

PLANNING COMMISSION AGENDA

July 15, 2025 - Starting at 6:00 p.m.

Meeting held at 1805 Continental Place, Mount Vernon

	DESCRIPTION	PUBLIC HEARING?		ACTION REQUIRED	STAFF CONTACT ⁽¹⁾
1.	Call to Order - Open by Chair - Roll Call⁽²⁾	☐ Yes	☒ No	None	NA
2.	Consent Agenda ⁽³⁾ Agenda Approval or Modifications	☐ Yes	☒ No	None	Delaney Knox
3.	Public Comment ⁽⁴⁾	☐ Yes	☒ No	None	NA
4.	Review of Objectives and Format of Meeting	☐ Yes	☒ No	None	Stacie Pratschner
JOINT MEETING WITH CITIZEN ADVISORY COMMITTEE BEGINS					
5.	Presentation and discussion regarding middle housing- roundtable comments with CAC	☐ Yes	☒ No	None	OTAK and Stacie Pratschner
<i>Suggested 15 min. break before next topic begins</i>					
6.	Presentation and discussion regarding options for integrating multi-family housing into the General Commercial (C-2) zoning district - roundtable comments with CAC	☐ Yes	☒ No	None	Leland Consulting Group Stacie Pratschner
<i>Suggested 15 min. break before rest of meeting</i>					
7.	Review of items to be discussed at next meeting on 07/29/2025, summary of comments to-date on Goals and Policies for the Land Use Element and deadline for submitting comments regarding these Goals and Policies	☐ Yes	☒ No	None	OTAK, Leland Consulting Group, and Stacie Pratschner

8.	Miscellaneous – Good of the Order	☐ Yes	☒ No	None	NA
9.	Adjourn	☐ Yes	☒ No	None	NA

These meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (360) 336-6211 in advance of the meeting.

Additionally, interpretation services for all comments are available on request. Please contact the City Clerk at beckyj@mountvernonwa.gov or 360-419-3253 at least two business days prior to the meeting if you would like an interpreter to share your comments with the Planning Commission.

(1) STAFF CONTACT INFORMATION:

STAFF NAME	DEPARTMENT	EMAIL	TELEPHONE
Stacie Pratschner, Director	Development Services	staciep@mountvernonwa.gov	360-336-6214
Delaney Knox, Permit Technician	Development Services	delaneyk@mountvernonwa.gov	360-336-6214

(2) Planning Commission Members:

- Adair Orr
- LuAnne Burkhart
- Christian Carlson
- Kirk Johnson
- James Fikkert
- Mary Mae Hardt
- Morgan Curry

- (3) All matters listed under Item 2, Consent Agenda, are considered routine in nature and are approved in one motion. Individual discussion of these items is not planned. A member may ask to remove any item to discuss separately as a Discussion Item.
- (4) Reserved for the public to comment on items not on the agenda. The Commission may invite more public comment on agenda items noted for discussion later.

DEVELOPMENT SERVICES MEMO

DATE: 07/01/2025

TO: Planning Commission and Citizen Advisory Committee

FROM: Development Services Department

SUBJECT: Review Draft #1: Housing Element Goals & Policies & Housing Choices

OBJECTIVES

1. Obtain clear recommendations from the Planning Commission (PC) and Citizen Advisory Committee (CAC) regarding:
 - a. Preferred alternatives for existing lot development in the Single-Family zoning districts (R-1 and RO zones).
 - b. Preferred methods to incorporate multi-family development in the General Commercial district (C-2 zone).
 - c. Preferred alternatives for future multi-family zoning districts (R-2, R-3, and R-4).
2. To inform the Planning Commission and CAC about State mandated requirements to incorporate emergency shelters, emergency housing, transitional housing, permanent supportive housing, adult family homes, assisted living facilities, group homes, behavioral health residential facilities, and recovery residence/oxford house uses into different zoning designations throughout different parts of the City.

BACKGROUND

As discussed at the last PC and CAC meetings there are several State laws required to be implemented by local governments before December 31, 2025. Should these laws not be implemented State law will apply and the City will be unable to regulate under our existing codes not in compliance with these provisions. The referenced State laws include:

- **Middle Housing:** authorizing additional units on all existing residential lots greater than 1,000 square feet (sf) in size ([RCW 36.70A.635](#)). Attached is a handout from the Department of Commerce providing an overview of Middle Housing (this handout can also be downloaded by clicking [HERE](#)). As you read through these materials please keep in mind:
 - Mount Vernon is classified as a “Tier 2” city; and,
 - In Mount Vernon the only “major transit” stop is Skagit Station.
- **Accessory Dwelling Units (ADUs):** authorizing two ADUs on all residential lots - interim regulations are in effect and final regulations must be adopted ([RCW 36.70A.681](#) and [§680](#))
- **Design Review:** clear and objective regulations governing the exterior design of new development ([RCW 36.70A.630](#))

While addressing compliance with the above-identified State laws the Department will also be working on the below-listed additional code amendments anticipated to also be adopted by the end of 2025:

- Accommodating multi-family uses in the General Commercial (C-2) district; and,
- Accommodating housing for those that are homeless and other vulnerable populations, referred to as STEP housing by the WA State Department of Commerce. Attached to this memo is a handout with additional information regarding STEP housing, this handout can also be downloaded by clicking [HERE](#).

REQUESTS:

The materials attached to this memo provide several different options for the PC and CAC to review and discuss. The housing options provided focus on density and intensity of development. ***Once staff have input from the PC, CAC, and City Council on these questions they will be able to prepare draft development regulations and options for further consideration.*** As such, staff requests:

1. Review of and input on the density and intensity questions contained on the following two pages.
2. Review of and input on the attached draft Goals and Policies for the Housing Element.
3. Review of the attached missing middle and STEP materials.

