



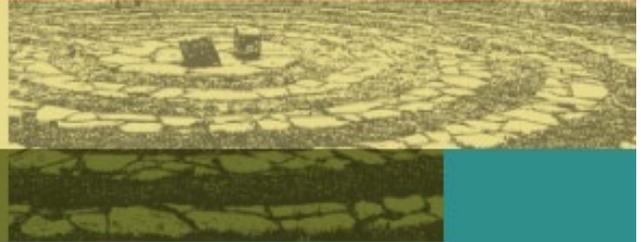
RACIALLY DISPARATE IMPACT ANALYSIS

Appendix B



Arlington in Motion, 2044 and Beyond

**ARLINGTON
COMPREHENSIVE
PLAN**



CITY OF ARLINGTON

Comprehensive Plan 2024-2044

Racially Disparate Impacts and Displacement Risk Analysis



City of Arlington
Community and Economic Development Department
18204 59th Avenue NE
Arlington, WA 98223

Racially Disparate Impacts Analysis

Introduction

The Washington State Legislature passed House Bill 1220 (HB 1220) as an amendment to the state Growth Management Act (GMA). HB 1220 requires local governments to plan for housing at all income levels and assess the racially disparate impacts (RDI) of existing housing policies. Conditions that indicate that policies have racially disparate impacts can include segregation, cost burden, displacement, educational opportunities, and health disparities.

According to state guidance, there are five steps to understanding and addressing racially disparate impacts:

- Step 1: Engage the Community
- Step 2: Gather & Analyze Data
- Step 3: Evaluate Policies
- Step 4: Revise Policies
- Step 5: Review & Update Regulations

This report accounts for both Step 2 and Step 3 – it includes a summary of findings based on data from the US Census Bureau, US Department of Housing and Urban Development (HUD), US Census Bureau, and other sources. These findings then inform the comprehensive plan policy evaluations and recommendations found at the end of the report.

Key Findings

- 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.

Study Area

The study area is the current city limits of Arlington and Subareas (neighborhoods) as depicted in the below map.

Figure 1: City of Arlington City Limits and Subarea Map



Local Historical Context

Indigenous Peoples and Early Settlement

Arlington, Washington is located within the traditional territory of the Stillaguamish people, an indigenous Coast Salish group. The area has been inhabited for thousands of years, with archaeological evidence indicating that the Stillaguamish people utilized the resources of the Stillaguamish River and its tributaries. The arrival of European settlers in the mid-19th century began to alter the demographic landscape significantly.

Post-European Settlement

American exploration began around 1851, leading to increased settlement after the signing of treaties that opened lands for logging and agriculture. The Stillaguamish tribe faced displacement as settlers established towns like Arlington and Haller City in the late 1800s. This period marked a significant shift in land ownership and control over local resources.

20th Century Developments

The early 20th century saw Arlington grow economically through timber and agriculture. However, systemic inequities persisted as racial dynamics evolved. While there is limited documentation on specific racial tensions or segregation practices in Arlington compared to other regions, it is essential to recognize that broader national trends regarding race relations influenced local policies.

During World War II, Arlington's Municipal Airport was a naval air station, which brought an influx of workers but also highlighted disparities in employment opportunities based on race. The post-war era saw suburbanization and population growth; however, these developments often favored white residents while marginalized communities continued to face challenges.

Contemporary Issues

In recent years, Arlington has made efforts to address historical inequities through community discussions and initiative aimed at promoting racial equity. These efforts reflect a growing recognition of past injustices and a commitment to fostering inclusivity within the community.

Overall, while Arlington's racial history may not be as extensively documented as other areas in Washington State or across the United States, it is shaped by broader themes of displacement, economic opportunity disparities, and ongoing efforts toward equity.

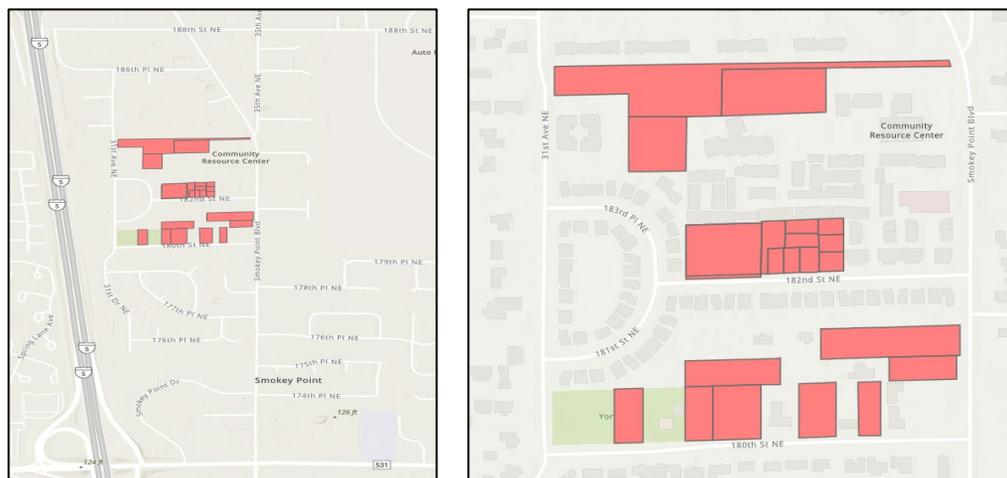
Source: [iAsk Question · Describe the Racial History of Arlington, WA](#)

Racial Restrictions of Subdivisions

Racial Restrictions that were added to properties prior to the 1968 Fair Housing Act, which is a federal law enacted that prohibits discrimination in the purchase, sale, rental, or financing of housing based on race, skin color, sex, nationality, or religion. Arlington has two areas of the city that has language that still exists within the subdivision restrictions.

Highway Home Sites

Figure 2: Highway Homes Site Map



Sources: Washington State Racial Restrictive Covenants Project.

“The land above described shall not be sold, conveyed, rented nor leased in whole or in part to any person not of the white race, nor shall any person not of the white race be permitted to occupy any portion of said land or any building thereon, except as a domestic servant actually employed by a white occupant of said building.”

Address	Parcel Number	Restriction Status	Restriction Type	Grantor/ Developer	Year
18330 Smokey Point Blvd	00472500000702	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
18318 Smokey Point Blvd	00472500000805	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
18324 Smokey Point Blvd	00472500000701	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3211 182 nd Street NE	00472500000404	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3301 182 nd Street NE	00472500000405	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3305 182 nd Street NE	00472500000406	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3307 182 nd Street NE	00472500000407	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3309 182 nd Street NE	00472500000408	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3311 182 nd Street NE	00472500000409	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3313 182 nd Street NE	00472500000410	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3315 182 nd Street NE	00472500000411	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3317 182 nd Street NE	00472500000412	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3319 182 nd Street NE	00472500000413	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
18030 Smokey Point Blvd	00472500000202	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
18026 Smokey Point Blvd	00472500000201	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3403 180 th Street NE	00472500000107	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3321 180 th Street NE	00472500000105	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3307 180 th Street NE	00472500000203	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3229 180 th Street NE	00472500000102	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
3215 180 th Street NE	00472500000103	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945
York Park Address	00472500000807	Restricted by Developer	Caucasian/ White Only	Tyee Land Co.	1945

Clum's Second Addition to Arlington

Figure 3: Clum's Second Addition to Arlington Site Map



Sources: Washington State Racial Restrictive Covenants Project.

“The above property is restricted for private residence exclusively and the white race only.”

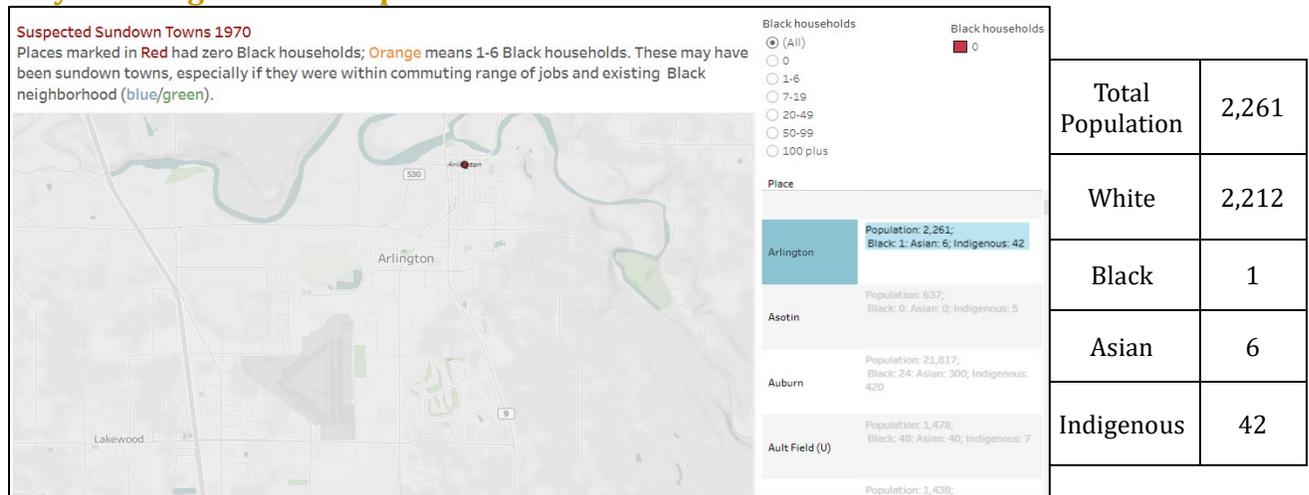
Address	Parcel Number	Restriction Status	Restriction Type	Grantor/ Developer	Year
519 French Avenue	00411500101600	Restricted by Other Owner	Caucasian/ White Only	Jean Marie Hovik	1965
523 French Avenue	00411500101700	Restricted by Other Owner	Caucasian/ White Only	Jean Marie Hovik	1965

Segregation 1970

There were no specific records, regulations, or restrictions that were found through city of Arlington documents and research of the area that provided additional information than what was found in the two subdivision restrictions. This does not mean that segregation did not occur within the city or the surrounding area, but rather there were no official recorded regulations or restrictions that could be found. Research shows that “Black people were not allowed to live in many towns and suburbs in Washington State during the era before the National Fair Housing Act 1968 and some towns operated with unofficial sundown rules. African Americans might work in the community but were expected to leave in the evening. Black men would be harassed after dark, either by law enforcement or by white residents, typically young men in cars.”

Sources: Washington State Racial Restrictive Covenants Project. [Sundown towns – Washington State - Racial Restrictive Covenants Project](#)

City of Arlington 1970 Population



Sources: Washington State Racial Restrictive Covenants Project. [Sundown towns – Washington State - Racial Restrictive Covenants Project](#)

Demographics

City demographics were obtained by the U.S. Census Bureau and the Department of Housing and Urban Development to analyze impacts to race, ethnicity, cost burdened housing, ownership and rental affordability, income levels, and housing tenure. The following information describes how to interpret the information in the tables and charts used.

Racial and Ethnic categories are from a model which relies on estimates published by the U.S. Census Bureau and the Department of Housing and Urban Development (HUD). All estimates are based on data collected by the U.S. Census Bureau, which classifies people into distinct race and ethnic categories. The following tables and charts use race and ethnicity as described below.

Race is a social identity, with history rooted in oppression and exploitation of people not classified as “white”. The Census offers six racial identities for people to choose from. Respondents self-identify. Since the 2000 census, respondents can self-identify as one or more options. The options provided are:

- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander, and
- Other

Ethnicity refers to groups of people who share common ancestry, language, or dialect. There is a wide range of ethnic identities, which may or may not tie to nationality. The Census asks respondents to identify as either Hispanic or Latino or Not Hispanic or Latino. The Office of Management and Budget defines “Hispanic or Latino” as a person of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish culture or origin regardless of race.

The Census uses the following definitions to gather the best available data into the below charts by using a simplified classification system as described:

- **Asian** includes people who self-identify as Asian and Not Hispanic or Latino
- **Black or African American** includes people who self-identify as Black or African American and Not Hispanic or Latino
- **Hispanic or Latino (of any race)** includes people who identify as Hispanic or Latino regardless of race.
- **Other Race** includes people that self-identify as American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, another race (Other), and Two or More Races and are Not Hispanic or Latino
- **White** includes people who self-identify as White and Not Hispanic or Latino

Source: Department of Commerce RDI Data Toolkit: [Affordable Housing Planning Resources \(wa.gov\)](https://www.wa.gov/affordable-housing-planning-resources)

Racial Composition 2015 and 2020

Racial Composition Summary

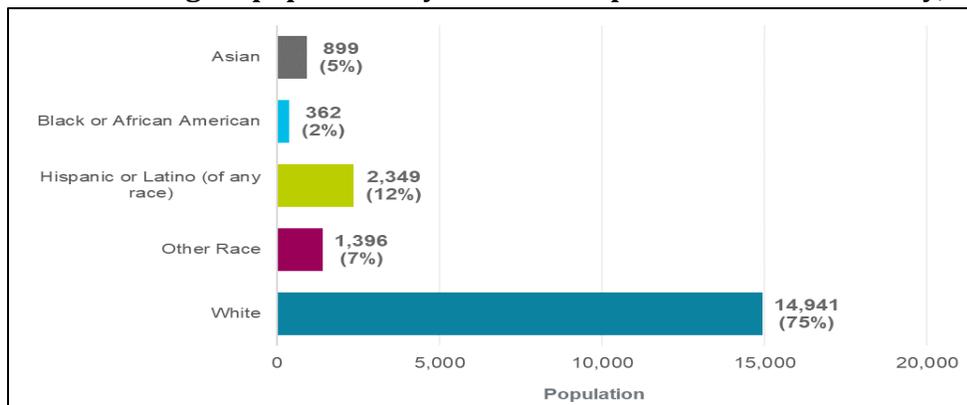
Between 2015 and 2020, the City of Arlington became slightly more diverse, as the population of White and American Indian and Alaska Native residents decreased and the population of Asian, Black/African American, Hispanic/Latino, Native Hawaiian and Other Pacific Islander, Other Race or Two or more Races increased. The Arlington population went from 84% white to 75% white over the course of five years, with Asian, Hispanic/Latino, and multi-racial residents seeing a 3% growth in population for each race. Over the same period, Snohomish County’s population went from 72% white to 68%, with minimal population gains for Asian residents at a 2% growth rate and Black/African American, Hispanic/Latino, and multi-racial residents at 1% growth.

