

VII. Anti-displacement, racially disparate impacts, and exclusion in housing – policy options, recommendations, and strategies

This section focuses on policy and code changes the city could consider addressing and begins to undo the impacts of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing. These are new requirements that have been added to the Growth Management Act (GMA) and regional and countywide planning policies since the city last completed a major Comprehensive Plan update in 2015. This means that the current Housing Element does not address many of these issues at all, or only partially addresses them.

State and regional and countywide policy changes – displacement and racially disparate impacts

The following table outlines some of the changes to the Housing Element and regional and countywide planning policies primarily focused on displacement, racially disparate impacts, and exclusion in housing. Underlined language indicates that it is new language that has been adopted since the last Comprehensive Plan update.

As noted earlier in this report, the regional policies in VISION 2050 were adopted in October 2020. Housing Bill 1220, which modified Housing Element requirements, was adopted in May 2021. While VISION 2050 is not required to fully address each change to state law requirements for planning, it is likely that additional policy considerations would have been made if Housing Element changes were adopted first. Therefore, there are some areas that are now addressed at the state level that may not be included in regional or countywide planning policies.

Housing Element – RCW 36.70A.070(2)	<ul style="list-style-type: none"> • (e)(i-iii) - Includes new requirement to identify <u>local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: (i) Zoning that may have a discriminatory effect; (ii) Disinvestment; and (iii) Infrastructure availability.</u> • (f) Identify and implement <u>policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.</u> • (g) Identify <u>areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.</u> • (h) Establish <u>anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.</u>
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VISION 2050	<ul style="list-style-type: none"> • H-2 Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region. • H-12 Identify potential physical, economic, and cultural displacement of low- income households and marginalized populations that may result from planning, public investments, private redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible. • Ec-12 Identify potential physical, economic, and cultural displacement of existing businesses that may result from redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.
Countywide Planning Policies	<ul style="list-style-type: none"> • HO-5. d <u>Evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations.</u> • DP-39 <u>The County and cities should include measures in comprehensive plans, subarea plans, and development regulations that are intended to reduce and mitigate the impacts of displacement on marginalized residents and businesses as a result of development and redevelopment, particularly in regional, countywide, and other urban centers.</u> • ED-18 <u>Jurisdictions should identify the potential for physical, economic, and cultural displacement of existing locally owned, small businesses as a result of development or redevelopment and market pressure. Jurisdictions should consider a range of mitigation strategies to mitigate the impacts of displacement to the extent feasible.</u>

Policy Analysis

Report Objective 1: Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: zoning that may have a discriminatory effect; disinvestment; and infrastructure availability.

The Washington State Department of Commerce Racially Disparate Impacts guidance has been utilized to evaluate existing City of Mill Creek Housing policies which could result in racially disparate impacts, displacement, and exclusion in housing.

When evaluating existing Housing Element policies, the Department of Commerce suggests asking:

- Does the policy contribute to racially disparate impacts, displacement, or exclusion in housing? (For example: by making large areas of the city effectively “off-limits” to most types of housing except single-family houses?)
- 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?
- Does the policy provide protection to communities of interest from displacement?

The following table includes all housing policies and evaluates them for support of inclusive housing practices as follows:

Supportive = supports a valid housing approach which achieves the GMA Housing Element goal for housing.

Approaching = supports an inclusive housing approach but could use minor changes to address racially disparate impacts, displacement, or exclusion in housing.

Challenging = policy could use changes or modifications to meet GMA Housing Element goals

N/A = Not applicable

To provide a clear in-depth picture of each housing policy, the following table connects each policy to applicable housing issues⁴, discusses how it addresses said issue and offers options for modification, as well as how it connects to the GMA Housing Element and regional (Multi-County Planning Policies – MPP) and countywide planning policies (CPP). The policy evaluation also considers language which has been historically utilized to marginalize certain communities. This could be policies which speak to segregating certain housing types, enforcement policies which could impact those with lower incomes to a great extent, or references to things like “community character” or other vague phrases which could communicate exclusionary housing practices.