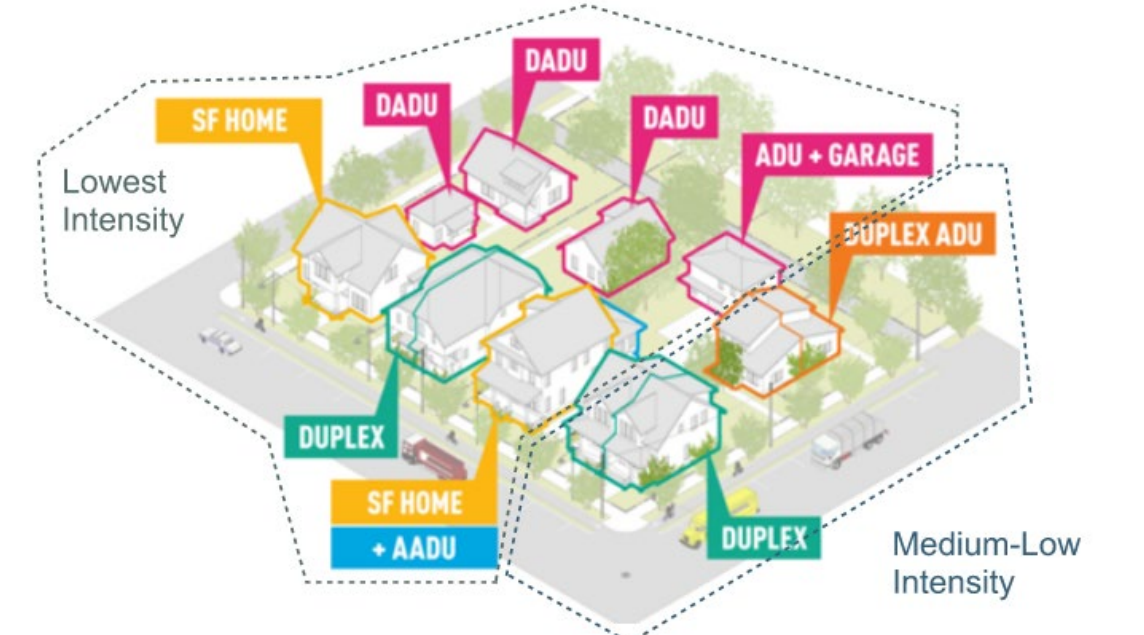
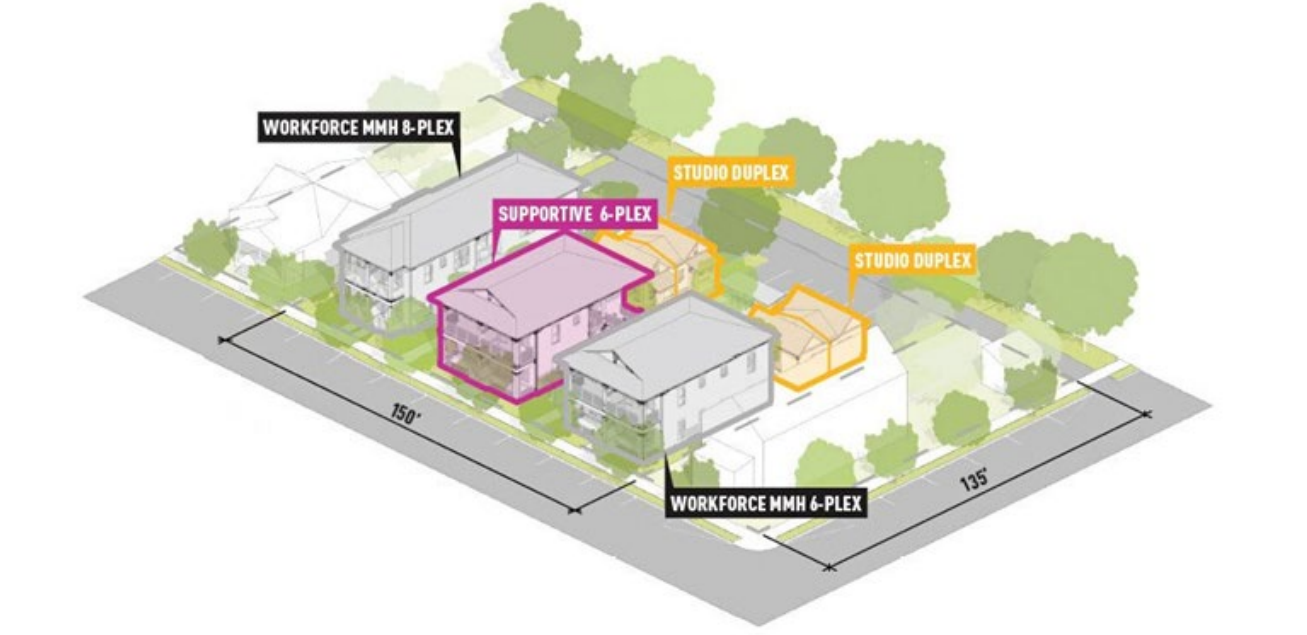
ATTACHED:

- [Missing Middle Handout](#)
- [STEP and other Housing Definitions Fact Sheet from the WA State Department of Commerce](#)
- Housing Choices and Alternatives Materials
- Draft #1 Updated Goals and Policies of the Housing Element

Mount Vernon Housing Choices & Alternatives

Discussion Point #1: Which middle housing option should be explored more for adoption?

Is there another option that should be considered?

SINGLE-FAMILY RESIDENTIAL ZONES (R-1 and RO) - DWELLING UNITS (DU) PER EXISTING LOT			
LOWEST INTENSITY	MEDIUM-LOW INTENSITY	MEDIUM-HIGH INTENSITY	HIGHEST INTENSITY
In all existing R-1 and RO zones: - Minimum 2 units per lot > 1,000 sf in size; or, - Up to 4 units per lot within ¼ mile walking distance of a major transit stop (Amtrak station); or - Up to 4 units per lot > 1,000 sf in size if at least 1 unit is bona fide affordable housing.	In all existing R-1 and RO zones: - Minimum 2 units per lot > 1,000 sf in size; or, - Up to 4 units per lot within ¼ mile walking distance of a major transit stop (Amtrak station); or - Up to 4 units per lot > 1,000 sf in size if at least 1 unit is bona fide affordable housing.	SF-MED Comp. Plan Designation: - Minimum 2 units per lot > 1,000 sf in size; or, - Up to 4 units per lot > 1,000 sf in size if at least 1 unit is bona fide affordable housing. - Up to 4 units per lot within ¼ mile walking distance of a major transit stop (Amtrak station). SF-HI Comp. Plan Designation: - Minimum 4 units per lot > 1,000 sf in size; or, - Up to 6 units per lot > 1,000 sf in size if at least 2 units are bona fide affordable housing; or - Up to 6 units per lot within ¼ mile walking distance of a major transit stop (Amtrak station).	In all existing R-1 and RO zones: - Minimum 4 units per lot > 1,000 sf in size; or, - Up to 6 units per lot > 1,000 sf in size if at least 2 units are bona fide affordable housing; or, - Up to 6 units per lot within ¼ mile walking distance of a major transit stop (Amtrak station).
2 ADUs per existing lot included as middle housing option.	2 ADUs per existing lot not included as middle housing option.	2 ADUs per existing lot not included as middle housing option.	2 ADUs per existing lot not included as middle housing option.
Total of 2 to 4 dwelling units per lot possible.	Total of 4 to 6 dwelling units per lot possible.	SF-MED Comp Plan: Total of 6 dwelling units per lot possible. SF-HI Comp Plan: Total of 8 dwelling units per lot possible.	Total of 8 dwelling units per lot possible.
			

Discussion Point #2: Which C-2 changes should be explored more for adoption?

Is there another option that should be considered?

