

Narrative Text Amendments	Finding
<p><b>Proposed <u>new text</u> and proposed <del>((removed text))</del></b></p>	<p><b>Problem or reason amendment is needed</b></p>
<p><del>((Background))</del></p> <hr/> <p><b><u>BACKGROUND</u></b></p> <hr/>	<ul style="list-style-type: none"> <li>Proposed housekeeping change to match the formatting of the overall Comprehensive Plan</li> </ul>
<p>The availability of healthy and safe housing that people can afford is pivotal to the success of our communities. Decent housing in a suitable living environment - our nation’s housing goal - is essential to the pursuit of a vital economy and a healthy community. <del>((While nearly))</del> <b>Around</b> two-thirds of Snohomish County households are currently enjoying home ownership <del>((, this rate is falling and is expected to fall further in the future))</del>. <del>((In addition, many low and moderate income))</del> <b>Many</b> households <b>in all income groups</b> are paying more for housing than they can afford.</p>	<ul style="list-style-type: none"> <li>Over the past five years homeownership rates have held steady at around two-thirds of the county. The text has been edited to reflect that fact.</li> <li>The <i>Housing Characteristics and Needs Report of Snohomish County</i> indicates that housing affordability is a problem for households in all income brackets, not just low- and moderate-income households. The text has been edited to reflect that fact.</li> </ul>
<p>Subsection (a) <del>((includes))</del> <b>Includes</b> an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, <b>as provided by the department of commerce, including:</b></p> <p><b><u>(i) Units for moderate, low, very low, and extremely low-income households; and</u></b></p> <p><b><u>(ii) Emergency housing, emergency shelters, and permanent supportive housing;</u></b></p> <p>Subsection (b) <del>((includes))</del> <b>Includes</b> a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, <b>and within an urban growth area boundary, moderate density housing options including but not limited to, duplexes, triplexes, and townhomes;</b></p> <p>Subsection (c) <del>((identifies))</del> <b>Identifies</b> sufficient capacity of land for housing(,) including, but not limited to, government-assisted housing, housing for <del>((low-income families))</del> <b>moderate, low, very low, and extremely low-income households</b>, manufactured housing, multifamily housing, <del>((and))</del> <b>group homes</b> <del>((and))</del>, <b>foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes and townhomes;</b><del>((and))</del></p> <p>Subsection (d) <del>((makes))</del> <b>Makes</b> adequate provisions for existing and projected housing needs of all economic segments of the community <del>((RCW 36.70A.070))</del>, <b>including:</b></p> <p><b><u>(i) Incorporating considerations for low, very low, extremely low and moderate-income households;</u></b></p> <p><b><u>(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;</u></b></p> <p><b><u>(iii) Consideration of housing locations in relation to employment location; and</u></b></p>	<ul style="list-style-type: none"> <li>The passage of <a href="#">ESSHB 1220</a> in 2021 updated the requirements for comprehensive plan Housing Elements, found in RCW 30.70A.070(2). Text has been edited to reflect the new requirements.</li> </ul>

