



# SOUND COMMUNITIES

*Fast-Tracking Equitable Development at Scale*



# Agenda

**01**

**Sound Communities &  
HDB Bill**

**02**

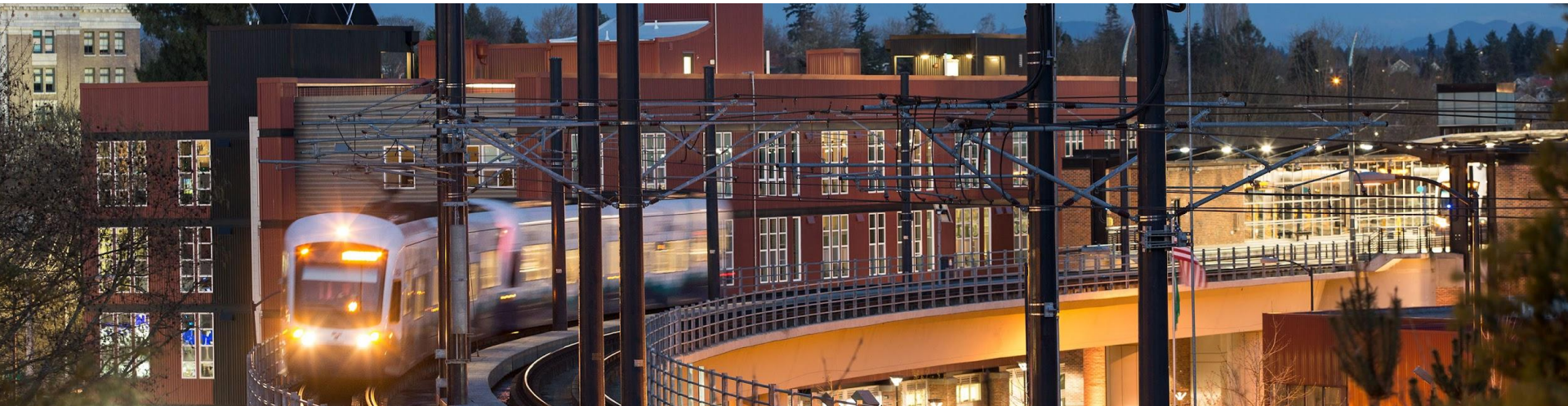
**Station Area  
Knowledge Base**

**03**

**Financial Analysis**

**04**

**Manual**





# Sound Communities



## Mission

To promote the development of **complete, walkable, equitable and inclusive neighborhoods** at scale across the Puget Sound region **in concert with the region's historic investment in transit**



## Vision

A Puget Sound region where everyone lives in vibrant, thriving communities with access to affordable housing, public transit and amenities



# Housing Benefit District (HBD)

## What

- Leverages regional investment in light rail and bus rapid transit
- Focused on creating affordable and complete communities at transit hubs
- Designed to accelerate market rate and affordable housing production

## How

- Establishes local taxing district to generate revenue for land acquisition
- Land is purchased and held before market forces drive up the cost
- Land is sold to affordable housing providers at original purchase price
- Land is sold to market rate developers at market cost for revenue
- Funds are also used for key infrastructure (parks, open space, etc.)
- Funds can be used for station area planning if required

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Bill Information > HB 1880

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Initiative

2021-2022

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## HB 1880 - 2021-22

Concerning housing benefit districts.

Sponsors: **Ryu, Pollet, Hackney, Valdez**

Companion Bill: **SB 5861**

Bill Status-at-a-Glance



See **Bill History** for complete details on the bill

As of Monday, March 14, 2022 01:06 PM

**Current Version:**  
**Substitute - SHB 1880**

**Current Status:**  
**HFinance**

**Where is it in the process?**

	Introduced	In Committee	On Floor Calendar	Passed Chamber
In the House:	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
In the Senate:	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
After Passage:	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>
	Passed Legislature	On Governor's Desk	Governor Acted	Session Law