GENERAL COMMERCIAL ZONE (C-2) – INTEGRATING MULTI-FAMILY UNITS			
	LOW INTENSITY	MEDIUM INTENSITY	HIGH INTENSITY
DWELLING UNITS PER ACRE	30 du/acre	40 du/acre	No density limits
AFFORDABLE HOUSING REQUIRED? OR INCLUDE AS INCENTIVE?	40 du/acre if 33.3% of the <i>bonus units</i> are affordable units.	60 du/acre if 33.3% of the <i>bonus units</i> are affordable units.	10-15% of <i>total dwelling units</i> created being affordable units.
MIXED USE REQUIRED	No	Yes	Yes
TYPE OF MIXED USE	N/A	Horizontal or Vertical Mixed-Use	Horizontal or Vertical Mixed-Use

Discussion Point #3: Which Multi-family Zone Combinations, Existing Lot, and Per Acre Density Requirement changes should be considered for adoption?

Is there another option that should be considered?

MULTI-FAMILY ZONING DISTRICTS (R-2, R-3 & R-4) – DWELLING UNITS PER EXISTING LOT AND PER ACRE DENSITY			
	LOW INTENSITY	MEDIUM INTENSITY	HIGH INTENSITY
DWELLING UNITS PER EXISTING LOT > 1,000 SF IN SIZE	Minimum of 8 dwelling units per existing lot possible (this includes up to two ADUs), maximum will be based on density per acre (see below).	Minimum of 8 dwelling units per existing lot possible (this includes up to two ADUs), maximum will be based on density per acre (see below).	Minimum of 8 dwelling units per existing lot possible (this includes up to two ADUs), maximum will be based on density per acre (see below).
DWELLING UNITS PER ACRE	10 du/acre	20 du/acre 40 du/acre if 33.3% of the bonus units are affordable units.	No density limits 10% - 15% of total dwelling units created being affordable units.

Middle Housing Quick Guide

This quick guide provides an overview for the public and elected and appointed officials about what middle housing is and how it may be regulated. For a more detailed overview of middle housing requirements, see Commerce's [User Guide](#) and [Model Ordinances](#). Middle housing laws are codified as RCW [36.70A.635](#), [36.70A.636](#), [36.70A.637](#), and [36.70A.638](#).

Middle housing is a type of moderate density housing required to be addressed in policies for all cities and counties fully planning under the Growth Management Act (RCW 36.70A.070(2)(2)(b)). Additionally, seventy-seven cities are required to adopt middle housing regulations consistent with RCW 36.70A.635. Many other cities are choosing to allow various middle housing options in support of their moderate density policies and as a tool to increasing housing affordability to all economic segments.



Duplex



Fourplex



Courtyard Apartments



Cottage Housing



Townhouses

Middle housing is defined as “buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing”¹.

Middle housing key concepts

Middle housing refers to housing types with forms and densities that fall “between” single family homes and multi-family buildings. Middle housing may be comprised of 2-6 units per lot, regardless of lot size or of any adopted dwelling per acre standards. RCW 36.70A.635 requires that applicable cities regulate density in applicable residential zones in a way that has not commonly been done in the past.

Depending on a city's location and population², middle housing is required to be allowed on all lots zoned predominantly for residential use, in the following ways:

- Tier 1 cities (over 75,000 population) are required to allow at least four units per lot. This increases to at least six units per lot when within one-quarter mile walking distance of a major transit stop or when at least two units are affordable housing
- Tier 2 cities (25,000 – 75,000) are required to allow at least two units per lot. This increase to at least four units per lot when within one-quarter mile walking distance of a major transit stop or when at least one unit is affordable housing
- Tier 3 cities (under 25,000) are required to allow two units per lot.

Middle housing types

Middle housing is defined as duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

- Tier 1 and 2 cities are required to allow at least six of the nine middle housing types
- Tier 3 cities should allow duplexes, stacked flats, courtyard apartments, and cottage housing

¹ RCW 36.70A.030(21)

² Page 8 of the Middle Housing [User Guide](#) outlines how cities are tiered by population

Development review

State statute, [RCW 36.70A.635\(6\)\(b\)](#), requires that dimensional, infrastructure and other standards (including setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements) for middle housing be **no more restrictive** than standards applied to detached single-family residences. If applying design review for middle housing, only administrative design review may be required.

Additionally, middle housing must be processed using the same development permit and environmental review processes that apply to detached single-family residences, unless otherwise required by state law. Middle housing requirements do not apply to portions of a lot, parcel, or tract designated with critical areas or their buffers.

Parking standards

Parking standards are established for middle housing to encourage use of alternative transportation and support infill development.

- No off-street parking may be required for middle housing units within one-half mile walking distance of a major transit stop, as defined in RCW 36.70A.030
- On lots greater than 6,000 square feet, a maximum of two off-street parking spaces may be required
- Lots less than 6,000 square feet, a maximum of one off-street parking space may be required

These parking requirements may be waived if an empirical parking study is submitted to Commerce shows that the application of the parking requirements will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists. The empirical parking study guidance and checklist are on the [Planning for Middle Housing](#) webpage.

Accessory dwelling unit (ADU)

Cities have the policy choice of whether or not to count accessory dwelling units towards middle housing unit density. By excluding ADUs to count toward middle housing unit density, a property owner could develop both middle housing (such as a duplex) and up to two ADUs, pursuant to RCW 36.70A.681.

Zero lot line short subdivision – unit lot subdivision

All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.

The unit lot subdivision provides a tool for affordable home ownership while retaining the development standards of the parent lot.

Water and sewer

Water and sewer utility purveyors (cities, special districts, and private purveyors) should have flexible requirements for the design of water and sewer connections to middle housing lots and buildings. There are advantages and disadvantages to centralized and shared lateral connections and metering, and there may be different ownership arrangements, cost implications, and other reasons that require a variety of approaches.

For example, a sixplex developer should be able to choose between having a master meter maintained by a homeowner's association and having separate meters for each unit.

Commerce's resources and assistance is readily available to help navigate these requirements. If you have any questions or concerns, and/or require technical assistance, please contact me at (509) 606-3509 or Ethan.Porter@commerce.wa.gov.

STEP and Other Housing Definitions Fact Sheet

The following table outlines STEP (**S**helter, **T**ransitional housing, **E**mergency housing and **P**ermanent supportive housing) definitions, as well as other non-STEP housing type definitions. All housing types may be funded through a variety of sources, including federal, state, local, foundation, banks and private funding.

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
STEP Housing Types ²							
Emergency Shelter	A facility providing temporary shelter, that can include day only access and warming centers that do not provide overnight accommodations (RCW 36.70A.030(15))	No lease or occupancy agreement	Temporary ³	Individuals or families experiencing homelessness	Intended to address the basic health, food, clothing, and personal hygiene needs, as well as connection with other benefits and resources	Cities: In all zones that allow hotels or in a majority of zones within one-mile of transit. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Tent Encampments; Safe Parking; Single-Family Homes; Crisis Shelters
Emergency Housing	Temporary indoor accommodations to address basic health, food, clothing and personal hygiene needs (RCW 36.70A.030(14))	May or may not require occupants to enter into a lease or an occupancy agreement	Temporary ³	Individuals or families experiencing homelessness or at imminent risk of becoming homeless	Intended to address the basic health, food, clothing, and personal hygiene needs, as well as connection with other benefits and resources	Cities: In all zones that allow hotels or in a majority of zones within one-mile of transit. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Tiny Homes; Tiny Homes on Wheels; Tiny Shelters; Single-Family Homes

¹ Definitions of potential building forms included in the table are available on the last page.

