

# RESOLUTION 1676

## A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE HOUSING ELEMENT OF THE NORTH BEND COMPREHENSIVE PLAN, FOR THE 2015 COMPREHENSIVE PLAN AMENDMENTS

WHEREAS, the City is required to prepare a Comprehensive Plan under the Growth Management Act (GMA) and required to implement the plan with development regulations which are consistent with the plan per RCW 36.70A.040; and

WHEREAS, the City is required to take action to review and, if needed, revise the Comprehensive Plan and development regulations to ensure the Plan and regulations comply with the GMA on a periodic basis per RCW 36.70A.130; and

WHEREAS, on April 15, 2014 the City Council directed staff and the Planning Commission to proceed with certain amendments to the 2015 Comprehensive Plan and public participation plan with passage of Resolution No. 1647; and

WHEREAS, the Planning Commission has implemented the scope of work as directed by Resolution No. 1647 and formulated amendments as necessary to ensure the Comprehensive Plan is in compliance with the current provision of the Growth Management Act and King County Countywide Planning Policies; and

WHEREAS, the Planning Commission held a public hearing on the Housing Element on February 12, 2014, and recommended approval of the Housing Element at the February 12, 2014 meeting; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce for review on February 25, 2015; and

WHEREAS, a SEPA Determination of Non-Significance will be issued for this element and all other amendments to the Comprehensive Plan prior to approval of the Ordinance adopting the 2015 Comprehensive Plan amendments;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND,  
WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Approval of Proposed Amendments:** The City Council supports approval of the amendments to the North Bend Comprehensive Plan Housing Element hereto attached as Exhibit A.

**Section 2. Authorization of Comprehensive Plan Amendments:** The City Council hereby directs that the amendments described in Section 1 be included as part of a future ordinance in which all of the 2015 Comprehensive Plan amendments will be adopted collectively.

**PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 17<sup>TH</sup> DAY OF MARCH, 2015.**

**CITY OF NORTH BEND:**

  
\_\_\_\_\_  
Kenneth G. Hearing, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael R. Kenyon, City Attorney

**ATTEST/AUTHENTICATED:**

Effective: March 17, 2015  
Posted: March 18, 2015

  
\_\_\_\_\_  
Susie Oppedal, City Clerk

# ***CHAPTER 3: HOUSING ELEMENT***

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# ***CHAPTER 3: HOUSING ELEMENT***



## **INTRODUCTION**

The Housing Element of the Comprehensive Plan sets policies that will guide future housing development, by both public and private sectors, to meet the long range housing needs of the community and to respond to the objectives of the Growth Management Act. The policies are written to support opportunities for developing housing for all income groups and for a variety of lifestyle choices. The plan considers the condition of existing housing stock and the provision of a variety of housing types and densities to meet the needs of the population while seeking to retain the small town life style that is so important to the community. The plan also seeks to develop policies that encourage the development of recognizable neighborhoods with supportive amenities such as parks, trail connections and open space.

It is the intention of the City, through its Housing Plan Element policies, to offer its residents a mix of attractive, safe, and well-maintained neighborhoods which contain a variety of housing options that are available without discrimination. Neighborhoods must be appealing, well kept, safe and close to city services, amenities, schools, jobs, and institutions.

The Housing Element was developed in accordance with the Growth Management Act, RCW 36.70A.070, WAC 365-195-310 (Housing Element Requirements), and the King County Countywide Planning Policies.

To fulfill requirements set forth by the Washington Growth Management Act, a Housing Element ensuring the vitality and character of established residential neighborhoods includes the following information:

1. an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
2. a statement of the goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing including single-family residences;
3. identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
4. provision for existing and projected housing needs of all economic segments of the population.

