

# 4. EXISTING POLICY EVALUATION

This section applies a framework based on the Commerce Guidance to assess whether existing housing goals and policies in Bonney Lake's adopted 2015 Comprehensive Plan and existing development regulations may have contributed to racially disparate impacts, displacement, or exclusion in housing.

## 4.1 METHODOLOGY

The adopted 2015 Comprehensive Plan was screened using the following questions:

1. Does the goal or policy support access to housing and construction and/or rehabilitation of housing to meet identified housing needs?
2. Does the goal or policy have the potential to disproportionately impact, displace, or exclude a group of people, either intentionally or unintentionally? If so, can this be mitigated through policies or actions?
3. Does the goal or policy support outcomes that are distributed equitably throughout the City?
4. Does the goal or policy contain words that may be interpreted as exclusionary? This may include use of vague terminology such as "character", "family housing" or "appropriate" when referring to housing and household types.
5. Does the goal or policy prioritize certain types of households and housing types over others, by using words or phrases such as "citizen" instead of "resident" or "single-family" instead of "single unit" or "low-density" housing?

Using the outcome categories below, the current goals and policies were evaluated to identify which could have contributed adversely to inequity and inequality in home ownership, availability, and affordability.

- **S / Supporting** = The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses or does not contribute to identified racially disparate impacts, exclusion or displacement in housing.
- **N / Neutral or Approaching** = The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, exclusion or displacement in housing.
- **C / Challenging** = The goal or policy challenges Bonney Lake's ability to meet the identified housing needs and may be contributing to racially disparate impacts, exclusion or displacement.

## 4.2 POLICY EVALUATION

<b>2015 Goal / Policy: Goal CD-2</b>	
Current Language:	Develop dynamic and vibrant centers accommodating housing, shopping, services, civic activities, entertainment facilities, and recreational opportunities in a manner that harmoniously blends the natural and built environments.
Finding:	Neutral
Why:	Could be strengthened by expanding the language to accommodate a variety of housing forms.
<b>2015 Goal / Policy: Policy CD-2.2</b>	
Current Language:	Policy CD-2.2: Encourage the development of mixed-use, senior housing, high density residential, and public services uses such as education, health care, libraries, childcare, governmental facilities in the centers to create vibrant activity nodes, provide housing choices, advance sustainable development principles, support transit, and preserve the City's existing residential neighborhoods.
Finding:	Challenging
Why:	Preservation or rehabilitation of existing housing stock should be a separate policy. Strengthen the policy by promoting a wider variety of middle- and high-density housing forms.
<b>2015 Goal / Policy: Policy CD-4.1</b>	
Current Language:	Planning and land use decisions should recognize residential neighborhoods as the basic "building blocks" of the community, ensure compatibility with existing detached homes, protect neighborhoods from incompatible uses, and maintain a range of residential zones corresponding to the prevailing neighborhood densities.
Finding:	Challenging
Why:	Consider rephrasing to: "Planning and land use decisions should recognize residents as the foundation of the community, by promoting compatibility between existing and new housing units, protecting residential uses from adverse impacts and uses, and maintaining a range of residential zones to support the identified housing needs."

<b>2015 Goal / Policy:</b>	<b>Policy CD-4.2</b>
Current Language:	Allow home occupations in Bonney Lake's residences, if impacts are mitigated and the business does not alter the residential character of the neighborhood.
Finding:	Neutral
Why:	Home occupations can be an important part of the economic and cultural fabric of the community and can improve the affordability and/or accessibility of housing. Strengthen this policy by focusing on "when all applicable regulations can be satisfied" rather than assuming negative impacts.
<b>2015 Goal / Policy:</b>	<b>Policy CD-4.3</b>
Current Language:	Allow schools, day care centers, senior centers, group homes, public and semi-public facilities (e.g. churches), and nursing care facilities in residential areas, subject to conditions which limit the impacts of these uses on nearby properties. To the extent permitted by state and federal law, conditions of approval may be placed on such uses to ensure that they are operated in a manner that is sensitive to neighborhood concerns, and that maintains residents' quality of life. In addition, such uses should be sited in a way that minimizes the exposure of future occupants to noise, localized air pollutions sources, and other environmental hazards.
Finding:	Neutral
Why:	Delete this policy – these issues are addressed via permitting procedures and development standards.
<b>2015 Goal / Policy:</b>	<b>Policy CD-4.3<sup>20</sup></b>
Current Language:	Provide healthy and safe neighborhoods free of nuisances, environmental hazards, and visual blight (e.g. excessive noise, poor air quality, light pollution, illegal dumping, illegal signage, graffiti, littering, etc.) that disrupt and impact Bonney Lake residents' quality of life.
Finding:	Neutral
Why:	Nuisances are often coupled with a lack of financial or physical ability to address an issue, and can disproportionately impact low-income, elderly, or disabled populations. Consider updating to: "Support healthy and safe neighborhoods by developing and implementing programs to address nuisances and environmental hazards (e.g. excessive noise, poor air quality, light pollution, illegal dumping, illegal signage, graffiti, littering, etc.)."

<sup>20</sup> Policy number duplicated in adopted Comprehensive Plan.

