



**PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, MARCH 5, 2025**

THE PLANNING COMMISSION WILL HOLD THIS MEETING IN PERSON IN THE CITY HALL COUNCIL CHAMBERS AND ON THE ZOOM WEBINAR PLATFORM. MEMBERS OF THE PUBLIC WHO DO NOT WISH TO VIEW THE MEETING VIA THE CITY'S STREAMING OPTION (AVAILABLE THROUGH THE WEBSITE AT BAINBRIDGEWA.GOV) WILL BE ABLE TO CALL INTO THE ZOOM MEETING.

[HTTPS://BAINBRIDGEWA.ZOOM.US/J/87901521671](https://bainbridgewa.zoom.us/j/87901521671)

OR ONE TAP MOBILE :

US: +12532158782

OR TELEPHONE:

DIAL(FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):

US: +1 253 215 8782

WEBINAR ID: 879 0152 167

AGENDA

1. CALL TO ORDER/LAND ACKNOWLEDGMENT - 6:00 PM

We would like to begin by acknowledging that the land on which we gather is within the ancestral territory of the Suquamish, "People of Clear Salt Water." Expert fishermen, canoe builders and basket weavers, the Suquamish live in harmony with the lands and waterways along Washington's Central Salish Sea as they have for thousands of years. Here, the Suquamish live and protect the land and waters of their ancestors for future generations as promised by the Point Elliot Treaty of 1855.

2. APPROVAL OF AGENDA / CONFLICTS OF INTEREST DISCLOSURE - 6:05 PM

3. PUBLIC COMMENT INSTRUCTIONS - 6:10 PM

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. Members of the public who wish to provide public comment in-person at a Planning Commission meeting should sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet, and speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed. Orderly behavior and civility in remarks is expected with no clapping or booing, and no yielding of one person's time to another person.

Guidelines for public comment are provided. Remote public comment is allowed with advance notice to the Clerk to the Planning Commission by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name and to keep their camera turned on to show their true uncovered face while delivering their comments.

Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Public Comment Instructions -

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)

4. UNFINISHED BUSINESS - 6:20 PM

Continued Discussion on Winslow Subarea Plan

[Winslow Geographies 3 5 PC Slides_plc.pdf](#)

[Commissioner Birtley Slides presented at PC Meeting February 27 2025.pdf](#)

8. ADJOURNMENT - 8:20 PM

GUIDING PRINCIPLES

Guiding Principle #1 - Preserve the special character of the Island, which includes downtown Winslow's small town atmosphere and function, historic buildings, extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Guiding Principle #2 - Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

Guiding Principle #3 - Foster diversity with a holistic approach to meeting the needs of the Island and the human needs of its residents consistent with the stewardship of our finite environmental resources.

Guiding Principle #4 - Consider the costs and benefits to Island residents and property owners in making land use decisions.

Guiding Principle #5 - The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Guiding Principle #6 - Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Guiding Principle #7 - Reduce greenhouse gas emissions and increase the Island's climate resilience.

Guiding Principle #8 - Support the Island's Guiding Principles and Policies through the City's organizational and operating budget decisions.



Planning Commission meetings are wheelchair accessible. Assist listening devices are available in Council Chambers. If you require additional ADA accommodations, please contact the Planning & Community Development Department at (206) 780-3750 or pcd@bainbridgewa.gov by noon on the day preceeding the meeting.

Public Comment may be limited to allow time for the Commissioners to deliberate. To provide additional public comment, email your comment to pcd@bainbridgewa.gov or mail it to Planning and Community Development, 208 Madison Avenue North, Bainbridge Island, WA 98110.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: March 5, 2025

ESTIMATED TIME: 10 Minutes

AGENDA ITEM: Public Comment Instructions -

AGENDA CATEGORY: Discussion

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):

PREVIOUS COUNCIL REVIEW DATE(S):

RECOMMENDED MOTION:

Discussion Only

ATTACHMENTS:

[Instructions_for_Providing_Public_Comment_for all PC agendas 20250103.pdf](#)



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Members of the public are encouraged to submit written public comment to the Planning Commission at any time by emailing pcd@bainbridgewa.gov. For members of the public who wish to provide public comment in-person, at a Planning Commission meeting:

1. Sign up to speak on the sign-in sheet by the Chamber doors. The Planning Commission Chair will call the people signed up on the sign-in sheet
2. Speakers will have up to three minutes to speak from the podium. Please speak directly into the microphone, which is adjustable. A timer on the screen will indicate when 3 minutes (or such other time set by the Chair) has elapsed, and there is no yielding of one person's time to another person.
3. Orderly behavior and civility in remarks is expected with no clapping or booing, Guidelines for public comment are provided.
4. Remote public comment is allowed with advance notice to the Planning & Community Development Department by noon on the date of the meeting at pcd@bainbridgewa.gov, provided that all remote commenters shall be required to display their true name on Zoom.
5. Public comment is not accepted during the balance of the Planning Commission meeting, unless a public hearing or public participation meeting is on the agenda.

Instructions for Providing Public Comment Remotely

1. Contact the Planning & Community Development Department at pcd@bainbridgewa.gov no later than Noon on the day of the meeting. State which meeting you would like to make a public comment and provide your true name.

IMPORTANT: No remote public comment will be accepted without first registering at the email address above.

2. Join the Zoom webinar by following the link posted on the agenda and on the City's website calendar. Sign into Zoom. You will need to enter and display your true name on Zoom.
3. The Chair will indicate when it is time for you to make a public comment.

Excerpts from the Governance Manual regarding public comment (although “City Council” is mentioned below, this information applies equally to Planning Commission):

5.6 Respect and Decorum

It is the duty of the Presiding Officer and Councilmembers to maintain dignity and respect for their offices, City staff, and the public. While the Council is in session, the Councilmembers shall preserve civility, order and decorum. No member of the public shall, by conversation or otherwise, delay, disrupt, or interrupt the proceedings of the Council, nor engage in any of the prohibited behavior described below. Councilmembers and the public shall obey the proper orders of the Presiding Officer of the meeting.

5.6.1 Orderly Behavior and Civility in Remarks

Any person disrupting the business of the Council, either while addressing the Council or attending the proceedings, shall be asked to leave, or be removed from the meeting. Continued disruptions may result in a point of order by the Presiding Officer or a Councilmember pursuant to the Council’s parliamentary rules, or a recess, forced removal, or adjournment as described elsewhere in this manual. Disruptive behavior includes, but is not limited to, the following:

- (a) Speaking without being recognized by the Presiding Officer.
- (b) Continuing to speak after the allotted time has expired.
- (c) Speaking on an item at a time not designated for discussion by the public of that item, such as speaking on a quasi-judicial item at a time other than during a public hearing or closed record proceeding on the matter.
- (d) Throwing objects.
- (e) Speaking on an issue that is not a public topic, in violation of Section 9.12.2.
- (f) Speaking in favor of or in opposition to a ballot proposition or a candidate for public office, provided, that public comment is allowed when the City Council is considering taking a collective position in favor of or in opposition to a ballot proposition as authorized in RCW 42.17A.555.
- (g) Impersonating a City Councilmember or a member of the City staff.
- (h) Shouting or otherwise engaging in loud or boisterous behavior.
- (i) Continuing to make repetitive remarks after being requested not to do so by the Presiding Officer or a majority of the City Council.
- (j) Attempting to engage the audience rather than the Council, e.g., asking audience members to stand, clap, boo or otherwise express collective support or opposition to any matter.

- (k) Booing, hissing, or otherwise disrupting the comments of another speaker.
- (l) Using racial slurs or other slurs directed at the color, creed, religion, ancestry, gender, sexual orientation, gender expression or identity, national origin, citizenship or immigration status, or mental, physical, or sensory disability of any individual or group, under circumstances where such words constitute “fighting words” under constitutional law.
- (m) Refusing to modify conduct after being advised by the Presiding Officer that the conduct is disrupting the meeting or disobeying any other lawful order of the Presiding Officer or a majority of the City Council.

5.6.2 Permission Required to Address the Council

Persons other than Councilmembers and Administration shall be permitted to address the Council only upon recognition and introduction by the Presiding Officer of the meeting.

.....

9.12.2 Subjects – Whether or Not on the Current Agenda

Public comments received during the public comment period may be on any public topic, whether or not on the agenda, but a comment on the subject that is covered by a public hearing at that meeting must be made during the period of the public hearing. All public comment shall be made consistent with Section 5.6.

9.12.3 Use of Microphones

Comments shall be made directly into the microphone, as it is necessary for the public record and for the audience to hear all proceedings. No comments shall be made from any other location.



CITY OF
BAINBRIDGE ISLAND

Planning Commission Special Meeting Agenda Bill

MEETING DATE: March 5, 2025

ESTIMATED TIME: 2 Hours

AGENDA ITEM: Continued Discussion on Winslow Subarea Plan

AGENDA CATEGORY: Review and
Recommendation

PROPOSED BY: Planning &
Community Development

PREVIOUS PLANNING COMMISSION REVIEW DATE(S):
January 9, 13, 30 and February 13 and 27, 2025

PREVIOUS COUNCIL REVIEW DATE(S):
Monthly updates to City Council, including February 25, 2025.

RECOMMENDED MOTION:

I move to recommend the following zoning district boundaries, building heights and Floor Area Ratios for further analysis and capacity calculations by staff:

High School Road - _____

Ferry District - _____

SUMMARY:

This Special Meeting will be devoted to discussing future zoning for the Ferry and High School Road and zoning districts. If time allows, the Central Core and newly proposed "Transition" zone could also be discussed. The extent and boundaries of the various zoning districts will be discussed along with the districts' recommended building heights and Floor Area Ratios (FAR).

A working outer boundary for the Winslow Subarea was recommended by the Planning Commission at their February 27, 2025 meeting.

City staff slide presentation is attached to assist this discussion. The information that Planning Commission Chair Birtley began to present at the end of the February 27, 2025 meeting is also attached.

Additional information about the Winslow Subarea Plan can be found on the project website:

<https://cityofbainbridgeisland.civilspace.io/en/projects/winslow-subarea-plan-update>

BACKGROUND: The Planning Commission is reviewing and making recommendations on a preferred alternative for the Winslow Subarea Plan.

ATTACHMENTS:

Winslow Geographies 3 5 PC Slides_plc.pdf
Commissioner Birtley Slides presented at PC Meeting February 27 2025.pdf

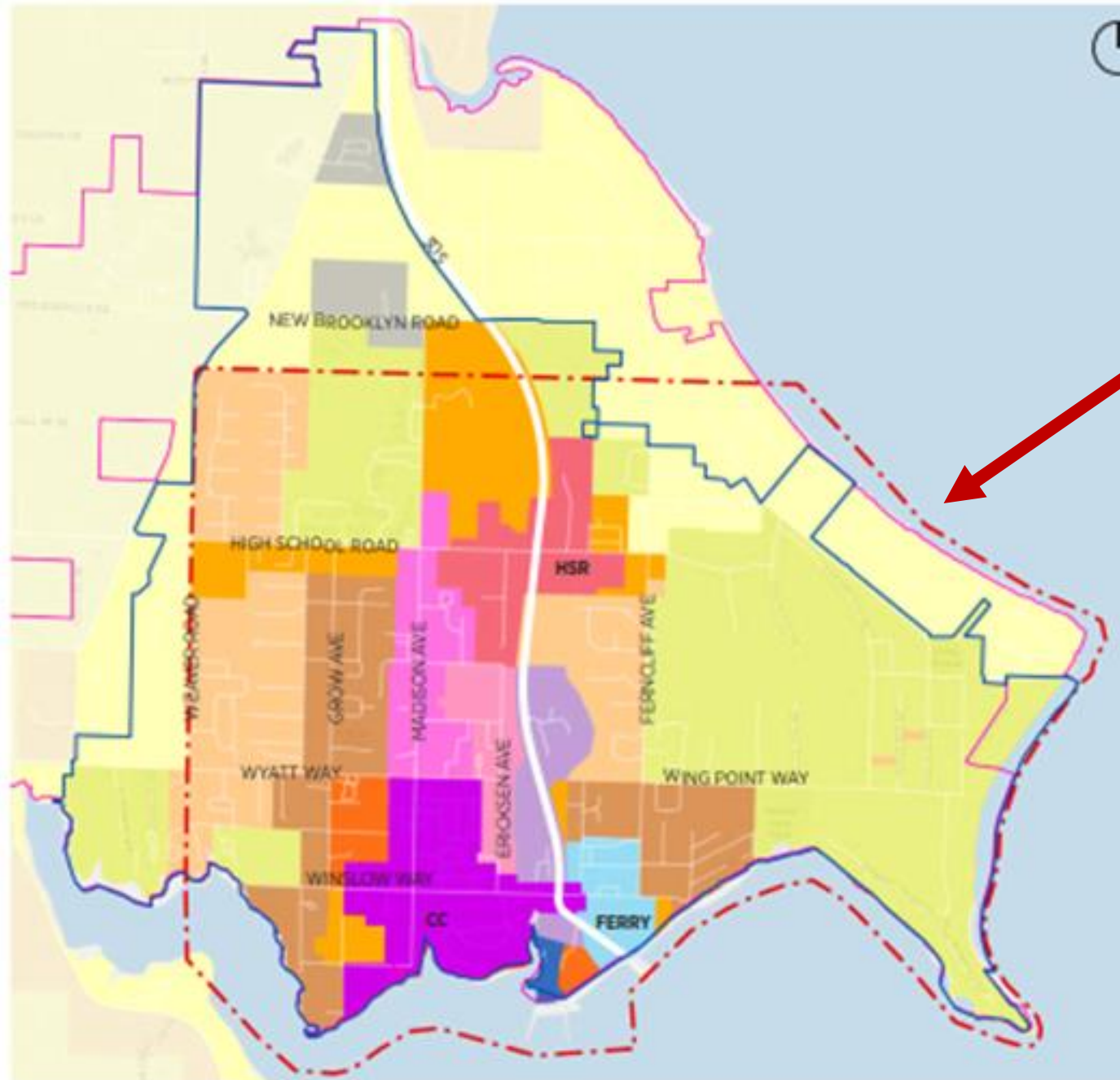


**CITY OF
BAINBRIDGE ISLAND**

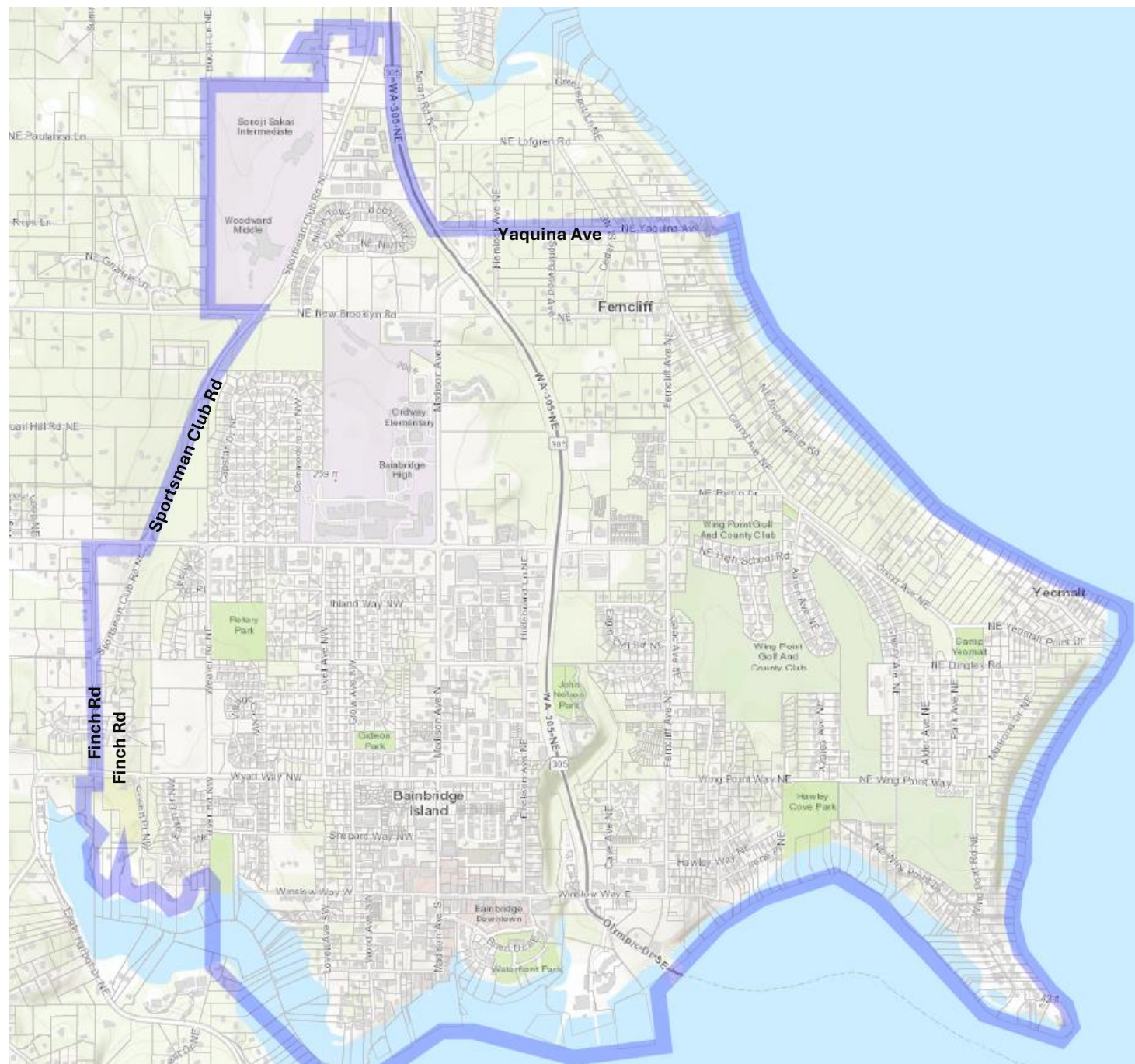
Prepared for:
Planning Commission
Special Meeting

