HOUSING AFFORDABILITY REGIONAL TASKFORCE
OUTREACH & COMMUNITY ENGAGEMENT WORKGROUP

PRESENTATION TO HART MEMBERS
SEPTEMBER 12, 2019
Education and Engagement:
Develop messages and tools to educate residents about the need for, and benefit of affordable housing; Better engage local communities and other partners in addressing the need for and benefits of affordable housing; support engagement of local communities and residents in planning efforts to achieve more affordable housing.
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
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
“Change is the only constant in life”

Heraclitus
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)
Interrelated Policies

- Long Range Planning
- Affordable Housing
- Incentives/Fees/Taxes
- Zoning & Land Use

Parking Adjustments
Incentive Zoning
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
85 to 156 Dwelling Units Per Acre
Over 160 Dwelling Units Per Acre
300 to 325 Dwelling Units Per Acre
### Zoning, Regulations, Density
Cities & Neighborhoods

<table>
<thead>
<tr>
<th>Priority #1</th>
<th>Increased Multifamily Zone Impact (P37)</th>
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<tbody>
<tr>
<td></td>
<td>• Increased MF zoning area, as well as existing MF zoning density</td>
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<tr>
<th>Priority #4</th>
<th>Increase ADU Utilization (P29)</th>
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<td></td>
<td>• Revise zoning code to allow and encourage ADU creation</td>
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<tr>
<th>Priority #5</th>
<th>Revise Single Family Zoning Code (P27)</th>
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<tr>
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<td>• Allow increased density and smaller lots in single family zones</td>
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Zoning, Regulations, Density
Cities & Neighborhoods

Variety of housing options (P1/27/53)

- Duplex ~ 6-13 DU/AC
- Courtyard Apartments ~ 8-31 DU/AC
- Bungalow Court ~ 34 DU/AC
- Live/Work ~ 34 DU/AC

Credit: Variety of housing options (P1/27/53)
50 to 70 Dwelling Units Per Acre

All photo credit to City of Everett Allan Giffen Community Planning & Economic Development Department
Variety of housing options (P1/27/53)

- Duplex ~ 6-13 DU/AC
- Courtyard Apartments
- Bungalow Court ~ 8-31 DU/AC
- Live/Work ~ 34 DU/AC

Photo Credit: Variety of housing options (P1/27/53)
Process Changes

Turning this:

Into This:

- Appeals & Approvals
- Reviews, hearings, determinations
- Project Assembly & App.
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

<table>
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<tr>
<th>Priority #2</th>
<th>Surplus Land (P23/48)</th>
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<tr>
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<td>• Provide surplus and underutilized land for housing for 50% AMI</td>
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<tr>
<th>Priority #3</th>
<th>Fee Waivers (P13/19/20/33)</th>
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<tr>
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<td>• Waive or reduce impact, mitigation and utility connection fees for housing for 50% AMI</td>
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<tr>
<th>Priority #4</th>
<th>Multifamily Property Tax Exemption (P40)</th>
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<tr>
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<td>• Exempt multifamily housing from property tax in transit and job centers, and in exchange for housing for lower income levels</td>
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Taxes, Fees, Incentives: Surplus Land  (P23/48)

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)

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

Priorities for Resources

New Local Resources

Ballot Items
New Local Resources

F07 – Make Surplus and Underutilized Property Available

F17: Encourage Cities to Implement MFTE

F23 – Implement Sales Tax Offset (HB 1406)*

F03: Seek Voter Approval for County Housing Levy

* Implementation in progress
Maximize External Resources

- NEW: Actions to Increase Competitiveness for State and Federal Funds
- F24: Apply for Planning Grants (HB 1923)
Streamlining, Efficiency

- F20 – Encourage Support for Condo Projects
- F19 – Lobby for Changes in State and Federal Law to Enable Streamlined, Consolidated Funding
Priorities

F01 – Target CDBG and HOME for Housing

F09 – Maximize Resources Available for TOD

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

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

F15 – Support Creation of Community Land Trusts

F21 – Stabilize Funding for Housing and Homeless Programs

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

F08 – Develop a Short-Term Acquisition Loan Fund for Preservation
WORKGROUP KEY FINDINGS
Workgroup focus

<table>
<thead>
<tr>
<th>0-30% AMI</th>
<th>30-50% AMI</th>
<th>50-80% AMI</th>
<th>80-125% AMI</th>
<th>&gt;125% AMI</th>
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<tbody>
<tr>
<td>Government-supported rental</td>
<td>Government-supported rental</td>
<td>Rental – may require some government support</td>
<td>Market rental</td>
<td>Market rental</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>Services may be needed</td>
<td>Government-supported homeownership</td>
<td>Homeownership</td>
<td>Homeownership</td>
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Government financial support needed

Mostly addressed via policy, limited financial support from government

AMI = Area Median Income
We need more housing at 50% AMI and below

- 27,910 cost-burdened households in Snohomish County 0-30% AMI
- 24,416 cost-burdened households in Snohomish County 31-50% AMI
- 207 0-30% AMI units created or preserved with County funding, 2014-2018
- 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.
WHAT
Seek voter approval for a County-wide property tax levy to fund affordable housing

WHY
Single most impactful strategy

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

**WHY**

Land is 10-20% of affordable housing development cost

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

**WHY**
Revenues from new growth should support the growing affordable housing need

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

**WHY**
Rents at or below 50% AMI don’t cover costs, funding is scarce

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

**WHY**
Maximize our share of existing resources

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

WHY
Permanent affordability for the community
Wealth or asset-building for residents, can extend homeownership to lower income levels