

REGIONAL HOUSING STRATEGY

Draft Place Typology for Housing Actions & Tools



Regional Staff Committee • July 21, 2022

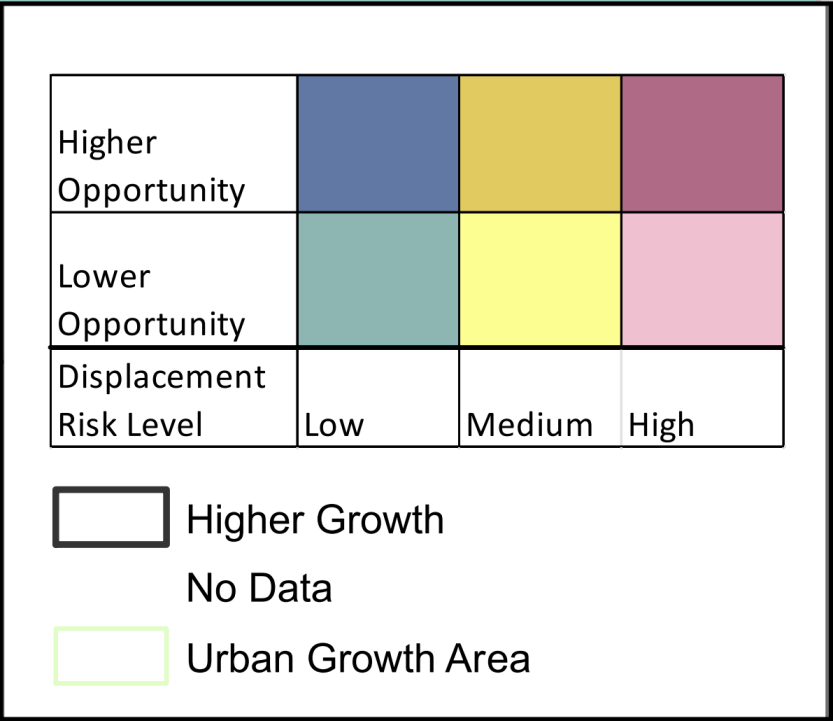
Purpose of a Housing Typology

- To retain a **commonality of approach regionally** while **tailoring recommendations to specific locations** based on their needs and opportunities
- To **identify appropriate tools and actions** to support housing access and affordability now and as places change and grow
- Respond to **stakeholder feedback** – “everyone has a role to play”