March 5, 2025

Winslow Subarea Boundary and Zoning Districts



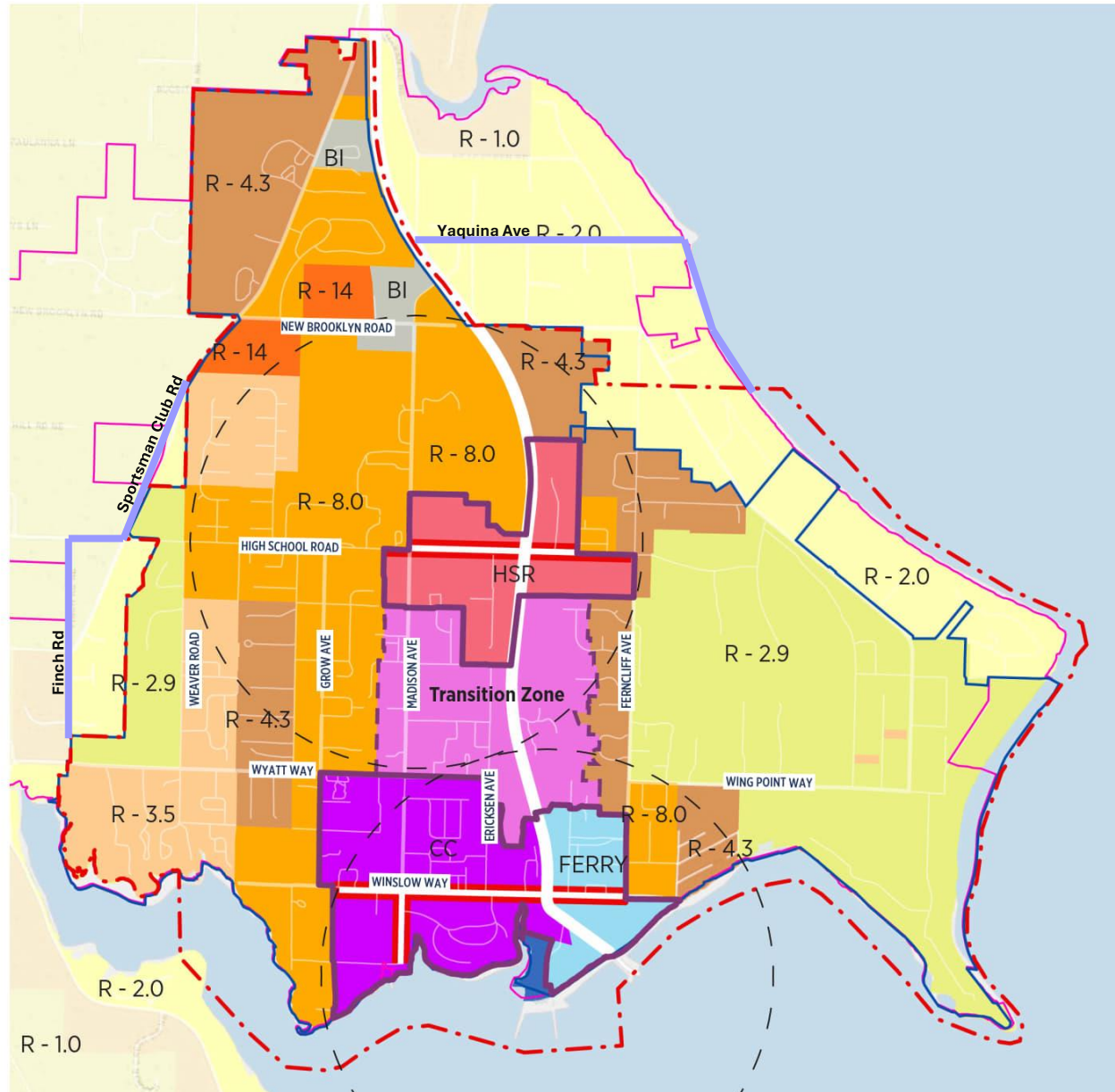
Existing Subarea Boundary & Zoning



Preliminary Winslow Subarea Boundary: Sewer Service Area + N to Yaquina Ave + W to Finch Road

(2/27 Planning Commission)

DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



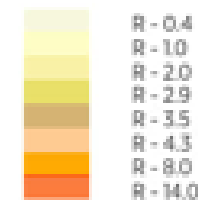
Preliminary Winslow Subarea Boundary:

Sewer Area

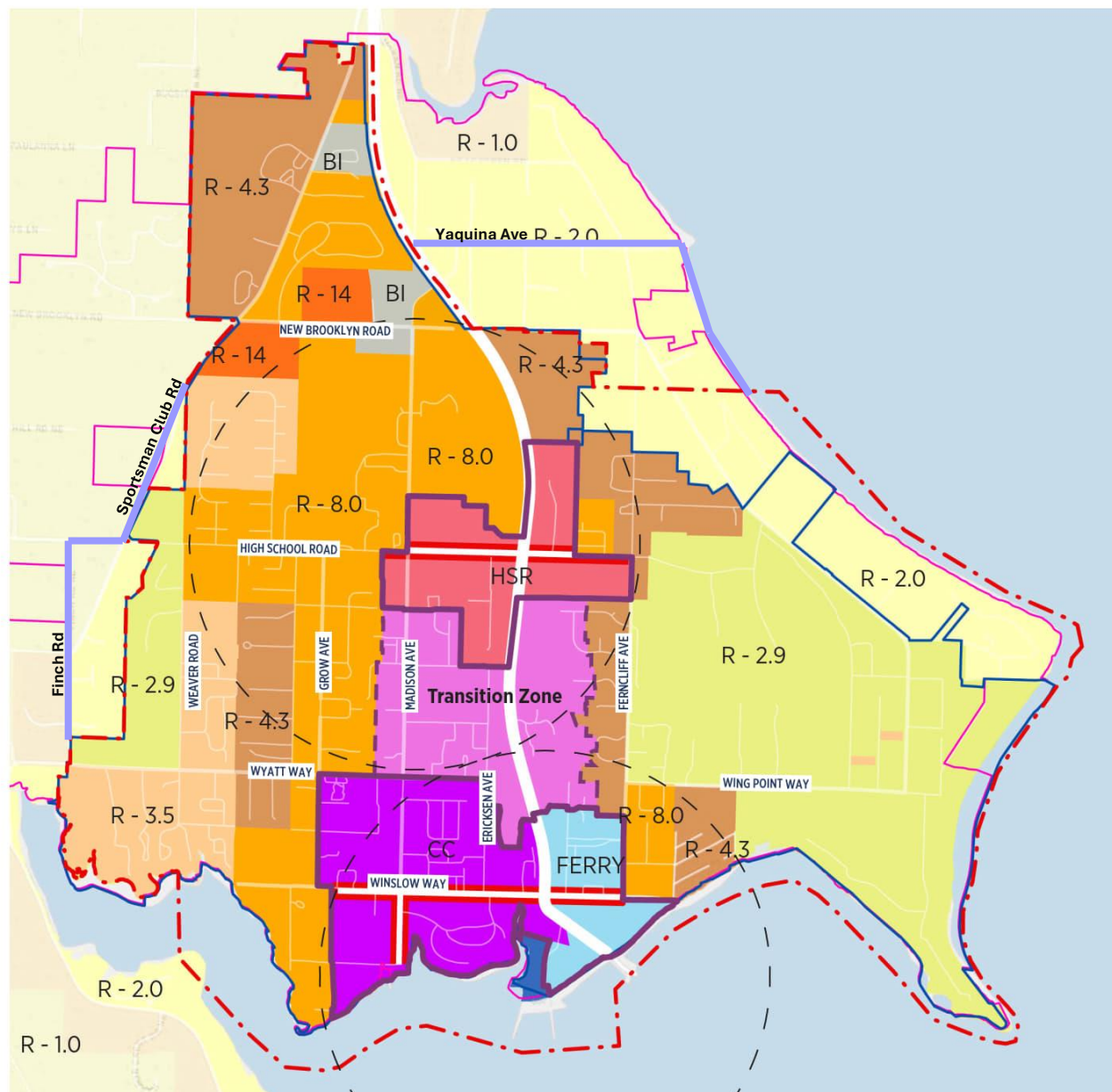
+

2/27 Planning Commission Additions

Legend

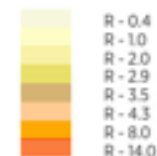


DRAFT PREFERRED ALTERNATIVE - WINSLOW SUBAREA AND ZONING DISTRICT BOUNDARIES



Alternative 1 (Existing)					
Zones	Core	Ferry	HS	Erick	Mad
Mixed Use Density Floor	1.0	0.5	0.3	0.5	0.5
Area Ratio (FAR)	(base) 1.5 (max)	(base) 1.4 (max)	(base) 0.9 (max)	(base) 0.9 (max)	(base) 1.0 (max)
Max. Building Height	45 ft	45 ft	45 ft	35 ft	35 ft
Draft Preferred Alternative					
Mixed Use Density Floor	2.0	3.0	2.5	Transition	
Area Ratio (FAR)				1.2	
Max. Building Height	55 ft	65 ft	65 ft	45 ft	

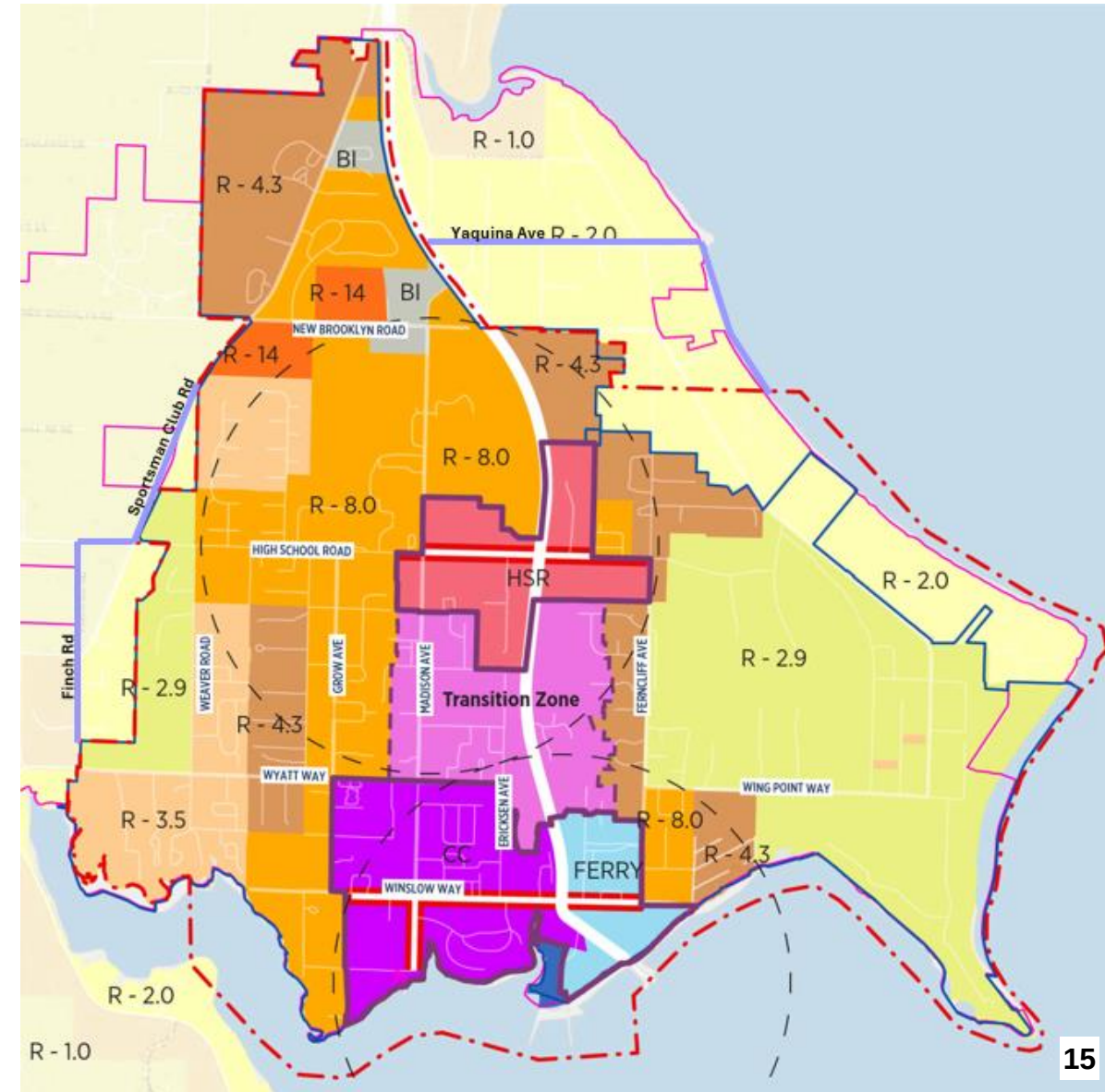
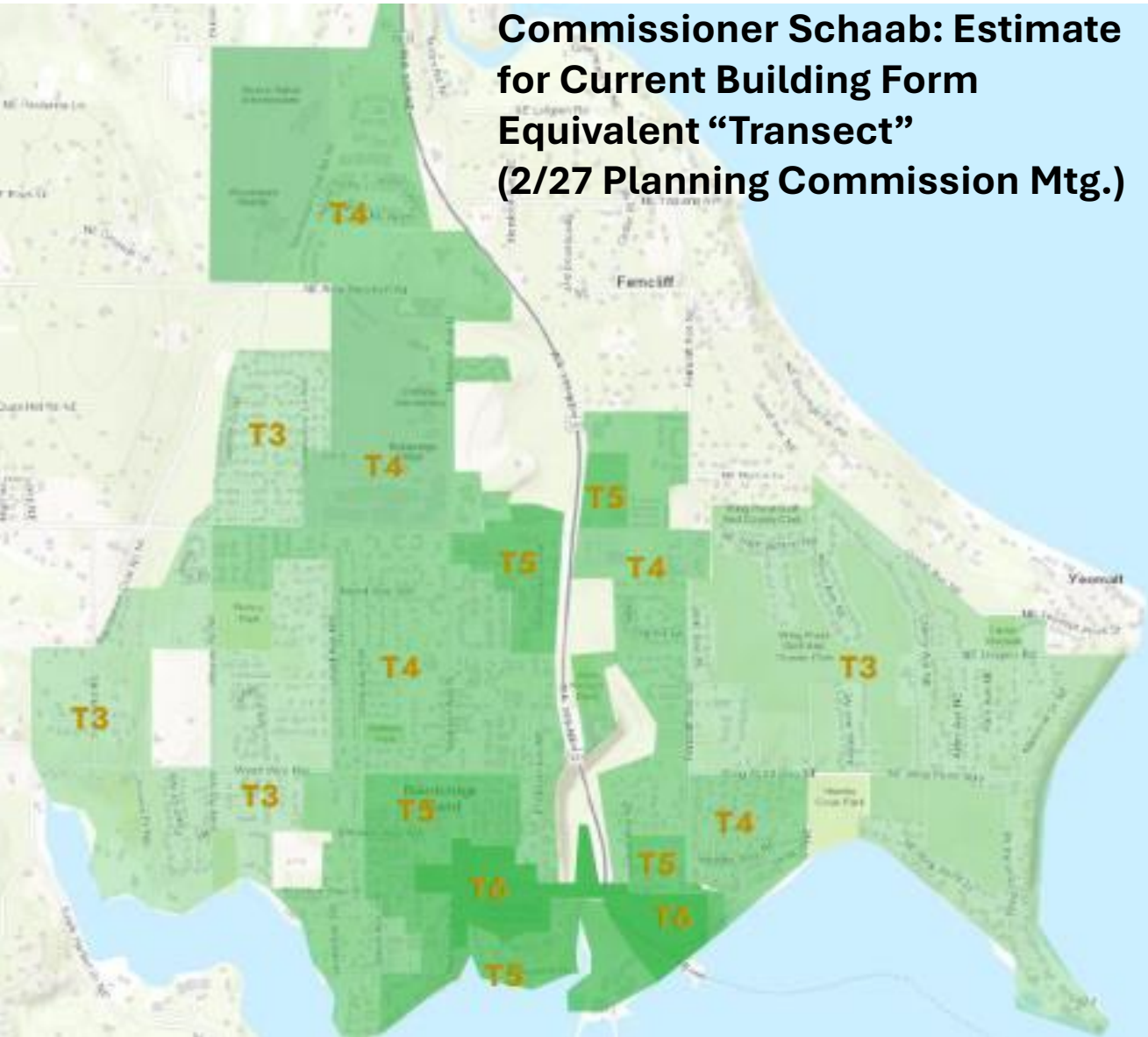
Legend



