

HOUSING

INTRODUCTION

How to Use the Housing Element

The Housing Element specifically considers the condition of the existing housing stock, the scope and nature of housing problems, and fostering a variety of housing types to match the lifestyle and economic needs of the community. This element also examines special housing needs, such as low and moderate-income family housing, foster care facilities, group homes, manufactured homes, government-supported housing, and historically significant housing. The element has been developed in accordance with GMA requirements, King County and Pierce County Countywide Planning Policies, and the Puget Sound Regional Council's Multicounty Planning Policies contained in Vision 2050. The Housing element has also been integrated with all other Plan elements to ensure consistency throughout this Comprehensive Plan.

GOALS AND POLICIES

General Housing Considerations

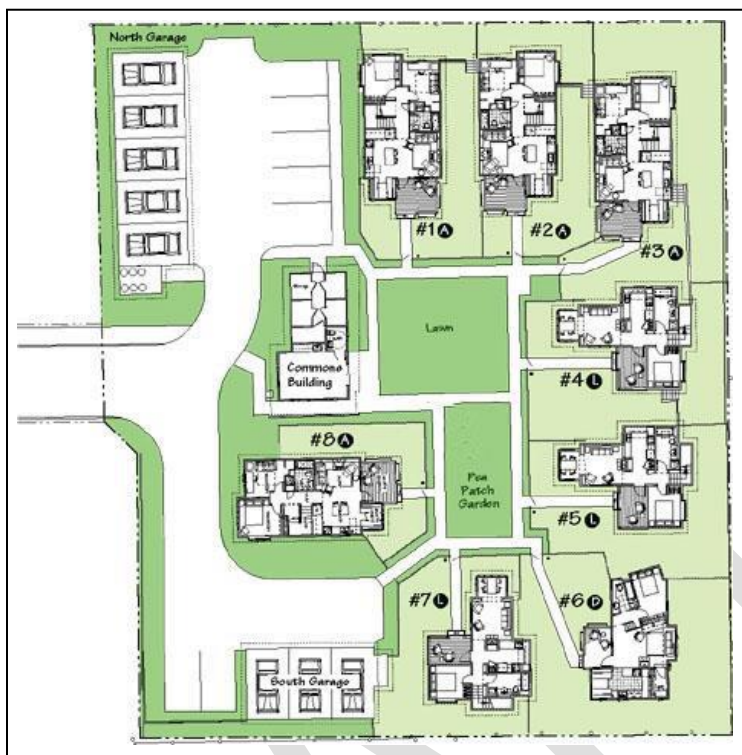
Goal H-1: Allow a broad choice of housing types, locations, tenures, and prices in the land use regulations and zoning code within environmental and utilities constraints. Provide housing opportunities for all ages and types of households, including families, single-headed households, disabled, and elderly.

POLICIES

Policy H-1.1: Reduce delays in housing development through a review of development regulations to remove excessive, duplicative, conflicting, or unnecessary regulations and clarify language for ease of use. The analysis shall consider lot width, street improvement standards, parking, common service lines, among other issues.

Policy H-1.2: Periodically review development regulations to determine if additional site planning techniques or housing types, such as cottage housing, can be allowed in designated zones as permitted uses subject to defined criteria in order to achieve the maximum housing potential of a particular site.

Figure H- 1 Example of Cottage Housing



Policy H-1.3: Allow home occupations in all residential zones to permit occupations or professions which are contained within a dwelling.

Policy H-1.4: Promote the development of senior housing units in proximity to needed services such as medical facilities, transit facilities, or other community services to provide ease of access.

Policy H-1.5: Ensure housing options are available for households of all ages, incomes, and backgrounds to mitigate displacement pressures.

Policy H-1.6: Both internally at the City and in collaboration with the County and local organizations, identify communities that have faced or are at risk of displacement.

Development Capacity

Goal H-2: Provide sufficient development capacity to accommodate the 20-year growth forecast by promoting the creative and innovative use of land designated for residential uses.

POLICIES

Policy H-2.1: Allow housing types and encourage incentives and programs that help accommodate extremely low-, very low-, low-, and moderate-income levels.

Policy H-2.2: Continue to allow group homes and foster care facilities in residential areas, in compliance with federal and state law, that special needs housing is treated the same as any single-family use, and that special needs housing is not prohibited from locating in a certain area.

Policy H-2.3: Encourage compatible infill development on vacant or underutilized sites where sufficient infrastructure (utilities, services, transportation, and street improvements) are already available.