² STEP accommodations are not licensed with the exception of Transient Accommodations. A transient accommodation is any facility that offers three or more lodging units to guests for periods of less than 30 days. Department of Health (DOH) has the authority to license some shelters under transient accommodation rules, consistent with [WAC 246-360](#).

³ For STEP, temporary applies to the person and how long they reside there, not the structure or length of time for the land use.

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
Transitional Housing	A facility that provides housing and supportive services to facilitate the movement of individuals and families experiencing homelessness into permanent housing (RCW 84.36.043(3)(c))	May or may not require occupants to enter into a lease or an occupancy agreement	Up to two years, but can be longer ⁴	Individuals or families experiencing homelessness	Case management, including housing stability, credit repair, financial literacy, employment resources, etc.	Cities: In all zones that allow hotels and residential dwelling units. Counties: In sufficient zones to accommodate future housing needs.	Single-site Congregate Living; Hotel/Motel Units; Scattered-site Apartments; Single-site Apartments; Tiny Homes; Tiny Homes on Wheels; Single-Family Homes
Permanent Supportive Housing	Subsidized, leased housing, utilizing admissions practices with lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing and is paired with on-site or off-site voluntary services (RCW 36.70A.030(31))	Rental units with leases	No limit on length of stay	People with need for services because of disabling conditions who are either experiencing homelessness or at imminent risk of homelessness	Paired with voluntary services to support a person with multiple barriers to stability. Connects the resident with community-based health care, treatment or employment services.	Cities: In all zones that allow hotels and residential dwelling units. Counties: In sufficient zones to accommodate future housing needs.	Scattered-site Apartments; Single-site Apartments; Hotel/Motel Units; Tiny Homes; and Tiny Homes on Wheels; Single-Family Homes
Non-STEP Housing Types Licensed by Department of Social and Health Services (DSHS)							
Adult Family Home	A dwelling licensed to provide housing and care for up to six adults in a regular house located in a residential neighborhood (RCW 70.128.010) ⁵	Typically requires a lease	No limit on length of stay	Individuals requiring care (e.g., older adults, people living with developmental disabilities, dementia, or mental illness)	Personal care, special care, room and board, laundry and supervision	Adult family homes are a permitted use in all areas zoned for residential and commercial purposes, including areas zoned for single-family dwellings (RCW 70.128.140).	Single-Family Homes
Assisted Living Facility	A dwelling licensed to provide housing and care to seven or more people in a home or facility located in a residential neighborhood (RCW 18-20-020(2))	Typically requires a lease	No limit on length of stay	Individuals requiring care (e.g., older adults, people living with developmental disabilities, dementia, or mental illness)	Personal care, special care, room and board, and sometimes limited nursing services	No state requirements	Single-site Congregate Living; Single-Family Homes

⁴ Although transitional housing is designed to move people into permanent housing in less than two years, some transitional housing programs do not limit the stay to two years.

⁵ For more information on Adult Family Homes, see Washington State Department of Social and Health Service's website on [Adult Family Home Services](#)

Housing Type	Definition	Lease and Rent Requirements	Occupancy Duration	Populations Served	Services	Where Types Must Be Permitted	Potential Building Forms
Group Home	A community-based, residential facility that typically serves 5-12 adults. Group homes can be licensed as Assisted Living Facilities or Adult Family Homes in addition to being certified by the DSHS Residential Care Services Division. ⁶	Individuals pay monthly participation based on their income which covers the basics of food and shelter	No limit on length of stay	Various populations, including Developmental Disabilities Administration (DDA) clients age 18+ assessed to need support to meet health and welfare needs	One-on-one case management and other support tailored to individual needs (e.g., skills and relationship building)	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-site Congregate Living
Non-STEP Housing Types Licensed by Department of Health (DOH) 							
Behavioral Health Residential Facility 	An establishment licensed as a Behavioral Health Facility is a facility that provides behavioral health assessment, intervention and treatment services on-site to support residents with substance use, mental health, or co-occurring disorders (WAC 246-341-1105)	May require an occupancy agreement	Temporary or for an extended period	People with mental health and/or substance use disorders	Behavioral health treatment, health care and other services, such as case management, counseling and skills training	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-site Congregate Living; Scattered-site Apartments
Recovery Residence/ Oxford House	Level 1 and Level 2 recovery residence for individuals in substance use disorder recovery. Sometimes referred to as half-way houses or clean and sober homes.	Typically requires a shared housing agreement	Varies	Individuals recovering from substance use disorder	Primary purpose is to enable recovering individuals to help each other stay accountable and free of alcohol and drug use	No state requirements Should be defined as an essential public facility (RCW 36.70A.200 , WAC 365-196-550)	Single-Family Homes; Single-site Congregate Apartments

⁶ Washington State Department of Social and Health Services. See "Group Homes" on the [Community Residential Services for Adults webpage](#).



The HUB on Third in Walla Walla (co-located emergency shelter, health care and childcare services),
Source: Blue Mountain Action Council



The PAD House in Whatcom County (emergency housing),
Source: Northwest Youth Services



Gonzaga Family Haven in Spokane (permanent supportive housing),
Source: Catholic Charities of Eastern Washington



Plymouth on First Hill in Seattle (permanent supportive housing),
Source: Plymouth Housing

Potential Building Forms

- **Single-site congregate living** is a building where occupants have private living quarters and share communal spaces, like kitchens and bathrooms. Single-site congregate living may also be referred to as a Single-Resident Occupancy (SRO) unit depending on a local jurisdiction's regulations. For more information, see the Municipal Research and Services Center of article: [Types of Affordable Housing](#).
- **Tiny houses** and **tiny houses with wheels** are dwellings to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation built in accordance with the state building code ([RCW 35.21.686](#)).
- **Tiny Shelters**, as defined in the forthcoming Housing Trust Fund (HTF) Handbook, are temporary shelters that do not have the amenities of a single dwelling unit, and rely on shared facilities for dining, laundry and bathrooms. Structure may or may not be on a foundation. For HTF funding, Washington State Building Code will be required when supplemental standards are adopted.
- **Safe parking** provides a designated area for individuals living in their vehicles to park. RVs are not intended for long-term living except in manufactured home parks, where they must be allowed, and local governments may designate other areas where they may be allowed ([RCW 35.21.684](#)). Although it is recognized that RVs are used for long-term housing in many places.
- **A crisis shelter** is a transient accommodation, at a permanent physical location, providing emergency or planned lodging services to a specific population, for periods of less than thirty days. A crisis shelter may or may not be reimbursed for services in the form of rental fee or labor ([WAC 246-360-010\(8\)](#)).

