

## **Responses to Discussion Questions for SCT General Assembly September 24, 2019**

*Responses received via 19 discussion questions sheets left on the tables for collection. Responses are below, as submitted under each question. Blanks (\_\_\_) indicate places where handwriting unclear.*

### **1. Reviewing the proposed 5 major goal areas, what are your thoughts? Do you support these goals? Do you see any significant gaps? Any major questions or concerns? Do these goals align with the challenges and impacts you see in your community?**

- Multi-Family Tax Exemption (MFTE)
- Strategies to prevent gentrification
- Increase ADU multiplex (duplex, tri, four-plex)
- Preserve existing housing
- Find ways to encourage and support groups like faith based to address community needs-come alongside instead of just leaning on taxing
- Find ways to both honor, yet integrate communities of color or culture
- Gentrification with transit corridors
- Redevelopment of existing affordable housing
- Perhaps create affordable housing enterprise zone that have regulations protecting the affordability upon redevelopment. Example: Preserve/Replace
- Community outreach is important
- Up-zoning near transit naturally increases costs (values), so regulation incentives to include affordable housing is needed
- Regulatory road map
- Education outreach
- Policy updates for code revisions that are consistent throughout cities, consistent fees as well
- Goals are good
- Outreach is important, look at things thru racial equality/gentrification
- Pooling of 1406 funds worth pursuing
- Look at infill housing and green building incentive-efficient use of existing infrastructure
- Work Force housing (live closer to where you work, traffic, environment, quality of life)
- Support goal #1: Increasing density to create more housing options
- Goal #5: Explain to people why density will not only lower costs but keep our environment cleaner
- Where are the industry partners?
- What is industries cost in developing affordable housing?

- Fewer parking requirements
- Height limitations
- Identifying legislative changes to State law (Condo liability/limit HOA fees)
- Transit service to low income neighborhoods bring transit service to underserved neighborhoods may be cheaper than building new (tear down) existing homes adjacent to new transit lines (e.g. light rail)
- Affordable housing is a pressing need in the County--group agrees
- Gaps: Where are the industry partners? What is industry cost that is driving affordability?
  - Goal #1: Should be separated to address the unique need of urban and rural communities
- Improves jobs/housing connections should be a stand-alone goal
- Goal #4: Needs to address the diversity of thought throughout our county. Consider adding a diverse goal
- Goal #4: How do cities get past giving away property? Public opinion
- What happens when "rubber hits the road"? City wants to do X and public fights it
- How do you sell it to residents? How do you make the \_\_\_\_\_?
- Stigma around affordable housing
- What it means to have affordable housing in your neighborhood
- More focus on lower end, 30/50% AMI
- Cost prohibitive to build higher, density bonuses, cost of land (huge & expectation), labor costs, material cost, site work costs largest accelerated costs
- Creating housing growth: Infrastructure to support the density? Community isn't supportive of upward population growth
- Balance tax incentives to encourage development with need to recoup dollars to pay for infrastructure
- Transit to work with, plan for and meet needs
- Like strategy to preserve existing, but how do you do that? Rent control, tenant rights, healthy housing, etc.
- Increase limits or number of years? Or number of units or number of years
- All cities/County need to do their "share"
- City of Everett has been preparing 2/3 of the recommendations for Planning Commission and Council. Everett ready on Hwy 99
- Reslynn Virginia-Protected SFR, Corridor stepped down tiered buildings is being added-now BRT
- Looking at Lynnwood gives us hope

- Toolkit for education-Help City of Monroe in its plans
- Hope is for funding for planning
- Specific costs of rentals and homebuyers in your city-affordability
- What is the barrier to buy in your community (how far do you commute, if you could afford to live closer would you)?
- Surplus land housing \_\_\_\_\_, but it is tough
- County housing levy
- Impact fees for construction costs, should they be reduced? But how would cities recoup costs of streets?
- Make construction time frame shorter, more reliable
- Expand ways besides SEPA exemptions
- City pre-planned areas of development?
- How to balance desire of ownership with the push for density
- Are we building condominiums/townhomes?
- Arlington zero lot line ordinance
- Baby boomers are staying in place, can cities change code to allow more rental ADU?
- A way to combat the missing middle
- Education is needed to deflect NIMBYS
- Use surplus public lands, need an inventory especially the County is not sure of all appropriate land
- increase density, change code to allow ADU and Tiny homes
- Goals are fine and everyone supports. However the ability of loan lenders to provide subsidies don't offset costs or are very limited. Further the costs of providing services, utilities, basic service costs are spent faster than revenue.
- Cost model is upside down
- \_\_\_\_\_ density entitlements provide many less costs to the public sector, the land, labor and materials costs are out pacing incomes
- Data about local communities would be helpful in education about the issues, it is easy to look at the data prescribed for the whole County and thing "that's too bad, must be people living in another city". Instead public and public officials need to know about local stats and the local issues

**2. Reviewing the sample key ideas to respond to the housing affordability challenge, which ideas do you think will have the greatest impact in improving housing affordability? Are there some ideas listed that you would strongly support or oppose?**