Policy	Policy evaluation and issue(s) it links to	How Policy Addresses Housing Issue – Options to Modify	Housing Element requirement, MPP or CPP implemented/partially implemented with current policy
HOUSING GOAL 1: Plan for affordable housing opportunities for all economic segments of the community.	Supportive policy - Racially disparate impacts and exclusion in housing.	Solid policy. The policy could be amended to make it clear that housing at different price points is not location dependent and that this will be supported throughout the city.	Housing Element – 36.70A.070(2)(a)(i),(2)(b)(2)(c), (2)(d)(i) and (iv) MPP - H-1, H-2, and H-9 CPP - HO-4
HOUSING GOAL 2: Plan for a wide variety of housing choices to accommodate all of the needs of the Mill Creek community.	Supportive policy - Racially disparate impacts and exclusion in housing.	Solid policy. The policy could be amended to make it clear that housing at different price points is not location dependent and	Housing Element – 36.70A.070(2)(a)(i), (2)(c), (2)(d)(i) and (iv) MPP - H-1, H-2, and H-9 CPP - HO-4

⁴ Housing issues such as racially disparate impacts, exclusion in housing, and displacement.

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		<p>that this will be supported throughout the city.</p> <p>Consider calling out housing types which provide home ownership opportunities. This includes single family detached homes, accessory dwelling units, and middle housing types.</p>	
HOUSING GOAL 3: Preserve the integrity of existing homes and neighborhoods.	Challenging policy - Racially disparate impacts and exclusion in housing.	<p>Depending on how it is implemented, this policy has the potential to challenge the city's ability to meet the range of housing needs in the city. As an example, preserving residential integrity may be a barrier to opening options for more affordable housing types, such as, duplexes or ADUs in residential zones. The term is undefined and may mean different things to different people and communities.</p>	<p>Housing Element - RCW 36.70A.070(2)(b)</p> <p>There does not appear to be any CPPs or MPPs which focus on this issue.</p>
RESIDENTIAL DEVELOPMENT GOAL 1: Ensure quality housing and a safe, healthful and aesthetically pleasing living environment for all residents of the community.	Approaching policy - Racially disparate impacts and exclusion in housing.	<p>Consider revising the goal to remove or better define terms such as safe and aesthetically pleasing. These terms mean different things to different people with different experiences and backgrounds. Many cultures may believe aesthetically pleasing neighborhoods might mean more dense housing while others may interpret this to mean single family homes on large lots. Safety in</p>	<p>There does not appear to be any Housing Element, CPPs or MPPs which focus on this issue.</p>

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		housing also often gets associated with lower density housing. The goal is to make sure that policies are very clear and represent the community goals.	
RESIDENTIAL DEVELOPMENT GOAL 2: Regulate residential development to ensure moderate, well-planned growth, which can be assimilated with minimal disruption and inconvenience to existing residents and facilities.	Policy not applicable for this analysis		
RESIDENTIAL DEVELOPMENT GOAL 3: Ensure that residential development occurs within a range of densities that preserves the existing housing stock, is compatible with surrounding land uses, and provides for a variety of housing types.	Approaching policy - Racially disparate impacts and exclusion in housing.	Consider modifying the policy to “Ensure that residential development occurs within a range of densities that preserves the <u>is incentivized to preserve existing housing stock during redevelopment, is compatible with surrounding land uses, and provides for a variety of housing types for different income levels.</u> Consider removing policy language, in some instances, regarding compatibility with surrounding land uses. Compatibility is a subjective term and over time communities and neighborhoods will change. If modified, this could assist with addressing displacement.	Housing Element - RCW 36.70A.070(2)(b)-(c) MPP – H-1, H-2, H-9 CPP - HO-1, HO-4
RESIDENTIAL DEVELOPMENT GOAL 4: Create well designed, compact medium and high	Supportive policy - Racially	Great policy. Could consider adding a reference to	Housing Element – 36.70A.070(2)(a)(i),