- CC - Central Core Overlay
- Ferry - Ferry Terminal Overlay
- HSR - High School Road Districts I and II
- BI - Business/Industrial
- WD-I - Water-Dependent Industrial
- Cores / Walkable Corridors Zone
- Transitional Zone
- Active Ground Floor Corridor
- Current SubArea Boundary
- Winslow Water Services Boundary
- Sewer Service Area Boundary
- 5 Minutes Walkshed

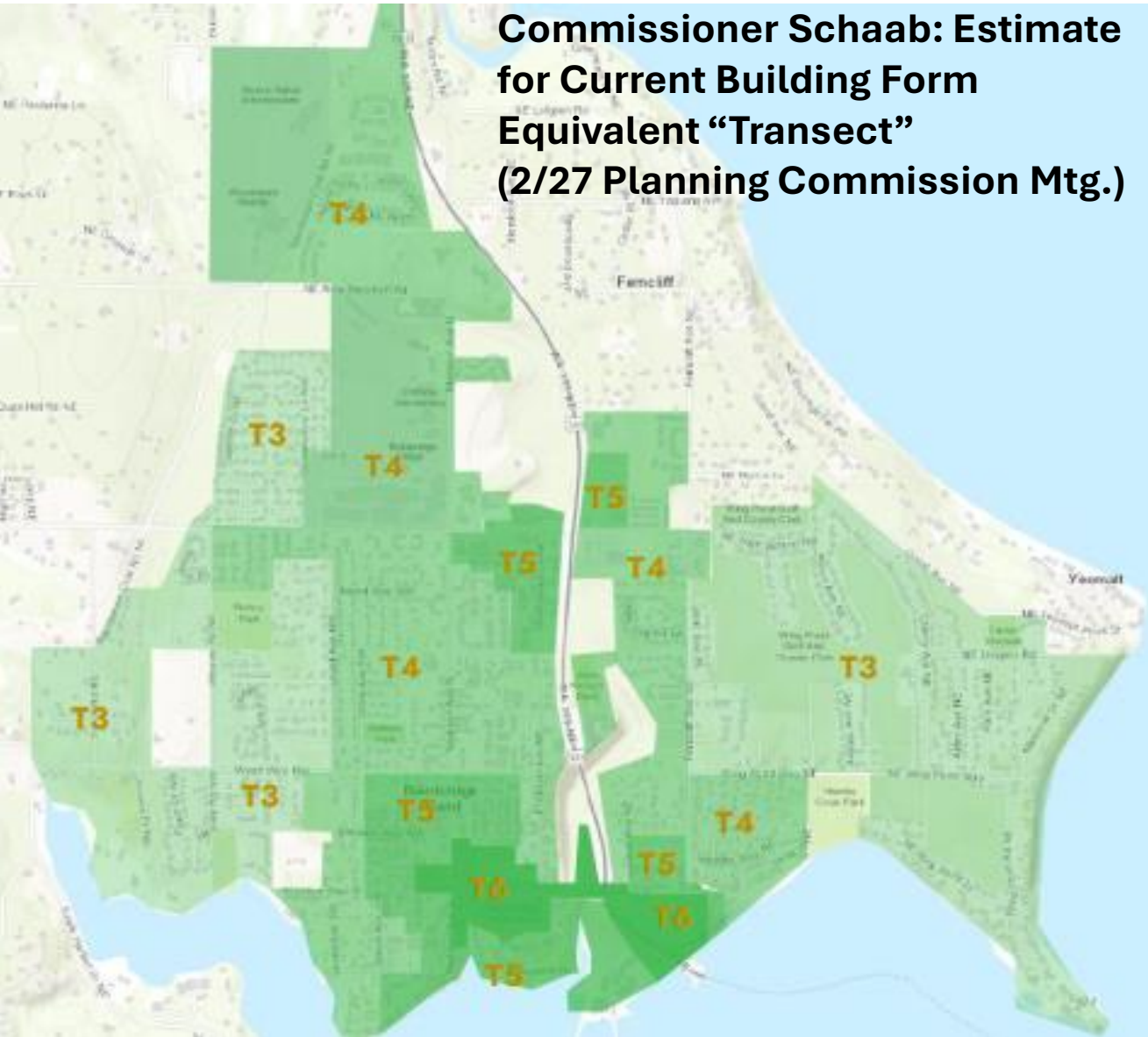
DISCUSS PREFERRED ALTERNATIVE FOR WINSLOW BY ZONE & TRANSECT

**Commissioner Schaab: Estimate
for Current Building Form
Equivalent “Transect”
(2/27 Planning Commission Mtg.)**



DISCUSS PREFERRED ALTERNATIVE FOR WINSLOW BY ZONE & TRANSECT

**Commissioner Schaab: Estimate
for Current Building Form
Equivalent “Transect”
(2/27 Planning Commission Mtg.)**



T-1: Natural Zone

T-2: Rural Zone

T-3: Sub-Urban Zone

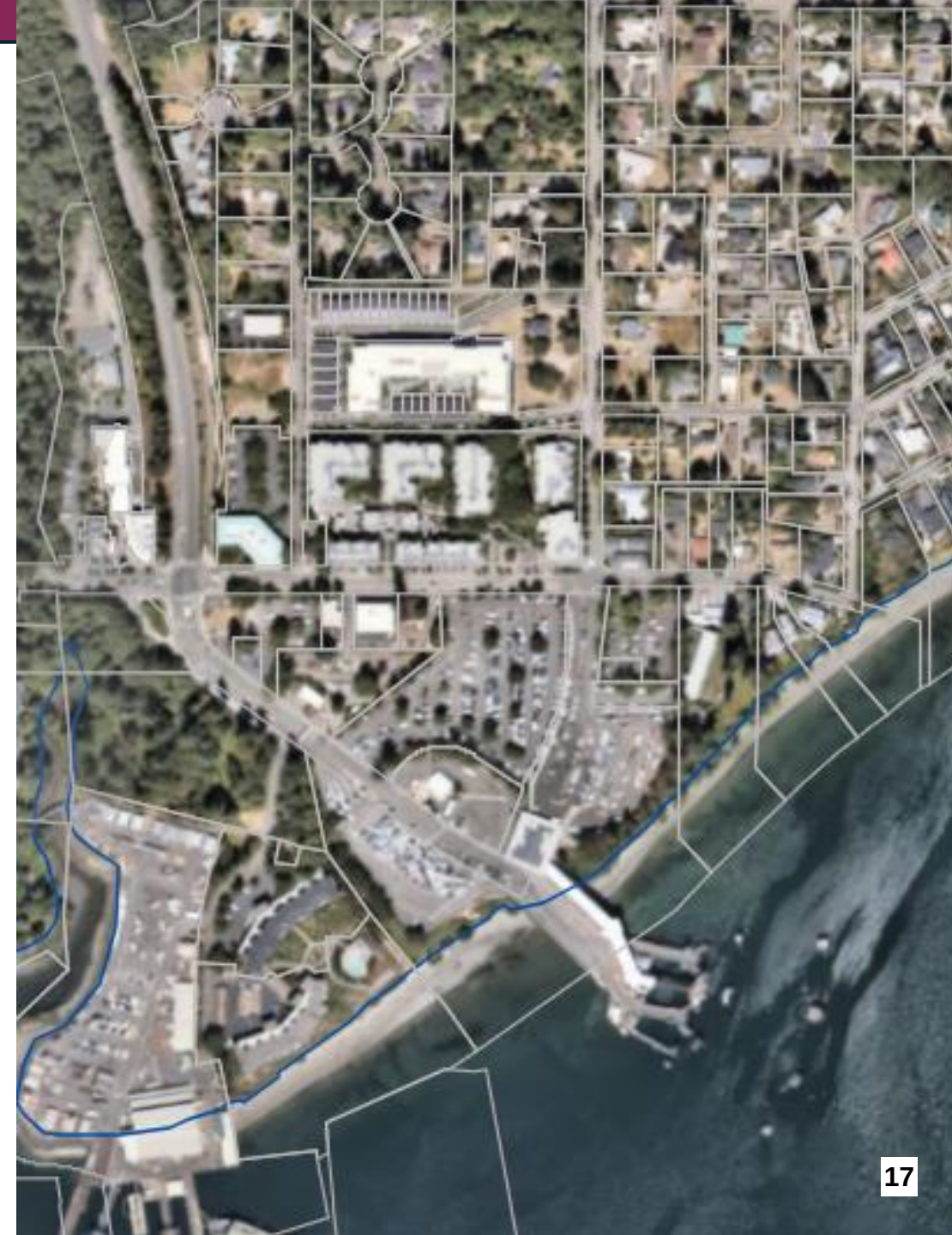
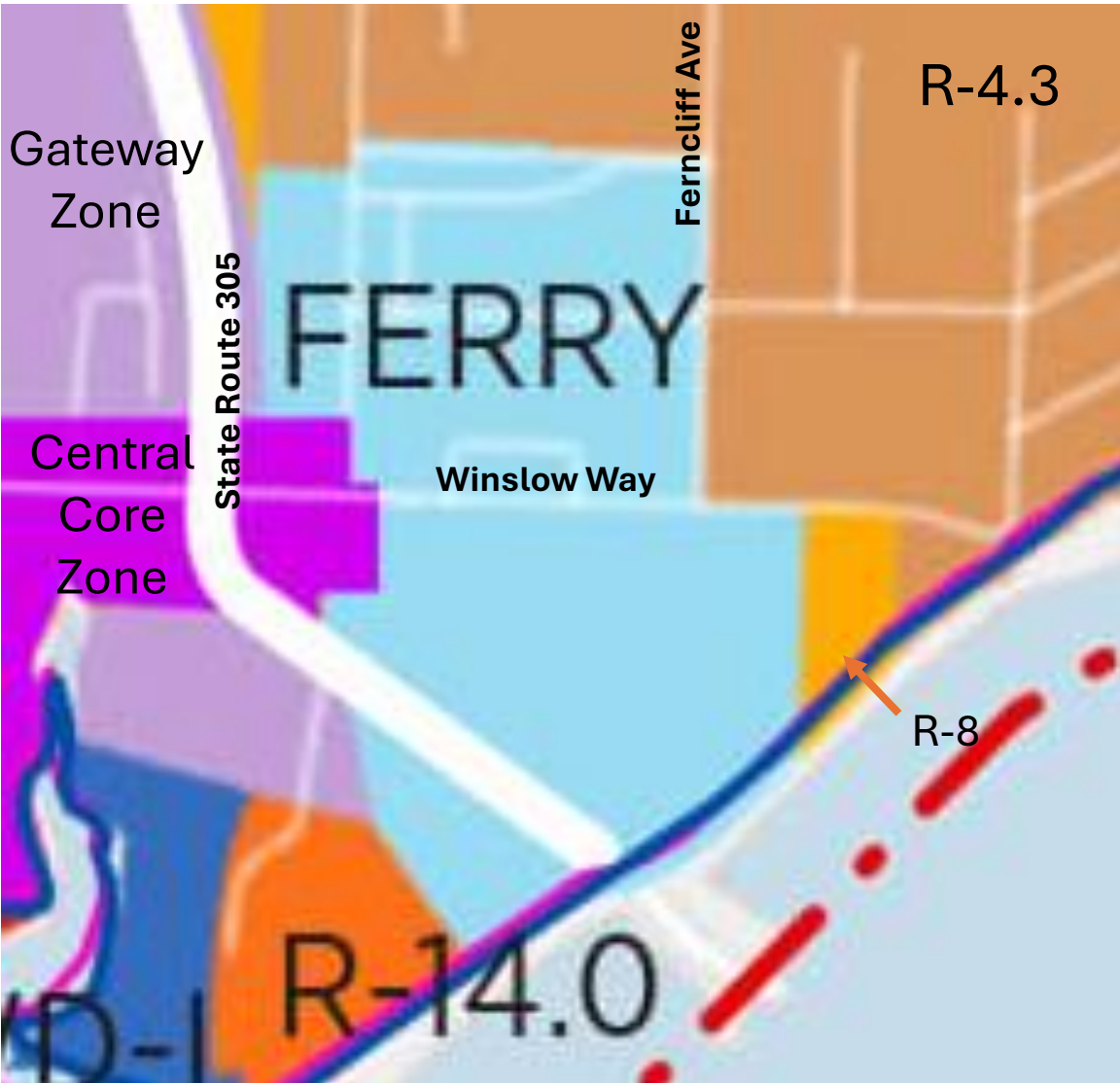
T-4: Urban Neighborhood