King County Countywide Planning Policies (CPPs) provide local direction to implement the GMA's mandate for consideration of affordable housing. Following is a paraphrased listing of the CPP's housing

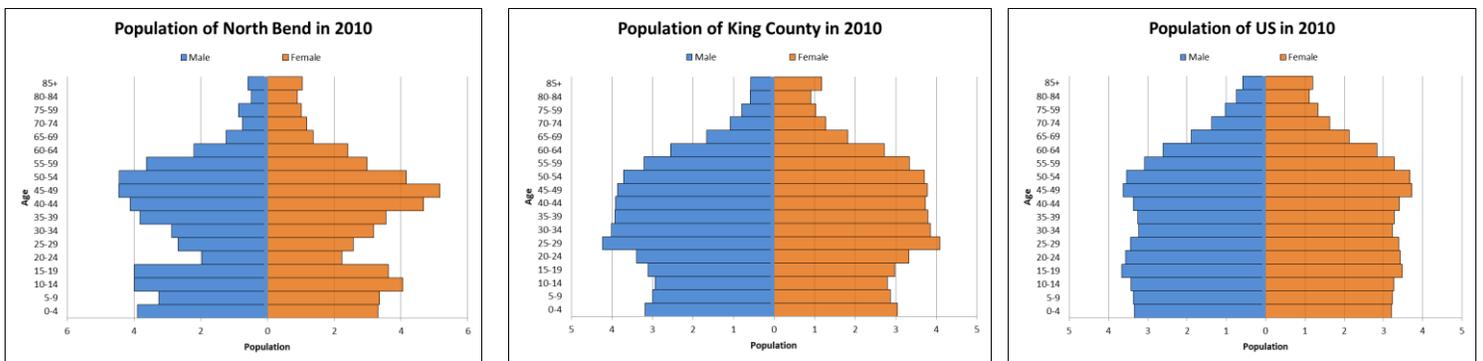
goals with direct applicability to North Bend. The number of each referenced goal is cited. Other CPPs may be indirectly applicable to North Bend. The full list of CPP's is available on the King County DDES website at <http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>.

- H-2: Jurisdictions are to address the need for housing affordable to households at less than 30% AMI (very low income), recognizing that this is where the greatest needs exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.
- H-4: Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.
- H-5: Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households (refer to CPP document for associated strategies)
- H-8: Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.
- H-12: Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and by reducing exposure to harmful environments.
- H-18: Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.

## Inventory & Analysis

In order to get the most accurate data the city utilized multiple data sources. Where possible the decennial 2010 Census data was used. The decennial Census is conducted in years ending with '0' and provides very accurate detail, but not the range of data needed at times. When data was needed that is not collected in the decennial data the 5-Year American Community Survey (ACS) was utilized. The 5-Year ACS collects data for 60 months to compile precise and reliable data. It is also the only survey that analyzes small communities, with a population less than 20,000.

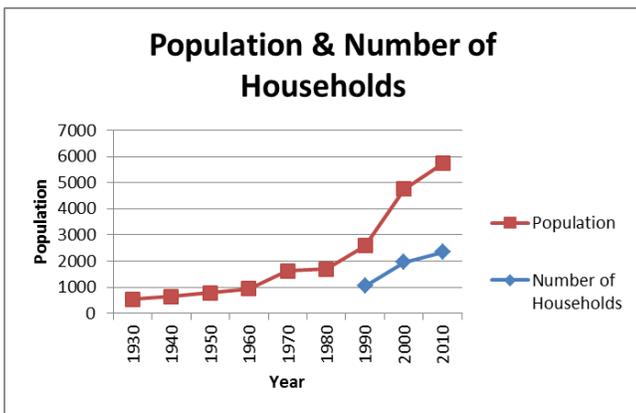
Figure 3-1: Population Pyramid for the City of North Bend, King County, and United States in 2010



According to the 2010 Census the population of North Bend was 5,731, with 2,348 households within the City limits, an increase of 21% from 2000. There was an average household size of 2.57. Of these 2,348 households 2,210 were occupied leaving 138 vacant. In 2010 there were 1,344 (57.2%) owner occupied 866 (36.7%) renter occupied units.

Year	Population	Number of Households	# of owner occupied units*	# of renter occupied units
1990	2,578	1,044	572 (54.8%)	471 (45.2%)
2000	4,746	1,954	1,079 (57%)	762 (41%)
2010	5,731	2,348	1,344 (57.2%)	866 (36.7%)

\*The percentage of owner/renter occupied units does not add up to 100% due to vacant units.