Policy	Policy evaluation and issue(s) it links to	How Policy Addresses Housing Issue – Options to Modify	Housing Element requirement, MPP or CPP implemented/partially implemented with current policy
density residential neighborhoods in appropriate locations, within close proximity to commercial areas that offer facilities, transit, and other urban services.	disparate impacts and exclusion in housing.	housing that is affordable to various income levels.	(2)(c), (2)(d)(i), (iii), and (iv), (2)(e)-(h) MPP - H-1, H-2, and H-9 CPP – DP-6
MIXED USE DEVELOPMENT GOAL 1: In areas where there is access to transit and opportunities for pedestrian activity, encourage compact, well-defined mixed-use neighborhoods with a strong sense of place.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. If the term “strong sense of place” is utilized, consider defining the term to ensure it is supportive of people and groups who may define differently define what a “strong sense of place” is.	Housing Element – 36.70A.070(2)(d)(iii) MPP - H-1, H-2, and H-9 CPP - DP-6
MIXED USE DEVELOPMENT GOAL 2: Mixed-use development shall include high-density residential uses integrated with retail uses, office uses and efficient and safe public open spaces/plazas appropriately sized for the development and the surrounding neighborhoods.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. Could consider adding a reference to housing that is affordable to various income levels.	Housing Element – 36.70A.070(2)(d)(iii) MPP - H-1, H-2, and H-9 CPP - DP-6
MIXED USE DEVELOPMENT GOAL 3: Design mixed-use development with pedestrian connections and convenient access to transit facilities, resulting in reduced vehicle trips and a more walkable, livable environment.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. If affordability could be included as a component of this policy it could highlight how the city invests in neighborhoods of varying housing types <u>and</u> <u>income levels</u> which is great for housing equality.	Housing Element – 36.70A.070(2)(d)(iii) MPP - H-1, H-2, and H-9 CPP - DP-6
MIXED USE DEVELOPMENT GOAL 4: Integrate mixed-use development with adjacent existing residential neighborhoods and the natural environment.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. This policy supports not segregating different types of housing in different parts of the city with provides more equitable outcomes. Policy would be stronger if it included an affordability component such as “Integrate mix-use development, which	Housing Element – 36.70A.070(2)(a)(i), (2)(c), (2)(d)(i), (iii), and (iv), (2)(e)-(h) MPP - H-1, H-2, and H-9 CPP – DP-6

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		provides housing to those with low, very low, extremely low, and moderate-incomes with adjacent existing residential neighborhoods and the natural environment.	
MIXED USE DEVELOPMENT GOAL 5: Utilize buffers or other design features to ensure that mixed-use development is compatible with adjacent land uses.	Policy not applicable for this analysis		
MIXED USE DEVELOPMENT GOAL 6: Encourage development that incorporates green building practices, includes efficient infrastructure design, and provides a variety of housing opportunities and choices available to a range of income levels, family sizes and lifestyles.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. Could consider expanding this policy so it applies to all housing development, not just mixed use.	Housing Element – 36.70A.070(2)(a)(i), (2)(c), (2)(d)(i), (iii), and (iv), (2)(e)-(h) MPP - H-1, H-2, and H-6 CPP – HO-4, DP-6
MIXED USE DEVELOPMENT GOAL 7: Review the zone districts to determine if mixed use development is appropriate, especially in areas of the City likely to redevelop in the next 20 years.	Policy not applicable for this analysis		
EAST GATEWAY VILLAGE GOAL 1: Create a well-designed Urban Village that is pedestrian friendly and transit oriented.	Policy not applicable for this analysis		
EAST GATEWAY VILLAGE GOAL 2: Create a strong identity for the Urban Village that includes a diverse mix of marketable commercial, public, institutional uses and residential densities.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. Consider adding an affordability component to this policy. It could highlight how the city provides housing for all income levels which is great for housing equality.	Housing Element – 36.70A.070(2)(d)(iii) MPP - H-1
EAST GATEWAY VILLAGE GOAL 4: Create an Urban Village that incorporates and complements existing land uses and residential neighborhoods within the planning area and minimizes negative environmental impacts.	Approaching policy - Racially disparate impacts and	Considering revising policy to read “Create an Urban Village that incorporates and complements existing land uses and residential	Housing Element – 36.70A.070(2)(d)(iii) MPP - H-1 CPP-HO-1, DP-6

