Interactive Activity - How To

- Think of each slide as a flip chart and the text boxes as sticky notes

- All Committee members can add to this slide deck and see other’s feedback in real time - you do not need a Google account

- This activity is for Committee members only

➔ Step 1: Click on a text box to add your thoughts to slides 4-10 [10 min]
➔ Step 2: Use the pink dots to the right of the slides to identify your priority actions [5 min]
Interactive Activity - How To

Helpful Tips

● Google Slides work best in Chrome or Firefox
● Log out of your personal Google account
● Looking for inspiration? See “Food for Thought” on slides 11-12
● Run out of text box “sticky notes” or dots? You can copy (ctrl+c) and paste (ctrl+v) to make more
● Ask PSRC staff for help at any time
● The slide deck will “lock” after the meeting
Warm Up - What’s your favorite flavor of ice cream?

- Mint
- Chocolate Chip
- Chocolate
- Very Berry
- Vanilla Bean
- Stracciatella
- Salted Carmel
- Maplenut
- Black licorice
- Phish Food
- Phish Food
- Ice Cream... meh.
- Worked at a Baskin Robbins in HS - no longer a fan
- Just about any flavor
- Your answer
- Coffee, mocha
- Chocolate
- Your answer
- Your answer
- Your answer
- Your answer
Inclusionary zoning along transit and in opportunity-rich areas

Supply: Build more housing of different types
Plan for more housing choices in neighborhoods near transit to provide greater access for more residents

Regional Actions
- Reduce transit fare media instead of parking
- Increase minimum densities at HCT stations
- Tie transp. $$ to local affordability requirements
- Suggest minimum densities at HCT stations
- Require minimum density within one mile
- Bonus height for including 3+ bdrm apartments
- Inclusionary zoning along transit and in opportunity-rich areas
- Larger TOD revolving loan funds for land acquisition
- Protect industrial lands near and in MICs with HCT
- Remove SFR Land Use like Oregon
- Write text here
- Write text here

Local Actions
- Prioritize subsidy for lowest income transit areas
- Form-based codes
- Reduce parking requirements within walking distance of transit
- Provide transit fare media instead of parking
- Tie transp. $$ to local affordability requirements
- Inclusionary zoning along transit and in opportunity-rich areas
- Larger TOD revolving loan funds for land acquisition
- Protect industrial lands near and in MICs with HCT
- Remove SFR Land Use like Oregon
- Appropriate zoning to support MF housing?
Avoid "one-size fits all" in terms of regional housing policy. Recognize need for diversity of strategies/solutions.

Supply: Build more housing of different types
Update regulations to make it less costly to build housing.

Regional Actions

- Provide public surplus property requiring different housing types.
- Incentivize developers to provide/build a variety of housing types (SF/MF, low-income, etc.)
- Ensure that they are not burdened with too much regulation, code, etc.
- Streamline permitting processes for housing developments.
- Provide regional stormwater and environmental mitigation.

Recommendations for streamlined environmental and permitting of housing developments.

Provide data support for parking reductions.

Local Actions

- Subarea-wide environmental review - pre-approval.
- Low maintenance landscaping requirements.
- Carefully consider costs of meeting environmental requirements.
- In doing update, make sure we have enough green spaces.
Supply: Build more housing of different types

Update regulations to allow and/or incentivize more housing types, specifically middle density housing, to provide greater housing choices for residents in all stages of life.

Incentivize single story homes so more can age in place.

Help analyze whether zoning can be changed w/o needing new infra.

Help facilitate community land trust.

Increase transit investments and zoning allowances where water/sewer infrastructure exists.

Coordination/strategy/policy with appropriate state agencies (WSDOT, DSHS, et-al) to identify geographic locations/corridors where various housing is targeted for development. Ensure appropriate and adequate provision of infrastructure to serve these developments (roads, transit, sidewalks, water, sewer, etc.).

Include inclusionary/mandatory affordability when increasing capacity.

Plan for accessibility to parks, other resources (thinking for kids, different abilities, different needs).

Write text here.

Write text here.

Write text here.

Provide direct technical support to cities w/limited staff resources & expertise.
Stability: Provide housing for residents that meets their needs

Strengthen tenant protections to provide opportunities for residents to continue to live in communities

**Regional Actions**
- Address source of income discrimination
- Create and socialize standard tenant screening
- Prepare resources to help local jurisdictions to prevent displacement upstream by strengthening neighborhoods and community empowerment
- Identify populations at risk of homelessness and support programs that preserve stable housing (e.g. older manuf home parks)
- Affordable housing set-asides w/ new development
- Provide tech assistance to jurisdictions
- Develop landlord and rental data
- Develop habitability/housing quality data
- Equity in economic development

**Local Actions**
- Create and socialize standard lease
- Pass tenant protections
- Require relocation assistance
- Maintain data on housing needs
- Write text here
Stability: Provide housing for residents that meets their needs

Leverage growth near transit to incentivize and/or require the creation and preservation of long-term affordable housing

Regional Actions
- Explore TDRs to preserve historic buildings dedicated for affordable housing
- Explore housing co-ops
- Write text here

Local Actions
- No net loss policies
- Community land trust
- Seattle’s HALA seems effective.
**Subsidy:** Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents.

