

I. Housing Element

Introduction

~~In 2002, Mason Matters, There has not been a non-profit organization working on health and social issues in Mason County, contracted with the consulting group Common Ground to prepare a more comprehensive study of the City of Shelton's housing needs analysis for since 2002 when the report "Mason County and the City of Shelton. The report entitled "Mason County and City of Shelton Housing Needs Assessment" was accepted by Mason County in May 2003 (see Appendix). The report was prepared by the consulting group Common Ground. That report provides an overview of the housing market as well as provided statistical and analytical information for Mason County and the City of Shelton relating to the need for additional permanent and transitional housing units and special supportive services for low- and moderate- income households and individuals, including those with special needs.~~

~~Information in A "windshield" survey of housing, conducted as part of the report was compiled over a six month period, with input from public meetings, planning meetings with key stakeholders, and representatives of various agencies and organizations providing 2002 study, assessed single family housing services within Mason County.~~

~~City limits as being in "generally sound" condition over all. Since the study was created, the City and Mason County have seen a period of rapid growth tempered by an extended period of no growth, credited to the Great Recession, from which we are only beginning to emerge. Given the fairly high percentage of rental housing within the City, the large number of vacant and/or foreclosed homes which typified the recession in this area, as well as recent complaints relative to the state of the City's (rental) housing stock, it would be prudent to update the study. More recent data regarding housing costs, rental costs, household incomes, and other demographics for Shelton is available through the Washington State Office of Financial Management (OFM) and the US Census, and is referenced herein. Below is a list of key points and data identified in the report, and as provided by OFM and the US Census. See the "Housing Needs Analysis for Mason County and The City of Shelton" for a complete analysis of the data and conclusions/recommendations.~~

- ~~• Population data show a trend toward smaller household larger size households in the City of Shelton when compared to the state average.~~
- Mason County's and the City of Shelton's economy were historically based on natural resource and agricultural industries. The primary local employment sectors, however, have

changed from those industries to government, retail sales and service sectors. Typically, lower incomes are associated with these jobs.

- Median household income in Shelton in ~~1999~~2014 was \$~~32,896~~40,833, or ~~28~~33% lower than the State of Washington median income of \$61,366. This has increased from 1999 when there was a 28% gap in median household income.
- In Shelton approximately ~~19~~28.9% of ~~households~~residents live in poverty, compared to ~~12~~17.3% in Mason County and ~~11~~13.4% in the State.
- The majority (69%) of housing in Shelton is single family, and the overall ownership rate of single-family housing is about ~~64~~56%, slightly lower than the state average of 63.2%.
- Single-family housing conditions are generally sound in Shelton, based on a windshield survey of housing conditions ~~conducted in 2002, but about 22% of the houses surveyed had one or more significant structural problem(s), but the number of new homes being built has decreased considerably over the last six years.~~
- ~~Building~~Since the recession of 2008, building permit activity in Shelton has been dominated by ~~the construction of new~~large public facilities and infrastructure projects. A total of Eighteen permits for single-family residences, according to building permits homes were issued in 2009 and 2010, and between 1994 and 20022011 and 2014 only eight permits were issued. Eleven applications for single family homes were received in 2016.
- ~~The median value of an owner-occupied house in Shelton was~~as lower than in the County or the State. However, increases in the values of homes in Shelton have kept pace with the rates of increases in housing prices throughout the State.
- ~~Shelton had the lowest~~ average home sales prices than in Mason County ~~between 2000 and 2001, which in turn are lower than in neighboring counties.~~
- Between 2000 and 2002 about 29% of the sales in Shelton were priced below the level of affordability for low-income families.
- Mason County Housing Coalition and the Mason County Housing Authority offer a range of supportive services related to housing, especially for low-income populations and homeless individuals and families.

Existing Conditions

Community Profile

Population

The population in Mason County grew from 31,184 in 1980 to 49,405 by 2002. About 17% of this growth occurred in the City of Shelton, ~~increasing from 7,629 in 1980 to 8,495 in 2002. Most of~~

~~the change was due to more people moving into the area than were leaving.~~ The City of Shelton had a net loss of -5% of population between 1980 and 1990, but grew about 17% between 1990 and 2000. Population grew from 9,834 in 2010 to 10,070 in 2016, a rate of a little more than 2%.