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	exclusion in housing.	neighborhoods within the planning area and <u>mitigates</u> minimizes negative environmental impacts. This would remove subjective language which is up for interpretations and could mean something different to different people and communities.	
EAST GATEWAY VILLAGE GOAL 5: Incorporate medium and high density residential neighborhoods to create a “critical mass” to support commercial services within the Urban Village.	Supportive policy - Racially disparate impacts and exclusion in housing.	Great policy. If other policies are modified to address affordability levels, then this policy should not have to be adjusted to bring in housing affordability. One consideration would be to modify the policy to read “Incorporate medium and high density residential neighborhoods to create a <u>“critical mass”</u> to support commercial services within the Urban Village. The term “critical mass” is subjective and probably not necessary.	Housing Element – 36.70A.070(2)(a)-(d) MPP – H-1, H-2, and H-6 CPP – HO-4
RESIDENTIAL POLICY 1.01: Maintain the residential character of the City by providing a range of residential densities while maintaining and enhancing the City as a predominantly single-family residential community.	Challenging policy - Racially disparate impacts and exclusion in housing.	Residential character means different things to different people and communities. Consider removing this from the policy. In addition, the city already provides a variety of housing types and will be required to plan for a greater variety in all areas	Current policy does not really align with Housing Element or CPP/MPP.

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		<p>of the city as part of this update.</p> <p>The policy, as currently worded, could be interpreted to lead to exclusionary housing practices. This policy could be refreshed to remove ambiguous language, reflect actual housing types in the city, and look forward to what the city is supporting as it grows.</p>	
RESIDENTIAL POLICY 1.02: Continue to implement the original Planned Residential Development master plan adopted by Snohomish County, and by the City upon incorporation, where appropriate. Amendment requests to the original Master Plan land use designations shall be evaluated for consistency with the appropriate land use locational criteria set forth in the Land Use Element.	Policy not applicable for this analysis		
RESIDENTIAL POLICY 1.03: The City's existing residential development pattern is configured with the higher densities located along the SR 527 corridor, north of the Town Center and south of the Gateway shopping center. Medium to low densities are dispersed to established residential neighborhoods or higher intensity activity areas. If the City expands, continue this pattern of higher densities locating near designated neighborhood centers.	Approaching policy - Racially disparate impacts and exclusion in housing.	This policy could be updated to reflect current growth patterns. It should also be updated to better implement having mixed housing types in residential neighborhoods at least to the extent of implementing HB 1110 and 1337.	<p>Housing Element – 36.70A.070(2)(b)-(c)</p> <p>MPP – H-1, H-2, and H-6</p> <p>CPP – HO-4</p>
RESIDENTIAL POLICY 1.04: Ensure that new residential development is compatible with surrounding land uses in height, scale and design and is in character with the high quality of development in the City. Incorporate design guidelines and strategies such as those	Approaching policy - Racially disparate impacts and exclusion in housing.	The current policy could exclude new policies being put in place to implement HB 1110, HB 1337, or for providing more middle housing options.	State laws and regional and countywide planning policies are not focused on compatibility issues.

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included in the City’s Development Code (Chapter 17.34) into the design of new subdivisions.		<p>While it is important to provide compatibility, it shouldn’t come at the cost of not adapting as the city grows. Consider the following policy change:</p> <p>Ensure that new residential development is compatible with surrounding land uses in height, scale and design and is in character with the high quality of development in the City. To mitigate the impacts of development or redevelopment adjacent to existing neighborhoods,</p> <p>Incorporate design guidelines and strategies such as those included in the City’s Development Code (Chapter 17.34) into the design of new subdivisions <u>and development.</u></p>	
RESIDENTIAL POLICY 1.05: Mixed Use/High-Density residential land uses of up to 24 dwelling units per acre are appropriate between Seattle Hill Road and 173rd Street SE on the east side of SR 527 and just south of 146th Street SE on the west side of SR 527. Housing types associated with this density category should include multifamily attached housing in the form of condominiums, apartments and townhouses. Single-family attached and detached are also appropriate housing types. Multifamily residential uses planned to front on the primary access road are encouraged to provide office and/or retail uses on the ground floor with residential units above. This mixed-use approach is intended to	<p>Policy not applicable for this analysis.</p> <p>Densities will be reviewed, however, as part of the comprehensive plan update.</p>		

