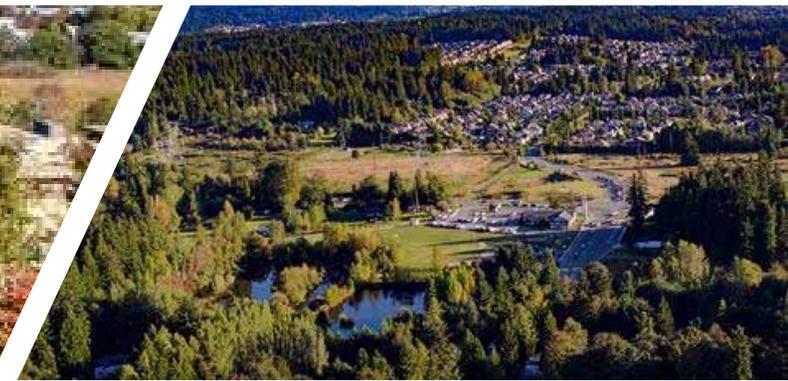




HOUSING AFFORDABILITY REGIONAL TASKFORCE OUTREACH & COMMUNITY ENGAGEMENT WORKGROUP

PRESENTATION TO HART MEMBERS
SEPTEMBER 12, 2019







HOUSING
CONSORTIUM
OF EVERETT AND
SNOHOMISH COUNTY

eliminating racism
empowering women
ywca
Seattle | King | Snohomish



COMPASS
Health



AHA
Alliance for
Housing
Affordability

Homage
Well-being as we age

LYNNWOOD
WASHINGTON
A great deal more



PIONEER
HUMAN SERVICES
A CHANCE FOR CHANGE

Snohomish County

**Domestic Violence Services
of Snohomish County**

SNOTRAC



HART Ballot Item E5

Authentically engage communities of color and low-income communities in affordable housing development and policy decisions.



HART Ballot Item E6

Educate the community
about the benefits of
density

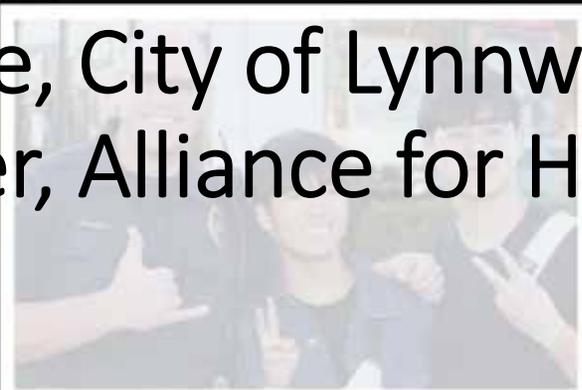


HART Ballot Item E7

Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers, and faith communities) to support efforts to build and site more affordable housing.



Thank You

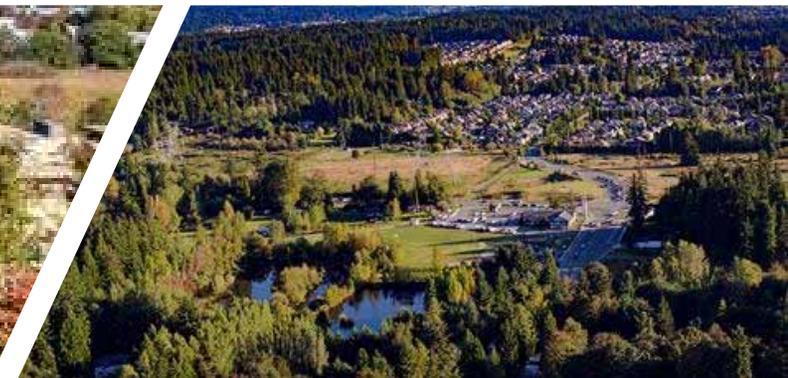


Julie Moore, City of Lynnwood
Chris Collier, Alliance for Housing Affordability



HOUSING AFFORDABILITY REGIONAL TASKFORCE POLICY & REGULATORY WORKGROUP

PRESENTATION TO HART MEMBERS
SEPTEMBER 12, 2019



Policy and Regulatory Workgroup Members

20

workgroup
members

28

templates
developed

Presenters:

Chris Collier, Alliance for Housing Affordability

Kristen Cane, Housing Authority of Snohomish County

Policy and Regulatory Workgroup Members



DevCo,
Inc



Community Services
Advisory Council



An aerial, black and white photograph of a town. A river flows through the center-left of the image. A major road or highway runs diagonally from the top-left towards the bottom-right. The town is filled with various buildings, including houses, commercial structures, and a large parking lot on the right side. There are also some open fields and wooded areas scattered throughout the landscape.