Between 2010 and 2014 there were 241 new housing units constructed. This is a significant increase in new housing compared to the previous decade (Table 3-2). In 2009 North Bend emerged from a 10 year building moratorium. The moratorium was established in 1999 as part of an agreement with Washington State’s Department of Ecology when North Bend learned that the city had exceeded its share of water and to avoid fines the city agreed to not allow new residential

Figure 3-2: Data Source: 2010 U.S. Census

construction. Ten years later the city secured additional water rights and building was allowed to resume.

Much of the City's housing was constructed prior to 1980. As the housing stock ages, the need will increase for rehabilitation of the oldest structures. Table 3-2 shows the age of the housing stock in the City of North Bend.

Year Structure Built	Units Constructed	Percent
2010-2014**	241	8.8%
2000-2009	106	3.9%
1990-1999	990	36.5%
1980-1989	547	20.1%
1970-1979	259	9.5%
1960-1969	125	4.6%
1950-1959	145	5.3%
1940-1949	101	3.7%
1939 or earlier	201	7.4%
<b>Total</b>	<b>2715</b>	

\*Data from 2009-2013 ACS 5-Year Survey

\*\*The number of structures from 2010-2014 was derived from building permits issued at North Bend Community and Economic Development Department, therefore it is higher than the 2009-2013 ACS Census that does not include more recent developments.

<sup>1</sup> The Census defines households in two categories: “Family households” consists of a householder and one or more other people related to the householder by birth, marriage or adoption; “Non-family households” consist of people living alone and households which do not have any members related to the householder.



A ranch house built in the 70's.  
(Silver Creek Neighborhood)



New single family development built in the late 90's.  
(New Si View)



Apartment complex built in late 80's.



Multi-family housing with variety of housing options (2000).  
(Rock Creek Development)

Figure 3-3: Typical existing housing in North Bend.

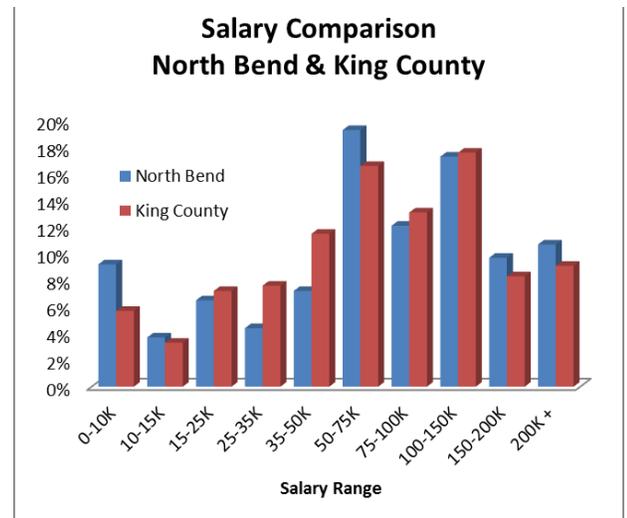
The median household income in North Bend was \$74,788 with 11.2 percent of the families or 13.5 percent of the individuals having incomes below the poverty level.<sup>2</sup> This income level indicates that the City must be responsive to the need of its residents to secure safe, decent, and affordable housing. Working with other housing providers including developers, the County, non-profits, State, or other agencies, the City must ensure that adequate provisions are made so that all economic segments of the community can find the housing it needs.

North Bend can meet the housing needs of its low-income residents by working with housing providers to rehabilitate or develop new housing units that are affordable. The adopted Countywide Planning Policies (CPPs) include affordable housing guidelines based on the median income for King County.

For the planning period, the City will have to develop multiple affordable strategies that can help generate an adequate supply of units affordable to low income city residents.

<sup>2</sup> 2009-2013 American Community Survey (ACS) 5-Year Estimates

Figure 3-4: Salary Comparison between the City of North Bend and King County (Data Source: 2009-2013 ACS 5-Year Survey)



## **DIRECTION FOR HOUSING POLICIES**

The Housing Element of the Comprehensive Plan outlines the City's direction or response to three basic objectives:

1. The need to provide adequate capacity for residential growth to meet regional growth targets;
2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and
3. The need to foster opportunities that provide affordable housing.

The City can influence the local housing market through a variety of means:

- by directing the location and amount of land available for residential development;
- by amending its ordinances and codes to affect the size, type, and design of new and renovated housing;
- by building amenities that attract quality residential development; and
- by seeking financial resources and partnerships which can help meet the objectives of maintaining the City's existing housing stock and providing affordable housing.