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blend the office and commercial uses into the primary street corridor of surrounding residential neighborhoods. High-density residential developments that include ground floor retail or office uses may achieve a maximum residential density of 30 dwelling units per acre.			
RESIDENTIAL POLICY 1.06: Medium and high density residential development is allowed within the East Gateway Urban Village situated on the south side of the SR 96 corridor east of 35th Avenue SE and west of Seattle Hill Road. In the area adjacent to existing low density land uses to the south, residential development should be appropriately scaled to ensure compatibility with the existing residences. High density residential above retail and/or offices uses shall be encouraged in the areas designated on the development plan as mixed-use.	Policy not applicable for this analysis. Densities will be reviewed, however, as part of the comprehensive plan update.		
RESIDENTIAL POLICY 1.07: The current site of the Pacific Topsoils operation, located east of 35th Avenue SE is suitable for medium-density residential development. Representative housing types include multifamily attached units, townhouses and single-family units on smaller lots with densities ranging between 5 and 12 dwelling units per acre.	Policy not applicable for this analysis. Densities will be reviewed, however, as part of the comprehensive plan update. Note that some of the housing types listed in this policy may not align with the densities provided for.		
RESIDENTIAL POLICY 1.08: Provide low-density residential development that does not exceed		Note: This policy can be removed. It does not align	

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four (4) units per acre in single-family residential neighborhoods. Single-family detached and attached uses are typical low-density residential housing types.		with current residential allowed densities. The city will also need to work in allowances for ADUs and multi-unit housing in residential zones.	
RESIDENTIAL POLICY 1.09: Consider establishing future land use designations on properties in the City's MUGA that currently do not have designations.	Policy not applicable for this analysis.		
RESIDENTIAL POLICY 1.10: Coordinate future development adjacent to 35th Avenue SE, Seattle Hill Road, and SR 96 with any planned transportation improvements to the roadways and the Streetscape Element of the Comprehensive Plan.	Policy not applicable for this analysis.		
<p>RESIDENTIAL POLICY 1.11: Require appropriately sized property buffers along the peripheral boundaries of residential development if the proposed development is a higher density than the existing development. These vegetated areas provide neighborhood and development identity; provide wildlife habitat corridors; provide pedestrian linkage to other residential developments and activity areas and protect residential areas from visual and audible disturbances. Where appropriate, use topographic change and natural areas to separate developments and to reinforce this identity.</p> <p>Require future residential development to be planned and designed to accomplish an identifiable neighborhood character. Require entrances to residential areas to be clearly identifiable and aesthetically pleasing. Design arterial and collector streets in residential areas to include roadway buffers consistent with the Streetscape Element to provide consistent streetscape character with the</p>	Approaching policy - Racially disparate impacts and exclusion in housing.	<p>Consider removing the term “accomplish an identifiable neighborhood character”.</p> <p>This is another term that is subjective and means different things to different people and communities.</p>	State laws and regional and countywide planning policies are not focused on compatibility issues.

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existing developed areas of the City. When developing neighborhoods, preserve elements of environmentally sensitive areas, existing vegetation and natural grades, underground utilities, building mass in scale with lot sizes, safe and efficient pedestrian and vehicular circulation and useable open space.			
RESIDENTIAL POLICY 1.12: Require the design of new residential developments to be compatible with similar uses and structures located within the subdivision or development as well as with adjacent developments. Measure compatibility in terms of structural mass, exterior building materials, landscaping and screening, vehicular and pedestrian circulation and similar restrictive covenants where appropriate.	Approaching policy - Racially disparate impacts and exclusion in housing.	<p>This is another policy the city should consider modifying. The city may be planning for greater allowance of middle housing and ADUs that may not be located on adjacent developments.</p> <p>In addition, the Comprehensive Plan is forward looking and therefore basing future development on what is existing may not align with planning goals. Ok to have design standards, but they shouldn't limit providing for housing types needed to meet Housing Element requirements of regional or countywide planning policies.</p>	State laws and regional and countywide planning policies are not focused on compatibility issues.
RESIDENTIAL POLICY 1.13: Locate group homes, congregate care facilities, day care centers and like uses in appropriate areas consistent with the locational criteria so as to be compatible with surrounding residential neighborhoods.	Please see Commerce checklist for state requirements for locational criteria. Has been amended since last		Housing Element – 36.70A.070(2)(c)

