

Chapter 4



Housing

INTRODUCTION

The Housing element provides a framework that the citizens of the city of Chehalis can use to guide them in providing adequate and appropriate housing for existing and future residents within the UGA. This element will also promote discussion and provide policy guidance as to the types and densities of housing that are most appropriate to accommodate the city's future needs.

The Housing element is integrally related to other comprehensive plan elements. The Land-Use element, relying upon an analysis of the carrying capacity of the land to determine densities and compatibility, and also upon growth estimates, will indicate how much land should be made available within the city and its UGA to accommodate the identified housing needs. The capital facilities, transportation, and utilities elements will serve to guide where, and how, public services will be provided to support projected housing needs.

GMA HOUSING PLANNING GOAL (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Housing is a required element under the GMA, which contains the following housing goal:

“To encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

GMA REQUIREMENT FOR HOUSING PLANNING (RCW 36.70A.070)

The GMA requires that each city prepare an inventory and analysis of existing and projected housing and provisions are made for all economic segments of the community. The comprehensive plan must identify sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes, and foster care facilities.

COUNTYWIDE PLANNING POLICIES

In 1991, the Growth Management Act was amended requiring each county to adopt countywide planning policies in cooperation with the cities in the county. This provided for consistency

amongst the different comprehensive plans. These policies are required to address issues that affect the county as a whole including the siting of public facilities, transportation facilities, affordable housing, economic development and employment, and land use development. The City of Chehalis considered the countywide planning policies as well as other factors to determine the best future course for the City of Chehalis.

The Lewis County Planned Growth Committee adopted the updated planning policies relating to land use in December 2006. The Countywide Planning Policies (CWPPs) include housing as one of the thirteen (13) policy topics which states:

Goal 4. HOUSING Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Policy 4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

Policy 4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

Policy 4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

PUBLIC PARTICIPATION AND VISIONING PROCESS

The Chehalis 2000 Strategic Planning Task Force, formed in the early 1990s, involved a visioning process that laid the groundwork for the GMA. The Chehalis 2000 document includes comments and input from members of the community regarding land use, and how citizens envision their city to look and function within the next twenty years (May 10, 1993 Issue Group Reports). The issue group's main concern was 'how to determine ways to increase availability and affordability of decent, safe, and sanitary housing for all segments of the community.' The citizens identified other critical issues including:

- A critical shortage of multi-family housing for lower income households;
- A necessity to increase higher income housing in the community;
- The lack of available suitable land for new housing;
- The lack of suitable financing for low income families;
- The high cost of utility hook-up fees; and
- The lack of complete information, regarding development criteria, available in one location.

Lewis County Housing Task Force

The Lewis County Housing Task Force requested that a housing study be undertaken for the county. The resulting report, the Lewis County Housing Needs Assessment, completed December

13, 1994, was based primarily on 1980 and 1990 census information. Because the city has experienced substantial change since 1990, the information in the Task Force study has been supplemented wherever possible with verification from Chehalis city government offices, and also with information from OFM.

DEMOGRAPHICS

Historical data regarding population is included in the Introduction. More detailed information beginning with the 2000 census is included here.

The demographics of the city's population will determine the need for types of households. The following information and table shows population trends in Chehalis since 1980. Since 1991 the proportion of the county's total population living in Chehalis has been declining:

As of 2016, the City of Chehalis' population was 7,460 according to the Office of Financial Management. To meet the City's adopted target of 11,230 by 2040, 3770 more people will need to live here. At 2.46 persons per household, that means about 1533 more residential units will be needed during the 2017-2037 period. In order to meet this objective, the City of Chehalis will need to take an aggressive approach that encourages compact development with a variety of land uses and annex more land.

HOUSING CHARACTERISTICS

INVENTORY

According to OFM data, the total number of housing units in Chehalis increased from 2839 in 2000 to 3083 as of 2014. This is an increase of 244 units. The age and overall condition of the city's housing stock presents a question as to the city's ability to adequately house its citizens. According to 2014 U.S. Census data, 30.7 percent of the city's existing housing units were built before 1960, 29.7 percent have been improved or built since 1970 and approx.. 39.6 percent of the housing pre-dates 1940. In addition, it is estimated that nearly half of the existing housing stock is either marginal or sub-standard, according to the same data.