Identify public, private, and philanthropic partners to finance the acquisition and construction of affordable housing.

### Regional Actions

- **Regional Housing Authority???**

- **Revenue from Recording Fees of homes over the FMV?**

- Establish regional funding source to create a HOPE VI type program for rehab/redev of very low income housing.

- **Better engage philanthropic sector to align investments with regional goals**

- **Publicize regional funding gap prominently**

- Write text here

- Highlight untapped local revenue options

- Write text here

- **Incentivize local-option revenue sources (grant points, etc.)**

### Local Actions

- **Improve local housing authorities to allow them to manage and own rental units at market rates**

- **Impact fees**

- **Adopt local-option revenue sources**

- Less focus on sales tax for local-option revenue for housing
Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents

- Develop local funding options and coordinate to leverage funds at the regional and subregional level to better support housing options for the region’s most vulnerable residents

Regional Actions:
- Regional housing agency with dedicated funding
- Rent subsidies
- Write text here
- Add 1% fee on single family sales over 600K
- Write text here
- Develop partnerships with lending community for one time down payment assistance for first time buyers
- Write text here
- Tie every possible incentive to local revenue generation for this purpose
- Tenant’s first right to purchase with subsidy
- Local efficient mortgages
- Write text here
- Write text here
Food for Thought: Tools from Other Regional Housing Strategies

- Establish a regional housing trust fund
- Expand the capacity of non-profit developers
- Establish accountability mechanisms to ensure that tools/programs are delivering promised outcomes
- Launch a housing education and outreach campaign
- Expand access to capital for owners of unsubsidized affordable rental properties
- Promote joint ventures between for-profit and non-profit developers
- Pilot a Master Lease program
- Create a landlord mitigation fund
- Offer incentives for inclusion of home safety and accessibility features in new developments or redevelopments
- Facilitate regular peer learning and coordination among jurisdictions on key housing issues
- Promote greater alignment between the housing and education sectors
- Engage and support construction employers to develop a holistic workforce development initiative
- Provide financial assistance and education to promote home buying.
- Implement supportive educational programs and financial policies for residents to stabilize their current housing
<table>
<thead>
<tr>
<th>Accessory dwelling units</th>
<th>Design guidelines</th>
<th>Density bonuses</th>
<th>Financial assistance programs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cluster development</td>
<td>Flexible development regulations</td>
<td>Fee waivers or reductions</td>
<td>Foreclosure resources</td>
</tr>
<tr>
<td>Cottage housing</td>
<td>Form based zoning</td>
<td>Incentive zoning</td>
<td>Nonprofit partnerships</td>
</tr>
<tr>
<td>Infill development</td>
<td>Inclusionary zoning</td>
<td>Public land for affordable housing</td>
<td>Interjurisdictional cooperation</td>
</tr>
<tr>
<td>Master planned communities</td>
<td>Lot size averaging</td>
<td>Multifamily tax exemption</td>
<td>Community outreach plans</td>
</tr>
<tr>
<td>Mixed use development</td>
<td>Minimum densities</td>
<td>Parking reductions</td>
<td>Educating permit officials</td>
</tr>
<tr>
<td>Mobile/manufactured homes</td>
<td>No maximum densities</td>
<td>Permitting priority</td>
<td>NIMBY, strategies to address</td>
</tr>
<tr>
<td>Multifamily development</td>
<td>Performance zoning</td>
<td>Planned action EIS</td>
<td>Strategic marketing</td>
</tr>
<tr>
<td>Planned unit development</td>
<td>Regulatory streamlining</td>
<td>Commercial linkage fees</td>
<td></td>
</tr>
<tr>
<td>Preservation &amp; rehabilitation</td>
<td>SEPA categorical exemptions</td>
<td>Credit enhancement</td>
<td></td>
</tr>
<tr>
<td>Small lot development</td>
<td>Short plats, 5 to 9 lot</td>
<td>Local housing fund</td>
<td></td>
</tr>
<tr>
<td>Townhomes</td>
<td>TOD overlays</td>
<td>Development agreements</td>
<td></td>
</tr>
<tr>
<td>Zero lot line development</td>
<td>TDR for affordable housing</td>
<td>Price controls</td>
<td></td>
</tr>
</tbody>
</table>