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	comprehensive plan update.		
<p>TOWN CENTER POLICY 3.01: The Town Center site is located generally south of an extension of 149th Street SE, west of SR 527 and east of the North Creek Greenway. The Town Center is a well-designed mixed-use development that establishes an extension of the existing commercial area along the SR 527 corridor. Town Center is a pedestrian and transit friendly development, with pedestrian linkages to existing neighborhoods, the original commercial along the SR 527 corridor and the North Creek Trail. To this end, the Town Center Design Guidelines were adopted by the City Council (originally adopted in 1997, and subsequently amended in 2000 and 2003). The primary goals of the Town Center Design Guidelines are as follows:</p> <ul style="list-style-type: none"> • Maintain density and a diverse mix of uses in the center. • Encourage a Town Center that is strongly pedestrian oriented and transit friendly. • Preserve a strong identity for the Mill Creek Town Center. • Maintain places that provide for the needs of a diverse population of different ages. • Integrate the Town Center with existing commercial development and the surrounding natural environment. <p>The Design Guidelines control the aesthetic components of the Town Center including site design and site features, landscaping, building architecture, public plazas, streets, sidewalks, parking areas and signage.</p> <p>Implementation of this policy has occurred through the application of the Planned</p>	<p>Policy not applicable for this analysis as Master Plan has already been implemented and Town Center has been built out.</p>		

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Community Business zone district, which requires a Master Development Permit for the development of the site.			
<p>EAST GATEWAY URBAN VILLAGE POLICIES</p> <p>4.01: The East Gateway Urban Village is located generally south of 132nd Street SE between 35th Avenue SE and Seattle Hill Road. The primary goals of the East Gateway Urban Village are as follows:</p> <ul style="list-style-type: none"> • Encourage density and a diverse mix of uses in the center. • Create a strongly pedestrian oriented and transit friendly development. • Create strong identity for the East Gateway Urban Village. • Encourage the development of a sustainable neighborhood supported by a diversity of businesses and types of residential development. • Create a safe and efficient transportation network through the entire site to move goods and services as well as customers, employees, and residents. The transportation network shall have controlled access points onto SR 96 and Seattle Hill Road in accordance with access management policies in the Transportation Element. • Create places that provide for the needs of a diverse population of different ages. • Provide for adequate buffers and trails around the perimeter of the East Gateway Urban Village to enhance pedestrian connectivity between uses while minimizing impacts to existing surrounding uses. • Protect the existing adjacent property uses by developing design guidelines that incorporate design techniques such as limiting 	Approaching policy - Racially disparate impacts and exclusion in housing.	<p>Consider adding to this policy to address jobs/housing balance, providing housing for different income levels, and options to incentivize or require affordable housing.</p> <p>These could be policy options to help support the amount of affordable housing types below 80 percent AMI that the city will be planning for as part of the comprehensive plan update. It would also implement new Housing Element requirements to a greater degree.</p>	<p>Housing Element – 36.70A.070(2)(a)(i), (2)(c), (2)(d)(i), (iii)</p> <p>MPP - H-1, H-2, and H-6</p> <p>CPP – DP-6</p>