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<p><b>(iv) Consideration of the role of accessory dwelling units in meeting housing needs;</b></p> <p><b>Subsection (e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:</b></p> <p><b>(i) Zoning that may have a discriminatory effect;</b></p> <p><b>(ii) Disinvestment; and</b></p> <p><b>(iii) Infrastructure availability;</b></p> <p><b>Subsection (f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions;</b></p> <p><b>Subsection (g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and</b></p> <p><b>Subsection (h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</b></p>																												
<p>The inventory and analysis <del>((is))</del> <b>are</b> included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. <del>((It))</del> <b>The report</b> includes an inventory and analysis of existing and projected housing needs for the planning horizon. <b>Table HO-1 summarizes the permanent housing needs by income level for unincorporated Snohomish County.</b></p> <p><b>Table HO-1. Snohomish County Unincorporated Permanent Housing Needs by Income Level (Area Median Income)</b></p> <table border="1" data-bbox="251 1306 1330 1499"> <thead> <tr> <th></th> <th>Total</th> <th>0-30% Non PSH</th> <th>0-30% PSH</th> <th>&gt;30- 50%</th> <th>&gt;50- 80%</th> <th>&gt;80- 100%</th> <th>&gt;100- 120%</th> <th>&gt;120%</th> </tr> </thead> <tbody> <tr> <td><b>Estimated 2020 Housing Supply</b></td> <td>132,804<sup>1</sup></td> <td>2,444</td> <td>546</td> <td>13,443</td> <td>21,303</td> <td>25,010</td> <td>25,631</td> <td>44,427</td> </tr> <tr> <td><b>Housing Needs 2020-2044</b></td> <td>50,604</td> <td>10,644</td> <td>5,012</td> <td>11,952</td> <td>10,951</td> <td>5,180</td> <td>161</td> <td>6,704</td> </tr> </tbody> </table> <p><sup>1</sup>The total estimated 2020 housing supply according to the Washington State Department of Commerce Housing for All Planning Tool</p> <p>PSH = Permanent supportive (e housing</p> <p><b>Additionally, by 2044 the county will need to accommodate 3,128 beds of emergency housing. The projected housing need shows a significant percentage of housing needed in the extremely low-income bracket. As of 2020 about 2% of the housing in the unincorporated county is affordable to households making less than 30% of the Area Median Income (AMI). To meet the county’s 2044 projected housing need, 31% of the housing built between 2020 and 2044 will need to be affordable to</b></p>		Total	0-30% Non PSH	0-30% PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%	<b>Estimated 2020 Housing Supply</b>	132,804 <sup>1</sup>	2,444	546	13,443	21,303	25,010	25,631	44,427	<b>Housing Needs 2020-2044</b>	50,604	10,644	5,012	11,952	10,951	5,180	161	6,704	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law requires the county to include an inventory of projected housing needs that identifies the number of housing units necessary to manage projected growth, including units for moderate-, low-, very low-, and extremely low-income households as well as emergency housing emergency shelters and permanent supportive housing. These numbers come from the state department of commerce and the SCT report <i>Housing Characteristics and Needs of Snohomish County Report</i>.</li> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to consider housing affordable to all economic segments. The proposed amendment to the narrative clarifies that the Housing Characteristics and Needs of Snohomish County Report looks at all of the HUD income groups.</li> </ul>
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<p><b>households making less than 30% AMI.</b> The Needs Analysis also includes the analysis of the adequacy of the capacity of lands zoned in various residential categories to meet the needs of all economic segments of the population. This analysis is called the residential land use needs analysis (RLUNA). Additional information on housing supply and demand, both countywide and by jurisdiction, is found in the Introduction of the Comprehensive Plan, and in the <del>((Snohomish County))</del> <i>Housing Characteristics and Needs in Snohomish County Report</i> prepared in collaboration with Snohomish County cities through Snohomish County Tomorrow. This report is the common data foundation for all housing elements among Snohomish County jurisdictions. The <del>((focus for affordable housing is on the three lowest))</del> <b>report includes information on the following U.S Department of Housing and Urban Development (HUD) grouping for household incomes:</b></p> <ul style="list-style-type: none"> <li>Extremely Low Income (less than 30% Area Median Income (AMI));</li> <li>Very Low Income (30% to 50% AMI); <del>((and))</del></li> <li>Low Income <del>((51%))</del> <b>&lt;50%</b> to 80% AMI);</li> <li><b>Moderate Income (&lt;80% to 120% AMI); and</b></li> <li><b>Above Moderate Income (&lt;120% AMI).</b></li> </ul>	
<p><b><u>The assessment of adequate provisions is included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. This technical report includes the identification of barriers and limitations of housing production, and documents programs and actions needed to achieve housing availability.</u></b></p>	<p>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to include an assessment of adequate provisions for housing. The proposed amendments to the narrative clarify how the county is meeting these requirements and where that information can be found.</p>
<p><b><u>The Housing Needs Assessment technical report also identifies areas that are at higher risk of displacement as well as policies that contribute to disparate impacts. Snohomish County’s housing landscape reflects more than market forces and conditions. It is also the product of decades of public policies and private practices that throughout the 20<sup>th</sup> century often excluded lower-income households, immigrant communities, people of color, and other historically and currently marginalized communities from accessing housing and living in certain areas. Practices such as restrictive covenants and loan discrimination limited where people could live because of their race, ethnicity, or religious affiliation. These actions contributed to patterns of racially disparate impacts and exclusion in housing still seen today. The Comprehensive Plan recognizes this legacy and is committed to working to undo these impacts.</u></b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to include an evaluation of racially disparate impacts, exclusion and displacement in housing. The proposed amendments to the narrative clarify how the county is meeting these requirements and where that information can be found.</li> </ul>
<p><b><u>Figure HO-1 below identifies the areas that are at greater risk of displacement in Snohomish County. The higher risks of displacement are primarily located within cities, although in the unincorporated Southwest UGA, including the Urban Core Subarea where future light rail stations are planned, there are areas at higher risk of displacement. Renters, and renters of color in particular, are at a greater risk of displacement. As these central places connected by transit continue to grow and develop, policies to prevent displacement are required to give residents in these communities the option to remain and thrive and take advantage of new amenities and services.</u></b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law requires that the county identify areas that may be at higher risk of displacement. The proposed amendments to the narrative identify the area within the unincorporated county with the highest risk of displacement.</li> </ul>



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<p>in housing development, and consideration of the impact of regulations, mitigation fees, and processing time on housing costs.</p> <p>The ((<del>Countywide Planning Policies</del>)) <u>CPPs</u> are addressed, though not duplicated, in the goals and policies of the Housing Element.</p> <p>The CPPs provide guidance for a housing report prepared by the county and cities to prepare for conducting comprehensive plan updates and assessing progress on achieving policies relating to housing. This report monitors the performance of jurisdictions in meeting housing needs, particularly of <u>extremely low-, very low-, low- and moderate-income</u> households. It also monitors the supply of housing units, including the availability and location of housing and the number of housing units <u>necessary</u> to meet the various housing needs of the projected population.</p>	
<p>The ((<del>housing element</del>)) <u>Housing Element</u> assumes that the ((<del>market place</del>)) <u>marketplace</u> will guarantee adequate housing for those in the upper economic brackets but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques will be necessary to make adequate provisions for the needs of lower income households.</p> <p>The GMA Housing Element provides the overall housing policy guidance to the county. Other policy documents deal with more specific policies and implementation devices for housing programs funded under state and federal legislation. Chief among these is the Consolidated Plan, prepared by the county’s Office of Housing and Community Development every five years. It focuses on the housing needs of low- and moderate-income households. The county’s Homeless Policy Task Force prepares a plan to deal with homelessness from prevention to provision of permanent housing.</p> <p>While government policies and programs alone cannot ensure that everyone is adequately housed, attention has been given to removing regulatory barriers to affordable housing where such action is otherwise consistent with the ((<del>Act</del>)) <u>GMA</u>.</p>	<ul style="list-style-type: none"> <li>• Housekeeping amendment to correct grammatical errors.</li> </ul>

