

CHAPTER 6 HOUSING GOALS AND POLICIES

Comprehensive Plan 2007-2024 as Adopted	Proposed Amendments
Consolidate Land Use, Community Design, Historic, Growing Healthier, Aging Readiness Plan, Sustainability goals and policies into New Chapter 6 and renumber.	
Chapter 2 Housing Element	
<p>Goal: <i>Provide for a diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.</i></p>	<p>Goal: <i>Provide for a diversity in the type, density, location, and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.</i></p> <p><u><i>Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners and protect public health and safety.</i></u></p>
2.2 Policies	2.2 Policies
2.2.1 Ensure that implementation measures recognize variety of family structure.	2.2.1 Ensure that implementation measures recognize <u>a</u> variety of family structure <u>household types</u> .
2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards.	2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities. Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the area over the planning period under adopted concurrency standards. –Delete same as goal above.
2.2.3 Clark County shall create a voluntary inclusionary zoning program in residential and mixed-use zones with bonus incentives strategies. A demonstration project should be created to illustrate profitability to finance institutions and developers and to illustrate the effectiveness of the policy to the public.	<p><i>Move to Implementation/Strategies</i></p>
2.2.4 Develop a fair share housing allocation that provides low and moderate income housing targets for cities and urban growth areas. The program should include a housing inventory,	<p><i>Move to Implementation/Strategies</i></p>

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incentives, and financing mechanisms.	
2.2.5 Preserve the character of stable residential neighborhoods through selective and innovative zoning techniques.	2.2.5 Preserve the character of stable residential neighborhoods through selective and innovative zoning techniques. <u>Encourage innovative housing policies and zoning that provide for affordable housing and maintain neighborhood character.</u>
2.2.6 Encourage a variety of housing types and densities in residential neighborhoods.	2.2.6 Encourage a variety of housing types and densities in residential neighborhoods. Delete same as 2.2.2 above.
2.2.7 Encourage infill as a development and redevelopment concept. Appropriate development regulations that accomplish infill should consider: <ul style="list-style-type: none"> • impact on older/existing neighborhoods; • development that is appropriate to surrounding residential density, housing type, affordability or use characteristics; • encouragement of affordable units; • maintenance of neighborhood integrity and compatibility; and, • provision of development standards and processes for infill regardless of the sector (public, not-for-profit, or private sectors) creating it. 	Move to Implementation/Strategies
2.2.8 Assure that policies, codes and ordinances promote neighborhood designs that are pedestrian and transit friendly and discourage reliance upon the automobile.	Move to Community Development
2.2.9 The county should take appropriate action to encourage the preservation and expansion of the current stock of federally subsidized affordable housing.	2.2.9 The county should take appropriate action to e Encourage the preservation and expansion of the current stock of federally subsidized affordable housing.
<i>Washougal Urban Growth Area</i>	<i>Washougal Urban Growth Area</i>
2.2.10 The Development Code will provide for mobile and manufactured housing in a manner that ensures that such developments contribute to the design quality, landscape standards and safety of the community.	2.2.10 The Development Code will provide for mobile and manufactured housing in a manner that ensures that such developments contribute to the design quality, landscape standards and safety of the community.
2.2.11 The Development Code will encourage innovative housing	2.2.11 The Development Code will encourage innovative housing

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design for efficient, low cost, high-density housing.	design for efficient, low cost, high-density housing.
2.2.12 The Development Code will provide for group homes and other institutional housing for special needs persons.	2.2.12 The Development Code will provide for group homes and other institutional housing for special needs persons.
2.2.13 The City will encourage individual and neighborhood beautification programs using garden clubs, schools and other local groups.	2.2.13 The City will encourage individual and neighborhood beautification programs using garden clubs, schools and other local groups.
GOAL: Plan for increasing housing needs of low-income and special needs households.	GOAL: Plan for increasing <u>the</u> housing needs of low-income and special needs households.
2.3.1 Assure that codes and ordinances allow for a continuum of care and housing opportunities for special needs populations, such as emergency housing, transitional housing, extensive support, minimal support, independent living, family based living, or institutions.	Move to Implementation/Strategies
2.3.2 Clark County or local jurisdictions shall plan for low-income and special needs housing that is well served by public transit.	2.3.2 Clark County or local jurisdictions shall plan for <u>Encourage</u> low-income and special needs housing that is well served by public transit.
2.3.3 Ordinances shall allow for housing for special needs populations as permitted/conditional uses, by basing siting decisions on the impact of the use upon the landscape, not on the circumstances of the occupants.	Move to Implementation/Strategies
2.3.4 Building and site plan codes shall encourage the development, rehabilitation and adaptation of housing that responds to the physical needs of special populations.	Move to Implementation/Strategies
2.3.5 Encourage both the public and private sector (including financial institutions) to invest in the creation of special needs housing.	Move to Implementation/Strategies
2.3.6 Continue to coordinate the development of special needs housing with social service providers and with public agencies that provide services and capital.	Move to Implementation/Strategies
2.3.7 Encourage provision of very low and low income housing through the use of document recording fees dedicated to affordable housing.	Move to Implementation/Strategies
GOAL: Provide assistance for maintenance and rehabilitation of housing for Clark County residents.	No change
2.4.1 Encourage programs in deteriorating older neighborhoods that address structural, demographic and economic issues.	Move to Implementation/Strategies