Household Composition

~~AtOver the national level, population data show that the trend is towards smaller households. Nationally past 15 years, the average number of persons per household was 2.27 in 1990 and nationally has increased from 2.24 in 2000 to 2.63 in 2013. In Washington State, the average household size in 2000 was 2.5 (compared, but was just up to 2.654 in 1990), and in 2013. In Mason County it was 2.5 (compared to in 2000, and is 2.657 in 1990), 2016. The average household size in the City of Shelton was also 2.5 in 2000 (compared to 2.6 in 1990), and within renter occupied units the average household size in Shelton was 2.7. In 2000 57 In 2010, about 3031% of people in Shelton were living alone, and 1615% were single persons 65 and older. This is higher than the County's percentage (9.510.4%) of persons 65 or older living alone.~~

Smaller households, especially those with single elderly persons and single parents with children under 18, are more likely to be occupied by persons earning lower incomes and therefore are less likely to be able to afford market-rate housing and other living expenses. About 910% of the population in Shelton is comprised of single mothers with children under 18, compared to 65% in the County and 6% in the State.

Group Quarters

The U.S Census Bureau classified all people not living in households as living in group-quarters. There are two types of group quarters: institutional (e.g. nursing homes, correction facilities) and non-institutional (e.g. college dormitory, military barracks). In the City of Shelton, 391426 (about 34%) persons were reported to be living in group-quarters in 20002010. Of ~~the 391~~the 426, about 284329 were in institutional facilities. The largest facility providing resources is the Mason County Shelter Crossroads Housing, which has the capacity to serve 1217 families in their transitional housing facility in Shelton. ~~There are no facilities such as work release or a halfway house in Mason County for released offenders. This makes it difficult for the Department of Corrections to monitor or follow up those individuals that have been released.~~

Household Income

Prior to the 1960s, Mason County's economy was based on agriculture and natural resources, such as timber, mining, and fishing. The County, however, has changed from a natural resource- and agriculture-based economy to retail sales and service sectors. Typically, lower incomes are associated with these jobs, which is evident in Shelton.

The 1999201 median household income in Mason County was \$39,586 (1349,583 (18% lower than the State), compared to \$40,833 (32,896 (28% lower than the State) in the City of Shelton. Median family income and per capita income were also proportionately lower in Shelton and

Mason County than the State. The median income for Shelton has been consistently lower than the County.

Households in Poverty

In ~~2001~~2014 the U.S. Census Bureau defined the poverty level to be \$~~17,960~~24,230, for a family of four with two children under 18 years. In ~~1999~~2014, a higher percentage of individuals in the City of Shelton live in poverty (~~19~~21%) than in Mason County (~~12~~15%) or the State (~~11~~12%).

In Shelton, over ~~45~~39% of single female householders with children under age 18 live in poverty, and ~~60~~42% of single female head of householders with children ~~under~~less than five years of age live in poverty.

Housing Market

Housing Units by Type

In the City of Shelton, ~~69~~73% of the housing is single family, while about ~~22~~16% is multi-family, and ~~9~~5% is mobile homes. Total housing units in Shelton in ~~2000~~2014 was 3,~~422~~847. Shelton has a much higher percentage of multi-family housing than the County, which has about 6%. This is to be expected however, since higher density housing is only permitted within urban areas and rural areas are limited to low-density single-family development.

Ownership versus Rental

The overall home ownership rate in Mason County is about 79%, higher than the City of Shelton, which is closer to ~~64~~57%. This is expected due to the placement of higher density rental units in incorporated areas.

In terms of vacancy, Shelton ~~had a low~~has seen an increase in vacant units, increasing from an overall vacancy rate of 6% in 2000: to 10% in 2014. Of the vacant units, nearly equal portion were for rent (~~39%~~6.4% overall) as were for sale (~~43%~~5.2% overall). Mason County, on the other hand, had an overall vacancy rate of ~~26~~29% in 2000. The high vacancy rate in Mason County is largely attributed to the substantial number of vacant units in the “seasonal, recreational, and occasional use” category. The City of Shelton had no units in that category.

Housing Condition

In July 2002, a “windshield” survey of housing conditions in Mason County was conducted by students from Olympic Community College. The survey was conducted to obtain a visual assessment of the overall exterior condition of single family housing in the County. Shelton was one of the areas included in the survey.

