

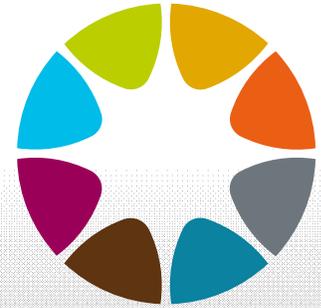
# HAP Progress Discussion

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JUNE 11, 2020



Washington State  
Department of  
**Commerce**

# Meeting Agenda

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- **Welcome**
- **Strategy review (15 mins)**
  - Regulatory
  - Affordable housing
  - Displacement
- **Discussion on progress (20 mins)**
- **Break out groups (12 mins)**
- **Take aways (20 mins)**
- **Next steps (10 mins)**

# To make this work...

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- ✓ Mute your mics. (Hold down the space bar to speak)
- ✓ Use Zoom chatbox to ask to speak, ask questions, share resources, approaches.
- ✓ Wait to be called on to speak.
- ✓ Respect the pause.



# 42 cities developing Housing Action Plans (5 regional groups)

Regional Housing Action Plans (HAPs)	Single City Housing Action Plans	HAP & Code Changes	Partially Planning Housing Action Plans
Auburn, Burien, Federal Way, Kent, Tukwila, and Renton	Battle Ground    Black Diamond	Arlington	Othello
	Camas              Chelan	Moses Lake	Cowlitz County
	Colville            Ellensburg	Woodland	
	Everett             Leavenworth		
Bonney Lake and Sumner	Lynnwood         Monroe		
	Mukilteo          Oak Harbor		
Lacey, Olympia, and Tumwater	Poulsbo           Puyallup		
	Redmond          SeaTac		
	Seattle             Spokane		
Walla Walla with College Place, Waitsburg, and Dayton	Spokane Valley   Tacoma		
	University Place   Yakima		

# HAP Guidance

Public review draft coming soon (week of June 22)

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## **Housing Action Plan Guidance TOC** (160 pages)

1. Getting started
2. Community & stakeholder engagement
3. Housing policy framework review
4. Strategies for housing supply / diversity
5. Strategies for displacement
6. Plan implementation and monitoring
7. Adopting your plan

## **Webinar July 8, 1:30 – 3:00**

<http://mrsc.org/Home/Training/Upcoming-Webinars/How-to-Develop-A-Housing-Action-Plan.aspx>

[www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/)

[www.ezview.wa.gov](http://www.ezview.wa.gov) (Affordable Housing: Resources for Planning)

# Regulatory Housing Strategies

## Revise Zoning Standards

Increasing or remove density limits

Require a minimum density

Upzone

Increase building height

Integrate or adjust floor area ratio standards

Increase allowed housing types (cottages, duplexes, townhouses,)

Reduce minimum lot sizes

Revise accessory dwelling unit (ADU) standards

Allow density/height bonus for desired unit types

Fewer land use designations and zones

## Additional Regulatory Strategies

Reduce off-street parking requirements

Relax ground floor retail requirements

Relax setbacks and/or lot coverage standards

Adopt design standards

Use a form-based approach

Allow cluster subdivisions

Tiny home communities

## Process Improvements

SEPA threshold exemptions

SEPA infill exemption

Subarea plan with non-project EIS and TDR

Planned action

Permitting process improvements

Subdivision process streamlining

Expedited permitting for desired housing types

# Affordable Housing Strategies

## Funding Options

Affordable housing levies

Sales tax for affordable housing

Partner with local housing providers

Local housing trust fund

Donate surplus public land

Strategic infrastructure investments

Community revitalization financing RCW 39.89

Linkage fees

demolition provisions

## Affordable Housing Incentives

Multifamily tax exemption

Density bonuses for affordable housing

Alternative development standards for affordable housing

Fee waivers for affordable housing

Mandatory inclusionary zoning

## For the Lowest Economic Segments

New manufactured home communities

Campsites or encampments

## Other Strategies

Homeowner support for ADU / missing middle

Designated residential investment areas

Build housing with community facilities

Assess potential brownfields for housing

Adaptive reuse of existing buildings

Facilitate use of vacant, abandoned properties

# Strategies to Mitigate Displacement

## Physical Displacement

Strategic acquisition & financing of existing multi-family housing

Support third-party purchases of existing affordable housing

Notice of intent to sell

Foreclosure intervention

Mobile home relocation

Mobile home park conversion to cooperative

Tenant relocation assistance

Just cause eviction protections

“Right to return” policies

Regulating short-term rentals

## Economic Displacement

Community land trusts

Need-based rehabilitation assistance

Down payment assistance towards homeownership

**Need-based property tax reduction**

**Home matching service**

## Cultural Displacement

Grants/loans to directly support small businesses

Financing ground floor commercial

Preservation development authorities (PDA) and ports

Commercial community land trust

Non-profits as partners

Community or development agreements

Micro-retail and flexible cultural space design

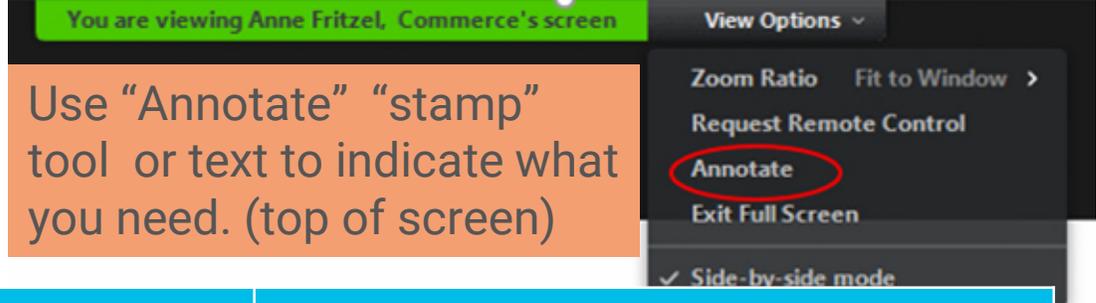
Business incubators, co-working spaces and artisan/makers spaces

# Sharing progress on HAPs

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- Where are you in your process? HNA? Policy Review, etc.
- Are you using a separate housing advisory group?
- How are you planning to develop your list of strategies?
- What is your public engagement strategy?
  - Hear from Kent, Leavenworth, Renton, Lacey (thank you!)
  - 12 minute breakout groups
  - Large group discussion on takeaways / next steps

# How can we help?



Potential Ideas for ways to help	Please indicate interest
Share contact information?	
EZ view web site to share products?	
Future meetings on progress?	
Facilitated discussions on specific strategies?	
Shared PPT slides?	
Shared photos?	
More housing affordability short courses?	
Other?	