POPULATION PER HOUSEHOLD

According to the U.S. Census, the average household size in 2014 (the most recent year of data collection) was 2.63 persons per household for owner-occupied units and 2.24 for renter-occupied units within the city limits of Chehalis. This is a slight decrease from past years and reflects the overall national trend of smaller households.

MIX OF HOUSING TYPES

In 2014 there were 1,934, one unit detached houses and 105 one unit attached housing units in Chehalis. There were 1044 multi-family units (two or more unit structures including multi-unit apartment buildings) Thus, the trend has been toward a decreasing proportion of single-family dwelling units and an increase of multi-units. See *Figure-1*.

Mix of Housing Units

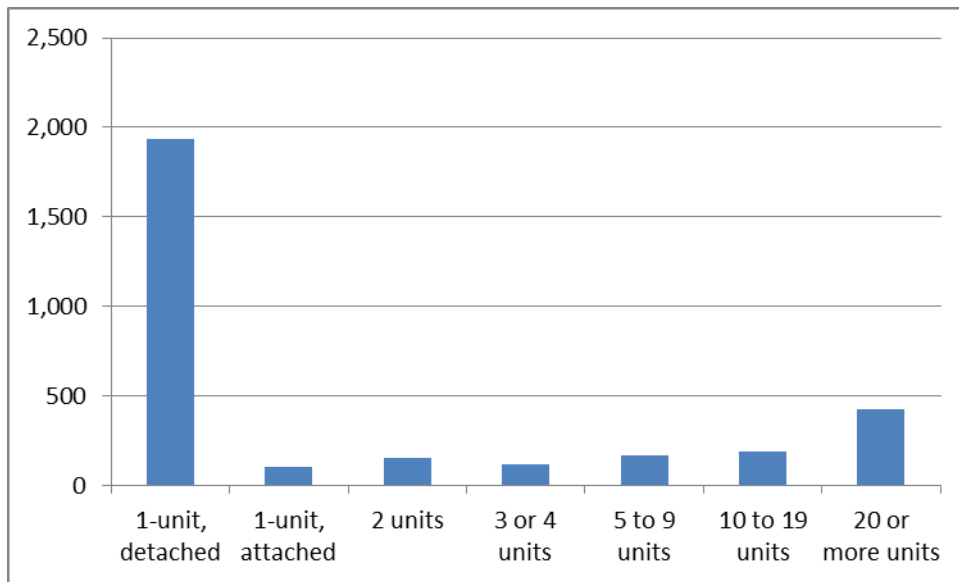


Figure-1

SOURCE: US Census Bureau updated February 2017

AFFORDABILITY AND AVAILABILITY OF HOUSING

A key element of the housing issue for any community is whether there is an adequate stock of quality housing that is affordable to all segments of the population. Information regarding the numbers and types of housing units must be compared to data that includes the costs of various housing types.

VALUES/RENTS

The following data provides an indication of the costs of rental and for-sale housing. The U.S. Census Bureau provides the following information for the years between 2011-2015:

- Median value of owner-occupied homes in the City of Chehalis was \$165,800
- Nearly 80 percent of owner-occupied housing units were valued between \$50,000-299,000
- Of renter-occupied housing units, 58.3 percent had rents between \$500-999 per month
- Renters were paying a median of \$758.00 per month for rent
- The median household income for a resident of Chehalis was \$34,379

AFFORDABILITY

Housing affordability is a function of household income as compared to housing cost. Not surprisingly, lower income families pay a significantly higher proportionate share of their household income for housing than middle and upper income households. Also, renters tend to pay a higher proportion of household income for housing than do owners. According to the U.S. Census, 52.6 percent of renters paid more than 30 percent of their income for housing. See **Figure-2**

