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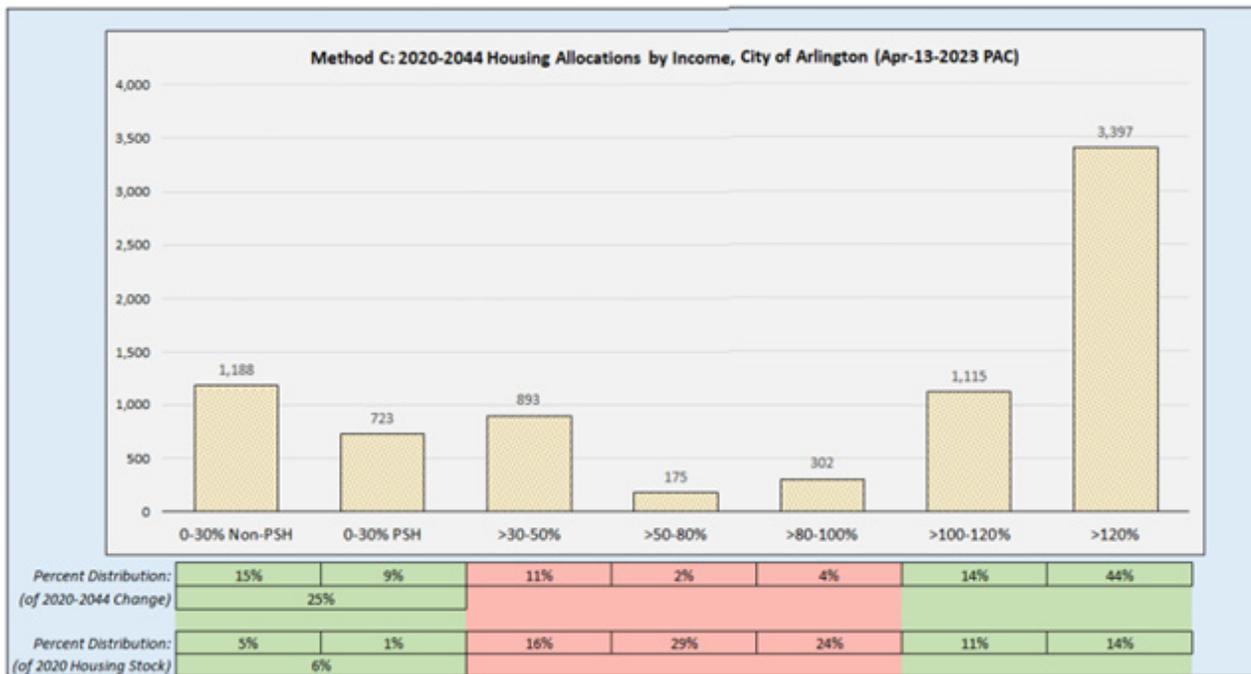
# BOOK 3: HOUSING

## Introduction

The Housing book addresses Arlington’s housing supply and needs. The primary objective of the Housing book is to: understand the local and regional housing market, identify Arlington’s projected housing needs by income level, assess the land capacity to meet identified needs, identify barriers to achieving needed levels of affordable housing, and address and seek to undo policies and regulations resulting in racially disparate impacts, displacement, and exclusion. The goals and policies established in the Housing book are related to a quality and diverse housing stock, affordable, workforce, and special needs housing, housing assistance, mixed-income and mixed-use neighborhoods, sustainable practices, stable neighborhoods, and healthy, active lifestyles.

## Housing by Income Band

As amended by HB1220, RCW 36.70A.070(2)(c) requires cities to show sufficient land capacity to meet housing needs of moderate, low, very low, and extremely low-income households, defined by household income as a percentage of area median income (AMI), and show capacity for permanent supportive housing and emergency housing and shelters. In total, Arlington must plan to accommodate 7,794 new permanent units by 2044, and an additional 482 emergency housing units. The analysis and methodology to demonstrate capacity for these targets is located in Appendix D - HB1220 Analysis.



**TABLE 01.**  
Arlington's Allocated Housing Targets by Income Band.

## Racially Disparate Impacts

As amended by HB1220, RCW 36.70A.070(2)(e-f) requires cities to assess the racially disparate impacts (RDI) of existing housing policies and regulations. Below are the key RDI findings from the City's Racially Disparate Impacts and Displacement Risk Analysis, located in Appendix B.