Policy H-2.4: Create incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented, environmentally sensitive, mixed-use residential neighborhoods (i.e., waiving development fees). Existing uses which are complementary, economical, and physically viable shall integrate into the form and function of the neighborhood.

Energy Conservation

Goal H-3: Promote energy conservation in new residential development.

POLICIES

Policy H-3.1: Incentivize energy efficiency in existing and new housing developments and increase the percentage of new development and redevelopment that is built at higher performing energy and environmental standards.

Policy H-3.2: Prioritize east/west street orientations so that residential site design can maximize the passive and active solar gains.

Policy H-3.3: Review and update codes to support solar energy and other renewable sources of energy. Update Zoning and Subdivision codes to encourage the use of subdivision design and the placement of homes on lots that foster either passive or active solar energy use.

Policy H-3.4 Encourage and provide information on rooftop solar opportunities for homeowners.

Community Residential Design

Goal H-4: Ensure high-quality residential designs through appropriate design standards.

POLICIES

Policy H-4.1: Encourage specific architectural characteristics for residential areas, such as porches, bay windows, and accessory buildings that are characteristic of Pacific's residential areas.

Policy H-4.2: Design multi-family developments, townhouses, or commercial development to reflect the scale and appearance of existing neighborhoods by incorporating characteristics like separate entrances for each unit, porches, pitched roofs, decks, and bay windows. Review and update design guidelines that address access points, circulation, parking, building pads, maximum heights, and roof designs to ensure they encourage quality design.

Policy H-4.3: Encourage varied and human-scaled residential design that provides visual interest to pedestrians, compatibility with historic buildings or other neighborhood structures, security, and enhancement of the streetscape.

Livability, Preservation, and Rehabilitation

GOAL H-5: Maintain and enhance Pacific's character as a family-oriented community by ensuring the continued livability of existing neighborhoods while

providing opportunities for a variety housing types for households with different needs.

POLICIES

Policy H-5.1: Conserve the livability of residential areas through the preservation and improvement of existing housing stock and amenities.

Policy H-5.2: Explore areas that may benefit from performance zoning to reduce residential displacement pressures. Criteria for performance zoning could consider the generation of affordable housing, mitigation, or avoidance of the displacement of current residents, protection of natural features and open spaces, impact on existing utilities, traffic generation, neighborhood compatibility, and the policies of this Comprehensive Plan.

Goal H-6: Encourage rehabilitation or renovation of existing housing.

POLICIES

Policy H-6.1: Support existing housing through housing rehabilitation programs and strong code enforcement.

Policy H-6.2: Work with the appropriate local, state, and federal agencies to encourage grants, loans, and other mechanisms for individual homeowners to rehabilitate or renovate housing. Staff should work with the State to identify the applicable funding sources that could help homeowners rehabilitate their homes.

Policy H-6.3: In cooperation with King County and Puget Sound Energy, promote the use of weatherization programs for existing housing and promote weatherization assistance to low-income families through the Weatherization Assistance Program to help reduce energy use and energy bills.

Policy H-6.4: Encourage “pride of home ownership” by providing information on home maintenance, repairs, and existing programs that assist homeowners.

Policy H-6.5: Accommodate and encourage non-profit housing agencies' efforts to purchase and rehabilitate housing to meet affordable housing and special housing needs of the community. Utilize funding programs such as those administered by the Department of Housing and Urban Development to allow non-profit organizations to purchase low-income property or housing.

Policy H-6.6: Utilize programs such as the HOME Investments Partnerships Program (HOME) provides grants to States and local governments to fund a wide range of activities including building, buying, and/or rehabilitating housing from rent or homeownership and providing direct rental assistance to low-income families.

Housing that is Affordable

Goal H-7: Pursue opportunities to preserve and develop housing throughout the City that is affordable and addresses the needs of all economic segments.

POLICIES

Policy H-7.1: Respond to the housing needs of individuals and families that cannot afford, or do not choose, to live in traditional detached single-family housing. Review existing housing stock and housing assistance programs to provide opportunities for housing that is affordable.

Policy H-7.2: Assess the need for and coordinate with neighboring jurisdictions to provide affordable housing based on accommodating its fair share of regional need for low- and moderate-income housing.

Policy H-7.3: Review and re-evaluate development regulations, permit procedures, and funding decisions that affect housing.

Policy H-7.4: Continue to permit manufactured homes in all single-family zones, subject to design standards.

Policy H-7.5: Incentivize affordable housing opportunities and provide information on affordable housing to residents throughout the City.

Policy H-7.6: Incentivize and work cooperatively with private and non-profit housing developers to provide affordable housing.

