

## **HART Meeting 3 Re-cap**

*Panelists identified the following challenges to housing affordability:*

### Outreach/Education

- Nimby-ism

### Regulatory/Zoning

- Inability to use more creative public works processes such as design-build
- Long permitting/zoning timelines

### Funding

- Construction and development costs are too high
- Lack of funding for projects serving those with incomes >60% AMI
- Insufficient bond cap (federal) to support tax exempt housing bonds
- Federal funding for housing vouchers has not kept pace with population growth
- Difficult to compete with other jurisdictions who have levy or other development funding to fund gaps
- No state support for new housing for families with children
- Insufficient priority for elderly in federal and state funding
- Complexity of pulling together multiple funding sources for a project.
- Operating funds for housing services, rental subsidies
- Caps on Section 8 vouchers

### Other

*Panelists identified the following potential solutions to accelerate production of affordable housing:*

### Outreach/Education

- Provide public education about the needs of all in the community
- Involve residents, elected officials and staff in community engagement
- Educate the community about the problem
- Listen to all voices, not just the loudest.

### Regulatory/Zoning

- Provide surplus land for affordable housing
- Review/reduce parking requirements
- Reduce or waive impact and connection fees
- Prioritize surplus land for affordable housing
- Include affordable housing in light rail and Swift bus station areas
- Remove local ordinances that create obstacles to innovations in housing development
- Prioritize housing for those with behavioral health needs

- Authorize density at 40 units/acre (max before requiring underground housing) to help larger projects pencil out
- Move out the urban growth boundary
- Increase minimum density
- Authorize a variety of housing options

#### Funding

- Provide financial assistance to affordable housing providers.
- Ask voters to approve a housing levy
- Ask voters to approve an increase in the sales tax for affordable housing funding.
- Join together to take advantage of HB 1406 housing element planning grants (\$100K/jurisdiction)
- Local operating fund for housing service providers
- More resources for developers helping those at 50% of AMI and below.
- Fund administration of housing programs
- Fund Down Payment Assistance for homebuyers
- Tax breaks for housing development

#### Other

- Improve coordination between fed, state, local government
- Political will is needed to do what must be done even though it may be unpopular.
- Work to prioritize the need for affordable housing at every level of government.