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### Bill History

2022 REGULAR SESSION

# Building Tools for Communities

*(WA Dept of Commerce Grant)*

## Project Objectives

- Advance regional eTOD strategic site acquisition to facilitate, incentivize, and accelerate appropriate levels of development around station areas, with a focus on affordable housing
- Demonstrate different strategic site acquisition approaches in a variety of station areas to enable statewide application

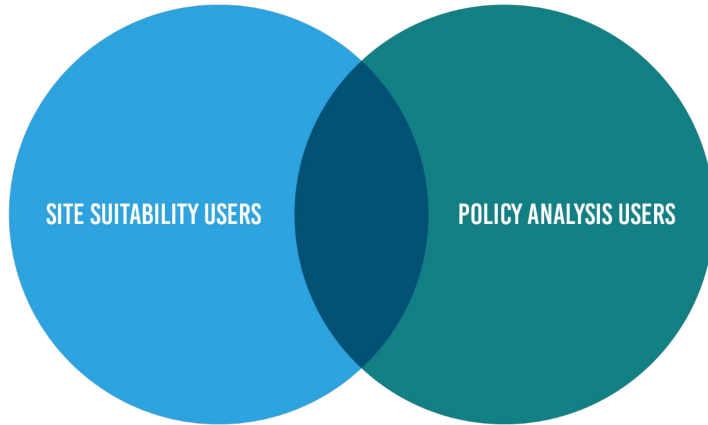
## Deliverables

- Station Area knowledge base & Profiles (by *Maul Foster & Alongi*)
- Fiscal Analysis (by *EcoNW*)
- Technical assistance handbook (a.k.a. “The Manual”)
- Impact Model (by *EcoNW & MFA*)

