

HART Ballot Results
Outreach & Community Engagement Concepts

Topic Rank	Avg Rating	Proposal #	Outreach & Community Engagement Concepts
1	4.43	E2	Develop messages and tools to educate residents about the need for and benefit of affordable housing
2	4.36	E3	Develop toolkits for cities to use to effectively engage local communities when a new affordable housing project is being considered.
3	4.36	E5	Authentically engage communities of color and low-income communities in affordable housing development and policy decisions.
4	4.31	E7	Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing.
5	4.21	E1	Better engage local communities and other partners in addressing the need for and benefits of affordable housing
6	4.00	E8	Educate the community about benefits of density.
7	3.93	E6	Support engagement of local communities and residents in planning efforts to achieve more affordable housing.
8	3.69	E4	Support the development and dissemination of information and best practices around the mechanisms to control the cost of housing development.

**HART Ballot Results
Funding Concepts**

Topic Rank	Avg Rating	Proposal #	Funding Concepts
1	4.57	F23	Implement state sales tax offset to fund affordable housing (shifting portion of state sales tax to local governments for up to 20 years, HB 1406)
2	4.23	F24	Apply for state planning grants to develop housing elements of local comprehensive plans in connection with increasing residential density either alone or in partnership with other cities (HB 1923)
3	4.17	F20	Encourage banking and insurance industry support for condominium projects as a homeownership solution
4	4.15	F09	Maximize resources available for Transit Oriented Development (TOD) in the near term
5	4.07	F19	Lobby for changes in state and federal law that will enable more consolidated and streamlined funding to support low income housing
6	3.79	F07	Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities
7	3.79	F21	Stabilize funding for housing and homeless programs
8	3.77	F01	Target CDBG and HOME funds for creation of affordable housing and funding rental assistance
9	3.71	F11	Expand supports for low-income renters and people with disabilities
10	3.69	F15	Support creation of Community Land Trusts (non-profits that own land, lease sites for homes--purchase of homes doesn't require purchase of underlying land)
11	3.64	F22	Fund home repair programs for low income households
12	3.58	F17	Encourage Cities to establish Multi-Family Tax Exemption (MFTE) programs
13	3.57	F12	Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement
14	3.54	F08	Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale
15	3.50	F02	Provide low income homeowners with low interest/deferred payments to repair homes
16	3.42	F10	Create and implement a regional land acquisition and development strategy aimed at increasing the construction of affordable housing
17	3.36	F16	Advocate for changes in state law that would enable the County to implement a Multi-Family Tax Exemption (MFTE) program as cities are currently authorized to do
18	3.36	F13	Expand and preserve homeownership opportunities for low-income households

**HART Ballot Results
Funding Concepts**

Topic Rank	Avg Rating	Proposal #	Funding Concepts
19	3.29	F27	More resources for developers helping those at 50% AMI and below
20	3.07	F29	Fund Down Payment Assistance for homebuyers
21	3.00	F25	Provide financial assistance to affordable housing providers
22	2.93	F28	Fund administration of housing programs
23	2.92	F05	Support issuance of general obligation bonds for affordable housing (at County level or by individual cities)
24	2.86	F06	Establish a county growth fund to help fund affordable housing construction by dedicating a portion of new construction property tax revenue for this purpose
25	2.79	F26	Fund Local operating costs for housing service providers
26	2.75	F18	Provide loan guarantees on housing authority projects
27	2.64	F30	Tax breaks for housing development
28	2.62	F03	Seek voter approval for a County-wide property housing levy
29	2.54	F04	Seek voter approval for a 0.1% sales tax to fund housing and related services for individuals at or below 60% AMI.
30	2.38	F14	Encourage cities to consider proposing local housing levies to voters

**HART Ballot Results
Policy & Regulatory Concepts**

Topic Rank	Avg Rating	Proposal #	Policy & Regulatory Concepts
1	4.64	P01	Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections
2	4.50	P29	Revise local zoning to encourage accessory dwelling units (ADU)
3	4.50	P53	Authorize a variety of housing options
4	4.36	P05	Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit services, with a particular priority for high-capacity transit stations
5	4.15	P48	Provide surplus land for affordable housing
6	4.14	P27	Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices
7	4.14	P28	Advocate for expansion of funding of the state public works trust fund
8	4.08	P39	Provide incentives/zoning to locate affordable housing units are able to be located in proximity to transit and other services
9	4.07	P08	Increase zoning density along transit corridors
10	4.00	P17	Facilitate more efficient deal assembly and development timelines
11	4.00	P36	Ensure adequate buildable land supply
12	3.93	P35	Expedite permitting processes
13	3.86	P37	Increase zoned capacity, particularly increase size of areas with multi-family zoning, and the level of multi-family zoning (height, size) since this is what is most likely to be affordable to those making less than 100% of AMI: increasing density and height allowances
14	3.86	P42	Reduce regulatory barriers
15	3.83	P10	Implement the Multi-Family Property Tax Exemption for housing along transit corridors and/or providing affordable housing
16	3.82	P46	Increase SEPA categorical exemptions for multi-family projects near transit
17	3.82	P47	Provide more accurate information for comprehensive land use plans
18	3.79	P02	Protect low-income communities from displacement by taking steps to identify and preserve affordable housing at risk of redevelopment.
19	3.79	P09	Allow increased building heights in exchange for production of affordable housing
20	3.79	P43	Increase incentives for density
21	3.77	P23	Prioritize affordable housing on surplus public land
22	3.77	P52	Increase minimum density
23	3.73	P07	Create and support an ongoing structure for regional collaboration around production of affordable housing

