housing than the current mix.

3.3.3 Subsidized Housing

The percentage of Covington's population on public housing assistance is relatively low, although there are applicants on the waiting list for housing assistance from King County Housing Authority (KCHA). Currently, the Section 8 program has 95 participant families living in the Covington area (Census Tract 317), or 2 percent of total households (personal communications, Graeme Atkey, KCHA, June 5, 2003).

KCHA statistics also indicate that a total of 73 public housing applicants, or 1.6 percent of applicants in King County, have an address within Covington's 98042 zip code (personal communications, Judi Jones, KCHA, June 5, 2003). According to 2000 Census data, approximately 2.1 percent of families in Covington have incomes that are below poverty level. To determine a person's poverty status, the total family income in the last 12 months is compared to the poverty threshold appropriate for that family size and composition. If the total family income is less than the threshold appropriate for that size of family, then those family members are considered poor or "below the poverty level." For unrelated households, each individual's own income is compared with a poverty threshold. The thresholds for poverty status generally compare to between 30 and 15 percent of the median household income and lower.

There are no state-licensed group homes, adult family homes, congregate care facilities, or boarding homes located in the City of Covington. There are also no emergency shelters or transitional housing facilities for the homeless or subsidized housing projects.

3.3.4 Rental Housing

Because Covington's rental stock is comprised mostly of single family homes that are typically larger than apartment units with more amenities, rental rates in Covington have historically been higher than the average for King County. Average rents for three bedroom apartments in the general Covington study area are significantly lower than average rents for single family homes of a similar size. Apartment rents are generally affordable to households earning 60 percent to 70 percent of the median County income, while rental of a single family home generally requires at least 80 percent to 100 percent of the median income. Smaller or clustered housing units may be one way to create more affordable housings stock for these income levels.

3.3.5 Ownership Units

In general, the cost of an existing single family home in the general Covington study area has increased steadily over the past decade from approximately \$145,000 in 1991 to \$176,000 in 2002, or an increase of

approximately 22 percent. However, there are three general categories of single family homes that are currently available that have different sales prices. For example, the first category of single family housing contains three to four bedrooms and falls in a price range close to the median sales price. Many of these homes are in sound condition, but are purchased as “fixers” that require updating. The second category of housing for sale are smaller, two bedroom units in need of a significant amount of work. These units are priced at the lower end of the market (\$115,000 and up.) The last category of housing within the community is the higher-end, newly built homes that are catering to the above-median income households. These homes have approximately 2,000 square feet with three to four bedrooms and are selling at prices in a range of \$265,000 to \$400,000 (personal communications, Paul Irby, 5/18/2003).

3.3.6 Housing Conditions

A windshield survey of housing conditions in Covington was conducted as part of the Housing and Community Development Needs Assessment (Pacific Development Concepts 1998) discussed in Section 3.3.1. Five hundred twenty-one housing units in Covington were surveyed. This represents approximately 13 percent of the city’s housing stock. The survey targeted known low income areas, but included a full range of housing types and conditions. In all, houses in 32 defined clusters were surveyed.

