

Local Housing Policy Initiatives & Engagement

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Overview

- Go Local
- Comprehensive Plan Framework
- Local Solutions to Match Local Context



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Why Local Action?

- Build community, ownership, and connection to public sector and process
- Traditional resources aren't keeping up with the need
- Growth Management Act responsibility
- State has provided a lot of local flexibility



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How many electeds do you have to influence?



435 + 100 + 1



98 + 49 + 1



7



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Comprehensive Plan Framework

- Washington State's Growth Management Act
- Comprehensive Plan Housing Elements
- Example Comprehensive Plan Policies
- Comprehensive Plan Update Timing



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Washington State Growth Management Act

- State Growth Management Act (RCW 36.70A) enacted in 1990
- Requires communities to plan for their share of anticipated population growth
- Housing Goal to: *“...encourage the availability of affordable housing to **all economic segments** of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*



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Comprehensive Plan Housing Element

- Local Comprehensive Plans must include a Housing Element that:
 - ✓ *(a) includes a needs assessment*
 - ✓ *(b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing*
 - ✓ *(c) identifies sufficient land for housing*
 - ✓ *(d) makes adequate provisions for existing and projected needs of all economic segments of the community.*
- Local Comprehensive Plans must also be consistent with Countywide Planning Policies and regional policy documents (ie: Metropolitan Planning Organization documents like PSRC's Vision 2040).
- Some cities also complete a Strategy Plan.



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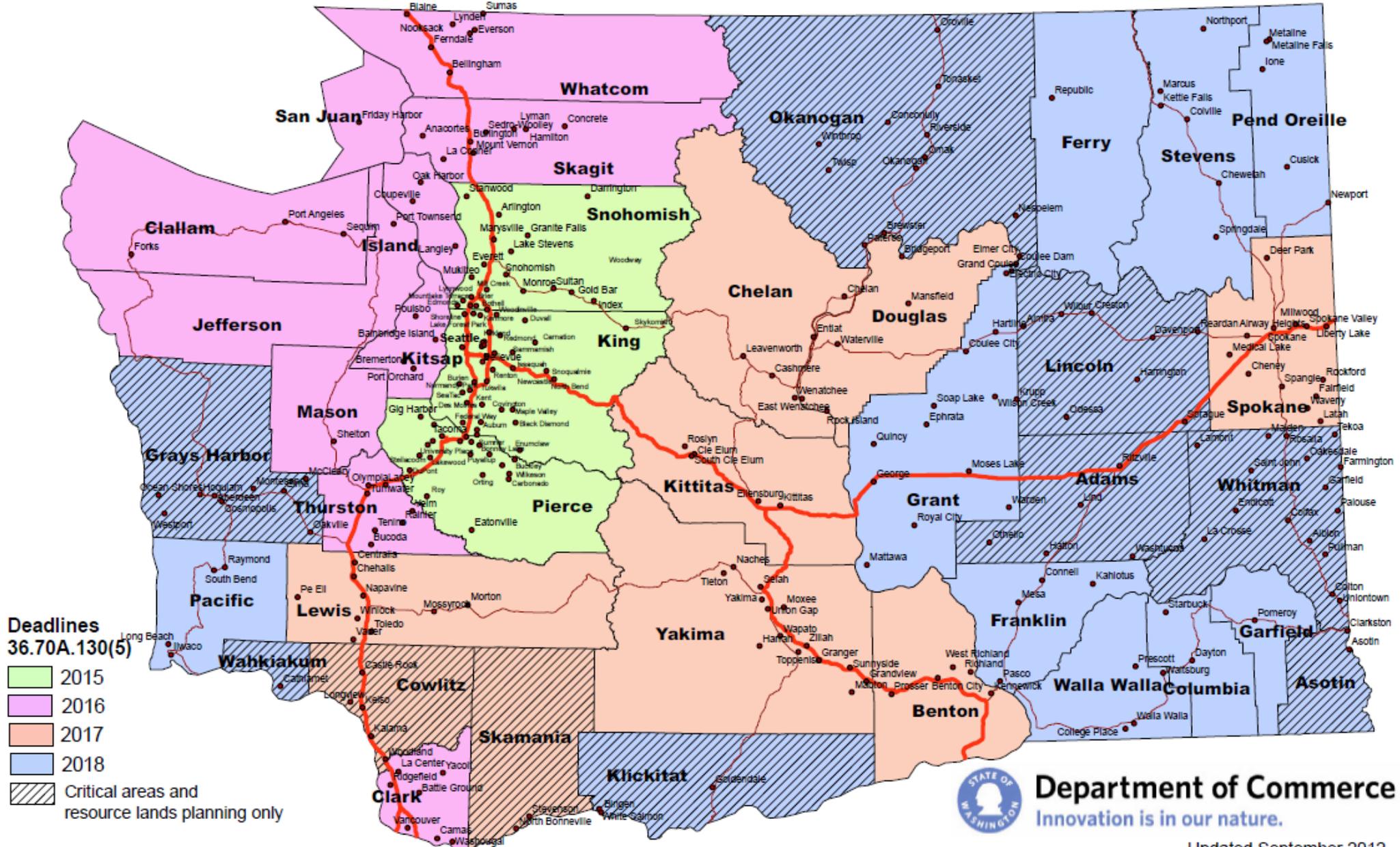
Example Policies