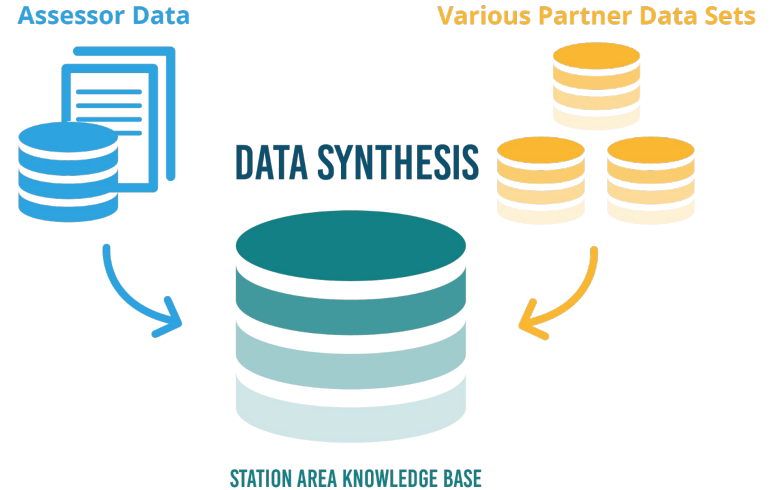


# Station Area Knowledge Base

## User Groups



## Information Collection and Organization

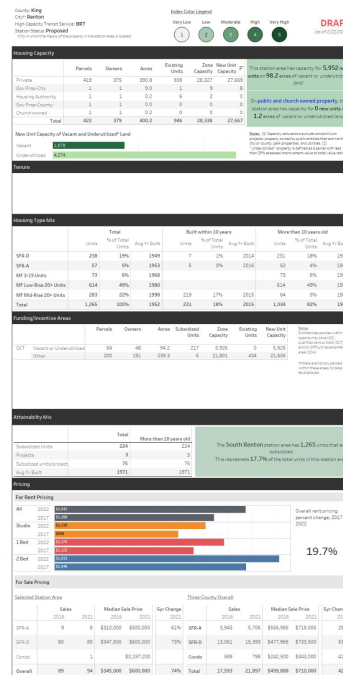
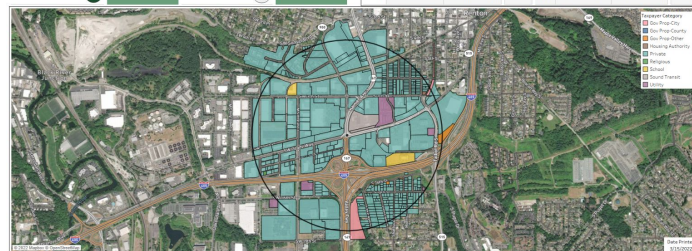
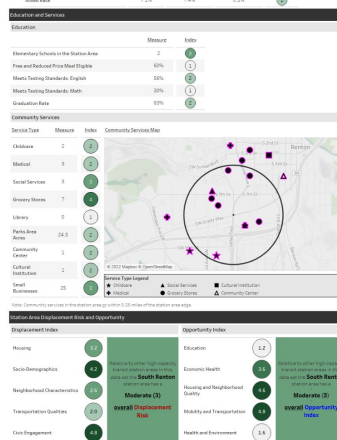
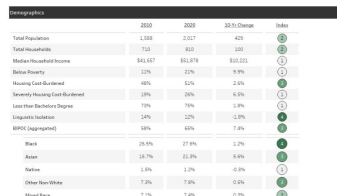
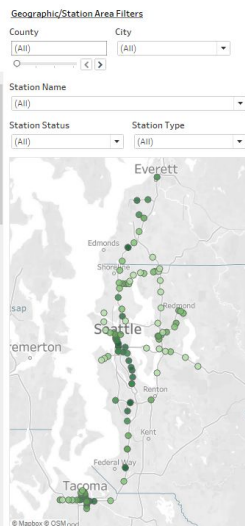




### Station Area Displacement Risk

**DRAFT**  
(as of 2/22/2022)

Station Area	Location				Displacement Risk Score	Hazing	Socio- Demographics	Neighborhood Characteristics	Transportation Options	Civic Engagement
	County	City	Rank	Displacement Risk Class						
Station Area	King	Seattle	1	5+ Very High	58.92	4.40	4.28	3.26	3.54	4.00
Rainier Beach	Pierce	Tacoma	2	5+ Very High	55.94	4.29	4.09	3.25	1.99	4.17
Pacific Ave and S 34th St	King	Seattle	3	4+ High	54.23	4.41	3.83	3.53	2.86	3.60
Everett Station	King	Federal Way	4	5+ Very High	58.74	3.98	4.98	3.48	1.83	5.00
Federal Way TC - Proposed	Pierce	Tacoma	5	4+ High	53.47	3.95	4.12	3.60	3.91	4.34
Commerce Street	King	Seattle	6	2+ Low	39.75	3.88	2.17	3.00	2.67	2.00
Federal Way TC	King	Federal Way	7	5+ Very High	56.80	3.86	4.81	3.30	1.78	4.99
Convention Center / South 15th Street	Pierce	Tacoma	8	4+ High	53.81	3.80	4.21	3.48	1.98	4.58
St. Joseph	Pierce	Tacoma	9	4+ High	52.43	3.72	3.97	3.82	1.89	4.01
Hilltop District	Pierce	Tacoma	10	4+ High	54.27	3.71	4.20	4.05	1.83	4.07
Theater District / South 9th Street	Pierce	Tacoma	11	4+ High	51.20	3.70	3.92	3.65	1.84	4.05
Boeing Access Rd	King	Tukwila	12	4+ High	53.82	3.63	4.68	3.82	2.78	3.02
65th Ave NE	King	Kenmore	13	1+ Very Low	38.38	3.61	1.66	2.66	1.69	1.51
Tacoma Dome - A Proposed	Pierce	Tacoma	14	5+ Very High	55.93	3.62	4.17	4.06	2.17	5.00
S 26th St and A St	Pierce	Tacoma	15	4+ High	51.02	3.61	3.82	3.42	2.34	3.62
Juddins Park	King	Seattle	16	5+ Very High	55.79	3.60	3.78	4.09	3.67	3.60
Old City Hall	Pierce	Tacoma	17	3+ Moderate	50.00	3.57	3.79	3.58	1.84	3.87
Boeing Access Rd - Proposed	King	Tukwila	18	4+ High	52.87	3.57	4.04	2.79	3.04	4.00
Southwest Everett Industrial Center	King	Everett	19	5+ Very High	58.46	3.56	4.67	4.28	1.83	5.00
Tukwila International Blvd - Proposed	King	Tukwila	20	5+ Very High	59.88	3.53	4.71	4.83	3.70	4.97
Burien TC	King	Burien	21	4+ High	52.20	3.52	3.86	4.12	2.00	3.66
East Tacoma	Pierce	Tacoma	22	5+ Very High	55.79	3.52	4.28	4.08	1.93	5.00
South 25th Street	Pierce	Tacoma	23	3+ Moderate	50.06	3.52	3.78	3.26	2.40	3.49
Pacific Ave and S 38th St	Pierce	Tacoma	24	3+ Moderate	50.64	3.51	3.65	3.55	2.42	4.09
Market Square	King	Seattle	25	4+ High	51.41	3.51	3.25	3.91	3.69	2.00
Ash Way P&R	King	North Lynnwood	26	2+ Low	40.81	3.50	1.31	2.82	1.76	3.45
Hilltop	Pierce	Tacoma	27	4+ High	51.28	3.47	3.87	4.01	1.83	3.62
98th Ave NE/Fir St	King	Bothell	28	2+ Low	40.08	3.45	2.70	3.39	1.72	2.00
Tukwila International Blvd	King	Tukwila	29	5+ Very High	59.46	3.45	4.70	2.84	3.62	4.96
Othello	King	Seattle	30	5+ Very High	65.25	3.40	4.55	4.18	4.55	4.96
Graham St	King	Seattle	31	5+ Very High	60.03	3.38	4.29	3.94	3.88	4.00
South Federal Way	King	Federal Way	32	2+ Low	42.49	3.37	3.63	1.90	1.57	3.58
SR 99/Airport Rd	King	Everett	33	4+ High	51.84	3.36	4.30	3.05	1.83	4.65
6th Avenue	Pierce	Tacoma	34	3+ Moderate	49.20	3.32	3.70	3.79	1.82	3.51






