

III-8 HOUSING

Housing Availability and Affordability

- H-100** **Mason County should ensure that fair and equal housing opportunities are available to all County residents.**

- H-101** **Mason County should consider changes to Land Use Map designations and Policies of the Land Use Element in the Mason County Comprehensive Plan as necessary to provide for a wide range of housing types throughout the County, as well as to accommodate projected population and household income levels.**

- H-102** **Mason County should establish a citizen-based Housing Advisory Committee to address housing issues in the County.**

- H-103** **Mason County should consider providing incentives to housing developers and home builders in return for providing housing that is affordable to lower and moderate income households.**

- H-104** **Mason County should coordinate with neighboring counties to ensure that enough housing is provided to meet the needs of the projected population levels and household incomes within the County for the next twenty years and beyond.**

- H-105** **Mason County should consider ways to shorten the review process for affordable-housing permits.**

- H-106** **Mason County should consider participation in the preparation of applications for federal and state housing funds.**

- H-107** **There should be enough safe, healthful and blight free housing for all residents and a variety of housing types so that a choice will be provided. Housing should be convenient to activities and facilities.**

- H-108** **Mason County should examine alternative means to encourage public and private investment in development of low income housing.**

- H-109** **Mason County should provide for accessory dwelling units in any district which is otherwise restricted for use only to single family dwellings.**

Preservation of Existing Housing Stock

- H-200** **Mason County should preserve and enhance the value and character of its neighborhoods by extending the life of its housing stock.**

- H-201** **In cooperation with PUD No. 1, PUD No 3 and Cascade Natural Gas Corporation, Mason County should promote the use of weatherization programs in existing housing.**

- H-202** **Mason County should encourage and accommodate local non-profit agency efforts to purchase and rehabilitate housing to meet affordable housing needs and special needs of the community.**

- H-203** **As a means of preserving (rather than repairing) existing housing stock, Mason County should evaluate the benefit of establishing a program to assist homeowners who do not have the resources or ability to perform routine home maintenance.**

Housing Improvement

- H-300** **Mason County should preserve and enhance the value and character of its neighborhoods by improving its housing stock.**

- H-301** **Mason County should update its Housing Needs Assessment every five years to measure the progress made in rehabilitation efforts, and to identify areas with the greatest need for rehabilitation.**

- H-302** **Mason County should update housing condition surveys at least every three years to monitor the progress made in repair and rehabilitation of housing stock.**

- H-303** **Mason County should work closely with Federal and State agencies to maximize the amount of public funding available for housing rehabilitation within the County.**

- H-304** **Mason County should work closely with private local financial institutions, non-profit housing organizations, the construction industry, the business community, churches and other charitable organizations to maximize the amount of private funding available for housing rehabilitation within the County.**

- H-305** **In directing available housing rehabilitation resources, Mason County should give priority consideration to those who do not have the resources or ability to perform home repairs (i.e. low income and elderly households).**

Housing Development

- H-400** **All new housing development should comply with the residential policies in Chapters 2 and 3.**