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<p><b><u>HOUSING TARGETS</u></b></p> <p><u>The GMA requires allocation of the state Office of Financial Management’s population projection for Snohomish County to county subareas to ensure that the 20-year growth expectations are used for GMA local plans are consistent across jurisdictions. In addition, the Puget Sound Regional Council’s Multi-County Planning Policies (MPPs) and the CPPs also require the development and adoption of 20-year housing unit growth targets, consistent with the population growth targets. Both the population and housing growth targets are developed through Snohomish County Tomorrow, and adopted by the County Council. A greater discussion of the growth targets and the growth allocation process can be found in the Population and Employment Element.</u></p> <p><u>The Snohomish County Tomorrow Steering Committee reviewed and recommended the initial 2044 housing allocation to the County Council in May 2023. The county council adopted initial 2044 housing growth targets recommended by SCT into Appendix B of the countywide planning policies in 2023 (Ordinance _____).</u></p> <p><u>As part of the process for preparing the 2024 plan update for the county, an analysis of different plan alternatives was conducted. The CPPs require that the county evaluate the adopted initial targets in at least one of the plan alternatives under consideration. Following the plan alternatives analysis, the county council selected a plan alternative for adoption. The 2044 housing targets shown in Tables HO-2 and Table HO-3 reflect the alternative chosen by the county council for adoption in the 2024 plan update.</u></p> <p>[INSERT Tables HO-2 and HO-3 Housing Targets by UGA and MUGA ONCE ADOPTED BY COUNCIL]</p>	<ul style="list-style-type: none"> <li>• Amendment to add information on the Housing Unit Growth Targets. The Housing Unit Growth targets had previously been discussed with the population and employment growth targets in the Population and Employment Element. They are proposed to move to this section for clarity.</li> </ul>
<p><del>((Relationship to other GPP elements))</del></p> <p><b><u>RELATIONSHIP TO OTHER ELEMENTS</u></b></p>	<ul style="list-style-type: none"> <li>• Housekeeping amendment to match formatting, and reflect that the document is no longer called the General Policy Plan</li> </ul>
<p>The Housing Element is also closely tied to the county’s land capacity evaluation program, particularly efforts to use urban land more efficiently (RCW 36.70A.215). Residential land uses are analyzed to assure that there is sufficient land <del>((devoted to the more dense housing types where low and moderate cost housing development typically takes place))</del> <u>at a variety of densities to accommodate housing needs at all income levels, including special needs housing.</u></p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify a sufficient capacity of land and include an inventory of projected housing needs, including those for moderate-, low-, very low-, and extremely low-income households as well as emergency housing emergency shelters and permanent supportive housing. The proposed amendment clarifies that the analysis looks at housing needs for all incomes, as well as special needs housing (ex. emergency housing, emergency shelters, permanent supportive housing)</li> </ul>
<p><u>The Housing Element and the Urban Core Subarea Element are also closely related. The Urban Core Subarea includes the planned light rail stations. The ability of transportation projects to transform land-use patterns, and of land use to either support or subvert transportation investments, particularly</u></p>	<ul style="list-style-type: none"> <li>• The proposed amendment includes language to clarify how the Housing Element and the housing policies within the Urban Core Subarea, a new element in the Comprehensive Plan, relate to one another.</li> </ul>

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<p><u>in mass transit projects, is another key factor in crafting housing policy and programs. The Urban Core Subarea is a place where significant growth is planned to occur, and that would include housing. All of the Housing Element policies apply to housing in the Urban Core Subarea Element, and the Urban Core Subarea Element also has subarea-specific housing policies, including additional anti-displacement policies.</u></p>	
<p><u>The Housing Element is related to the Climate Change and Resiliency Element. The county’s climate change and resiliency strategies include green building practices to conserve resources and promote healthy living.</u></p>	<ul style="list-style-type: none"> <li>• The proposed amendment includes language to clarify how the Housing Element relates to the new Climate Change Element.</li> </ul>
<p>The Housing Element is related to <del>((Utilities, Capital Facilities))</del> <u>the Capital Facilities and Utilities Element</u> and Transportation <u>Element</u>, as well as education and government services. All these facilities and services are necessary to support households directly, or support their ability to connect to jobs and government support programs.</p>	<ul style="list-style-type: none"> <li>• Housekeeping amendment to reflect that the Capital Facilities Element and the Utilities Element have been combined into the Capital Facilities and Utilities Element.</li> </ul>
<p><del>((The ability of transportation projects to transform land use patterns, and of land use to either support or subvert transportation investments, particularly in mass transit projects, is another key factor in crafting housing policy and programs. The federal government has recognized these relationships in its Sustainable Communities Initiative. These and similar federal policy initiatives will likely exert a significant influence on local comprehensive planning.))</del></p>	<ul style="list-style-type: none"> <li>• The proposed amendment would remove reference to the Sustainable Communities Initiative program, which was discontinued in 2016. Language regarding the relationship between mass transit projects and housing policy is proposed to be moved to the section above regarding the relationship between the Housing Element and the Urban Core Subarea Element.</li> </ul>
<p><del>((Current Housing Trends))</del></p>	<ul style="list-style-type: none"> <li>• Housekeeping amendment to match formatting.</li> </ul>
<p><b><u>CURRENT HOUSING TRENDS</u></b></p>	
<p>The Introduction <del>((includes))</del> <u>and Population and Employment Element include</u> description and analysis of significant demographic trends that affect housing policies. <del>((Most critical are the changes in household composition. While in 1990 close to half the households were traditional married couples with children, by 2012 the proportion was under one quarter.))</del> <u>Housing affordability and availability are increasing concerns in Snohomish County. While the median home price increased by 117 percent between 2000 and 2021, the countywide median household income only increased by 9 percent. In the last decade, housing supply has not kept up with growth, and underbuilding has led to increasing numbers of cost-burdened households. A household is considered to be cost-burdened when they are spending 30% or more of their gross monthly income on housing. In 2020, an estimated 30% of households with a mortgage were cost-burdened, and 48% of renter households were cost burdened in the unincorporated county.</u></p>	<ul style="list-style-type: none"> <li>• Proposed amendment to reflect that housing affordability and availability, not household formation, is the most significant housing trend in the county</li> </ul>