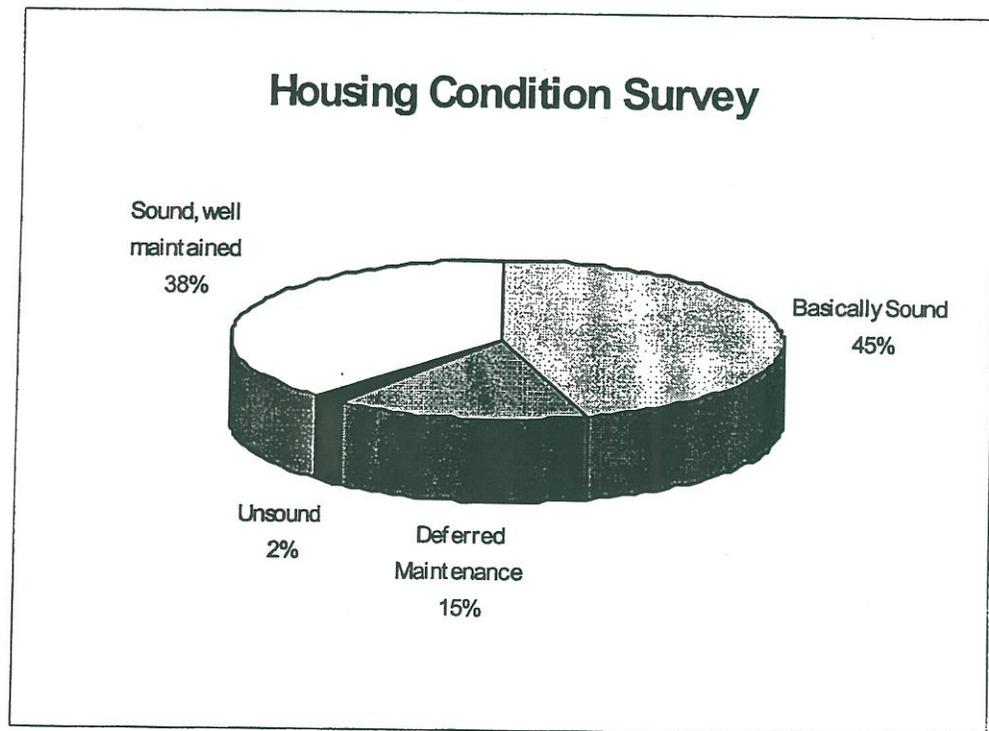
Survey Summary

Housing in Covington is overall relatively new and in good condition. However, there are pockets of housing in poor condition as well as scattered older homes in poor condition. The scattered older homes ranged from very good condition to very poor condition. In general, housing condition problems are concentrated in the central portion of Covington. Housing condition problems are most frequently issues of deferred maintenance rather than unsound housing.

Significant differences exist between neighboring housing developments. Some clusters of the worst maintained housing stock in the City are adjacent to clusters in very good condition. At this time, there appears to be little “edging” or domino effect of areas with poor housing condition.

Overall, 38 percent of the 521 houses surveyed were sound and well maintained, 45 percent were basically sound, 15 percent showed evidence of deferred maintenance, and 2 percent were unsound (deteriorated or dilapidated) (Figure 3.1).

Figure 3.1: Housing Condition Survey



Source: City of Covington Comprehensive Plan 1998.

In some of the areas evaluated, virtually all the housing stock was without visible deterioration or observable failings. In other areas, the most frequently observed housing conditions which could be addressed by housing repair assistance were the need for reroofing and exterior painting, while hardly any structural sagging was observed, which indicates that the basic skeleton of the housing remains sound.

3.3.7 GMPC Household Target for Covington

The GMA requires that counties and cities develop a collaborative set of framework policies, now known as the CPPs, to guide development of each jurisdiction's comprehensive plan. In 1994, the CPPs were amended to include household and employment targets (or goals) for each jurisdiction to meet in a 20-year planning period. The intent of the targets is to provide a regional framework for local plans on the accommodation of new households and to demonstrate a commitment to accommodate growth in adopted UGA.

The concept of 20-year jurisdictional targets was a local response to the broad direction in the GMA and to stakeholder concerns regarding capacity and planning. In response to the GMA requirement that local plans accommodate a countywide, 20-year population estimate from the State OFM, each city reached agreement on the amount of growth that reflected its own community's vision. Generally, cities with urban centers

volunteered for proportionately larger numbers reflective of the desire to develop centers over time. These targets relate to a GMA directive to jurisdictions to accommodate anticipated growth through appropriate planning, zoning and infrastructure strategies.

Under agreements with the GMPC, the City of Covington is responsible for a target of an additional 1,173 households by 2022. Table 3.3 describes Covington’s household target for 2022 in relation to existing households and existing capacity.

Table 3.3: 2022 Existing Residential Capacity in Relation to 2022 Household Target

Total Households 2002	Additional HH Target by 2022	Total Housing Needed by 2022	Total Housing Units 2002	Number of Units needed to meet Target	Percent of Target Achieved
A	B	C = A + B	D	E = C - D	F = D+C
4,546 hh	1,173 hh	5,719 units	5,048 units	671 units	88.3 %

Sources: Caritas Inc., King County GMPC Motion 02-2; Covington 2003.