Based on the exterior physical condition of the structures, their appearance was assessed on a scale of 1 to 5, with 1 designated as “excellent and sound condition” and 5 as “dilapidated/uninhabitable.” In Shelton, about 46% received a score of 1 or 2, while 22% had a

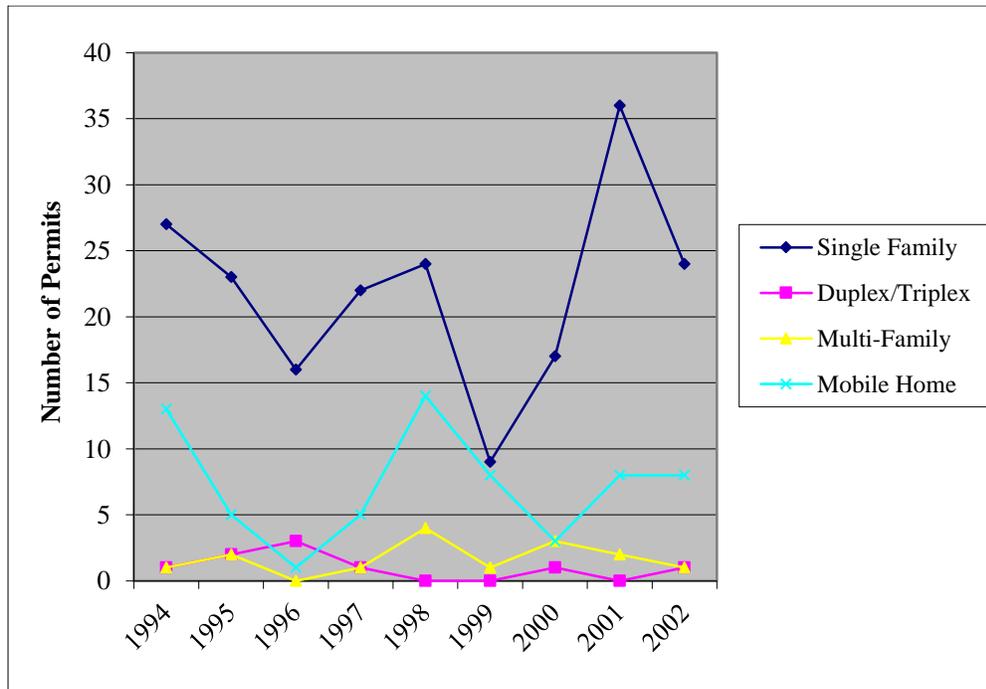
rating of 4 or 5. Of the 22%, only 3% received a score of 5, or “dilapidated/uninhabitable.” Homes that scored 4 typically had a roof problem and one other significant structural problem. Houses with scores of 5 showed multiple major problems, including roof replacement, foundation repair, and repair of replacement siding. A similar survey has not been completed since 2002, but the number of dilapidated structures requiring abatement has been on the rise since that time. The age of the housing stock, combined with limited maintenance by property owners, is contributing to the declining condition of residential structures. In Shelton, over 38% of homes were constructed prior to 1960, and only 14% were constructed in 2000 or later.

~~Overall, the results show that the single-family housing condition was relatively sound in Shelton.~~

New Building Permits

The City of Shelton’s construction growth from ~~1994~~2000 to ~~2002~~2010 has been dominated by the development of single-family houses. ~~The only exception to this was in 1999, when only 9 permits were issued for single family. However, the great recession of 2008 stalled the housing, while 8 permits were issued for mobile market, and Shelton has yet to see interest in real estate and values return to pre-recession levels. From 2011 to 2015, only 11 new homes. Table V-1 shows the distribution of building permits by building type were permitted in Shelton between 1994 and 2002.~~

~~Table V-1: Building Permits Issued For. However, the City of Shelton, 1994-2002 received application for 11 new homes to be constructed in 2016, indicating that the market may be beginning to rebound.~~



~~Source: Housing Needs Analysis for Mason County and the City of Shelton~~

Housing Costs and Affordability

Ownership Housing

Income levels in the City of Shelton and Mason County are lower than in the State, and housing costs are also correspondingly lower. The median value of an owner-occupied house in Shelton in 2000 was \$93,300, compared to \$120,400 in Mason County. ~~Contrast that with the median value of an owner occupied house in Shelton in 2015 at \$156,800 compared to \$204,000 in Mason County.~~

Historically, the rates of increase in home values in Shelton and Mason County have kept pace with those throughout the State. For example, in 1990 the median value of a house in Shelton was \$49,200, but by the year 2000 had increased to \$93,300. The median value of housing increased about 48% in Shelton between 1990 and 2000, and the median value of housing increased about 46% in Mason County. ~~The 2008 recession lowered homes values nationally and locally; home values remain below pre-recession values in most parts of the county.~~

