

RESOLUTION NO. 125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, ADOPTING A HOUSING STRATEGY PLAN FOR THE IMPLEMENTATION OF THE HOUSING ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.

WHEREAS, pursuant to the Growth Management Act, the City of Woodinville adopted a Comprehensive Plan on June 24, 1996.

WHEREAS, the Comprehensive Plan contains a Housing Element, which specifies policies and procedures necessary to provide for the City's housing needs;

WHEREAS, the Housing Strategy Plan will aid the City in implementing the Comprehensive Plan's Housing Element by setting forth the City's housing implementation program for the next three years and prioritize the elements of that program;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Housing Strategy Plan Adopted. The City Council of the City of Woodinville adopts the 1997-2000 Housing Strategy Plan as presented in Attachment A to implement the *Housing Element of the Comprehensive Plan*.

ADOPTED BY THE CITY COUNCIL AND SIGNED INTO AUTHENTICATION OF ITS PASSAGE THIS 27th DAY OF JUNE, 1997.



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Robert R. Miller, Mayor

ATTEST/AUTHENTICATED:



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James Katica  
City Clerk/Treasurer

# 1997-2000 CITY OF WOODINVILLE HOUSING STRATEGY PLAN

## STRATEGY PLAN

### A. ZONING AND SUBDIVISION REGULATIONS

#### 1. Infill/Variety of Housing/Increased Capacity

- a. Enable the siting of manufactured houses meeting Housing and Urban Development Standards on individual lots. (H1.1, IS-1)
- b. Evaluate ways to encourage development to include housing in the mixed use boundary area. Evaluate incentives such as reduced parking requirements, flexible development standards, etc. (H2.3, IS-10)
- c. Review the regulations applicable to Accessory Dwelling Units in residential zones. (H1.1, 1.2, 1.4, 1.5)
- d. Review the regulations which authorize density bonuses in return for achieving community goals. (H1.4, 1.5, 1.6, 1.10, 2.1)
- e. Evaluate the use of flexible subdivision standards, to allow for small lot development and to encourage a variety of types of housing and ownership opportunities. (H1.1, 1.4)
- f. Examine establishing a minimum density standard for residential zones. (H1.4)

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**FOOTNOTES:**

- - Involves a primary impact or action
  - - Involves a minor impact
  - ⊙ - Completed or underway
- Italicized* text adopted in Woodinville Comp. Plan
- IS-Implementation Strategy  
 MP-Monitoring Program Element  
 H-Housing Element

**Priority:**  
 Year 1--High/Immediate Priority (1997-1998)  
 Year 2--Medium/Near Term Priority(1998-1999)  
 Year 3--Low/Longer Term Priority (1999-2000)

**STRATEGY PLAN**

**2. Design/Neighborhood Character Issues**

- a. *Encourage the formation and maintenance of community groups, neighborhood associations, homeowners, and apartment and condominium associations, to promote home maintenance, the preservation of affordability, and encourage preservation of existing neighborhoods. (H1.7.2.2, IS-5)*
- b. *Ensure input from a cross-section of housing-related interest groups on housing regulations, standards and procedures affecting the development of affordable housing in Woodinville, through means such as participation in interjurisdictional agencies and/or community advisory groups. (H1.3.1.8, IS-8)*
- c. *Evaluate methods to preserve and enhance the design elements and character of viable residential neighborhoods. (H2.2)*
- d. *Evaluate subdivision and development standards which enable creative site designs. (H1.4.2.1)*
- e. *Evaluate subdivision and development standards applicable to common open space, such as buffers, parks and trails. (H1.4.2.1)*

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**3. Streamlining/Innovative Housing**

a. Consider the following as well as other techniques to facilitate infill development.