- Multi-Family Tax Exemption
- Cities pooling their 1406 funds similar to ARCH
- Encouraging faith based efforts-up-zone donated funds
- Property tax breaks on manufactured home parks to keep existing affordable housing
- Encouraging duplex/tri as a way to modify and keep existing housing
- Create municipality pooling of funds for housing centrally located
- Need political will with community support
- Developers to produce housing at low-income levels
- Careful of the impact of housing tax that could overburden current homeowners
- Housing levy is tough, puts burden on Government to solve the problem. Need partnerships with other stakeholders
- Need gentrification
- Promote and support “missing middle” housing, mixed use, a bus, townhomes (modest), condos, triplexes, duplexes
- Increase supply across the board
- Need to update and change zoning regulations
- Parking requirements need to be considered/reduced
- Greatest impact: Increase residential density to support development and housing of all income levels
- Oppose countywide housing levy
- Multi-family dwellings in mixed use zones, include affordable units
- Government has to provide assistance
- Anti-displacement policies
- Sales tax revenue
- How to make utilities more affordable?
- Increase and diversify housing choices
- Tiny Homes
- Combine affordable with market rate housing, increase “accessing” dwelling units
- Redevelopment/Preservation

- Missing middle
- Greatest Impact: Increase zoning density along transit corridors, Focus on need to generate revenue for affordable housing (sales tax, developer fees)
- Strongly support: Assistance for displacement of low-income communities for transit
- SCT should be the structure to continue and monitor HART goals
- How do you preserve rentals in rural communities from vacation rentals or going out of stock?
- SEPA: Should it be for all? Or, not at all? Concerned about carve outs.
- We do not have a clear definition for affordable housing in the County. Need clarity in goals and strategies
- Incentive to require affordability. Make sure incentive subsidizes cost
- Support planned and shared responsibility
- How do we attract living wage jobs and having housing to match
- Need to preserve existing
- Concern about bringing along community so they don't sabotage program
- Will take many actions/strategies, no single action is enough
- A few strategies alone won't be enough
- Historic preservation versus high density
- Infill in SFR neighborhoods
- Concrete block homes
- Thought process is changing, parents need to realize kids won't be able to live there
- Baby boomers aging, won't be able to drive/want to be near transit
- Communication tools combined with attitude are changing
- Transit-curb the congestion, work with Multi-family developers to provide bus passes, infrastructure and van pools
- Transfer of Development Rights (TDR)
- Artists as urban pioneers-use warehouses, old schools and unused retail
- Define affordability for buy-in by all cities and County-30% YES!
- Support higher density
- Support and help build livability
- Look at different housing types, for example shared wall construction. Townhomes, cross-laminated Timber (CLT) for higher density

-ADU's

-Revisit tax incentives and inclusionary models

-The language/terms we use need to be simple/consistent/well understood by everyone (municipal officials/staff, developers, the public), so that we can have meaningful conversations. If people are confused (and therefore not on board) they will resist change which creates NIMBYISM, challenges and delays for projects which add costs (uncertainty, un-carrying costs for working capital to development which increases cost for rental or purchase)

-We as the whole Puget Sound area, we share news media so message goes to all four counties

### 3. Other ideas or comments?

-Eliminate or lower parking minimums if builders/developers pay for ORCA cards for residents

-Concerns/questions about SEPA exemptions-need more info

-How do we make utilities affordable? Can they be all bundled together with a special discount for low-income

-Need political will with community support

-Where are the studies (any study?) that show what exactly happens to people who undergo the typical gentrification process? Do we know if their end result is negative or positive (displacement)?

-Why up-zone and profit the developers without a direct public benefit

-City purchases land (not speculation), then up-zones it, profits from the sale, uses that money to help low-income housing, *or* include regulation requiring percentage of affordable housing upon up-zoning, *or* create an agreement with the developer to pay city/county a sum based on the up-zone

-Fault in assumption that if you build-up the desire for single family homes will go away

-Cities at one table (Bothell, \_\_\_\_\_) are all experiencing impact of greater housing affordability

-Public confusion on the term "affordable" maybe "attainable, "income based"-would need community outreach and education

-Response to sample strategy: "increase & diversify housing choices"

-Can't build different housing in jurisdictions as is

-Supply and demand is the largest factor affecting housing costs. Work with developers and builders; what drives up cost(s) and sales, possibly perform a LEAN event on housing construction and sales, find where we have a "waste" in the process

-Should we expand UGAG into the RUTA (S)?

-Rent control

-Like idea of giving excess land-but where does it exist?

- How can we think differently? Repurpose old buildings (parking garages, strip malls, storage facilities)?
- Keep up the education/public outreach
- Good data, is eye-opening
- Put peer pressure on the elected officials in all communities to acknowledge affordable housing is a regional problem
- More outreach to fellow elected officials/peer pressure
- City of Snohomish Pilchuck District is ready to go: tax, height and parking incentives
- SEPA process fast tracked
- TDR