Affordable Housing Strategies for Local Jurisdictions

Puget Sound Regional Council

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Why should local jurisdictions plan for affordable housing?

- Foster inclusive and equitable communities; Further fair housing
- Provide homes for low and moderate wage workers (jobs-housing balance)
- Support vulnerable populations (seniors, people with disabilities)
- Promote environmental sustainability
Action at All Levels of Government

Local
Regional
State
Federal
Considerations for Local Jurisdictions

- Where do resources come from?
  - Shared responsibility;
  - Volatility/predictability

- Tying growth with affordability

- Connecting affordable housing planning with planning for other capital investments (transportation, parks, senior centers, child care)

- Centering Equity

- Not just capital: Services and operating

- No one tool: Toolkit
Range of Tools: Producing Affordable Housing

Publicly-Funded Affordable Housing
• Rental and ownership housing (different models)
• New construction and preservation
• Serve a range of incomes, including deeply affordable
• Long-term affordability; typically at least 50 years

Public Land for Affordable Housing
• Discounted or no cost land reduces housing development costs
• Opportunity for affordable homes in priority locations (near transit, opportunity, address displacement)

Rental Subsidies/ Down payment Assistance
• Assistance for low income people to access private market
Range of Tools: Incentive Programs

- **Multifamily Tax Exemption Program**
  - 12 year property tax exemption in exchange for affordable rents in new construction buildings
  - Voluntary participation

- **Incentive Zoning/Inclusionary Housing**
  - Contribute to affordable housing in exchange for land use incentive/density bonus
  - May be voluntary or mandatory
  - Usually long-term affordability, 50 years or longer

- **Rental Rehabilitation Financing**
  - Low cost loans in exchange for affordable rents and housing quality improvements
  - 10-15 year term
Range of Tools: Sustainable Homeownership

- **Home Repair Loan and Grant Program**
  - Critical health and safety repairs helps homeowners preserve asset

- **Weatherization Program**
  - Energy conservation and related indoor air quality improvements
  - Enhancing health and living considerations and lowering utility bills for low-income owners and renters

- **Foreclosure Prevention**
Range of Tools: Supporting Housing Affordability

Increasing Housing Supply

- Zoning
- Land use and environmental regulation
- Mix of housing types

Reduce the Costs of Developing New Housing

Code Compliance, Rent Regulations and Tenant Protections
Scaling to Meet the Need

- Leveraging resources
- Capacity
- Track record of program
- Participation incentive programs; calibrating public benefit
- Size matters
- Term of affordability
Supporting Diverse Populations

- Different tools meet needs of different incomes
  - Funded housing most effective at serving extremely low income households
  - Incentive programs effective at low/moderate incomes
- Household size: individuals, family housing
- Tailored to meet needs of resident populations and communities
- Homeless and special needs populations
- Advancing racial equity