*“Change is the only constant
in life”*

Heraclitus

Housing Spectrum





Q4A

WORKGROUP KEY FINDINGS

Legend

Back-to-Back	Fourplex
Intermediate-Rise	Live/Work
Multiplex	Mixed-Use
Threplex	



Increase residential density to support development of housing for all income levels





Require or incentivize market rate developers to produce housing for lower income levels





Reduce construction costs for housing for 50% AMI





Establish strong anti-displacement strategies for communities of color and low-income households





Lay the groundwork for continued progress towards housing goals through jurisdictional collaboration



Overarching Goals



Protect communities of color from displacement (P2)



Prioritize affordable housing near transit (P5/21)



Increase housing for 50% AMI (P6)

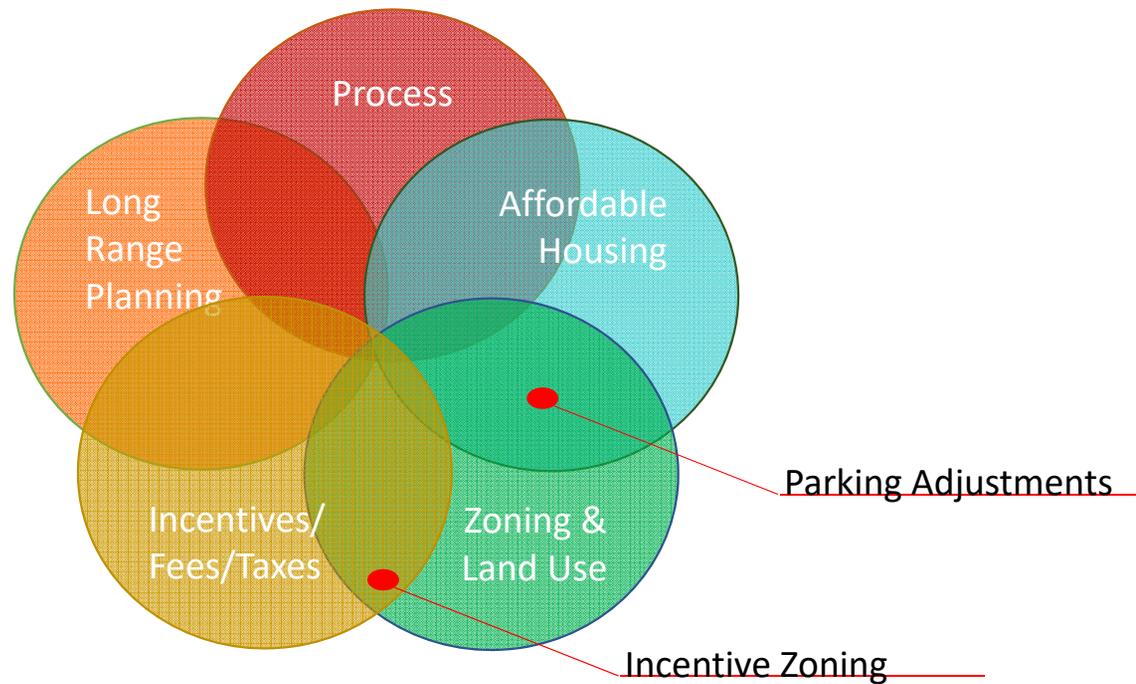


Provide a variety of housing options (P1/27/53)



WORKGROUP TOP CONCEPTS

Interrelated Policies



Zoning, Regulations, Density Transit & Urban Centers:

Priority #1

Density Along Transit (P8/24)

- Density generally, and density along transit

Priority #1

Incentivize Affordability (P9/39)

- Bonuses for density (near transit) in exchange for affordability

Priority #2

Parking (P12/18/44/45)

- Reduced parking requirements to support development, affordability

50 to 70 Dwelling Units Per Acre



All photo credit to
City of Everett
Allan Giffen
Community Planning & Economic Development Department

85 to 156 Dwelling Units Per Acre

133



156



145



85



113



Over 160 Dwelling Units Per Acre



300 to 325 Dwelling Units Per Acre



300



300



325



325

Zoning, Regulations, Density

Cities & Neighborhoods



Variety of housing options (P1/27/53)

Priority #1

Increased Multifamily Zone Impact (P37)

- Increased MF zoning area, as well as existing MF zoning density

Priority #4

Increase ADU Utilization (P29)

- Revise zoning code to allow and encourage ADU creation

Priority #5

Revise Single Family Zoning Code (P27)

- Allow increased density and smaller lots in single family zones



Photo
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Zoning, Regulations, Density Cities & Neighborhoods



Variety of housing options (P1/27/53)



DETACHED
SINGLE-FAMILY
HOMES

Duplex
~ 6-13
DU/AC



DUPLEX TRIPLEX/
FOURPLEX

COURTYARD
APARTMENT



Courtyard Apartments

BUNGALOW COURT



Bungalow Court
~ 8-31 DU/AC

TOWNHOUSE

MULTIPLEX

LIVE/WORK

Live/Work
~34 DU/AC



Photo
Credit:

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MID-RISE

MISSING MIDDLE HOUSING

50 to 70 Dwelling Units Per Acre



All photo credit to
City of Everett
Allan Giffen
Community Planning & Economic Development Department

Zoning, Regulations, Density Cities & Neighborhoods



Variety of housing options (P1/27/53)



DETACHED
SINGLE-FAMILY
HOMES

Duplex
~ 6-13
DU/AC



DUPLEX TRIPLEX/
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COURTYARD
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Courtyard Apartments