- Promote Equitable Communities of Opportunity
 - In all neighborhoods, particularly near employment, education, and transit opportunities, encourage and support funding and permitting for the development of housing affordable to low-income households.
- Promote Partnerships
 - Collaborate with other jurisdictions to assess housing needs, coordinate funding, and preserve and create affordable housing.
- Increase Public Funding
 - Explore the feasibility of creating a City or regional housing trust fund.
- Provide Development Incentives
 - Provide density bonuses, parking reductions, multi-family tax exemptions, fee waivers and permit expediting to encourage the development of housing affordable at below market-rate, for the greatest number of homes at the deepest level of affordability possible.
- Monitor, Evaluate, Review & Amend
 - Measure, monitor, and report progress on addressing affordable housing needs.



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GMA Update Schedule: RCW 36.70A.130(5)



Local Solutions to Match Local Context

- Non-Regulatory Actions
- Community Education & Awareness Building
- Development Incentives or Requirements
- Financing
- Other



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Non-Regulatory Actions

- Education & Community Engagement
- Strategy Task Force
- Partnerships
- State and Federal Advocacy



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Community Education and Awareness Building



Development Incentives or Requirements

- MFTE
- Inclusionary/Incentive Zoning
- Commercial Linkage Fee
- Impact Fee Exemption
- Reduced Parking Requirements



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Inclusionary Zoning

- Opportunity for action
- Policy Choices
 - *Voluntary or Mandatory?*
 - *“Set-Aside” Requirement*
 - *Income Targeting*
 - *Incentives*
 - *In-Lieu Fee?*



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Financing

- Housing Trust Funds & ARCH
- Housing levies
- HB 2263
- Mental Illness & Drug Dependency sales tax
- Real Estate Excise Tax (REET)



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Choices, Choices, Choices

	Taxing Source	Action	Jurisdiction	Authorizing Leg
Housing Levy	Property Tax	Voter approval	City or County	RCW 84.55
HB 2263	Sales Tax	Voter approval	County, cities after 2 years (3 years in King County)	RCW 82.14
REET	Tax on the sale of real estate	Council approval	City	Not yet authorized for affordable housing

Other Strategies

- Tenant Protections
 - Tenant Relocation and Assistance Ordinance
 - Just Cause Eviction Ordinance
 - Section 8 Anti-Discrimination Ordinance
 - Access to Housing Legislation, HALA
- Preservation
 - Rental Inspections
 - Acquisition/Code Enforcement Loan Program
 - Preservation Property Tax Exemption
 - Accountable Communities of Health



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Preparing for Local Engagement

- Policy Recommendations (Solutions)
- Mobilization (Messengers)
- Messaging (Values)
- Data (Needs)
- Know Your Timeline



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Assessing Your Strengths & Opportunities

- Who are your champions?
 - Staff
 - Councilmembers
 - Planning Commissioners
- What fits your local context?
 - Preservation &/or New Construction
 - Non-Profit &/or For-Profit
 - Financing v Land Use Policies
 - Explore &/or Require



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Putting It All Together

Comp Plan

- Strong support for affordable housing

Station Planning

- Transit investment provides opportunity for policy change

Policy Change

- Inclusionary Housing, Impact Fee Exemption, Permit Fee Waiver



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Resources

- [A Regional Coalition for Housing \(ARCH\)](#)
- [Commerce Short Course on Local Planning](#)
- [GMA Website](#)
- [HDC Comprehensive Plan Website](#)
- [HDC Healthy Housing Report](#)
- [HDC Housing WA Report \(forthcoming\)](#)
- [MRSC – Planning](#)
- [PSRC Housing Guides and Resources](#)
- [Seattle Housing Affordability and Livability Agenda \(HALA\)](#)



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