T-5: Urban Center

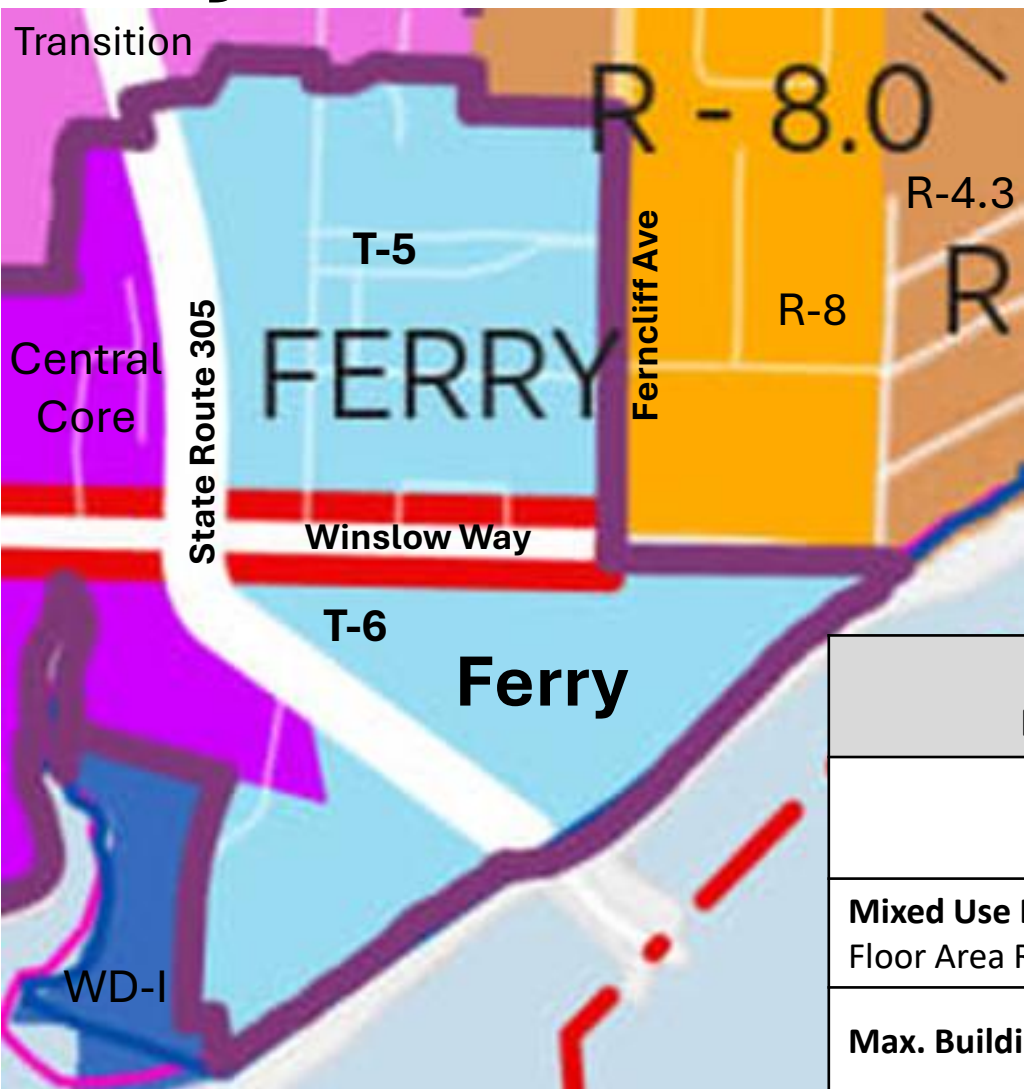
T-6: Urban Core



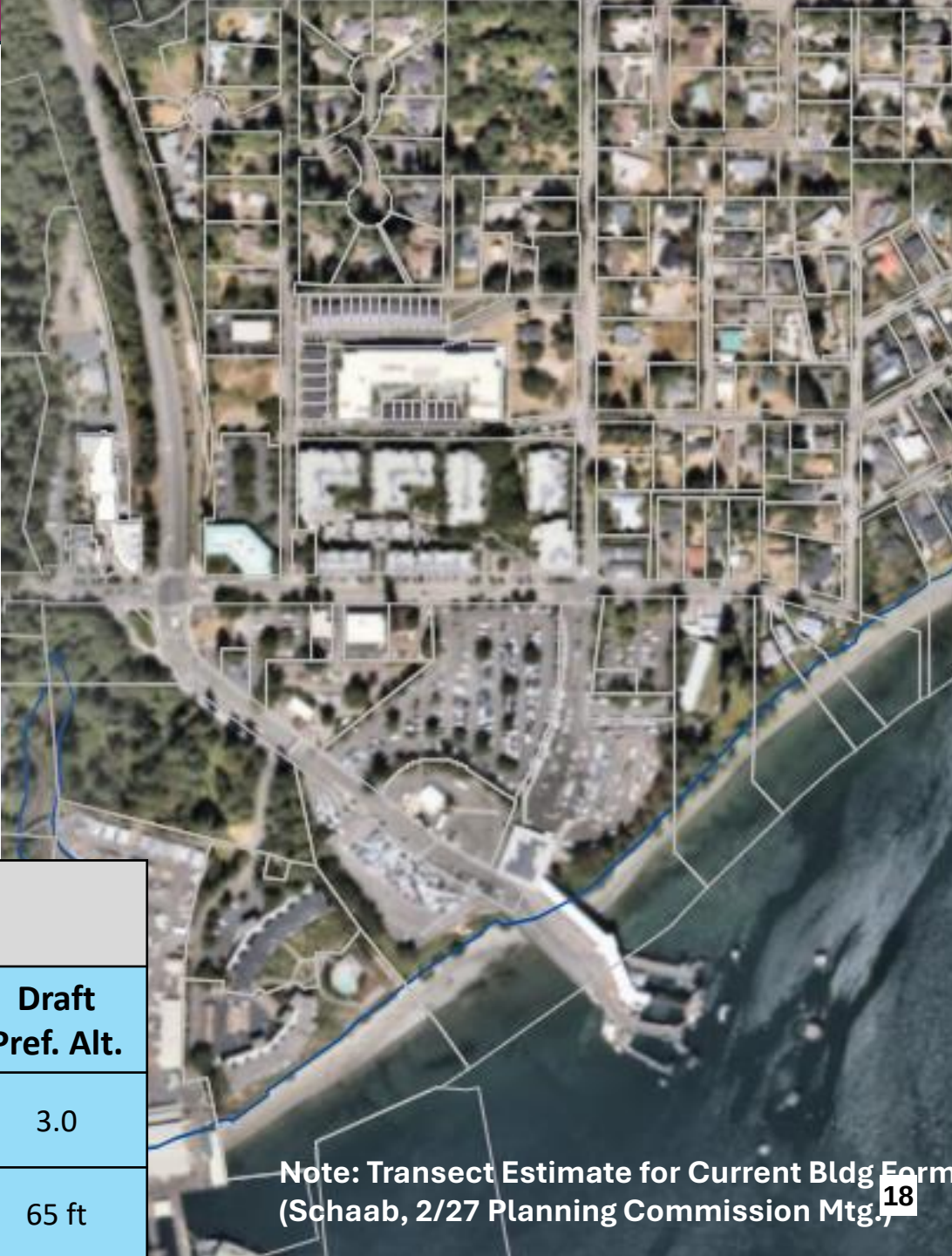
Existing Ferry Zone



Draft Alternative Ferry Zone

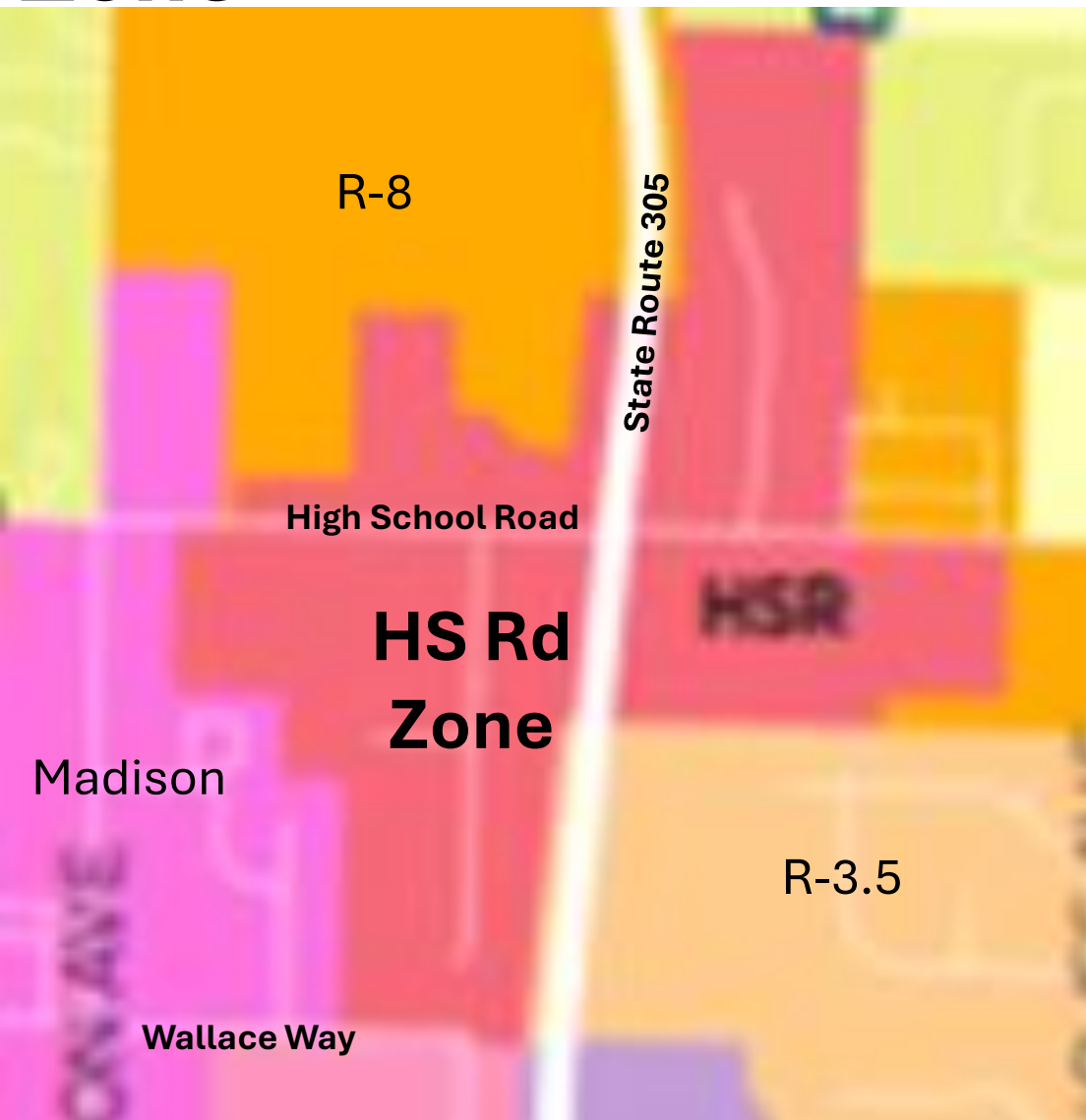


Ferry Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.5 (base) 1.4 (max)	3.0
Max. Building Height	45 ft	65 ft

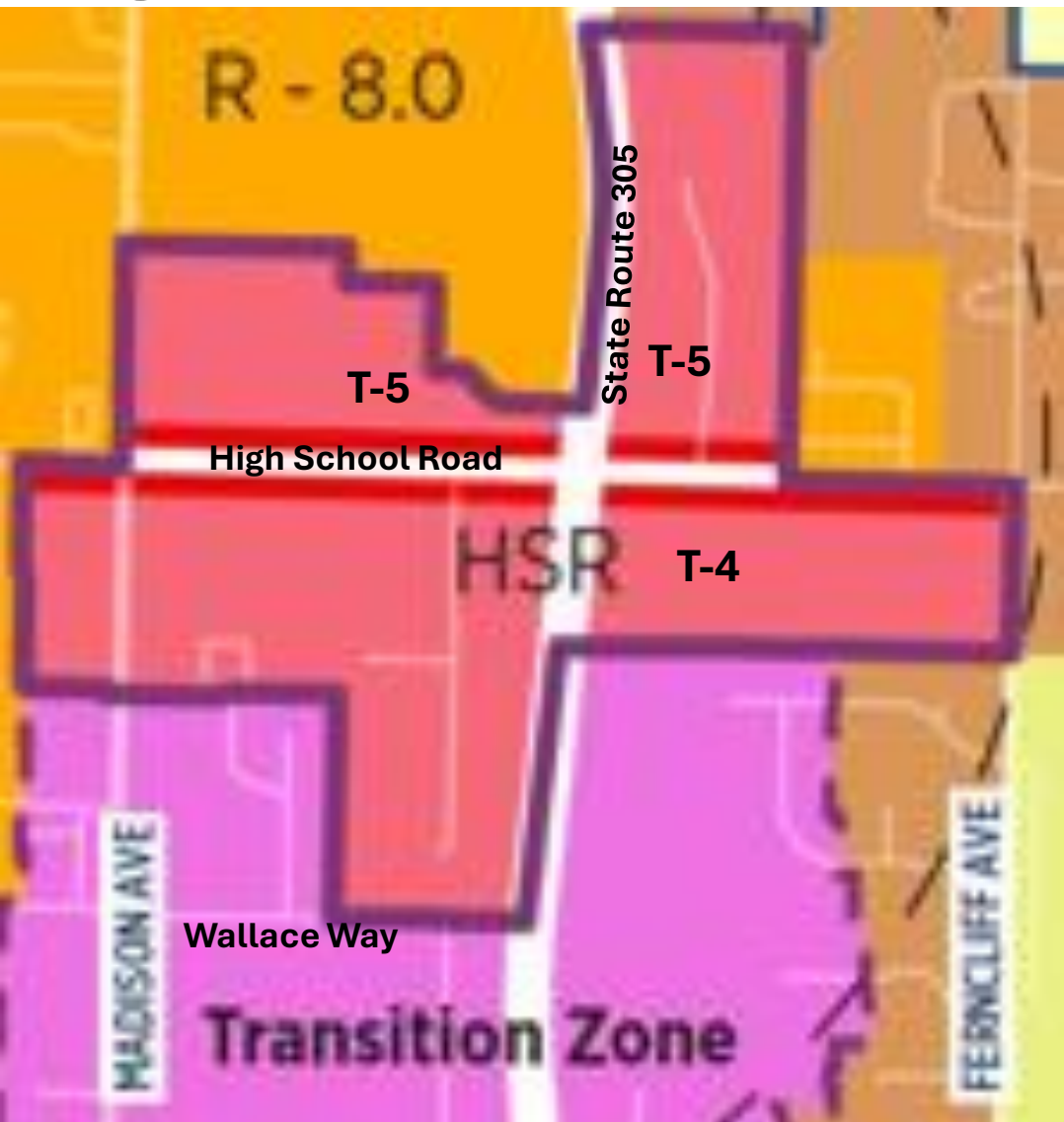


Note: Transect Estimate for Current Bldg Form
(Schaab, 2/27 Planning Commission Mtg.)

