**ANTI-DISPLACEMENT STRATEGIES GATHERED FROM HB 1923 HAP WORK**

| **City** | **Recommended Policy** | **More Info** | **Document** |
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| Walla Walla et. al. | Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potential unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal. | An impact assessment tracks how many affordable units are being development and at the cost of how many existing units. The assessment can be conducted by the application or city staff. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al. | Create a rental registration program to track available units in the region and rental costs (Affordable Housing Report). | This program would work to improve access to rental information and reduce the burden of multiple applications, fees, and credit checks. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al.  | Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers. | Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program to eligible homebuyers. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al. | As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented. | Promotes equitable housing practices. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al. | Create a right of first offer/refusal program for the community land trust. | Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-incomes. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al. | Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship. | Many state and county programs offer emergency rental assistance. | Deliverable 5, HAP Recommendations |
| Walla Walla et. al. | “Bank” land for affordable housing. | Sites being considered for purchase should be evaluated based on cost, density | Deliverable 5, HAP Recommendations |
| Shoreline | Development Agreements - As anti-displacement priorities are identified through continued outreach and research, the City can identify opportunities to adjust required elements to prioritize displacement prevention strategies. | In addition to deeper affordability options, this could include easing requirements for projects that provide cultural or other affordable commercial space for nonprofit groups. | Shoreline Housing Toolkit |
| Shoreline | Sales and Use Tax Credit - In 2019, HB 1406 established a revenue sharing program that allows cities to impost a sales and use tax, credited against the state sales tax for housing investments. | Establish priorities for the Fund’s use and how projects will be selected. Consider pooling funds with other jurisdictions or public housing authorities.Also see Chelan’s Draft HAP which has additional information on this strategy. | Shoreline Housing Toolkit |
| Shoreline  | Local Affordable Housing Levy - Voters can authorize a levy up to $0.50 per $1,000 of assessed value for 10 years to finance affordable housing households at or under 50% AMI. Financing can cover construction, owner-occupied home repair, and foreclosure prevention programs. | The city must declare an affordable housing emergency and create an affordable housing finance plan. See other considerations in document. | Shoreline Housing Toolkit |
| Shoreline | Homeowner Stability Program – The city could minimize displacement with a series of homeowner-directed policies including: foreclosure intervention counseling, home rehabilitation assistance, and mobile home relocation assistance (from Dept. of Commerce). | The city can provide information on these programs to homeowners, especially low-income and elderly residents. | Shoreline Housing Toolkit |
| Shoreline | Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city. | Requires staff time to maintain ongoing relationships. | Shoreline Housing Toolkit |
| Shoreline | Support Community Land Trusts (CLTs) – CLTs offer a form of affordable home ownership. The land trust buys land, build or renovates housing, and then sells the structures while leasing the land. The houses are sold with deed restrictions, which combined with the commonly held land allow for residents to build equity while keeping costs affordable.  | Facilitate CLT growth and development by considering elimination of permit fees or allowing other subsidies like reduced parking requirements or density bonuses to promote CLT growth. Also consider public land sale (including selling or leasing surplus land, land repossessed by the city for tax delinquency). | Shoreline Housing Toolkit |
| Burien | Track Affordable Market Rate Units – Burien should collect key data on its rental housing properties licensed with the revamped housing business license program. In unregulated affordable housing, rents can increase by any amount at any time, putting these households at high-risk if housing insecurity and displacement.  | Given the city already has a rental housing inspection and licensing program, it could consider expanding the types of data collected from landlords.  | Housing Action Plan – Final Draft |
| Burien | Monitor Regulated Affordable Housing Properties – these properties have various expirations on the affordability restrictions. | By monitoring regulated affordable housing properties that are nearing their affordability expiration dates, the City can be a strong partner and advocate, working with the property owners to help secure needed funding and avoid the property returning to market rate.  | Housing Action Plan – Final Draft |
| Burien | Monitor Neighborhoods at Highest Risk of Displacement and Act with Caution with Proposing Land Use Changes | With an understanding of vulnerability to different types of displacement, the city can employ anti-displacement recommendations in a geographically focused way. Displacement risk should be assessed before rezones and safeguards should be developed in response to the findings. | Housing Action Plan – Final Draft |
| Burien | Provide More Tenant Support, including exploring additional tools and practices to strengthen tenant support in the city. This recommendation suggests enhancing the Tenants’ Rights ordinance passed in 2019 and working with community organizations to provide a broad array of community based supports and resources for tenants and renters. | Some next steps could include: low barrier application screening, strengthen enforcement of fair-housing and anti-discrimination policies, create tenant’s rights and education resources, provide legal aid to tenants, or require language translation of tenant information for increased education available for immigrant or refugee communities. | Housing Action Plan – Final Draft |
| Tacoma | Implement a resident preference policy that applies to both households at risk of displacement and residents living in neighborhoods with high-displacement. | This policy would apply to developers who receive property tax exemptions, fee waivers, expedited processing and city funding. See also Seattle’s recent implementation of community preference policy. | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Tacoma | Ensure that low income homeowners faced with rising property taxes and seniors and persons with disabilities are aware of the property tax exemptions and deferrals available through the county’s Assessor’s office. | Market the programs through trusted community organizations. | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Tacoma | Support ADU Construction - Working with local architects and lenders, create a set of affordable ADU designs and financing packages to facilitate construction of ADUs by lower income owners | ADUs can minimize displacement by increasing homeowner stability (generating rental income to support a family, accommodating extended families) | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Tacoma | Require redevelopment of larger sites with city investment (e.g., infrastructure expansion, land donation) to include deeply affordable ownership products and affirmatively market these products to households displaced and at-risk | Deeply affordable home ownership products can include land trust and seat equity developed communities, as well as publicly assisted rentals. | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Tacoma | Coordinate with Tacoma Housing Division to ensure that residents at risk of displacement have the resources they need to mitigate eviction and other forms of displacement. | Resources to minimize eviction include tenant based rental assistance, access to landlord mediation services, relocation assistance, and financial literacy programs. Target information campaigns in neighborhoods when private sector development is active. | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Tacoma | Support anchor institutions and businesses at risk of displacement due to redevelopment by encouraging redeveloped property owners to continue current leases through city subsidies and/or implementing first rights of refusal for newly created and affordable space created through public investments. |  | Draft Tacoma Housing Action Plan (Home in Tacoma) |
| Kent | Increased Tenant Protections – some communities have chosen to pass ordinances that add to the requirements under state law for eviction, including what are often called “just cause” ordinances which may provide specific and exclusive reasons a landlord may legally evict a tenant. | Other tenant protections include prohibition on source of income discrimination (i.e., federal or state subsidy), adopt a 40-day “warning of intent to terminate” notice requirement. See text for more details. | Kent Housing Options Plan - Draft |