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2.4.2 Work with building officials to encourage rehabilitation that provide for safe and sanitary housing.	<i>Move to Implementation/Strategies</i>
2.4.3 Encourage voluntary housing rehabilitation programs.	<i>Move to Implementation/Strategies</i>
2.4.4 In areas where housing is rated as fair or below by the local assessor, focus public investment on infrastructure surrounding the dwelling as well as rehabilitation efforts.	<i>Move to Implementation/Strategies</i>
2.4.5 Maintain the housing stock by rehabilitation homes rated as fair or below by the local assessor.	<i>Move to Implementation/ Strategies</i>
2.4.6 Enhance the safety of housing by reducing the lead based paint hazard.	<i>Move to Implementation/ Strategies</i>
2.4.7 Weatherization/Energy Efficiency policies to add	NEW Policy - 2.4.7 <u>Encourage the creation of housing that is energy efficient, resource efficient and has high indoor air quality.</u>
GOAL: Promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques.	<i>No change</i>
2.5.1 Ensure that policies, codes and regulations, including public development covenants, provide the opportunity to site affordable housing types, in particular off-site manufactured homes and accessory units.	<i>Move to Implementation/Strategies</i>
2.5.2 Enhance provision of affordable housing for persons with incomes less than 30 percent of the median family income by using available federal and state programs and by promoting private/public partnerships which focus on this affordability range.	<i>Move to Implementation/Strategies</i>
2.5.3 Enhance provision of affordable housing through the development of at least one, and preferably more than one, private/not for profit/government partnership with the purpose of creating housing priced for persons with incomes between 30 and 90 percent of the median family income.	<i>Move to Implementation/Strategies</i>
GOAL: Establish a secure funding mechanism to support development of affordable housing. Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods.	GOAL: Establish a secure funding mechanism to support development of affordable housing. <i>Coordinate and concentrate public expenditures to make positive and visible impacts on targeted neighborhoods. Move to Implementation/Strategies</i>

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2.6.1 Assess the impacts of fee waivers, exemptions and other deductions or exclusions on the housing needs continuum.	<i>Move to Implementation/Strategies</i>
2.6.2 Target the work of housing partnerships (private, not for profit or profit) to various income levels, to encourage rental and home ownership opportunities.	<i>Move to Implementation/Strategies</i>
2.6.3 Encourage and stimulate financing for affordable housing including innovative, single room occupancy.	<i>Move to Implementation/Strategies</i>
<i>GOAL: Support diversity in the mix of housing types in the community, while improving home ownership tenure.</i>	<i>GOAL: Support diversity in the mix of housing types in the community, while improving home ownership tenure. Delete – very similar to first goal.</i>
<p>2.7.1 Provide opportunities for new development to occur. There shall be no more than 75 percent of any single product type of housing in any jurisdiction (e.g., single-family detached residential). Strategies to achieve these opportunities include but are not limited to:</p> <ul style="list-style-type: none"> • Minimum density for single family. These should average: eight dwelling units per acre within the Vancouver urban growth area, six units per acre with the Battle Ground, Camas, Ridgefield, and Washougal urban growth area, and four units per acre within the La Center urban growth area. • Minimum density for multi-family. • Provisions for Accessory Dwelling Units. • Provision for duplexes in single family. • Provisions for townhouses/rowhouses. • Allowance of manufactured home parks. • Provision for diversified housing types allowed as part of a Planned Unit Development. • Recognition of the flexibility allowed in housing types as part of a Mixed Use Development (e.g., example: living units above commercial areas). • Recognition of Assisted Living Units as a housing type. • Provision for diversified housing types allowed as part of a mixed use development. • Recognition of Senior Housing Units as a housing type. 	<p>2.7.1 Provide opportunities for new development to occur. There shall be no more than 75 percent of any new single product type of housing in any jurisdiction (e.g., single family detached residential).</p> <p>Minimum density for single family. These should average: eight dwelling units per acre within the Vancouver urban growth area, six units per acre with the Battle Ground, Camas, Ridgefield, and Washougal urban growth area, and four units per acre within the La Center urban growth area.</p> <p><i>Countywide Planning Policies 1.1.12 and 1.1.13</i></p> <ul style="list-style-type: none"> • Minimum density for multi-family. • Provisions for Accessory Dwelling Units. • Provision for duplexes in single family. • Provisions for townhouses/rowhouses. • Allowance of manufactured home parks. • Provision for diversified housing types allowed as part of a Planned Unit Development. • Recognition of the flexibility allowed in housing types as part of a Mixed Use Development (e.g., example: living units above commercial areas). • Recognition of Assisted Living Units as a housing type. • Provision for diversified housing types allowed as part of a mixed use development. • Recognition of Senior Housing Units as a housing type. <p><i>Move to Implementation/Strategies</i></p>