Existing High School Rd Zone



Draft Alternative High School Rd Zone



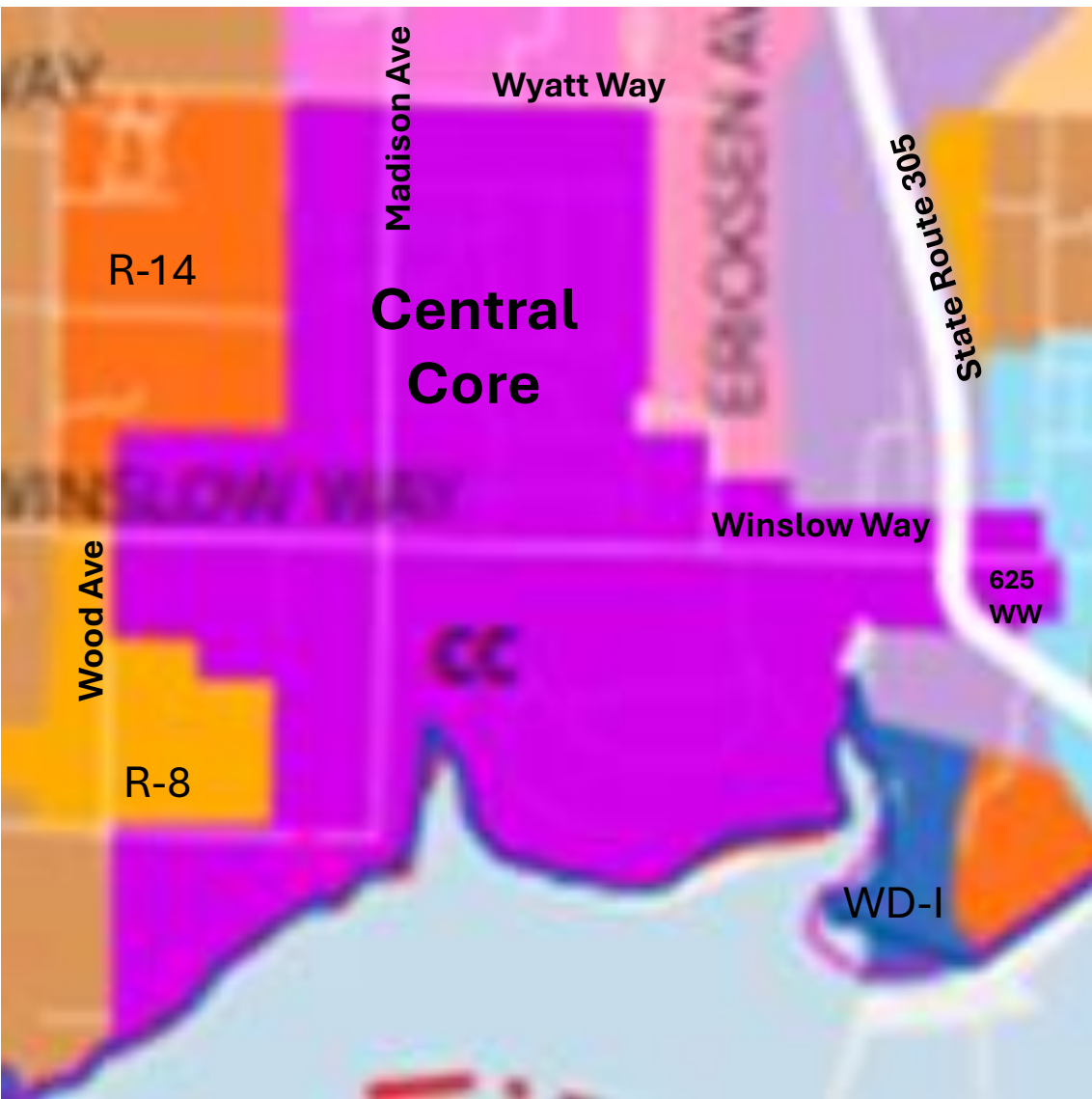
HS Road Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density Floor Area Ratio (FAR)	0.3 (base) 0.9 (max)	2.5
Max. Building Height	45 ft	65 ft

Note: Transect Estimate
for Current Bldg Form
(Schaab, 2/27 Planning
Commission Mtg.)

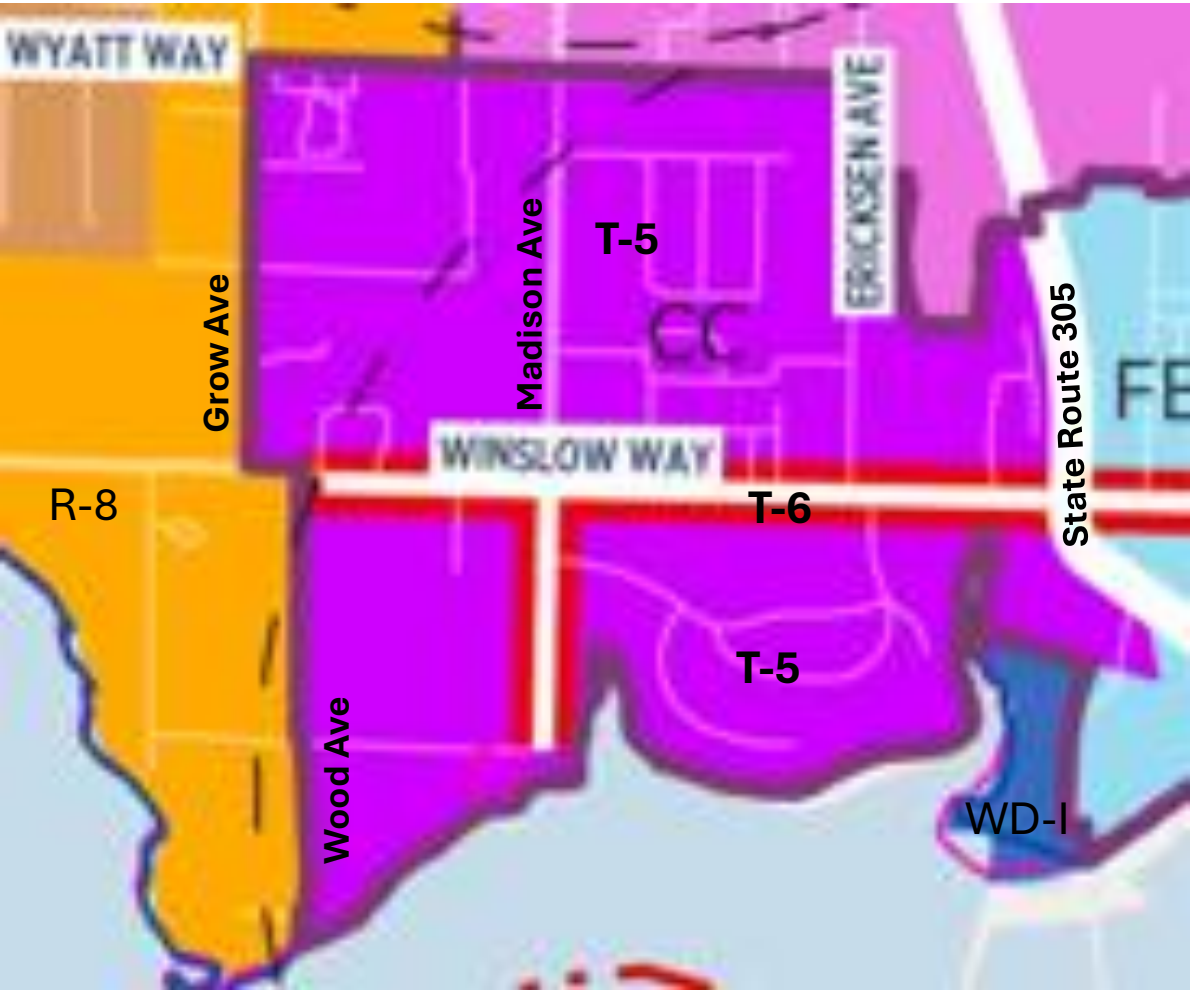


Other Zoning Districts and Development
Standards in the Winslow Subarea for Planning
Commission Consideration

Existing Central Core Zone



Draft Alternative Central Core Zone

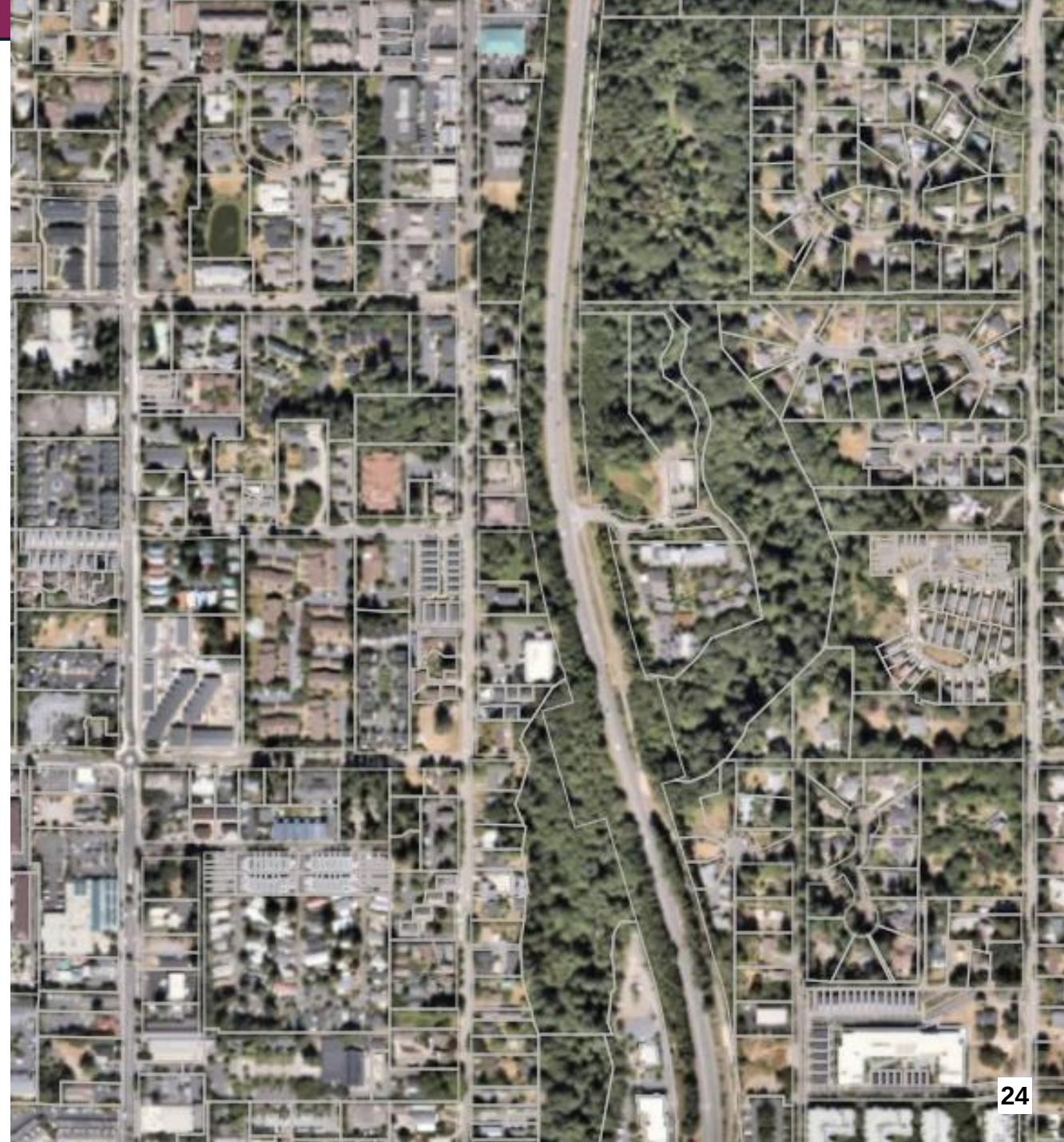
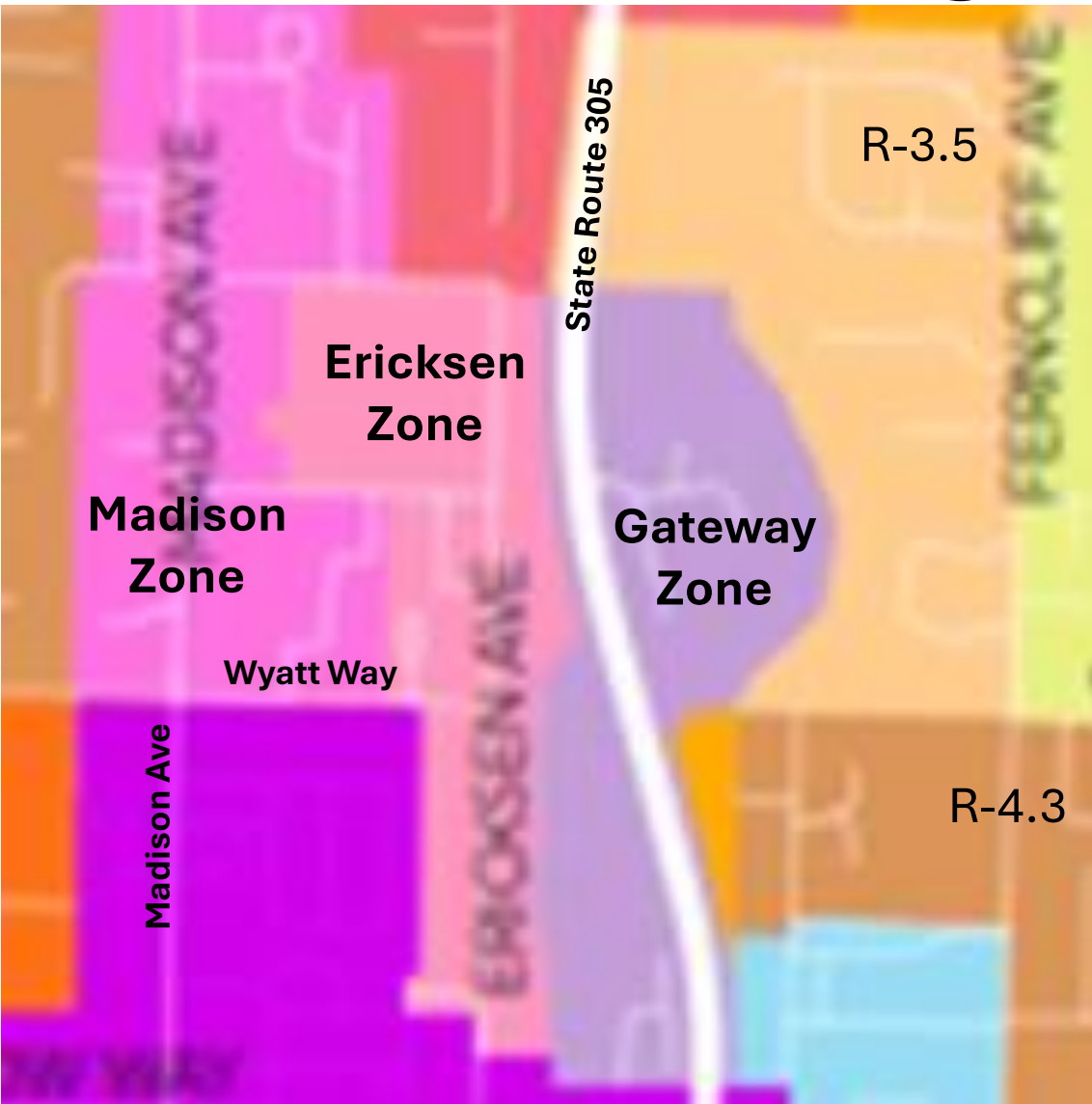


Note: Transect Estimate for Current Bldg Form
(Schaab, 2/27 Planning Commission Mtg.)