Renter Households Percent of Income for Housing

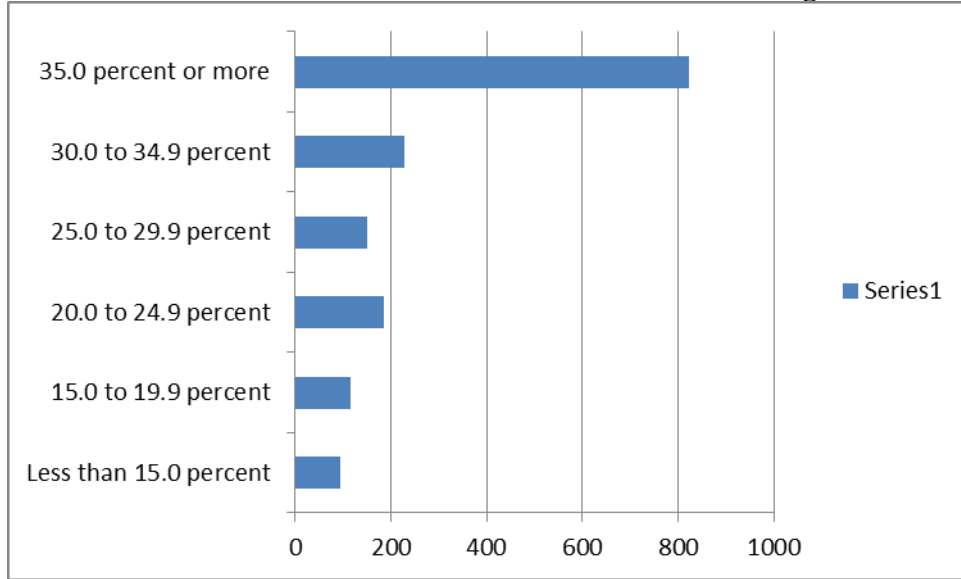


Figure-2

SOURCE: U.S. Census updated February 2017

The affordability of rents is especially important in Chehalis, where a disproportionately high number of housing units are renter-occupied, as opposed to owner-occupied. According to the U.S. Census for the years between 2011-2015, 42.4 percent of housing units were owner occupied and 57.6 percent were renter occupied. See *Figure-3*

Owner-occupied compared to Renter-occupied

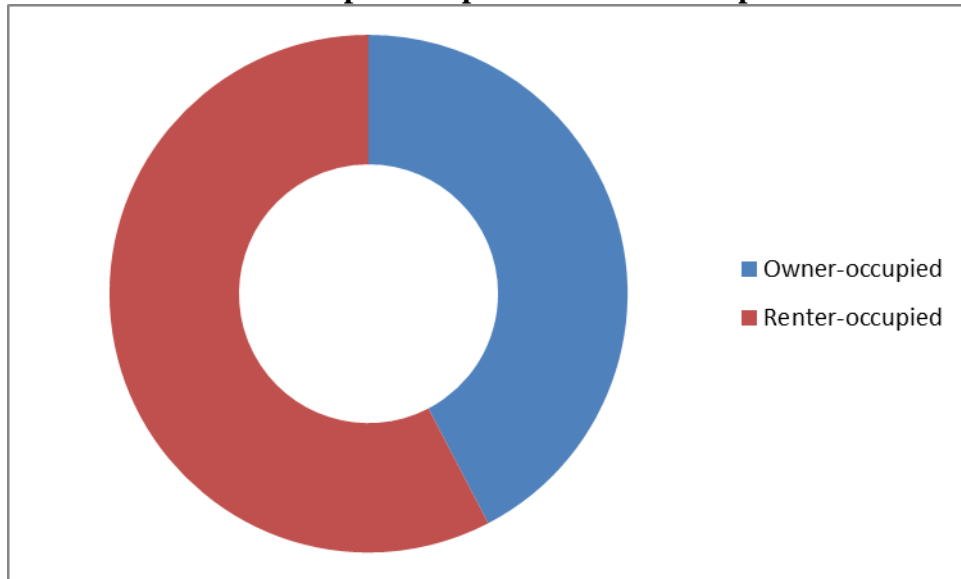


Figure-3

SOURCE: U.S. Census Updated February 2017

CONDITION OF HOUSING STOCK

The physical condition of the housing stock affects the availability of housing. Units that are allowed to deteriorate can remain vacant for long periods of time before they may be condemned or demolished contributing to overall quality of housing stock. From 2003 to 2016 one hundred twenty

four demolition permits were issued. Not all of these were for housing units, some of these were for accessory structures such as garages, carports, etc. (per Community Development records)

Between 2003 and 2016 two hundred and twenty five permits were issued for remodeling. A fairly large portion of these were for the remodeling of commercial units for new incoming businesses. Although many permits were issued for remodeling, it is unclear whether these permits were for the units most in need of rehabilitation. The most deteriorated dwellings are usually occupied by lower income households who may lack the resources to rehabilitate their homes.