# Revenue Tools

- A state sales and use tax credit of 0.025%
- A local option retail sales and use tax of up to 0.2%
- A regular property tax levy of up to \$0.50 per \$1,000 of the assessed value of property
- A local option real estate excise tax with a progressive rate structure
- Tax increment financing allowed by ESHB 1189 passed during the 2020-21 legislative session

# Revenue Evaluation

## Tax Principles

- Adequacy
  - Stability
  - Fairness
  - Economic neutrality
  - Transparency and administrative simplicity
- 

## Equity Considerations

- How does the tax policy align with, and drive, equitable priorities?
- How does the tax policy further a “fair” funding approach by considering vertical equity effects?
- Are different populations disproportionately paying the tax?

## Revenue Impact Tool (Strategy)

- How much land purchase might be supported?
- How can a portion of those land sales be reinvested?
- How much housing production might be created?
- What is the economic value to taxing jurisdictions?

# The Manual's Chapters

- 1) **Overview:** Background; Vision; What is ETOD Strategic Site Acquisition? How this advances equity.
- 2) **Organize:** Assessment; Stakeholders; Relationships and Intergovernmental Coordination.
- 3) **Plan and Design:** Evolving a Subarea Plan; Assessing and Mitigating Displacement; Zoning; Land Acquisition and Assembly Strategies; Infrastructure investments.
- 4) **Finance:** How Will ETOD Strategic Site Acquisition be Financed?; Use of Funds.
- 5) **Implement:** Property holding and sale; Key Performance Indicators; Monitoring and Evaluation.



# Manual's Appendices

- Demographic Analysis of the TOD area
- Displacement analysis
- Analysis of specific parcels that illustration land acquisition/assembly impact
- Station area knowledge base guide
- Public Communication Strategy
- TOD Planning Principles & Design Guidelines-
- Land Use And Transportation Integration Best Practices - Case study examples of land use and transportation integration
- Pedestrian Friendly Design Best Practices
- Placemaking best practices
- How to Undertake Capacity Building

# Next Steps

- **Manual completed by end of June**
  - Review Periods in early April and May
- **One year of Outreach and Engagement**
  - Share tools with cities and stakeholders
- **Look at 2023 Legislative Session**
  - Work with allies to assess path forward



# Contact & Questions:

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