

Housing Action Plan Updates

Samantha Whitley
Housing Programs Manager

Economic Prosperity & Housing





Agenda

- Background
- Needs
- Summary of Actions
- Work to Date
- Next Steps
- Questions & Comments



Housing Plan Development

March
2022

ECONorthwest
Report

July
2022

Housing
Workshop

April-
May
2023

Action Plan
Development

August
2023

City Council
Updates

Closing the Housing Deficit

To meet growing demand and close existing deficit in 10 years, we must:

- Increase housing production to at least **2,500** new units per year.
- Including at least **750** new units per year affordable to those earning 80% AMI or less.

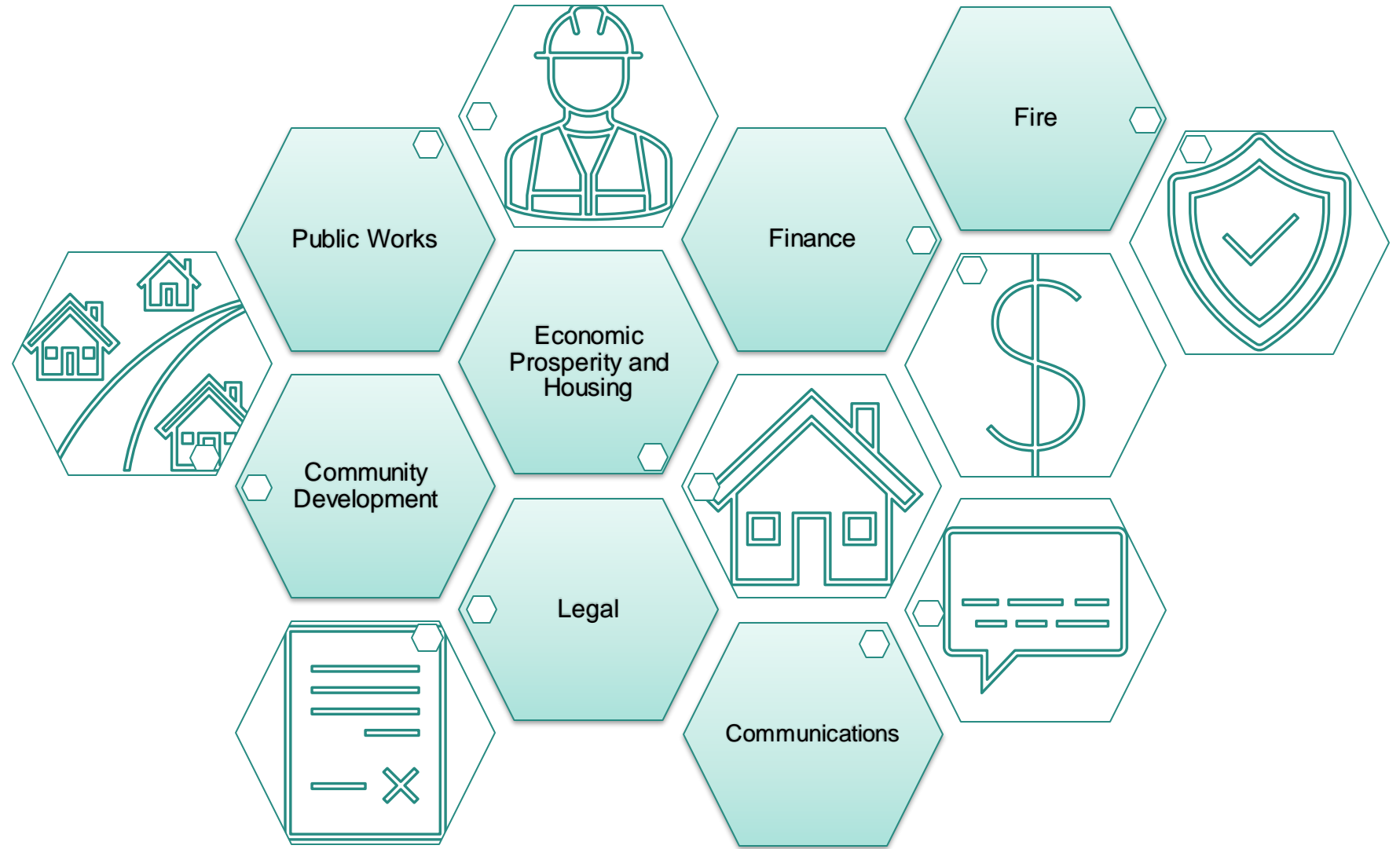




Housing Action Principles

- Establish housing action as a Citywide priority
- Grow resources:
 - Leverage existing housing funds with other internal funds
 - Pursue new programs to expand resource base
- Prioritize process and policy improvements across City to lower housing production costs

Housing Action Plan



Housing Action Plan Tasks

- **Land Use and Code**
- **Policies and Process**
- Investment/Incentives
- Fees
- Innovation
- Advocacy
- Data Tracking

Land Use and Code

- Complete Comprehensive Plan
- Update code to increase density and type
- Update single-family zoning for middle housing
- Provide affordable housing entitlement bonuses

Policies and Process

- Examine and update Development Review process
- Implement SEPA threshold update
- Finalize Green Building Policy

Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- **Investment/Incentives**
- **Fees**
- Innovation
- Advocacy
- Data Tracking



Investments and Incentives

- Pass Affordable Housing Levy
- Pursue other state and federal resources
- Establish Affordable Housing Fee-in-Lieu Fund
- Acquire strategic sites for development or redevelopment
- Establish Construction Sales Tax Exemption program

Fees

- Review city-imposed costs
- Expand use of affordable housing impact fee waivers
- Study building fee rate and caps
- Establish SDC deferral program

Housing Action Plan Tasks

- Land Use and Code
- Policies and Process
- Investment/Incentives
- Fees
- **Innovation**
- **Advocacy**
- **Data Tracking**



Innovation

- Explore co-ops and alternative ownership models
- Encourage innovative building technologies
- Promote redevelopment and adaptive re-use
- Establish homeownership programs

Advocacy

- Advocate for increased state and federal funding
- Seek corporate support for affordable housing
- Pursue additional reforms to condo laws

Data Tracking

- Establish baseline and track annual housing outcomes
- Publish online housing dashboard
- Take corrective action as necessary

Work to Date

Investments and Incentives



- ✓ AHF levy renewal
- ✓ MFTE updates
- ✓ Impact fee discounts
- ✓ SDC fee deferrals
- ✓ New State resources (e.g., CHIP)
- ✓ Homeownership programs
- ✓ Construction Sales Tax Exemption program
- ✓ Fee in Lieu Fund

New Investments & Incentives



- MFTE Affordable Housing Fee-in-Lieu Fund
- Construction Sales Tax Exemption for Redevelopment

Work to Date

Process and Policy Changes



- ✓ Comp Plan kickoff
- ✓ ADU code update
- ✓ Higher SEPA exemption threshold
- ✓ Development Review process review
- ✓ Housing dashboard and annual outcomes reporting



Questions or comments?



Thank You!