1. Pre-approval for sites

2. Review of existing site design and development standards

3. Technical assistance with short platting (H2.2, IS-6)

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b. Periodically review all relevant City regulations and procedures, and revise where they are found to create barriers to or inflate costs of housing development. (H2.3, IS-12)

c. Establish provisions to expedite permit review for developments with a substantial affordable housing component. (H1.9)

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**4. Affordable Housing/Special Needs**

- a. *Explore opportunities to participate in affordable housing demonstration projects in which the City will negotiate development standards and code requirements with developers interested in developing a variety of affordable housing units. (H2.3, IS-11)*
- b. *Review and revise policies and regulations to ensure they meet the requirements of the Federal Fair Housing Act and Washington State law to provide equal access for people with special needs. (H4.5, IS-13)*
- c. *Allow group homes that meet the Zoning Code's definition of 'family' to locate in all residential neighborhoods. For this propose, 'family' is defined as eight or fewer unrelated adults, not including related minors. (H1.1, IS-14)*
- d. *Encourage non-profit developers, social and health services, and other providers to offer programs and facilities for the low and moderate of income, and for special needs populations. (H1.8,2.2,3.1,3.3)*

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- e. Evaluate code provisions such as density bonuses and reduced parking, as well as other measures to encourage the development of senior housing. (H1.2,1.4,1.5,3.4)

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**B. DIRECT/INDIRECT FORMS OF ASSISTANCE**

**1. Direct Forms of Assistance**

- a. Establish guidelines to waive or reduce impact fees for housing developments providing affordable housing that meets targets established by City policy. (H1.3, IS-2)
- b. Identify funding sources to subsidize and/or create affordable housing for low income residents and special needs populations, and participate equitably in regional efforts to fund affordable housing. (H2.2, IS-3)
- c. Seek to identify ongoing resources for the preservation of the physical housing stock and/or affordability. (H1.7,2.2)

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1. *Coordinate with countywide efforts to do an ongoing analysis of the regional housing market. (H4.1,4.2,4.3,4.5,4.6, MP-10)*
2. *Cooperate with regional efforts to identify a dedicated funding source applicable to a variety of Eastside affordable housing needs. (H4.3, 4.5,4.6)*
3. *Continue participation in regional organizations to strive towards regional fair share balance in housing, and to maximize housing resources. (H4.6)*
4. *Coordinate enforcement of housing standards with a City or Regional housing rehabilitation program. (IS-4)*

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**D. OVERSITE/MONITORING**

(Once initiated, these items are ONGOING)

1. *Contact service agencies and housing fund sources to track use of public programs, such as weatherization, self-help housing, etc. (H3.1,3.2,3.3, IS-15)*
2. *Specify the number of low and moderate income households expected to reside in Woodinville at the*

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- end of the forecast period. (H4.1, MP-2)
- 3. Track building and occupancy permits against the vacant land inventory. (H4.2, MP-3)
- 4. Track the time taken by various approval processes. (H1.9, MP-4)
- 5. Keep permit records organized to report housing additions, remodels, accessory units, new construction by unit type, cost, and demolitions, Annually record results. (H4.2, MP-5)
- 6. Keep an annual record of housing sales prices (through real estate records) and rental rates (through survey or newspaper listings). (H4.1, MP-6)
- 7. Review King County's Monitoring Bulletins for housing prices and rental affordability. (H4.5, MP-7)
- 8. City staff will prepare an annual report to the Planning Commission and City Council on progress toward affordable housing goals. This report shall include information that is being collected on a local and regional level through the countywide process. This will include items such as the number of new units constructed by housing type and the number of low and moderate cost housing created or preserved. (H1.3, MP-8)
- 9. Every three years, beginning in 1998, evaluate effect-

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*tiveness of strategies toward meeting affordable housing goals. The effectiveness would be evaluated from annual report data. The Planning Commission shall recommend any needed additional actions to City Council if it is determined that the housing need of any economic segment is not being met adequately. (H1.3, MP-9)*

- 10. Maintain demographic information regarding low and moderate income persons and households, and special needs populations. (H4.1)
- 11. Inventory vacant land available for housing, including the number of units parcels are capable of holding, in compliance with applicable zoning regulations. (H1.1, MP-1)
- 12. Monitor and report to Council on progress in improving the City's permitting process. (MP-11)

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