

#	Concept	Workgroup Rating		HART Member Ratings / Round 2			
		Impact on housing affordability challenge: low/med/high	Implementation: easy/moderate/difficult	I support this as an Early Action Item – we should launch soon. (Indicate support by inserting an X)	This should be a joint action item — better if we act together (Indicate support by inserting an X)	This should stay in the Plan as an option . My support level: High (3) Medium (2) Low (1)	We should remove this from the Plan . (insert an X if you agree this item should be removed; if not, leave blank)
Goal 1	Increasing #s of housing units, types of units, at all levels of affordability						
Sub-Goal A	Sub-goal: actions to increase density, accelerate production of housing at all price levels						
	<i>Supporting policy/regulatory tactics:</i>						
1.A.1	Establish specific affordable housing goals (targets) in Comp Plans and provide more accurate info for development of those plans (P22, P47)	High/Medium	Some targets already exist				
1.A.2	<i>Move urban growth line (P51)</i>	Low	Difficult				
1.A.3	Ensure Adequate Buildable Land Supply (P11)	High	Moderate				
1.A.4	Increase SEPA categorical exemption threshold for larger multi-family developments (P11, P46)	High	Difficult				

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1.A.5	Facilitate more efficient deal assembly and development timelines / promote cost-effectiveness through consolidation, coordination and simplification (P17, P15)	High	Moderate to Difficult				
1.A.6	Remove barriers to reducing construction costs and delays and expedite the permit process (P16, P35)	Medium	Difficult				
1.A.7	Increase housing variety allowed at a range of affordability levels, in single family zones : zoning for duplex, triplex, 4-plex, courtyard apts., etc.(P01, P27, P53)	Medium	Moderate				
1.A.8	Increase housing variety allowed at a range of affordability levels, with connections to jobs : zoning for duplex, triplex, 4-plex, courtyard apts., etc. (P01, P27, P53)	Medium	Moderate				
1.A.9	Focusing increased zoned density along transit corridors (P08 P39 P24 P09 P37 P39)	High	Moderate				
1.A.10	Encourage banking and insurance industry support for condominium projects as homeownership solution (F20)	Medium	Easy				
Funding strategies supporting this goal:							
1.A.11	Apply for state planning grants to develop housing elements of local comp plans in connection with increasing density. Apply alone or with other cities (F24)	High	Easy				
1.A.12 1.B.16	Implement Multi-Family Property Tax Exemption programs at local, county level (P40, F-17, F-16)* <u>Note:</u> 8 year exemptions do not require an affordable housing requirement; longer exemptions do).	Medium	Moderate				
Supporting Advocacy Strategies:							
	<i>See: outreach and community engagement</i>						

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Sub-Goal B	Sub-goal: Accelerate construction of homes affordable to households at or below 80% AMI (gov't. intervention needed)						
	<i>Supporting policy/regulatory tactics:</i>						
1.B.1 3.1	Prioritize affordability and accessibility w/in ½ mile walkshed of existing and planned frequent transit service, particular priority on high-capacity transit stations. Require some amount of affordable housing in development near transit hubs (P5, P21)*	Low	Moderate to difficult				
1.B.2	Revise local zoning to encourage accessory dwelling units (ADU) (P29)	Medium	Easy				
1.B.3 3.3	Provide incentives to include affordable housing in denser zoned areas near transit (P39)*	Medium	Moderate				
1.B.4	Allow supportive housing in all multi-family zones, (P44, P14)	Medium	Moderate/Difficult				
1.B.5 2.2	Encourage cities to enter into cooperation agreements with the County Housing Authority (P04)* <i>Note:</i> Enables quicker action to preserve affordable multifamily developments put up for sale, or to acquire real property suitable for low income housing	Medium	Easy				
1.B.6	Encourage cities and county to grant density bonuses for development on church-owned properties (implementing HB 1377) (P38)	Low	Easy				
1.B.7	Reduce short plat threshold for affordable housing projects (P32)	High	Difficult				

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1.B.8	Inclusionary zoning Incentives (a developer is incentivized or required to include some affordable units) (P08 P24 P39)	Medium	Moderate				
1.B.9	Implement mandatory inclusionary zoning programs (P30)	High	Moderate				
1.B.10	Allow increased building heights in exchange for production of affordable housing (P09, P39)	Medium	Moderate				
1.B.11	Reduce parking requirements for affordable housing developments (P18)	High/ Medium	Moderate/ Difficult				
Funding strategies supporting this goal:							
1.B.12	Implement SHB 1406: state sales tax shift to local governments for up to 20 years to fund affordable housing (F23)	Low	Moderate				
1.B.13 2.3	<i>Regional housing levy(F3)* (as there is no specific proposal, supporting this item is not saying “I will support a levy,” rather it is saying “we should continue to explore this idea”) (F03)</i>	High	Moderate/ Difficult				
1.B.14	Make available at no cost or deep discount or long-term lease under-utilized properties from state, county, cities and nonprofit/faith communities (F7)	Medium	Moderate				
1.B.15	Provide surplus and under-utilized land for affordable housing (P48 P23)	High – Medium	Moderate				
1.B.16 1.A.12	Implement Multi-Family Property Tax Exemption programs at local, county level (P40, F-17, F-16) <u>Note:</u> 8 year exemptions do not require an affordable housing requirement; longer exemptions—up to 12 years-- do).*	Medium	Moderate				

