

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

Goal/ Policy #	Evaluate policies to see they support or challenge achieving desired housing outcomes and address racially disparate impacts, displacement and exclusion	Policy Evaluation Challenge, Approaching, Supportive, N/A	Does the policy contribute to racially disparate impacts (RDI)? Displacement? Or exclusion in housing?	Is the policy effective in accommodating more housing? If not, does it cause disparate impacts, displacement or exclusion in housing?	Does the policy increase displacement risk? If so, can this be mitigated through policies or actions?
Overall Goal	Preserve, protect, and enhance Federal Way’s existing high-quality residential neighborhoods and promote a variety of opportunities to meet the housing needs of all residents of the community and region.	Approaching	Preserving and protecting existing “high quality” neighborhoods may contribute to exclusion in housing due to the nature of the existing housing stock. However, the policy also includes promoting a variety of housing opportunities	In a limiting way it does accommodate more housing, because preserving existing high-quality neighborhoods may be in conflict with promoting a variety of options	Likely, preserving and protecting existing neighborhoods likely will prevent infill and innovative housing solutions necessary for keeping up with demand and meet the diverse housing needs.
HG1	Preserve and protect the quality of existing residential neighborhoods and require new development to be of a scale and design that is compatible with existing neighborhood character.	Challenge	Preserving and protecting existing neighborhoods contributes to exclusion in housing by providing no direct intention to include historically excluded groups. Also, this policy limits new development to be within the same scale and design that is compatible	In a limiting way it does accommodate more housing. However, preserving and protecting existing residential neighborhoods may be in conflict with promoting some infill options which may perpetuate exclusion and result in disparate impacts and displacement.	Likely, goal requires compatibility to restrict neighborhood character to appropriately evolve to meet growing need. Policies that expand housing choice appropriately can help mitigate this.
HP1	High-density housing projects, with the exception of senior housing, will not be permitted in existing single-family residential neighborhoods. More moderate densities such as cottage housing are permitted.	Challenge	Yes, policy contributes to RDI and housing exclusion by perpetuating exclusion thoroughly limiting housing types that serve vulnerable populations. Excluding high density multifamily may lead RDI.	No, is not effective in accommodating more housing. The policy limits housing choice through typology permitted in current SF zones. There is only one cottage housing development in the City.	Yes, continued preserving and protecting of SF zoning regulations prevents more variety in housing choice. SF zoning that is more inclusive of diverse and denser housing types will expand housing options in many areas of the city.

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP 2	Amend development regulations to accommodate a diverse range of housing forms that are compatible with neighborhood character and create an effective transition between the City Center, business areas, and residential neighborhoods.	Approaching	No, this policy does not contribute to RDI contributes to diversifying housing type, choice, and stock throughout the City. This policy aims to expand housing options, and costs, which could serve more income levels.	Yes. This policy is effective in accommodating more housing as it applies Citywide and transitions between areas.	No, this does not increase displacement risk.
HP 3	Continue to allow accessory housing units within single-family neighborhoods in a way that protects residential character, maintains specific design standards, and complies with all applicable laws. Review accessory housing regulations and, if necessary, revise any regulation that inappropriately limits their development.	Approaching	This policy may contribute to RDI, exclusion, and displacement through "protecting" residential character. However, ADUs often serve intergenerational households and aging in place.	Somewhat, but contains barriers that limit the opportunities for ADUs that could meet specialized housing needs for some members of the community	No, this does not increase displacement risk. Although it creates barriers for expanding opportunities for ADU construction. Mitigation could be reducing or limiting barriers to ADUs such as design standards
HP4	Maintain a strong code enforcement program to protect residential areas from illegal land use activities.	Challenge	N/A	N/A	N/A
HP5	Subject to funding availability, conduct periodic surveys of housing conditions and fund programs, including housing rehabilitation, to ensure that older neighborhoods are not allowed to deteriorate.	Supportive	This policy may effectively prevent displacement by funding necessary improvements or repairs to keep qualifying households in their homes.	Policy has no effect on accommodating more housing. Policy preserves housing and prevents displacement	No.
HP6	If allowed by applicable law, development inside and outside the City should be required to provide their fair share of onsite and offsite improvements.	N/A	N/A	N/A	N/A
Community Involvement & Development Review					
HG2	Involve the community in the development of new housing to a degree that is consistent with the scale of impact on the surrounding neighborhoods.	Challenge	May lead to exclusion in housing through NIMBY mentality that limits new and innovative housing options.	This policy may not be effective in accommodating new housing. Policy is restrictive and may lead to exclusion	No, existing noticing requirements already exist.
HP7	Continue to encourage public input into development of planning and regulatory documents through a formal public process characterized by broad, thorough, and timely public notice of pending action.	N/A	N/A	N/A	N/A