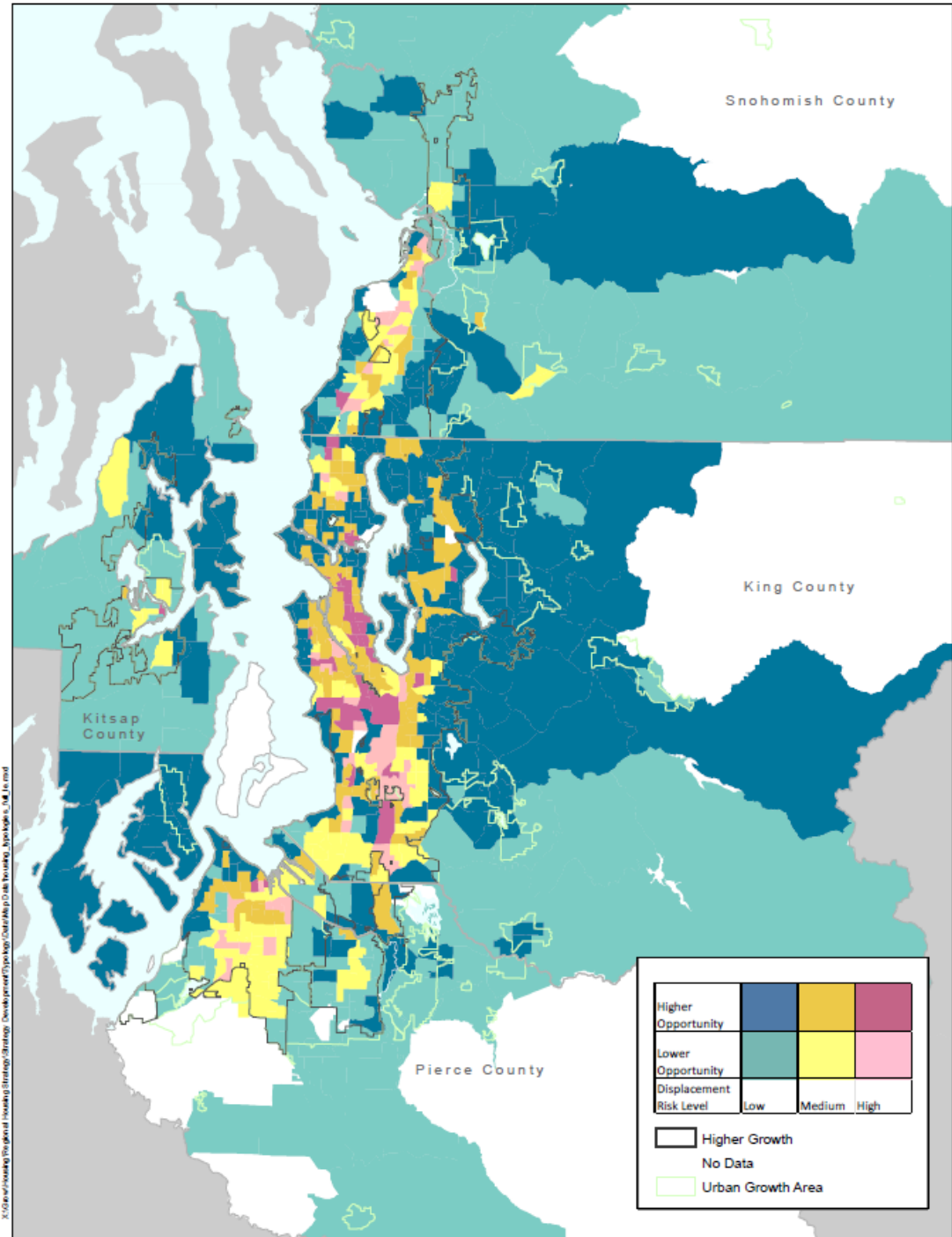


Draft Map

- Six types of places identified by colors



- Higher growth areas shown in border



INCREASE ACCESS TO SF NEIGHBORHOODS*Lower Displacement Risk/Higher Opportunity*

Transit: Access to non-rail transit

Land Use: Moderate growth capacity

Housing: Majority own SF homes

People: Need to expand pathways into these neighborhoods

PROMOTE INVESTMENT & OPPORTUNITY*Lower Displacement Risk/Lower Opportunity*

Transit: Limited access

Land Use: Mild market demand, limited growth capacity

Housing: Majority own SF homes

People: Less diverse, more affluent

TRANSFORM & DIVERSIFY*Moderate Displacement Risk/Higher Opportunity*

Transit: Quality transit access

Land Use: Poised for growth – planning and capacity

Housing: Mix of rent and own, prices rising quickly

People: Similar to region as a whole

IMPROVE ACCESS & HOUSING CHOICES*Moderate Displacement Risk/Lower Opportunity*

Transit: Limited transit access now, more coming online

Land Use: Emerging market, moderate growth capacity

Housing: Mix of rent and own, prices rising quickly

People: Similar to region as a whole

STRENGTHEN ACCESS & AFFORDABILITY*Higher Displacement Risk/Higher Opportunity*

Transit: Quality transit access

Land Use: Strong market, large growth capacity

Housing: Majority MF rentals, rents rising quickly

People: More diverse, less affluent

IMPROVE ACCESS & AFFORDABILITY*Higher Displacement Risk/Lower Opportunity*

Transit: Good transit access now, more coming online

Land Use: Moderate market and growth capacity

Housing: Majority MF rentals, rents rising quickly

People: More diverse, less affluent

Tools & Actions by Type of Place

- Identify potential tools and actions from the [Regional Housing Strategy](#) and [Housing Innovations Program \(HIP\)](#) for:
 - All types of places – regionwide
 - By type of place
- Sorting based on:
 - The [policy objectives](#) for the different types of places,
 - The direction set in Regional Housing Strategy,
 - and [findings from the 2019 Housing Incentives and Tools Survey](#) on what tools and incentives are most effective
- List is a starting place for local jurisdictions and/or options to continue housing work
 - *not* an exhaustive list

For All Types of Places

Policy objective(s)

All people have a range of safe and affordable housing choices in order to create a healthy and prosperous future for the region, including eliminating racial disparities in access to housing.