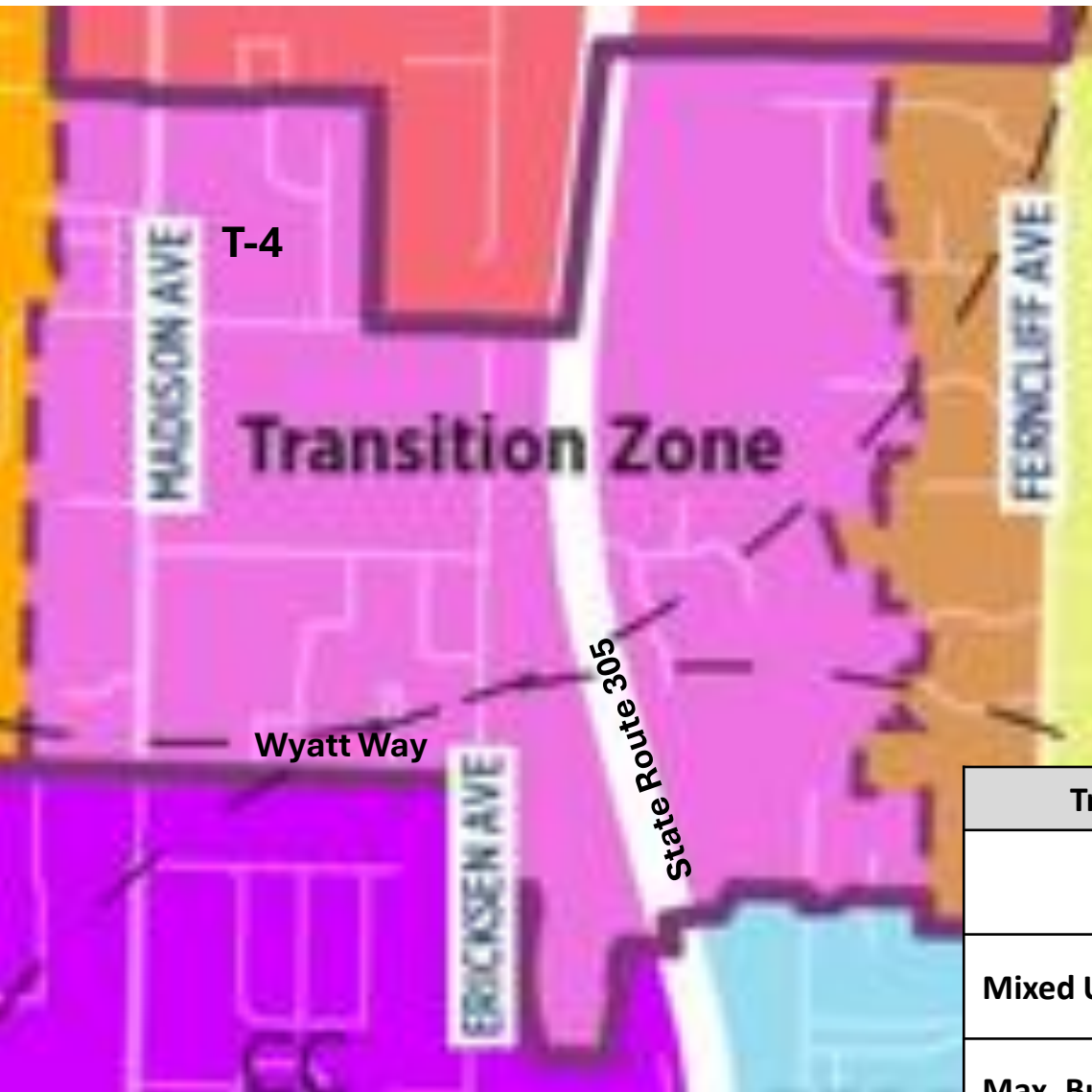


Central Core Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	1.0 (base) 1.5 (max)	2.0
Max. Building Height	45 ft	55 ft

Existing Transition Area Zoning



Draft Alternative Transition Zone



Transition Zone Development Standards		
	Alt. 1 existing	Draft Pref. Alt.
Mixed Use Density FAR	0.5 (base) 0.9/1.0 (max)	1.2
Max. Building Height	35 ft	45 ft

Note: Transect Estimate for Current Bldg Form (Schaab, 2/27 Planning Commission Mtg.)

Proposed Preferred Alternative - New Park Zone



PC MEETING FEBRUARY 27

1. TENTATIVE
TIMELINE REVIEW
2. PLAN FOR COBI'S
APPROACH TO MEET
HOUSING CAPACITY
REQUIREMENTS





TENTATIVE TIMELINE SCHEDULE

- **First - February 27th.** Discuss Winslow Subarea boundaries and put a pin in these, at a minimum a draft boundary.
- **Second - February 27th & March 13th - Overarching -** Review how COBI plans to meet HB1220 goals; this bill is primarily responsible for determining our increases to the number of housing units, in particular AH units, and thus also leads us to the need for increased density in Winslow.
 - 1. Review the tables that show our allotted housing requirement from the county, compared against what the DEIS planned for.
 - 1. Review how Kitsap County and other municipalities are approaching HB 1220; we have more data on other approaches and solutions now that comprehensive plans have been approved.
 - 1. Decide what is a reasonable goal for housing units and at what affordability level for COBI,
 - 1. Optimize solutions for the zoning, housing types, and density of Winslow.
- **Third - March 13th and 27th -** Review and Finalize Zoning for Winslow Subarea Zoning and housing typology.
- **Fourth - March 27th and April 10th -** Review of Conservation area and Neighborhood centers, to determine what role these areas play in adding housing capacity.
 - 1. TDR's
 - 1. ADU's
 - 1. Conservation Villages/Co-housing addtl. models that would fit in those areas.
- **Fifth - April 10th and 24th -** Focus on and finalize Housing Element goals and policies based on discussions and recommendations for Winslow, Conservation Area, and NCs.
- **Sixth - May 8th and 16th -** Finalize work on Comp Plan Update, and concurrently, Final EIS is sent to the public for review. This timeline assumes that limited work is needed on the other comprehensive plan elements.
- Note: Opportunities for additional meetings will decrease this timeline.

REVIEW OF LOCAL COMPREHENSIVE PLANS CERTIFICATION REPORT

City of Mountlake Terrace, City of Stanwood, City of Lakewood

OTHER CITIES BY THE NUMBERS

Stanwood:

- 2024 Current Population -8585
- 2044 - Increase 2378 people to total of 10,963
- 2044 Required Housing Units: **1241**
- 2044 Planned Increase in Housing Units: **1241**

Lakewood:

- Population -62,303
- Required Housing Units : **9378**
- 2044 Planned Increase in Housing Units: **17,786**

Mount Lake Terrace:

- 2024 Current Population -21286
- 2044 - Increase 13,424 people to a total of 34,710
- 2044 Required Housing Units: **7683**
- 2044 Planned Increase in Housing Units: **7683**

CITY OF BAINBRIDGE ISLAND

Alternative One – No Action

- 2024 Current Population -24,254
- 2044 - Increase 4524 people to total of 28,778
- 2044 Required Housing Units : **1977**
- 2044 Total Increase in New Units: **2494**
 - **592** in Winslow & **1902** outside Winslow

Alternative Two – Dense Centers

- 2024 Current Population -24,254
- 2044 - Increase 11601 people to a total: **36,125**
- 2044 Total Increase in New Units: **5180**
 - **2869** in Winslow & **2311** outside Winslow

Alternative Three – Go Out

- 2024 Current Population -24,254
- 2044 - Increase 11,068 people to a total of **35,322**
- 2044 Total Increase in New Units: **4889**
 - **2384** in Winslow & **2505** outside Winslow.

STRATEGIC ECONOMICS – HOUSING IN WINSLOW

Distribution of Units by Affordability with Impact of Inclusionary Zoning

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Middle Income	Above Middle	Total
Bainbridge Island HB 1220 Allocation	543	324	272	140	138	560	1,977
Alternative 02							
Without Inclusionary Policy	52	39	13	0	1,997	769	2,869
<u>Change Resulting from Inclusionary</u>			<u>134</u>	<u>134</u>	<u>-191</u>	<u>-77</u>	
With Inclusionary Policy	52	39	147	134	1,805	692	2,869
Alternative 03							
Without Inclusionary Policy	178	133	44	0	1,378	651	2,384
<u>Change Resulting from Inclusionary</u>			<u>97</u>	<u>97</u>	<u>-128</u>	<u>-65</u>	
With Inclusionary Policy	178	133	141	97	1,250	586	2,384

Source: Strategic Economics, 2024.

Notes: Assumes an inclusionary policy that requires 5% low-income (51-80% AMI) and 5% moderate income (81-100%) units.
Assumes 100% affordable units are distributed as 50% extremely low, 37.5% very low, and 12.5% low-income.



BY THE NUMBERS - BAINBRIDGE

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Middle Income	Above Middle	Total
<u>Bainbridge Island HB 1220 Allocation</u>	<u>543</u>	<u>324</u>	<u>272</u>	<u>140</u>	<u>138</u>	<u>560</u>	<u>1977</u>

Middle Income and Above Middle – $560 + 138 = 698$

- Provided for in Winslow and Outside Winslow
 - **592** in Winslow & **1902** outside Winslow

Total Affordable Housing Requirements –

- Extremely Low Income – 543
 - Very Low Income – 324
 - Low Income – 272
- Moderate Income – 140
 - **Total : 1279**

AFFORDABLE HOUSING — *HOW DO WE GET THERE FROM HERE*

	Extremely Low Income	Very Low Income	Low Income	Moderate Income
<u>Bainbridge Island HB 1220 Allocation</u>	<u>543</u>	<u>324</u>	<u>272</u>	<u>140</u>

- Developer Incentives for providing Affordable Housing at certain AMI – FAR Increase, Height Increase
- Inclusionary Zoning
- In- Lieu Fees
- Variety of Housing Typology/variety
 - Middle Housing
 - Co-Housing
 - ADU's
- TDR's for increase in FAR and Height
- Special Tax Assessments
- Levy
- Reduced or Flexible Parking

AFFORDABLE HOUSING – COBI MATRIX

Action		Affordability Level			Staff Notes
		<80%	80-120%	>120%	
1.1	Multifamily Tax Exemption Program				Not enough data to create projection; action anticipated to be used in concert with other tools.
1.2	Fee Exemption				This action does not produce new housing; action anticipated to be used in concert with other tools.
1.3	Inclusionary Zoning	115	115		Average of Alt 2 and Alt 3 from Table 3.2-13, assumes 10% IZ units split between low & moderate income units in denser zones
2.1	Trust Fund				This action does not produce new housing.
2.2	City-owned Land	285			Estimate for two projects -- 625 Winslow and Suzuki Property (R-14 Zone in Alt. 3)
2.3	Affordable Housing Developers	18			Ericksen Community (HRB project) in pipeline. Data does not exist to project future developments.
2.4	Levy	1180	0	0	Note that this number is the average of the range given (conservative: 53 units per year; optimistic: 105 units per year), and assumes the levy is in effect for 15 years.
3.1	Anti-displacement				This action does not produce new housing.
3.2	Human Services				This action does not produce new housing.
3.3	Rehab / Improvement Non-Profits				This action does not produce new housing.
3.4	Supply Tracking				This action does not produce new housing.
4.1	Local Partnerships				Not enough data to create projection; action anticipated to be used in concert with other tools.
4.2	Update Code for Small Housing				This action does not produce new housing, but instead will be part of implementing regulations for preferred alternative densities.
4.3	Affordable Housing Non-Profits				Not enough data to create projection
4.4	Social Impact Fund				Not enough data to create projection
5.1	Middle Housing Code		380	65	These numbers are the average estimate of Alt 2 and Alt 3 capacity in Transition, R-8 and R-14 zones (DEIS Table 3.2-7), plus half the NC moderate density capacity.
5.2	Multi-plexes				Not enough data to create projection.
6.1	HDDP				Not enough data to create projection.
6.2	Co-location (eg religious facilities)	20			Estimated units from Finch Green (pipeline project); no other data exists to create projection.
7.1	ADU Code		215		Note that this reflects ADUs citywide (average of Alts 2 and 3), 40 of which are estimated to be in Winslow residential zones. Also include half the NC moderate density capacity.
7.2	ADU Guidebook				Action would be used in conjunction with the above
7.3	Cottage Housing				Not enough data to create projection.
7.4	Tiny Homes				Not enough data to create projection.
7.5	Track Short-Term Rentals				This action does not produce new housing.
8.1	Transitional Housing Code				This action does not produce new housing.
8.2	Affordable Housing Access				This action does not produce new housing.
8.3	Accessibility				This action does not produce new housing.
9.1	Increase Density in Centers			2627	This represents capacity for all units in Winslow (average of Alt. 2 and 3)-- DEIS Table 3.1-2. Note significant overlap with other tools.
9.2	Tax Increment Financing				Not enough data to create projection; action anticipated to be used in concert with other tools
9.3	Parking Code				Not enough data to create projection; action anticipated to be used in concert with other tools
Note: Development projects can utilize more than one action resulting in units being counted potentially multiple times; for this reason, no sums are included.					

STANWOOD

Land Use and Housing

CITY OF STANWOOD – GROWTH TARGETS



WHERE WE'RE GOING: LAND USE

2044 GROWTH TARGETS

As demonstrated in the introduction to this plan, the assignment of growth targets is a very involved process at the state, regional, county, and local levels. The City of Stanwood has been assigned the following 2044 growth targets:



10,963 PEOPLE

Increase of 2,378 people over the next twenty years or approximately 114 people annually.



4,608 HOUSES

Increase of 1,241 dwelling units over the next twenty years or approximately 59 homes annually.



5,073 JOBS

Increase of 1,208 jobs over the next twenty years or approximately 60 jobs annually.

Exhibit LU.21: City of Stanwood 2044 Growth Targets

To determine capacity for growth targets, a land capacity analysis is performed. This analysis looks at the existing population, housing, and employment numbers in addition to new expected units/jobs via "pipeline" projects (projects that have been approved but not yet constructed), and available land for future development. By adding all three of these numbers together, the City can determine its overall capacity.

POPULATION GROWTH AND CAPACITY

Stanwood's population has nearly doubled over the last twenty years. Between 2013 to 2023, the City grew an average of 2.9% in population each year. In 2023, Stanwood had a population of 8,585 people (OFM). To determine population capacity, the housing capacity was converted using a persons per household factor of 2.60. This can be used to estimate a maximum population capacity. The actual persons per household will vary per unit, and Stanwood will likely see less population growth than the maximum capacity. The Capacity Analysis took the 2020 population of 7,705 and the remaining available lands population capacity of 5,876. This results in a maximum 2044 population capacity of 13,581, exceeding the required population growth target of 10,963. **As such, the City has sufficient land capacity for population growth** and is on track to meet 2044 population target of 10,963 people if the growth rate continues steadily. To meet 2044 population targets, the City would need a minimum population growth rate of 1.23% per year.

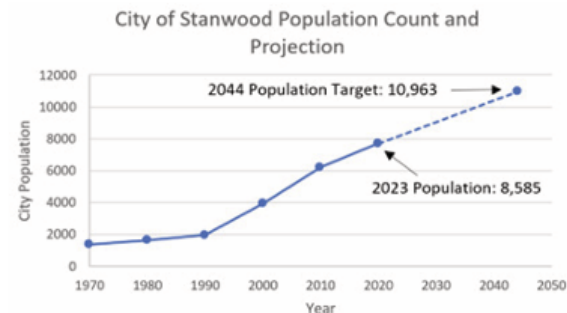


Exhibit LU.22: Stanwood Population Projection, 1970 - 2044

HOUSING GROWTH AND CAPACITY

Stanwood has seen a 95% increase in housing supply since 2000. Almost 75% of Stanwood's existing housing stock is comprised of detached single-family houses. As of 2023, there were 3,367 existing housing units in Stanwood. The Capacity Analysis took the 2020 housing stock of 2,978, an expected pipeline of 1,199 new housing units, and the remaining available lands housing capacity of 2,260.



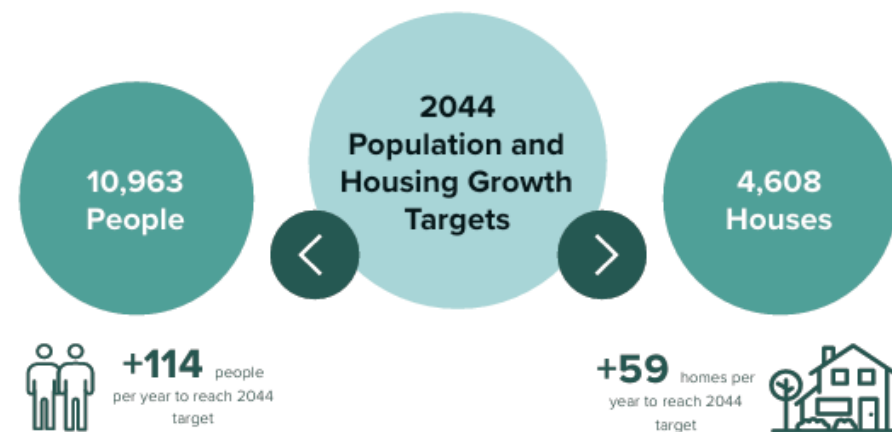
Exhibit LU.23: Stanwood Housing Stock Projection, 1970 - 2044



WHERE WE ARE GOING: HOUSING

2044 GROWTH TARGETS

As discussed in the Land Use Element, the City of Stanwood is assigned population, housing, and employment growth targets for the year 2044. The Land Use Element provides a detailed breakdown of existing land capacity and the City's ability to meet its assigned growth targets on pages 60-61 of this Plan.