Housing Unit Sales

A total of ~~507225~~ housing units were sold in the City of Shelton between ~~2000 and 2002~~ 2012 and 2014. In Mason County, the City of Shelton had the second highest number of units sold over the three-year period, followed by Belfair and the NW Mason County neighborhoods. ~~The greatest~~ As an indicator of improving conditions, the number of units sold in Shelton is increasing; 54 units were sold in ~~the South Shore/Mason Lake area. The City of Shelton had the lowest average home sales prices (below \$100,000) in Mason County for 2000~~ 2009, 67 in 2012, and 200+88 in 2014.

~~In 2000, in the City of Shelton 91% of the total units for sale were priced under \$100,000. By comparison, 50% of the total units in Mason County, or 31% in the State, were offered for sale in the same price range.~~

Rental Housing

In the City of Shelton, approximately 49% of the renters spent less than 30% of their income on housing, compared to 60% and 58% for Mason County and the State, respectively. However, a proportionately high percentage of renter households in the City of Shelton spend more of their income in the 30% to 39% and 50+% categories. See Table V-~~21~~, which shows gross rent housing costs as a percentage of household income in Shelton, ~~Mason County, and the State.~~

Table V-~~2~~: Gross Rent1: Monthly Household Costs as a Percentage of Household Income 2014

	Shelton	Mason Co.	Washington
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City of Shelton
Comprehensive Plan – Housing Element – February 2017 Draft

	Number	%	Number	%	Number	%
Total Number (%) Of All Renter-Occupied Units	1,202	100%	3,454	100%	748,822	100%
Households with Rent Less Than 30% Of Income	591	49%	2,084	60%	437,766	58%
Households with Rent 30%–39% Of Income	220	18%	380	11%	111,551	15%
Households with Rent 40%–49% Of Income	89	7%	271	8%	57,514	8%
Households Rent 50% Or More Of Income	302	25%	719	21%	151,991	19%
Median Gross Rent	\$563	na	\$579	na	\$663	na

	Estimate for all Housing Units	Estimate for Owner-occupied Housing Units	Estimate for Renter-occupied Housing Units
Less than \$20,000	22.7%	14.2%	34.0%
Less than 20 percent	1.4%	1.3%	1.5%
20 to 29 percent	3.3%	0.5%	7.0%
30 percent or more	18.0%	12.4%	25.5%
\$20,000 to \$34,999	17.3%	13.9%	21.8%
Less than 20 percent	1.8%	2.5%	0.9%
20 to 29 percent	2.1%	2.1%	2.0%
30 percent or more	13.4%	9.3%	18.8%
\$35,000 to \$49,999	19.4%	21.9%	16.1%
Less than 20 percent	5.3%	7.3%	2.8%
20 to 29 percent	4.8%	2.2%	8.2%
30 percent or more	9.3%	12.5%	5.1%
\$50,000 to \$74,999	16.5%	21.4%	10.1%
Less than 20 percent	9.3%	13.0%	4.5%
20 to 29 percent	5.2%	5.8%	4.5%
30 percent or more	1.9%	2.6%	1.0%
\$75,000 or more	20.8%	28.5%	10.6%
Less than 20 percent	12.6%	14.8%	9.6%
20 to 29 percent	7.4%	12.2%	1.0%
30 percent or more	0.9%	1.5%	0.0%
Zero or negative income	1.0%	0.0%	2.4%
No cash rent	2.2%	(X)	5.1%

Source: U.S. Census, Census 2000 (SF3: H73) from the Housing Needs Analysis for Mason County and the City of Shelton

Source: US Census American Fact Finder, 2014 data

Housing Affordability

~~In 2014, the median household income in Shelton was \$40,833, and the median monthly housing cost was \$903. According to HUD guidelines, housing is affordable when a household is paying no more than 30% of gross income for gross housing costs (including basic utilities). Lower income households paying more than 30% for housing costs are considered housing cost burdened. In Mason County, almost 40% of renters were paying in excess of 30% of household income for rent in 2000. Table V-1 shows that 25.5% of rental households making less than \$20,000 per year and 18.8% of rental households making between \$20,000 - \$35,000 a year are cost burdened in Shelton.~~