**HART Ballot Results
Policy & Regulatory Concepts**

Topic Rank	Avg Rating	Proposal #	Policy & Regulatory Concepts
24	3.73	P15	Promote cost-effectiveness through consolidation, coordination, and simplification
25	3.69	P22	Establish specific affordable housing goals in local housing elements
26	3.69	P44	Allow supportive housing in all multi-family zones
27	3.67	P11	Increase SEPA categorical exemption threshold for larger multi-family developments
28	3.64	P16	Remove barriers to reducing construction costs and delays
29	3.64	P32	Reduce short plat threshold for affordable housing projects
30	3.62	P04	Encourage cities to enter into cooperation agreements with the County Housing Authority
31	3.62	P06	Increase construction and preservation of affordable homes for households earning less than 50% of area median income
32	3.62	P38	Encourage cities and county to utilize authority of HB 1377 (2019) to grant density bonuses on church-owned property
33	3.58	P40	Implement the multi-family property tax exemption (MFTE)
34	3.57	P13	Reduce utility connection charges for affordable housing projects
35	3.54	P21	Require affordable housing in developments near transit hubs
36	3.50	P20	Waive or reduce impact fees for affordable housing
37	3.42	P03	Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness
38	3.38	P24	Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives to be identified by local jurisdictions
39	3.38	P34	Reduce parking requirement for multi-family projects
40	3.36	P14	Allow supportive housing in all multi-family residential zones
41	3.36	P19	Waive or reduce utility connection fees for affordable housing
42	3.33	P50	Authorize density at 40 units/acre (max before requiring underground parking) to help larger projects pencil out
43	3.31	P33	Reduce impact fees and mitigation fees for affordable housing projects
44	3.27	P41	State legislation to enable County to implement MFTE
45	3.23	P49	Prioritize housing for those with behavioral health needs
46	3.17	P51	Move out the urban growth boundary
47	3.14	P12	Reduce offstreet parking requirements for multi-family projects near transit
48	3.14	P18	Reduce parking requirements for affordable housing
49	3.14	P45	Reduce parking requirements for multi-family housing

HART Ballot Results
Policy & Regulatory Concepts

Topic Rank	Avg Rating	Proposal #	Policy & Regulatory Concepts
50	3.08	P25	Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords
51	3.00	P31	Encourage Cities to adopt zoning changes to facilitate "tiny homes" as permanent housing as authorized by ESB 5383 (2019)
52	2.85	P26	Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections
53	2.62	P30	Encourage adoption of mandatory inclusionary zoning

HART Ballot Results
Overall Concept Rankings

Overall Rank	Avg Rating	Range	Proposal #	Concepts
1	4.64	3-5	P01	Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections
2	4.57	3-5	F23	Implement state sales tax offset to fund affordable housing (shifting portion of state sales tax to local governments for up to 20 years, HB 1406)
3	4.5	3-5	P29	Revise local zoning to encourage accessory dwelling units (ADU)
4	4.5	3-5	P53	Authorize a variety of housing options
5	4.43	3-5	E02	Develop messages and tools to educate residents about the need for and benefit of affordable housing
6	4.36	3-5	E03	Develop toolkits for cities to use to effectively engage local communities when a new affordable housing project is being considered.
7	4.36	3-5	E05	Authentically engage communities of color and low-income communities in affordable housing development and policy decisions.
8	4.36	2-5	P05	Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit services, with a particular priority for high-capacity transit stations
9	4.31	3-5 (1 Don't Know)	E07	Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing.
10	4.23	3-5 (1 No Rating)	F24	Apply for state planning grants to develop housing elements of local comprehensive plans in connection with increasing residential density either alone or in partnership with other cities (HB 1923)
11	4.21	3-5	E01	Better engage local communities and other partners in addressing the need for and benefits of affordable housing
12	4.17	3-5 (2 No Rating)	F20	Encourage banking and insurance industry support for condominium projects as a homeownership solution

HART Ballot Results Additional Concepts Proposed

*At today's meeting, the group may consider adding these to the list of items to be considered by the work groups (a **yes or no** vote, simple majority)*

Outreach & Community Engagement:

1. All of the above should relate to all housing types at all price points. This is an issue impacting all economic segments. "Affordable housing," left undefined, overly narrows the focus.

Motion: Outreach and community engagement efforts should address housing types at all price points.

2. Are housing types like tiny homes, mobile homes and manufactured homes included?

Motion: include outreach on options such as tiny homes, mobile homes and manufactured homes.

3. Develop a media plan to achieve the desired outcomes of E1, E2, E3, E5, E7, and E8.

Motion: Develop a media plan to address high-rated items included within the group of following items: E1, E2, E3, E5, E7

Policy & Regulatory:

4. Regarding the GMA- the consensus at the Housing Conference in Bellevue, is that the GMA needs to be reformed, some even say eliminate it.

Motion: Eliminate the GMA. (Note: "reform" is too vague to vote on.)

5. Preservation of mobile home parks.

Motion: Preserve mobile home parks.