

H: Housing



Introduction

The Housing Element addresses the preservation, improvement, and development of housing; identifies land to accommodate different housing types; and makes provisions for the existing and projected housing needs of all economic segments of the community. Lake Forest Park's housing element ensures that there will be enough housing to accommodate expected growth in the city, and the variety of housing necessary to accommodate a range of income levels, ages, and special needs. At the same time, the element seeks to ensure new housing is consistent with existing neighborhood form and scale by including policies that will keep new development compatible.

Recognizing that housing is an issue in which multiple interests need to be balanced—including environmental conservation, demographic characteristics, and affordability—the Housing Element is supported by the Housing Element Background Analysis (Volume II). This analysis is covered in detail in the Background Analysis, and reviews existing and projected housing needs and the housing inventory necessary to accommodate projected growth. This analysis prompts the City to consider the needs of current and future residents, which in turn informs policies that shape the current and future zoning and development standards. Information included in the Background Analysis includes:

- **Planning Context** — a summary of state and regional framework for housing planning,
- **Who We Are** — demographic characteristics and trends,
- **Where We Live** — what kind, how much and where is our housing,
- **Forecast of Future Need**.



Goals and Policies



Goal H-1: Housing Supply and Diversity

Ensure that Lake Forest Park has sufficient quantity and variety of housing types to meet projected growth and needs of people of all income levels and demographic groups.

Policy H-1.1: Promote fair and equitable access to housing for all persons, regardless of lived experience.

Policy H-1.2: Provide an adequate supply of land through zoning and development regulations to accommodate the City's housing growth allocations, as established in the King County Countywide Planning Policies, for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

*Adopted and ratified in 2021, and amended in 2023, the King County Countywide Planning Policies (CPPs) provide a countywide vision and serve as a framework for each jurisdiction to develop its own comprehensive plan. As updated from the CPPs, the **Lake Forest Park growth allocations are 870 housing units and 550 jobs by 2044, with other allocations for housing needs by income and special needs.***

Policy H-1.3: Increase the variety of residential densities and housing types allowed throughout Lake Forest Park's residential areas to meet the needs of people of all incomes and life stages and increase access to housing for both renters and homeowners.

Policy H-1.4: Consider the impact of land use policies and regulatory decisions on housing capacity and diversity, and regularly monitor and assess existing and projected housing needs, gaps in partnerships, policies and dedicated resources for meeting housing needs of all segments of the population.



Policy H-1.5: Encourage a variety of housing types that respond to the diverse needs of different household sizes, incomes and ages, including accessory dwelling units (mother-in-law units), duplexes, townhouses, small apartments, and other types of middle housing. Promote infill development of compact middle housing types as a means of meeting a more diverse range of housing needs while protecting environmentally sensitive areas.

Middle housing means buildings that are compatible in scale, form, and character with single-unit dwellings and contain two or more attached, stacked, or clustered homes within a development site to preserve sensitive natural features, open spaces, or other important characteristics while increasing housing opportunity and choice.

Policy H-1.6: Encourage opportunities for multi-unit and mixed-use development in areas where a mix of commercial and residential uses would increase access to economic opportunity and services, including transit-oriented development near planned or existing transit-stops and along transit corridors.

Policy H-1.7: Create opportunities for a variety of housing types, sizes, and affordability levels while recognizing historic inequities in access to homeownership opportunities for Black, Indigenous and People of Color communities.

Policy H-1.8: Allow for flexibility in zoning and development regulations to encourage a variety of housing types that respond to the diverse needs of different household sizes, incomes and ages, including accessory dwelling units (mother-in-law units), duplexes, townhouses, small apartments, and other types of middle housing.

Policy H-1.9: Continue to ensure that manufactured housing, as defined in the current building code, is allowed in all residential zones and regulated the same as stick-built housing.

Policy H-1.10: Continuously evaluate strategies that promote equitable development, mitigate displacement of low-income households and address impacts of past and present racially exclusive and discriminatory policies and practices.



Goal H-2: Neighborhood Form and Scale

Complement and enhance the form and scale of the City's residential neighborhoods while meeting the housing needs of existing and future residents.

Policy H-2.1: Incorporate clear and predictable site standards, landscaping, building design guidelines, and environmental requirements into land use regulations that integrate infill development with consideration to form and scale that complement surrounding uses.



Infill development is the process of developing vacant or under-used parcels within a surrounding area that is already largely developed.