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1.B.17	Waive or reduce utility connection charges for affordable housing projects P-13 (linked in workgroup briefing to item below)	Medium to High	Moderate				
1.B.18	Waive or reduce impact fees and mitigation fees for affordable housing projects P20 P33 (linked in workgroup briefing to item above)	Medium to High	Moderate				
1.B.19	Waive/Reduce impact and connection fees for affordable housing <ul style="list-style-type: none"> • P13 – reduce utility connection charges • P19 – waive utility connection charges • P20—waive /reduce impact fees • P33—reduce impact & mitigation fees 	Medium to high	Moderate				
1.B.20	Establish a county growth fund for affordable housing by setting aside a portion of new construction property taxes F06, F21 (stabilize funding for housing and homeless programs)	Medium	Moderate				
1.B.21	Expand supports for low income renters and people with disabilities; fund operating costs for housing service providers F-11, F26	Low--adding units; High -- Supporting unit sustainability.	Easy				
1.B.22 2.4	Establish short term acquisition revolving loan fund to enable rapid response to preserve affordable housing developments when they are put on the market. (F08)*	High	Difficult				
1.B.23	Support creation of community land trusts (F15)	High	Easy				

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1.B.24 3.5	Implement policy/zoning changes to increase Sno County/City projects competitiveness for state & federal funding Examples include: allowing multi-family (MF) zoning, MF zoning near transit, designating community revitalization areas, allowing early learning facilities in MF housing zones; allowing modular housing.* (NEW)	Medium	Moderate				
1.B.25	Target federal CDBG and HOME funds for affordable housing creation and rental assistance	Low	Difficult				
Supporting Advocacy Strategies:							
1.B.26	Lobby for changes in state and federal law that will enable more consolidated and streamlined funding to support low income housing (F19)	Medium	Moderate				
1.B.27	Advocate for expansion of funding of the state public works trust fund (P28)	Low	Moderate				
Goal 2	Preserve existing affordable housing at risk of rapid rent escalation or redevelopment						
Supporting policy/regulatory tactics:							
2.1	Protect communities of color and low-income communities from displacement by gentrification (P2)	Medium	Moderate-Difficult				
2.2 1.B.5	Encourage cities to enter into cooperation agreements with County Housing Authority (P04)*						
Funding strategies supporting this goal:							
2.3 1.B.18	<i>Regional housing levy* (as there is no specific levy proposal, supporting this item is not saying “I will support a levy,” rather it is saying “we should continue to explore this idea”) (F03)</i>	High	Moderate/Difficult				

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2.4	Establish short term acquisition revolving loan fund to enable rapid response to preserve affordable housing developments when they are put on the market. (F08)*	High	Difficult				
2.5	Increase investments in communities of color and low income communities by developing programs and policies that serve individual and families at risk of displacement (F12)	Medium	Moderate				
2.6	Provide low income homeowners with low interest/deferred payment to repair homes fund home repair programs for low income households (F02, F22)	Low/ Medium	Moderate				
Supporting Advocacy Strategies							
	<i>See: outreach and community engagement</i>						
Goal 3	Increase density of housing on transit corridors and in job centers, while acknowledging that additional housing is needed across the entire County.						
3.1 1.B.1	Prioritize affordability and accessibility w/in ½ mile walkshed of existing and planned frequent transit service, particular priority on high-capacity transit stations. Require some amount of affordable housing in development near transit hubs (P5, P21)*	Low	Moderate to difficult				
3.2	Increase variety of housing types allowed at a range of affordability along transit corridors through increasing density , providing incentives to include affordable units (P39, P24—inclusionary zoning in high transit areas)	Medium	Moderate				
3.3 1.A.9	Increase allowed zoning density along transit corridors (P8)*	High	Moderate				

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3.4	Reduce parking requirements for multi-family projects located near transit (P34, P12)	High/Med	Moderate/Difficult				
3.5 1.B.24	Implement policy/zoning changes to increase Sno County/City projects competitiveness for state & federal funding Examples include: allowing multi-family (MF) zoning, MF zoning near transit, (NEW) *	Medium	Moderate				
Funding strategies supporting this goal:							
3.6	Maximize resources available for Transit Oriented Development (TOD) in the near term (F09)	Medium	Moderate				
Advocacy strategies: (See Outreach & Comm. Engagement)							
Goal 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.						
4.1	Toolkit for local use around housing affordability (E2//E1/E6)	Low	Easy				
4.2	Authentically engage communities of color and low-income communities in affordable housing development and policy decision (E5)	Medium to high	Moderate				
4.3	Educate the community about benefits of density (E8)	Medium to high (Long Term)	Easy				
4.4	Expand engagement of non-governmental partners to support efforts to build and site more affordable housing (E7)	Medium to high	Moderate				

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Goal 5	Identify an ongoing means of tracking our progress and supporting ongoing regional collaboration.						
5.1	Create and support an ongoing structure for regional collaboration around production of affordable housing (P7)	High	Easy				
5.2	Tracking progress on the Plan <i>(not rated by workgroups)</i>						

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