OPPORTUNITIES

Within the city, there are limited opportunities to construct new single family houses because there are few large parcels of developable vacant land available. In general, as available land becomes scarce, land that remains goes up in price. In addition, the remaining land is usually the land that has more development constraints, and is therefore more expensive to develop. The opportunity for new multi-family housing in Chehalis is more favorable primarily because there is more vacant land available which is zoned and conducive to multi-family development. However, although zoned for multi-family development, not all the available vacant land is buildable due to lack of adequate infrastructure, such as roads and utilities. Also, much of this land has development constraints such as being located in critical areas such as the flood plain, or on steep slopes.

Future housing development opportunities in the city will need to overcome the limited availability of land, particularly in parcels of sufficient size to permit economies of scale in development. Housing strategies for the city will need to consider infill development on the scattered lots that are available, as well as appropriate mixes of housing types and densities. The greatest advantage to future housing development in the city is the availability of infrastructure, such as roads, water and sewer lines, and public facilities such as police, fire and schools.

SPECIAL NEEDS POPULATIONS

The special needs population includes people requiring some assistance in their day-to-day lives. This includes persons with mental illnesses, runaways, parenting youth, disabled veterans, victims of domestic violence, people with developmental and/or physical disabilities, alcohol and substance abusers, persons with AIDS, persons incarcerated in the county jail, and the frail elderly.

In the 2000 US Census, 407 institutionalized and 70 non-institutionalized persons were identified as living in group living quarters, as defined by the state. The persons identified in the census as being institutionalized are quartered in six separate facilities, including Green Hill School and the county jail facilities. Although the Green Hill School is expanding, only the existing capacity is included here. Future expansion capabilities at this facility will be accommodated under the provisions of 'Essential Public Facilities,' as provided in the Land Use element. The six facilities are located within the existing corporate city limits.

The total number of persons in group living quarters represents approximately 6.6 percent of the city's total 2009 population of 7,185 persons. The percentage figure above reflects only those persons that are living in group homes as defined by the state. It does not reflect other frail elderly populations which are cared for in private homes or other facilities included in the state's group quarters definition, nor other special needs populations in the community. Currently, three private, non-profit agencies track special needs populations: the Human Response Network (the homeless,

victims of domestic violence and sexual assault, persons with AIDS); Providence Information Assistance Case Management and Respite Services (referrals for low-income seniors and disabled young); and Cascade Mental Health. There appear to be adequate facilities in the community to accommodate the special needs population.

PROJECTIONS

POPULATION GROWTH FORECASTS

A population projection for the city was formulated based on population rates of change from 2010 through 2016 made by Lewis County pursuant to OFM projections. These projections cover the county's desired planning period (2017-2040). These projections are shown on *Figure-4*.

Population projections were based on land-use and population figures and assumptions contained in the OFM projections for 2040. The Planned Growth Committee of elected officials in Lewis County has adopted population allocations that have a range between 72,965 and 111,684. The Lewis County adopted 2025 population for the City of Chehalis is 11,230.

Lewis County Population					
	1990	1995	2000	2007	2016
Lewis	59,358	65,500	68,600	74,100	76,890
Unincorporated	35,829	40,177	40,821	45,073	45,560
Incorporated	23,529	25,323	27,779	29,027	31,330
Centralia	12,101	12,730	14,742	15,520	16,820
Chehalis	6,527	6,910	7,057	7,045	7,460
Morton	1,130	1,258	1,045	1,140	1,120
Mossyrock	452	535	486	485	745
Napavine	745	960	1,383	1,492	1,870
Pe Ell	547	590	657	670	640
Toledo	586	690	653	685	720
Vader	414	488	590	620	615
Winlock	1,027	1,162	1,166	1,370	1,340

Figure-4

GOALS AND POLICIES

BACKGROUND

Actual population and housing increases for Chehalis will be determined by a combination of market forces and local growth management policies. As such, they will be unlikely to occur in a linear pattern, but will more likely follow the phases of economic cycles. The demand for housing in the Chehalis area will be proportional to the supply of new jobs available, and the prevailing wage

and salary rates. Affordability is a major factor in the market and an important determinant in the demand for specific types of housing. If household sizes become smaller, following the patterns established in other communities, then it is likely that the ratio of multifamily housing units may increase.