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP8	Consider the economic impact of all development regulations on the cost of housing.	Approaching	Not directly	Yes, this policy takes into considerations one of the most crucial variables for developers - cost. By considering the impact development regulations have on cost of housing the city is informed on what may present as barriers to production.	No
HP9	Continue to provide streamlined permitting processes for development that is consistent with the FWCP and FWRC, and that has minimum adverse impacts.	Supportive	Not directly	Yes, this policy intends to make the development process faster/easier.	No
HP10	Encourage community input, where appropriate, into the development permit process by providing thorough and timely information to the public.	Approaching	Not directly, but possibly. Especially when considering new or absent housing from the existing housing stock such as missing middle.	This policy is not effective in accommodating more housing.	No
HP11	Continue to assist developers with housing proposals at the earliest possible opportunity, including preapplication meetings to produce projects that can be reviewed quickly and maximize their ability to receive permits.	Approaching	N/A	Yes, this policy directly addresses supporting developers through a streamlined permitting the process.	Not directly
Good Design & Diversifying Housing Choice					
HG3	Develop a zoning code that provides flexibility to produce innovative housing solutions, does not burden the cost of housing development and maintenance, and diversifies the range of housing types available in the City.	Approaching	Not directly	Yes, policy does accommodate new/additional housing, speaks to innovative housing solutions which signals infill or redevelopment	Not directly
HG4	Proactively plan for and respond to trends in housing demand.	Supportive	No, policy is mitigating harms and introduces equity by proactively responding to housing trends and demands.	Yes, policy is effective in accommodating housing	Possibly, if housing demands/trends inhibit affordable housing development, or only support market rate housing projects

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP12	The FWRC and Land Use chapter of the FWCP will be coordinated to facilitate locating housing affordable to low-income, very low-income, and special needs households throughout the City, especially around the City Center and other areas that provide proximity to employment, safe and convenient access to transportation and human services, and adequate infrastructure to support housing development.	Supportive	No	Yes, policy accommodates more housing and builds on equitable outcomes	No, policy will allow more income levels an option to obtain housing within their affordability range, also provides more equitable access to transit and community amenities
HP13	Continue to use design guidelines to ensure that new and infill developments have aesthetic appeal and minimize impacts on surrounding development	Approaching	No	Yes, policy references new/infill development. This will add to the existing housing stock available	No, this policy will likely aid communities of interest from becoming displaced, or decrease the likelihood of displacement as new development/infill occurs
HP14	Review zoning, subdivision, and development regulations to ensure that they further housing policies, facilitate infill development and don't create unintended barriers.	Supportive	No, policy mitigates and introduces more equitable outcomes for community members	Yes, policy accommodates more housing and reduces the risk of possible displacement or exclusion through intentional measures to reduce barriers and create infill	No, this policy has mitigating effects on RDI and introduces more equitable outcomes to marginalized communities
HP15	As appropriate, reduce minimum lot sizes to allow construction of smaller, detached single-family houses on smaller lots.	Approaching	No, this policy speaks to expanding housing choice	Yes, more housing in terms of quantity possibly, but is still limiting because only speaks to detached single family houses on smaller lots whereas middle housing options are not included	Not directly, potential policies or actions could include securing and preserving existing housing stock