- » Between 2015 and 2020, the City of Arlington became slightly more diverse, as the population of White and American Indian and Alaska Native residents decreased and the population of Asian, Black/African American, Hispanic/Latino, Native Hawaiian and Other Pacific Islander, Other Race or Two or more Races increased.
- » 21% of owner households are cost burdened.
- » 43% of renter households are rent burdened.
- » There is a shortage of housing units in the <30% AMI category and >80% AMI category.
- » 100% of Pacific Islander households and 69% of Black/African American households make above the median income, while only 44% of White households are above the median income.
- » The Hispanic/Latino household income was the only decrease from 2015 to 2020.
- » The largest income increases from 2015 to 2020 was Black/African American households and Other Race households.

## Mitigating Displacement

As part of the Racially Disparate Impacts and Displacement Risk Analysis, located in Appendix B, the following goals were established to mitigate displacement that may result from future development. These goals will be utilized when developing an Affordable Housing Program for Arlington.

- » Provide access to high-quality affordable housing that accommodates needs, preferences, and financial capabilities in terms of different housing types, tenures, density, sizes, costs, and locations.
  - » Ensure equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.
  - » Provide an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.
  - » Encourage income diversity in and around centers by allowing a mix of housing types.
  - » Encourage private development housing that is affordable to moderate-income households located near convenient multimodal transportation that provides access to employment areas.
  - » Promote the supply of permanently affordable housing, including both rental and homeownership opportunities.
- » Plan for intentional housing growth:
    - Seek growth patterns that decrease market pressure and stabilize rents and housing costs over time, especially in neighborhoods identified as at a high risk of displacement.
    - Plan for growth that includes more housing overall with greater diversity in housing choices in areas of high opportunity and low displacement risk.
  - » Utilize inclusionary zoning and other regulatory tools to effectively link the production of affordable housing units to the production of market-rate housing. Work to remove regulatory barriers that prevent the use of such tools.
  - » Develop Displacement Risk Indicators, such as Direct/Physical Displacement, Indirect/Economic Displacement, Exclusionary Neighborhood Change, Eviction Displacement, Cultural Displacement, and Commercial Displacement.
  - » Evaluate the effects of Short-Term Rentals within the city and consider regulation policies.
  - » Evaluate how existing and new regulations affect private development of affordable housing and minimize negative impacts where possible. Avoid regulations that facilitate economically exclusive neighborhoods.

# GOALS AND POLICIES

## H-1 Encourage a quality and diverse housing stock within the City.

- H-1.1** Maintain a supply of land zoned to accommodate a variety of housing types and densities.
- H-1.2** Allow and encourage the development of moderate density and middle housing in single-family residential zones to increase the variety in housing types. w
- H-1.3** Reduce barriers to building ADUs and DADUs in residential zones.
- H-1.4** Support cottage housing in low to moderate density residential zones.
- H-1.5** Review and continue to streamline development standards and regulations to reduce barriers to development, provide flexibility, and minimize additional costs to housing.
- H-1.6** Minimize housing production costs by considering the use of a variety of infrastructure funding methods, such as existing revenue sources, impact fees, local improvement districts, and general obligation bonds.
- H-1.7** Consider the economic implications of proposed building and land use regulations so the intended public benefit is achieved with limited additional cost to housing.



*Pilchuck Village Apartments*



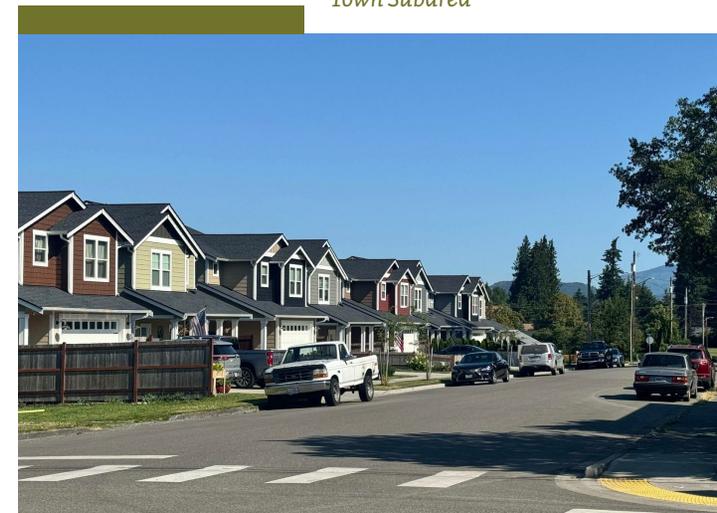
## H-2 Provide housing options affordable to all demographics and incomes in all areas and zoning districts of the City.