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<p><del>((Other trends: aging of the population; increasing ethnic diversity; and high mobility all point toward increasing flexibility in the types and locations of housing that the county should permit and encourage.))</del></p>	<ul style="list-style-type: none"> <li>Proposed for removal, this refers to trends discussed in the 2015 Introduction which is not included in the proposed Introduction or Population and Employment Element.</li> </ul>

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Goal, Objective, or Policy	Finding
<p align="center"><b>New Policy, or amended policy</b>  <b>Proposed new text and proposed (<del>removed text</del>)</b></p>	<p align="center"><b>Problem or reason policy amendment is needed</b></p>
<p>Policy HO 1.A.2 The <del>((siting of group homes shall be facilitated))</del> <b>county shall facilitate the siting and equitable distribution of group homes, emergency housing, emergency shelters, and permanent supportive housing</b>, especially those designed to house special needs populations.</p>	<ul style="list-style-type: none"> <li>• The passage of Engrossed Second Substitute House Bill (<a href="#">ESSHB 1220</a>) in 2021 amended the Growth Management Act (GMA) housing goal and changed requirements for housing elements. Emergency housing, emergency shelters, and permanent supportive housing are now a category of housing that housing elements must address and are proposed to be added to this existing policy.</li> <li>• Language added to clarify that the county shall implement this policy.</li> </ul>
<p>Policy HO 1.A.3 <del>((Broader public understanding of fair housing shall continue to be promoted through))</del> <b>The county shall actively promote and further fair housing in housing programs, including</b> support of educational and informational outreach programs.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color are more likely to be affected by housing discrimination, strengthening a policy on fair housing supports the goal of undoing racially disparate impacts.</li> <li>• Language added to clarify that the county shall implement this policy.</li> </ul>
<p>Policy HO 1.A.4 <del>((Information))</del> <b>The county shall develop and promote information</b> regarding the development of <b>Americans with Disabilities Act (ADA)</b>-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities <del>((shall be developed and promoted))</del>.</p>	<ul style="list-style-type: none"> <li>• Language added to clarify what ADA stands for and that the county shall implement this policy</li> </ul>
<p><b>Policy HO 1.A.6 The county shall monitor housing discrimination complaints in Snohomish County, and refer those complaints to the Washington State Human Rights Commission or the department of Housing and Urban Development (HUD) for review.</b></p>	<ul style="list-style-type: none"> <li>• Proposed revisions to policy to reflect existing policy 4.A.3 language and modifications that changed this to policy 1.A.6.</li> <li>• Language is added to clarify what happens to housing discrimination complaints; they are referred to the Washington State Human Rights Commission for processing.</li> </ul>
<p>Policy HO 1.B.1 The county shall facilitate affordable home ownership and rental opportunities by promoting an <del>((increased))</del> <b>increasing</b> supply of safe and healthy lower-cost housing types <del>((such as))</del> <b>including</b> housing on small lots, <b>accessory dwelling units (ADUs), duplexes</b>, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to consider the role of ADUs in meeting housing needs, and, in urban growth areas also consider, duplexes, triplexes (which are a subset of multi-plex) and townhouses.</li> </ul>
<p>Policy HO 1.B.2 The county shall <del>((recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall))</del> encourage a broad range of affordable ownership and rental housing opportunities, including opportunities for persons with special needs <b>and historically and currently marginalized communities</b>.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts and exclusion, historically and currently marginalized communities (specifically communities of color) have experienced exclusion in the homeownership market.</li> </ul>

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<p>Policy HO 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks.</p> <p><del>((Subsection a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.))</del></p> <p><u>Subsection (a) The county shall maintain development regulations to encourage the preservation of mobile and manufactured home parks within urban growth areas.</u></p> <p><del>((Subsection b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.))</del></p> <p><u>Subsection (b) The county shall consider establishing property tax reductions or exemptions for parks serving extremely low-, very low-, low- and moderate-income housing.</u></p> <p><u>Subsection (c) Whether to allow the rezoning of mobile and manufactured home parks to other zones should involve a balancing of the property rights of mobile home parks owners and the rights of owners of mobile homes who are renting space in mobile home parks. Some of the factors to consider are:</u></p> <p><u>i. the cost to the mobile home park owner of maintaining the property as a mobile home park or related use;</u></p> <p><u>ii. the cost to the mobile home park tenant of the closure of a mobile home park;</u></p> <p><u>iii. whether the uses allowed under the proposed rezone are compatible with the existing neighborhood;</u></p> <p><u>iv. whether there are available spaces in other mobile home parks in the vicinity that can accommodate relocating the mobile home park tenants that would be displaced by the closure of the mobile home park; and</u></p> <p><u>v. whether there is relocation or financial assistance for the parks' tenants.</u></p>	<ul style="list-style-type: none"> <li>• This policy was combined with language from policies LU 2.D.1 (now subsection (a)) and LU 2.D.2 (now subsection (c)) previously located in the Land Use Element.</li> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to establish anti-displacement policies. Manufactured home parks often represent naturally occurring affordable housing, as well as unsubsidized senior housing. Consolidating policies that seek to preserve manufactured housing parks supports anti-displacement goals.</li> <li>• The subsections proposed for deletion have already been implemented by the county. The zoning designation MHP (Mobile Home Park) has been established within county code. The standards for mobile home parks can be found in Snohomish County Code <a href="#">30.42E</a> (Mobile Home Park Standards and Permits)</li> </ul>
<p>Policy HO 1.B.4 The county shall encourage and support the development of <del>((innovative))</del> housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units (<b>ADUs</b>), <b>duplexes</b>, <b>multiplexes</b>, <b>townhouses</b>, cottage housing, co-housing, and live/work units.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to consider the role of ADUs in meeting housing needs, and, in urban growth areas also consider, duplexes, triplexes (which are a subset of multi-plex) and townhouses.</li> <li>• The word “innovative” was removed because none of these housing types are new innovations. Proposed amendment to Policy HO 3.A.3 would strengthen support for innovative housing types.</li> </ul>