Policy H-2.2: Promote residential neighborhoods that protect and promote quality outdoor spaces and contribute to an equitable distribution a connected network of parks and open space throughout the city and regionally.

Policy H-2.3: Consider guidelines for transitions and buffers that integrate and connect higher intensity uses with surrounding development to enhance a sense of community in neighborhoods.

Policy H-2.4: Through public and private investment, support homeowners in the maintenance and improvement of existing housing.

Proposed Policy H-2.5: Promote housing that reflects varied architectural styles and configurations that lessen impact on the urban forest.

Proposed Policy H-2.6: Consider regulating the size and lot coverage of single-dwelling housing to promote a more efficient use of residential land.



Goal H-3: Housing Affordability

Provide a range of housing opportunities to promote access to housing that is affordable, accessible, healthy, and safe to people of all economic segments.

Affordable housing is generally defined as costing no more than 30% of gross household income. It also refers to income-restricted subsidized housing that meets the needs of low-income households. Additional information is provided in the *Housing Element Background Analysis in Volume II*.

Policy H-3.1: Collaborate with public and private partners to preserve existing affordable housing and expand access to both rental and ownership forms of affordable housing in a wide variety of locations, types, and sizes.

Policy H-3.2: Promote incentives to increase the supply of long-term income-restricted affordable housing for extremely low-, very low-, and low-income households, including regulatory requirements for multi-family housing and tax incentives.

Policy H-3.3: Support and collaborate with non-profit and community-based organizations, such as community land trusts and other local and regional partners that fund, construct, and manage income-restricted affordable housing.



Policy H-3.4: Encourage the development and preservation of income-restricted affordable housing near community amenities and services, particularly within walking distance to planned or existing high-capacity and frequent transit.

Policy H-3.5: Expand access to both rental and ownership forms of affordable housing and attainable housing in a wide variety of locations, types, and sizes to reduce disparities in access to housing and neighborhood choices.

Attainable housing, which may also be referred to as workforce housing or middle-income housing, is housing that is affordable to households working and living in a community. Many of these households may not qualify for subsidized, income-restricted affordable housing, but still struggle to rent or buy a home in Lake Forest Park. The City aims to make more housing attainable to a greater number of households by supporting a wider variety of housing types and sizes in the city, and taking measures to reduce the cost of development.

Policy H-3.6: Connect residents to community-based organizations and programs providing information on affordable housing, financial literacy, and homeownership counseling.

Policy H-3.7: Continue to consider the impacts of City regulations on housing costs and supply, as well as strategies to address impacts and overcome barriers, to encourage housing opportunities that are available and accessible.

Policy H-3.8: Collaborate with regional jurisdictions to devise policies and strategies that address housing needs and funding gaps that cross jurisdictional boundaries.

Policy H-3.9: Work with community and regional partners, including the King County Housing Authority, to address the demand for special needs housing and affordable housing in Lake Forest Park and the surrounding area.

Policy H-3.10: Explore policies that enhance housing stability for renter households, particularly moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.





Goal H-4: Special Needs

Encourage and support a variety of housing opportunities for those with special needs, including older adults, people with disabilities, and the homeless.

Policy H-4.1: Support measures that allow residents to remain in the community as their housing needs change, including connecting them with available services and benefits.

Policy H-4.2: Explore creating incentives to encourage universal design to maximize building lifecycle and accessibility.

Universal design is the design of products and environments to be usable by all people, to the extent possible, without the need for specialized adaptation. Examples of universal design in a house could include wide doors, elimination of entrance steps, or electrical outlets installed higher up from the floor.

Policy H-4.3: Support housing opportunity for special needs population in a variety of locations, including permanent supportive housing and emergency shelters, with a focus on high opportunity areas with access to transit and services, jobs, and medical care.

Policy H-4.4: Support the location of special needs housing throughout the city, with a focus on areas near services and public transportation to promote access to jobs, medical care, social contacts, and other necessities.

Policy H-4.5: Partner with public and private partners to preserve existing affordable housing, and prioritize the use of resources to support housing services for people experiencing homelessness, those that are temporarily in need, and others with disproportionately greater housing needs.



Goal H-5: Internal Consistency

Balance and maintain consistency between housing needs and related City policies, including land use, environmental preservation, human services, and economic development.

Policy H-5.1: Provide physical infrastructure and amenities to support vibrant residential neighborhoods, consistent with adopted land use designations.



