At their July 5, 2018, meeting, the Growth Management Policy Board (GMPB) had an extended work session on housing in VISION 2050. The board was asked to discuss three problem statements with a focus on what success looks like and what actions are needed from a variety of stakeholders to move towards success. At the conclusion of each small group discussion, board members were asked to place stickers next to the top two actions that they believe are the most important for regional action. The problem statements and board feedback are listed below. The number of stickers is shown as [#].

**Problem statement 1: Address long-term housing supply**

Housing production has not kept up with population growth. In addition to an overall increase in the number of housing units in the region, a greater diversity of housing types is needed to meet the needs of residents. The need for greater housing diversity is intensifying with the growing number of seniors and multigenerational families and the need for types of housing that is more affordable. While many communities are adopting local and subarea plans, planning efforts and the related rezoning typically takes many years. How can cities, counties and the region support a long-term expansion of housing supply and diversity that keeps up with growth?

**Regional Goals & Expectations [17]**
- Density in centers, transit areas [1]
- Ensure income and housing type diversity in all places [4]
- Entry level choices- access to suitable housing [1]
- Benchmark (goals) to Case-Schiller Index
- Ensure capacity to meet demand
- Zero homelessness (sufficient housing for all)
- Connect housing element to entire comprehensive plan, with metrics relating to fit with other planning goals [3]
- Well informed elected officials (ensure knowledge transfer) [1]
- All cities planning for future, diverse need [3]
- Minimum density requirements in centers, other places [1]
- Regional goals for affordable housing
- Leverage new building technologies for more production
- Numeric goals for housing- and relating housing to income [1]
- Preserve open spaces
- Preserve neighborhoods [1]
- Zoning for a diversity of housing forms (particularly middle density) [1]

**Resources [3]**
- Tie funding to planning for housing [2]
- Planning assistance from the state [1]
Partnerships & Collaboration [8]
- Housing along high capacity transit (HCT) corridors, share opportunities and challenges among cities [3]
- Work with landlords to better understand their market decisions [1]
- County co-sign loans to preserve affordable units
- Bring jobs to housing rich areas
- Recruit builders to come to region [1]
- Collaborate with trade schools to build understanding of need for affordable housing, more skilled construction workers [1]
- To make different forms/affordable housing, development needs to pencil out (state-county-city collaboration) [2]

Technical Assistance [6]
- Planning grants for housing work – from Commerce
- Consider property tax increase impact on rental units
- Different strategies for different levels of affordability [2]
- Create a process for determining need across jurisdictions [1]
- More information about market demand for different housing types
- Modular housing
- Provide data/information (particularly on jobs-housing connection) [1]
- Redevelopment assistance, decreasing SEPA costs
- Addressing NIMBY issues [1]
- Balancing historic preservation with affordable housing need
- Neighborhood compatibility with affordability- tackling the “whose neighborhood is it” question
- TOD – new forms of housing, get ahead of rising property costs [1]

Outreach & Lobbying [12]
- Condo liability law [7]
- Sales tax credits for affordable housing
- Seek income tax to reduce property taxes [2]
- SEPA rules that exempt redevelopment and affordable housing [2]
- Lobby for planning grants [1]
Problem statement 2: Promote affordable housing in all development

Housing development is increasing, but the private market alone cannot provide housing for all income levels. Subsidized units – made possible with federal, state, and local funding and incentives that ensure long-term rent or income restrictions – provide affordable housing that the private market cannot on its own. How could the region leverage new growth and development to provide affordable housing for lower-income and special needs residents? Should affordable housing be an expectation of all communities? How could it be included in new housing developments?

Regional Goals & Expectations [12]
- Encourage all types of housing affordable to all income levels [5]
- Affordability is an expectation of all communities [2]
- Affordability targets based on need, not population
- Affordability strongly encouraged or required in high capacity transit (HCT) areas, could be tied to PSRC funding [5]
- Housing cost tied to wages – live and work in same community
- Affordability as part of up-zones
- Accountability – can access funds when reach affordability goals – tie regional goals and expectations to funding and resources
- Developers pay into funding pool if not developing affordable units onsite in new development
- Policies address different needs at different income levels

Resources [3]
- State funds to establish community land trusts (CLT)
- Funding to support infrastructure along HCT corridors
- Surplus property, especially in proximity to HCT
- Incentives – initial funding and catalyst to get construction going
- Subsidies – sustain units for the long term [3]

Partnerships & Collaboration [6]
- Work with housing authorities and other stakeholders to identify sites
- Work with rental housing industry – what do they need from the public sector to help meet the needs of renters [1]
- Public private partnerships – how to get developers to utilize public programs
- Better coordinate with housing authorities
- PSRC convene stakeholders to share information, learn what other jurisdictions are doing [3]
- State funding to support local planning efforts [2]
Technical Assistance [8]
- Help establish CLTs to provide permanent affordable home ownership opportunities [2]
- Expand and implement incentives, with focus on support for smaller cities
- Subregional coordination and pool funding – ARCH model [1]
- How to increase density while maintaining neighborhood character [1]
- PSRC to develop a menu of strategies and incentives with information on how to use them in what situations [2]
- Model codes and regulations – provide consistency for developers working in multiple jurisdictions [1]
- Data to support development and implementation of incentives [1]

Outreach & Lobbying [6]
- Lobby state to change regulations to allow for gifting of lands and public funds to support the development of affordable housing [2]
- Address NIMBYism and public opposition to subsidized affordable housing [4]
- Tax reform
Problem statement 3: Invest in communities to maintain affordability

Many communities across the region include existing rental and ownership housing that is currently affordable to moderate income households. These communities, however, face pressures to redevelop for higher income residents, especially as transit access increases. How should the region leverage investments to maintain existing housing affordability for the long term? How should the region help communities of all income levels have access to transit, economic opportunities, and enjoy a high quality of life?

Regional Goals & Expectations [18]

- Retain existing and ensure new affordable housing is affordable into the future [1]
- Preserve access to affordable housing, no net loss when redevelopment occurs (in quality units) and consider gains during development [4]
- Provide a spectrum of housing type and affordability
- Include sustainable features for further cost savings (e.g., transportation choices)
- Increase housing supply for those making less than 50% AMI [3]
- Diverse housing choice available in all communities [6]
- Affordable housing available in proximity to jobs and transportation [3]
- Enhance the understanding and increase the consideration of displacement in planning [1]

Resources [8]

- Reduced costs/taxes for seniors [2]
- Incentives with requirements to ensure long-term affordability and include sustainable features (e.g., transportation choices) [2]
- Reduce parking requirements in areas with high-capacity transit investments [2]
- Promote the use of land trusts, 99-year leases [1]
- Have stronger preservation strategies [1]

Partnerships & Collaboration

- Develop code consistency across jurisdictions
- Encourage partnership between developers to provide multiple levels of affordability
- Develop stronger partnership between market-rate and affordable housing developers to promote off-site performance

Technical Assistance [11]

- Define affordability for each city recognizing their differences [2]
- Assistance implementing existing up-zones in local jurisdictions
- Assist in the use and understanding of displacement metrics in planning: cultural, physical, economic [2]
- Educate local jurisdictions on the costs associated with code requirements
- Develop a common code [2]
• Measure if policies in place will help to meet the affordable housing need
• Develop model ordinances specific to economies of local markets for incentives, inclusionary zoning, maximum densities, etc. [4]
• PSRC should monitor affordable housing supply and hold local jurisdictions accountable [1]

Outreach & Lobbying [5]
• Recruit developers to create more competition in the industry [5]
• Economic Development Board could treat housing as a sector to promote recruitment to the industry