HOUSING ELEMENT
DRAFT GOALS AND POLICIES

2016 GOAL, OBJECTIVE, OR POLICY NUMBER	2016 GOAL/OBJECTIVE/POLICY LANGUAGE	2025 NEW GOAL/OBJECTIVE/ POLICY LANGUAGE	TYPE/REASON FOR CHANGE	CITY COUNCIL, PLANNING COMMISSION, CITIZEN ADVISORY COMMITTEE & OTHER PUBLIC COMMENTS
HOUSING SUPPLY AND DIVERSITY				
H-G-1	Enhance Mount Vernon’s cultural and economic vitality by encouraging the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.	Goal 1: Enhance Mount Vernon’s cultural and economic vitality by accommodating the development of housing solutions of all types that provide for varied densities, sizes, costs and locations that are safe, decent, accessible, attractive, appealing and affordable to a diversity of ages, incomes, and cultural backgrounds.	Change “encouraging” to “accommodating” to align with GMA Updates to the Housing Goal	
H-O-1.1	In City plans and zoning regulations, accommodate a variety of housing types that are attractive and compatible in design, and available to all economic segments of the community.	Policy 1.1: Accommodate a variety of housing types including single-family, moderate density, and multifamily, that are attractive and compatible in design, and available to all economic segments of the community, with special consideration for extremely low-, low-, and moderate-income households.	Added specificity on housing types and income levels to more closely align with Commerce guidance and GMA updates. Consider if this could be combined with Housing Affordability section below	
H-P-1.1.1	The Comprehensive Plan shall provide housing capacity for all market segments to meet the growth targets identified for the City of Mount Vernon in the Skagit County Population and Employment Allocation adopted by County-Wide Planning Policies.	Policy 1.2: Provide housing capacity for households at all income levels to meet the growth targets identified for the City of Mount Vernon in the Skagit County Population and Employment Allocation adopted by County-Wide Planning Policies.	Updated to replace “market segments” with income bands to align with HB1220 framework.	
H-P-1.1.2	In recognition of community needs, the City shall maintain a variety of future land use classifications and implement zoning to accommodate a range of housing types with varying densities and sizes.	Policy 1.3: Maintain a variety of future land use classifications and implement zoning to accommodate a range of housing types with varying densities and sizes.	No change	
H-P-1.1.3	Continue the use of opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site while being designed in consideration of surrounding properties and the natural environment.	Policy 1.4: Continue to promote the use of Planned Unit Developments (PUDs) as a tool to encourage innovative and flexible site design, fostering creative housing solutions that maximize the development potential of a site. Emphasize design approaches that integrate a variety of housing types, respond sensitively to the natural environment, and incorporate sustainable and context-sensitive planning techniques.	Revised to address role of PUDs in providing an option to allow for flexible design. Removed “in consideration of surrounding properties” based on findings of RDI policy audit that vague language around compatibility can potentially create barriers to some housing types.	

2016 GOAL, OBJECTIVE, OR POLICY NUMBER	2016 GOAL/OBJECTIVE/POLICY LANGUAGE	2025 NEW GOAL/OBJECTIVE/ POLICY LANGUAGE	TYPE/REASON FOR CHANGE	CITY COUNCIL, PLANNING COMMISSION, CITIZEN ADVISORY COMMITTEE & OTHER PUBLIC COMMENTS
			Consider adding language to ensure others are aware PUDs are not an infill tool and are intended to be used on sites greater than 10-acres in size.	
H-P-1.1.4	Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.	Policy 1.5: Continue to promote plans and policies that encourage in-fill residential projects in close proximity to neighborhood centers, shopping and retail facilities, parks, transit routes and other service uses.	No change	
H-P-1.1.5	Continue to promote plans and regulations that allow incentives such as bonus densities and flexible design standards that support and promote the construction of new innovative or affordable housing styles, compatible with the planned uses of surrounding sites. Ground related housing types such as cottages, townhouses, zero lot line developments and other types are examples of housing choices that promote individuality and ownership opportunities. Consider adopting new development regulations that would offer new ways to encourage these types of housing choices.	Policy 1.6: Continue to promote plans and regulations that allow incentives such as bonus densities and flexible design standards that support and promote the construction of a variety of housing types, including subsidized affordable housing and affordable ownership housing.	Retained general language about promoting affordable housing and typologies, removed specific mention of zero lot line townhomes and additional duplexes which have been adopted in MVMC 16.34 and 17.15.	
H-P-1.1.6	Continue to implement zoning requirements for manufactured homes on single family lots and ensure they provide for appropriate location and design criteria and meet state requirements.	Policy 1.7: Continue to implement zoning requirements for manufactured homes on single family lots and ensure they provide for appropriate location and design criteria that are not more stringent than criteria for single-family homes and meet state requirements.	Added clarifying language that mobile homes should not be subject to more stringent standards than single-family homes, based on findings of the RDI policy analysis.	
H-P-1.1.7	Continue to promote high density development and re-development in the Central Business District (C-1 zone). Analyze ways to allow housing that steps-down, or transitions, in density immediately surrounding the Central Business District. Consider completing a sub-area plan to include areas surrounding the existing C-1 zone to evaluate whether or not this zone should be expanded to these abutting areas.	Policy 1.8: Continue to promote high density development and re-development in the Central Business District (C-1 zone) Analyze ways to allow housing that steps-down, or transitions, in density immediately surrounding the Central Business District.	Removed some sections due to adoption of South Kincaid Subarea Plan and implementing regulations in MVMC 17.45 and 17.70	
H-P-1.1.8		Policy 1.9: Consider allowing multifamily and mixed-use housing in parts of the General Commercial land use district to help meet housing needs at all income levels. Focus on adding housing near jobs to improve access to employment and support mixed-use neighborhoods.	New policy to reflect current analysis underway as part of the Comprehensive Plan process.	

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HOUSING AFFORDABILITY				
		Goal 2: Actively promote and support the development of housing that serves all income levels, with a strong emphasis on meeting the needs of moderate-, low-, very low-, and extremely low-income households.	New Goal that specifically focuses on housing affordability	
		Policy 2.1: Allow mixed-use development outright in commercially zoned, transit-served corridors. Relax or eliminate density limits in such areas.	New policy that reflects North Star's Call to Action	
		Policy 2.2: Adopt "By Right" permitting in residential zones by eliminating discretionary review processes for submitted projects that meet zoning code	New policy that reflects North Star's Call to Action	
		Policy 2.3: Consider reduced parking requirements for affordable housing projects and housing located in transit accessible areas.	New policy that reflects North Star's Call to Action	
		Policy 2.4: Consider reduced fees and utility connection fee waivers for affordable housing projects.	New policy that reflects North Star's Call to Action and reflecting SB 5662, which allows city utilities to waive connection fees for nonprofit and affordable housing	
		Policy 2.5: Encourage non-profit organizations, religious institutions, and government agencies to make land available for the development of subsidized or income restricted housing, particularly for populations with special needs, such as veterans, persons with disabilities, and families with children.	New policy	
		Policy 2.6: Encourage creation and maintenance of public/private partnerships to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.	New policy Reflects Countywide Planning Policy 4.3	
		Policy 2.7: Continually review and update City permitting processes and materials to lower the cost of building all types of housing by making the	New policy	