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP16	Increase capacity and encourage greater diversity of housing types and costs for both infill and new development through various methods, such as inclusionary zoning, density bonuses, and transfer of development rights, cluster housing, cottage housing, garden housing, duplexes, and low to moderate density housing types.	Supportive	No, policy mitigates exclusion and RDI through expanding housing choice in terms of style, size, and cost which is anticipated to achieve more equitable outcomes for community members	Yes, policy is effective in accommodating more housing, and introduces more equitable outcomes in housing by providing variety in housing type	Not directly
HP17	Continue to permit commercial/residential mixed-use development in designated commercial areas throughout the City. Develop incentive programs to ensure an adequate amount of housing is developed in these areas.	Supportive	Not directly,	Yes	Possibly, policies and action to mitigate displacement risk should be added such as including programs and incentives for mixed-income projects.
HP18	Continue to pursue public-private partnerships to develop mixed-use, walkable neighborhoods in close proximity to transit.	Approaching	Not directly, but possibly if not done in an inclusive way that serves diverse community needs	Yes, policy accommodates new/more housing	No directly, policy is silent to preserving existing housing that may be affordable and does not include mitigating factors.
HP19	Continue to provide incentives, such as density bonuses, for multi-family housing, and expand the types of incentives offered to encourage new developments to include affordable housing.	Supportive	No	Yes, policy accommodates more housing and mitigates /reduces RDI, and possible displacement by incentivizing the development of affordable housing	Not directly
HP20	Periodically review and update development regulations to incorporate opportunities for new housing types.	Approaching	Not directly, but possibly if not done in an inclusive way that serves diverse community needs	Likely will accommodate more housing variety, but not a guarantee against RDI, displacement, or exclusion in housing for some communities of interest	Possibly, could increase RDI, exclusion or displacement if there are not anti-displacement goals and policies in place as well
Housing Affordability					
HG5	Develop a range of affordable housing opportunities for low-income households consistent with the CWPPs and the needs of the community.	Approaching	Not directly, policy would mitigate displacement and some exclusion	Yes, policy accommodates additional housing stock	Not directly, by diversifying housing type and choice, policy introduces more equitable outcomes in housing stocks available
HG6	Encourage development of mixed-income projects and communities.	Supportive	No, mixed income projects and communities are more inclusive	Yes	No, mixed-income projects actively reduce displacement risk by increasing supply of income restricted units.

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP21	Promote fair housing access to all persons without discrimination.	Supportive	No, policy introduces an unbiased level of protection to all home seekers	Not implied that policy will add additional housing stock for city	No, policy may serve to house some families or individuals with preexisting barriers
HP22	As required by the CWPPs, maintain sufficient land supply and adequate zoning within the City to accommodate those types of housing consistent with the City's affordable housing targets.	Supportive	No, policy is intentional about targeting low income affordable housing targets	Yes, policy is intentional about creating new housing and housing type	No, policy provides a level of protection to low income home seekers
HP23	Continue to require a portion of new housing on sites of significant size to be affordable to low-income households at a level not provided otherwise by the private market. Developers should be compensated for providing this affordable housing by increased density or other benefits.	Supportive	No, policy seeks to incentivize housing that would accommodate larger low-income families outside of private market restrictions	Yes, policy would accommodate more housing and mitigates RDI and introduces a level of equity	No, policy does not increase displacement risks
HP24	Ensure that any new affordable housing required by the City remains affordable through some tool approved by the City, such as recording a lien on the property.	Supportive	No, policy mitigates some forms of housing insecurity by setting defined parameters of cost over a set amount time	Yes, policy does accommodate new/additional housing	No, policy mitigates displacement risks if "monitoring tool" is effective
HP25	To the extent possible, coordinate all City affordable housing programs so that a developer can use multiple incentives or programs for a single project. Required affordability levels and duration of affordability should be the same for all programs.	Approaching	Unlikely, but depends on the programs/incentives	Possibly through administering programs and incentives to accommodate more income restricted units	Possibly by requiring all programs to have the same terms
HP26	Continue to allow manufactured housing in residential zones; provided it conforms to all applicable federal, state, and local requirements and is compatible with the character of the surrounding neighborhood.	Supportive	Not necessarily	Not necessarily, this policy does not accommodate new housing	No
HP27	In order to maintain existing affordable housing, the City should continue to allow manufactured home parks in existing locations.	Supportive	No, policy would mitigate displacement and some exclusion by maintaining spaces that allow for manufactured homes as a more affordable option for long term housing solutions	Not explicitly accommodating more housing, but could potentially offer that option if new locations/zoning changes were introduced to allow manufactured homes, however existing lots would	N/A

