



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	Even stronger language....change to “adopting”
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.	Reduce/eliminate Impact Fees, they are a “hidden” cost of housing.
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	Eliminate R-1.3,1.4,1.5,1.7 and R-2. Adopt zoning based upon density driven zones: R4-7 dupa, R8-12 dupa. Eliminate R-3,R-4 and replace with R-3 with expanded options.
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.	PUD process is “scary arduous”. Eliminate 8,500 s.f. requirement for 25% of lots in PUD. Allow condominium plats with no lot lines only based upon dupa.

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			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	Allow annexation of land immediately adjacent to City Limits and serve as infill property..."Square Up the City Limits".....meets original definition for GMA.
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.	Reduce setbacks. Side yards – 5' (10' total) with exception of zero lot line, Front/Rear yards- 10', Corner lots – 10' per front yard. Increase allowed percentage of lot coverage. Articulation – minimum 3' off set from adjacent home
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	MVSD sits on inventory of un-utilized land that should co-op with CMV or developers to create housing.
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.	"A neighborhood can accommodate a mix of housing product types as long as design and scale are upheld." Density transition is code for NIMBY. Allow greater use of private streets with reduced paved widths and curb/sidewalk on one side only.
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	Allow zero lot line development and design standards that don't block it, 0'/10' with 24" overhang easement. Allow front elevation with as small as 10' front entry, front doors may be presented at angles, front door overhang shall extend to roof line. Elements such as trellis, etc. shall be required as part of front elevation. Eliminate emphasis on alley load homes in Design Standards.
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-	Changed to reflect HB 1337 requirements (owner occupancy	

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		family districts to help meet housing needs for a variety of households and income levels.	and specific design standards for ADUs no longer allowed)	
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	

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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	
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	

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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	Eliminate 40' garage width standard for homes, renders Affordable "no minimum lot size" impossible also makes R-5. R-7 impossible.
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	SW School District boundary encroaches into MV UGA on east boundary. MVSD is sitting on inventory of vacant land that should be developed.

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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	
		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	The other “agency” that is competing for buildable land is Land Trust type groups which buy land within UGA and remove it from future housing access. County has just reduced minimum land size for preservation from 5 acres to 1 acre which is contradictory. Review original GMA criteria for annexation of land....CMV has several pockets of land that meet criteria but have been removed by preservation advocates. They are feel good but long term combat housing.
		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	

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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 support of the Home Trust of Skagit and other similar organizations that could be created in the future.	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 Trust of Skagit and other similar organizations that could be created in the future.	Added “area” to be consistent with other policies mentioning AMI.	
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	

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		Policy 6.3: Monitor housing supply, affordability, and demographic trends to inform updates to zoning, development standards, and housing programs.	New policy	
		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: a. 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; b. 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	

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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 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.	Policy 7.4: Continue to collaborate with and support social service agencies that support the development and implementation of a comprehensive approach to 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.	Rewritten for clarity, also added “continue” to reflect recent efforts and partnerships with the 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,	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	No change	

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	public transportation and/or parks or open space to facilitate their maximum participation in the community.	transportation and/or parks or open space to facilitate their maximum participation in the community.		
		Policy 7.9: Encourage relocation assistance and replacement housing to be developed, where feasible, to help low-income households when displacement is unavoidable	Moved	
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	

