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.