Table 1: Racial composition of Arlington and Snohomish County, 2015 and 2020

Race or Ethnic Category	Arlington			Snohomish County		
	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	289	268	-21	6,403	6,582	179
Asian	373	899	526	70,469	91,482	21,013
Black or African American	114	362	248	18,374	25,918	7,544
Hispanic or Latino (of any race)	1,643	2,349	706	71,133	85,321	14,188
Native Hawaiian and Other Pacific Islander	17	144	127	3,310	3,811	501
Other Race	9	23	14	756	3,510	2,754
Two or more races	447	961	514	35,006	42,435	7,429
White	15,686	14,941	-745	541,202	552,513	11,311
Total	18,578	19,947	1,369	746,653	811,572	64,919

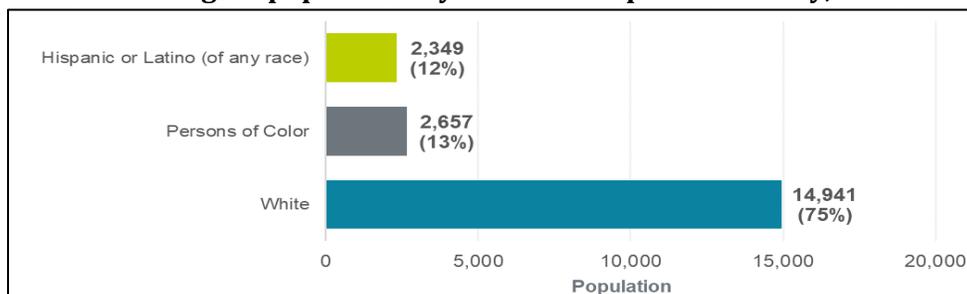
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 1: Arlington population by race and Hispanic or Latino ethnicity, 2020



Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 1a: Arlington population by race and Hispanic ethnicity, 2020



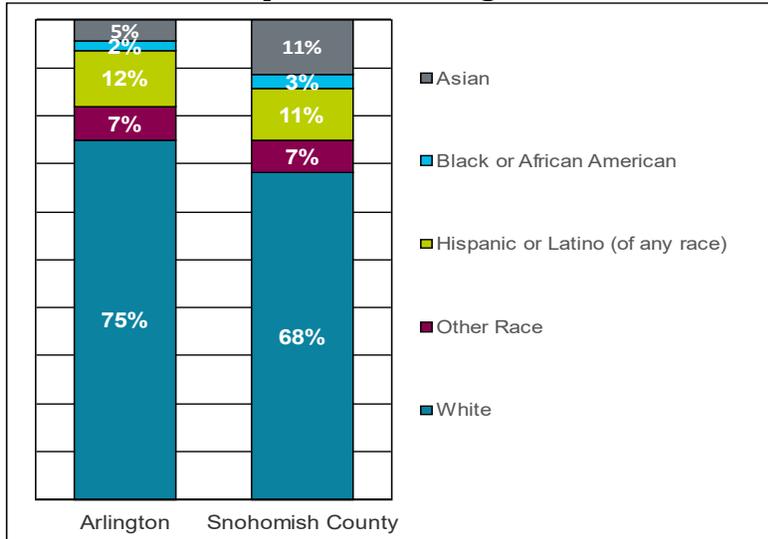
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Table 2: Racial composition percentage of Arlington and Snohomish County 2015 and 2020

Race or Ethnic Category	Arlington		Snohomish County	
	2015	2020	2015	2020
Asian	2%	5%	9%	11%
Black or African American	1%	2%	2%	3%
Hispanic or Latino (of any race)	9%	12%	10%	11%
Other Race	4%	7%	6%	7%
White	84%	75%	72%	68%

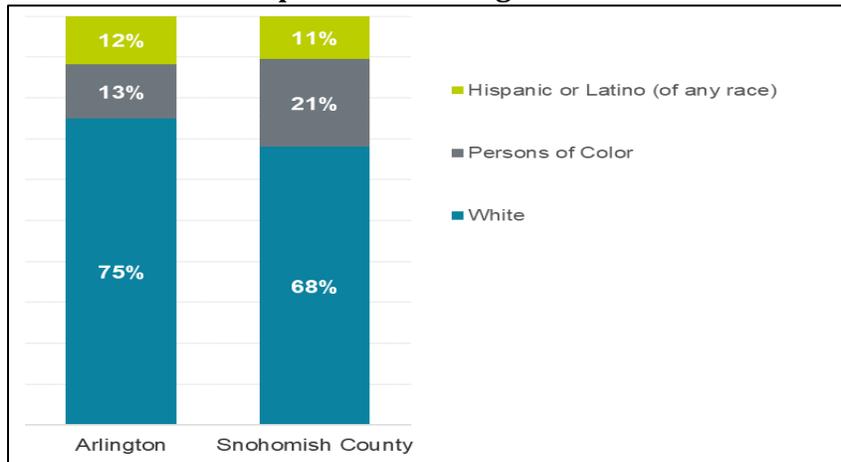
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 2: Racial composition of Arlington and Snohomish County, 2020



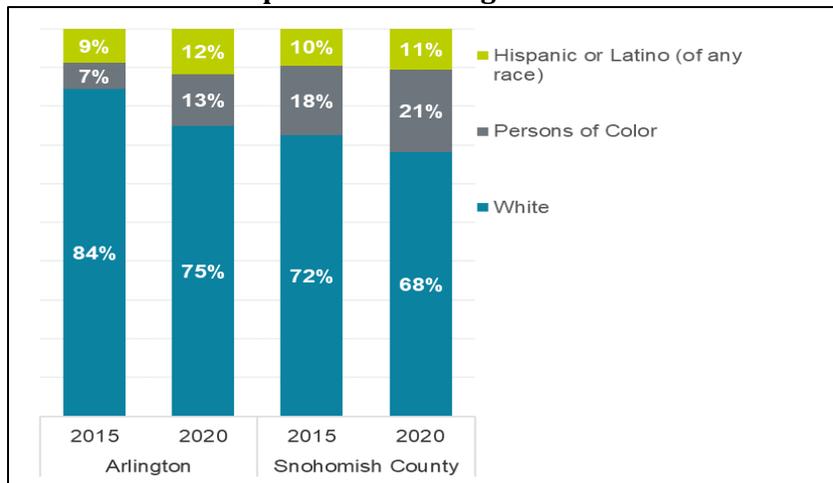
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 2a: Racial composition of Arlington and Snohomish County, 2020



Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 3: Racial composition of Arlington and Snohomish County, 2015 and 2020



Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Cost Burden

Cost Burden Summary

Arlington overall is a moderately wealthy community with mid to high housing costs. The city includes 4,605 owner households and 2,735 rental households.

Of the owner households, 21% are cost burdened, with 15% spending between 30-50% on housing costs and 6% spending more than 50% on housing costs. American Indian/Alaska Native owner household is the most cost burdened at 56%, then Other Race at 50%, Asian at 38%, Hispanic/Latino and White both at 19%, Black/African American at 10%, and Pacific Islander at 0%

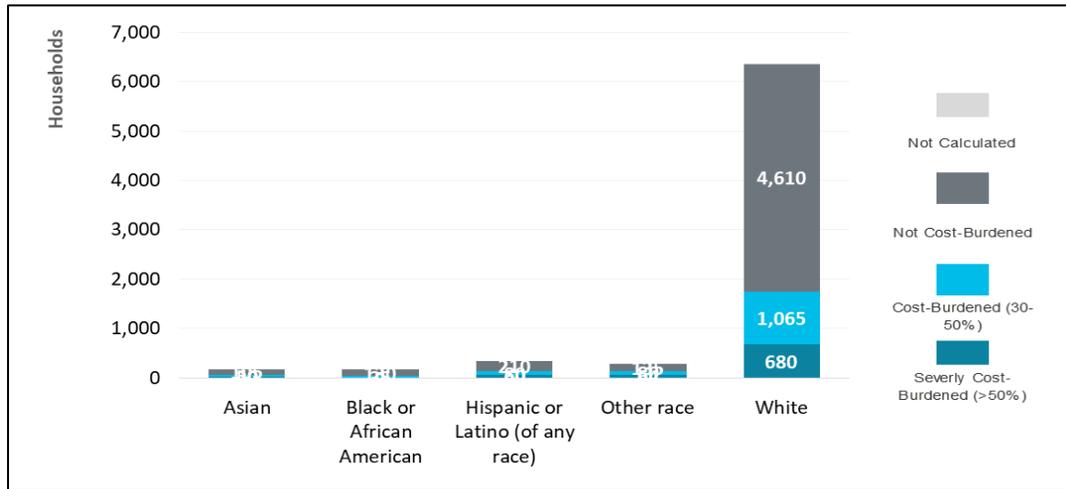
Of the renter households, 43% are rent burdened (twice the number of owner households), with 23% spending between 30-50% on rental costs and 20% spending more than 50% on rental costs. This is a significant divide between owner and renter households, which can result in racially disparate impacts when renters are more likely to be people of color. Arlington's rental market is primarily made up of Hispanic/Latino households at 63%, Other Race households at 37.5%, followed by White households at 37%. This is compared to relatively low rental households of Black/African American households at 12%, Asian households at 26%, American Indian/Alaska Native households at 20%, and Pacific Islander households at 0%. Even though Arlington has a high percentage of White rental households, they are the least cost burdened at 41%, while 100% of Black/African American and American Indian/Alaska Native renters are cost burdened, followed by 52% of Hispanic/Latino renters, 50% of Other Race renters, 44% Asian renters are cost burdened.

Table 3: Arlington number of households by housing cost burden, 2019

		White	Black or African American	Asian	American Indian or Alaska Native	Pacific Islander	Other Race	Hispanic or Latino (of any race)	Total
Owner Households									
Not Cost Burdened		3,215	130	80	35	20	50	105	3,635
Total Cost-Burdened		770	15	50	45	0	50	25	955
Cost-Burdened (30-50%)		540	15	50	0	0	50	25	680
Severely Cost-Burdened (>50%)		230	0	0	45	0	0	0	275
Not Calculated		10	0	0	0	0	0	0	10
	Total	4,000	145	130	80	20	100	130	4,605
Renter Households									
Not Cost Burdened		1,395	0	25	0	0	30	105	1,555
Total Cost-Burdened		975	20	20	19	0	30	115	1,179
Cost-Burdened (30-50%)		525	20	0	15	0	15	55	630
Severely Cost-Burdened (>50%)		450	0	20	4	0	15	60	549
Not Calculated		0	0	0	0	0	0	0	0
	Total	2,370	20	45	20	0	60	220	2,735
	Total Households	6,370	165	175	100	20	160	350	7,340

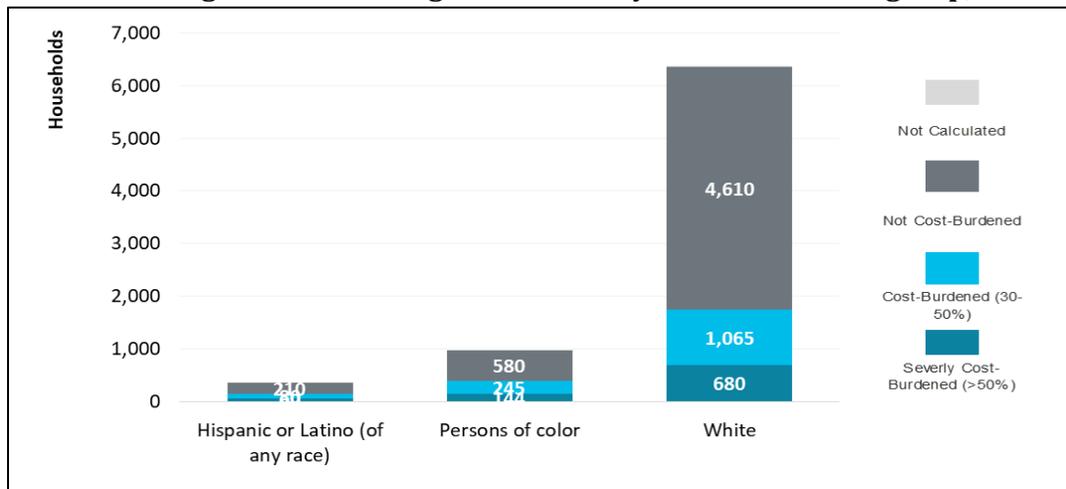
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 4: Arlington total housing cost burden by racial and ethnic group, 2019