~~In the City of Shelton approximately 507 units were sold during 2000 and 2002, and only 29% of the sales were priced below the level of affordability for low income families (less than \$70,000).~~

~~Residential properties in Shelton are priced lower than surrounding communities, with values lowering further during the recession. In 2009, the average residential sales price for homes in Olympia, Port Orchard and Shelton were roughly \$281,000, \$226,000, and \$146,000 respectively. In 2014, the average residential sales price for homes in Shelton was \$110,188. Household income has the greatest influence on housing affordability in Shelton.~~

People employed in retail and service industries, which are the rising employment sectors in Mason County, are having difficulty paying for housing. Homelessness data reports that many with inadequate or unaffordable housing try to avoid homelessness by living in overcrowded conditions, in inadequate or even substandard, unsafe, or hazardous conditions.

Housing Needs

~~In 2002, there were an estimated 8,045 households (out of 21,422 households) at or below 80% of the County median family income (38% MFI). This number is up 32% from 1990. Of the total households, 9% were at or below the 30% median family income (extremely low income) level, while 22% were at or below the 50% (very low income) level.~~

~~Table V-3 below shows the number of households in need of affordable housing for any reason, whether because of being cost burdened or living in overcrowded units, in 2002.~~

- ~~• Among renter households, 2,991 or 59% of all households had incomes below the 80% MFI level. This also compares to 59% of renters overall in Washington who were in the same category.~~
- ~~• Of the renter households 1,974 or 39% had incomes below the 50% level of very low income.~~
- ~~• Of the elderly homeowners 1,505, or 25%, had incomes at or below the 50% MFI level and 2,762, or over 47%, had incomes at or below the 80% MFI level.~~

Table V-3: Renter and Owner Mason County Households According To MFI Income Levels

Percent of Median Income	Renter Households					Owner Households			-
	Elderly (1&2)	Small Related Family (2-4)	Large Related Family (5+)	Other	Total	Elderly	Other	Total	Total Households
	-	-	-	-	-	-	-	-	-
Very Low Income	-								
— 0 to 30%	316	438	79	259	1,092	442	471	913	2,005
— 31 to 50%	336	273	77	196	882	1,063	721	1,784	2,666
Other Low Income	-	-	-	-	-	-	-	-	-
— 51 to 80%	193	390	153	281	1,017	1,257	1,100	2,357	3,374
Moderate Income	-	-	-	-	-	-	-	-	-
— 81 to 95%	28	111	52	117	308	644	710	1,354	1,662
95% and above	109	990	161	428	1,709	2,431	7,555	10,006	11,715
All Households	982	2,222	523	1,281	5,008	5,837	10,577	16,414	21,422

Source: HUD 2002 CHAS Tables from the Housing Needs Analysis for Mason County and the City of Shelton

Shelton has adequate capacity within city limits and the UGA to accommodate housing growth between 2016 -2036, and shown in Table V-2.

Table V-2: Housing Capacity¹

	Population	Households*
Mason County Growth Allocation to Shelton and UGA	9,417	3,665
Shelton and UGA’s Estimated Growth Capacity	9,602	3,736

*At 2.57 persons per household. Source: BERK Consulting, 2016.

In order to meet the broad needs of the community, there must be housing suitable for people at all income levels as well as housing that meets the needs of special needs households such as seniors, people with disabilities, and the homeless. Table V-3 shows the distribution of incomes for people living in Shelton, compared to Mason County and Washington state.

Table V-3: Distribution of Incomes in Shelton, Mason County, and Washington State

¹ These numbers assume Alternative 2 in the DEIS, they should be updated when a final alternative is chosen.

-	<u>Shelton</u>	<u>Mason County</u>	<u>Washington State</u>
<u>Very Low income (under 30% AMI)</u>	<u>12%</u>	<u>11%</u>	<u>13%</u>
<u>Low income (30-under 50% AMI)</u>	<u>11%</u>	<u>13%</u>	<u>11%</u>
<u>Moderate income (50 to under 80% AMI)</u>	<u>16%</u>	<u>16%</u>	<u>16%</u>
<u>80% of AMI and above</u>	<u>61%</u>	<u>60%</u>	<u>60%</u>

Source: American Community Survey 2010-2014, Income in the Past 12 Months Table S1901, BERK 2016.

Available Housing Assistance

Supportive Services and Section 8 Housing

Mason County Housing Coalition offers a range of supportive services, including emergency housing, transitional housing, job training, child care, counseling and basic needs assistance, to name a few.

