



**CITY OF BLACK DIAMOND**  
**April 12, 2016 Special Joint Meeting Agenda**  
**City Council and Planning Commission**  
25510 Lawson St., Black Diamond, Washington

**6:30 P.M. – CALL TO ORDER, FLAG SALUTE, ROLL CALL**

**WORK SESSION -**

1. City's Comprehensive Plan Update
  - a. Review of the Housing Element
  - b. Public Comment

**ADJOURNMENT:**

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## Housing Element

### Introduction

This Housing Element is the City's policy guide to provide for available, affordable, and adequate housing for all persons across the economic and social spectrum consistent with the character of our community. The Housing Appendix provides information describing the inventory and analysis of housing and forecasts future demands as well as implementation strategies for achieving housing goals.

The Growth Management Act states that the Housing Element of the Comprehensive Plan must recognize "the vitality and character of established neighborhoods" and must provide that it:

- Includes an inventory and analysis of existing and projected housing needs.
- Includes a statement of goals, and policies for the preservation, improvement, and development of housing.
- Identifies sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

### Context and Strategies

Black Diamond is committed to plan for and accommodate future population growth which includes providing for the housing needs of all segments of the population, such as those with low incomes or special needs (young families, seniors, disabled persons, etc.). Understanding how the housing supply affects Black Diamond's land use and commute patterns, economy, and environment is important in taking a holistic approach to planning for future growth.

The City can be instrumental in facilitating a range of housing options to meet the varied needs of all residents by ensuring diversification of housing types such as single-family residences, duplexes, townhomes, apartments, and condominiums through new construction and rehabilitation.

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Housing correlates directly with economic sustainability and jobs because if there are no affordable housing options near jobsites, then employers find it difficult to recruit and retain employees. Limited housing choices create long commute times for Black Diamond teachers, police officers, firefighters, and service employees who are forced to live elsewhere to obtain the housing they desire at an affordable cost.

Almost 90% of Black Diamond's housing stock consists of single family detached structures. A large portion of these structures are aging and there are few available units for low income earners or those with special needs.

The City is expecting robust growth over the next decade. At full build-out, the two approved Master Planned Developments (MDPs), Lawson Hills and The Villages, have planned to construct an additional 6,050 housing units in Black Diamond by 2026. These new developments make it even more important for the City to periodically monitor its housing supply to ensure the housing needs of all people are being met, especially with regard to affordable housing provisions.

The following goals and policies are intended to ensure suitable, decent, affordable, and alternative housing options for families, seniors, and persons with disabilities or other medical conditions in our community.

***City of Black Diamond Housing Policies***

**Goal** Ensure adequate housing for all current and future residents of Black Diamond by achieving and maintaining high quality housing and neighborhoods.

**Policy H-1:** Promote a variety of residential densities and housing types.

**Policy H-2:** Encourage the preservation of existing housing stock and development standards that minimize housing costs.

**Policy H-3:** Provide a balance of dwelling unit types, residential densities, and prices within the City.

**Policy H-4:** Provide flexibility in zoning and subdivision regulations to encourage a diversity of owner and rental housing types to ensure capacity to accommodate growth. A diversity of types and styles should include attached and detached units.

**Policy H-5:** Coordinate with PSRC and appropriate agencies to achieve goals of the Regional Housing Strategy.

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**Policy H-6:** Adhere the same regulations to manufactured and site built or stick built structures.

**Policy H-7:** Encourage the preservation and maintenance of existing housing to ensure that such housing is safe and livable.

**Policy H-8:** Promote housing affordability in coordination with transit, bicycle, and pedestrian plans in proximity to transit hubs and corridors and planning for mixed uses in transit station areas.

**Policy H-9:** Monitor housing supply, type, and affordability to maintain diversity and affordability.

**Policy H-10:** Promote mixed-use residential/commercial development in designated Town Center, Neighborhood Center, and Community Commercial areas.

**Goal** Encourage the availability of a wide range of affordable housing to meet the needs of households with varying economic status.

**Policy H-11:** Work with King County, other local governments and appropriate agencies and programs to maintain the City's "fair-share" of affordable housing and provide affordable homeownership opportunities for low, moderate, and middle-income households.

**Policy H-12:** Preserve Black Diamond's share of housing affordable to very low income households.

**Policy H-13:** Examine ways to eliminate unnecessary or excessive requirements that create barriers to affordable housing, if they exist. This may include any excessive requirements regarding siting and operating special needs housing.

**Policy H-14:** Coordinate with appropriate agencies to provide programs and services to needy households, special needs populations, and the homeless.

**Policy H-15:** Promote affordable housing in close proximity to employment, healthy food, and multi-modal transportation opportunities.

**Policy H-16:** The City should identify regulatory, financial, and physical barriers to the development of affordable housing strategies to overcome such barriers.

**Policy H-17:** The City should offer regulatory incentives such as priority processing of permits, fee waivers or reductions to builders who provide very low or low to moderate-income housing for seniors or other special needs

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households. Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.

**Policy H-18:** The City should consider inclusionary zoning tools which require developers to include a certain percentage of affordable housing in each development.

**Policy H-19:** The City should maintain a record of publicly owned land, and if land is determined to be surplus for public purposes and is suitable for housing, consider its use for affordable housing along with other alternative public benefit use.

**Policy H-20:** Work cooperatively with other jurisdictions, non-profits such as the King County Housing Authority, and service providers to meet affordable housing needs.

**Policy H-21:** Collaborate with King County to monitor the supply of affordable housing. Amend local housing policies in this chapter to address results of monitoring efforts.

**Policy H-22:** Preserve existing affordable housing units, where appropriate.

**Goal:** Recognize the need for and support housing for special needs populations.

**Policy H-23:** Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs throughout the city and region.

**Policy H-24:** Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.

**Policy H-25:** Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.