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<p>Policy HO 1.C.1 The county shall cooperate with public, private, and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities, <b>facilitating community land trusts, and first-time homebuyer programs.</b></p>	<ul style="list-style-type: none"> <li>• This policy supports both CPP HO-4, which directs jurisdictions to implement policies to (among other things) develop more affordable home-ownership opportunities, and the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low, low-, and moderate-income households.</li> <li>• Adding potential techniques to the policy gives more clear direction of potential avenue to pursue in cooperation with public, private, and non-profit providers.</li> </ul>
<p><del>((Policy HO 1.C.2 REPEALED BY AMENDED ORDINANCE NO. <a href="#">14-129</a>))</del></p>	<ul style="list-style-type: none"> <li>• This policy has been repealed. The rest of the policies under this objective will be renumbered.</li> </ul>
<p>Policy <del>((HO 1.C.3))</del> <b>HO 1.C.2</b> The county shall encourage for-profit and non-profit sector production of new housing units that are affordable to and occupied by <del>((low income))</del> <b>extremely low-, very low-, low-, and moderate-income</b> households.</p> <p>Subsection <del>((a- Explore and evaluate))</del> <b>(a) Implement</b> various fiscal and regulatory tools and funding resources and strategies to encourage housing providers to increase the supply of affordable housing units generally, and particularly within mixed-income developments and communities.</p> <p>Subsection <del>((b-))</del> <b>(b)</b> Provide incentives that encourage for-profit and non-profit residential developers to address <b>extremely low-, very low-, low-, and moderate-income</b> housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with long-term affordability commitments.</p> <p>Subsection <del>((c-))</del> <b>(c)</b> Evaluate the feasibility of reducing minimum permitted lot sizes in <del>((non-PRD))</del> <b>non-planned residential</b> developments <b>(PRD)</b>.</p> <p>Subsection <del>((d-))</del> <b>(d)</b> Encourage through incentives and other techniques a balance of affordable and market-rate housing within urban centers and along transit emphasis corridors.</p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the new state law requirement to incorporate provisions for extremely low-, very low-, low- and moderate-income households. The existing subsection d also supports the requirement that jurisdictions consider housing locations in relation to employment location.</li> <li>• Language is proposed to be strengthened in line with the GMA housing goal of planning for and accommodating housing affordable to all economic segments.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.4))</del> <b>HO 1.C.3</b> The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.</p>	<ul style="list-style-type: none"> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.5))</del> <b>HO 1.C.4</b> The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of <b>extremely low-, very low-, low-, and moderate-income</b> housing.</p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low- and moderate-income households.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>

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<p>Policy <del>((HO 1.C.6))</del> <b>HO 1.C.5</b> The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage <b>extremely low-, very low-, low-, and moderate-</b>income housing <b>through program supports, funding, or land.</b></p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> <li>• Language has been added to clarify ways the county could implement the policy (through program supports, funding, or providing land).</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.7))</del> <b>HO 1.C.6</b> The county shall pursue techniques to minimize the displacement of <b>extremely low-, very low-, low-, and moderate-</b>income households resulting from losses in the county's existing stock of low-cost housing. <b>Examples of techniques could include strategic acquisition and financing of existing multi-family development, tenant relocation assistance, right-to-return policies, and policies requiring displacement and mitigation plans during the permitting process.</b></p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households. Examples of policies that could be pursued have been proposed to provide greater policy direction.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.8))</del> <b>HO 1.C.7</b> The county shall <del>((evaluate the feasibility of implementing))</del> <b>implement</b> a mitigation program for <b>very low- and extremely</b> low-income households (&lt;50 percent of median income as defined by the Department of Housing and Urban Development <del>((, the agency that defines eligibility for assistance based on that definition))</del>) displaced <del>((as a result of))</del> <b>because of</b> manufactured or mobile housing community closures, or the conversion of public assisted housing stock to market rate housing.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. Strengthening the language of anti-displacement policies reduces the impact of displacement of residents of manufactured housing parks (which are often in the county a form of naturally occurring (unsubsidized) affordable housing and senior housing) and assisted public housing residents.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.9))</del> <b>HO 1.C.8</b> The county shall <del>((investigate methods of ensuring))</del> <b>ensure</b> that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall <del>((consider))</del> <b>establish</b> requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color in Snohomish County are disproportionately represented in low-income housing and are more likely to be affected by the loss of affordable housing units. Strengthening anti-displacement policies reduces the impact of displacement and racially disparate housing impacts.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.10))</del> <b>HO 1.C.9</b> The county should <del>((consider))</del> <b>implement</b> measures that avoid concentrations of low-income and special needs housing.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires the county to identify and implement policies that address and begin to undo racially disparate impacts, displacement, and exclusion in housing. People of color in Snohomish County are disproportionately represented in low-income housing. Strengthening the language of policies that avoid the concentration of low-income housing work to undo racially disparate impacts and exclusion in housing.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>