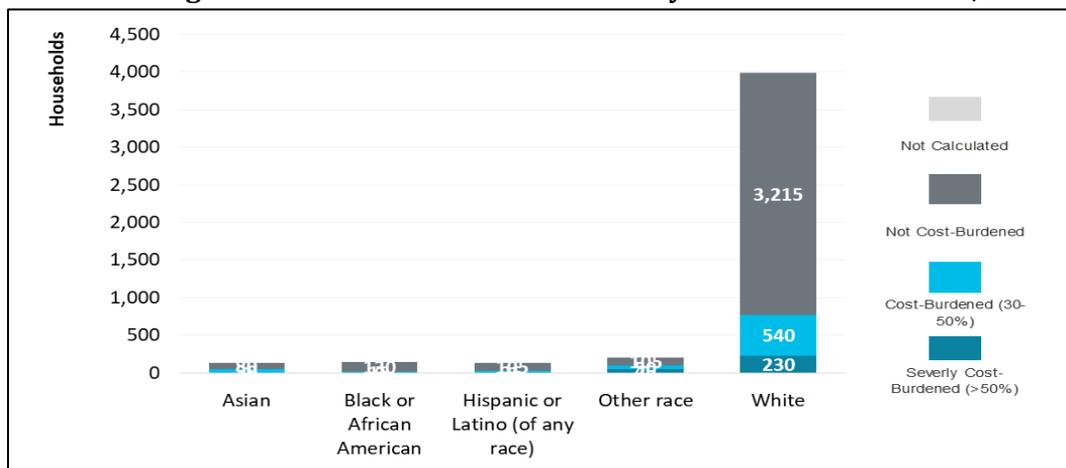
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 4a: Arlington total housing cost burden by racial and ethnic group, 2019



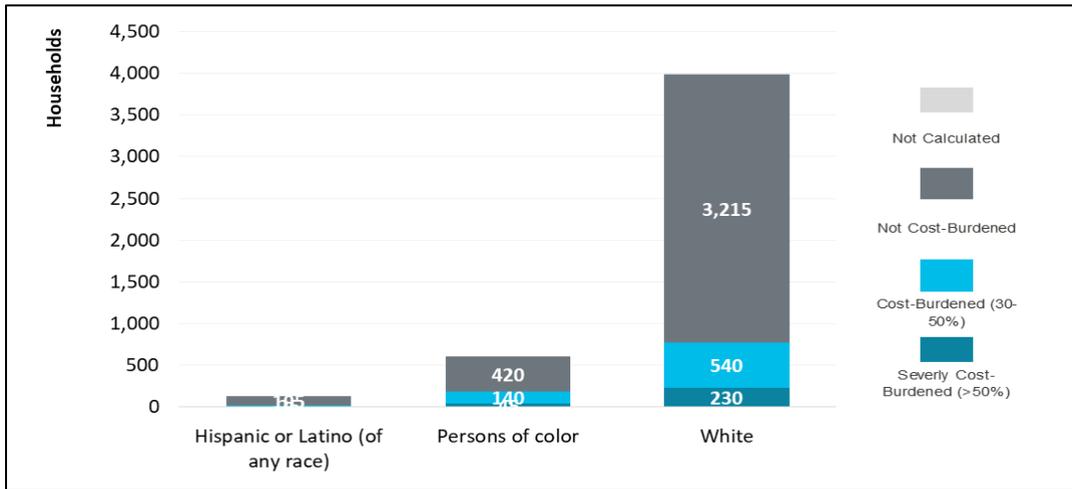
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 5: Arlington number of owner households by race and cost burden, 2019



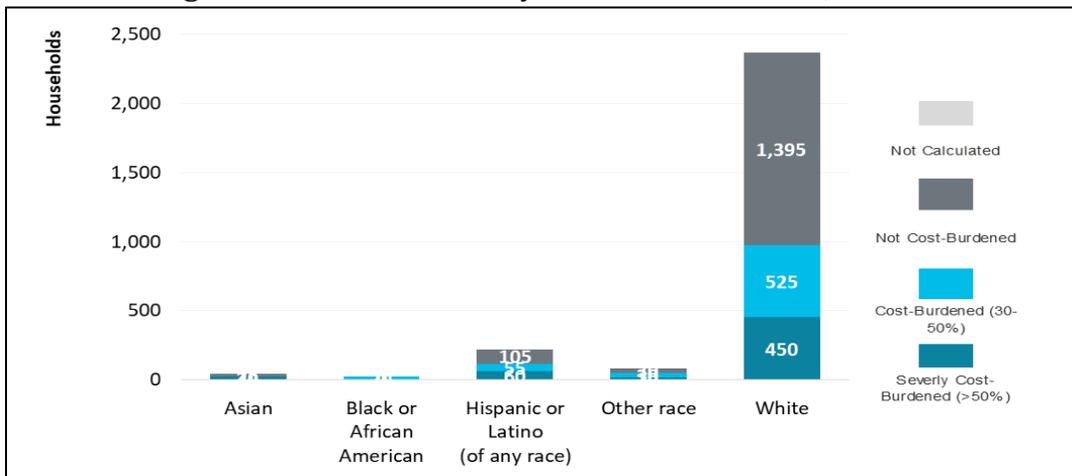
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 5a: Arlington number of owner households by race and cost burden, 2019



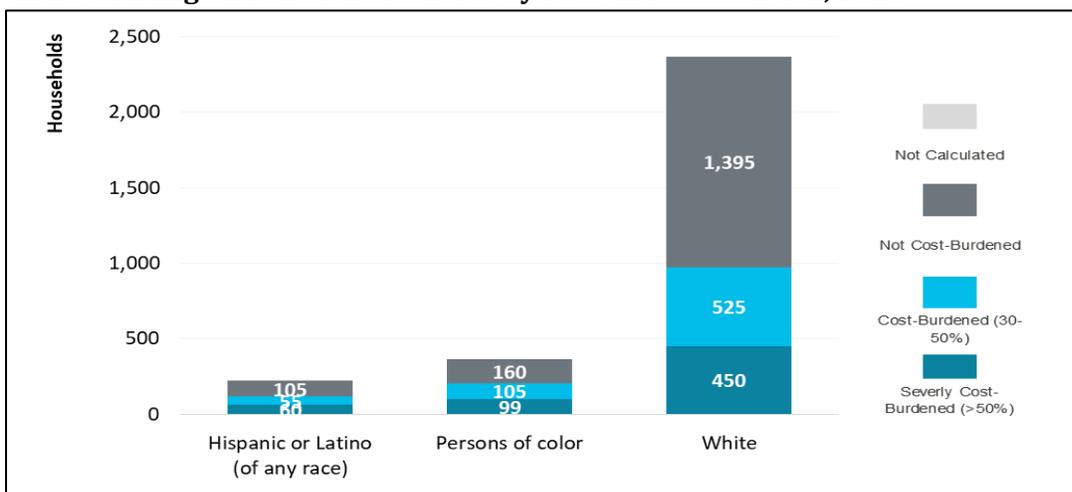
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 6: Arlington renter households by race and cost burden, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 6: Arlington renter households by race and cost burden, 2019



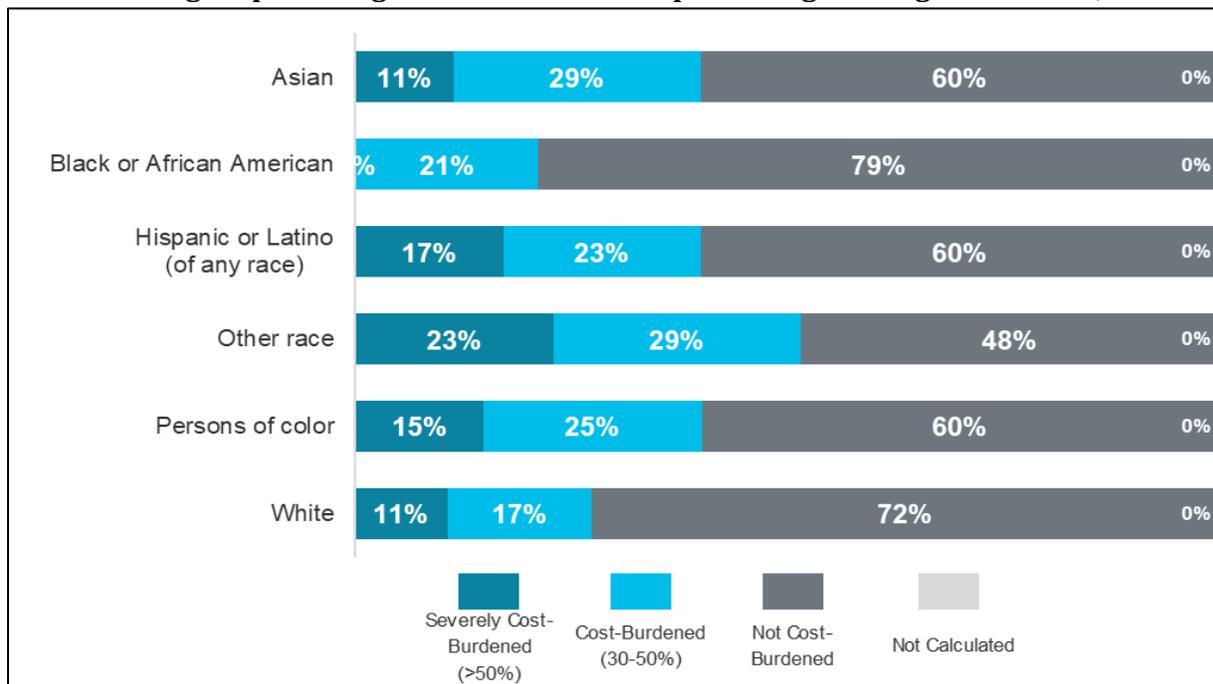
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Table 4: Arlington percentage of households by housing cost burden, 2019

	Persons of Color	White	Racial Subgroups				
			Asian	Black or African American	Hispanic or Latino (of any race)	Other Race	
Total Households							
Not Cost Burdened	60%	72%	60%	79%	60%	48%	
Total Cost-Burdened	40%	27%	40%	21%	40%	52%	
<i>Cost-Burdened (30-50%)</i>	25%	17%	29%	21%	23%	29%	
<i>Severely Cost-Burdened (>50%)</i>	15%	11%	11%	0%	17%	23%	
Not Calculated		0%					
Owner							
Not Cost Burdened	69%	80%	62%	90%	81%	53%	
Total Cost-Burdened	31%	19%	38%	10%	19%	48%	
<i>Cost-Burdened (30-50%)</i>	23%	14%	38%	10%	19%	25%	
<i>Severely Cost-Burdened (>50%)</i>	7%	6%	0%	0%	0%	23%	
Not Calculated		0%					
Renter							
Not Cost Burdened	44%	59%	56%	0%	48%	38%	
Total Cost-Burdened	56%	41%	44%	100%	52%	61%	
<i>Cost-Burdened (30-50%)</i>	29%	22%	0%	100%	25%	38%	
<i>Severely Cost-Burdened (>50%)</i>	27%	19%	44%	0%	27%	24%	
Not Calculated							

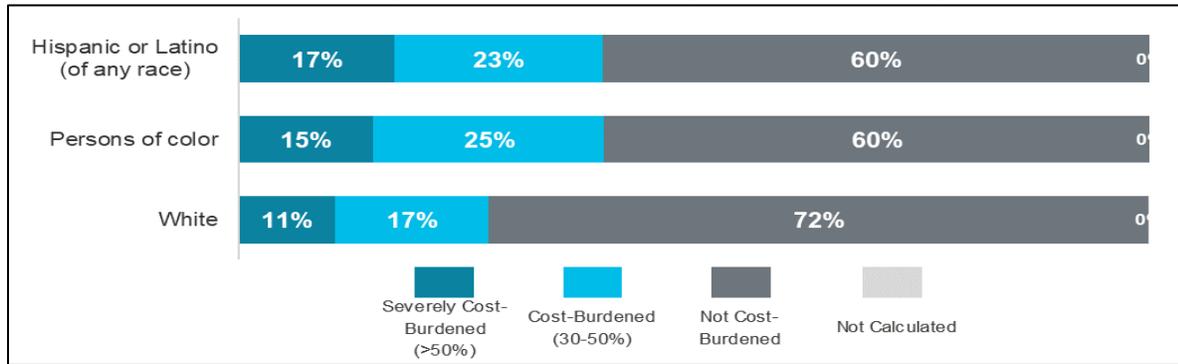
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 7: Arlington percentage of all households experiencing housing cost burden, 2019



