

HART Meeting 7: Discussion Guide for Screening Ballot Discussion

Part 1: What concepts go in the 5-year housing affordability action plan?

- 47 distinct concepts voted on, 12 of them appear twice on the ballot, for a total of 59 separate votes.
- Of the 59 votes, 33 have greater than average support (56%) These are shown in the **green shaded cells in the ballot**. Not all of the items appearing twice were rated "greater than average" both times they were voted on.
- The maximum rating (all 3's) would have been 45 (15x 3) --- but not all voters rated on all items (they may have wanted the item removed from the plan, or just left the rating blank.)
- **The top 14 rated items are shown in the table below:**

Rank	Goal	Concept	Rating
1	1,3	Increase allowed zoning density along transit corridors / (1)*	38
2	4	Engage private sector stakeholders – large employers, others – in helping to finding solutions to our housing affordability challenge	37
3	1	Encourage banking and insurance industry support for condominium projects as homeownership solution	36
4	1	Encourage cities to enter into cooperation agreements with the County Housing Authority	35
4	1	Implement SHB 1406: state sales tax shift to local governments for up to 20 years to fund affordable housing	35
4	1	Provide surplus and under-utilized land for affordable housing	35
5	1	Apply for state planning grants to develop housing elements of local comp plans in connection with increasing density. Apply alone or with other cities (<i>Note: the deadline for the initial round of grants has passed.</i>)	34
5	1,3	Prioritize <i>affordability</i> 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*	34
5	1	Make available at no cost or deep discount or long-term lease under-utilized properties from state, county, cities and nonprofit/faith communities	34
5	1	Expand supports for low income renters and people with disabilities; fund operating costs for housing service providers	34
5	4	Expand engagement of non-governmental partners to support efforts to build and site more affordable housing	34
6	4	Toolkit for local use around housing affordability	33
6	1,3	Provide incentives to include affordable housing in denser zoned areas near transit	33
6	1	Focusing increased zoned density along transit corridors	33

Goal 1: More housing units, types, all income levels
 Goal 2: preserve affordable housing
 Goal 3: Increase density on transit and/or job centers

Goal 4: Outreach and education
 Goal 5: Regional Collaboration, tracking our progress
 * = item appeared more than once on ballot

PART 1, cont'd.:

- 40% or more of HART members voting voted to not include 3 of the 47 concepts.

Goal #	Concept	% voting to remove from plan
1	Move urban growth line	53.3%
1	Implement mandatory inclusionary zoning programs	46.7%
1,2	Regional housing levy)* (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"))	46.7% (1 st vote) 40% (2 nd vote)

Discussion Questions

HART will need to confirm what goes in and what stay out of the action plan.

We will use a *motion-second-discussion-vote* format here.

An item must receive 60% support to be considered a recommendation/pass. A vote of 75% or more is considered a consensus recommendation.

1. Are there any proposed amendments to **remove something in the plan** that is supported for inclusion in the screening ballot results?
2. Are there any proposed amendments **to add something back into the plan that was voted to be removed from plan (per table above)?**
3. Vote to confirm the remaining list of all concepts to be included in the action plan (60% approval)
(Note: we may add additional concepts around Goal 5 (regional collaboration/tracking) later today or at meeting 8.)
4. Vote to confirm level support for the 14 top rated items (recommendation/60% or consensys/75%?).

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Part 2: Early Action Items

- 6 items were identified as Early Action Items on the second screening ballot

Item #	Supports Goal #	Early Action Items <u>Discussion Questions:</u> 1. <u>Confirm approach:</u> for something to actually generate early action, HART would arguably need to: (1) decide that some type of collective action was appropriate (either single action/strategy or aligned strategy/policy/timeline), AND (2) identify a volunteer agency to lead the coordinated effort. <i>Agree or no?</i> 2. <u>Propose an additions or deletions from list?</u> 3. <u>For each item, unified or aligned approach?</u> 4. <u>For each item, volunteer(s) to be on point?</u>	2 nd Screening Ballot Rating	Top rated item (as shown on p. 1 above) ?	Do we do this by one unified strategy/action OR is the goal to encourage jurisdictions to pursue this in similar /aligned strategy/policy & timeframe? OR Go it alone? (can it still be joint action?)	If a single strategy/action is involved— <i>who is on point?</i> If separate actions/decisions needed, <i>who will take point on coordinating/sharing information?</i>
a	1	Encourage banking and insurance industry support for condominium projects as homeownership solution	40.0%	Yes		
b	1	Apply for state planning grants to develop housing elements of local comp plans in connection with increasing density. Apply alone or with other cities	40.0%	Yes		
c	1	Implement SHB 1406: state sales tax shift to local governments for up to 20 years to fund affordable hsg.	60.0%	Yes		
d	2	Provide low income homeowners with low interest/deferred payment to repair homes fund home repair programs for low income households	80.0%	No		
e	4	Toolkit for local use around housing affordability (also a joint action item)	46.7%	Yes		
f	4	Engage private sector stakeholders – large employers, others – in helping to finding solutions to our housing affordability challenge	40.0%	Yes		

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Part 3: Joint Action Items

- 11 items were identified as Joint Action Items on the second screening ballot

Ref. #	Goal/#	Joint Action Items	2 nd Screening Ballot Score	Top rated item per p. 1?	Do we do this by one unified strategy/action; OR pursue through similar /aligned policy & timeframe; OR Go it alone? (remove from joint action list)	If a single decision/action is involved— <i>who is on point?</i> If separate actions/decisions needed, <i>who will coordinate/share information?</i>
A	1	Establish specific affordable housing goals (targets) in Comp Plans and provide more accurate info for development of those plans	46.7%	No		
B	1	Remove barriers to reducing construction costs and delays and expedite the permit process	40.0%	No		
C	1	Encourage cities and county to grant density bonuses for development on church-owned properties (implementing HB 1377)	40.0%	No		
D	1	Establish short term acquisition revolving loan fund to enable rapid response to preserve affordable housing developments when they are put on the market.*	40.0%	No		
E	1	Support creation of community land trusts	40.0%	No		
F	1, 3	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.*	53.3% (1 st vote) 46.7% (2 nd vote)	No		
G	3	Increase variety of housing types allowed at a range of affordability along transit corridors	40.0%	No		

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		through increasing density , providing incentives to include affordable units				
H	4	Toolkit for local use around housing affordability (also an early action item)	40.0%	Yes		
I	4	Educate the community about benefits of density	40.0%	No		
J	4	Expand engagement of non-governmental partners to support efforts to build and site more affordable housing	40.0%	Yes		
K	4	Engage private sector stakeholders – large employers, others – in helping to finding solutions to our housing affordability challenge	40.0%	Yes		

Discussion Questions:

1. Confirm approach: joint actions are either unified actions/strategies *OR* aligned strategies/policies/timelines with jurisdictions acting independently within a common framework. *Agree or no?*
2. Are there some items for which subsets of cities should be taking joint action, but others may not participate (transit corridors/rural, etc.)? If so, which items, and which cities?
3. Any additions or deletions from list?
4. For each item, unified or aligned approach?
5. (Time permitting) For each item, volunteer(s) to be on point?

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