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

				not allow for denser placement of manufactured homes	
HP28	In order to maintain existing affordable housing, continue to enhance programs that support and finance rehabilitation, energy efficiency, and weatherization of existing housing stock. Advocate for state and federal funding to support these programs.	Supportive	No	No, policy speaks of existing housing stock	No
HP29	Encourage development of mixed income projects in appropriately zoned areas.	Approaching	No, accommodates mitigating factors and introduces a level of equity inclusive of varying income earners	No, this policy does not expand housing options or give direction to increase production of mixed income project	No
HP30	Explore federal, state, and local resources to assist in financing affordable rental and ownership housing. Advocate for increased resources for the State Housing Trust Fund. Encourage expansion of home ownership options through such means as first time home buyer programs, housing cooperatives, lease-purchase ownership, and other housing models.	Supportive	No, policy mitigates and provides a level of equity into homeownership opportunities	No, policy speaks of existing housing stock available	No, policy would serve to mitigate displacement, exclusion, or RDI
HP31	Consider delaying, deferring, or exempting affordable housing from development fees, concurrency requirements, payment of impact fees, offsite mitigation, and other development expenses that do not compromise environmental protection or public health, safety, and welfare concerns, or constitute a nuisance.	Supportive	No, policy mitigates RDI by reducing cost and removing barriers to affordable housing development	Yes, policy provides direction for incentives to increase the quantity of housing	No, policy provides mitigation to some displacement risk through affordable housing development

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP32	Consider options for locally financing affordable housing such as creating a rehabilitation or land acquisition loan fund to support creation of healthy affordable housing.	Supportive	No	Yes, policy is effective in introducing new housing stock. Land rehabilitation/acquisition for the purpose of affordable housing allows for more housing equity in the market	No, policy introduces mitigating factors and provides a level of equity
HP33	Support nonprofit affordable housing organizations during all stages of siting, project planning and permitting.	Supportive	No	Yes, policy accommodates more housing stock	No, project support would aid in countering displacement for communities of interest
HP34	Support tax law amendments that provide relief to owners of affordable and special needs housing.	Supportive	No	No, policy speaks to existing homeowners and those in specialized housing	No
HP35	Advocate for tax law reform that encourages even and proportionate distribution of affordable housing on a countywide basis.	Supportive	No, policy supports mitigating harms by encouraging more uniform distribution of affordable housing countywide	Potentially, but not necessarily	No
HP36	Identify low-income and very low-income housing resources that may be lost due to redevelopment or deteriorating housing conditions. Develop strategies that seek to preserve this existing housing, and that seek to provide relocation assistance to households that are displaced as a result of any redevelopment.	Supportive	Possibly displacement and RDI, however mitigating factors are mentioned	Yes, policy would accommodate new housing, and preserve existing NOAH stock	No, this policy intends to decrease physical displacement pressures
HP37	Periodically monitor residential development to determine the total number of new and redeveloped units receiving permits and units constructed, housing types, developed densities, and remaining capacity for residential growth for all income levels and needs.	Supportive	No	No, the policy is just for monitoring	No
HP38	Integrate and coordinate construction of public infrastructure with private development to minimize housing costs wherever possible or practicable.	Approaching	Not necessarily - if the project leads to public benefit such as income restricted affordable housing	Yes, policy intends to make housing production cheaper and easier	Not directly, depends on the outcome of the project