In the year 2002, Covington has 88 percent of the housing needed to meet the GMPC household target for 2022. However, anticipated growth in Covington could put enormous pressure on the City to provide a sufficient amount of residential lands to accommodate future populations, which is growing at a rate significantly higher (31 percent versus 4 percent) than was anticipated when the household targets were determined. Table 3.4 summarizes the number of housing units needed in the future to meet the estimated 2023 population.

Table 3.4: Estimated Housing Demand, 2023

Total Population 2003 (residents)	Estimated Population 2023 (residents)	Additional Population by 2023	Average Household Size (people/unit)	Additional Households by 2023	Total Housing Units Needed by 2023
A	B	C = (B-A)	D	E = C ÷ D	E = F
14,850	19,454	4,604	2.6	1,770	1,770 units

Sources: Caritas Inc., King County GMPC Motion 02-2; 2003 Covington Growth Analysis.

As summarized above, population is anticipated to increase by approximately 4,600 residents by 2023. Approximately 1,770 housing units would be needed to meet the demands of this residential growth.

3.4 Projected Housing Needs

Covington faces several major housing issues over the 20-year planning period. They include preserving and creating neighborhood quality; maintaining affordable housing conditions for all residents; and meeting

the demand for a diverse range of housing types on a fixed supply of land. These issues are addressed below.

3.4.1 Neighborhood Quality

Covington's residential neighborhoods are one of the most desirable characteristics of the City. Citizen input often focused on the need to preserve the quality of existing residential neighborhoods. As new development occurs in the City, the challenge will be to maintain quality residential neighborhoods.

Changes are likely in most of Covington's residential neighborhoods over the next 20 years as development of vacant land or redevelopment of under-utilized land occurs. There will undoubtedly need to be tradeoffs when conflicts occur between providing affordable housing and preserving community character. However, to be consistent with the City's vision, it is of utmost importance that the City's Comprehensive Plan goals and policies and development regulations ensure that changes necessary to provide affordable housing opportunities to all City residents also seek to preserve and enhance neighborhood quality.

3.4.2 Affordability

Covington's most complex housing need will be to provide appropriate housing opportunities for all economic segments of the community. The livability of Covington will ultimately be defined, in large part, by whether families and individuals are able to secure adequate housing at a price they can afford. In order to meet that need, there must not only be a sufficient supply of new housing, but it also must be affordable to a full range of incomes. As discussed in Section 3.2.3, the CPPs set a desired household income mix for King County communities. It is important to consider how the community will accommodate different levels of income as new housing is constructed. Table 3.5 provides a summary of household composition in Covington in 2002 by income levels.

New housing in Covington should provide opportunities for a mix of income levels that reflect the countywide mix of household income. Successfully meeting these targets will increase the City's percentage of low and moderate-income households and bring them closer to King County's percentages. Table 3.6 provides a summary of the number of housing units that should be targeted towards different income levels.

Table 3.5: CPP¹ Affordable Housing Targets

COVINGTON HH INCOME GROWTH	2002 HHs	Percentage of Total	Desired HH Growth (Income Targets for housing units)
KC Income Range			
Median-Income Households (80% to 100% and above)	3,726	82%	63%
Moderate Income Households (50% to 80% of median)	485	11%	17%
Low Income Households (below 50% of median)	335	7%	20%
Total	4,546	100%	100%

Note: ¹ King County CPP.
Source: King County CPP; Covington 2003.

Table 3.6: Mix of Affordable Housing Targets for 2023

INCOME RANGES	Affordability Targets for housing units	Units Needed for Targeted Income Levels
Median-Income Households (80% to 100% and above)	63%	1,116
Moderate Income Households (50% to 80% of median)	17%	301
Low Income Households (below 50% of median)	20%	354
Total	100%	1,771

Source: King County Countywide Planning Policy AH – 2 (B); Covington Growth Analysis 2003.

New housing in Covington should provide opportunities for a mix of income levels. Approximately 300 units should be targeted towards moderate level incomes and 350 units should be targeted towards low income households by 2023.

3.4.3 Meeting the Projected Needs

The Housing Element and Land Use Element play the most important roles in providing the opportunities necessary for the development of affordable housing in Covington. The Land Use Element must identify sufficient potentially developable (either vacant or redevelopable land) suitable to meet projected growth targets. The affordability of housing is also a factor of the market. Increasing costs for housing will be an important determinant in the demand for particular types of housing.