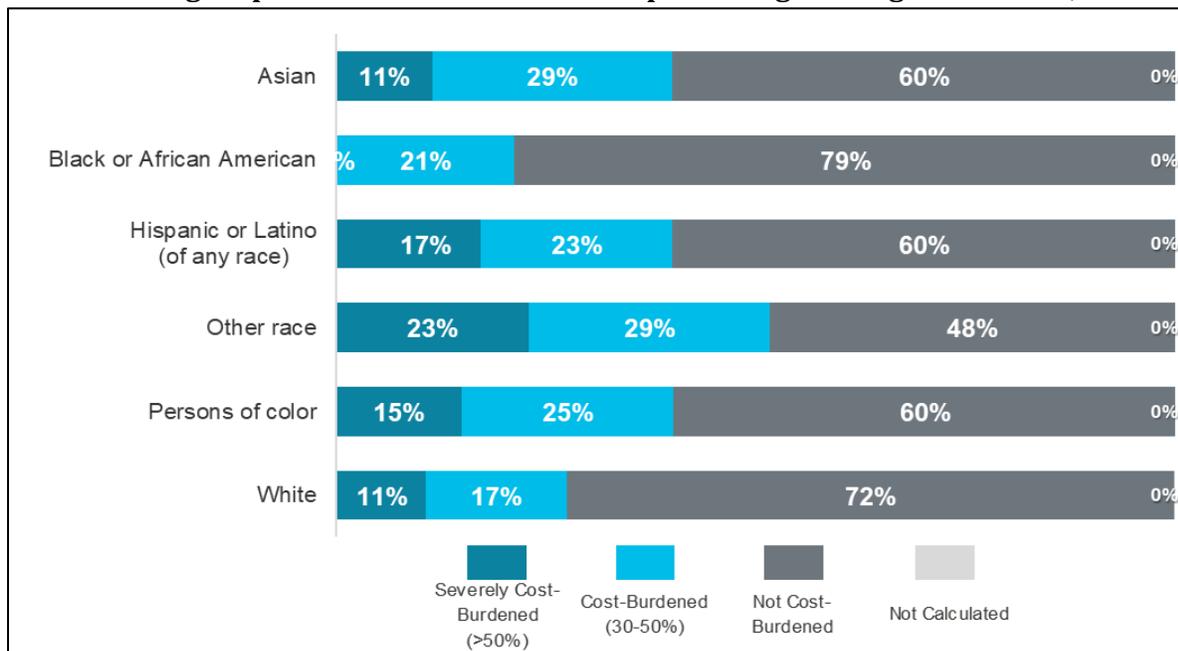
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 7a: Arlington percentage of all households experiencing housing cost burden, 2019



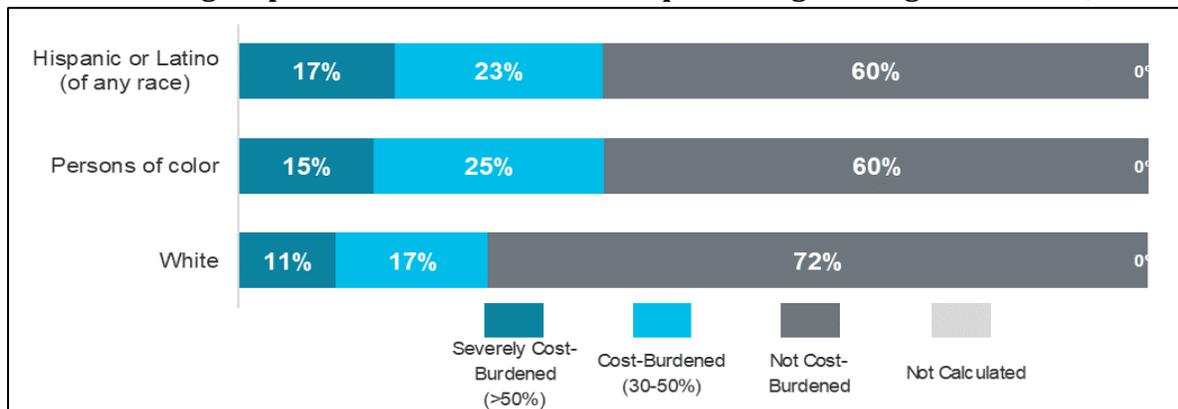
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 8: Arlington percent owner households experiencing housing cost burden, 2019



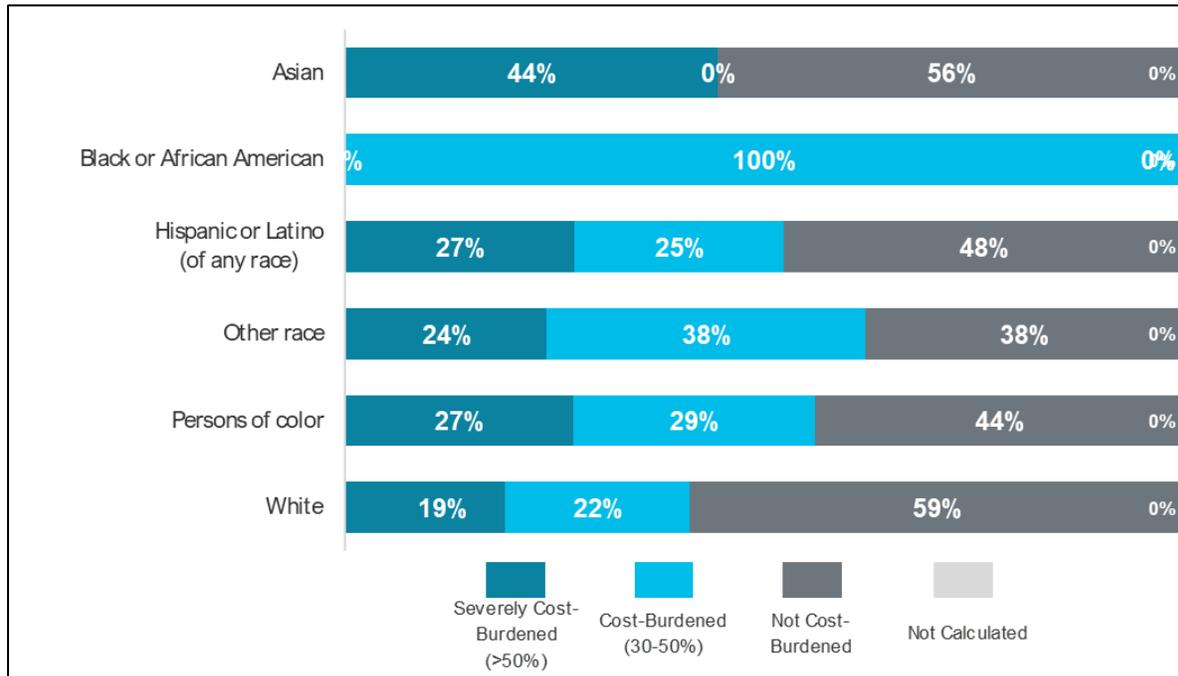
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 8a: Arlington percent owner households experiencing housing cost burden, 2019



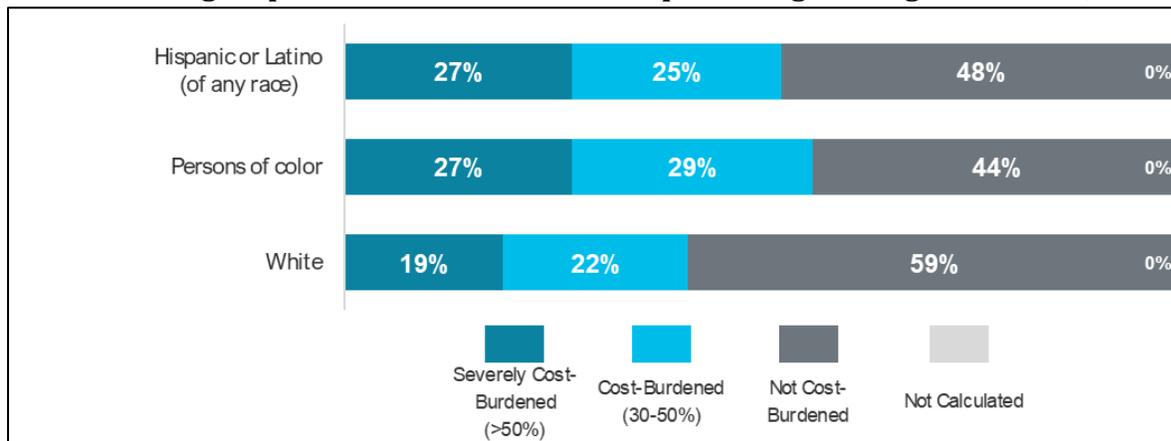
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 9: Arlington percent renter households experiencing housing cost burden, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 9a: Arlington percent renter households experiencing housing cost burden, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Rental Affordability of Housing Units

Rental Affordability of Housing Units Summary

Arlington has renter household unit shortfalls in the lower- and upper-income categories. There is a shortfall of 320 housing units in <30% AMI category and a shortfall of 740 housing units in >80% AMI category. Arlington has a surplus of a total of 1,130 housing units in the 30-50% AMI and 50-80% AMI, which means the distribution should be more balanced for the income and affordability of the residents currently living in Arlington.

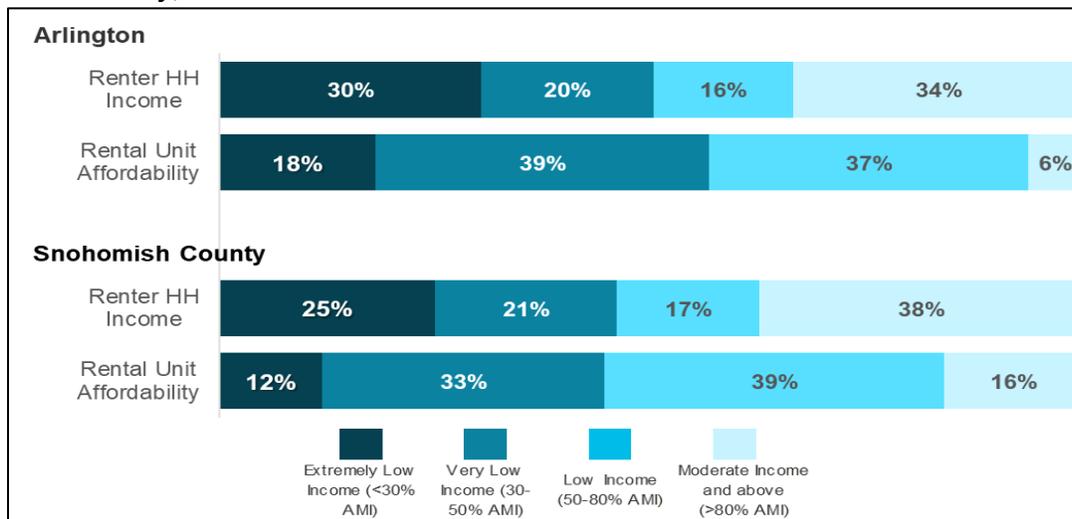
This data was gathered in 2019 and many changes have occurred in Arlington. There have been multiple code changes to allow for mixed-use projects, townhouse unit lot subdivisions, single-family small lot subdivisions, and the allowance for multiple middle housing type options throughout the entire city in all residential zones. Several projects for this type of housing have been submitted but have not been completed through build out. There should be a significant change to these numbers in the future, however the city can only allow for a variety of housing options and does not control the market conditions or what a developer wants to construct or the costs for home ownership or rental units.

Table 5: Arlington and Snohomish County rental units by affordability and households by income, 2019

	Arlington		Arlington		Snohomish County	
	Households	Rental Units	Households	Rental Units	Households	Rental Units
Extremely-Low Income (<30% AMI)	830	505	30%	18%	25%	12%
Very-Low Income (30-50% AMI)	545	1,085	20%	39%	21%	33%
Low-Income (50-80% AMI)	445	1,035	16%	37%	17%	39%
Moderate-Income (80%-100% AMI)	230	180	8%	6%	12%	16%
Greater than 100% of AMI	690	-	25%		25%	
Total	2,740	2,805				

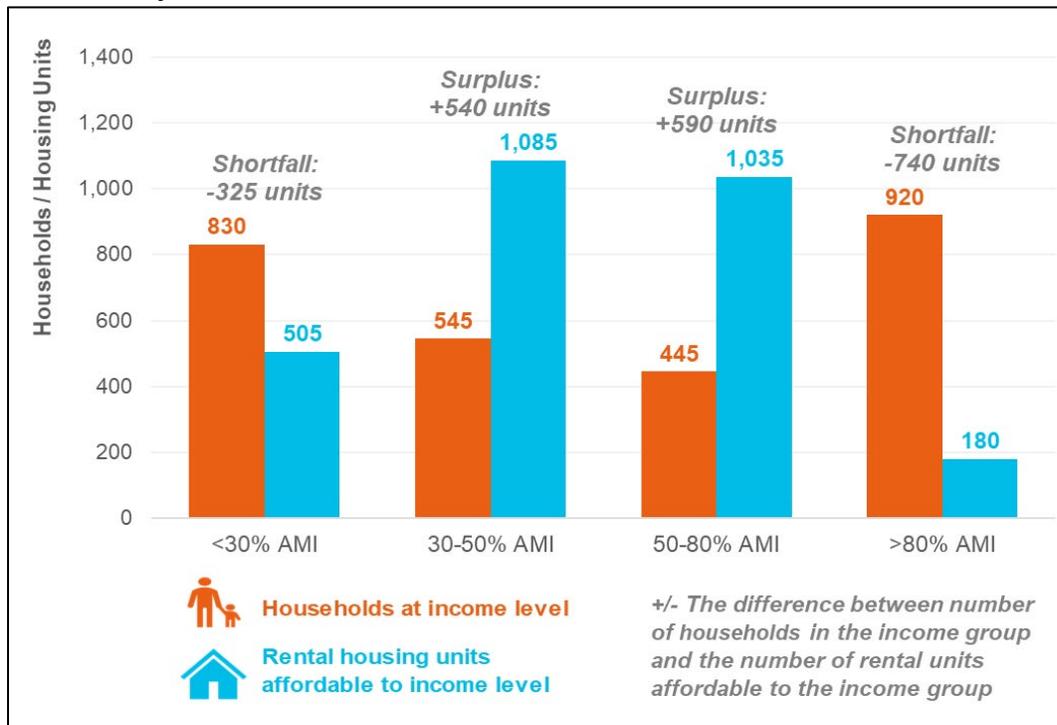
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C)

