



Moderate- and high-density multifamily apartments are needed to help accommodate expected housing demand over the next 20 years. This kind of residential development is often more affordable than ground-related housing due to the frequently smaller size of the units. This Plan accommodates the majority of residential growth in moderate- and high-density multifamily developments in urban centers and urban villages. As residential growth occurs, it will continue to be important to include affordable housing units in the mix of largely market-rate development.

goals

- HG4 Achieve a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, household sizes, and cultural backgrounds.
- HG5 Promote households with children and attract a greater share of the county's families with children.
- HG6 Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.
- HG7 Accommodate a variety of housing types that are attractive and affordable to potential home buyers.
- HG8 Strive to increase the rate of owner-occupancy of housing over time.
- HG9 Consider new ground-related housing such as townhouses and cottage housing as part of the City's strategy for creating home ownership opportunities.
- HG10 Ensure that housing is safe and habitable.
- HG11 Strive for freedom of choice of housing type and neighborhood for all, regardless of race, color, age, gender, marital status, parental status, sexual orientation, political ideology, creed, religion, ancestry, national

origin or the presence of any sensory, mental or physical disability.

- HG11.5 Implement strategies and programs to help ensure a range of housing opportunities affordable to those who work in Seattle.

policies

- H10 Reflect anticipated consumer preferences and housing demand of different sub-markets in the mix of housing types and densities permitted under the City's Land Use Code. Encourage a range of housing types including, but not limited to: single-family housing; ground-related housing to provide an affordable alternative to single-family ownership; and moderate- and high-density multifamily apartments, which are needed to accommodate most of the growth over the 20-year life of this Plan.
- H11 Strive to make the environment, amenities and housing attributes in urban villages attractive to all income groups, ages and households types.
- H12 Provide affordable housing tools to preserve existing single-family character, while also contributing to the provision of affordable housing.
- H13 Accommodate and encourage, where appropriate, the development of ground-related housing in the city that is attractive and affordable to households with children.
- H14 Strive to have each hub urban village and residential urban village include some ground-related housing capacity.
- H15 Allow and encourage a range of housing types for seniors, such as independent living, various degrees of assisted living, and skilled nursing care facilities. Strive to increase opportunities for seniors to live in accessible housing with services nearby.

housing element

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- H16** Encourage greater ethnic and economic integration of neighborhoods in the city in a manner that does not promote the displacement of existing low-income residents from their communities. Strive to allocate housing subsidy resources in a manner that increases opportunities for low-income households, including ethnic minorities, to choose among neighborhoods throughout the city.
- H17** Encourage the Seattle Housing Authority (SHA) to seek federal, state and private resources to continue preserving, rehabilitating or redeveloping its properties in a manner that best serves the needs of Seattle's low-income population, addresses social and economic impacts on surrounding neighborhoods, and results in no net loss of housing affordable to households earning up to 30 percent of area median income.
- H18** Promote methods of more efficiently using or adapting the city's housing stock to enable changing households to remain in the same home or neighborhood for many years. Strategies may include sharing homes, accessory units in single-family zones, housing designs that are easily augmented to accommodate children ("grow houses"), or other methods considered through neighborhood planning.
- H19** Allow the use of modular housing, conforming to the standards of the State of Washington building and energy codes, and manufactured housing, built to standards established by the federal Department of Housing and Urban Development. Modular and manufactured houses shall be permitted on individual lots in any land use zone where residential uses are permitted.
- H20** Promote and foster, where appropriate, innovative and non-traditional housing types such as co-housing, live/work housing and accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.
- H21** Allow higher residential development densities in moderate density multifamily zones for housing limited to occupancy by low-income elderly and disabled households, because of the lower traffic and parking impacts this type of housing generates.
- H22** Work with financial institutions and the Washington State Housing Finance Commission, and others to overcome barriers in the real estate finance process that inhibit the development of affordable single-family houses and condominium projects.
- H23** Encourage employers located within the city to develop employer-assisted housing programs.
- H24** Encourage safe and healthy housing free of known hazardous conditions. Require that renter-occupied housing be maintained and operated according to minimum standards established in the Seattle Housing and Building Maintenance Code and other applicable codes. Actively encourage compliance with the codes and seek to inspect on a regular basis multifamily rental structures most likely to have code violations.