STANWOOD IS ON TRACK TO MEET ITS POPULATION AND OVERALL HOUSING TARGETS

GROWTH TARGETS AND HOUSING AFFORDABILITY

Since the 2015 Comprehensive Plan Update, the Washington State Legislature has issued multiple new requirements for local jurisdictions to consider in their planning efforts. One of the largest changes was modifications to the language surrounding housing growth targets in the Growth Management Act (GMA). Local governments are now required to "plan and accommodate" for housing affordable to all income levels. The next few sections will go over the City's requirement to address housing affordability and its capacity to meet these targets.

HOUSING GOALS & POLICIES

HG-1: REGIONAL COLLABORATION

Accept and plan for Stanwood's "fair share" of residential growth in accordance with the City's vision, Snohomish Countywide Planning Policies, Vision 2050 of the Puget Sound Regional Council, and the Washington State Growth Management Act.

HP 1.1: Continue to participate in the Snohomish County Tomorrow (SCT) future growth allocation planning process.

HP 1.2: Maintain membership within the Snohomish County Interlocal Alliance for **Housing** Affordability.

HP 1.3: Allow for local participation of outside agencies including the **Housing** Authority of Snohomish County, Snohomish County's Office of **Housing** and Community Development, Habitat for Humanity, and other **housing** or service providers.

*Image: A stretch of multifamily apartments owned and operated by **Housing** Hope.*

HG-2: HOUSING VARIETY

Update the Stanwood Municipal Code to allow for the development of a range of housing types to ensure a diverse variety of living accommodations for those desiring to live in Stanwood.

HP 2.1: Recognize and plan for the variable housing needs of the entire community when determining development regulations as informed by the Stanwood Housing Action Plan.

HP 2.2: Encourage the development of a full range of housing types, sizes, and densities to meet the different needs of Stanwood homeowners and renters at all income levels.

HP 2.3: Allow for vertical and horizontal mixed-use housing units in addition to live-work housing units where appropriate.

HP 2.4: Encourage moderate-density development such as townhouses, duplexes, triplexes, fourplexes, permanent supportive housing, apartments, condominiums, or other housing types to bridge the gap between higher-density residential areas to single-family residential areas to promote affordable housing ownership and rental opportunities.

HP 2.5: Consider the development of affordable housing incentives, as recommended in the Stanwood Housing Action Plan, for new or redeveloped housing located close to transportation facilities, public services, and employment centers.

HP 2.6: Encourage and support the development of a variety of housing types that effectively uses the City's remaining land supply to meet housing needs, including accessory dwelling units, cottages, manufactured homes and similar infill housing types.

HG-3: EQUAL ACCESS

Allow for and support the development of fair and equal access housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income, or disability.

HP 3.1: Using the Housing Action Plan as guidance, respond to community growth needs by providing a variety of housing opportunities for homeowners and renters that are affordable to everyone now and into the future.

HP 3.2: Analyze and implement the strategies contained in the Housing Action Plan when updating land use policies or updating the municipal code to encourage housing opportunities for people of all income levels, ages, and assistance needs.

HP 3.3: Continue to partner with the Stanwood-Camano Community Resource Center to distribute housing assistance through the Sales and Use Tax for Affordable Housing.

HP 3.4: Allow for appropriate special needs housing throughout the residential neighborhoods, in accordance with state law, for those with physical, mental, or emotional disabilities.

HP 3.5: Allow for licensed group homes and similar residential care facilities throughout the residential neighborhoods in accordance with state law.

HP 3.6: Provide opportunities for siting non-stick built housing such as modular housing, manufactured housing, and other types of pre-fabricated housing.

HP 3.7: Develop streamlined permitting and review processes for the development of low, very low, extremely low, and moderate-income affordable housing and special needs housing.

HP 3.8: Locate residential development within the existing sewer service area and phase it into the projected wastewater service areas as shown in the City Waste Water Facilities Plan.

Image: At the Stanwood Farmer's Market, City staff engage residents on a variety of topics.



KEY TERMS

Area Median Income (AMI)

The midpoint of an area's income levels, meaning half of households in a region earn more than the median and half earn less than the median.

Cost-Burdened

A household is considered cost-burdened when it spends more than 30% of its income on rent and utilities

Severely Cost-Burdened

A household is considered severely cost-burdened when it spends more than 50% of its income on rent and utilities

AFFORDABILITY ACROSS INCOME LEVELS

DEFINING HOUSING AFFORDABILITY

In Stanwood, housing is considered "affordable" if 30% or less of a household's income is dedicated to housing.

The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying no more than 30% of their gross income for housing costs, including utilities and sometimes transportation. If the monthly housing cost exceeds 30% of the monthly income, then the household is considered **cost burdened**. Further, if monthly housing costs exceed 50% of the monthly income, the household is considered **severely cost burdened**.

In Stanwood, about 19% of all households are cost-burdened and 13% are severely cost-burdened. Not being able to afford housing heavily impacts a household's quality of life, ultimately impacting the overall quality of life for the Stanwood community.

CONSTRAINTS OF THE PRIVATE MARKET

While Stanwood is working to address affordable housing mandates, there are additional challenges to the development of affordable housing.

The City can reduce barriers to affordable housing development by allowing additional housing options through zoning standards, but private market factors will continue to influence the type of housing built.

Examples of private market factors include:

- Personal preference for housing types;
- Interest rates and loan practices;
- Building materials, supply chain limitations, and labor costs; and
- Mandated building codes increasing construction costs.

WHAT DOES AFFORDABILITY LOOK LIKE FOR DIFFERENT PEOPLE?

The concept of "affordable housing" is one that has many different definitions depending on who is asked. In relation to growth planning, affordable housing is synonymous with "housing that a specific income band can afford without being cost-burdened".

As part of the legislative updates, local jurisdictions are now required to distribute housing targets among different income bands in relation to the **Area Median Income (AMI)**.

Income Level Compared to AMI	
Defined Income Category	AMI Range
Extremely Low	0% - 30%
Very Low	30% - 50%
Low	50% - 80%
Moderate	80% - 100%
High	100% - 120%
Very High	Greater than 120%

Exhibit H.3: Income categories assigned to a range of percentages of the AMI. (WA Dept. of Commerce)

CALCULATING STANWOOD'S HOUSING NEED

PLANNING FOR AFFORDABILITY

In order to plan for and accommodate housing for different income levels, the 2044 Housing Growth Target was distributed into smaller growth targets for each income band as described above. Similar to the population growth allocation process, the assignment of housing targets by income level was also developed through the interjurisdictional Snohomish County Tomorrow collaborative. The housing need targets also include targets for **non-permanent supportive housing, permanent supportive housing, and temporary emergency housing**.

STEP 1: What are the 2044 growth targets?

The first step in determining Stanwood's housing need is to understand the assigned growth targets. The housing growth targets are determined by the Housing Characteristics and Needs in Snohomish County Report. This report was produced by the County in response to County-Wide Planning Policy HO-5.

The report includes vital data on population and housing trends in Snohomish County and each of the cities. This information helps guide Stanwood in creating policies that support developing housing.

2044 Housing Growth Targets by Income Band		
Income Band	AMI Range	2044 Growth Target
Extremely Low - Non PSH	30% or less	370
Extremely Low - PSH	30% or less	167
Very Low	30% to 50%	632
Low	50% to 80%	787
Moderate	80% to 100%	722
High	100% to 120%	628
Very High	120% or more	1,302
Cumulative Housing Need		4,608

Exhibit H.4: Stanwood's 2044 Housing Targets by Income Band and Emergency Housing Target. The targets established in this housing element will serve as benchmarks to evaluate progress and guide decisions regarding development regulations.

2044 Emergency Housing Growth Target	
Emergency Housing	2044 Growth Target
Temporary Emergency Housing Need	106

KEY TERMS



Non-Permanent vs Permanent Supportive Housing (PSH)

Non-permanent supportive housing offers temporary accommodations and services for individuals experiencing homelessness or housing instability. It offers short-term solutions, typically focusing on transitional support to help individuals transition to more permanent housing options.

Permanent supportive housing provides long-term housing and ongoing services for individuals facing homelessness, often with chronic health conditions. It offers stable, permanent housing coupled with ongoing supportive services tailored to the individual's needs, aiming to help them maintain housing stability and improve their quality of life over the long term.

Temporary Emergency Housing

Short-term accommodations provided to individuals and families facing immediate homelessness or housing crises. This type of housing is designed to offer immediate relief and safety during times of crisis, typically for a brief period until more stable housing solutions can be arranged. Temporary emergency housing may include shelters, transitional housing, or other temporary accommodations provided by government agencies, non-profit organizations, or community service providers.



STEP 2: Convert the growth targets into housing types

Recognizing that local jurisdictions do not control the private market and its prices, the next step in planning for housing affordability is to look at the different types of housing that could be considered affordable to the different income bands. For example, someone who makes 30% of the AMI may only be able to afford an apartment whereas someone who makes 120% of the AMI could potentially afford a three-bedroom detached single-family house.

Following the Washington State Department of Commerce's guidelines, the following assumptions can be made for housing types that serve different income bands:

2044 Housing Growth Targets by Housing Type			
Income Band	AMI Range	Housing Type Serving Range	2044 Growth Target
Extremely Low	30% or less	Non-permanent supportive housing, permanent supportive housing, apartments, condominiums, and accessory dwelling units	1,956
Very Low	30% to 50%		
Low	50% to 80%		
Moderate	80% to 100%	Duplexes, triplexes, fourplexes, townhomes, and cottage housing	1,350
High	100% to 120%		
Very High	120% or more	Detached Single-Family Residences	1,302
Cumulative Housing Need			4,608

Exhibit H.5: Stanwood's 2044 Housing Targets by Income Band converted into Housing Types

STEP 3: Calculate how many new units are needed to meet growth

The third step is to compare the assigned growth targets to Stanwood's existing housing stock. Similar to the land capacity analysis process described in the Land Use Element, this involves subtracting the existing housing stock from the 2044 growth targets to determine the difference in units. The difference in units is how many new units Stanwood will need to accommodate over the next twenty years.

Additional Housing Units Needed between 2020 and 2044				
Income Band	Extremely Low, Very Low, and Low	Moderate and High	Very High	Cumulative Housing Needs
Types of Housing Serving Income	Non-permanent supportive housing, permanent supportive housing, apartments, condominiums, and accessory dwelling units	Duplexes, triplexes, fourplexes, townhomes, and cottage housings	Detached Single-Family Residences	All Types of Housing Units
Existing 2020 Housing Inventory	1,336	1,113	529	2,978
Projected 2044 Housing Target	1,956	1,350	1,302	4,608
Additional Units Needed	620	237	773	1,630

Exhibit H.6: Stanwood's 2044 Housing Targets converted into Additional Units Needed



STEP 4: Conduct a land capacity analysis to determine whether or not Stanwood can meet its targets.

Residential land capacity is a combination of the amount of land available for development, the housing types and densities allowed under applicable development regulations, and any encumbrances on the land that limit the ability to develop, such as environmental constraints, infrastructure requirements or local market forces.

Step 4a: Determine which zoning designations allow for which housing types

To determine the City's capacity for housing growth targets by income band, the next step is to analyze which zoning designations allow for which different types of housing. This will be the foundation for performing the land capacity analysis. Based on the intent and purpose of each zoning designation the housing types can be grouped into density categories, and subsequently, associated zoning designations.

2044 Housing Growth Targets by Zoning Designation			
Housing Type	Additional Units Needed by 2044	Density Category	Associated Land Use Zoning Designation
Non-permanent supportive housing, permanent supportive housing, apartments, condominiums, and accessory dwelling units	620	Low Rise Multi Family (High Density)	General Commercial Downtown Mixed Use Multi-Family Residential
Duplexes, triplexes, fourplexes, townhomes, and cottage housing	237	Moderate Density	Traditional Neighborhood Single Family Residential (5,000 SF) Single Family Residential (7,000 SF)
Detached single-family residences	773	Low Density	Single Family Residential (9,600 SF) Single Family Residential (12,400 SF)

Exhibit H.7: Stanwood's 2044 Housing Targets converted into associated zoning designations

Step 4b: Calculate the housing land capacity for the applicable zoning designations

The full land capacity analysis can be found in the appendix. Based on the land capacity analysis, each zoning designation has been assigned a net residential capacity. The residential land capacity will be related back to the residential density categories shown above.

2020 Residential Land Capacity			
Land Use Zoning Designation	Net Residential Capacity (Units)	Density Category	Cumulative Residential Capacity (Units)
General Commercial	461	Low Rise Multi Family	971
Downtown Mixed Use	200		
Multi-Family Residential	310		
Traditional Neighborhood	845	Moderate Density	997
Single Family Residential (5,000 SF)	68		
Single Family Residential (7,000 SF)	84		
Single Family Residential (9,600 SF)	289	Low Density	292
Single Family Residential (12,400 SF)	3		

Exhibit H.8: 2020 Residential Land Capacity



Step 4c: Convert the land capacity back to housing types

Referencing the table in Step 4a, the land capacity totals can be related back to the housing type growth targets by using the relevant density categories.

2044 Housing Growth Targets by Residential Land Capacity			
Housing Type	Additional Units Needed by 2044	Density Category	Density Category Land Capacity
Non-permanent supportive housing, permanent supportive housing, apartments, condominiums, and accessory dwelling units	620	Low Rise Multi Family (High Density)	971
Duplexes, triplexes, fourplexes, townhomes, and cottage housing	237	Moderate Density	997
Detached single-family residences	773	Low Density	292

Exhibit H.9: 2020 Residential Land Capacity and 2044 Housing Targets

Step 4d: Add in housing pipeline units and determine capacity

Account for new residential units that have been constructed since 2020, or are actively in the permitting process, to determine the 2024 housing capacity. This new total can be compared back to the housing growth targets to make a final capacity determination.

2044 Housing Growth Targets Land Capacity				
Housing Type	Housing Type Land Capacity (Units)	Additional Units in Pipeline (2020 to 2024)	Additional Units Needed by 2044	Capacity?
Non-permanent supportive housing, permanent supportive housing, apartments, condominiums, and accessory dwelling units	971	515	620	Yes, capacity surplus of 866 units
Duplexes, triplexes, fourplexes, townhomes, and cottage housing	997	202	237	Yes, capacity surplus of 962 units
Detached single-family residences	292	482	773	Yes, capacity surplus of 1 unit

Exhibit H.10: 2044 Housing Growth Target Capacity

STANWOOD HAS SUFFICIENT LAND CAPACITY TO MEET ITS 2044 HOUSING TARGETS BY INCOME BAND.



STEP 5: Emergency Housing Growth Target and Capacity

One of the new state legislative requirements is for local jurisdictions to plan for current and future projected emergency housing needs in accordance with the Housing Characteristics and Needs in Snohomish County Report. The State defines emergency housing as "temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families". **The City of Stanwood has an assigned 2044 Emergency Housing Growth Target of 106 units.** As of 2020, the City has five temporary emergency housing units provided through the Lervick Family Village operated by Housing Hope.

Step 5a: Identify zones that allow emergency housing

Local jurisdictions are required to allow emergency housing in all zones in which hotels are allowed. These zones will be used to conduct the emergency housing capacity analysis and include the **Downtown Mixed Use (DMU) zone**, the **General Commercial (GC) zone**, and the **Planned Industrial (PI) zone**.