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<p>Policy <del>((HO 1.C.11))</del> <b>HO 1.C.10</b> The county shall, through the <del>((Snohomish County))</del> <i>Housing Characteristics and Needs in Snohomish County Report</i>, update the demographic changes and housing needs of county residents, as required by the county’s Consolidated Plan and in other planning efforts, to identify the gaps in housing availability for low-, <b>very low-, extremely low-, and moderate-</b>income households, special needs populations, <b>emergency housing, emergency shelters, and permanent supportive housing for</b> the homeless.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions incorporate provisions for extremely low-, very low-, low-, and moderate-income households</li> <li>• State law now also requires that jurisdictions also incorporate provisions for emergency housing, emergency shelters, and permanent supportive housing.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Policy <del>((HO 1.C.12))</del> <b>HO 1.C.11</b> The county should encourage developments that include units affordable to a spectrum of incomes, including low-, <b>very low-, extremely low-</b>, and moderate-income households.</p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> <li>• Housekeeping renumbering to reflect the removal of HO 1.C.2</li> </ul>
<p>Objective HO 1.D Maintain an adequate supply of appropriately zoned developable <b>residential</b> land.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that there be a sufficient capacity of land for housing for all income bands. Language was modified to clarify that appropriately zoned residential land is the objective.</li> </ul>
<p>Policy HO 1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public’s housing preferences, demonstrated need of low-, <b>very low-, extremely low-</b>, and moderate-income households, preservation of <b>environmentally</b> critical areas, and <del>((coordination with the))</del> <b>coordinated</b> transportation <del>((system))</del> <b>systems</b>.</p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households.</li> </ul>
<p>Policy HO 1.D.2 The supply and mix of residentially zoned developable land that is served with adequate infrastructure shall be sufficient to accommodate the needs of <del>((low-income))</del> <b>extremely low-, very low-, low-, and moderate-</b>income and special needs households, <b>include consideration of duplexes, triplexes, and townhomes within urban growth boundaries</b>, and support an efficient and competitive market for market-rate housing to meet the county’s changing demographic profile.</p>	<ul style="list-style-type: none"> <li>• Language has been changed to reflect the <a href="#">ESSHB 1220</a> requirement to incorporate provisions for extremely low-, very low-, low-, and moderate-income households. Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that the county identify sufficient capacity of land for extremely low-, very low-, low- and moderate-income housing. This includes the consideration of duplexes, triplexes, and townhomes within urban growth boundaries.</li> </ul>
<p>Policy HO 1.D.5 The county shall assure that there is sufficient zoned land allowing group homes, <b>emergency housing, emergency shelters, and permanent supportive housing</b> to accommodate the demand for this type of residence.</p>	<ul style="list-style-type: none"> <li>• Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that the county identify sufficient capacity of land for emergency housing, emergency shelters, and permanent supportive housing.</li> </ul>
<p>Policy HO 1.E.2 <del>((In cooperation with the cities, the nonprofit housing development community, and local housing advocacy organizations, investigate the feasibility of initiating an effort to pass a voter-approved countywide low-income levy.))</del> <b>The county shall oversee the management of funds for the countywide low-income housing levy.</b></p>	<ul style="list-style-type: none"> <li>• HB 1590 allowed the county to pass a low-income housing levy at the council-level. Snohomish County passed such a levy in December of 2021. Language is being proposed to reflect that a levy was passed.</li> </ul>
<p>Policy HO 1.F.1 The county shall encourage housing developments that incorporate healthy living features such as non-toxic building materials, <del>((and green))</del> <b>environmental building</b> design, access to transit <del>((and))</del>, <b>access to</b> healthy foods, pedestrian-friendly environments, and safe routes to school.</p>	<ul style="list-style-type: none"> <li>• Language proposed to clarify the meaning of the policy</li> </ul>

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<p>GOAL HO 2 Ensure the vitality (<del>and character</del>) of existing residential neighborhoods</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. Although this policy supports the housing goal of encouraging the preservation of existing housing stock, the definition of “character” can be defined in ways that are exclusionary and prevent the county from being able to provide a variety of housing densities and types necessary to accommodate the housing needs for all economic segments of the county. Therefore, the language is proposed to be removed.</li> </ul>
<p>Objective HO 2.A Promote opportunities for all county residents to reside in safe and (<del>decent</del>) <u>healthy</u> neighborhoods.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. “Decent neighborhoods” is not defined within the comprehensive plan and has been historically used in racially discriminatory ways against majority non-white neighborhoods. Proposing to replace with healthy.</li> </ul>
<p>Policy HO 2.A.1 The county should (<del>preserve the character of stable</del>) <u>support existing</u> residential neighborhoods through (<del>selective and innovative land use measures</del>) <u>county and community-based initiatives</u>.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. Although this policy supports the housing goal of encouraging the preservation of existing housing stock, the definition of “character” can be defined in ways that are exclusionary and prevent the county from being able to provide a variety of housing densities and types necessary to accommodate the housing needs for all economic segments of the county. Therefore, the language is proposed to be removed.</li> </ul>
<p>Policy 2.A.2 The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce (<del>blight and</del>) <u>physical</u> deterioration and preserve and enhance the housing stock.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. “Blight” is not defined within the comprehensive plan and has been historically used in racially discriminatory ways against majority non-white neighborhoods. Therefore, the language is proposed to be removed.</li> </ul>
<p><b><u>Policy HO 2.A.5 The county shall align plans and investments to support homeownership rates and locational choice for people of color and other historically and currently marginalized communities.</u></b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. Communities of color are disproportionately underrepresented among homeowners in the county. There are many factors that led to this racially disparate impact; this policy would support undoing the impact by prioritizing homeownership rates and locational choice for people of color and other historically and currently marginalized communities in the county.</li> </ul>
<p>Objective HO 2.B Encourage the use of innovative urban design techniques and development standards to foster (<del>broad community acceptance of</del>) a variety of housing types affordable to all economic segments of the population.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions undo racially disparate impacts, displacement and exclusion in housing caused by local policies. The phrase “broad community acceptance” may perpetuate exclusion in existing residential neighborhoods and prevent the county from being able to provide a variety of housing densities and types necessary to accommodate the housing needs for all economic segments of the county.</li> <li>Removing the phrase “broad community acceptance” refocuses the objective to the encouragement of innovative design techniques to increase the variety of housing types, which is in line with the changes to housing element law that require jurisdictions to incorporate considerations for all economic segments of the population.</li> </ul>
<p>Policy 2.B.1 The county shall <u>allow and</u> encourage a variety of housing types and densities in residential neighborhoods <u>in support of the regional growth strategy</u>.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law requires jurisdictions to make adequate provisions for all economic segments including extremely low-, very low-, low-, and moderate-income households.</li> <li>Strengthening the language to allow a variety of housing types and densities in residential neighborhoods will support providing the variety of housing densities and types necessary to accommodate the housing needs for all economic segments.</li> </ul>

