

in the development of the Master Planned Development district, to build housing types that are likely to be available at affordable prices. Overcoming these potential barriers is discussed further in the Land Capacity Analysis section. The Town should monitor new residential and mixed-use development and, as appropriate, consider incentives and new and existing partnerships with the county and affordable housing development community to encourage more affordable housing choices if the housing targets by income band are not on track to be met.

Evaluation of Policies

Racially disparate impacts, displacement, and exclusion in housing may occur or be perpetuated by the goals and policies in the Housing Element. This section utilizes the policy evaluation framework recommended by the Department of Commerce to identify policies that may require revision as part of this update. Other elements should be revised as needed to ensure consistency with the policy evaluation and revisions to the Housing Element.

Figure 4.25: Policy Evaluation Framework

Criteria	Evaluation
The policy is valid and supports meeting the identified housing needs. The policy is needed and addresses identified racially disparate impacts, displacement and exclusion in housing.	S - Supportive
The policy can support meeting the identified housing needs but may be insufficient or does not address racially disparate impacts, displacement and exclusion in housing.	A - Approaching
The policy may challenge the jurisdiction’s ability to meet the identified housing needs. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and burdens imposed by the policy.	C - Challenging
The policy does not impact the jurisdiction’s ability to meet the identified housing needs and has no influence or impact on racially disparate impacts, displacement or exclusion.	NA – Not Applicable

Figure 4.26: Policy Evaluation

Policy	Evaluation	Why?
<p>Neighborhood Identity: Housing will enhance Steilacoom's small town atmosphere by promoting the retention of unique neighborhood identities and characteristics.</p>	<p>Challenging</p>	<p>The implementation of this goal has the potential to inhibit the development of housing meeting the allocated needs by income band on the grounds that it is not consistent with neighborhood identity and characteristics.</p>
<p>New housing developments shall be sited and designed to be compatible with the surrounding neighborhood and enhance natural characteristics of the land.</p>	<p>Approaching</p>	<p>This policy can support new housing development to meet Town needs, but may not sufficiently address racially disparate impacts, displacement, or exclusion.</p>
<p>Within the Town's Historic District, design review shall emphasize preservation of or compatibility with architectural styles found within the District and the surrounding neighborhood.</p>	<p>Approaching</p>	<p>This policy establishes the priorities of design review within the Historic District but does not adequately address the cost of design review as a barrier to meeting housing needs.</p>
<p>The Town shall strive to maintain its Certified Local Government designation.</p>	<p>N/A</p>	<p>This policy does not impact the Town's ability to meet its allocated housing needs.</p>
<p>Housing development within the Master Planned Development Area will be integrated with commercial development in accordance with an approved site plan. A mix of housing types within the Master Planned Development is encouraged.</p>	<p>Supportive</p>	<p>This policy is needed to guide the development of the MPD area and is supportive of allowing a mix of housing types to meet the Town's housing needs.</p>
<p>Households and Community: Residential areas should promote a sense of community in residents.</p>	<p>Challenging</p>	<p>This policy's wording is non-specific to the point that it may challenge the ability to address racially disparate impacts, displacement, and exclusion in housing if not made clearer.</p>
<p>The Town recognizes the importance that public facilities and improvements such as streets, sidewalks, parks and schools play in maintaining and enhancing the livability of residential neighborhoods. Public facilities and improvements should be sited and designed to enhance the neighborhoods where they are located whenever possible.</p>	<p>Approaching</p>	<p>Public investments in these facilities can support meeting identified housing needs, but must be undertaken so as not to lead to displacement of low-income residents.</p>
<p>New residential developments should be designed to incorporate elements such as common open spaces,</p>	<p>Approaching</p>	<p>This policy supports equitable development, but</p>