Chart 10: Arlington and Snohomish County renter household income compared to rental unit affordability, 2019



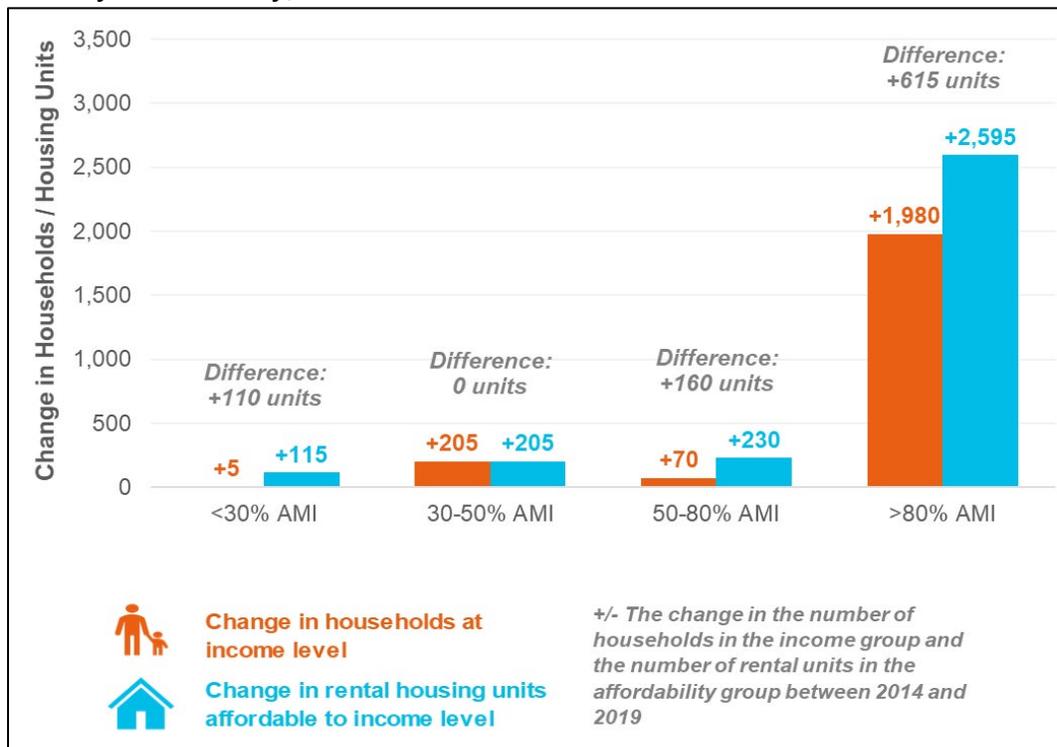
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

Chart 11: Arlington renter households by income compared to rental units by affordability, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)

Chart 12: Arlington five-year change in renter households by income and rental units by affordability, 2014-2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)

Income

Income Summary

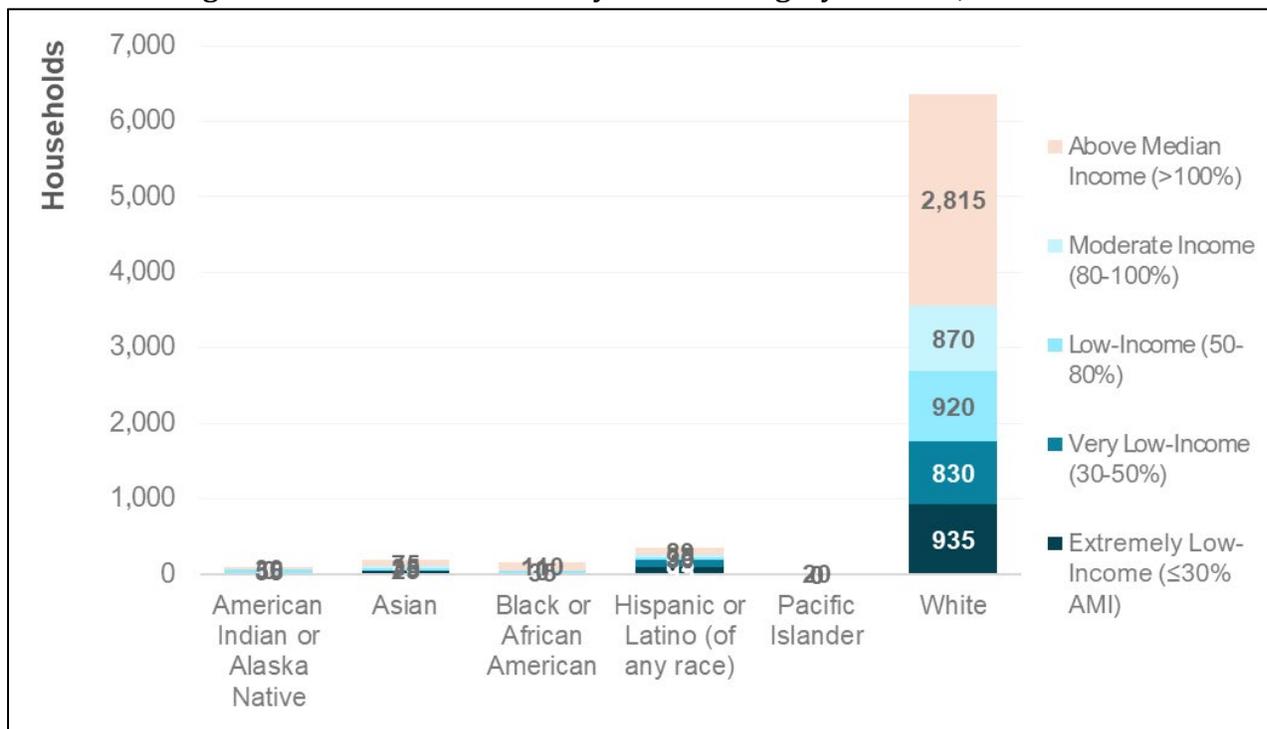
In Arlington, 100% of Pacific Islander households and 69% of Black/African American households make above the median income. This is followed by 44% of White households, 41% of Asian households, 30% of American Indian/Alaska Native households, and 26% of Hispanic/Latino households make above the median income. Extremely Low-Income making less than 30% AMI follow the same trends with 0% in this category for Pacific Islander and Black/African American households. Followed by 4% for American Indian/Alaska Native households, 15% for White households, 22% for Asian households, and 28% for Hispanic/Latino households. Hispanic/Latino households in Arlington have the largest percentage of households (74%) that are at or below 100% AMI.

Table 6: Arlington count of households by income and race, 2019

	American Indian or Alaska Native	Asian	Black or African American	Hispanic or Latino (of any race)	Pacific Islander	White	Not Reported*	All
Income Category (% of AMI)								
Number								
Extremely Low-Income (≤30% AMI)	4	40	-	95	-	935	16	1,090
Very Low-Income (30-50%)	10	10	15	95	-	830	25	985
Low-Income (50-80%)	55	25	35	30	-	920	25	1,090
Moderate Income (80-100%)	-	35	-	35	-	870	-	940
Above Median Income (>100%)	30	75	110	89	20	2,815	101	3,240
Total for published estimates	99	185	160	344	20	6,370	167	7,350

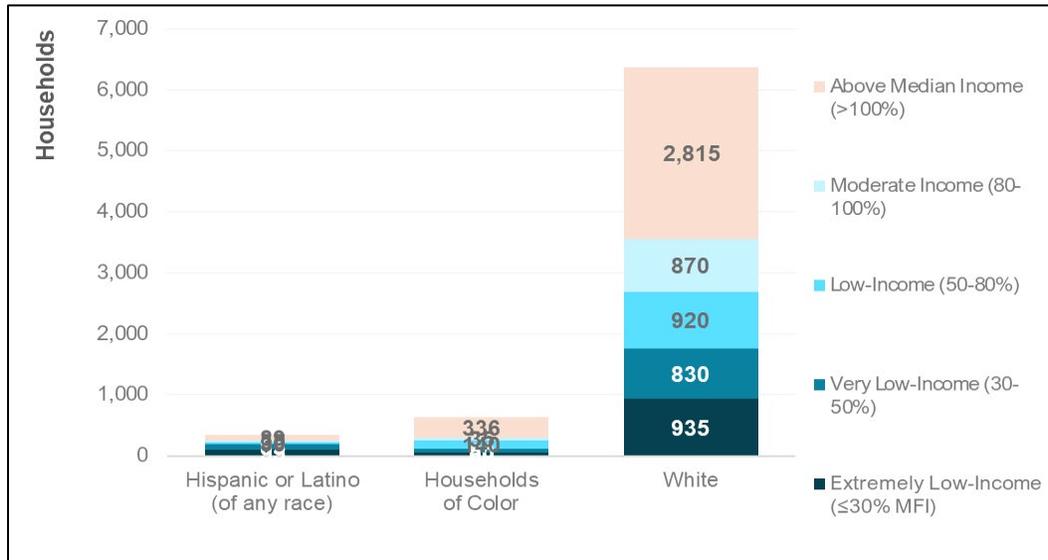
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

Chart 13: Arlington number of households by income category and race, 2019



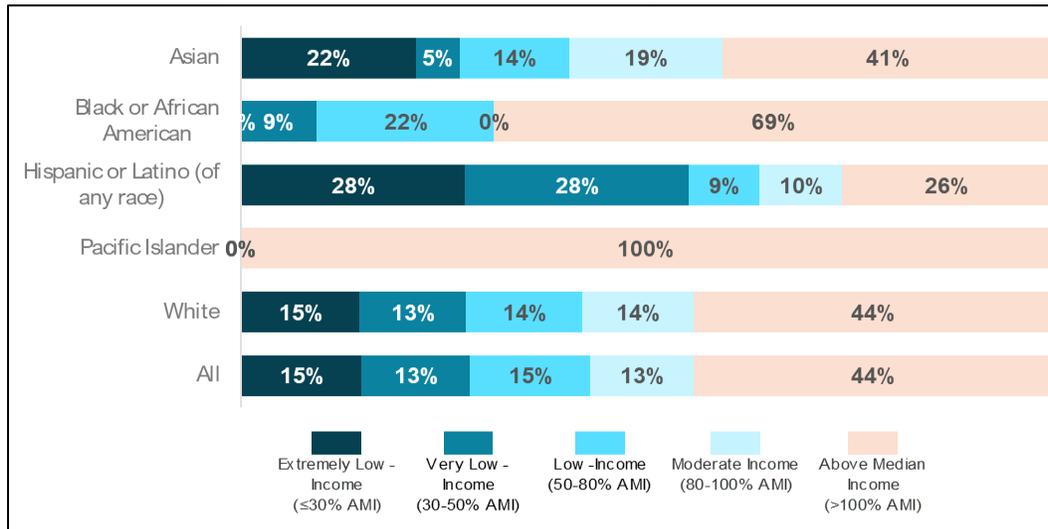
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 13a: Arlington number of households by income category and race, 2019



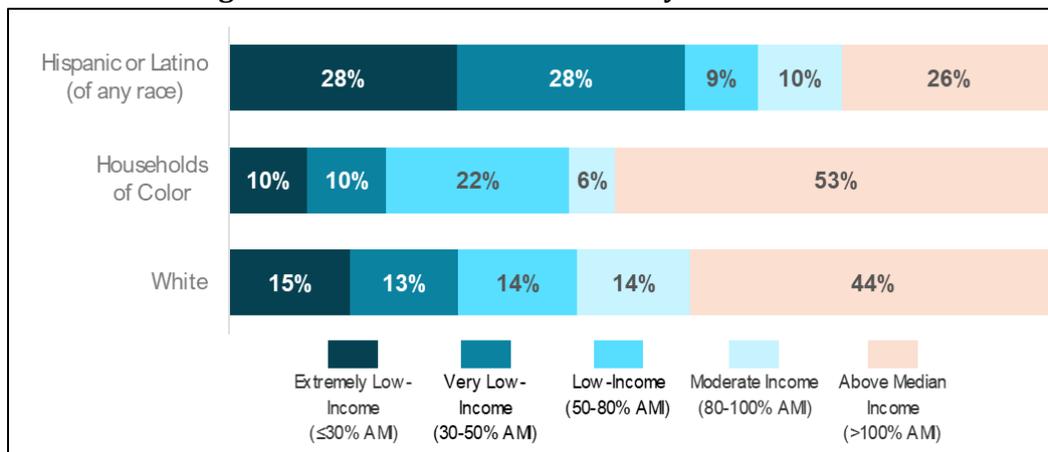
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 14: Arlington distribution of households by income and race or ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 14a: Arlington distribution of households by income and race or ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Table 7: Arlington five-year change in households by income and race, 2014 – 2019