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		permitting process faster, simpler, and more predictable with clear timelines and review steps.		
		Policy 2.8: Consider establishing a sales tax deferral program for conversions of commercial buildings on underutilized land into multifamily housing containing affordable housing.	New policy to explore implementation of SB 6175	
		Policy 2.9: Consider establishing a Multifamily Property Tax Exemption (MFTE) program to provide property tax waives to encourage the development of multifamily and affordable housing.	New policy to explore implementation of Chapter 84.14 RCW ,	
		Policy 2.10: Monitor the effectiveness city's affordability requirements codified in MVMC 17.73 that require and incentivize units serving households earning 80 percent of the area median income and below, and adjust regulations as necessary.	Moved and revised	
		Policy 2.11: Evaluate the adoption of zoning regulations that would allow multi-family residential developments that are income-restricted to those at or below 60 percent of the area median income for at least fifty years to be located in zoning districts other than multi-family residential.	Moved, with no change	
		Policy 2.12: Evaluate the adoption of zoning regulations that provide additional bonuses in density for developments that create income restricted units aimed at those earning less than 60% of the area median income and below.	Moved, Revised to specify 60% and below since 80% AMI incentives and requirements are now in place per MVMC 17.73.	
		Policy 2.13: Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.	Moved, with no change	
		Policy 2.14: Maintain and explore enhancing regulatory incentives to encourage the production and preservation of affordable ownership and rental housing through impact fee reductions, permit fast-tracking, or other methods.	Moved Removed density bonuses from list, adopted in MVMC 17.73	

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		Policy 2.15: Ensure during development review processes that all affordable housing created in the city with public funds or by regulatory incentives remains affordable for the longest possible term; at a minimum 50 years.	Moved, with no changes	
EFFICIENT USE OF LAND TO MEET HOUSING NEEDS				
H-G-2	Promote the preservation, maintenance and enhancement of existing housing and residential neighborhoods throughout the city.	Goal 3: Promote the efficient use of land to support the development of a diverse range of housing options that meet current and future community needs.	No change	
H-O-2.1	Promote infill housing that is compatible with abutting housing styles and with the character of the existing neighborhood.	Policy 3.1: Promote infill housing that is compatible with abutting housing styles and that contributes to the vitality of the existing neighborhood.	Removed reference to “neighborhood character” which has historically been used to preserve certain single-family neighborhoods from change per findings of RDI policy analysis.	
H-P-2.1.1	Encourage infill housing on vacant or underutilized parcels having adequate services, and ensure that the infill development is compatible with surrounding neighborhoods.	Policy 3.2: Encourage infill housing on vacant or underutilized parcels having adequate services, and ensure that the infill development is compatible with surrounding neighborhoods.	No change	
H-P-2.1.2	Adopt development regulations that enhance existing single family neighborhoods by requiring significant changes in density be transitioned near these existing neighborhoods. Ways to transition from higher-density to existing single-family neighborhoods include (but are not limited to) the following: reducing densities and building heights closest to existing neighborhoods; and require landscaping treatments and fencing surrounding higher density developments.	Policy 3.3: Support the gradual integration of increased residential density within existing low-density residential neighborhoods to expand housing options and promote inclusivity. Recognize that, over time, this may result in an evolution of neighborhood character, and work to ensure that changes are thoughtfully managed through development standards, community engagement, and infrastructure planning.	Note: Density transition regulations for increases in density with affordable housing were adopted in 2019 (MVMC 17.73.100) As a result, this policy is shifting focus to address middle housing infill.	
H-P-2.1.3	Consider adopting regulations such as flexible lot sizes that encourage infill development on small lots consistent with the neighborhood’s character.	Policy 3.4: Consider adopting flexible lot size standards that let multiple residential units share a lot and encourage clustering to keep density high while protecting critical areas, preserving open space, and using infrastructure efficiently.	Revise to reflect the need for increased diversity in lot sizes to respond to middle housing, and clustering subdivision scenarios	
H-P-2.1.4	Encourage the construction of attached and detached accessory dwelling units in single-family districts subject to specific development, design and owner occupancy provisions.	Policy 3.5: Allow the construction of attached and detached accessory dwelling units on all lots in single-family districts to help meet housing needs for a variety of households and income levels.	Changed to reflect HB 1337 requirements (owner occupancy and specific design standards for ADUs no longer allowed)	

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HOUSING PRESERVATION AND IMPROVEMENT				
H-O-2.2	Enhance the value, character and health of the City's existing housing stock by improving and extending the life of such housing.	Goal 4: Preserve and enhance the value, character, health, and affordability of the City's existing housing stock by prioritizing its preservation, improvement, and long-term safety and quality.	Consolidating with O-4.2	
H-P-2.2.1	In cooperation with the County and public or private housing agencies, the City should periodically assess housing conditions to identify areas of the city needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.	Policy 4.1: In cooperation with the County and public or private housing agencies, the City should periodically assess housing conditions to identify areas of the city needing rehabilitation and to monitor previous rehabilitation efforts, contingent upon funding availability.	No change	
H-P-2.2.2	Encourage private reinvestment in residential neighborhoods and private rehabilitation of existing housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.	Policy 4.2: Encourage private reinvestment in residential neighborhoods and private rehabilitation of existing housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.	No change	
H-P-2.2.3	Consider additional funding to strengthen the City's existing code enforcement efforts with the goal of reducing the amount of substandard housing, renovation of homes in need of repair, and to preserve the health, safety and affordability of the City's existing housing stock.	Policy 4.3: Consider additional funding to strengthen the City's existing code enforcement efforts with the goal of reducing the amount of substandard housing, renovation of homes in need of repair, and to preserve the health, safety and affordability of the City's existing housing stock.	No change	
H-P-2.2.4	In cooperation with Skagit County, the City should encourage the preservation of existing housing. Private investment should be encouraged in older residential neighborhoods, manufactured home parks, and multifamily complexes to ensure the health, safety and affordability of existing housing. Programs supporting weatherization, home repair and rehabilitation, and infrastructure maintenance should be supported.	Policy 4.4: In cooperation with Skagit County, the City should encourage the preservation of existing housing. Private investment should be encouraged in older residential neighborhoods, manufactured home parks, and multifamily complexes to ensure the health, safety and affordability of existing housing. Programs supporting weatherization, home repair and rehabilitation, and infrastructure maintenance should be supported.	No change	
		Policy 4.5: In conjunction with public and private housing providers, the City should identify and encourage preservation of affordable units in publicly assisted (subsidized) housing developments that are at risk of converting to market-rate housing.	Moved from below	
H-G-3	Encourage living wage job retention and creation in the city so that residents are not forced to commute out of Mount Vernon to work.		Proposed to be deleted	