**ANTI-DISPLACEMENT STRATEGIES FROM**

[**Guidance for Developing a Housing Action Plan**](https://www.ezview.wa.gov/Portals/_1976/Documents/housing-resources/Guidance%20for%20Developing%20a%20Housing%20Action%20Plan_Public%20Review%20Draft_062420.pdf) **(COMMERCE)**

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| Economic Displacement Strategies | Cultural Displacement Strategies | Physical Displacement Strategies |
| ED-1: Community Land Trusts | CD-1: Grants/Loans to Directly Support Small Businesses | PD-1: Strategic Acquisition and Financing of Existing Multifamily Development |
| ED-2: Need-based Rehabilitation Assistance | CD-2: Financing Ground Floor Commercial | PD-2: Support Third-party Purchases of Existing Affordable Housing |
| ED-3: Down Payment Assistance | CD-3: Preservation Development Authorities (PDA) and Ports | PD-3: Notice of Intent to Sell / Sale Ordinance |
| ED-4: Property Tax Assistance Programs | CD-4: Commercial Community Land Trust | PD-4: Foreclosure Intervention Counseling |
|  | CD-5: Community Benefits/Development Agreements | PD-5: Mobile Home Park Preservation and Relocation Assistance |
|  | CD-6: Micro-retail and Flexible Cultural Space Design | PD-6: Mobile Home Park Conversion to Cooperative |
|  | CD-7: Business Incubators, Co-working Spaces and Artisan/Makers Spaces | PD-7: Tenant Relocation Assistance |
|  |  | PD-8: Just Cause Eviction Protections |
|  |  | PD-9: "Right to Return" Policies for Promoting Home Ownership |
|  |  | PD-10: Regulation Short-term Rentals  |