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TOWNHOUSE

MULTIPLEX

LIVE/WORK

Live/Work
~34 DU/AC



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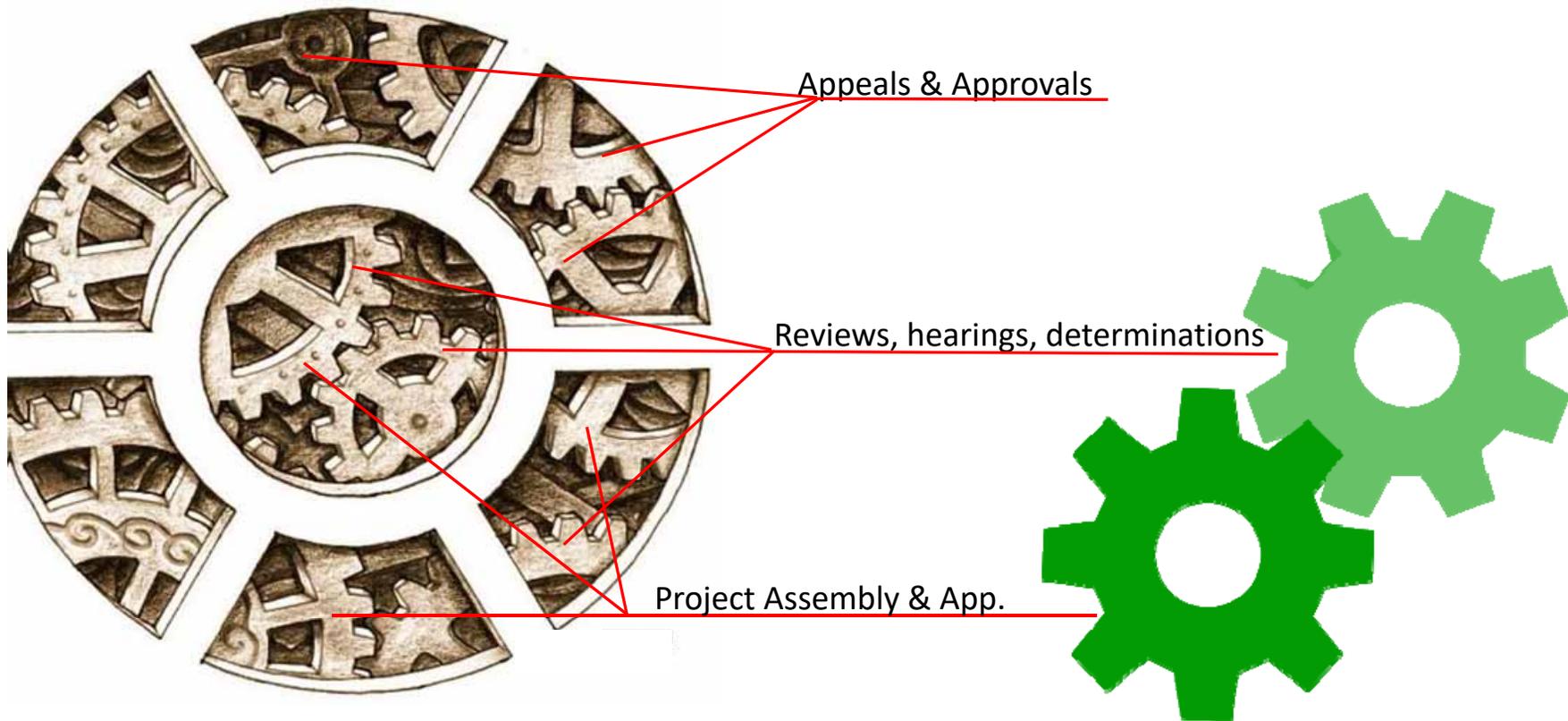
MISSING MIDDLE HOUSING

MID-RISE

Process Changes

Turning this:

Into This:



Affordable Housing: What preservation looks like



Carvel, Mukilteo (230 units)

- All units were affordable to households at 80% AMI
- Value-Add acquisition in February 2016 resulted in 115 units unaffordable to 80% AMI
- HASCO's acquisition preserved 80% AMI affordability of remaining 115 units

Affordable Housing: Lost preservation opportunities...



Greenview, Mountlake Terrace (112 units)

- Rents were affordable to 40% AMI
- Residents included the elderly and people with disabilities
- Value-Add acquisition in 2019
- 20-day notices to vacate for renovation
- Renovated rents are 200% higher

Taxes, Fees, Incentives

Priority #2

Surplus Land (P23/48)

- Provide surplus and underutilized land for housing for 50% AMI

Priority #3

Fee Waivers (P13/19/20/33)

- Waive or reduce impact, mitigation and utility connection fees for housing for 50% AMI

Priority #4

Multifamily Property Tax Exemption (P40)

- Exempt multifamily housing from property tax in transit and job centers, and in exchange for housing for lower income levels

Taxes, Fees, Incentives: Surplus Land (P23/48)

Priority
#2



Centennial Trails Senior Housing, Snohomish (21 units)