	Extremely Low-Income (≤30% AMI)	Very Low-Income (30-50%)	Low-Income (50-80%)	Moderate Income (80-100%)	Above Median Income (>100%)	All
All Households						
2015	1,125	835	1,175	820	2,730	6,685
2020	1,090	985	1,090	940	3,240	7,345
Asian						
2015	10	55	-	4	40	109
2020	40	10	25	35	75	185
Black or African American						
2015	-	-	30	10	25	65
2020	-	15	35	-	110	160
Hispanic or Latino (of any race)						
2015	160	65	30	79	139	473
2020	95	95	30	35	89	344
Other Race						
2015	50	30	65	4	31	180
2020	20	35	80	-	151	286
White						
2015	905	690	1,050	720	2,505	5,870
2020	935	830	920	870	2,815	6,370

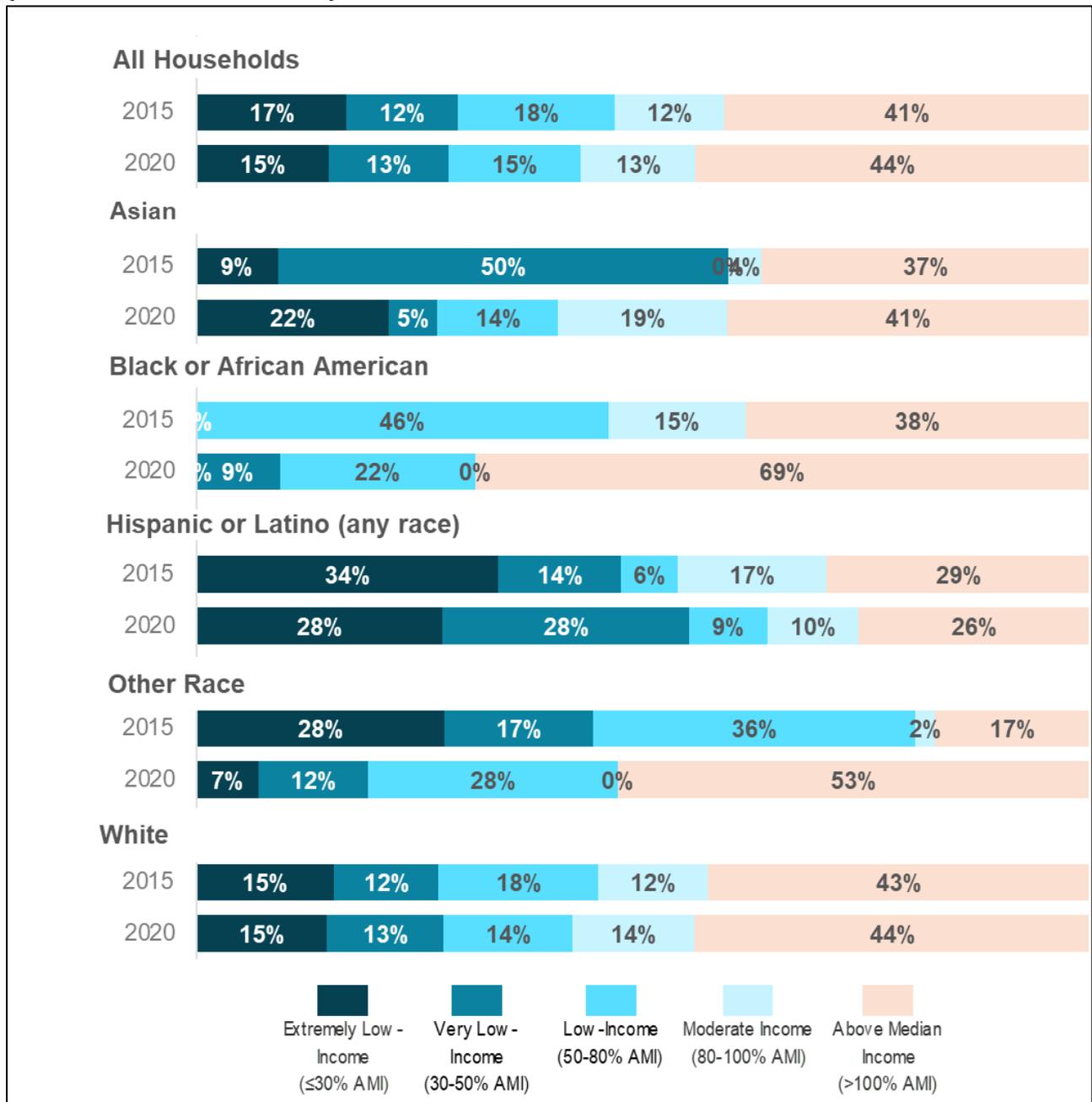
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Table 8: Arlington five-year change in distribution of households by income and race, 2014 – 2019

	Extremely Low-Income (≤30% MFI)	Very Low-Income (30-50%)	Low-Income (50-80%)	Moderate Income (80-100%)	Above Median Income (>100%)
All Households					
2015	17%	12%	18%	12%	41%
2020	15%	13%	15%	13%	44%
Asian					
2015	9%	50%	0%	4%	37%
2020	22%	5%	14%	19%	41%
Black or African American					
2015	0%	0%	46%	15%	38%
2020	0%	9%	22%	0%	69%
Hispanic or Latino (of any race)					
2015	34%	14%	6%	17%	29%
2020	28%	28%	9%	10%	26%
Other Race					
2015	28%	17%	36%	2%	17%
2020	7%	12%	28%	0%	53%
White					
2015	15%	12%	18%	12%	43%
2020	15%	13%	14%	14%	44%

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 15: Arlington percentage of all households by income category and race, (2010 - 2014 vs 2014 - 2019)



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Between 2015 and 2020, the percentage of households making above the median income increased from 41% in 2015 to 44% in 2020. All but one racial and ethnic groups increased in the above median income category, though some were very slight. The Hispanic/Latino household income was the only decrease from 29% in 2015 to 26% in 2020. The largest increase came from the Black/African American households improving from 38% to 69% and Other Race improving from 17% to 53%.

Racial Displacement Analysis

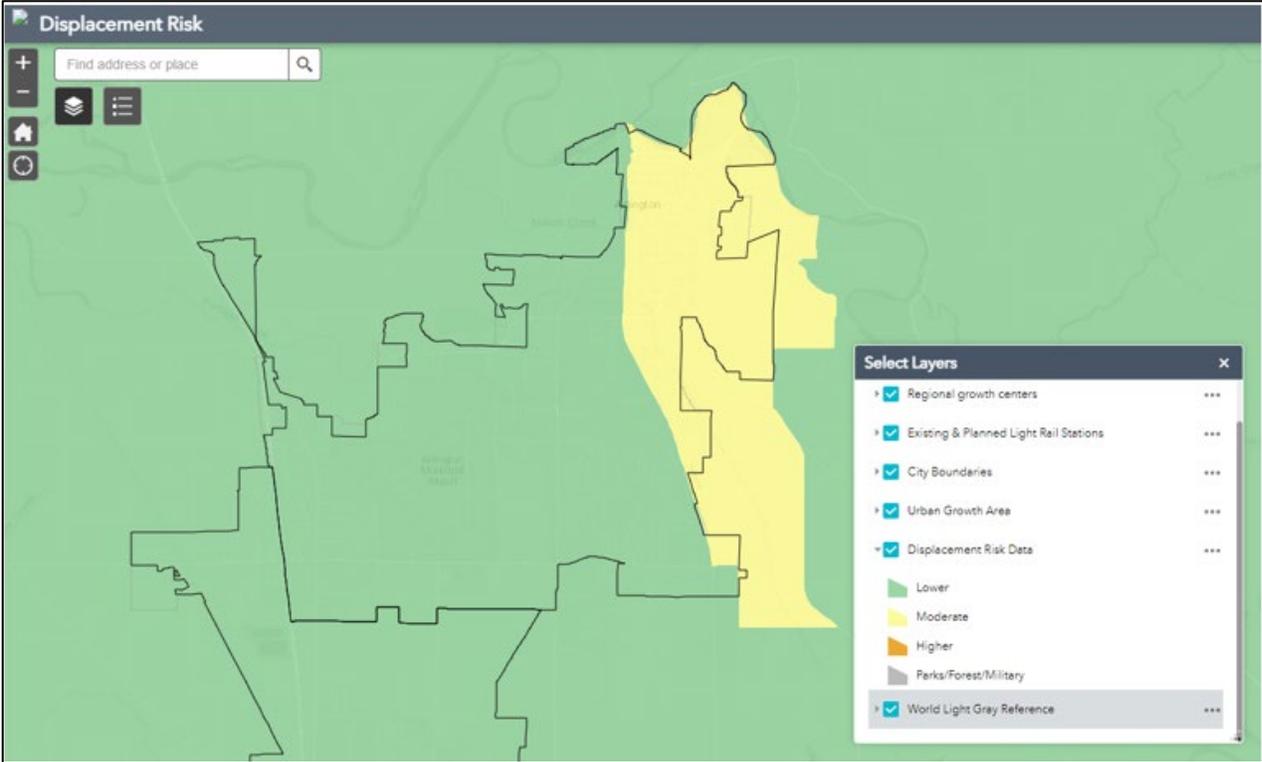
Department of Commerce Displacement Risk Map

According to the Department of Commerce Displacement Risk Map, Arlington has a relatively low displacement risk, with the east portion of the city listed as moderate displacement risk, as shown in Figure 5.

The area shown as low displacement risk (green area) includes most of the city limits of Arlington. The displacement that will happen in this area will be from current property owners who choose to sell their property or homes at their own will.

The area shown as moderate displacement risk (tan area) has areas in unincorporated Snohomish County (outside of the city limits of Arlington), 137-acre Country Charm city park, 2.5-acre Haller city park, 3.5-acre Terrace city park, Centennial Trail, 4.5-acre Public Works Administrative, Water Wells, and Wastewater Treatment Plant, approximately 155 acres in the Stillaguamish River floodplain, Arlington High School campus, Haller Middle School campus, Post Middle School campus, Eagle Creek Elementary campus, Kent Prairie Elementary campus, Presidents Elementary campus, existing major subdivisions (Crown Ridge, Jensen Farm, Gilman Walk, Amber Grove, and all of Arlington’s Old Town Residential), along with many acres of wetlands, Portage Creek and Prairie Creek stream buffers, and steep slopes. This area appears to be large in comparison to the rest of the city, however if the items listed are removed, this area does not have extensive opportunities for development with displacement risks. There is only one area with the potential for development, known as the East Hill Subarea. This area encompasses approximately 320 acres owned by twelve property owners. The property owners are looking to sell their property for development, this will displace the few people that live on the properties.

Figure 5: Department of Commerce City of Arlington and Surrounding Area Displacement Risk Map



Sources: Department of Commerce Displacement Risk Map

Puget Sound Regional Council Displacement Risk Map

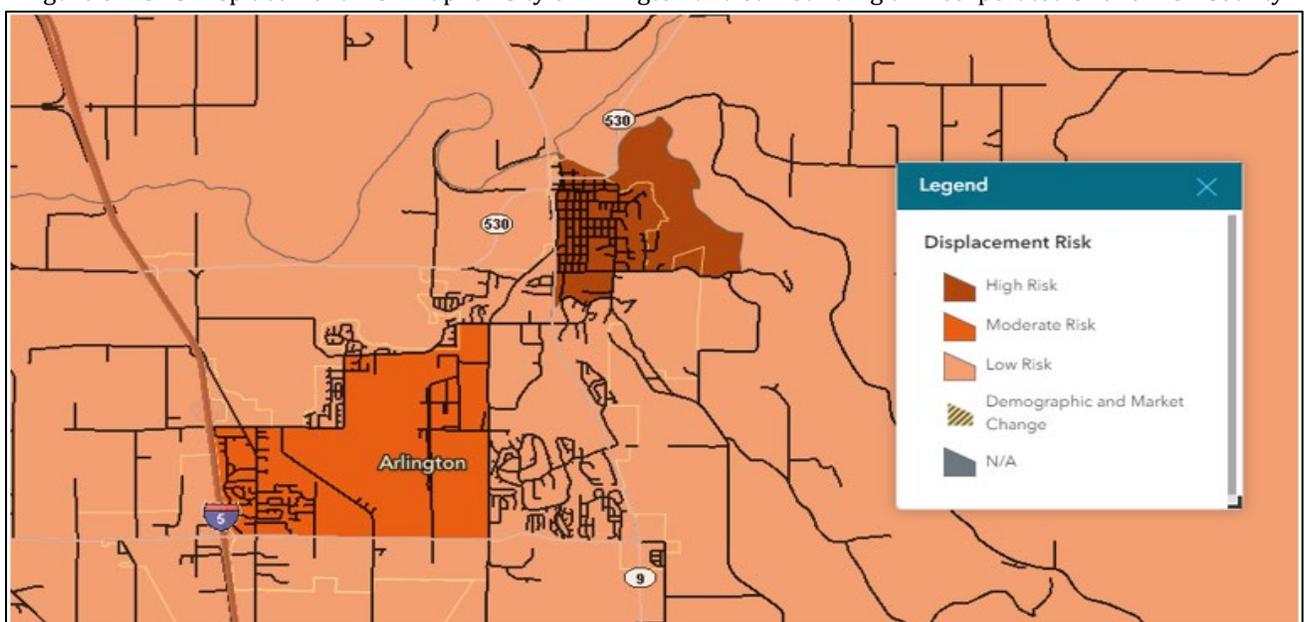
According to the Puget Sound Regional Council (PSRC) Displacement Risk Map, Arlington has approximately 45% of low displacement risk, 35% of moderate displacement risk, and 20% of high displacement risk, as shown on Figure 6.