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2.7.2 Consider the dislocation impacts of programs that promote conversion of units from rentals to owner occupied.	2.7.2 Consider the dislocation <u>Minimize</u> impacts of programs that promote conversion of units from rentals to owner occupied.
	NEW POLICY 2.7.3 <u>Encourage housing that is created using the principles of Universal Design.</u>
STRATEGIES	STRATEGIES
<ul style="list-style-type: none"> • Develop a program to assist municipalities in accommodating diverse households. • Maintain a tenant/landlord handbook to focus on tenant/landlord rights and responsibilities as well as fair housing legislation. • Provide targeted information regarding fair housing such as booths at public events, web site and a more active role in support of fair housing regulations. • Work with financial institutions, not for profits and the public sector to create mechanisms such as reverse mortgage programs, loan pools, housing trust funds, local funding and other tools to finance rehabilitation and construction of affordable housing. • The county supports the extension of contracts for federally subsidized affordable housing that are up for renewal. • The county supports the purchase of expired federally subsidized affordable housing by non-profits or the Vancouver Housing Authority in order to preserve the affordability of the housing. • Maintain an outreach/education program to explain all aspects of home ownership and tenancy including maintenance, repair, landscaping, credit, prevention of discrimination and predatory lending. • Continue to enhance partnerships between public and private sector interests to work with Home Investment Partnership, state agencies, financial institutions, builders, etc., to develop housing appropriate for all groups along the housing continuum. • Promote affordable housing demonstration projects at a variety of densities and incorporating a variety of housing types such as elderly housing, smaller cottage one-story 	<p><u>New Strategies from Aging Readiness Plan</u></p> <ul style="list-style-type: none"> • <u>Preserve and expand rental housing for seniors with incomes below 60 percent (establisher federal guidelines) of the area’s median income.</u> • <u>Weatherize homes to reduce energy costs. Provide information, education and assistance to moderate income households who do not qualify for the federal weatherization assistance program but cannot afford the initial weatherization investment.</u> • <u>Encourage a not-for-profit organization or community land trust to purchase homes, remodel using universal design principles, then resell the home at an affordable cost. To ensure the home will remain affordable, the organization or trust could employ resale-restricted principles of shared equity ownership.</u> • <u>Develop a Clark County Universal Design Information Guide to assist homeowners in increasing the ease and flexibility of their home.</u> • <u>Incorporate universal design principles in Clark County’s building code review process.</u> • <u>Facilitate the development of Accessory dwelling units (ADU’s) – by exempting them from site plan review. Consider exempting ADU’s from TIF’s and PIF’s ,if age restricted to 62 plus.</u> • <u>Allow more flexibility in the creation of duplexes by allowing them in all single family zones.</u> • <u>Encourage new developments of senior housing to be within a half-mile of transit, services and retail amenities</u>

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<p>housing in order to illustrate what can be accomplished using local builders, financing, etc.</p> <ul style="list-style-type: none"> • Promote employer sponsored homeowner programs. • Provide information to the lending community regarding the planning process and its impact on the development process. • Encourage the use of low income tax credits and bond financing for equity in construction financing. • Encourage the development of custom lending targeted for difficult to finance projects. • Develop finance mechanisms to preserve and rehabilitate small apartment complexes (8-20 units). • Enhance the local (nonfederal) renewable housing fund, such as 2060, for people with low incomes and special needs. Resources for the fund might be the result of bond issues, mileage, existing revenue or reallocation of the real estate excise tax (REET). • Promote the facilitation of low-income housing projects through the use of the Development Coordinator. Provide guidance for these projects on process, available options and compliance with state and local codes. • Develop a voluntary inclusionary zoning program. • Develop affordable housing program to address the impacts of mobile home park conversion on residents. 	<ul style="list-style-type: none"> • <u>Allow cohousing to be developed in single family residential zones.</u> • <u>Allow assisted living facilities in single-family residential zones as a conditional use.</u> • <u>Develop a shared housing program.</u> • <u>Partner with the Building Industry Association to provide a universal-designed home and information at the Clark County Parade of Homes</u> <p><u>New Strategies from Growing Healthier Report</u></p> <ul style="list-style-type: none"> • <u>Change zoning to allow more areas to support diverse housing types, including small-lot single-family, multifamily, duplexes, Accessory dwelling units, cottages and co-housing</u>

A policy is a guiding principle used to set direction in an organization.

A procedure is a series of steps to be followed as a consistent and repetitive approach to accomplish an end result.

New language is underlined

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