Housing Element

Introduction

Purpose and Relationship to GMA
The purpose of the Housing Element is to ensure the vitality and character of the existing residential housing stock, determine the future housing needs for the City of Newcastle and set goals and policies to help the City implement programs to satisfy those needs.

The Housing Element is developed in accordance with the Growth Management Act to direct the City of Newcastle’s current and future housing needs. RCW 36.70A.070 requires the City to plan, scheme or design the following:

- A housing element recognizing the vitality and character of established residential neighborhoods that:
  - Includes an inventory and analysis of existing and projected housing needs;
  - Includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing;
  - Identifies sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities;
  - Makes adequate provisions for meeting the projected needs of all economic segments of the community.

The Housing Element is consistent with the King County Countywide Planning Policies and the elements of the Comprehensive Plan.

Organization of the Element
This Element begins by listing the Housing Goals for the City of Newcastle. The Goals are followed by Policies necessary to support City actions that influence the preservation and development of housing. The goals and policies are framed to address the range of choices and the amount of supply necessary to accommodate the estimated future demand. The Housing Element is closely linked to the Land Use Element, which prescribes related goals and policies for residential densities, mixed use development, community design, and amenities that support a quality community.

The Housing Appendix provides further information on the inventory and analysis of housing stock and the future needs and alternatives to housing needs. The Appendix contains variety of strategies to achieve the Housing Goals.

Housing Goals

HO-G1 The City of Newcastle should provide a range of housing types to encourage an adequate choice of living accommodation for those desiring to live in Newcastle, regardless of income level and household composition.
HO-G2 The City of Newcastle should provide fair and equal opportunity access to housing for all persons.

HO-G3 The City of Newcastle should ensure strong, stable residential neighborhoods through public investment in infrastructure and in preserving existing housing stock.

HO-G4 The City of Newcastle should establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of Newcastle residents.

### Housing Policies

#### Preserve Existing Housing Stock

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<tr>
<th>HO-P1</th>
<th>The City of Newcastle shall preserve the existing housing stock by supporting organizations and programs involved in housing repair and rehabilitation.</th>
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<td>HO-P2</td>
<td>The City of Newcastle shall protect the quality and character of existing single family neighborhoods as described in the Land Use Element.</td>
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<td>HO-P3</td>
<td>The City of Newcastle shall promote neighborhood and housing preservation.</td>
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#### Housing Choice

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<tr>
<th>HO-P4</th>
<th>The City of Newcastle shall focus multi-family housing development close to the Community Business Center, transportation facilities, and public services.</th>
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<td>HO-P5</td>
<td>The City of Newcastle shall ensure its accessory dwelling unit provisions minimize procedural requirements while addressing neighborhood compatibility.</td>
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<td>HO-P6</td>
<td>The City of Newcastle should explore land use and investment strategies to stimulate mixed use and mixed-income developments as a way to diversify the Community Business Center and neighborhoods.</td>
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<td>HO-P7</td>
<td>The City of Newcastle shall encourage housing developments that provide a mix of housing types and densities, including housing that is affordable to low and moderate-income households.</td>
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<td>HO-P8</td>
<td>The City of Newcastle shall encourage innovative housing development that increases the range of housing types available, such as planned unit developments, cluster housing and cottage housing.</td>
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#### Affordable Housing

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<th>HO-P9</th>
<th>The City of Newcastle should continue to provide financial (e.g. funding, fee waivers, land donation) or technical assistance to establish affordable housing for low and moderate-income households.</th>
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<tr>
<td>HO-P10</td>
<td>The City of Newcastle should continue to explore coordination of incentive programs with other cities and King County to develop common affordable housing program guidelines and reduce administrative costs.</td>
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| HO-P11| The City of Newcastle should provide density bonuses and other incentives such as fee reductions, permit expediting, and regulatory flexibility, to both single-family and multi-family developments that provide below-market-
rate rental or ownership housing affordable to low and/or moderate income households.

**HO-P12** The City of Newcastle shall evaluate the effectiveness of the development regulations applicable to vacant residential land and modify them to encourage residential developments that increase housing choice and affordability, and are compatible with adjacent neighborhoods.

**Reduce Housing Costs**

**HO-P13** The City of Newcastle shall monitor the cumulative impact of fees, off site mitigation, and permit process and revise current and future regulations and fees to reduce negative impacts on housing costs without unduly compromising environmental protection, public safety, design, and public review.

**HO-P14** The City of Newcastle shall continue to improve development standards to allow density incentives and flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood.

**HO-P15** The City of Newcastle shall encourage flexibility in designing residential development, including clustering, to take advantage of site characteristics.

**HO-P16** The City of Newcastle should develop new partnerships with public and private parties to reduce housing financing costs for both builders and consumers.

**HO-P17** The City of Newcastle shall seek to minimize the time necessary to process development permits.

**HO-P18** The City of Newcastle should encourage new models for home ownership by supporting projects such as owner-built housing, land trusts, and other innovative developments.

**HO-P19** The City of Newcastle should encourage development of residential communities that achieve lower prices and rents through shared common houses, open spaces, and community facilities.

**Foster Special Needs**

**HO-P20** The City of Newcastle shall support dispersal of special needs housing throughout the community. Special needs housing serves persons who, by virtue of disability or other circumstances, face difficulty living independently and require supportive services on a transitional or long-term basis.

**HO-P21** The City of Newcastle shall promote opportunities for assisted housing, including housing for low-income people with special needs by adopting land use policies and regulations that treat government-assisted housing and other low-income housing the same as housing of a similar size and density.

**HO-P22** The City of Newcastle shall assure that zoning does not unduly restrict group homes or other housing options for persons with special needs by making reasonable accommodations in its rules, policies, practices, and services, when such accommodations may be necessary, to afford persons with disabilities equal opportunity to use or enjoy a dwelling.
HO-P23 The City of Newcastle shall permit group living situations, including those where residents receive such supportive services as counseling, foster care, or medical supervision, within a single family house or apartment.

HO-P24 The City of Newcastle shall facilitate the development of housing for seniors. Regulatory standards such as increased density and reduced parking for senior housing should be implemented, recognizing smaller household sizes and lower operational impacts.

**Participate In Regional Partnerships**

HO-P25 The City of Newcastle shall encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.

HO-P26 The City of Newcastle shall work cooperatively with and support efforts of market and not-for-profit developers and housing agencies, and social and health service agencies to address local housing needs.

HO-P27 The City of Newcastle shall work with cities and community representatives on countywide or subregional funding sources for housing development, preservation, and related services.

HO-P28 The City of Newcastle should continue participation in inter-jurisdictional organizations to assist in the provision of affordable housing on the Eastside.

**Implementation**

HO-P29 The City of Newcastle shall promote community participation in all levels of decision making related to housing and neighborhood sustainability.

HO-P30 The City of Newcastle shall maintain a housing database to inform City officials and the public on the status of the City’s housing.

HO-P31 The City of Newcastle should periodically survey housing conditions and neighborhood environments to identify maintenance and restoration needs.

HO-P32 The City of Newcastle should maintain a current inventory of surplus and underutilized public lands. If such lands are determined to be suitable for housing uses, the City should encourage their development to produce a range of housing types, including units affordable to low and moderate income households.

HO-P33 The City of Newcastle shall adopt and regularly update a Housing Strategy Plan to identify and assess regulatory and programmatic measures that implement the City’s housing goals and policies.