According to these goals, Chehalis is interested in preserving, protecting and strengthening the vitality of the existing residential neighborhoods. However, it also recognizes that neighborhoods are not static and over time they must evolve to meet changing needs and lifestyles. Options for mixed-use development in the zoning code can allow for these changes, while at the same time buffering neighborhoods from incompatible uses.

No regional or local strategies have been developed at this point that would identify the responsibilities of individual jurisdictions, and how the issue of housing affordability will be managed. Many jurisdictions provide new affordable housing through inclusionary zoning requirements. Other techniques include modifications to existing zoning standards (i.e., allowing accessory units, reduction of parking requirements, allowing residential uses in commercial zones, etc.) that, when implemented, allow additional units or higher densities to be constructed on an individual building site.

Special housing needs are for those community residents who cannot live on their own due to disability, health, age, or other circumstances. In unincorporated Lewis County there is a high proportion of senior citizens who need, or will soon need, supportive housing facilities. The cities within the county are most likely to experience the demand for senior housing. This is due to seniors need to be close to available human, medical and recreation services. No survey or other analysis has been accomplished that documents the demand for other special county housing needs. However, there are several local, private and non-profit agencies that monitor the housing needs of special populations and who would welcome closer coordination efforts on the part of the city.

Growth Management Act Goals

GMA includes four goals that relate to the issue of housing

Urban Growth Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

Reduce sprawl Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Housing Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Permits Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

County-wide Planning Policies

In December 2006, Lewis County, in a cooperative effort with the cities, developed seven policies specifically dealing with housing, as well as policies related to the GMA goals identified above.

1. **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

1.0 **Urban growth** shall be encouraged within cities and their designated urban growth boundaries or other areas in the County characterized by urban growth and areas approved as new fully contained communities pursuant to RCW 36.70A.350.

1.1 **Cities and towns** and all urban growth areas shall include areas and residential densities sufficient to accommodate the majority of the County's adopted 20-year population projection. A portion of the county's 20-year population projection shall be allocated to new fully contained communities pursuant to RCW 36.70A.350 (2). Annual adjustments may be made when supported by appropriate data.

1.2 **Land use planning** for the urban growth areas should provide for urban densities of mixed uses where logical and existing and/or planned urban services are available. Affordable housing policies and urban density policies should have equal value in evaluating and/or planning new or expanded housing areas.

1.3 Prior to annexation of an urban growth area or a portion thereof to the respective City, development within adopted urban growth boundaries shall conform to the respective city's urban development standards as established through inter-local agreements.

1.4 All jurisdictions whose UGA boundaries adjoin Interstate 5 or other U.S. Highways shall work towards establishing consistent development standards to protect and enhance a locally significant desired community image along the Interstate 5 or U.S. Highway corridors.

1.5 The County and those cities whose UGA boundaries adjoin the Interstate 5 and U.S. Highway corridors shall work with the Washington State Department of Transportation (WSDOT) to develop minimum landscape standards for interchanges along the Interstate 5 and U.S. Highways.

1.6 Rural areas should have low-density development, which can be sustained by minimal infrastructure improvements. Exceptions may be made for rural areas appropriate for more intense development, including small towns, crossroad commercial areas, resort and tourist facilities, existing development areas, and rural industrial centers consistent with state law. In addition, as further outlined in the Economic Development policies, exceptions may be made for major industrial developments, and master planned locations for major industrial activity outside urban growth areas consistent with state law.

1.7 The County and cities shall inform the appropriate jurisdictions concerning proposed development or activities that would impact urban resources and/or urban growth areas.

1.8 The County and Cities shall collaborate to provide a mechanism for siting and maintaining both existing and new essential public facilities using a 50-year planning horizon for essential public facilities, including:

- (a) Sewage treatment and municipal water facilities
- (b) Solid Waste Facilities
- (c) Port District/PDA industrial facilities
- (d) Airport locations
- (e) Other essential public facilities as identified under GMA

1.9 The County, in collaboration with the cities, shall establish a level of service inside unincorporated UGA(s).

1.10.0 The process and factors to amend the UGA(s) and other comprehensive plan sections is adopted as Appendix A and B and are made part of these policies.