- H-2.1** Align with the Regional Growth Strategy and Snohomish County Growth Targets by providing capacity for the 20-year allocations, including special needs and affordable housing.
- H-2.2** Allow for a range of housing options to accommodate the City’s present and future needs across all income levels (including extremely low, very-low, low, and moderate-income households) and demographics (age, race, ethnicity, cultural background, and household types) while recognizing historic inequities in access to homeownership opportunities for communities of color.
- H-2.3** Cooperate with Snohomish County Tomorrow, the Alliance for Housing Affordability, the Housing Consortium of Everett, and similar inter-jurisdictional organizations to assess housing needs, create affordable housing opportunities, track the provision of housing by type and affordability, and coordinate a regional approach to funding and planning for the housing needs of current and future populations.
- H-2.4** Work with Snohomish County on the Growth Monitoring Report (GMR) to make annual assessment of progress towards meeting the City’s housing goals, including housing that addresses the needs of extremely-low, very-low, low-, moderate-income households, and those with special housing needs.

- H-2.5** Ensure housing options for extremely-low to moderate-income households are dispersed throughout the City, inclusive of a variety of housing types, and located near amenities, such as commercial and employment areas, education centers, public services, transportation facilities, existing planned residential communities, and recreational opportunities.
- H-2.6** Protect existing naturally affordable housing including mobile home and manufactured home parks. Encourage the rehabilitation and preservation of existing, legally established, houses for residents of all income levels.
- H-2.7** Incentivize developers to produce affordable housing that is well-distributed and thoughtfully located throughout the City. Within this affordable housing should be various entry points into homeownership and the property ladder (condominiums, duplexes, tiny homes, etc.). The City should provide criteria and a process for ensuring those units remain affordable over time.
- H-2.8** As part of any rezone that increases residential capacity, the City should consider requiring a portion of units to be affordable to extremely-low, very-low, low-, moderate-income households.
- H-2.9** Evaluate the effectiveness of the zoning regulations to produce housing developments that meet the diverse housing needs identified in the Housing Characteristics and Needs Report for the community.

*Single family residences in the Old Town Subarea*



### **H-3 Encourage development of housing opportunities to accommodate the elderly and those who have special needs (disabled, people with medical conditions, homeless individuals and families, and displaced people).**

- H-3.1** Provide capacity for senior housing and special needs housing; ensure it is well-distributed and thoughtfully located throughout the City (in close proximity to hospitals, public transportation, retail/service centers, medical facilities, parks, and other essential services).
- H-3.2** Allow a range of special needs housing types (group housing, assisted living, skilled nursing care facilities, and supportive housing) available to all income levels.
- H-3.3** Allow all classes of group homes and essential public residential facilities (as required by [RCW 36.70A.200](#)) in appropriate residential and mixed-use zones, and streamline the permitting process for this type of development.
- H-3.4** Support nonprofit organizations, housing and service providers, and other regional groups to provide a coordinated effort to shelter populations with special housing needs.
- H-3.5** Ensure Planning Commission reviews State and federal housing programs and makes recommendations to City Council regarding future grant applications.



*Independent senior living housing located in Smokey Point*



## H-4 Strive to provide equal access to housing and to keep residents in their homes.

- H-4.1** Disseminate information regarding assistance available from the electric and gas utility companies, charitable organizations, and public agencies.
- H-4.2** Strengthen tenant rights and protections to ensure housing stability.
- H-4.3** Ensure impact fee programs add no more to the cost of each housing unit produced than a fairly-derived proportionate share of the cost of new public facilities necessary to accommodate the housing unit as determined by the impact fee provisions of the Growth Management Act cited in chapter [82.02 RCW](#).
- H-4.4** To the extent feasible use a range of strategies to mitigate displacement of low or fixed income households, historically marginalized populations, and neighborhood-based small business owners that may result from planning, public investments, private development, and market pressure.