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HG7	Develop a range of housing opportunities that meet the requirements of people with special housing needs, including the elderly, mentally ill, victims of domestic abuse, and persons with physical and/or developmental disabilities.	Supportive	No, expands housing options for communities of interest	Yes, policy accommodates new/more housing stock in the city	No, policy serves as a stabilizing housing option for some communities of interest
HP39	Periodically review the FWRC and remove any regulatory barriers to locating special needs housing and emergency and transitional housing within the City as required by the federal Fair Housing Act, to avoid over-concentration, and to ensure uniform distribution throughout all residential and mixed-use zones.	Supportive	No, policy mitigates and provides a level of equity into housing stock distribution	Yes, policy seeks to add distribution where applicable	No
HP40	Review permit applications for special needs housing in close coordination with service providers and the City's Community Services Division.	Supportive	No	No, but is intended to support development of special needs housing	No
HP41	Assist special needs housing developers, local service organizations, and self-help groups to obtain funding and support.	Supportive	No, policy serves communities of interest	Yes, if designated funding for specialized housing is used to develop new housing units	No, policy establishes a level of inclusiveness for families with specialized housing needs
HP42	Ensure that access to special needs housing is provided without discrimination.	Supportive	No, policy mitigates impacts and introduces a level of equity	No, policy does not expressly mention construction of new units, implies existing specialized units	No
HG8	Develop emergency shelter and transitional housing facilities for the homeless.	Supportive	No	Not effective in providing long term solutions to combat housing affordability for certain incomes, would accommodate temporary measures for unsheltered individuals	No
HP43	Coordinate City actions related to homelessness with the City's Community Services Division and non-profit housing and human services providers.	Supportive	No	No	No

D. Policy Evaluation: Meeting Housing Needs, Eliminating Racial and Other Disparities in Access to Housing and Neighborhoods of Choice

HP44	Emergency shelters should be permitted and regulated to ensure there are adequate opportunities to locate them within the City, to avoid over-concentration of facilities, to ensure that such facilities and housing are properly managed, and to avoid or mitigate significant impacts on existing residential neighborhoods or other surrounding uses.	Supportive	No	Yes, to an extent. This is not considered "housing" but a sheltering of the individual/family unit for an undesigned amount of time	No
Regional Participation					
HG9	Coordinate and integrate the City's housing programs with regional housing efforts and with local housing and service providers.	Supportive	No	Yes, policy accommodates additional housing stock	No
HG10	Work with other King County jurisdictions to ensure that affordable housing is equitably distributed across jurisdictions and not concentrated in less affluent cities and communities.	Challenge	No, policy seeks to add equity through intentional placement of affordable housing	Yes, policy accommodates more housing stock	No, policy does not increase displacement risks
HP45	Policies and regulations related to affordable housing should be consistent with the CWPPs and multi-county policies.	Supportive	No	N/A	No, policy should mitigate
HP46	Establish effective links with King County and other area cities to assess need and create housing opportunities for low-income and special needs households, and develop housing programs that address issues common throughout the region.	Supportive	No, policy mitigates	Yes, policy would accommodate additional housing stock to the city	No, policy would serve to offer stabilized housing options for communities of interest
HP47	Subject to availability of funds, participate in the production and periodic update of a housing needs assessment for the City and the region to ensure that policy is based upon a rational evaluation of housing needs and priorities.	Supportive	No	No, policy speaks to existing housing stock evaluation to access need/demand for additional housing stock	Unsure
HP48	Ensure equitable and rational distribution of affordable housing throughout the region that is compatible with land use, transportation, and employment locations.	Supportive	No	Yes, policy would accommodate additional housing stock to the city	No