The CPP's require all jurisdictions to have the capacity to accommodate housing and employment targets. North Bend's net housing target for 2012-2031 is 649 new houses. North Bend's net job target for 2006-2031 is 1,050 new jobs. While much of the demand for housing will be met by new housing construction, rehabilitation of existing older structures and selective infill development within existing neighborhoods will also help satisfy this future demand.

Some of the future demand for housing will be for persons with special housing needs including those seeking group homes, emergency or transitional housing, senior housing, single room occupancy housing and so on. The City will work with the County to ensure that housing for persons with special needs can be accommodated here. The City will also work with providers of special needs housing to site new facilities or adapt to reuse other residential or non-residential buildings.

The City of North Bend is committed to meeting the future demand for housing through the following strategies:

### ***Expansion of City Limits:***

The City of North Bend will accommodate increased population growth through annexations of land within its UGA. The North Bend UGA boundary is shown in Map 1-1 of the Land Use Element, North Bend Land Use Designations. The UGA will permit the City to grow to the south to I-90. These areas contain existing low-density residential and some open rural land uses. The remaining undeveloped land within the UGA will provide additional capacity to meet the City's new housing demand over the next 20 years.

### ***Infill Housing Within Existing Residential Areas:***

This strategy would encourage additional housing on remaining lots within the City limits and existing residential areas. This strategy would permit development of smaller lots that are compatible with the

existing neighborhood scale and character, helping to maintain and increase the vitality of these neighborhoods over time. Plats of smaller lots located within the existing city limits could allow for innovative housing types such as cottages, that would blend with surrounding homes and be more affordable, as well as other small, fee-simple units.

### ***Mixed-Use Development:***

Mixed-use development is a mix of different land uses in an area, on a property or within a single building such as commercial use first floor with residential above. Redevelopment of existing commercial areas would permit the development of housing over retail shops or adjacent to commercial uses. Mixed-use in the downtown will encourage transit by providing increased density to support alternate modes of transportation.

The City permits the creation of low intensity home businesses that encourages entrepreneurship without changing the character of existing neighborhoods. The City promotes concurrent commercial/residential uses in the DC and NB zones that do not negatively impact the quality of life of adjacent neighbors. Mixed-use strategies are encouraged within a number of zoning districts through “Planned Neighborhood Development” review.

### ***Mix of Housing Types:***

Mixed-use development may also take the form of a mix of housing types within existing or yet-to-be-established neighborhoods. The goal of creating varied residential developments is to provide housing choices, integrate income and age groups, and encourage affordability. A variety in housing types should be permitted when the existing neighborhood character can be maintained or enhanced. An overall objective of the City is to work towards meeting Countywide Planning Policies on affordability while maintaining an overall single family to multi-family housing ratio of 70 percent to 30 percent. The City is presently at a ratio of 63 percent owner occupied to 37 percent renter occupied. To further encourage diversity, the City established a Cottage Residential (CR) zone that allows smaller lot sizes at higher densities.

Critical to the success of neighborhoods with mixed housing types is attention to scale and neighborhood character, the provision of adequate parking and the concurrent creation of mini parks supported by the homeowners, expansion of existing City parks, or fee in-lieu option for smaller plats to meet the needs of new residents.



Figure 3-1: New LDR Development with attention to open space, scale, parking and neighborhood character.

As North Bend's population changes, so will its demographic profile. To respond to the expected changes in the population, lifestyles, and the rising cost of housing, the City should provide opportunities for a mix of housing types including townhouses, duplexes, small lot single family innovative housing including cottage housing and other alternative types of housing that would blend with surrounding

homes and be more affordable, accessory dwelling units and mixed-use residential and commercial development. All new development must both meet the market demand as well as meet the City's goal of retaining its small town charm and rural appeal. Accomplishing this objective will be achieved in part by the creation and retention of integrated systems of open spaces, bikeways and pedestrian paths.