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H-O-3.1	Promote policies to increase the ratio of living wage jobs to housing within the City.		Proposed to be deleted	
H-P-3.1.1	Encourage the creation of mixed-use areas throughout the City characterized by living wage jobs, mixed income housing, and ample public open spaces all within a walkable urban context.		Revised under Policy 1.9	
H-G-4	Encourage safe, decent, accessible, attractive and affordable housing development that meets community needs and is integrated into, and throughout, the community including areas of higher land cost where greater subsidies may be needed.		Proposed to be deleted	
H-O-4.1	Encourage the creation of ownership and rental housing that is affordable for all households within the City, with a particular emphasis on low, very low, and extremely low income households as defined by the U.S. Department of Housing and Urban Development (HUD).		Proposed to be deleted	
H-P-4.1.1	Evaluate the adoption of zoning regulations targeted at otherwise market rate developments that require or incentivize a minimum percentage of new dwelling units and/or lots that are created (whether multi-family or single-family) be income restricted.		Moved to Policy 2.10 and revised	
H-P-4.1.2	Evaluate the adoption of zoning regulations that would allow multi-family residential developments that are income-restricted to those at or below 60 percent of the area median income for at least fifty years to be located in zoning districts other than multi-family residential.		Moved to Policy 2.11	
H-P-4.1.3	Evaluate the adoption of zoning regulations that provide bonuses in density for developments that create income restricted units aimed at those earning less than 80% of the area median income (AMI) with greater bonuses provided to housing reserved for those earning 60% of the AMI and below.		Moved to Policy 2.12	
H-P-4.1.4	Encourage affordable housing to be dispersed throughout the City, within each Census tract, rather than overly concentrated in a few locations.		Moved to Policy 2.13	
H-P-4.1.5	Where affordable housing is proposed together with market rate housing, affordable housing units should be comparable in design, integrated into the whole development, and should match the tenure of the whole development.		Remove, design standards for affordable housing adopted in MVMC 17.73.100	

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H-P-4.1.6	Maintain and explore enhancing regulatory incentives to encourage the production and preservation of affordable ownership and rental housing such as through density bonuses, impact fee reductions, permit fast-tracking, or other methods.		Moved to Policy 2.14	
H-P-4.1.7	Ensure during development review processes that all affordable housing created in the city with public funds or by regulatory incentives remains affordable for the longest possible term; at a minimum 50 years.		Moved to Policy 2.15	
H-P-4.1.8	Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households. The inventory should be provided to the State Office of Community Development in accordance with state law.	Periodically update the city's catalogue of real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for very-low to moderate income households.	Updated to encourage updating of database which was completed in 2019.	
H-O-4.2	Prioritize the preservation of the affordability, health, safety and quality of the City's existing housing stock.		Consolidated with Goal 4	
H-P-4.2.1	In conjunction with public and private housing providers, the City should identify and encourage preservation of affordable units in publicly assisted (subsidized) housing developments that are at risk of converting to market-rate housing.		Moved to Policy 4.5	
H-P-4.2.2	Encourage relocation assistance and replacement housing to be developed, where feasible, to help low income households when displacement is unavoidable.		Moved to Policy 7.9	
REGIONAL COORDINATION				
H-O-4.3	Work collaboratively with other jurisdictions, agencies and stakeholders to promote the preservation and creation of local and regional affordable housing strategies.	Goal 5: Work collaboratively with other jurisdictions, agencies and stakeholders to promote the preservation and creation of local and regional affordable housing strategies.	No change	
H-P-4.3.1	Be an active participant in the multi-jurisdictional affordable housing program and cooperative efforts that will be guided by the Skagit County of Governments in 2016/2017 that will identify strategies to promote an adequate and diversified supply of countywide housing for all residents.		Remove, program completed	

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		Policy 5.1:: Collaborate with Skagit County, local cities, and public housing authorities to take part in regional affordable housing initiatives. The goal is to expand access to low-income housing, permanent supportive housing, and emergency shelters. These multi-jurisdictional programs will be joint efforts involving public agencies, non-profits, and other housing providers, working together to meet community housing needs.	New policy Reflects Countywide Planning Policy 4.8	
		Policy 5.2: Participate in developing a countywide, actionable strategy to guide the coordinated development of publicly supported housing projects. This strategy should include a comprehensive funding plan that addresses both capital and ongoing operating costs.	New policy Reflects Countywide Planning Policy 4.9	
H-P-4.3.2	Encourage, assist, and partner with organizations that can construct, manage, and provide affordable housing to those earning 80% or less of the AMI during all stages of siting and project planning and when applying for county, state and federal funding.	Policy 5.3: Encourage, assist, and partner with organizations that can construct, manage, and provide affordable housing to those earning 80% of the area median income (AMI) or less during all stages of siting and project planning and when applying for county, state and federal funding.	Minor rewrite to spell out AMI acronym	
H-P-4.3.3	Work regionally and with other jurisdictions to jointly fund affordable housing.	Policy 5.4: Work regionally and with other jurisdictions to jointly fund affordable housing.	No change	
H-P-4.3.4	Support state and federal funding and policies that promote affordable housing.	Policy 5.5: Support state and federal funding and policies that promote affordable housing.	No change	
H-P-4.3.5	Explore with the County, other local jurisdictions, and private lending institutions the availability and enhancement of educational programs for first time homebuyers.	Policy 5.6: Explore with the County, other local jurisdictions, and private lending institutions the availability and enhancement of educational programs for first time homebuyers.	No change	
H-P-4.3.6	Coordinate with private lending institutions to encourage the creation and availability of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.	Policy 5.7: Coordinate with private lending institutions to encourage the creation and availability of financing mechanisms such as reverse mortgage programs, housing trust funds, and loan pools for local financing of affordable housing.	No change	
H-P-4.3.7	Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the creation of affordable and special needs housing.	Policy 5.8: Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the creation of affordable and special needs housing.	No change	
H-P-4.3.8	Continue to promote home ownership for low-income households earning up to 80% of the median income through	Policy 5.9: Continue to promote home ownership for low-income households earning up to 80% of the area median income (AMI) through support of the Home	Added “area” to be consistent with other policies mentioning AMI.	

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	support of the Home Trust of Skagit and other similar organizations that could be created in the future.	Trust of Skagit and other similar organizations that could be created in the future.		
MONITORING AND ADAPTATION OF HOUSING POLICIES				
		Goal 6: Ensure housing policies and regulations remain effective, equitable, and responsive by regularly monitoring housing trends and adapting policies to meet evolving community needs.	New Goal	
H-O-4.4	Create an evidence based system for collecting and analyzing data and plan adaptive strategies that will assist the City in proactively encouraging the preservation and creation of affordable housing in the City.	Policy 6.1: Create an evidence-based system for collecting and analyzing data and plan adaptive strategies that will assist the City in proactively encouraging the preservation and creation of affordable housing in the City.	No change	
H-P-4.4.1	Consider adopting a schedule to have the Community & Economic Development Department (CEDD) report to Council on the number of renters and owners that are paying 30% or more of their income on housing in the Mount Vernon Metropolitan Statistical Area (MSA) as reported through the Comprehensive Housing Affordability Strategy (CHAS) Data Query Tool from the U.S. Department of Housing and Urban Development (HUD). Providing an annual report should be considered the goal for such reporting; however, the timing of such a report should be following the release of previously unreported data from HUD. Should other data that complies with industry accepted methods that use sound estimating and statistical methodologies become available, in addition to the referenced HUD data, Council could consider requesting CEDD staff to report on this data as well. This report could provide Council with an opportunity to reassess and adjust policies and development regulations to meet low income housing needs.		Delete	
		Policy 6.2: Involve residents, developers, nonprofits, and advocacy groups in evaluating the impacts of existing regulations and identifying needed adjustments.	New policy	
		Policy 6.3: Monitor housing supply, affordability, and demographic trends to inform updates to zoning, development standards, and housing programs.	New policy	