The high displacement risk (brown area) encompasses the same area as shown on the Department of Commerce Map above and includes some of the same conditions, including unincorporated Snohomish County (outside of the city limits of Arlington), a 137-acre city park, 2.5-acre Haller city park, 3.5-acre Terrace city park, Centennial Trail, 4.5-acre Public Works Administrative, Water Wells, and Wastewater Treatment Plant, approximately 155 acres in the Stillaguamish River floodplain, Haller Middle School campus, Post Middle School campus, Eagle Creek Elementary campus, Presidents Elementary School campus, and existing major subdivisions (all of Arlington's Old Town Residential and Gilman Walk).

The moderate displacement risk (orange area) shows the Smokey Point area north of State Route 531 (172nd Street NE) and encompasses approximately 25% of the area as residential on the west side bordering Smokey Point Boulevard on both the east and west sides, with some commercial areas abutting 172nd Street. The remaining 75% of the area is within the Cascade Industrial Center where most of the property, 1,189 acres is owned by the Arlington Municipal Airport, including the airfield itself and industrial owned property that is leased, while the remaining property is privately owned. The largest area for potential displacement risks will occur along Smokey Point Boulevard with the existing residential area. Arlington has been designated as a High-Capacity Transit (HCT) community by Puget Sound Regional Council. The Smokey Point area has the most potential growth opportunities, and the area is currently being studied for transit-oriented mixed-use development in anticipation of the Community Transit SWIFT BRT (Gold Line) expected in 2027. The residential areas have the most displacement risk in Arlington, with future demands for more dense housing occurs. Arlington was designated to provide an increase in population from Snohomish County and the State of Washington, which creates areas that are required to be redeveloped into dense housing instead of single-family homes. Without some displacement within the city, Arlington cannot meet the required population allocations.

The low displacement risk (dark pink area) includes the remaining area of the city limits of Arlington. The displacement that will happen in this area will be from current property owners who choose to sell their property or homes at their own will.

Figure 6: PSRC Displacement Risk Map for City of Arlington and surrounding unincorporated Snohomish County



Sources: Puget Sound Regional Council Displacement Risk Map Tool.

Policy Evaluation

Based on the guidance provided by the Washington State Department of Commerce, the following policy evaluation was used to evaluate Arlington’s existing Housing Element policies:

Criteria	Evaluation
The policy supports the GMA housing goals and addresses RDI, exclusion or displacement.	S: Supportive
The policy can help achieve the GMA housing goal but may be insufficient or does not address RDI, displacement and exclusion in housing.	A: Approaching
The policy may challenge the city’s ability to achieve the GMA housing goal or contributes to RDI, displacement or exclusion. The policy’s benefits and burdens should be reviewed to improve the equitable distribution of benefits and burdens.	C: Challenge
The policy does not impact the city’s ability to achieve the GMA housing goal.	NA: Not Applicable

Current 2015 City Housing Element Goals and Policies

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
GH-1	Diversify the City’s housing stock.	Supportive	Solid policy. Language could be amended to include how a diverse housing stock creates greater availability for a variety of household incomes.
PH-1.1	A variety of housing types and densities should be encouraged on lands with a residential land-use designation.	Approaching	Good policy. Language could be more supportive if a variety of housing types is 'required', rather than encouraged.
PH-1.2	Detached Accessory Dwelling Units should be permissible in residential zones.	Supportive	Solid policy. This policy is supportive of the GMA housing goal, especially as ADU and DADU regulations undergo amendments to meet new requirements of the Housing Element.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-1.3	Mobile and manufactured home parks should be permissible in the city subject to specific site plan requirements.	Supportive	Solid policy. This policy is supportive of the GMA housing goal as mobile and manufactured home parks provide natural occurring affordable housing. This policy could be amended to encourage the preservation of existing mobile and manufactured home parks, rather than specific site plan requirements.
PH-1.4	Adequate housing opportunities for residents with special housing needs should be provided within the city.	Supportive	Solid policy. Language could be improved by exchanging 'should' with 'provide capacity for'.
PH-1.5	Different classes of group homes should be permissible in residential neighborhoods.	Approaching	Good policy. This policy could be amended to allow group homes in mixed-use areas and to streamline the development process for this housing type.
GH-2	Ensure the development of new multi-family housing and small single-family units occur within close proximity to commercial areas within the city.	Supportive	Solid policy. Could amend language to expand on the types of housing and the locations mentioned, such as high-capacity transit areas, employment locations, and services. Could also change the language from 'ensure' to 'allow for'.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-2.1	Multi-family housing should be located close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas.	Approaching	Good policy. As areas of high-capacity transit, schools, services, and other areas redevelop, higher density multi-family housing may be developed. Displacement of existing housing is a risk. This policy should be amended to address this.
PH-2.2	Cottage Housing should be incentivized in moderate and high-capacity residential areas within the City.	Supportive	Solid policy. Cottage housing helps to achieve the housing goal to ensure housing affordable to all income levels.
PH-2.3	Utilize Mixed Use mechanisms to incentivize housing within close proximity to commercial uses.	Supportive	Solid policy. Mixed use housing helps to achieve the housing goal to ensure housing affordable to all income levels.
GH-3	Ensure stable residential neighborhoods through public investment in infrastructure and by preserving existing housing stock.	Supportive	Solid policy. Investments in public infrastructure help to achieve the housing goal to ensure housing affordable to all income levels.
PH-3.1	Funds should be adequately budgeted for periodic maintenance of existing infrastructure in residential neighborhoods throughout the City.	Supportive	Solid policy. Investments in public infrastructure help to achieve the housing goal to ensure housing affordable to all income levels.
PH-3.2	A long-term plan should be developed for bringing neighborhoods that lack adequate infrastructure up to the City's current design and streetscape standards, including trails for pedestrian connectivity.	Supportive	Solid policy. Investments in public infrastructure help to achieve the housing goal to ensure housing affordable to all income levels.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
GH-4	Encourage the development of special needs housing within the city.	Approaching	Good policy. More definitive language could be used, such as changing 'encourage' to 'accommodate' or 'provide capacity for'.
PH-4.1	The city should support the development of housing for the elderly, handicapped, and other special needs populations through the allowance of mixed-use housing, group housing, and other housing types.	Approaching	Good policy. Could be improved by changing language from 'should support' to 'accommodate' or 'provide capacity for' and including language on providing special needs housing available to a variety of income levels
PH-4.2	Senior housing should be located in close proximity to hospitals, public transportation routes, retail/service centers, and parks.	Supportive	Solid policy. Well-distributed housing supports the GMA housing goal.
GH-5	Encourage a quality housing stock within the city.	Approaching	Good policy. Language could be amended to read 'Encourage a quality and diverse housing stock within the city.'
PH-5.1	The City should develop and maintain Development Design Guidelines/Standards that address aesthetic and environmental design issues for single-family and multi-family residential development.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.
PH-5.2	The city should coordinate with willing neighborhood-based groups and other volunteer organizations to promote housing rehabilitation and community revitalization efforts.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-5.3	The city should promote the conservation of housing through investment in the infrastructure serving residential areas (storm drainage, street paving, and recreation).	Supportive	Solid policy. Investments in public infrastructure help to achieve the housing goal to ensure housing affordable to all income levels.
PH-5.4	The city should 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.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.
PH-5.5	The "Old-Town" residential area of the City should be protected as a traditional, single-family neighborhood by allowing only single-family, accessory dwellings, and duplexes that are compatible with the neighborhood in terms of use, design, and setback.	Challenging	Fair policy. There are ways to ensure a variety of housing types are compatible with the design and architectural character of existing single-family neighborhoods. Certain housing types which may be more affordable should not be excluded in the name of 'neighborhood compatibility'.
PH-5.6	The city should encourage weatherization of housing units and disseminate information regarding assistance available from the electric and gas utility companies, charitable organizations, and public agencies.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.
GH-6	Establish and maintain a streamlined permitting processing to help create predictability for customers.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-6.1	The City should maintain streamlined permit processing procedures, centralized counter services, pre-application conferences, printed information summarizing permit approval requirements, standards and specifications, area-wide environmental assessments, concurrent permit, and approval processing, permit and approval deadlines, and single hearings.	Supportive	Solid policy. Having an efficient permitting and development process can help to meet the identified housing needs.
GH-7	Increase the opportunity for all residents to purchase or rent safe, and sanitary housing through incentives and other programs.	Supportive	Solid policy. Incentives and other housing programs can play an integral role in ensuring people who are in need receive housing.
PH-7.1	The Planning Commission should review State and federal housing programs and make recommendations to City Council regarding future grant applications.	Supportive	Solid policy. Grants can play an integral role in ensuring people who are in need receive housing.
PL-7.2	The city should coordinate with willing neighborhood-based groups or other volunteer organizations to promote rehabilitation and community revitalization efforts.	N/A	This policy does not directly contribute to the identified housing needs, or result in any racially disparate impacts, displacement, or exclusion.
PL-7.3	The city should support agency and nonprofit organizations in the creation of housing opportunities to accommodate the homeless, elderly, physically or mentally challenged, and other segments of the population who have special needs.	Supportive	Solid policy. A coordinated approach to providing sufficient special needs housing supports the GMA housing goal.
GH-8	Promote and facilitate the provision of affordable housing in all areas and zoning districts of the City.	Supportive	Solid policy. Language could be changed to promote and facilitate the provision of a variety of housing types that are affordable.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-8.1	<p>The City should work to ensure that housing options for low- and moderate-income households are:</p> <ul style="list-style-type: none"> a) dispersed throughout the City to discourage a disproportionate concentration of such housing in any one geographical area of the City; b) are located near amenities such as commercial and employment areas, transportation facilities, and recreational opportunities and; c) are inclusive of a variety of housing types. 	Supportive	Solid policy. Supports GMA housing goal.
PH-8.2	<p>The city should continue to support and participate in regional housing cooperatives such as Snohomish County's Alliance for Affordable Housing and other regional organizations that promote affordable housing.</p>	Supportive	Solid policy. Helps to achieve the GMA housing goal of ensuring housing is available to all income levels.
PH-8.3	<p>The City should support and encourage private developers and organizations who seek to provide below-market housing units by utilizing various tools such as a) allowing alternative development types (e.g. ADUs, Clusters, Cottage Housing, Small Lots, Unit Lot Subdivision, Bungalow Courts), b) implementing regulatory tools (e.g. Mixed Use, Inclusionary Zoning, SEPA Exemption, Flexible Development Standards, Performance Standards), c) providing general incentives (e.g. density bonuses, parking reductions, permitting priority), d) financial help (e.g. reduced permit and utility connection fees), e) encouraging project level actions that help with affordability (affordability covenants). The city should provide criteria and process for ensuring that those units remain affordable over time.</p>	Supportive	Solid policy. Helps to achieve the GMA housing goal of ensuring housing is available to all income levels.
PH-8.4	<p>As part of any rezone that increases residential capacity, the City should consider requiring a portion of units to be affordable to low- and moderate-income households. PH-8.5 Work with the County and others on zoning and other strategies around transit-oriented development (TOD) sites to guide sustainable and equitable development patterns that incorporate affordable housing production.</p>	Supportive	Solid policy. Policies can be separated. Both policies support affordable housing.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-8.5	Consistent with the amended 2016 Snohomish County 2016 Countywide Planning Policy Amendments:	N/A	N/A
PH-8.5.1	In advance of market activities that may limit future potential public benefits, the city should pursue zoning and other strategies around transit-oriented development (TOD) sites to guide sustainable and equitable development patterns that incorporate affordable housing production. (CWPP LU Policy 3.H.3)	Supportive	Solid policy. Supports GMA housing goal.
PH-8.5.2	Support the coordination of housing and service providers to serve persons with special needs. (CWPP HO Policy 1.A.5)	Supportive	Solid policy. Language could be amended to address affordability for persons with special needs.
PH-8.5.3	The City shall recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall encourage a broad range of affordable ownership and rental housing opportunities, including opportunities for persons with special needs. (CWPP HO Policy 1.B.2)	Supportive	Solid policy. Supports GMA housing goal.
PH-8.5.4	<p>The City shall encourage (private) for-profit and non-profit sector production of new housing units that are affordable to and occupied by low-income households. (CWPP HO Policy 1.C.3).</p> <p>a. Explore and evaluate various fiscal and regulatory tools and funding resources and strategies to encourage housing providers to increase the supply of affordable housing units generally, and particularly within mixed-income developments and communities.</p> <p>b. Provide incentives that encourage for-profit and non-profit residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with affordability commitments.</p> <p>c. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments.</p> <p>d. Encourage through incentives and other techniques a balance of affordable and market-rate housing within urban centers and along transit emphasis corridors. (CWPP HO Policy 1.C.3)</p>	Supportive	Solid policy. Helps to achieve the GMA housing goal of ensuring housing is available to all income levels.