1.10.1 Based on growth management population projections made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period. Each urban area shall permit urban densities and shall include greenbelt and open space areas. An urban growth area determination may include reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive planning process to make many choices about accommodating growth.

1.10.2 The provision of an adequate supply of land available for urban intensities of development shall be available to accommodate the population and economic growth of Lewis County.

1.10.3 The expansion of urban growth areas shall be given priority when need is demonstrated by the local jurisdictions and the lands that are to be incorporated into a UGA exhibit with conditions consistent with WAC 365-190-050, 365-190-060, 365-190-070, and 365195-335. De-designation of resource lands should be limited to where there is no practical alternative.

1.10.4 Amendments to the Comprehensive Plan may be initiated by:

- A. Motion of the Board or Planning Commission.
- B. Property owner or county resident filing an application with the Planning Commission.

1.10.5 Amendments to the Comprehensive Plan will be:

- A. Submitted from September to December for review the following year. The Planning Commission will review applications beginning the February following the submittal period, with Board of County Commissioners target adoption date of July of the same year.
- B. Processed once a year and coordinated with all proposed amendments concurrently to insure individual and cumulative impacts are weighed.

1.10.6 Requests for Amendments to Urban Growth Areas in the Comprehensive Plan will be reviewed according to the following criteria, as set forth in RCW36.70A.130(3):

A. DETERMINATION OF NEEDED LAND

- I. Is the UGA large enough e.g. is the land existing in inventory of lands within the existing UGA adequate in quantity to accommodate the County's population allocation at urban densities?
- II. Is the inventory available for development including vacant land, underdeveloped lands and land where development is likely?
- III. Is there land within the UGA that can accommodate the urban services needed for urban densities?
- IV. Are there lands outside the City that currently exhibit an urban density and urban character?

B. CONSISTENCY WITH GMA OBJECTIVES

- I. Is the amendment made necessary by an emergency that can be eliminated by the extension of urban level of service?
- II. What impact would the amendment have on the existing level of services within the UGA?
- III. What is the ability to provide services within the UGA?
- IV. Will the contemplated amendment result in any environmental degradation?
- V. Does the amendment being considered comply with the objectives of the GMA; does it promote sprawl or does it hinder development within the UGA at an urban density?
- VI. Is the amendment consistent with the County Comprehensive Plan and other plans of affected jurisdictions?

1.10.7 The review, evaluation and adoption of amendments will follow the general flow of events as outlined in Appendix A & B of this document and may be further defined by Lewis County Code.

2. Reduce Sprawl. Reduce the inappropriate conversion of undeveloped or rural land into sprawling, low-density development.

2.0 Provisions for urban levels of services to development within urban growth boundaries and within fully contained communities shall be required.

2.1 Development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city, as established through inter-local agreements between the County and cities.

2.2 Large-scale commercial and industrial development shall be located in designated UGA(s), or areas authorized by state law, where adequate utility services and transportation networks are available or planned.

2.3 Water and sewer infrastructure expansion should not occur in areas outside the UGA(s) and adopted water and sewer district boundaries at urban levels except to address specific health and safety problems.

2.4 Lewis County recognizes that sewer is an urban service. Public sewer extension outside

Urban Growth Areas shall be provided at a Level of Service (LOS) consistent with state law, and the County's development standards and comprehensive plan for densities and uses associated with size, scale, and intensity for growth in rural parts of the County. Public sewer connections may be permitted only if hookup sites comply with one of the following situations:

- A. The Lewis County Health Officer has determined that extension of sewer service is necessary to protect public health and safety.
- B. The public sewer provides service to existing local and major essential public facilities.
- C. The public sewer provides levels of sewage collection and treatment necessary to facilitate and support infill development or redevelopment of limited areas of more intensive rural development [LAMIRD(s)].

2.5 Lewis county recognizes that water is an urban and rural service. Extension of water service beyond UGA(s) may be permitted within state adopted Water Service Areas and where required, by the Lewis County Board of Commissioners as described by the following conditions:

4. Housing. Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

4.0 Public/private partnerships should be encouraged to build affordable housing to meet the housing needs of people with low and moderate incomes and special needs populations.