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		Policy 6.4: Use metrics such as housing production, cost burden, displacement risk, and permitting timelines to assess whether policies are achieving desired outcomes.	New policy	
SUPPORT TO INDIVIDUALS EXPERIENCING OR AT RISK OF HOMELESSNESS OR THAT HAVE SPECIAL HOUSING NEEDS				
H-G-5	Promote the development, and collaborate with service providers, to develop a variety of housing solutions for those with special needs including, but not limited to: • Victims of domestic violence; • Persons afflicted with alcohol/drug addiction; • Persons afflicted with behavior health issues; • Persons coming from corrections and psychiatric institutions, • Nursing homes and foster care; and, • Persons that are homeless.	Goal 7: Promote and collaborate with service providers to develop a variety of housing solutions for those with special needs including, but not limited to: • Victims of domestic violence; • Persons afflicted with alcohol/drug addiction; • Persons afflicted with behavior health issues; • Persons coming from corrections and psychiatric institutions, • Nursing homes and foster care; and, • Persons that are homeless.	Minor rewrite for clarity	
H-O-5.1	• Work closely with appropriate agencies in the region to develop and implement policies and programs addressing special housing needs for vulnerable populations.	Policy 7.1: Work closely with appropriate agencies in the region to develop and implement policies and programs addressing special housing needs for vulnerable populations.	No change	
H-P-5.1.1	Encourage opportunities for assisted housing for people with special needs by: - Adopting land use policies and regulations that treat government-assisted housing and other low-income housing the same as housing of a similar size and density; - Permitting group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision in accordance with State and Federal Laws; and Encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.	Policy 7.2: Encourage opportunities for assisted housing for people with special needs by encouraging developers and owners of assisted housing units to undertake activities to establish and maintain positive relationships with neighbors.	Removed items a) and b) which were implemented by MVMC 17.67, 17.210, and 8.50	
H-P-5.1.2	Encourage coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors, persons with physical or mental disabilities, persons with terminal illness, or other special needs.	Policy 7.3: Encourage coordination among providers of social, health, counseling, and other services to families, children, and persons with special needs including seniors, persons with physical or mental disabilities, persons with terminal illness, or other special needs.	No change	
H-P-5.1.3	The City should collaborate and support social service agencies that support the development and implementation of a comprehensive approach to the prevention, transition, and	Policy 7.4: Continue to collaborate with and support social service agencies that support the development and implementation of a comprehensive approach to	Rewritten for clarity, also added “continue” to reflect recent efforts and partnerships with the	

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	stabilization of the homeless. Programs and services that decrease potential homelessness, stop recurring homelessness, and to promote long-term self-sufficiency (such as the Housing First model) should be encouraged.	the prevention of homelessness and the transition and stabilization of the homeless. Programs and services that decrease potential homelessness, stop recurring homelessness, and promote long-term self-sufficiency (such as the Housing First model) should be encouraged.	County and Catholic Housing Services.	
H-P-5.1.4	Support the development of facilities and services for chronically homeless, homeless, and those who are at-risk of becoming homeless by: Adopting land use regulations that streamline the siting of facilities such as the creation of an overlay zone, or a demonstration zoning ordinance. Consider adopting regulations within an overlay zone, demonstration zoning ordinance, or other mechanism that allows these facilities to be developed based on occupancy characteristics versus density allowed in different zoning designations.	Policy 7.5: Adopt land use regulations allowing emergency housing and emergency shelter in all zones where hotels are allowed and allowing permanent supportive housing, transitional housing in all zones where housing is allowed, as required by state law.	Changed policy to reflect changes to the GMA from HB1220.	
H-P-5.1.5	Consider incentives to encourage the establishment of fully accessible housing for people with disabilities, which exceed the minimum requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.	Policy 7.6: Consider and enhance incentives to encourage the establishment of fully accessible housing for people with disabilities, which exceed the minimum requirements for accessible units otherwise mandated by federal and state law, including providing density bonuses for additional units that incorporate universal design or other similar design principles.	Added “and enhance” to reflect the adoption of some such incentives.	
H-P-5.1.6	Ensure that facilities and services to meet the health care, treatment, social service, and transit needs of households with special needs are part of housing development plans.	Policy 7.7: Ensure that facilities and services to meet the health care, treatment, social service, and transit needs of households with special needs are part of housing development plans.	No change	
H-P-5.1.7	Through the City’s plans and regulations, location of housing for disabled persons and/or seniors should be promoted near or within sites where neighborhood centers, shopping centers, public transportation and/or parks or open space to facilitate their maximum participation in the community.	Policy 7.8: Through the City’s plans and regulations, location of housing for disabled persons and/or seniors should be promoted near or within sites where neighborhood centers, shopping centers, public transportation and/or parks or open space to facilitate their maximum participation in the community.	No change	
		Policy 7.9: Encourage relocation assistance and replacement housing to be developed, where feasible, to help low-income households when displacement is unavoidable	Moved	

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RACIALLY DISPARATE IMPACTS, EXCLUSION, AND DISPLACEMENT				
		Goal 8: Advance housing equity by actively addressing racially disparate impacts, reducing exclusionary practices, and preventing displacement in neighborhoods historically shaped by segregation, disinvestment, and inequitable planning. Promote inclusive growth that ensures all residents have access to safe, affordable, and opportunity-rich housing options.	New goal, responding to HB 1220	
		Policy 8.1: Reform zoning and land use policies that contribute to residential segregation or restrict affordable housing development in high-opportunity areas.	New policy, responding to HB 1220	
		Policy 8.2: Consider support for or implementation of anti-displacement tools such as tenant protections, preservation of naturally affordable housing, and community ownership models (e.g., land trusts, co-ops).	New policy, responding to HB 1220	
		Policy 8.3: Use data to monitor racial disparities in housing access, affordability, ownership, eviction, and displacement. Prioritize policy responses in neighborhoods most affected by historic and current inequities.	New policy, responding to HB 1220	
		Policy 8.4: Support affordable housing development in exclusionary, high-opportunity neighborhoods through incentives, inclusionary housing policies, and fair housing enforcement.	New policy, responding to HB 1220	
		Policy 8.5: Create meaningful, ongoing engagement processes with BIPOC communities, low-income residents, and tenant groups to shape housing policy and ensure accountability.	New policy, responding to HB 1220	