- Snohomish Affordable Housing Group (SAHG) was developer
- Old railroad yard was going to be developed as a parking lot
- City leased land to SAHG for 75 years at \$1 per year
- Restricted to senior residents with incomes at or below 60% AMI

Taxes, Fees, Incentives: Fee Waivers (P13/19/20/33)

Priority
#3



Monroe Family Village (47 units)

- Housing Hope was developer
- City provided waivers of the traffic mitigation, school impact, and park impact fees
- Fee waivers reduced the project's funding gap by \$240,000 (\$5,000/unit)
- Property for 30% and 50% AMI and formerly homeless families

Long Range Planning

Priority #4

Regional Collaboration (P7)

- Create and support a structure for ongoing regional collaboration for production of affordable housing

Priority #4

Housing Authority Cooperation Agreements (P4)

- Agreements between cities and the Housing Authority to support development of affordable housing within each city

Priority #5

Housing Goals (P22/47)

- Establish specific affordable housing goals and provide more accurate information in Comprehensive Plans

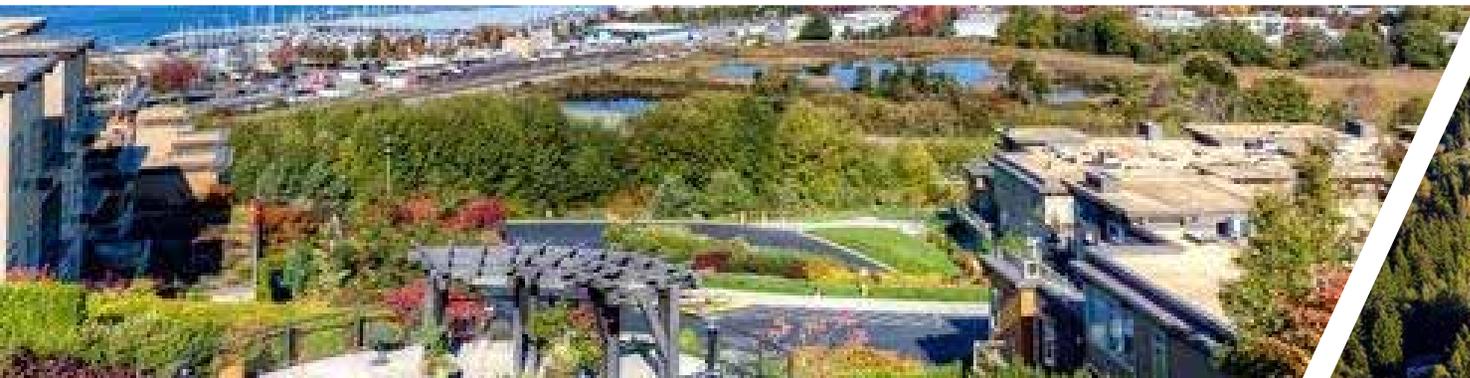


THANK YOU



HOUSING AFFORDABILITY REGIONAL TASKFORCE FUNDING WORKGROUP

PRESENTATION TO HART MEMBERS
SEPTEMBER 12, 2019



Workgroup Summary

19

workgroup
members

17

templates
developed

Presenters:

Janinna Attick, Housing Authority of Snohomish County

Fred Safstrom, Housing Hope

Funding Workgroup Members



Office of Congressman
Rick Larsen, WA-2



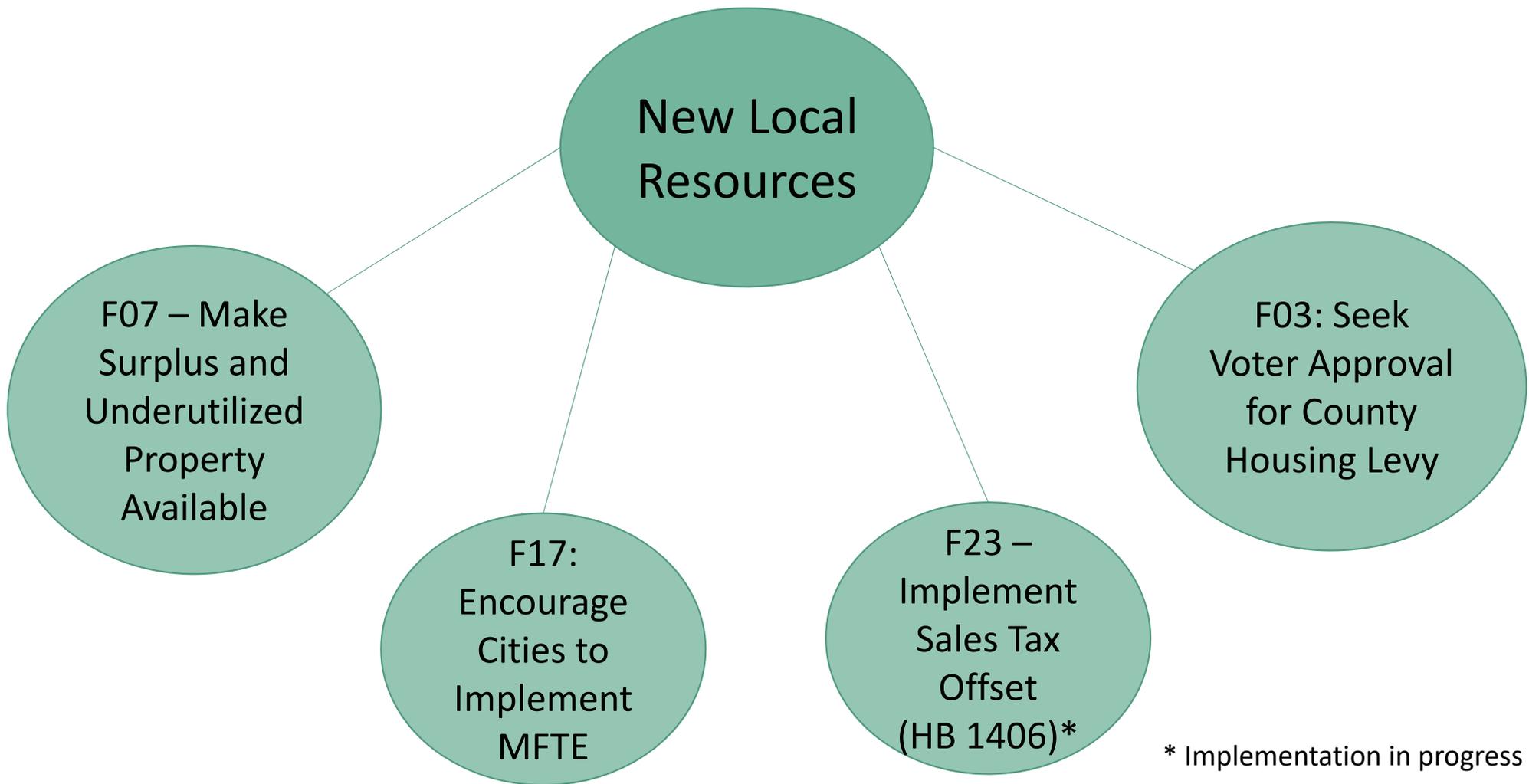
Streamlining, Efficiency,
Cost Reduction Measures

Maximizing External
Resources

Ballot Items

Priorities for Resources

New Local Resources



* Implementation in progress

```
graph TD; A((Maximize External Resources)) --- B((NEW: Actions to Increase Competitiveness for State and Federal Funds)); A --- C((F24: Apply for Planning Grants (HB 1923)))
```

Maximize
External
Resources

NEW: Actions to
Increase
Competitiveness
for State and
Federal Funds

F24: Apply for
Planning
Grants
(HB 1923)

```
graph TD; A([Streamlining, Efficiency]) --- B([F20 – Encourage Support for Condo Projects]); A --- C([F19 – Lobby for Changes in State and Federal Law to Enable Streamlined, Consolidated Funding]);
```

**Streamlining,
Efficiency**

**F20 – Encourage
Support for Condo
Projects**

**F19 – Lobby for
Changes in State and
Federal Law to
Enable Streamlined,
Consolidated
Funding**

Priorities

```
graph TD; P((Priorities)) --- F09((F09 – Maximize Resources Available for TOD)); P --- F01((F01 – Target CDBG and HOME for Housing)); P --- F21((F21 – Stabilize Funding for Housing and Homeless Programs)); P --- F11((F11 – Expand Supports for Low-Income Renters and People with Disabilities)); P --- F15((F15 – Support Creation of Community Land Trusts)); P --- F08((F08 – Develop a Short-Term Acquisition Loan Fund for Preservation)); P --- F12((F12 – Increase Investments in Communities of Color and Low-Income Communities At Risk of Displacement)); P --- F22_F02((F22/F02 – Fund Home Repair Programs for Low-Income Homeowners));
```

