

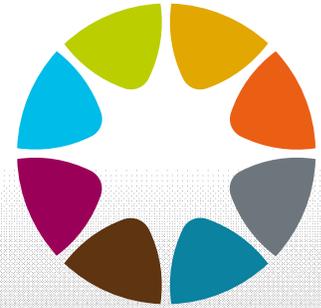
Translating HNAs into HAP Strategies

Discussion with HB 1923 Grantees

Laura Hodgson

ASSOCIATE PLANNER

SEPTEMBER 30, 2020



Washington State
Department of
Commerce

Meeting Agenda



- Welcome (5 mins)
- Share progress on HAP strategy development (30 mins)
- HAP development example (15 mins)
- Polling (8 minutes)
- Break out groups (20 mins)
- Q & A (5 mins)
- Next steps (3 mins)

Overview of HAP Requirements



RCW 36.70A.600(2)

Commerce Housing Guidance to date

Housing Needs Assessment Guidance (Mar 2020)

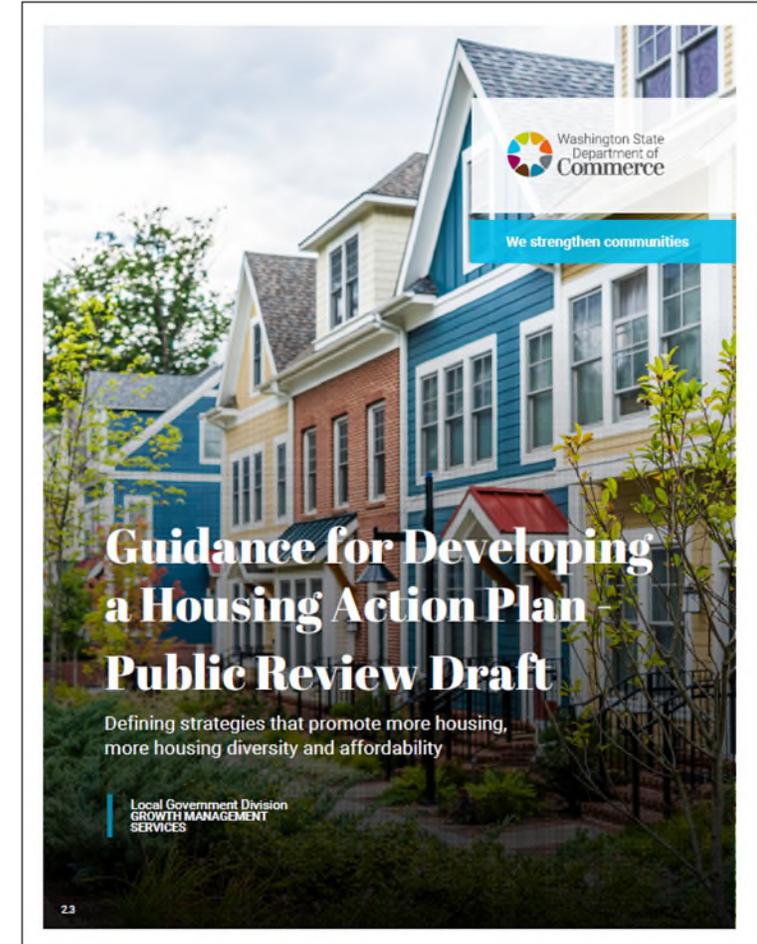
Housing Action Plan Guidance (July 2020)

- Ch. 2: Community and Stakeholder Engagement

Housing Element Guidance (Dec. 2020)

www.ezview.wa.gov Affordable Housing: Planning

- HB 1923 deliverables



Washington Center for Real Estate Research (WCRER)

Biennial Data report on housing supply and affordability

| Report due Oct 15 of: | Content required by RCW 36.70A.610 | Info for: |
|-----------------------|---|--|
| 2020 | Income, employment, housing/rental prices, affordability, tenure, cost- burden. May include city-specific AMI for MFTE use | All counties and cities over 10,000 population |
| 2021 | Adds private rental market data (number of units, vacancy rates, rents by unit type). Covers: <ul style="list-style-type: none"> • Market rate / multifamily rental housing • Smaller scale multifamily rental • Subsidized rental housing (WSHFC) | All counties and cities over 10,000 population |
| 2022 | Adds information on zoning, development regulations, fees, and actions under HB 1923 | Cities over 10,000 pop. Grantees |
| 2024 | Adds buildable lands (BL) information and comprehensive plan updates | BL info for 7 counties in RCW 36.70A.215 |

<http://realestate.washington.edu/research/wcrer/>

How Are Grantees Doing?

- Of the 39 HAP contracts, 6 have completed their Housing Needs Assessments (HNAs)
- We have received one draft HAP (Chelan)
- Remaining draft HAPs are expected now through April, with the majority due over the winter (Dec – Feb)
- As of mid-September, 26 of the 39 HAP contracts had HAP websites (linked on EZ View)



Deliverable Dates

- If adjustments are needed to your grant schedules or contracts, please coordinate with your Commerce point of contact (see right)
- All deliverables must be received by June 30th 2021
- If extenuating circumstances, we are able to revise contracts and accept final drafts by June 30 and follow HAPs through completion

| City's within this County, plus the following cities | Commerce Point of Contact |
|--|--------------------------------|
| Adams and Spokane | Ben Serr |
| Chelan, Kittitas, Skamania, Yakima | Scott Kuhta |
| Clallam and Kitsap | Gary Idleburg |
| Clark | Steve Roberge |
| Cowlitz | Matt Ojennus and Laura Hodgson |
| Douglas and Stevens | Gen Dial |
| Franklin, Grant, Walla Walla | Will Simpson |
| King (not including SeaTac or Black Diamond) | Laura Hodgson |
| Pierce | Anne Fritzel |
| Snohomish | Kirsten Larsen |
| Thurston, plus SeaTac and Black Diamond | Gary Idleburg |