Policy	Evaluation	Why?
recreational areas, and sidewalks to provide residents with opportunities to live and play together.		does not address the potential of increased costs resulting from the policy impacting the development of needed low- and moderate-income housing.
New residential developments should be designed to provide its residents with opportunities for physical activity, including walking and bicycling paths.	Approaching	This policy may add costs to developing new housing, but can be made more equitable with an emphasis on retrofitting existing development.
The Town’s regulations shall encourage a range of residential development types including retirement facilities.	Supportive	This policy supports meeting the Town’s identified housing needs.
New residential development shall incorporate low impact development techniques including bioretention, green roofs, permeable pavement and similar techniques.	Supportive	This policy is needed to ensure all developments support proper stormwater management.
Housing Affordability: The Town will encourage the availability of housing for all existing and projected economic segments of the community, with the goal of satisfying at least 25% of the Town’s twenty-year population growth allocation through housing affordable to those earning 80% or less of the countywide median income.	Approaching	This goal explicitly supports meetings the Town’s housing needs, but must be updated to reflect the 2044 housing unit growth targets.
The Town recognizes the fact that the existing housing stock is an important source of affordable housing units. The housing element will establish provisions to preserve the existing housing stock through repair, maintenance, and rehabilitation.	Supportive	This policy is valid and supportive of maintaining existing affordable housing stock.
Development regulations and standards should avoid unnecessary barriers to the renovation and improvement of existing homes built to previous Town standards.	Supportive	This policy is valid and supportive of maintaining existing affordable housing stock.
Development regulations should respond to the housing needs of community residents and those who cannot afford or do not choose to live in single family housing.	Supportive	This policy directly supports meeting identified housing needs in Town.
Group homes, modular homes, assisted living facilities, accessory dwelling units, and similar nontraditional housing types shall be allowed whenever these units can be designed and maintained to be compatible with the surrounding neighborhood and community.	Supportive	This policy is valid and supports meeting identified housing needs.
Development regulations and standards should provide flexibility to allow single family homes to be built on lots platted to previous Town standards. Issues such as maximum lot coverage and setbacks should be included within the regulations to ensure that these infill homes will not detract from the character of the surrounding neighborhood.	Approaching	This policy can support meeting identified housing needs, but could benefit from including middle housing and ADUs.

Policy	Evaluation	Why?
The Town should consider all available local, county, state, and federal funding opportunities and private resources in the development of affordable housing and should participate in the regional or countywide coordination of housing related plans and programs.	Supportive	This policy supports meeting affordable housing needs through pursuing funding and regional planning.
The Town shall maintain an inventory of surplus public lands that may be suitable for use by nonprofit housing providers to use for affordable housing. The Town shall consider affordable housing needs and opportunities associated with properties described in the inventory before disposing of them.	Supportive	This policy addresses identified housing needs, displacement, and exclusion in housing.
The Town shall periodically monitor and assess progress toward meeting its 20-year population allocation using the available data and analyses provided by federal, state, and Town sources.	Approaching	This policy may benefit from inclusion of consideration for displacement and exclusion in its impacts.
The Town shall comply with all federal and State anti-discrimination and housing laws. The Town shall treat all residential structures occupied by persons with handicaps in the same manner as all other similarly situated residential structures occupied by a family or other unrelated persons.	Supportive	This policy is valid and addresses exclusion in housing.
The Town shall explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing, including: Dedication or sale at less than market value of surplus land for affordable housing projects. Identification of opportunities to assemble, reutilize, and redevelop existing parcels. Review and streamlining of development standards and regulations to advance public benefit, provide flexibility, and minimize housing costs.	Supportive	This policy is valid and supports meeting the Town's identified housing needs.

Goals are indicated in **bold** text. Associated policies are listed below each goal.

Policy Revisions

Based on the evaluation of policies in Figure 4.26, revisions to existing policies and addition of new policies are necessary to address potential racially disparate impacts, displacement, and exclusion identified in this element and to establish anti-displacement policies. Policy revisions made in the 2024 Periodic Update are documented in Figure 4.27.

