

Comprehensive Plan Checklist

Local Comprehensive Plan (Comp Plan) Housing Elements, required under the state Growth Management Act (GMA), establish cities' visions for housing development, preservation and new construction over the proceeding 20 years. Strong Housing Elements call attention to local affordable housing needs, and they establish a work plan of the policy and land-use tools that the city commits to considering, analyzing, and implementing over the next two decades to address those needs.

HDC has prepared this checklist to help cities craft a strong Housing Element, consistent with the GMA and Countywide Planning Policies and sensitive to local context and conditions. The strongest policies use active language to describe detailed strategies or implementation plans that will help the city realize its housing goals.

We at HDC look forward to working with you as you update your Comprehensive Plan. We would be happy to answer any questions or to provide comments on your Housing Element. You can reach us at (206) 682-9541 or email our Policy Director, Kelly Rider, at kelly@housingconsortium.org.

Aligns with Countywide Planning Policies:

- Includes a Monitoring Policy
- Includes an Implementation Policy—Housing Strategies Plan
- Includes a Housing Needs Assessment & Identification
 - ✓ Includes assessment of healthy housing needs
 - ✓ Includes comparison to “Proportional” countywide need
 - ✓ Identifies priorities for Need/Location/Strategy Identification
- Sets goal to address the countywide need for housing affordable to households with moderate, low, and very-low incomes, including:
 - ✓ 12% of total housing supply affordable at 0-30% AMI
 - ✓ 12% of total housing supply affordable at 30-50% AMI
 - ✓ 16% of total housing supply affordable at 50-80% AMI

Promotes Partnerships & Collaboration: Non-profit, Jurisdictional, Regional, State

- Supports work of non-profit organizations
- Recognizes the benefits of inter-regional collaboration
- Commits to supporting policies and funding at the state and regional level that promote affordable housing

Promotes Communities of Opportunity

- Recognizes intersection between housing, transit, and other opportunity factors
- Promotes mixed-use neighborhoods in at least some locations

Promotes Diverse Housing Supply

- Allows for diverse housing models (ADUs, cottage, infill, townhouse)
- Limits Maximum Densities (or large lot zones)

Explores All Available Tools to Build & Preserve Market-Rate and Subsidized Affordable

Housing

- Promotes preservation/maintenance of affordable housing
- Promotes Development Incentives
- Engage in public awareness campaign
- Prioritizes land for affordable housing
- Encourage 50 year affordability of city supported affordability
- Includes or explores funding strategies—particularly for 30% AMI and below housing
- Promotes homeownership for low and moderate-income households

Recognizes Need for and Supports Housing for Special Needs Populations

- Promotes a wide range of special needs housing (seniors, people with developmental disabilities, homeless, etc.)
- Recognizes and addresses homelessness
- Coordinates with City's Human Services program and other human services providers.
 - ✓ Contains a Human Services element either separately or combined