Step 5b: Identify under-utilized lands within these zones

Within the Downtown Mixed Use, General Commercial, and Planned Industrial zones identify under-utilized land in addition to any land with existing hotels or motels. This information is based on the full land use capacity analysis in the appendix of this document. For the emergency capacity analysis, only vacant parcels will be considered under-utilized. The Planned Industrial zone also has a minimum lot size of 20,000 square feet for hotel/motel uses which has been used to further filter identified lands.

Exhibit H.11: Under-Utilized Lands for Emergency Housing

Under-Utilized Acres allowing Emergency Housing		
Land Use Zoning Designation	Total Acres in Zone	Under-Utilized Acres
Downtown Mixed Use	62.28	3.82
General Commercial	86.58	0.64
Planned Industrial	119.72	23.37*

*Only includes Planned Industrial zoned properties at least 20,000 square feet in size

Step 5c: Calculate emergency housing capacity based on assumed density method

To calculate emergency housing capacity, cities can develop density assumptions based on allowed densities for hotels/motels and densities achieved by existing emergency housing in the local region. These density assumptions are applied to the available lands, in addition to any existing emergency housing. Stanwood currently has one existing hotel property consisting of 26 beds and one emergency shelter facility with five beds.

Emergency Housing Capacity Analysis						
Land Use Zoning Designation	Under-Utilized Acres	Allowed Density	Capacity	Total Capacity	Need	Capacity?
Downtown Mixed Use	3.82	20 beds / acre	76 beds	1,638 beds	106 beds	Yes, capacity surplus of 1,532 beds
General Commercial	0.64	20 beds / acre	12 beds			
Planned Industrial	23.37	65 beds / acre**	1,519 beds			
Existing Beds			31 beds			

**Based on allowed density of 30 beds per 20,000 square feet of land area

Exhibit H.12: 2044 Emergency Housing Growth Target Capacity

STANWOOD HAS SUFFICIENT LAND CAPACITY TO MEET ITS 2044 EMERGENCY HOUSING TARGET.

LAKEWOOD

Land Use and Housing

6.3 Goals and Policies

- / HO-1 Promote an overall supply of housing that supports all economic segments of the population.
- / HO-2 Promote market-rate housing to meet the needs of households across the city.
- / HO-3 Encourage the preservation and expansion of housing options for lower-income residents.
- / HO-4 Support different housing types, designs, and ownership models for options that can meet different housing needs.
- / HO-5 Promote housing options for people with special needs.
- / HO-6 Ensure that sufficient options for emergency housing needs are provided.
- / HO-7 Support a high quality of life for Lakewood residents.
- / HO-8 Mitigate housing displacement and the loss of affordable housing units from development in the city.

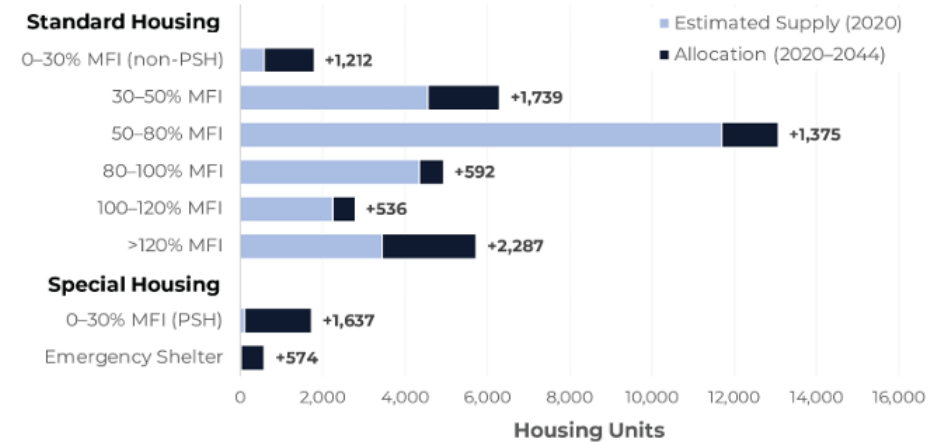
LAKEWOOD

As shown in these figures, a **net increase of 9,378 housing units** will be required between 2020 and 2044. As noted in Exhibit 6-4, there are specific targets which will impact the types of housing that will need to be built to meet local needs. Generally, these targets translate to housing types as follows:

- **Permanent supportive housing: 1,637 units**, which includes not only housing, but also wraparound services for residents, will require multifamily apartment development types and will be account for 17% of the net increase in housing by 2044..
- **Multifamily apartment units: 4,326 units** in denser formats are allocated to meet the needs of households at 80% of AMI or below. This amounts to 46% of the net housing increase. Given the comparatively low rents, these unit types may need to be built with additional financial support and subsidies from government agencies and other organizations.
- **Middle housing units: 1,128 units**, such as townhouses and plex development, are assumed to meet needs at 80–120% of AMI. These housing units may need some subsidies or incentives to be built, but can largely consist of market-rate units. About 12% of the total housing built will be needed to accommodate this AMI range's housing needs by 2044.
- **Other housing types: 2,287 units**, including single-family detached housing, for the needs of households at 120% of AMI or higher. Note that these units will account for about 24% of the total target. These will likely be fully market-rate housing with no need for additional incentives, but note that these targets could be built within mixed-income housing projects that include both affordable and market-rate units.

Exhibit 6-3. Lakewood Housing Needs by Income Level (% of Area Median Income).

	2020 Est. Supply	2044 Target	Allocation, 2020–2044
Total Housing Units	26,999	36,377	+9,378
0–30% AMI			
Permanent Supportive Housing	101	1,800	+1,637
Additional Housing	588	1,468	+1,212
30–50% AMI			
	4,565	6,304	+1,739
50–80% AMI			
	11,699	13,074	+1,375
80–100% AMI			
	4,347	4,939	+592
100–120% AMI			
	2,250	2,786	+536
120% AMI or higher			
	3,449	5,736	+2,287
Emergency Units	8	582	+574



Under this assessment, three different targets by housing type are included:

- Low-rise multifamily and accessory dwelling units for households at **80% AMI or below**, likely identified for rentals;
- Moderate density housing, specifically middle housing options such as plexes and townhomes, identified for **80–120% AMI**, with a mix of rental and ownership options; and
- Lower density housing, including single-unit detached housing, allocated for **120% AMI or above** and likely including mostly owner-occupied housing.

Exhibit 6-6. Estimates of Total Capacity and Expected Growth, 2020–2044.

Income	Projected Housing Need	Zoning Categories Serving Needs	Aggregate Housing Needs	Total Net Capacity	Combined Housing Needs	Combined Net Capacity	Net Capacity Surplus/Deficit
0-30% Non-PSH	1,212	Low-Rise Multifamily	5,963	9,838	5,963	9,838	4,533
0-30% PSH	1,637						
>30-50%	1,739						
>50-80%	1,375	Moderate Density + ADUs	1,128	8,879	3,415	7,948	3,875
>80-100%	592						
>100-120%	536						
>120%	2,287	Low Density	2,287	(931)			
Total	9,378		9,378	17,786	9,378	17,786	8,408

Sources: BERK, 2024; City of Lakewood, 2024; Pierce County, 2023.

- **Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).** Lakewood has used CDBG and HOME funds to support Habitat for Humanity in constructing 50 low-income housing units, fund home remodels and repairs, provide down payment assistance, and offer low-interest sewer loans.
- **Affordable Housing Sales Tax Credit Program.** Implemented in March 2020, this program generates approximately \$98,000 in revenue per year over the next 20 years. This funding supports the CDBG Major Home Repair Program, Sewer Loan Program, and HOME Housing Rehabilitation Loan Program. Funds may also be used for emergency rental assistance and eviction prevention as of 2024.
- **Rental Housing Safety Program (RHSP).** Launched in 2017, RHSP supports the maintenance and improvement of rental housing quality through periodic inspections of rental properties. It has reduced inspection-failed properties from 20% in 2017/18 to 3% in 2022, ensuring rental properties are safe and habitable.
- **2021 American Rescue Plan Act (ARPA) Investments.** In 2021, Lakewood allocated over \$4 million of its \$13.76 million ARPA funds to affordable and emergency housing programs. Investments include emergency shelters, affordable housing units, sewer extensions, and support for underserved communities.
- **Multifamily Housing Tax Exemption (MFTE) Program.** The MFTE program in Lakewood promotes new multifamily housing development by offering property tax exemptions for projects with 15 or more units. Exemptions last for eight years, or 12 years for projects that include low- and moderate-income housing. This supports housing growth in residential targeted areas in Downtown Lakewood, Lakewood Station District, and Springbrook.
- **Tacoma-Lakewood-Pierce County Continuum of Care.** The city participates in the Tacoma-Lakewood-Pierce County Continuum of Care, which advocates for affordable housing development and human services for residents in need.

MOUNT LAKE TERRACE

Land Use and Housing

MOUNT LAKE TERRACE

GOAL HO-1: Promote diverse and innovative housing types to create more ownership and rental housing opportunities that are affordable to current and future residents.

POLICY HO-1.1

Encourage opportunities to accommodate a population of at least 34,710 by the year 2044 and to support meeting the housing needs of all income levels.

| See Policy LU-3.1, about land capacity.

POLICY HO-1.2

Review and update zoning and design standards to accommodate a diverse range of housing types including middle housing.

| See Policy LU-1.1, about how quality design helps infill succeed.

| See Policy LU-3.3, about providing land use patterns to accommodate range of incomes.

| See Policy HO-5.3, about integrating housing into neighborhoods.

POLICY HO-1.3

Encourage innovative housing types to be built in the city to provide more housing variety.

POLICY HO-1.4

Support innovative housing materials and environmentally sustainable building practices that preserve natural resources and critical areas and make better adapted buildings, while balancing housing affordability in a changing climate.

“

| See Policy EN-3.7, encouraging sustainable building practices.

Innovative housing materials could include cross laminated timber, passive house construction methods, and others.

POLICY HO-1.5

Develop and implement creative solutions for development regulations and incentive-based tools to encourage the production of ownership and rental housing affordable to all income levels.

POLICY HO-1.6

Develop and implement processes to assist with the conversion of existing homes to middle housing while increasing resiliency.

POLICY HO-1.7

Support alternative access to homeownership opportunities.

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| Alternative ownership opportunities could be shared or limited-equity housing, lease-purchase options, co-housing, land trusts, and cooperatives.

MOUNT LAKE TERRACE

GOAL HO-2: Be an active regional partner in the education and collaboration of housing production.

GOAL HO-3: Support housing options for special needs populations.

GOAL HO-4: Protect the stability of existing residents through anti-displacement measures.

GOAL HO-5: Promote housing development near Town Center, mixed use, and neighborhood centers to increase access to jobs, goods, and services.

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Strategies

This section documents the city's plan for implementing the City's vision for housing over the next twenty years. It describes strategies that the City plans to employ to optimize use of its housing inventory and available land capacity.

POLICY HO-1.5

Develop and implement creative solutions for development regulations and incentive-based tools to encourage the production of ownership and rental housing affordable to all income levels.

- + Consider reduced or flexible parking requirements.
- + Consider increasing density/building area allowances.
- + Consider size/FAR caps on single family detached housing with FAR bonus on sliding scale for additional units.
- + Provide streamlined/expedited permitting for affordable housing developments.
- + Consider providing streamlined lot division with market-rate/affordable housing.
- + Consider the reduction/restructuring of impact fees for affordable housing developments.
- + Consider providing incentives for condominiums.
- + Consider creating pre-approved plans for middle housing and ADUs.
- + Consider expanding MFTE to city wide housing options.

POLICY HO-2.1

Develop and provide resources on the city's regulations and permitting process to help residents and developers understand the requirements for development.

- + Offer assistance on ADU permitting.
- + Create, or identify sources for obtaining, standard ADU plans or Middle Housing plans to aid in expediting the permitting process for new construction of these housing types.
- + Revise permitting process for middle housing and ADUs to be more intuitive for homeowners.

POLICY HO-2.3

Pursue opportunities to work with adjacent jurisdictions, regional partners, private and nonprofit developers, and religious organizations to develop an adequate supply of affordable housing.

- + Coordinate with adjacent jurisdictions on consistent affordable housing strategies.
- + Form a housing task force that includes neighboring jurisdictions, HASCO, and both private and non-profit developers.

POLICY HO-2.5

Plan for and monitor housing needs at all income levels and tenure needs.

- + Develop a Housing Action Plan.

POLICY HO-3.2

Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that help people remain in the community.

- + Consider establishing a housing task force that incorporates members of nonprofit housing/health services organizations.
- + Consider incentives for accessible housing production/conversions.
- + Provide streamlined/expedited permitting for permanent supportive housing.
- + Reduced/waive impact fees for permanent supportive housing.
- + Identify and strengthen connection with educational programs/facilitation of PSH/affordable housing providers and emergency services providers.
- + Consider/identify methods of providing gap financing opportunities.

POLICY EV-3.5

Consider incentives for new developments to create accessible housing units.

- + Develop regulations to increase the visitability of housing units. (Example Portland's Visitability regulations – Visitability in the Zoning Code | Portland.gov).

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POLICY HO-4.1

Evaluate and implement strategies to mitigate displacement risks including developing more units, creating development targets and incentives, and increasing voluntary uptake on incentive programs for affordable units such as Mandatory Housing Affordability (MHA).

- + Consider implementing and enhancing tenant protections.
- + Consider displacement compensation and/or right of return.
- + Implement/expand rental assistance programs.
- + Consider buying naturally occurring affordable housing with public funds (permanently preserve) in partnership with HASCO.
- + Support alternative access to homeownership opportunities, such as shared or limited-equity housing, lease-purchase options, co-housing, land trusts, and cooperatives.
- + Work to expand incentives and/or density bonuses for affordable units.
- + Strengthen MFTE program and expand citywide.

POLICY HO-4.2

Explore strategies to preserve existing housing that is affordable to low- and moderate-income households where appropriate.

- + Consider buying naturally occurring affordable housing with public funds, in efforts to permanently preserve them, in partnership with HASCO.
- + Support alternative access to homeownership opportunities, such as shared or limited-equity housing, lease-purchase options, co-housing, land trusts, and cooperatives.
- + Make affordability requirements permanent (affordability covenant duration).
- + Support opportunity to purchase manufactured home communities (SB 5198).

POLICY HO-4.3

Promote the City's Rental Housing Safety Inspection Program to support safe and healthy environments for renter households.

- + Increase awareness about the City's Rental Safety Inspection Program through informational flyers, outreach events, social media, and other means.

POLICY HO-4.5

Support the establishment of relationships to create community-focused development across all income levels that reinforces and grows community bonds and connections.

- + Expand incentives for creation of affordable housing.
- + Expand the MFTE program.
- + Consider incentives for Co-Ops and Community Land Trusts to provide more community types.

Performance Measures

Measuring performance or progress made on implementation strategies is an important way to assess whether expectations are being met. In this Comprehensive Plan, implementation strategies have been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed the actions identified in these strategies, check the data, with respect to each of the implementation strategies, and report the results.

Strategies for major topics have been selected with the following criteria in mind:

- + Relevance to goals
- + Meaningfulness to the public
- + Availability of data.

The following performance measures have been identified as priority for annual reporting and to inform the development of a five-year Implementation Progress Report.

- + Track number of ADUs applied for and permitted on an annual basis.
- + Annually track how many middle housing units by type have been applied for and permitted.
- + Annually track permit review timelines for housing development projects.
- + Track share of ownership and rental housing units.
- + Monitor use of the Multifamily Tax Exemption program.
- + Monitor number of new subsidized/affordable rental units added to the city's housing stock below 80% AMI.

OTHER CONSIDERATIONS

- **HB 1299**
- prohibits cities and counties from requiring:
 - More than 0.5 parking space per residential unit
 - More than 1 parking space per 1000 feet of commercial space
 - Eliminates minimum parking requirements for several building types including affordable & senior housing and homes < 1200 sq ft
- **HB 1010**
- **Authorizes ADU's in rural areas**