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	<ul style="list-style-type: none"> <li>Language is added to clarify that these housing types and densities should be in accordance with the regional growth strategy, to avoid the inclusion of lower density housing in areas that are expected to have high growth (ex. high capacity transit communities)</li> </ul>
<p><del>((Policy HO 2.B.2 The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs.))</del></p>	<ul style="list-style-type: none"> <li>Proposed for deletion, this is not a housing specific policy and is duplicative of LU 3.A and 3.C (now 3.B)</li> </ul>
<p>Policy <del>((HO 2.B.3))</del> <b>HO 2.B.2</b> The county shall work to develop and update, as needed, technical resources <del>((, such as those in Appendix I,))</del> to encourage innovative residential design and development practices.</p>	<ul style="list-style-type: none"> <li>Given the infrequency in which Appendix I is updated, it is not appropriate to reference as a technical resource for innovative design and development practices.</li> <li>Housekeeping renumbering to reflect the removal of HO 2.B.2</li> </ul>
<p>Policy <del>((HO 2.B.4))</del> <b>HO 2.B.3</b> The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods <u>in support of the regional growth strategy.</u></p>	<ul style="list-style-type: none"> <li>Language is added to clarify that these housing types and densities should be in accordance with the regional growth strategy, to avoid the inclusion of lower density housing in areas that are expected to have high growth (ex. High capacity transit communities)</li> <li>Housekeeping renumbering to reflect the removal of HO 2.B.2</li> </ul>
<p><b>Objective HO 2.C Strive to prevent the displacement of historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households from existing neighborhoods.</b></p>	<ul style="list-style-type: none"> <li>This new objective would support the <a href="#">ESSHB 1220</a> requirement that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households.</li> </ul>
<p><b>Policy HO 2.C.1 Evaluate plans, investments, new infrastructure, and new development for the potential to increase housing costs for, or to cause displacement of, historically and currently marginalized communities, as well as extremely low-, very low-, low-, and moderate- income households. Identify and implement strategies to mitigate anticipated impacts.</b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households. This policy would require the potential for displacement to be considered at the planning stage.</li> </ul>
<p><b>Policy HO 2.C.2 The county shall establish tenant protections to reduce displacement.</b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income households. People of color are disproportionately renters in Snohomish County. Tenants are the most vulnerable group for displacement, this policy would establish tenant protections.</li> </ul>
<p><b>Policy HO 2.C.3 The county shall consider equitable development initiatives, inclusionary zoning, and other strategies to counter displacement.</b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. This policy provides a variety of other anti-displacement policies for the county to pursue.</li> </ul>
<p>Policy HO 3.A.1 The county shall complete an economic analysis of all proposed building and land use regulations. The economic analysis shall evaluate the regulations’ impact to the cost of housing <del>((and the county’s fair share housing goals.))</del>, <b>potential displacement impacts, and the county’s housing needs by income.</b> The county shall ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions establish anti-displacement policies with consideration given to historically and currently marginalized communities as well as extremely low-, very low-, low-, and moderate-income housing. This policy would require the potential for displacement to be considered when new building development and land use regulations are proposed.</li> <li>ESSHB 1220 also requires that jurisdictions incorporate consideration for projected needs of all economic segments of the community.</li> </ul>