4.1 The Comprehensive Plan and development regulations should include innovative land use management and construction techniques to promote affordable housing.

4.2 The existing affordable housing stock should be maintained where economically viable and efforts to rehabilitate older and substandard housing, which are otherwise consistent with Comprehensive Plan policies, should be encouraged.

7. Permits. Applications for local government permits should be processed in a timely and fair manner to ensure predictability.

7.0 To better serve the public, inter-agency agreements with other permitting agencies should be pursued to facilitate projects that require multi-agency permits.

7.1 The County and cities should work together to develop consistent permitting systems.

7.2 All jurisdictions shall formally document administrative interpretations of development regulations and make them available to the public.

7.3 Permitting for development within adopted urban growth areas shall be coordinated and reviewed within the context of the development standards of the respective city as established through inter-local agreements between the County and Cities.

City Goals and Policies

H.01 To encourage a diversity of housing types and opportunities to meet the needs of all economic segments and special needs of the community.

H.01.01 Support regulations that ensure equal access to housing for all people, without regard to special need, race, color, national origin, religion, sex, family status or disability.

H.01.02 Support private individuals or developers to develop suitable housing to meet the housing needs of low and moderate income persons.

H.01.03 Allow for a range of densities to ensure maximum choice in housing options.

H.01.04 Allow for the creation of new lots for single family development through minor reductions in lot sizes, where surplus land exists on underdeveloped parcels. Adopt standards to address compatibility issues such as building size, lot coverage and retention of existing vegetation.

H.01.05 Establish development regulations that provide for a range of housing types that include single family, duplex, multi-family, mobile homes, manufactured housing, and accessory dwellings.

H.01.06 Consider housing design standards that will permit the placement of manufactured housing in areas where it will be compatible with the existing housing stock.

H.01.07 Provide that zoning does not unduly restrict group homes or other housing options for persons with special needs.

H.01.08 Cooperate with and support efforts of private or non-profit organizations, housing authorities, other social, health and government agencies to address local housing needs.

H.01.09 Require that housing for special needs populations should be dispersed throughout the community and not concentrated, and that such housing be compatible with surrounding properties.

H.01.10 Consider incentives that would result in a percentage of affordable or low income housing units being built.

H.02 To assist in the maintenance of a housing supply that will continue to be adequate for the needs of all segments of the population.

H.02.01 Encourage residents and housing providers in their efforts to maintain and revitalize existing housing by seeking grants and loans from interested agencies, and by providing technical assistance when needed.

H.02.02 Promote self-help and volunteer programs that provide housing rehabilitation services and development assistance.

H.03 To provide for greater residential capacity and home ownership opportunities through creative land use strategies.

H.03.01 Encourage new housing development through the Planned Unit Development procedure, provided that proposed development includes amenities and otherwise assures a high quality of environment for potential residents and adjacent areas.

H.03.02 Allow for the conversion of older, larger homes to small-scale multi-family dwellings, provided that the requirements of utility ordinances are met.

H.03.03 Designate ample area through zoning to permit development of duplexes and other low density multifamily units.

H.03.04 Allow, within the central business district, residential development where combining such uses would promote the vitality and economic viability of the area.

H.03.05 Maintain the current mix of housing types.

H.04 To preserve, maintain and improve the city's existing housing stock.

H.04.01 Enforce existing housing codes and maintain code enforcement efforts through adequate funding of the Community Development Division of the Community Services Department.

H.05 To cooperate at a regional level to address local housing needs.

H.05.01 Produce an annual report on housing production and demolition for local and regional distribution.

H.05.02 Coordinate with other county and community agencies to address housing needs for special needs populations.

H.05.03 Work with Lewis County and other area jurisdictions to establish and accommodate regional fair share housing obligations.

H.05.04 Support the creation of a regional housing authority.

H.06 To maintain and enhance community character through quality housing development.

H.06.01 Ensure new housing is compatible in terms of quality, design and density with existing neighborhoods, surrounding land uses, traffic patterns and public facilities.

H.06.02 Discourage residential development in areas where health and safety concerns are present, such as in the area of the airport, floodways, and critical areas.

H.06.03 Encourage the retention of existing vegetation and open space in new housing development.