The Housing Element encourages affordable housing projects that allow for fair developer profits by using incentives such as mitigation fee assistance, streamlining of the permit process, density bonuses and the relaxation of some site requirements if it can be shown that the developer cannot realize adequate profits without these measures. The goals and policies at the end of this element outline a number of specific measures to encourage more affordable housing opportunities in Covington. These measures include: small single family lot sizes (up to 8 dwelling units per

acre[du/acre]); minimum densities; accessory units; mixed-density residential areas; mixed-use opportunities in the 40 du/acre to 50 du/acre density range required in the Mixed-Use land-use designation in the Downtown Commercial, Main Street, and Neighborhood Commercial designations; manufactured home park opportunities; and density bonuses for housing affordable to low and moderate-income households as well as senior housing and assisted living facilities. These measures used in combination will provide the opportunities for Covington to successfully meet its affordable housing needs.

The key to preserving the character of the community will be attention to design. The design of new residential projects should be held to high standards, requiring the use of high-grade construction materials to create homes that are attractive to the end user as well as to residents of Covington. New homes should be designed in a manner consistent with the overall design of the surrounding community.

There are many factors which will impact the ability of the market to development an adequate supply of housing for Covington residents. The City will need to regularly update and refine the methodology of the land capacity analysis contained in the Land Use Element. As new development and redevelopment occurs, the City will better understand such factors as the amount of new single family and multifamily development, the amount of single family clustering that occurs, owner preference for redevelopment of property, the number of new accessory dwelling units, and how development constraints affect the number of net housing units actually developed. Careful monitoring will ensure that refinements to the Housing Element and Land Use Element may be made to allow for adequate provisions to meet housing growth targets.

3.5 Goals and Policies

3.5.1 Healthy Community

HGG 1.0 Promote healthy neighborhoods by providing a wide range of housing options throughout the community that are accessible to community and human services, employment opportunities, and transportation and in accord with the Vision Statement by being sensitive to the environmental impacts of development.

HGP 1.1 Ensure that community and human services, including, but not limited to, fire, emergency medical services, police, library facilities, medical services, neighborhood shopping, child care, food banks, and recycling facilities, are easily accessible to neighborhood residents.

- HGP 1.2 Encourage a wide range of transportation options from residential areas to employment centers and commercial areas.*
- HGP 1.3 Encourage new residential development to achieve a substantial portion of the maximum density allowed. The City will establish a minimum number of dwelling units in new residential developments as a percentage of the maximum allowable pursuant to underlying density.*
- HGP 1.4 Utilize regulatory measures to control impacts of residential development on the environment and on water quality.*
- HGP 1.5 Provide the opportunity for senior citizen housing and long-term care/assisted living facilities.*
- HGP 1.6 Review regulatory measures periodically to assess their overall effectiveness and their impact on housing needs.*

3.5.2 Affordable Housing Choices

HGG 2.0 Provide sufficient, diverse, and affordable housing for the existing and projected population.

HGP 2.1 Encourage the availability of affordable housing to all economic segments and special needs, such as senior citizens, the homeless, mentally and developmentally disabled, and low and moderate income persons and families.

HGP 2.2 Promote a sufficient amount of land for a variety of residential densities and housing types including, but not limited to, assisted housing, housing for low-income households, single-family housing, small lot sizes, townhouses, mixed-density areas, mixed-use developments, manufactured housing, manufactured home parks, group homes, and foster care facilities.

HGP 2.3 Review existing and proposed City policies and regulations to ensure compliance with the Federal FHA, the American Disabilities Act (ADA), and related legislation and to remove regulatory barriers, redundancies, and inconsistencies.

HGP 2.4 Continue encouraging accessory housing units by allowing accessory units in single family areas pursuant to standards which address traffic generation, parking, noise, health and safety standards, and owner occupancy.

HGP 2.5 Establish a Demonstration Housing Program to test innovative residential designs that would encourage affordable housing production. The pilot program should test alternative development standards that increase the diversity of housing types and levels of affordability.

3.5.3 Preserve Existing Housing

HGG 3.0 Encourage the preservation, maintenance, and improvement of the City's existing neighborhoods.