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<p>light from spilling onto adjacent properties and limiting building heights.</p> <p>Realization of these goals will occur through the application of the East Gateway Urban Village zone district, which requires a Master Development Permit for the development of the site. One of the requirements of the Master Development Permit is consistency with the Design Guidelines, which will control the aesthetic components of the site design and site features including but not limited to; landscaping, building architecture, public plazas, streets, sidewalks, parking areas and signage.</p>			
<p>EAST GATEWAY URBAN VILLAGE POLICIES</p> <p>4.02: Require an urban character in the design of the East Gateway Urban Village with a wide mix of uses that generally cater to the local residents in the City and its MUGA. Coordinate the building design, signage, lights and landscaping to enhance the character of the East Gateway Urban Village. Public places for people of all ages to gather such as a public park, plaza, a village green or square, or a fountain should be the focal point.</p>	<p>Policy not applicable for this analysis.</p> <p>However, consider defining what character means or utilize different terminology.</p>		
<p>EAST GATEWAY URBAN VILLAGE POLICIES</p> <p>4.03: Encourage mixed-use buildings with residences or offices over first floor commercial and orient these buildings toward the public realm of streets and open spaces whenever possible.</p>	<p>Policy not applicable for this analysis.</p>		
<p>EAST GATEWAY URBAN VILLAGE POLICIES</p> <p>4.05: Incorporate dense, high quality housing types at various scales in the East Gateway Urban Village, with up to three stories allowed adjacent to existing residential development outside the East Gateway Urban Village and up to four stories of housing over one-story of ground floor retail/office allowed otherwise.</p>	<p>Supportive policy - Racially disparate impacts and exclusion in housing.</p>	<p>Great policy. Consider adding an affordability component to this policy. It could highlight how the city provides housing for all income levels which is great for housing equality.</p>	<p>Housing Element – 36.70A.070(2)(d)(iii)</p>

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EAST GATEWAY URBAN VILLAGE POLICIES 4.06: Incorporate sustainable design principles such as those set forth in Leadership in Energy and Environmental Design (LEED) certification requirements in the design of neighborhoods, buildings, streets and stormwater facilities in the designated East Gateway Urban Village. Said design principles shall focus on pedestrian-scale neighborhoods, a strong relationship of buildings and open space to the public realm of streets, connectivity to surrounding uses, high quality aesthetic design, and compatibility with adjacent uses.	Policy not applicable for this analysis.		
HOUSING POLICY 1.01 Work with the development community to encourage affordable housing within the City.	Supporting policy - Racially disparate impacts and exclusion in housing.	Great policy. Consider updating with language that reflects updates to the Housing Element more closely. Also consider how the city will encourage affordable housing.	Housing Element – 36.70A.070(2)(c), (2)(d)(i), (iii). MPP - H-1, H-2, and H-6 CPP – HO-4
HOUSING POLICY 1.02 Cooperate with surrounding jurisdictions and the County to provide housing for all economic segments of the community.	Supporting policy - Racially disparate impacts and exclusion in housing.	Great policy	This is more of a regional policy.
HOUSING POLICY 1.03 Work with Snohomish County and other cities and towns in the County to develop a methodology that fairly allocates affordable housing throughout the County.	While this is an important policy, it is not applicable for this analysis.		
HOUSING POLICY 1.04 Pursue strategies that encourage a variety of housing choices to be developed. Examples of the types of housing that will be considered are accessory dwelling units, congregate care facilities, retirement homes, mixed-use development, multifamily complexes, inclusionary zoning, manufactured housing and homesharing.	Supporting policy - Racially disparate impacts and exclusion in housing.	Consider modifying to align with updated Housing Element. Also, consider what those strategies might be so there is an implementation strategy.	Housing Element – 36.70A.070(2)(b), (c), (2)(d)(i), (iii). MPP - H-1, H-2, and H-6 CPP – HO-4

Policy	Policy evaluation and issue(s) it links to	How Policy Addresses Housing Issue – Options to Modify	Housing Element requirement, MPP or CPP implemented/partially implemented with current policy
HOUSING POLICY 1.05 Strive to accommodate the special needs of various segments of the community including the elderly, developmentally disabled, physically handicapped and others with housing needs. Support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.	Supporting policy - Racially disparate impacts and exclusion in housing.	Great policy. Consider adding some action to the policy so it is well understood what the city is going to do to achieve this policy.	
HOUSING POLICY 1.06 Take steps to ensure that development regulations and housing policies will preserve existing residential neighborhoods.	Challenging policy - Racially disparate impacts and exclusion in housing.	It is difficult to understand how this policy fits in with providing a variety of densities and housing types throughout the city. Could consider modifying to make it clear that in Mill Creek, residential neighborhoods include providing for a variety of different housing types. That would more reflect current conditions and be more consistent with new state laws, including HB 1337.	Current policy does not appear to align with the Housing Element or regional or countywide planning policies.
HOUSING POLICY 1.07 Consider the effect new regulations will have on existing residential neighborhoods as well as the impact on future construction within the community, prior to enacting changes in the zoning and development codes.		It is difficult to understand what this policy means or how it would be implemented. Consider removing this policy or modifying it to provide clarity.	
HOUSING STRATEGY 1: Participate in regional discussions on how to plan for adequate affordable housing for very low, low, moderate and middle income households consistent with the Countywide Planning Policies. The City's participation in the Alliance for Housing Affordability provides opportunities to work toward a common, regional goal of a wider	While this is an important policy, it is not applicable for this analysis.		