<b>2015 Goal / Policy:</b>	<b>Policy CD-9.2</b>
Current Language:	Use development regulations to direct growth, ensure sufficient opportunities for new development, improve Bonney Lake's quality of life, preserve existing neighborhoods, reduce nuisances, achieve compatibility between adjacent properties and uses, address land use conflicts, and protect the health and safety of residents, visitors, and workers.
Finding:	Neutral
Why:	Consider clarifying this policy by rephrasing to: "Adopt and routinely update development regulations to direct growth, ensure sufficient opportunities for new development, maintain and improve Bonney Lake's quality of life, preserve and rehabilitate existing housing stock, mitigate nuisances, achieve compatibility between adjacent properties and uses, and protect the health, safety and welfare of residents, workers, and visitors."
<b>2015 Goal / Policy:</b>	<b>Policy CD-9.11</b>
Current Language:	Redevelop Bonney Lake's underdeveloped or vacant sites in a manner that balances providing an array of housing, jobs, retail, recreational, and entertainment opportunities, with the need to respect the scale and form of surrounding properties and neighborhoods.
Finding:	Challenging
Why:	Policies with the potential to displace existing households should be paired with policies to support these households with relocation or opportunities to participate in the new development. This policy should be updated to respect the <u>planned</u> scale and form of surrounding properties; as written it prioritizes individual existing development over the needs of the community overall
<b>2015 Goal / Policy:</b>	<b>Goal CD-10</b>
Current Language:	Provide a variety of housing options that will meet the needs of all Bonney Lake's residents and are affordable to all economic segments of Bonney Lake.
Finding:	Supporting
Why:	Could be strengthened to include the identified housing needs of current and future residents.

<b>2015 Goal / Policy: Policy CD-10.1</b>	
Current Language:	Encourage the development of a diverse and high quality housing stock that provides a range of housing types (including family and larger-sized units) to accommodate the diverse needs of Bonney Lake's residents through changes in age, family size, and various life changes.
Finding:	Neutral
Why:	Focuses on families instead of households; could be updated to support a variety of life changes such as age, household size, income, and mobility; and does not also encourage preservation and rehabilitation of existing housing stock.
<b>2015 Goal / Policy: Policy CD-10.2</b>	
Current Language:	Encourage the development of special-needs housing, especially for seniors, such as independent living facilities, various degrees of assisted living facilities, and skilled nursing care facilities.
Finding:	Neutral
Why:	Bonney Lake has a higher proportion of individuals under the age of 65 with disabilities; the policy currently emphasizes seniors with disabilities over other special-needs populations.
<b>2015 Goal / Policy: Policy CD-10.3</b>	
Current Language:	Actively promote community awareness and education campaigns regarding affordable housing in order to engender acceptance throughout the community.
Finding:	Challenging
Why:	This policy inadvertently reinforces stigma around the term "affordable housing", instead of more accurately referring to housing affordable to the residents who live here. This policy can be strengthened by promoting community awareness of homeownership programs, tenant protections, rehabilitation / preservation programs, and rental assistance available in Pierce County.
<b>2015 Goal / Policy: Policy CD-10.4</b>	
Current Language:	Explore methods and partnerships to reduce the costs associated with developing housing.
Finding:	Supporting
Why:	This policy could be clarified to indicate whether this is supported throughout the City or just in specific zoning districts or for specific housing types.

<b>2015 Goal / Policy: Policy CD-10.5</b>	
Current Language:	Ensure that there is a sufficient supply of housing affordable to all income levels by maintaining a supply of housing that is currently affordable to median-income, low income and very low-income households, and work to increase the supply of housing affordable to households within Bonney Lake that make eighty percent (80%) of the Pierce County Median Income by 702 housing units <sup>21</sup> .
Assessment:	Supporting
Why:	This policy could be clarified to indicate whether this is supported throughout the City.
<b>2015 Goal / Policy: Policy CD-10.6</b>	
Current Language:	Actively participate in regional responses to housing needs and issues.
Assessment:	Supporting
Why:	This policy lacks specificity. Consider updating the policy to: "Work with Pierce County and other local governments to investigate and implement regional funding options to support the development and/or maintenance of affordable housing such as a regional housing trust fund, regional housing tax levy, real estate excise tax or other mechanisms."
<b>2015 Goal / Policy: Policy CD-10.7</b>	
Current Language:	Allow the use of recreational vehicles (RVs) as a primary residence within mobile home parks when all applicable regulations can be satisfied.
Assessment:	Neutral
Why:	While RVs can be an excellent temporary housing option, they depreciate in value quickly and can be difficult to repair, sell, and insure. Consider pairing this policy with support for transitioning into alternative, permanent housing options, if desired by the occupant.
<b>2015 Goal / Policy: Policy CD-10.8</b>	
Current Language:	Allow manufactured homes in all residential zones that allow single-family residences.
Assessment:	Supporting
Why:	This policy assumes the type of household occupying the unit. Consider updating the policy to reference single-unit dwellings instead of single-family residences.

<sup>21</sup> Pierce County's Countywide Planning Policy (CPP) AH-3.3 provides that it should be the goal of every City that a minimum of twenty-five percent of the growth allocated to a jurisdiction is satisfied through affordable housing. CPP-AH-3.1.1 defines "affordable housing" as households making less than eighty percent of the countywide median income. Twenty-five percent of the growth allocated to the City of Bonney Lake by Pierce County pursuant to Ordinance No. 2011-36s as amended by Ordinance No. 2017-24s is 702 housing units.

<b>2015 Goal / Policy: Policy CD-10.9</b>	
Current Language:	Regulate residential structures occupied by persons with handicaps no differently than similar residential structures occupied by a family or unrelated individuals.
Assessment:	Challenging
Why:	Disabilities can be physical or cognitive, and disabled customers may need additional reasonable accommodation to ensure an equitable permitting process. Consider clarifying the policy to ensure there are no functional barriers to permitting associated with housing units occupied by disabled persons.
<b>2015 Goal / Policy: Appendix C, Centers Plan, Policy CP-1.1</b>	
Current Language:	Adopt land use and zoning that supports housing and employment growth within the centers.
Assessment:	Neutral
Why:	This language could be clarified to clearly support a variety of housing forms to meet the identified housing need allocated to the Centers.