F09 –
Maximize
Resources
Available for
TOD

F01 –
Target
CDBG and
HOME for
Housing

F21 –
Stabilize
Funding for
Housing and
Homeless
Programs

F11 – Expand
Supports for
Low-Income
Renters and
People with
Disabilities

F15 –
Support
Creation of
Community
Land Trusts

F08 –
Develop a
Short-Term
Acquisition
Loan Fund for
Preservation

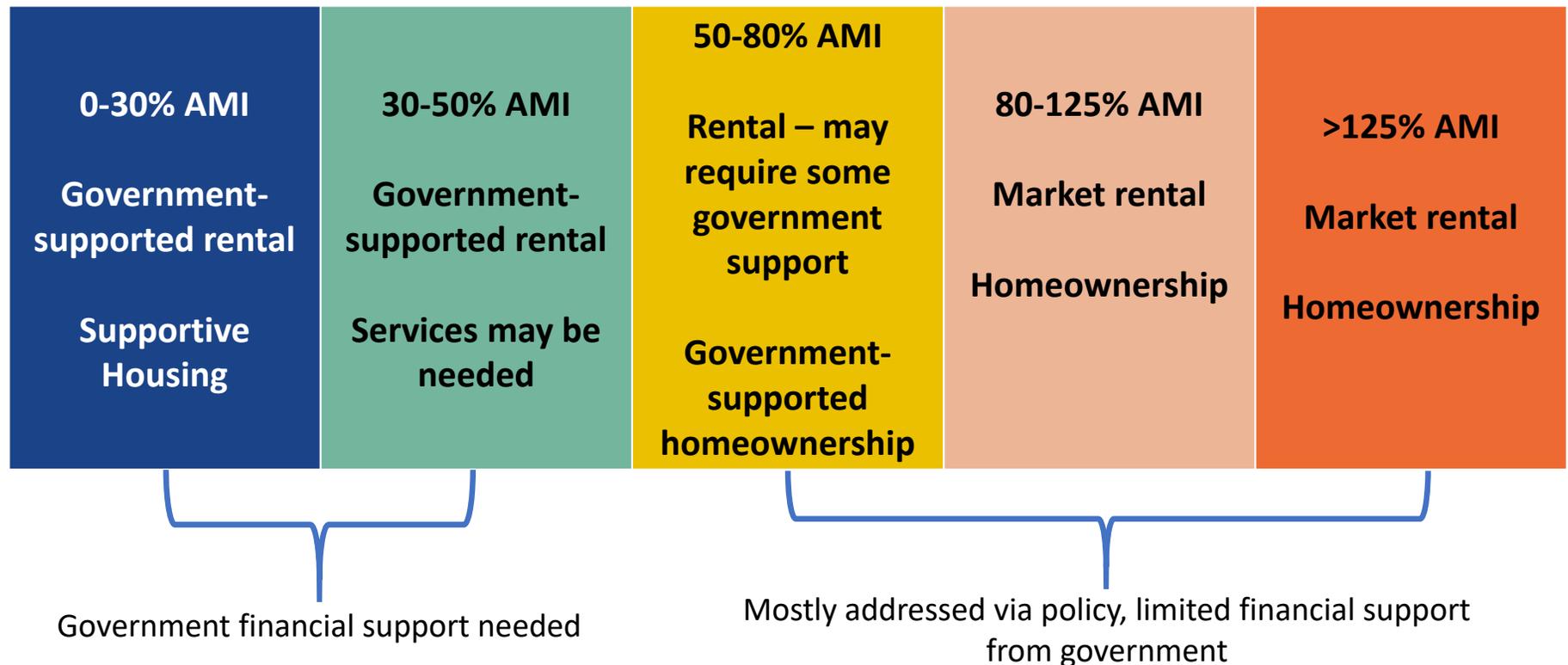
F12 – Increase
Investments in
Communities of
Color and Low-
Income
Communities At
Risk of
Displacement

F22/F02 –
Fund Home
Repair
Programs for
Low-Income
Homeowners



WORKGROUP KEY FINDINGS

Workgroup focus



AMI = Area Median Income

We need more housing at 50% AMI and below

27,910

cost-burdened
households in Snohomish
County 0-30% AMI

207

0-30% AMI units created
or preserved with County
funding, 2014-2018



24,416

cost-burdened
households in Snohomish
County 31-50% AMI

120

50% AMI units created or
preserved with County
funding, 2014-2018

We need to preserve our existing affordable housing

Property's well-maintained units will provide new ownership an ideal opportunity to immediately push rents to market rate while simultaneously implementing a value-add program to benefit from increased rent premiums for renovated units.

City council asks new owners to give Greenview Apartments tenants more time to move