Figure 4.27: Policy Revisions and Additions

Existing Policy	Revised or New Policy
Neighborhood Identity: Housing will enhance Steilacoom's small town atmosphere by promoting the retention of	Neighborhood Identity: Housing will enhance Steilacoom's small town atmosphere by promoting the compatibility of needed housing

unique neighborhood identities and characteristics.	development in scale and form with neighborhood identities and characteristics.
New housing developments shall be sited and designed to be compatible with the surrounding neighborhood and enhance natural characteristics of the land.	New housing developments shall be sited and designed to be compatible in scale and form with the surrounding neighborhood and enhance natural characteristics without displacing existing housing.
Within the Town's Historic District, design review shall emphasize preservation of or compatibility with architectural styles found within the District and the surrounding neighborhood.	Within the Town's Historic District, design review should minimize added costs to development while emphasizing preservation of or compatibility with architectural styles found within the District and the surrounding neighborhood.
Households and Community: Residential areas should promote a sense of community in residents.	Households and Community: Residential areas should promote a sense of community in residents through pedestrian and recreation infrastructure, environmental stewardship, and a range of available housing types.
The Town recognizes the importance that public facilities and improvements such as streets, sidewalks, parks and schools play in maintaining and enhancing the livability of residential neighborhoods. Public facilities and improvements should be sited and designed to enhance the neighborhoods where they are located whenever possible.	The Town recognizes the importance that public facilities and improvements such as streets, sidewalks, parks and schools play in maintaining and enhancing the livability of residential neighborhoods. Public facilities and improvements should equitably enhance the neighborhoods where they are located through their design and distribution across the Town.
New residential developments should be designed to incorporate elements such as common open spaces, recreational areas, and sidewalks to provide residents with opportunities to live and play together.	New residential developments should be encouraged to incorporate elements such as common open spaces, recreational areas, and sidewalks, or to take advantage of such features that may already exist, to provide residents with opportunities to live and play together.
New residential developments should be designed to provide its residents with opportunities for physical activity, including walking and bicycling paths.	New residential developments should be designed to provide residents with opportunities for physical activity, including walking and bicycling paths, and such improvements should be equitably added to existing areas to address disinvestment in historically disinvested neighborhoods.
Housing Affordability: The Town will encourage the availability of housing for all existing and projected economic segments of the community, with the goal of satisfying at least 25% of the Town's twenty-year population growth allocation	Housing Affordability: The Town will make adequate provisions for the availability of housing for all economic segments of the community, in accordance with the Town's allocated need for 64% of new housing through 2044 to be affordable to

through housing affordable to those earning 80% or less of the countywide median income.	those earning 80% or less of the area median income.
Development regulations and standards should provide flexibility to allow single family homes to be built on lots platted to previous Town standards. Issues such as maximum lot coverage and setbacks should be included within the regulations to ensure that these infill homes will not detract from the character of the surrounding neighborhood.	Development regulations and standards should provide flexibility to allow single family homes, accessory dwelling units, and middle housing to be built on lots platted to previous Town standards. Issues such as maximum lot coverage and setbacks should be included within the regulations to ensure that infill development is compatible in scale and form with the surrounding neighborhood.
The Town shall periodically monitor and assess progress toward meeting its 20-year population allocation using the available data and analyses provided by federal, state, and Town sources.	The Town shall periodically monitor and assess progress toward meeting its 20-year population allocation by income segment using available data and analyses provided by federal, state, and Town sources. Such assessments should also include a review of indicators of displacement and exclusion in housing.
None	Development regulations and standards should provide appropriate restrictions on the use of existing housing for short-term rentals to preserve the Town's supply of existing affordable housing for long-term rental or owner occupancy.
None	The Town will share information on and support regional and state rental assistance programs, homeownership and foreclosure education and counseling programs such as those offered through the Washington State Housing Finance Commission, and the Pierce County home repair and rehabilitation assistance program.

Strategies to Meet Existing and Future Housing Needs

Local Strategies

Adequate Land Designated for Housing

The Growth Management Act requires that the housing element identify "sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities." All of these types of housing can be built on land designated for residential uses in Steilacoom. Government-assisted single family and duplex units, and manufactured housing are permitted on any land zoned for residential use.