The Mason County Housing Authority administers a total of 165 HUD Section 8 renter assistance vouchers. In addition, there are approximately 317 vouchers administered by ~~Lewis County~~ the Bremerton Housing Authority that are used by residents in Mason County. The majority of assistance vouchers are tenant-based, meaning that the tenant locates suitable housing in the community and the Housing Authority assists with the rent payment. Generally, Mason County’s Housing Authority’s waiting list has about a one-year turnaround period.

Project-based Section 8 units that are threatened with loss are usually those units that have been constructed with HUD loans by private developers. The developer agrees to keep a certain number of units available for lower income households (with lower rents at 30% of that household’s income).

When the terms for the original loan agreement are met, these units may be converted and rented for market-level rates, thus decreasing the community’s affordable housing stock. There are options for keeping these units, including a variety of purchase options, assistance programs, and buying techniques. The Mason Matters “Housing Needs Analysis for Mason County and The City of Shelton” provides a list of recommendations for Mason County’s housing organizations to preserve project-based Section 8 housing units.

Homelessness

~~The Mason County 2002 Homelessness Gaps Analysis estimates that approximately 370 persons are homeless in Mason County at any given time. Of these, 280 are members of families and more than 90 (verify with Housing Needs Analysis) represent single adults or independent youth or are couples without children. In 2002, the Mason County Housing Coalition identified large homeless families as a group with the most affordable housing and housing supportive service needs.~~

~~While there is no accurate Homeless Management Information Systems (HMIS) database in the County to determine overall trends in homelessness, there is evidence that homelessness may be on the rise in the County. The Mason County Shelter reports that in recent months, turn-aways at the Shelter due to lack of available beds has increased in more than 30 cases per month. See the Mason Matters “Housing Needs Analysis for Mason County and The City of Shelton” for a list of resources to assist homeless persons and families as well as priorities for addressing the needs of the homeless.~~

~~The number of homeless in Washington State, Mason County, and the City of Shelton is on the rise. Across the country, tent encampments, clusters of RVs, and folks sleeping on stoops and park benches can be found in almost any city and viewed on the evening news. In Mason County, the annual Point-in-Time count supports this; the number of individuals counted increased from 504 in 2007 to 636 in 2011 and was estimated at 525 in 2015. Shelton School District found that unaccompanied homeless youth increased from 30 students in 2009 to 120 students in 2012. Variations in definition and survey methods make comparisons year over year somewhat difficult.~~

~~Homelessness is a complex crisis; precipitating issues include economics, mental health, substance abuse, and health care. In order to assess local impacts resulting from homelessness and poverty, the City established a Poverty Task Force, which crafted a report that comprehensively analyzed the issues surrounding poverty in Shelton, and included recommendations for consideration. Then the City Commission established the Human Services Committee (subsequently renamed the Shelton Poverty Advisory Team), tasked with prioritizing the recommendation and strategically coordinating with service providers and others involved serving the poor.~~

Special Populations Housing And Service Needs

Mason County offers a number of specialized services to meet some of the major needs for elderly households, including Chore Girls (provides light housekeeping), Meals on Wheels (provides cooked meals), and a local bus service. Housing for seniors in the County does not seem to have a great demand, evidenced by the short waiting list at senior developments.

There currently is no dedicated permanent supportive housing for persons with mental illness, nor are there any “Safe Haven” units in Mason County to provide shelter for homeless persons with chronic chemical dependencies who refuse treatment.

The Mason Matters “Housing Needs Analysis for Mason County and The City of Shelton” provides several strategies for addressing the affordable housing and supportive needs of the special populations of lower income Mason County residents.

Housing Goals And Policies

The following Goals and Policies have been developed in response to the housing related issues addressed in this Comprehensive Plan. As Shelton continues to grow, the preservation of existing housing stock, the maintenance of neighborhood character, a healthy mix of housing types, and the provision of available, affordable housing are all difficult, yet important goals that must be pursued. Through clear Goals and Policies, Shelton can begin to work toward these challenges.

H1. Maintain a socio-economic and physical diversity within and among existing and new neighborhoods that build upon existing physical features and that define the Shelton area landscape.