## H-5 Encourage mixed-income and mixed-use neighborhoods.

- H-5.1** Promote diverse, inclusive, mixed-income residential neighborhoods where residents of varying income levels can live and interact.
- H-5.2** Encourage residential development in commercial areas to help create an economically vibrant and diverse environment.
- H-5.3** Promote neighborhoods that have a mix of jobs and housing.



**Strategies to reduce displacement risk can include increasing access to and affordability of housing, which involve increasing the supply and stability of housing with in the City.**



## H-6 Encourage energy efficiency, sustainable and climate-resilient building practices, and conservation measures in new residential development and remodels.

- H-6.1** Incentivize developers and residents to participate in programs such as Built Green and LEED (Leadership in Energy and Environmental Design).
- H-6.2** Encourage residential retrofits that make housing more energy efficient and resilient to natural disasters, climate change, and poor air quality.
- H-6.3** Share informational resources with homeowners regarding updated environmentally sustainable building techniques and materials when they choose to retrofit their homes.



**Climate Adaption  
and Resiliency**

*Mixed Use building located in the  
Kent Prairie Subarea*



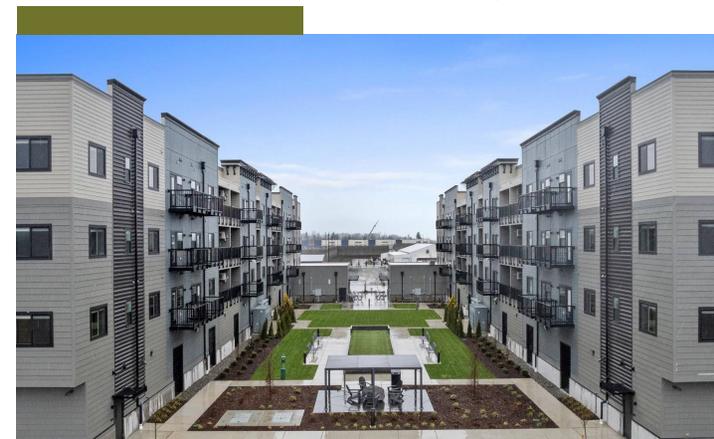
## H-7 Incentivize affordable multi-family, single family, and workforce housing near transportation and employment centers.

- H-7.1** Encourage multi-family housing close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas.
- H-7.2** Promote well-connected housing, jobs, and services by allowing mixed-use development in commercial zones.
- H-7.3** The City should implement zoning, regulation, and incentive changes near transit oriented development (TOD) sites to guide sustainable and equitable development patterns that incorporate affordable housing production and public benefits.
- H-7.4** Implement strategies and programs to help ensure a range of housing opportunities affordable to Arlington’s workforce.
- H-7.5** Preserve existing multi-family housing near transportation and employment centers as growth occurs.



**Neighborhoods  
and Connectivity**

*The Outpost Apartments courtyard  
located in Smokey Point*



**H-8 Ensure stable residential neighborhoods through public investment in infrastructure, preservation of the existing housing stock, and accommodation of new development in a manner that enhances Arlington’s quality of life, its natural environment, and its historical and cultural amenities.**

**H-8.1** Coordinate with willing neighborhood-based groups and other volunteer organizations to promote community revitalization efforts along with housing rehabilitation.

**H-8.2** Maintain code enforcement programs to catch problems early, avoid extensive deterioration of housing units, and to motivate owners to repair and improve maintenance of their structures.

**H-9 Use equitable and measurable planning tools to preserve neighborhood architectural character in existing homes and provide regulatory context for new construction or re-development of existing housing stock.**

**H-9.1** Develop and refine the Development Design Standards to preserve existing architectural character and ensure new development is aesthetically consistent.

**H-9.2** Require new and updated residences in the “Old-Town” residential area to follow Old Town Residential District Design Standards.



**Neighborhoods  
and Connectivity**



**Neighborhoods  
and Connectivity**

## H-10 Work towards ensuring all Arlington residents have access to a healthy active lifestyle.

- H-10.1** Encourage new residential developments to include community gardens and green spaces to promote outdoor recreation.
- H-10.2** Encourage new residential developments to include fitness and recreational amenities, such as gyms, pools, and sports facilities, for residents' use.
- H-10.3** Ensure the amenities in senior and assisted living facilities are age and ability appropriate.



**Neighborhoods  
and Connectivity**

*Arlington Runners Club 5K Color Run*