Progress on Engagement Efforts

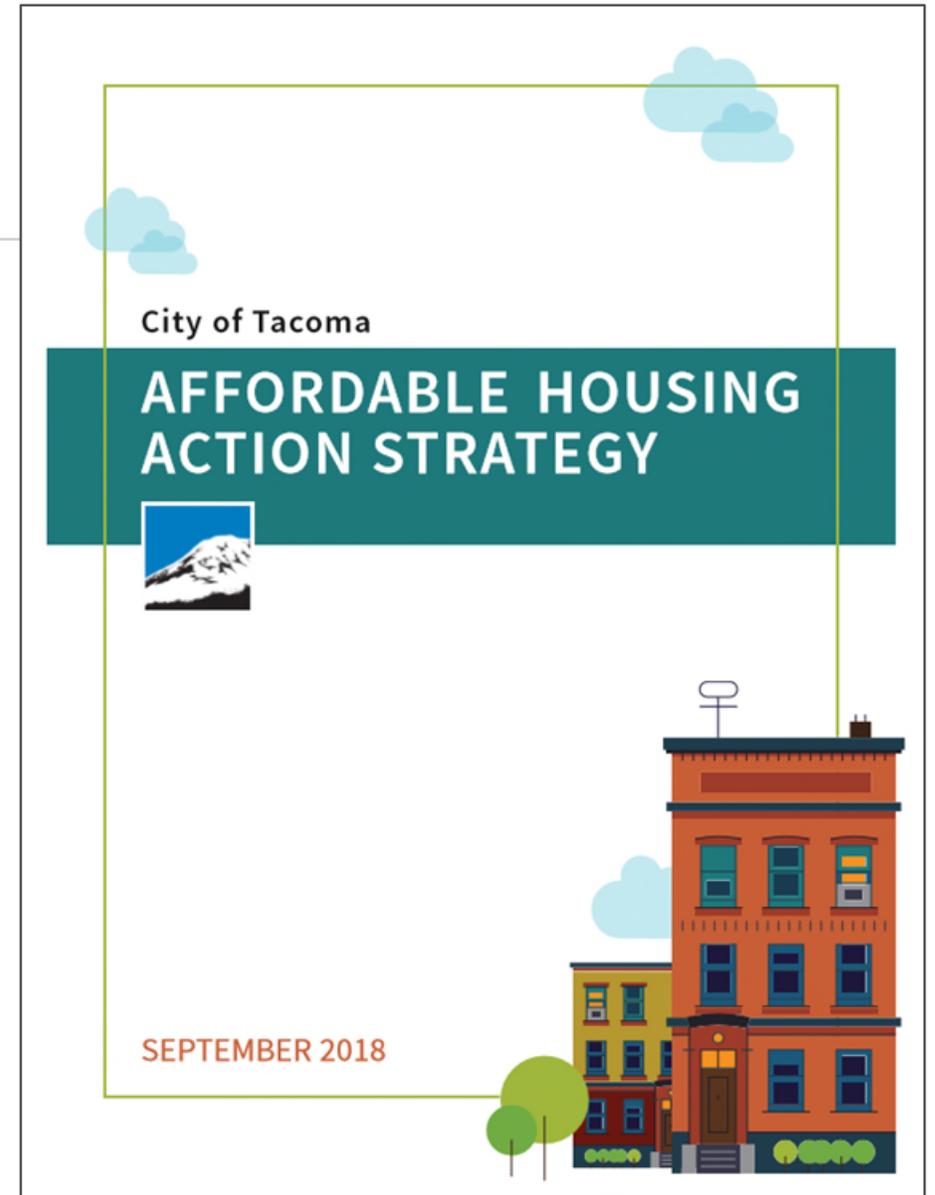
- What were the major findings from your HNA and community outreach?
- What did you find in your review of your housing policies, regulations, fee structures, etc?
- What approach are you taking to developing your HAP strategies?
- What issues or challenges are you dealing with as you identify key strategies and your draft HAP?
- How are you prioritizing strategies?
- Are there any lessons you've learned?
- How are you doing with displacement assessment?



Hear from Chelan,
Redmond, and Shoreline

Tacoma

- In 2018, Tacoma adopted their Affordable Housing Action Strategy (AHAS), a precursor to a HAP
- 4 Strategic Objectives and an Implementation Plan
- Data collection and community driven approach
- Actions address all income levels



Displacement Assessment

- **Displacement risk** is the combination of social (i.e., vulnerability) factors with housing/neighborhood and location/accessibility factors
- Guidance on displacement is in the HNA guidance (p. 36)
- Also engage directly with potentially affected communities and the organizations that provide services
- **Resources:**
 - [PSRC's Displacement Risk Map](#)
 - [CDC's Social Vulnerability Index \(SVI\)](#) can also provide guidance if combined with other housing vulnerability information (renters, those at risk of residential displacement due to high density zoning/amenities/transit, etc.)

Break-out Groups

- At what stage are you at in the process?
- What is the biggest challenge in your HAP work and how do you plan to address it?
- What key strategies will address the identified housing needs within your community?
- What is your vision for implementation of your Housing Action Plan?



Commerce Assistance

- What else can Commerce do to assist your work?
- Do you have any questions for Commerce?

Other upcoming meetings:

Oct. 7, 9-10:30 a.m. Duplex/triplex/courtyard apartment and duplex/corner lot

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