- H1a. Encourage a variety of housing types and styles within individual developments/neighborhoods and throughout the community as a whole through the identification and implementation of tools such as performance or design standards.
- H1b. Establish building design guidelines for specific areas of the city, such as downtown or historic districts, which encourage developers to recognize and incorporate elements of Shelton's rich historical past.
- H1c. Encourage the provision of public, semi-public and/or private open space and parks as part of all new residential developments through an incentive/ density bonus program.
- H1d. Analyze opportunities to link open space corridors prior to permitting and clearing and grading for new residential development. Encourage developers to incorporate greenbelts, forested areas, streams, trails and other significant landscape features into residential developments and to retain these natural features as a means of defining neighborhoods.
- H1e. Encourage the rehabilitation or redevelopment of older residential areas, while preserving the character of established and viable residential neighborhoods.
- H1f. Residential redevelopment and infill should be encouraged by providing flexibility in the zoning code to encourage creative solutions where strict application of the normal standards will not meet the intent of efficient land utilization and preservation of neighborhoods.
- H1g. Special Needs Housing shall be designed and maintained to be compatible with the surrounding neighborhood.

H2. Focus new residential development toward vacant, platted lots and ensure that all new development outside of existing platted areas is carefully sited, and consistent with desired development patterns.

H2a. All residential developments shall respect the physical characteristics of the site relating to soils, slope, geology, erosion, hydrology and natural vegetation.

H2b. Residential development along City shorelines and hillsides should be subject to appropriate setbacks and buffers in order to reduce the bulk and visual impacts.

H3. Encourage the availability of an adequate supply of housing at price ranges and rent levels that meet the community's needs and allow for flexibility of location, type and density.

H3a. Provide a variety of lot sizes to increase opportunities for affordable housing.

H3b. Designate sufficient land for a variety of housing types and densities.

H3c. Disperse assisted housing intended to meet the needs of low-income people throughout the City.

H3d. Encourage the development of the potential living space currently located above many of the retail businesses in downtown Shelton as an important affordable housing resource.

H3e. Support regional efforts to provide affordable housing opportunities throughout the County.

H3f. Ensure that all residents of Shelton have an equal and fair opportunity to obtain adequate, safe and sanitary housing suitable to their needs and financial resources regardless of race, religion, gender, sexual orientation, gender identity, age, national origin, family status, income or disability.

H3g. Shelton will allow development of residential buildings that have shared facilities, such as single-room occupancy facilities, and micro-housing. Shelton will also allow residential development utilizing creative design such as tiny homes, etc.

H3h. Shelton will ensure compatibility of residential uses and quality of housing through development and/or design standards.

H3i. Shelton will consider the establishment of an affordable housing incentive program similar to those envisioned in RCW 36.70A.540.

H3j. Prior to the sale of City owned land, the City will evaluate the feasibility of the site for sale to an affordable housing provider or otherwise utilize the property to support affordable housing opportunities.

H4. Ensure that the basic infrastructure needs of residential development, such as roads, alleys, schools and parks, are designed to best serve the needs of residential development, and the community as a whole, in terms of access, efficiency and compatibility with existing and future development on adjacent parcels.

- H4a. Encourage alleys as the appropriate location for garage access, garbage and recycling containers and other items that detract from the "curb appeal" of residential developments.
- H4b. "Grid" or modified grid street patterns shall be encouraged when topography permits in any new residential development in order to maintain points of reference and the feeling of community, as well as to provide an efficient roadway network.
- H4c. Maintain the feeling of a small and "visitor friendly" community through the placement and maintenance of traditional street signs in all residential areas.
- H4d. Integrate new infrastructure into existing networks to provide smooth transitions and to maintain community character.

H5. Allow mobile homes and/or manufactured housing within residential areas with design standards applied to ensure compatibility with existing neighborhoods or anticipated housing.

- H5a. Manufactured housing and/or mobile home parks shall be permitted in accordance with design standards to ensure compatibility with neighborhood character.

H6. Ensure a safe and healthy built environment and assist in the preservation of existing housing stock and the overall appearance of neighborhoods to foster continued investment within the community.

- H6a. Ensure the provision of safe housing for residents of all income levels through timely enforcement of applicable, building, fire, and life safety codes.
- H6b. Ensure neighborhood investments are maintained through timely enforcement of applicable nuisance and land use codes.
- H6c. Protect neighborhoods and existing housing from new off-site impacts such as noise, odors, and glare through consideration of impacts with all new development.
- H6d. Continue to support community based efforts such as Neighborhood Watch programs and United Way's Day of Caring as a way to build and preserve community pride.