Existing Goal/Policy Number	Existing Goal/Policy Language	House Bill 1220 Policy Evaluation	Policy Evaluation Explanation
PH-8.5.5	Assist the County to track the provision of affordable housing units to assess whether an adequate supply of housing affordable to the county's lower income and special needs residents, is being provided. (CWPP Objective HO 4.B)	Supportive	Solid policy. Supports GMA housing goal.
PH-8.5.6	Work with the county in seeking partnerships with other jurisdictions, through the Alliance for Housing Affordability, the Housing Consortium of Everett and Snohomish County, Snohomish County Tomorrow, and similar forums, to track the provision of housing by type and affordability. This effort will include an assessment of progress toward meeting the county's housing goals, including housing that addresses the needs of households within the Under 30% AMI, 30-50% AMI and 51-80% AMI segments, as projected in the current Housing Characteristics and Needs Report for Snohomish County. (CWPP HO Policy 4.B.1)	Supportive	Solid policy. Helps to achieve the GMA housing goal of ensuring housing is available to all income levels.
PH-8.5.7	Based upon the monitoring and evaluation results from Policy 4.B.1, the City should evaluate the effectiveness of its zoning regulations to produce housing developments that meet the diverse housing needs identified in the Housing Characteristics and Needs Report for the community. (HO Policy 4.B.2)	Supportive	Solid policy. Helps to achieve the GMA housing goal of ensuring housing is available to all income levels.

2024 Specific Policy Changes for Housing Book Goals and Policies

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
Equity	H-1	Encourage a quality and diverse housing stock within the city.	Language edited. CPP HO-4	Diversify the City's housing stock.	GH-1
	H-1.1	Maintain a supply of land zoned to accommodate a variety of housing types and densities.	Language edited CPP HO-4	A variety of housing types and densities should be encouraged on lands with a residential land-use designation.	PH-1.1
	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.	New MPP H-9 CPP HO-1. f CPP-HO-4		
	H-1.3	Reduce barriers to building ADUs and DADUs in residential zones.	Language edited	Detached Accessory Dwelling Units should be permissible in residential zones.	PH-1.2
	H-1.4	Support cottage housing in low to moderate density residential zones.	Language edited	Support cottage housing in low to moderate density residential zones.	PH-2.2
	H-1.5	Review and streamline development standards and regulations to reduce barriers to development, provide flexibility, and minimize additional costs to housing.	MPP H-10 (edited for Arlington)	The City should maintain streamlined permit processing procedures, centralized counter services, pre-application conferences, printed information summarizing permit approval requirements, standards and specifications, area-wide environmental assessments, concurrent permit, and approval processing, permit and approval deadlines, and single hearings.	PH-6.1
	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.	New CPP HO-12		

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	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.	New CPP HO-11		
Equity	H-2	Provide housing options affordable to all demographics and incomes.	Language edited.	Promote and facilitate the provision of affordable housing in all areas and zoning districts of the City.	GH-8
	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.	New MPP H-1 CPP HO-1 CPP H-2		
	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.	MPP H-2 MPP H-5	The City shall recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall encourage a broad range of affordable ownership and rental housing opportunities, including opportunities for persons with special needs. (CWPP HO Policy 1.B.2)	PH-8.5.3
	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 meeting the housing needs of current and future populations.	MPP H-4 MPP H-11 CPP HO-1. b CPP HO-1. d CPP HO-1.3 CPP HO-3	The city should continue to support and participate in regional housing cooperatives such as Snohomish County's Alliance for Affordable Housing and other regional organizations that promote affordable housing.	PH-8.2

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	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.	CPP HO-2 CPP HO-3 CPP HO-5 CPP HO-7	Assist the County to track the provision of affordable housing units to assess whether an adequate supply of housing affordable to the county's lower income and special needs residents, is being provided. (CWPP Objective HO 4.B)	PH-8.5.5
	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.	MPP H-3 MPP H-8 CPP HO-1. a CPP HO-1.c CPP HO-9. a CPP HO-9. b	The City should work to ensure that housing options for low- and moderate-income households are: a) dispersed throughout the City to discourage a disproportionate concentration of such housing in any one geographical area of the City; b) are located near amenities such as commercial and employment areas, transportation facilities, and recreational opportunities and; c) are inclusive of a variety of housing types.	PH-8.1
	H-2.6	Protect existing naturally affordable housing including mobile home and manufactured home parks.	CPP HO-6	Mobile and manufactured home parks should be permissible in the city subject to specific site plan requirements.	PH-1.3

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	H-2.7	Incentivize developers to produce affordable housing that is well-distributed and thoughtfully located throughout the city.	Merged with PH-8.5.4 MPP H-10 CPP HO-14 CPP HO-1. d	The City should support and encourage private developers and organizations who seek to provide below-market housing units by utilizing various tools such as a) allowing alternative development types (e.g. ADUs, Clusters, Cottage Housing, Small Lots, Unit Lot Subdivision, Bungalow Courts), b) implementing regulatory tools (e.g. Mixed Use, Inclusionary Zoning, SEPA Exemption, Flexible Development Standards, Performance Standards), c) providing general incentives (e.g. density bonuses, parking reductions, permitting priority), d) financial help (e.g. reduced permit and utility connection fees), e) encouraging project level actions that help with affordability (affordability covenants). The city should provide criteria and process for ensuring that those units remain affordable over time.	PH-8.3
	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.	Language edited Duplicate of PH-8.5.1	As part of any rezone that increases residential capacity, the City should consider requiring a portion of units to be affordable to low- and moderate-income households. PH-8.5 Work with the County and others on zoning and other strategies around transit-oriented development (TOD) sites to guide sustainable and equitable development patterns that incorporate affordable housing production.	PH-8.4

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	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.	CPP HO-2	Based upon the monitoring and evaluation results from Policy 4.B.1, the City should evaluate the effectiveness of its zoning regulations to produce housing developments that meet the diverse housing needs identified in the Housing Characteristics and Needs Report for the community. (HO Policy 4.B.2)	PH-8.5.7
Equity	H-3	Encourage development of housing opportunities to accommodate those who have special needs (elderly, disabled, people with medical conditions, homeless individuals and families, and displaced people).	Language edited.	Encourage the development of special needs housing within the city.	GH-4
	H-3.1	Provide capacity for special needs housing and 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).	Language edited Merged with PH-1.4	Senior housing should be located in close proximity to hospitals, public transportation routes, retail/service centers, and parks.	PH-4.2
	H-3.2	Allow a range of special needs housing types (group housing, assisted living, skilled nursing care facilities, and supportive housing) available to various income levels.	MPP H-3	The city should support the development of housing for the elderly, handicapped, and other special needs populations through the allowance of mixed-use housing, group housing, and other housing types.	PH-4.1
	H-3.3	Allow all classes of group homes and essential public residential facilities (as required by RCW 36.70A.200) in all residential and mixed-use zones and streamline the permitting process for this type of development.	CPP HO-8	Different classes of group homes should be permissible in residential neighborhoods.	PH-1.5

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	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.	MPP H-11	The city should support agency and nonprofit organizations in the creation of housing opportunities to accommodate the homeless, elderly, physically or mentally challenged, and other segments of the population who have special needs.	PH-7.3
	H-3.5	Ensure Planning Commission Reviews State and federal housing programs and makes recommendations to City Council regarding future grant applications.	No Change	Ensure Planning Commission Reviews State and federal housing programs and makes recommendations to City Council regarding future grant applications.	PH-7.1
Equity	H-4	Strive to provide equal access to housing and to keep residents in their homes.	New		
	H-4.1	Disseminate information regarding assistance available from the electric and gas utility companies, charitable organizations, and public agencies.	CPP HO-6	The city should encourage weatherization of housing units and disseminate information regarding assistance available from the electric and gas utility companies, charitable organizations, and public agencies.	PH-5.6
	H-4.2	Strengthen tenant rights and protections to ensure housing stability.	New		
	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.	New CPP HO-13		

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	H-4.4	To the extent feasible use, a range of strategies to mitigate displacement of low-income households, historically marginalized populations, and neighborhood-based small business owners that may result from planning, public investments, private development, and market pressure.	New MPP H-12 CPP HO-15		
Economic Stability and Vibrancy	H-5	Encourage mixed-income and mixed-use neighborhoods.	New		
	H-5.1	Promote diverse, inclusive, mixed-income residential neighborhoods where residents of varying income levels can live and interact.	New		
	H-5.2	Encourage residential development in commercial areas to help create an economically vibrant and diverse environment.	New		
	H-5.3	Promote neighborhoods that have a mix of jobs and housing.	New		
Climate Adaptation and Resiliency	H-6	Encourage energy efficiency, sustainable and climate-resilient building practices, and conservation measures in new residential development and remodels.	New		
	H-6.1	Incentivize developers and residents to participate in programs such as Built Green and LEED.	New CPP HO-10		
	H-6.2	Encourage residential retrofits that make housing more energy efficient and resilient to natural disasters, climate change, and poor air quality.	New CPP HO-10		
	H-6.3	Connect homeowners with green builders and repair technicians if they choose to retrofit homes in a climate resilient manner.	New CPP HO-10		

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
Neighborhoods and Connectivity	H-7	Incentivize affordable and workforce housing near transportation and employment centers.	Language edited.	Ensure the development of new multi-family housing and small single-family units occur within close proximity to commercial areas within the city.	GH-2
	H-7.1	Encourage multi-family housing close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas.	Language edited	Multi-family housing should be located close to commercial and employment centers, transportation facilities, public services, schools, and park and recreation areas.	PH-2.1
	H-7.2	Promote well-connected housing, jobs, and services by allowing mixed-use development in commercial zones.	Language edited	Utilize Mixed Use mechanisms to incentivize housing within close proximity to commercial uses.	PH-2.3
	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.	Language edited Duplicate of PH-8.4 MPP H-7	In advance of market activities that may limit future potential public benefits, the city should pursue zoning and other strategies around transit-oriented development (TOD) sites to guide sustainable and equitable development patterns that incorporate affordable housing production. (CWPP LU Policy 3.H.3)	PH-8.5.1
	H-7.4	Implement strategies and programs to help ensure a range of housing opportunities affordable to Arlington's workforce.	New MPP H-7		
	H-7.5	Preserve existing multi-family housing near transportation and employment centers as growth occurs.	New		

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
Neighborhoods and Connectivity	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.	Language edited.	Ensure stable residential neighborhoods through public investment in infrastructure and by preserving existing housing stock.	GH-3
	H-8.1	Coordinate with willing neighborhood-based groups and other volunteer organizations to promote community revitalization efforts.	CPP HO-6	The city should coordinate with willing neighborhood-based groups and other volunteer organizations to promote housing rehabilitation and community revitalization efforts.	PH-5.2
	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.	Language edited	The city should 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.	PH-5.4
Neighborhoods and Connectivity	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.	New		
	H-9.1	Develop and refine the Development Design Standards to preserve existing architectural character and ensure new development is aesthetically consistent.	Language edited	The City should develop and maintain Development Design Guidelines/Standards that address aesthetic and environmental design issues for single-family and multi-family residential development.	PH-5.1

Foundational Principle	2024 Goal or Policy Number	Goal or Policy	Reason for Change	Original Policy	Original Policy Number or Source
	H-9.2	Require new and updated residences in the "Old-Town" residential area to follow Development Design Standards.	Language edited	The "Old-Town" residential area of the City should be protected as a traditional, single-family neighborhood by allowing only single-family, accessory dwellings, and duplexes that are compatible with the neighborhood in terms of use, design, and setback.	PH-5.5
Healthy Activity Lifestyles	H-10	Work towards ensuring all Arlington residents have access to a healthy active lifestyle.	New		
		Encourage new residential developments to include community gardens and green spaces to promote outdoor recreation.	New		
		Encourage new residential developments to include fitness and recreational amenities, such as gyms, pools, and sports facilities, for residents' use.	New		
		Ensure the amenities in senior and assisted living facilities are age and ability appropriate.	New		

2015 Policies Recommended for Removal from 2024 Housing Book

Policies from 2015 Comprehensive Plan Recommended for Removal		
Policy Number	Policy Language	Reason for Removal
PH-1.4	Adequate housing opportunities for residents with special housing needs should be provided within the city.	Merged with PH-4.2
PH-8.5	Consistent with the amended 2016 Snohomish County 2016 Countywide Planning Policy Amendments:	Not a policy
PH-8.5.2	Support the coordination of housing and service providers to serve persons with special needs. (CWPP HO Policy 1.A.5)	Covered by PH-7.3 and PH-8.2
PH-8.5.4	The City shall encourage (private) for-profit and non-profit sector production of new housing units that are affordable to and occupied by low-income households. (CWPP HO Policy 1.C.3). a. Explore and evaluate various fiscal and regulatory tools and funding resources and strategies to encourage housing providers to increase the supply of affordable housing units generally, and particularly within mixed-income developments and communities. b. Provide incentives that encourage for-profit and non-profit residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with affordability commitments. c. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments. d. Encourage through incentives and other techniques a balance of affordable and market-rate housing within urban centers and along transit emphasis corridors. (CWPP HO Policy 1.C.3)	Merged with PH-8.3
PH-8.5.6	Work with the county in seeking partnerships with other jurisdictions, through the Alliance for Housing Affordability, the Housing Consortium of Everett and Snohomish County, Snohomish County Tomorrow, and similar forums, to track the provision of housing by type and affordability. This effort will include an assessment of progress toward meeting the county’s housing goals, including housing that addresses the needs of households within the Under 30% AMI, 30-50% AMI and 51-80% AMI segments, as projected in the current Housing Characteristics and Needs Report for Snohomish County. (CWPP HO Policy 4.B.1)	Merged with PH-8.2 and PH-8.5.5
PL-7.2	The city should coordinate with willing neighborhood-based groups or other volunteer organizations to promote rehabilitation and community revitalization efforts.	Covered by PH-5.2