

6.0 Housing Element

The purpose of the Housing Element is to plan for and accommodate housing that can meet current and projected housing needs in unincorporated Stevens County. This includes ~~encourage jurisdictions to work proactively on issues such as~~supporting the development of housing that is affordable to all income levels~~housing and the preservation of existing housing stock~~ and ensuring that the Land Use Plan provides sufficient land and support for a wide range of housing types and densities.

6.1 Housing Goal

The Housing Goal of Stevens County is to:

- *Support the preservation, improvement, and development of a wide variety of housing types and densities affordable to~~at~~ all ~~levels of affordability~~income groups, consistent with the Land Use Map for Stevens County.*
- *Promote fair access to quality housing for all residents, especially for people with disabilities, vulnerable populations, and seniors.*
- *Develop new housing tools and strategies to combat displacement risk in Steven's County. Promote quality affordable housing for everyone while protecting the County's rural lifestyle.*

6.2 Housing Policies

In furtherance of the Housing Goal and the overall goals of the GMA, the Housing Policies of Stevens County are:

HO-1 Ensure that the Land Use Map and related development regulations and transportation and capital facilities plans provide sufficient lands, infrastructure, and densities to meet or exceed expected housing demand.

HO-2 Address the affordable housing needs of County residents by supporting development of new housing in a range of types and densities, and preservation of existing units. Implement this policy as follows~~by~~:

A. Provide a wide range of housing types within Stevens County

B. Support higher residential density housing within UGAs that provide sewer services

C. Allow and regulate manufactured housing in the same manner as site-built homes

D. Preserve and maintain manufactured home parks

E. Support strategies to support home weatherization and improvement projects

F. Support securing grant funding that can be used as incentives and bonuses to developers for affordable housing

G. Support residential development in LAMIRD's that provide sewer services, including a mix of housing options at different affordability levels

~~A. Allowing accessory dwelling units~~
~~B. Allowing high-density residential housing within UGAs~~
~~C. Allowing and regulating manufactured housing in the same manner as site-built homes~~

HO-3 Work with local, county, and regional partners in developing new housing options for senior residents, and individuals with disabilities. ~~Allow housing that accommodates the elderly and disabled.~~

HO-4 Encourage innovative regulatory strategies that include incentives for developers to provide affordable housing to low- and moderate-income households.

HO-5 Provide for rural residential development while preserving agricultural lands and maintaining the rural lifestyles of the County.

HO-6 Encourage "universal design[4]" principles in new housing to ensure adequate housing for residents with disabilities and seniors.

HO-7 Support the efforts of public and private non-profit agencies which develop assisted housing and/or housing-related human services, such as services which enable residents to remain in their homes.

HO-8 Prioritize new affordable housing and multifamily housing options near areas of employment.

[4] Universal design creates housing that is usable, meaning it can be used by people with or without disabilities without the need for adaptation.

HO-9 Coordinate with the Cities to ensure availability of emergency and transitional housing at compatible locations with adequate supporting services.

~~HO-5~~HO-10 Partner with housing and homelessness advocacy organizations to evaluate opportunities for new or expanded transitional housing options to minimize incompatible land use.