Policy	Policy evaluation and issue(s) it links to	How Policy Addresses Housing Issue – Options to Modify	Housing Element requirement, MPP or CPP implemented/partially implemented with current policy
variety of housing choices countywide. Participate in the development of any countywide monitoring program that will determine the countywide status of housing.			
HOUSING STRATEGY 2: As a part of the implementation of the Comprehensive Plan, continue to consider zoning mechanisms and development standards that can increase density in appropriate areas. These mechanisms include compact development, minimum densities for selected residential zone districts, planned residential development, zero lot line development and density bonuses for up-zoning. Most of these mechanisms are available in the City's development regulations and have been used in the SR 527 Corridor Subarea, as well as other areas in the City.	Supporting policy - Racially disparate impacts and exclusion in housing.	Great policy. Can be used as a policy to support providing for a variety of housing types at various income levels.	Housing Element – 36.70A.070(2)(a)(b), (c), (2)(d)(i), (iii). MPP - H-1, H-2, and H-6 CPP – HO-4
HOUSING STRATEGY 3: Continue to include provisions in the zoning code to implement strategies that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwelling units and inclusionary zoning.	Supporting policy - Racially disparate impacts and exclusion in housing.	Great policy.	Housing Element – 36.70A.070(2)(b), (c), (2)(d)(i), (iii). MPP - H-1, H-2, and H-6 CPP – HO-4

Additional policy areas to meet new requirements

In addition to demonstrating how existing housing policies meet or could be modified to address new or existing requirements, there are areas where the city may need to add additional goals and policies. The following areas should be reviewed:

- Through Snohomish County Tomorrow (SCT), the City of Mill Creek will receive a housing unit allocation, broken down by income band. The city may want to develop policies affirmatively outlining how that housing capacity provides for the existing and projected housing needs (See RCW 36.70A.070(2)(a)). This may include policy support for different programs, such as Multi-Family Tax Exemption (MFTE), which can be utilized to provide housing that is affordable to people at different ranges of Area Median Income (AMI).

- The current Housing Element does provide policy support for providing emergency housing, emergency shelters, and permanent supportive housing. However, there will actually be an allocation for these uses from SCT which the city will have to plan for. Policy support will need to be matched up with new state laws (HB 1220), which require that indoor emergency shelters and indoor emergency housing be allowed in any zones in which hotels are allowed.
- The current Housing Element does not include policies, other than housing preservation, focused on displacement. While displacement is not a large issue for the city, both displacement of businesses resulting from redevelopment and displacement due to higher rents, will occur. Options to address displacement could include programs for tenant protections, land disposition policies, inclusionary zoning, or incentives to provide more affordable housing options. (See RCW 36.70A.070(2)(h)).
- New policy or policies should be developed to focus on “...programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations.” (RCW 36.70A.070(d)(ii))
- New or revised housing policies should provide support for providing capacity for all of the following: “...government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.” (RCW 36.70A.070(c))

Note that where new goals and policies are identified, it is understood that new programs or development regulations may be required. The following outlines topical areas where new goals and policies may be warranted. Specific policy language should align with how the city plans to implement new policy direction.

Code options to implement new or revised housing policies

As a follow-up to this report, a suite of code options to implement new housing requirements will be developed. This will provide the city a menu of strategies that could be utilized as part of the 2024 comprehensive plan update.

This will include options that focus on development of larger parcels as well as options focused on redevelopment of lots with existing single-family homes. This will also include analysis on [HB 1337](#) and [HB 1110](#), which passed during the 2023 legislative session and requires the city to permit two Accessory Dwelling Units on each residential lot (except in limited circumstances).