SUPPLY	Tools and actions STABILITY	SUBSIDY
<p>Infill development to increase neighborhood density and the ratio of improvement-to-land value of the property</p> <p>Flexible development regulations to allow for denser and more diverse development and more economical use of available land while retaining the look of a single-family neighborhood</p> <p>Develop a community engagement plan to bring together key stakeholders and underrepresented groups into the planning process.</p> <p>Address NIMBYism and build community support throughout the planning process is essential to building acceptance for a particular project or regulatory change</p>	<p>Tenant protections to help address health and safety concerns, barriers in the rental market, protect tenants from unreasonable acts, and prevent unnecessary evictions</p> <p>MFTE to encourage multifamily development and redevelopment in compact mixed-use districts (urban centers) where housing and affordable housing options are in short supply</p>	<p>Join/contribute to a subregional housing group capitol fund to create and preserve income restricted housing</p> <p>Use state enabled local revenue tools to establish local revenue streams to create and preserve income restricted housing</p> <p>Establish nonprofit partnerships to promote low-income or special needs housing</p> <p>Advocate for increased state and federal funding to create and preserve income restricted housing</p>

Attachment B: DRAFT Tools & Actions by Type of Place - July 2022

Increase Access to SF NHs Lower DR/Higher Opp			Transform & Diversify Moderate DR/Higher Opp			Strengthen Access & Affordability Higher DR/Higher Opp		
Policy objective(s)			Policy objective(s)			Policy objective(s)		
Need to expand pathways into these neighborhoods for people who currently cannot afford to live or work there			Capitalize on good access to opportunity and strong real estate markets to provide more housing and require or incentivize long-term affordability in some cases			Leverage market demand and growth capacity to provide more housing and require long-term affordability to promote neighborhood stability		
Tools and actions			Tools and actions			Tools and actions		
SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY
Encourage middle density housing through a code audit and update process	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	Impose a sales and use tax up to 0.1% for housing and related services	Minimum densities to require more efficient use of available residential-zoned land and to ensure sufficient residential capacity to accommodate growth	Incentive/inclusionary zoning to incentive/require income restricted housing in new development	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing	Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities. Below market rate housing can be supported through upzones and rezones that institute zone-specific inclusionary provisions by requiring future residential developments in the district include a share or number of affordable units.	Cap move in/late fees to help renters access housing	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing
	Reevaluate parking requirements to ensure parking is not stymying new development	Protect mobile/manufactured homes by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances				Create a TOD overlay, a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station		
			Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities. Below market rate housing can be supported through upzones and rezones that institute zone-specific inclusionary provisions by requiring future residential developments in the district include a share or number of affordable units.	Affordability covenants for long term income restricted housing	Impose a sales and use tax up to 0.1% for housing and related services		Affordability covenants for long term income restricted housing	Impose a sales and use tax up to 0.1% for housing and related services
			Encourage middle density housing through a code audit and update process		Commercial linkage fees assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing within accessible commuting distance to the employment center.	SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area		Commercial linkage fees assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing within accessible commuting distance to the employment center.
			Development predictability to eliminate unnecessary costs and barriers and facilitate development of affordable or innovative housing types	Relocation assistance for residents forced to move due to economic or physical displacement		No minimum parking requirements to support housing affordability and encourage the use of alternative transportation modes	Incentive zoning to encourage income restricted housing in new development	Require a provision of a minimum of 120 days written notice of rent increases greater than 3% and 180 days notice of rent increases greater than 10%
			Reduce parking requirements to ensure parking is not stymying new development				Relocation assistance for residents forced to move due to economic or physical displacement	
Additional considerations for High Growth areas			Additional considerations for High Growth areas			Additional considerations for High Growth areas		
			Create a TOD overlay, a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station			Minimum densities to require more efficient use of available residential-zoned land and to ensure sufficient residential capacity to accommodate growth	Inclusionary zoning to require income restricted housing in new development	