Policy H-7.7: Mitigate and prevent displacement as a result of the redevelopment of older and existing affordable housing becoming redeveloped by encouraging good management, preservation, maintenance, and improvements to existing affordable housing.

Policy H-7.8: Assess residential zoning for discriminatory and disproportionate impacts, ensuring that housing is available regardless of a household's income, race, ability, or age.

Policy H-7.9: Consider infrastructure availability and gaps when implementing policies encouraging affordable housing supply.

Consistency

Goal H-8: Maintain consistency with the King County Countywide Planning Policies on Affordable Housing.

POLICIES

Policy H-8.1: Consider the availability and proximity of transit facilities, government facilities and services, and commercial and recreational services in determining the suitability of the location and identification of sites for affordable housing to provide alternative transportation options that reduce expenditures on transportation costs for low-income families.

Policy H-8.2: Assess the City's success in meeting the housing demands and affordable housing goals. Monitor the achievement of the policies under this goal not less than once every five years.

Policy H-8.3: Encourage reduction in lot sizes to both increase single-family home ownership and maintain single-family neighborhood scale and design.

Policy H-8.4: Streamline development review for residential and commercial development in centers and areas with a high concentration of transit.

Residential Growth

Goal H-9: Guide new residential growth so that it occurs in a manner consistent with community objectives.

POLICIES

Policy H-9.1: Continue to allow accessory dwelling units (ADUs) in single-family areas subject to specific regulatory standards.

Policy H-9.2: Increase opportunities for higher density multifamily development in designated areas of the City.

Policy H-9.3: Revise the zoning code to allow single-family housing that meets the state's Middle Housing requirements.

Policy H-9.4: Encourage the use of clustering and other site planning techniques to improve the quality of developments, minimize urban sprawl, and protect critical areas.

Policy H-9.5: Provide opportunities for clustered medium- and high-density multifamily development near commercial and mass transit facilities.

Policy H-9.6: Provide and preserve existing long-term affordable housing in walking distance of transit.

Policy H-9.7: Require adequate buffering, including landscaping or natural features, between developments where needed to mitigate adverse impacts between different types of housing and open space or the natural environment.

Social Services

Goal H-10: Preserve and promote those community facilities and programs that are important to the safety, health, and social needs of families and children.

POLICIES

Policy H-10.1: Prioritize the maintenance and improvement of the quality of public services in historically underserved areas of the City.

Policy H-10.2: Recognize the important role of public improvements, facilities, and programs in providing community support and strong social programs for youth and families.

Policy H-10.3: Review proposals to site facilities providing new or expanded social services to determine their potential impacts and whether they meet the needs of the City using specific criteria, which may include the funding of social service centers that serve areas larger than Pacific alone, reliance on equitable sources of funding, and the establishment of strong working relationships between the facilities and affected neighborhoods.

Multifamily Uses

Goal H-11: Improve the quality and availability of multiple-family housing choices.

POLICIES

Policy H-11.1: In areas with existing multiple-family development, provide for increased multiple-family development of similar scale.

Policy H-11.2: In considering where future higher density development should locate, give priority to designated Special Planning Areas (where such use can be balanced and planned with single family areas), areas with high levels of transit service.

Policy H-11.3: Develop regulations guiding appearance, scale, and location of new multiple-family development to enable a range of dwelling types and amenities.

Policy H-11.4: Improve existing housing stock by encouraging revitalization or replacement of existing multiple-family housing, while avoiding or mitigating potential displacement.

Policy H-11.5: Direct multiple-family housing to locations that provide direct access to transportation, businesses, and other amenities.

Policy H-11.6 Develop and implement design codes and guidelines to address the orientation, mass and bulk, open space, parking, and landscaping requirements for multiple-family housing to ensure high-quality design.

Policy H-11.7: Allow multiple-family dwellings in appropriate locations to provide for housing variety and affordability.

Policy H-11.8: Encourage the siting of moderate density units, including cottages, townhomes, multiplexes, and similar small scale and attached unit types, as a buffer between single family areas and more intense uses. Such buffering is appropriate between single family areas and commercial uses. Higher density units are not to be considered a buffer to single family residential.

Policy H-11.9: Limit higher density developments or larger scale multiple-family developments to residential areas where they can be developed as a unit with the necessary supporting facilities. Provide adequate access to developed arterials with minimal potential to generate traffic through single family areas.

Policy H-11.10: Require a high-quality pedestrian amenities such as walkways, trails, bike paths, or recreational facilities/corridors to link multiple-family housing to commercial and service areas.