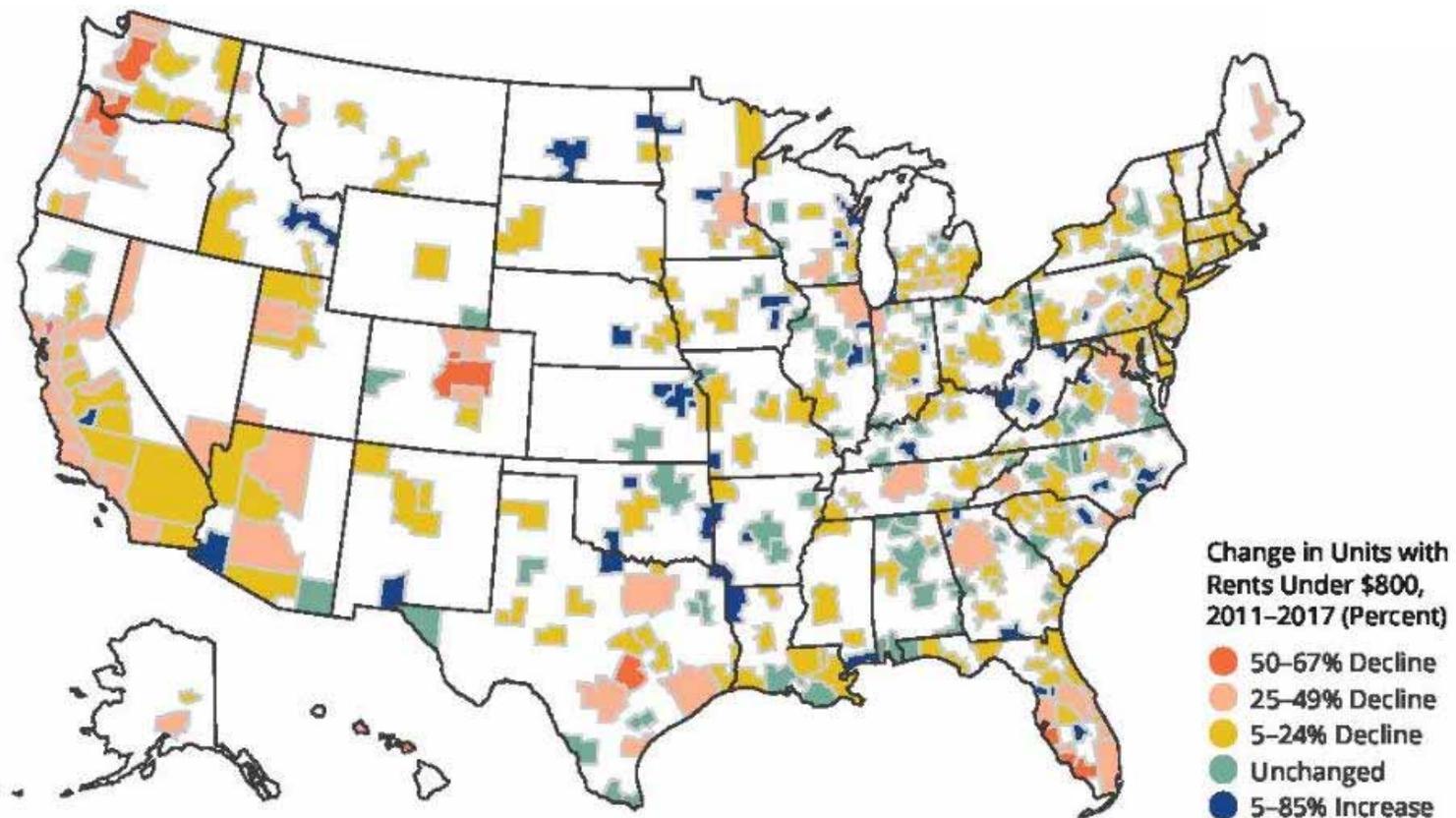
Well-located, value-add execution

VALUE-ADD UPSIDE

well-positioned for an investor to implement a compelling value-add program, already proven by nearby properties.