### ***Manufactured and Mobile Homes:***

As of 2010 North Bend has 182 mobile homes within the city limits (158 in mobile home parks and 24 stand-alone) based on city records. This is a significant increase from 2000 when there were 53, due to an annexation that included two additional mobile home parks. These structures are located primarily in two mobile home parks located along North Bend Way and one on Bendigo Boulevard N. These mobile home parks provide a source of affordable housing, both rental and owner-occupied. Mobile home parks must demonstrate that they are safe and have adequate utilities and city amenities.

Manufactured homes, which are produced in factory-controlled settings and shipped to a housing site for assembly, can provide an affordable alternative to the conventional site-built single family home. By state law the City must permit manufactured housing that conforms to uniform codes in areas of the City with adequate utility service and capacity where they meet city zoning codes and are placed on permanent foundations.

## **AFFORDABLE HOUSING**

*“Housing is a basic need for every individual. Our [region’s] success depends on ensuring the availability of a variety of housing types and densities, as well as an adequate supply of housing affordable at all income levels, to meet the diverse needs of both current and future residents.” (Puget Sound Regional Council, Vision 2040)*

The City of North Bend is committed to providing development opportunities for affordable and low-income housing. Affordable housing is defined as when the total housing costs, including basic utilities, does not exceed 30 percent of the income limit (for renters, 50 percent or less of the county median family income, adjusted for family-size, and for owners, 80 percent or less of the county median family income, adjusted for family size for owners) (WAC 365-196-210(e)(i)(C) (i-v)). Residents need assistance with the escalating cost of housing to ensure they have access to housing which best meets their needs. As shown in Table 3-3, North Bend is slightly under the targeted units for providing housing below 50% Area Medium Income (AMI). North Bend meets and exceeds the goals for 50-80% AMI. Concurrent with the need to provide safe, decent, and affordable housing is the need to ensure that lower income residents have equal access to the provision of social, recreational and community services. North Bend can help meet the needs of lower-income households through the following strategies:

<b>Table 3-3: LOW INCOME HOUSING EXISTING INVENTORY</b>				
<b>CPP Guidelines (AMI*)</b>	<b>Countywide need (% of total housing supply)</b>	<b>North Bend Existing Inventory**</b>		
		<b>Rental Units</b>	<b>Ownership Units</b>	<b>All Housing</b>
50% to 80% of AMI (moderate)	16%	342 units	147 units	22.1%
30% to 50% of AMI	12%	192 units	70 Units (Under 50% AMI)	9.3%
30% and below AMI (very low)	12%	161 units		9.8%

\*Area Medium Income (AMI)

\*\* Overall Housing Affordability data is from King County’s 2012 Needs Assessment, based on the 2006-2010 ACS 5-Year Survey data.

***Preservation of Existing Affordable Housing:***

Older homes in existing neighborhoods, accessory units, mobile homes, shared housing, and existing subsidized housing currently provide affordable housing opportunities for some residents. Preservation of the existing affordable housing stock is critical to maintaining access to those sources. The City will seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers not currently operating in North Bend, and the consideration of developing a Housing Authority, either alone or in conjunction with other valley cities, that could be charged with meeting residents’ housing needs. The City will also work to enforce its building and maintenance codes to ensure that the existing housing stock provides decent, safe, and sanitary housing.

***Subsidized Housing:***

The City of North Bend currently has approximately 90 units of subsidized housing located in the downtown area. The Sno-Ridge Apartments (39) are exclusively senior housing, the Cascade Park apartments (27) is for seniors and disabled persons under 62 and the Si View Court Apartments (20) are exclusively for families. This housing was developed through federal, state, and King County housing assistance programs. The City will continue to seek housing assistance programs to meet the needs of its low-income population while seeking to preserve its existing stock of subsidized housing.



Figure 3-2: Cascade Park Apartments for seniors and disabled persons under 62.

***Zoning Incentives:***

Zoning incentives are a key mechanism to encourage the development of affordable housing through the private market. Incentives can include density bonuses, forgiveness or reduction of impact fees or permit costs, and streamlined permit and development review processes. Amendments to the zoning codes can also provide new mechanisms for development to contribute to a low-income housing trust fund for future affordable housing production.

***Non-Profit Housing Organizations:***

Non-profit housing organizations can provide opportunities for developing low-income housing in the communities they serve. These organizations can assist in preservation and rehabilitation of existing housing or construction of new housing and acquisition of property for housing. The City of North Bend will encourage these organizations to become active housing partners in the North Bend community. The City can act as a catalyst to encourage the organization and participation of these groups and as a conduit through which to seek additional government support.