Attachment B: DRAFT Tools & Actions by Type of Place - July 2022

Promote Investment & Opportunity Lower DR/Lower Opp			Improve Access & Housing Choices Moderate DR/Lower Opp			Improve Access & Affordability Higher DR/Lower Opp		
Policy objective(s) Expand access and opportunities for current residents			Policy objective(s) Increase opportunity while preserving affordability Expand access and opportunities for current residents			Policy objective(s) Increase opportunity while preserving affordability Need assistance to provide opportunities for current residents		
Tools and actions			Tools and actions			Tools and actions		
SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY	SUPPLY	STABILITY	SUBSIDY
Preserve affordable housing options by extending expiring affordability covenants and purchasing additional properties to expand the stock income restricted housing	Facilitate the development of affordable housing by making public land available for eligible projects	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers	Asses and update code to promote mixed use development to encourage new residential units are in close proximity to services, retail, offices and transit	Protect mobile/manufactured homes by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers	Encourage middle density housing through a code audit and update process	Facilitate the development of affordable housing by making public land available for eligible projects	Establish financial assistance programs that provide direct monetary assistance to low-income renters, owners, and first-time homebuyers
Encourage middle density housing through a code audit and update process	Protect mobile/manufactured homes by creating zoning classifications or standards that restrict other uses and/or enacting mobile home park conversion ordinances	Impose a sales and use tax up to 0.1% for housing and related services	Encourage middle density housing through a code audit and update process	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	Impose a sales and use tax up to 0.1% for housing and related services	Asses and update code to promote mixed use development to encourage new residential units are in close proximity to services, retail, offices and transit	Rental inspection program to require rental housing registration to ensure units comply with safety standards	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing
Reevaluate parking requirements to ensure parking is not stymying new development	Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops		Reduce parking requirements to ensure parking is not stymying new development	Development agreements for catalyst projects to increase access to opportunity		No minimum parking requirements to support housing affordability and encourage the use of alternative transportation modes	Incentive/inclusionary zoning to incentive/require income restricted housing in new development	Commercial linkage fees assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing within accessible commuting distance to the employment center.
	Foreclosure resources such as homebuyer education, debt and financial counseling, and facilitating mortgage refinance to help homeowners in jeopardy of losing their homes avoid or navigate the foreclosure process		Development predictability to eliminate unnecessary costs and barriers and facilitate development of affordable or innovative housing types	Foreclosure resources such as homebuyer education, debt and financial counseling, and facilitating mortgage refinance to help homeowners in jeopardy of losing their homes avoid or navigate the foreclosure process			Cap move in/late fees to help renters access housing	Require a provision of a minimum of 120 days written notice of rent increases greater than 3% and 180 days notice of rent increases greater than 10%
	Cap move in/late fees to help renters access housing			Relocation assistance for residents forced to move due to economic or physical displacement			Relocation assistance for residents forced to move due to economic or physical displacement	
	Rental inspection program to require rental housing registration to ensure units comply with safety standards			Rental inspection program to require rental housing registration to ensure units comply with safety standards			Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops	
Additional considerations for High Growth areas			Additional considerations for High Growth areas			Additional considerations for High Growth areas		
SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	Development agreements for catalyst projects to increase access to opportunity		SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	Create a TOD overlay , a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station		Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities. Below market rate housing can be supported through upzones and rezones that institute zone-specific inclusionary provisions by requiring future residential developments in the district include a share or number of affordable units.	SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area	

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Web Platform for Typology & Resources

- Interactive web platform
 - User can select a census tract/type of place and get information on the recommended tools and actions for that type of place
 - Show the connections between various tools and actions
- Beta testing late summer/early fall



Questions for the Committee

- Does the sorting of tools and actions by type of place make sense? Is anything missing?
- What is needed – technical assistance, accessibility of final typology products, communication to elected officials and stakeholders etc. – to help use of the typology in local planning?

Next Steps

- PSRC staff will update the draft typology based on RSC feedback
- Opportunity for committee to beta test web platform in late summer/early fall
- Final web platform completed in late 2022





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Thank you.