



Developing a 5-Year Affordable Housing Action Plan: adopted goals and sample strategies under consideration

September 2019

Purpose of the HART 5-Year Affordable Housing Action Plan:

Accelerate the ability of Cities and the County to help meet the affordable housing needs of all County residents and set a foundation for continued success through 2050.

Supporting Goals:

- 1. Promote greater housing growth and diversity of housing types at all levels of affordability and improve jobs/housing connections.**

HART Sample strategies:

- *Provide surplus public land for affordable housing*
- *Update zoning and land use regulations to increase and diversify housing choices*
- *Provide incentives/zoning to locate affordable housing units in proximity to transit and other services*
- *Allow increased building heights in exchange for production of affordable housing*
- *Increase incentives for density*

Policy & Regulatory Work Group priorities:

- *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 households at 50% AMI or below*

- 2. Identify and act on strategies to preserve existing affordable housing, acknowledging that the need for increased density may create tension with this goal in some instances.**

HART Sample strategies:

- *Protect low income communities from displacement by taking steps to identify and preserve affordable housing at risk of redevelopment*

Policy & Regulatory Work Group priorities:

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

- 3. Take steps to increase density of housing on transit corridors and in job centers, while acknowledging that additional housing is needed across the entire County.**

HART Sample strategies:

- *Prioritize affordability within a half-mile walkshed of existing and planned frequent transit services, especially high-capacity transit stations*

- *Increase zoning density along transit corridors*
- *Increase SEPA categorical exemptions for multi-family projects near transit*

Policy & Regulatory Work Group priorities:

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

Funding Strategies under discussion to achieve goals 1-3:

HART Sample strategies:

- *Implement HB 1406 (Laws of 2019)—capture portion of state sales tax for affordable housing. (Could generate up to \$2.3 million per year for 20 years)*
- *Encourage cities to apply for state planning grants of up to \$100,000 to develop residential housing capacity plans (HB 1923, Laws of 2019)*
- *Encourage banking and insurance industry support for condominium projects as a homeownership solution*
- *Maximize resources available for Transit Oriented Development*

Funding Work Group priorities:

- *Countywide housing levy*
- *Make available at low cost or deep discount, under-utilized public, nonprofit and faith community real property suitable for affordable housing.*
- *Create a housing growth fund for affordable housing through set aside of a portion of new construction property tax revenue*

4. Develop and implement outreach and education programs, for use countywide and by individual cities, to raise awareness of affordable housing challenges and support for action.

HART Sample strategies:

- *Create a toolkit of engagement strategies for use by jurisdictions*
- *Authentically engage communities of color and low-income communities in affordable housing development and policy decisions*

*These strategies are also priorities for the **Outreach & Community Engagement Work Group**.*

5. Identify an ongoing means of tracking our progress and supporting ongoing regional collaboration. – TBD –

Policy & Regulatory Work Group priorities:

- *Lay the groundwork for continued progress toward housing goals through jurisdictional collaboration.*

The Housing Affordability Regional Taskforce (HART) has not made any final recommendations. This document provides a sample of some of the strategies now under consideration by HART and some of the priorities presented to HART by three stakeholder workgroups.