***Accessory Housing and Housing Sharing:***

Accessory housing is a means of providing additional affordable residential units. Larger homes can often accommodate a rental unit without causing negative impacts in an existing neighborhood. The City identifies appropriate standards for accessory housing units and has developed the regulatory means to accommodate them. Opportunities for shared housing can be encouraged by promoting local recognition of groups or agencies that assist in linking a housing provider with those seeking housing.

## **HOUSING FOR SPECIAL NEEDS**

Federal and State law mandates that cities provide the same residential opportunities to individuals of special needs as are available to single family residences. These individuals may be part of group homes and require some assistance in their day-to-day living, such as the physically or mentally disabled, victims of domestic violence, substance abusers, people living with AIDS, youth at risk, and seniors. Family living situations, institutional settings, social service programs and assisted housing, specifically excluding Secure Community Transition Facilities as defined in Washington State law, all serve a portion of those with special needs. The Federal Fair Housing Act (Chapter 151B) includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a “decent home in a healthy, safe environment for every resident of the State” shall be provided (RCW 43.185B.009).

The Housing Element supports goals and policies that provide equal and fair housing access for all residents of North Bend, including special needs residents. In order to provide housing opportunities for residents of special needs, the City shall work with public and private agencies to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these residences by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the city and surrounding area. Adding flexibility to the City’s land use code to allow group homes and home-based care is also a significant opportunity available to the City for meeting the demand for special needs housing.

## **SENIOR HOUSING AND AGING IN PLACE**

It is apparent from our population pyramid (Figure 3-1) that within the next 20 years a large portion of North Bend will be over 60. The City will need to accommodate this growing senior population by enabling the development of additional senior and assisted living housing, and by supporting the uses and needs of those residents. There are a rising number of challenges that communities, families and individuals face as the population over 60 increases. Communities can address these challenges by striving to become elderly-friendly. Elderly-friendly communities address the basic needs, optimize health and well-being, promote social and civic engagement, and increase independence for all people, but especially people who are frail or have disabilities.<sup>3</sup> An aging-friendly community is also a community that is livable for all ages. These communities can be created by improving health care quality for older adults and adults with disabilities, addressing basic needs (education, housing, transportation, financial empowerment, and food security) that improve health and well-being, increase independence for older adults, and promote age readiness.

## **GOALS AND POLICIES**

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<sup>3</sup> Center for Home Care Policy and Research/Visiting Nurse Service of New York, *The AdvantAge Initiative*.

**H - Goal 1:** *Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.*

**Policies:**

- H - 1.1 Encourage the development of single-family residential infill that would blend with surrounding homes and be more affordable and be compatible with existing neighborhoods within the city limits.
- H - 1.2 Encourage the provision of a diversity of housing types and sizes to meet the needs of a wide range of economic levels, age groups and household make-up.
- H - 1.3 Encourage a mix of housing types, models and densities.
- H - 1.4 Create incentives for developers to include affordable housing voluntarily in new developments.
- H - 1.5 Encourage non-profit housing providers to pursue housing development opportunities that supply affordable housing while providing a high quality residential living environment.
- H - 1.6 Work with King County to develop affordable housing opportunities within the Snoqualmie Valley communities.
- H - 1.7 Reduce impact fees for residential developments that include affordable housing for those with low or very low-incomes.
- H – 1.8 Seek housing assistance programs to meet the needs of low-income or other special-needs city residents, while seeking to preserve the existing subsidized housing currently located within the city.
- H - 1.9 Work with the King County Housing Authority and other low income housing providers to provide affordable units to households at or below 80% of median income by the end of the target period (2022).
- H – 1.10 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.

**H - Goal 2:** *Promote residential neighborhoods that contain the necessary public amenities and support facilities that contribute to a high quality of life for North Bend residents.*

**Policies:**

- H – 2.1 Consider development of parks and recreational facilities jointly with the School District and Si View Metropolitan Park District.

H – 2.2 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.

H – 2.3 Seek to create or to retain and protect links to a Citywide Trail System that connects neighborhoods with areas of commerce in an effort to promote alternative transportation systems.