HGP 3.1 Review and revise building code requirements as needed to remove unnecessary constraints on rehabilitation, on legalization of existing accessory units, and on historic preservation so that usable structures can be rehabilitated to an appropriate level of safety and habitability.

HGP 3.2 Promote educational and outreach efforts regarding home maintenance and rehabilitation.

HGP 3.3 Support non-profit organizations involved in housing repair and rehabilitation.

HGP 3.4 Preserve and maintain buildings of historical significance to enhance neighborhood character.

HGP 3.5 Maintain a strong code enforcement program.

HGP 3.6 Protect and enhance the quality and character of existing residential neighborhoods by implementing design guidelines for commercial, multifamily and mixed-use development.

3.5.4 Reduce Housing Costs

HGG 4.0 Explore methods and partnerships to reduce the costs associated with developing, purchasing, and renting housing.

- HGP 4.1 Evaluate the cumulative impact of fees, off site mitigation, permit process, regulations (e.g. zoning, building, fire codes) and fees in an effort to reduce negative impacts on housing costs without compromising fair developer profits, environmental protection, public safety, design and public review.*
- HGP 4.2 Coordinate with public and private lending institutions to find solutions that reduce housing financing costs for both builders and consumers.*
- HGP 4.3 Seek to minimize the time necessary to process development permits.*
- HGP 4.4 Encourage innovative development techniques for home ownership by supporting projects such as owner-built housing and, residential communities that achieve lower prices through shared common houses, open spaces and community facilities.*
- HGP 4.5 Seek opportunities to modify land-use regulations and permit processes that make project approval timelines, achievable densities, and mitigation costs more predictable.*

3.5.5 Special Needs Housing

HGG 5.0 Assure that the full range of special needs populations are provided with sufficient, appropriate, accessible, and affordable housing and services.

- HGP 5.1 Promote opportunities for assisted housing, including housing for low-income people with special needs by:*
- a. treating government-assisted housing and other low-income housing the same as housing of a similar size and density;*
 - b. allowing the integration of assisted housing within neighborhoods; and*
 - c. encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.*

HGP 5.2 Provide reasonable accommodations to afford persons with disabilities equal opportunity to housing.

HGP 5.3 Permit group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a detached or attached housing unit.

3.5.6 Low-Income Housing

HGG 6.0 Provide a wide range of housing choices affordable to low-income households by promoting land-use incentives, funding sources, and other options.

HGP 6.1 Provide density bonuses and other incentives for the development of rental and purchase housing affordable to low and moderate-income households. This housing can either be included in a market rate project or the entire development can be dedicated to low and/or moderate income households. Include a longevity clause in the incentives.

HGP 6.2 Provide incentives and work in partnership with nonprofit and private developers to build affordable housing, to subsidize low-income housing, and to implement housing policies.

3.5.7 Education and Community Awareness

HGG 7.0 Actively promote community awareness and education regarding available housing resources and needs, as well as populations that require housing assistance.

HGP 7.1 Promote education and guidance of low and moderate-income households on financing assistance, home purchasing techniques, and assistance in locating affordable rentals.

HGP 7.2 Participate in a local and regional resource, education, and lobbying regarding housing data, housing programs, design alternatives, and funding sources.

HGP 7.3 Promote educational campaigns on low-income and special needs housing in order to engender acceptance throughout the community.

3.5.8 Regional Partnerships

HGG 8.0 Actively participate in regional responses to affordable housing development needs and issues.

HGP 8.1 Monitor housing prices and rents and report to King County the annual determination of housing affordability for four income categories: zero to 50 percent of median income, 50 to 80 percent of median income, 80 to 120 percent of median income, and above 120 percent of median income.

HGP 8.2 Participate in the development of countywide resources, funding, and programs to assist low and moderate-income households in obtaining affordable and appropriate housing.

HGP 8.3 Encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.

HGP 8.4 Work cooperatively with private and not-for-profit developers and social and health service agencies to address local housing needs.

HGP 8.5 Utilize housing and community development block grant funds in order to provide housing opportunities for low and moderate income households.

HGP 8.6 Explore coordination of incentive programs with other cities and King County (King County Housing Assistance Plan) to develop common affordable housing program guidelines and reduce administrative costs.

