

HOUSING ELEMENT

HOUSING GOALS AND POLICIES

This element includes a section on goals and policies. The City must implement and be consistent with all goals and policies of the adopted Comprehensive Plan.

(Note: Each goal is identified by a lettering and numbering system related to the name of the comprehensive plan element where it is located. For example, the goals in the Housing Element are indicated by “HO”.)

Goals

The Housing Element contains five goals:

- GOAL HO-1.** Make reasonable effort to accommodate projected population, given there is little available area.
- GOAL HO-2.** Diversity of housing
- GOAL HO-3.** Affordability for a range of income levels
- GOAL HO-4.** Residential neighborhoods with vitality and character
- GOAL HO-5.** Housing options for people with special needs

Policies

The City shall implement the following policies through regulations, strategies, programs, and other actions. These policies correspond with the Housing goals.

- GOAL HO-1. Make reasonable effort to accommodate projected population, given there is little available area.**
 - Policy HO-1.1 Regulate land appropriately to accommodate a population of 22,556 by the year 2025 and to meet needed levels of single and multi-family housing.
 - Policy HO-1.2 Monitor housing and population growth in accordance with the Snohomish County Tomorrow process.
- GOAL HO-2. Diversity of housing**
 - Policy HO-2.1 Encourage a variety of housing styles, such as single-family detached, single-family attached, multi-family, accessory units, and manufactured housing.
 - Policy HO-2.2 Encourage a variety of housing sizes to meet the diverse needs of individuals and families.

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GOAL HO-3. Affordability for a range of income levels

Policy HO-3.1 Identify and use strategies to provide more affordable housing if a credible study shows that housing costs in Mountlake Terrace exceed that of most other nearby jurisdictions.

Policy HO-3.2 Ensure a timely, fair, and predictable permit management system that:

- a. Facilitates desirable development;
- b. Helps citizens and developers understand rules for development.

[Note: The Plan Administration Element describes this expectation in more detail.]

GOAL HO-4. Residential neighborhoods with vitality and character

Policy HO-4.1 Encourage new development to enhance and/or be compatible with its surrounding neighborhood.

Policy HO-4.2 Promote use of programs, such as the loan program administered by the Housing Authority of Snohomish County, to help low-income homeowners improve their homes.

Policy HO-4.3 Protect residential areas from illegal land use activities through enforcement of City codes.

Policy HO-4.4 Encourage parks, sidewalks, trails, lighting, and other amenities that help make neighborhoods pleasant and safe.

GOAL HO-5. Housing options for people with special needs

Policy HO-5.1 Work with agencies, such as the Housing Authority of Snohomish County, to promote housing that meets the special needs of certain segments of the population, including for low-income and people who need special care or support.

Policy HO-5.2 Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that help people remain in the community.

PERFORMANCE MEASURE

For the Housing Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- 49 housing units permitted per year

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[Note: A Comprehensive Plan amendment may be made to decrease the above number as the City approaches its population target for the year 2025.]