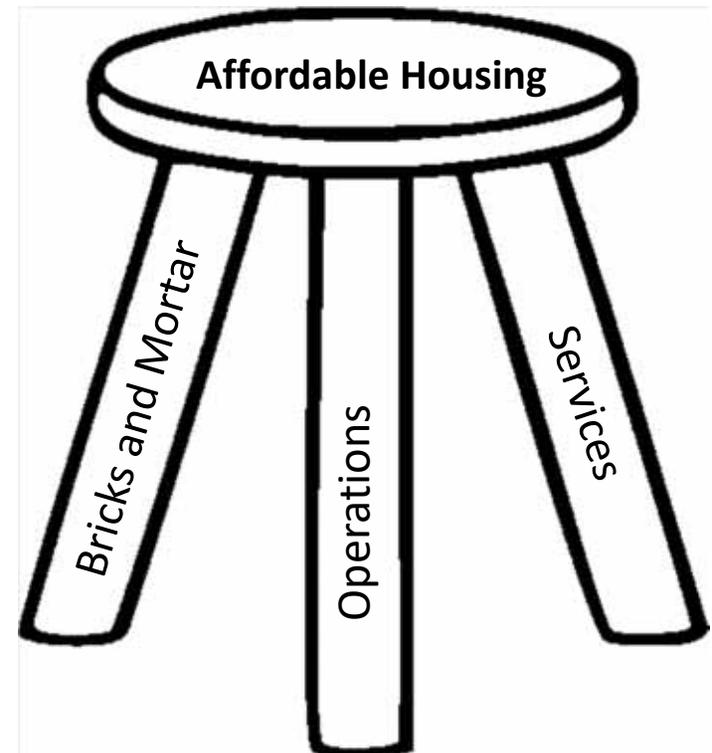
VALUE-ADD STRATEGY

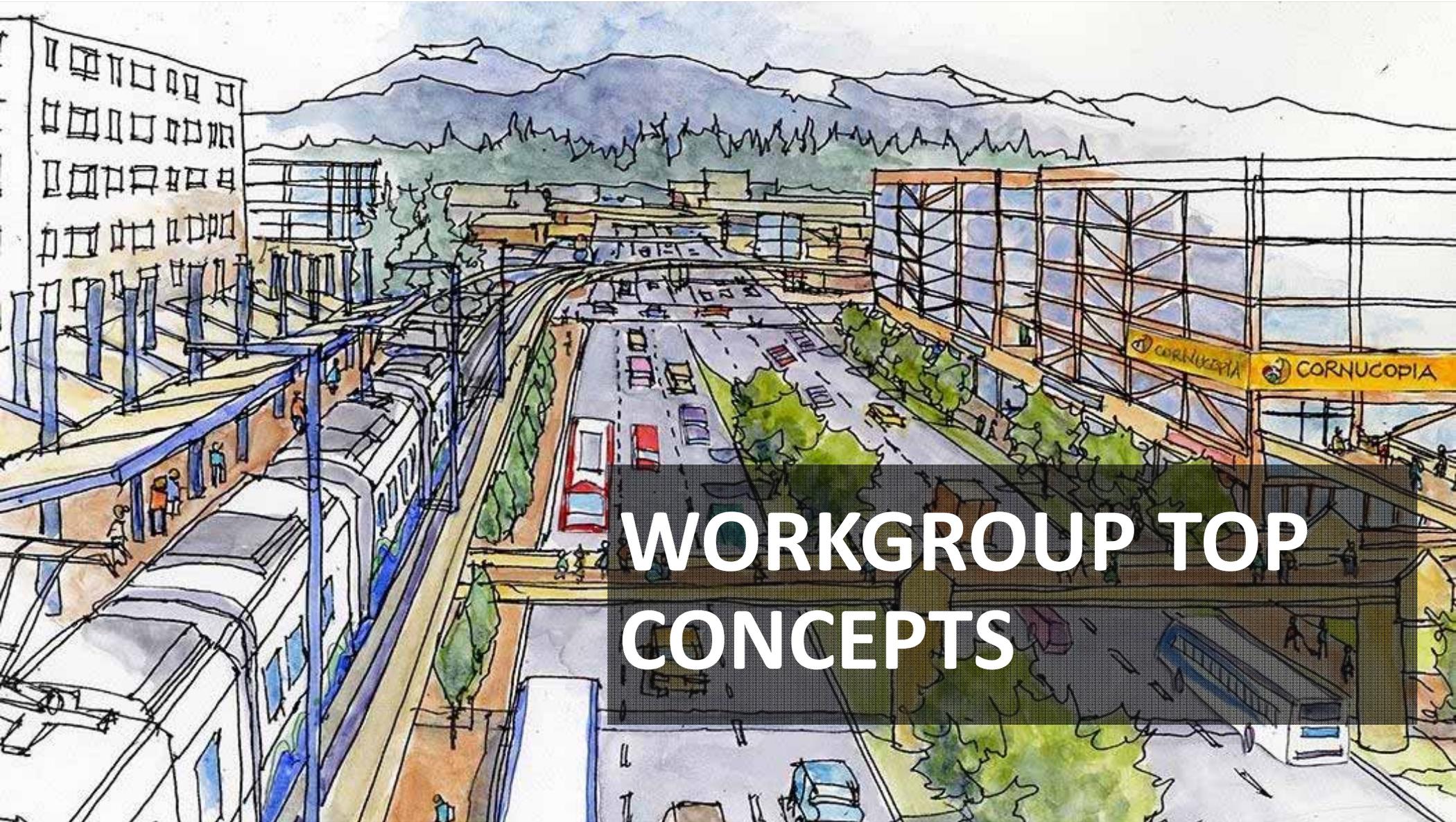
We are rapidly losing affordable housing



To create and preserve units, we need more funding

up to **\$5** of other
funding can be
leveraged for every
\$1 of local funding





**WORKGROUP TOP
CONCEPTS**

F03, Countywide Affordable Housing Levy

WHAT

Seek voter approval for a County-wide property tax levy to fund affordable housing

#1
workgroup
rating

WHY

Single most impactful strategy

HART voted
to study

Allows us to better leverage external resources to build and preserve housing, fund HART's priorities

F07, Surplus/Under-Utilized Property

WHAT

Make surplus and under-utilized property available for affordable housing at low to no cost, or use proceeds from sale of property to fund affordable housing

#2

workgroup
rating

WHY

Land is 10-20% of affordable housing development cost

3.79

HART rating

Allows affordable housing developers to access desirable areas and bridge financing gaps

F21/F06 – Stabilize Funding/County Growth Fund

WHAT

Dedicate a portion of property tax revenue from new construction to an affordable housing growth fund

#3
workgroup
rating

WHY

Revenues from new growth should support the growing affordable housing need

3.79/
2.86
HART rating

Addresses the lack of funding

F11/F26 – Expand Supports for Renters/Fund Operating Costs

WHAT

Identify funding for operations and service costs to help the lowest-income renters be successful

#4
workgroup
rating

WHY

Rents at or below 50% AMI don't cover costs, funding is scarce

3.71/
2.79
HART rating

Lowest-income tenants need support to maintain their housing and move along the housing spectrum

EXAMPLE: CLARE'S PLACE



Implement Changes to Increase Competitiveness for Funding (NEW)

WHAT

Enact policies and designated areas to maximize local developments' competitiveness for State and Federal resources

#5
workgroup
rating

WHY

Maximize our share of existing resources

NEW
proposal
not rated by
HART

In alignment with other HART priorities such as housing near transit

F15, Support Creation of Community Land Trusts

WHAT

CLTs are non-profit organizations that provide community stewardship of land, ensure long-term affordability

#6
workgroup
rating

WHY

Permanent affordability for the community

3.79
HART rating

Wealth or asset-building for residents, can extend homeownership to lower income levels



**QUESTIONS AND
DISCUSSION**