***H - Goal 3: The City should encourage the preservation and rehabilitation of the existing housing stock as a means of providing affordable housing.***

**Policies:**

H - 3.1 Enforce building maintenance codes, and health and safety codes for the City's housing stock.

H - 3.2 Encourage the preservation of affordable older residential structures to maintain the available housing stock.

H - 3.3 Work to preserve and physically improve existing mobile home parks as a means of preserving affordable housing.

H - 3.4 Seek ways of maintaining and increasing the availability of low-income housing through pursuit of Community Development Block Grant funds for housing repair and maintenance, developing links with affordable housing providers.

***H - Goal 4: The City of North Bend should provide adequate land capacity for forecasted population and residential growth within its city limits and Urban Growth Area in order to promote stable housing prices, foster affordability and broaden housing choices.***

**Policies:**

H – 4.1 Allow for density flexibility in housing development in order to meet population forecasts.

H – 4.2 Promote opportunities for infill housing within the downtown area that provide a mix of housing types, prices, and densities.

H – 4.3 Develop zoning regulations that will provide incentives to implement county wide planning policy targets for housing affordability as new housing development is permitted.

H – 4.4 Provide areas for mixed use and high density housing to support a wide range of housing options at all economic segments for residents.

H – 4.5 Continue to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “establish” or “constrained areas” and mixed-use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.

***H- Goal 5: Support and provide for the availability of housing for residents of North Bend with special housing needs, excluding Secure Community Transition Facilities as defined in Washington State Law.***

***Policies***

- H – 5.1 Support the preservation and development of special needs housing in North Bend that serves both city residents and those in surrounding communities.
- H – 5.2 Encourage and promote partnerships with public and private agencies, as well as developers, that provide funding for housing opportunities for those with special needs.
- H – 5.3 Evaluate potential regulatory obstacles and ensure that codes or ordinances do not restrict development of special needs housing within North Bend.

***H-Goal 6: Support and provide for the ability to age in place safely, independently and comfortably, regardless of age, income or ability level.***

- H – 6.1 Empower older adults, their families, and other consumers to make informed decisions and to easily access available services
- H – 6.2 Enable older adults to age in their place of choice with appropriate services
- H – 6.3 Prepare North Bend for an aging population
- H – 6.4 Strive to make the City of North Bend accessible, safe, and inclusive for children, youth, families, adults, and the elderly
- H – 6.5 Allow people to age in place, be it in their homes or neighborhoods, by encouraging the development of neighborhoods that provide a mix of housing typologies and sizes to accommodate a broad range of lifestyles and abilities.



# City Council Agenda Bill

<b>SUBJECT:</b>  <b>A Resolution Authorizing Adoption of Proposed Amendments to the 2015 Comprehensive Plan Pertaining to the Housing Element</b>	<b>Agenda Date: May 17, 2015</b>		<b>AB15-026</b>
	Department/Committee/Individual		
	Mayor Ken Hearing		
	City Administrator – Londi Lindell		
	City Attorney - Mike Kenyon		
	City Clerk – Susie Oppedal		
	Finance – Dawn Masko		
	Public Works – Mark Rigos		
	CED Associate Planner – Lynn Fredenburg		X
	Cost Impact: N/A		
Fund Source: N/A			
Timeline: Immediate			

**Attachments:** Resolution, Exhibit A – Housing Element

**SUMMARY STATEMENT:**

The City is required to review and revise, if needed, its Comprehensive Plan and development regulations by June 30, 2015 to ensure compliance with the Growth Management Act (GMA) – Chapter 36.70A RCW.

The scope of work included updating the census data, the existing housing stock as well as the targets for future housing needs (included housing for all ages, abilities, and income levels). Language was added to address an aging population under ‘Senior Housing and Aging in Place’.

**COMMITTEE REVIEW AND RECOMMENDATION:** CED Committee reviewed the proposed amendments at their March 11, 2015 meetings and recommended approval.

**RECOMMENDED ACTION: MOTION to approve AB15-026, a resolution authorizing adoption of proposed amendments to the 2015 Comprehensive Plan pertaining to the Housing Element.**

**RECORD OF COUNCIL ACTION**

<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>
March 17, 2015	Passed Resolution 1676	6-0