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<p>Policy HO 3.A.2 Development standards and building permit requirements shall be reviewed <del>((every five years))</del> <b>on a continual basis</b> to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.</p>	<ul style="list-style-type: none"> <li>Language change to reflect that development standards and building permit requirements are reviewed on a continuing basis, not every five years.</li> </ul>
<p>Policy HO 3.A.3 The county shall encourage <b>innovative housing types, including</b> cluster housing, <del>((in order))</del> to minimize land and infrastructure costs.</p>	<ul style="list-style-type: none"> <li>Language change to broaden the scope of this policy to include other land cost minimizing and lower infrastructure cost housing types, which is in line with the changes to housing element law that require jurisdictions to incorporate considerations for all economic segments of the population.</li> </ul>
<p><del>((Policy HO 3.A.4 Snohomish County shall endeavor to process completed development applications within 120 days.))</del></p>	<ul style="list-style-type: none"> <li>This policy is not housing specific. It is proposed to move to Economic Development Element.</li> </ul>
<p>Policy <del>((HO 3.A.5))</del> <b>HO 3.A.4</b> The county’s impact fee program shall be based on a fair assessment of the cost of new public facilities needed to accommodate each housing unit.</p>	<ul style="list-style-type: none"> <li>Housekeeping renumbering to reflect the removal of HO 3.A.4</li> </ul>
<p>Objective HO 3.B <del>((Evaluate the feasibility of reducing))</del> <b>Pursue strategies to reduce</b> housing development costs.</p>	<ul style="list-style-type: none"> <li><a href="#">CPP HO-12</a> directs the county to minimize housing production costs by considering a variety of strategies. The proposed language strengthens the county’s objective to better align with the CPPs.</li> </ul>
<p>Policy HO 3.B.1 The county shall <del>((analyze))</del> <b>pursue</b> alternative funding methods to finance low-income housing, such as local improvement districts, bond levies, partnerships with non-profit agencies and housing authorities, and grants.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions make adequate provisions for existing and projected needs of all economic segments of the population, including documenting programs and actions needed to achieve housing availability, including gaps in local funding. The proposed rewording here strengthens the county’s commitment to making adequate provisions for low-income housing.</li> </ul>
<p><del>((Policy HO 3.B.2 The county shall consider reducing residential parking requirements in neighborhoods with high levels of public transportation.))</del></p>	<ul style="list-style-type: none"> <li>Proposed for removal, this is not a housing specific policy and is redundant to Policy LU 2.B.1</li> </ul>
<p>Policy <del>((HO 3.B.3))</del> <b>HO 3.B.2</b> The county shall determine the feasibility of preparing programmatic areawide environmental impact statements for housing developments in communities where residential development is targeted.</p>	<ul style="list-style-type: none"> <li>Housekeeping renumbering to reflect the removal of HO 3.B.2</li> </ul>
<p>Policy <del>((HO 3.B.4))</del> <b>HO 3.B.3</b> The county shall evaluate mechanisms to facilitate land assembly for residential developments in UGAs.</p>	<ul style="list-style-type: none"> <li>Housekeeping renumbering to reflect the removal of HO 3.B.2</li> </ul>
<p><del>((Policy HO 3.B.5 The county shall continue the demonstration program that provides for the use of environmentally sensitive housing development practices that minimize the impacts of growth on the county’s natural resource systems without adding to the cost of housing.))</del></p>	<ul style="list-style-type: none"> <li>Proposed for removal. The program that this policy referenced, the Reduced Drainage Discharge Demonstration program, ended in 2003.</li> </ul>
<p>Goal HO 4 The county shall monitor progress toward achieving the housing goals, objectives and policies of this <del>((General Policy Plan))</del> <b>Comprehensive Plan</b> and the countywide planning policies.</p>	<ul style="list-style-type: none"> <li>Language to reflect that the new combined document is the Comprehensive Plan.</li> </ul>
<p>Policy HO 4.A.1 The land capacity analysis of urban and rural unincorporated areas shall continue to include housing data.</p>	<ul style="list-style-type: none"> <li>Because there is no subsection b for this section, for the sake of clarity the words “subsection a” are proposed to be removed from this policy.</li> </ul>



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<p><del>((Subsection a.))</del> The county shall monitor the adequacy of the supply of appropriately zoned developable land within urban and rural areas including land and housing prices and rents, in comparison with trends in household income.</p>	
<p><del>((Policy HO 4.A.3 The county shall monitor housing discrimination complaints in Snohomish County.))</del></p>	<ul style="list-style-type: none"> <li>Proposing to move this policy from Goal 4 (monitoring) to Goal 1 (fair housing) as policy 1.A.6.</li> </ul>
<p>Objective HO 4.B Track the provision of affordable housing units to assess whether an adequate supply of housing affordable to the county’s lower income and special needs residents, as defined <del>((in the Housing Characteristics and Needs report for Snohomish County))</del> <u>by state law</u>, is being provided.</p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law requires that jurisdictions make provisions for the existing and projected needs of all economic segments of the community including incorporating consideration for extremely low-, very low-, low- and moderate-income households. Additionally, jurisdictions are required to document programs and actions needed to achieve housing availability.</li> </ul>
<p>Policy HO 4.B.1 In support of countywide housing policies, the county shall seek partnerships with other jurisdictions, through the Alliance for Housing Affordability, the Housing Consortium of Everett and Snohomish County, Snohomish County Tomorrow and similar forums, to track the provision of housing by type and affordability. This effort will include an assessment of progress toward meeting the county’s housing goals, including housing that addresses the needs of households within the Under 30% <u>Area Median Income (AMI)</u>, 30-50% AMI, <del>((and))</del> 51-80% AMI, <u>and 81-120% AMI</u> segments, as projected in the current <del>((Snohomish County))</del> <i>Housing Characteristics and Needs Report in Snohomish County.</i></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions identify sufficient capacity of land of moderate-income households (81-120% AMI) and incorporate considerations for moderate-income households in addition to low-, very low-, and extremely low-income households.</li> </ul>
<p><b>Policy HO 4.B.2 The county shall establish a tracking system to monitor the affordability of existing housing and new housing production.</b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.</li> </ul>
<p>Policy <del>((HO 4.B.2))</del> <b>HO 4.B.3</b> Based upon the monitoring and evaluation results from Policy 4.B.1 <u>and 4.B.2</u>, the county shall:</p> <p><b>Subsection (a) Evaluate <del>((evaluate))</del></b> the effectiveness of its zoning regulations to produce housing developments that meet the diverse housing needs identified in the <i>Housing Characteristics and Needs Report for Snohomish County.</i></p> <p><b>Subsection (b) Document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations and other limitations.</b></p>	<ul style="list-style-type: none"> <li>Through the passage of <a href="#">ESSHB 1220</a>, state law now requires that jurisdictions document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.</li> <li>Housekeeping renumbering to reflect the addition of Policy HO 4.B.2 above</li> </ul>
<p>Goal HO 5 The county shall support efforts to generate additional housing finance resources and programs that assist in addressing the housing goals, objectives, and policies of this <del>((General Policy Plan))</del> <b>Comprehensive Plan</b> and the countywide planning policies.</p>	<ul style="list-style-type: none"> <li>Language to reflect that the new combined document is the Comprehensive Plan.</li> </ul>