REGIONAL HOUSING STRATEGY
Implementation – Draft Housing Typology

Regional Staff Committee • April 21, 2022
Regional Housing Work

- Regional Housing Strategy
  - Housing Needs Assessments
  - Housing Action Plans
  - Housing Elements
  - Zoning/Development Regs
Regional Housing Strategy Actions and Tools

Supply
Build more housing of different types

Stability
Provide opportunities for residents to live in housing that meets their needs

Subsidy
Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents
Housing Innovations Program

- Collection of planning resources to promote housing affordability and smart growth
- Updated materials and new webpages, including updated search and sorting functions
- Available online at psrc.org/hip
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”
Peer Review

Key takeaways

• Most focus on housing market factors

• A few factor in both built environment and housing data and trends as well as components of displacement and community needs
Methodology

- Grounded in Displacement Risk Mapping and Opportunity Mapping

- Factors include:
  - Housing and land use
  - Proximity to high-capacity transit
  - Access to jobs and services
  - Socio-demographics

- Categorization streamlined to identify six types of places at Census tract level
  - Opportunity: Lower / Higher
  - Displacement Risk: Higher /Moderate / Lower

- To factor the Regional Growth Strategy, higher growth places – Metro, Core, and HCT Cities – are identified as “Higher Growth” places
Draft Map

- Six types of places identified by colors

<table>
<thead>
<tr>
<th></th>
<th>Higher Opportunity</th>
<th>Lower Opportunity</th>
<th>Displacement Risk Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Blue</td>
<td>Green</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td>Yellow</td>
<td>Yellow</td>
<td>Medium</td>
</tr>
<tr>
<td></td>
<td>Purple</td>
<td>Pink</td>
<td>High</td>
</tr>
</tbody>
</table>

- Higher growth areas shown in border

[Map showing different colored sections representing higher opportunity, lower opportunity, and displacement risk levels, with higher growth areas marked.]
<table>
<thead>
<tr>
<th>ACCESS TO OPPORTUNITY</th>
<th>DISPLACEMENT RISK</th>
<th>INCREASE ACCESS TO SF NEIGHBORHOODS</th>
<th>TRANSFORM &amp; DIVERSIFY</th>
<th>STRENGTHEN ACCESS &amp; AFFORDABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit</td>
<td>Access to non-rail transit</td>
<td>Quality transit access</td>
<td>Quality transit access</td>
<td>Quality transit access</td>
</tr>
<tr>
<td>Land Use</td>
<td>Moderate growth capacity</td>
<td>Poised for growth – planning and capacity</td>
<td>Emerging market, moderate growth capacity</td>
<td>Strong market, large growth capacity</td>
</tr>
<tr>
<td>Housing</td>
<td>Majority own SF homes</td>
<td>Mix of rent and own, prices rising quickly</td>
<td>Mix of rent and own, prices rising quickly</td>
<td>Majority MF rentals, rents rising quickly</td>
</tr>
<tr>
<td>People</td>
<td>Need to expand pathways into these neighborhoods</td>
<td>Similar to region as a whole</td>
<td>Similar to region as a whole</td>
<td>More diverse, less affluent</td>
</tr>
</tbody>
</table>

| Transit               | Limited access | Limited transit access now, more coming online | Limited access | Good transit access now, more coming online |
| Land Use              | Mild market demand, limited growth capacity | Emerging market, moderate growth capacity | Limited access | Moderate market and growth capacity |
| Housing               | Majority own SF homes | Mix of rent and own, prices rising quickly | Majority own SF homes | Majority MF rentals, rents rising quickly |
| People                | Less diverse, more affluent | Similar to region as a whole | Less diverse, more affluent | More diverse, less affluent |
Strengthen Access & Affordability
Higher Opportunity/Higher Displacement Risk

Policy Objective
• Leverage market demand and growth capacity to provide more housing and require long-term affordability to promote neighborhood stability
• Additional considerations for Higher Growth areas

Community Characteristics
Transit: Significant transit now and more in the future
Land Use: Strong market and capacity for growth
Housing: Rents increasing faster than the regional average
Policy Objective
• 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
• Additional considerations for Higher Growth areas

Community Characteristics
Transit: Significant transit now and more in the future
Land Use: Neighborhoods or centers poised for transformation
Housing: Rents increasing faster than the regional average
Increase Access to Single Family Neighborhoods
Higher Opportunity/Lower Displacement Risk

Policy Objective
• Need to expand pathways into these neighborhoods for people who currently cannot afford to live or work there

Community Characteristics
Transit: Access to non-rail transit

Land Use: Moderate capacity for growth, especially infill and moderate density housing

Housing: Majority homeowners in detached SFH homes
Policy Objective
- Increase opportunity while preserving affordability
- Need assistance to provide opportunities for current residents

Community Characteristics
Transit: Good transit access now and more in the future
Land Use: Seeing growth, often due to HCT – still do not have all the services and amenities found elsewhere in the region
Housing: Majority renters in MF buildings
Improve Access & Housing Choices
Lower Opportunity/Moderate Displacement Risk

Policy Objective
• Increase opportunity while preserving affordability
• Expand access and opportunities for current residents

Community Characteristics
Transit: Limited transit now and more in the future
Land Use: Neighborhoods or centers with weak to emerging real estate markets and less dense development
Housing: Split between renters and owners
Promote Investment & Opportunity
Lower Opportunity/Lower Displacement Risk

Policy Objective
• Expand access and opportunities for current residents
• Preserve affordability as investments made in community

Community Characteristics
Transit: Minimal transit access – lower density development pattern does not support frequent transit service
Land Use: Mild market demand and limited growth capacity
Housing: Predominantly SF homes
Early Stakeholder Feedback

• The draft typology is on the right track – No typology will do it all or make everyone happy, but the draft approach is generally liked

• Transit is key – The draft typology was refined to better focus on the importance of high-capacity transit

• Need to tell a better story – The narrative describing the different types of places updated to better support the technical analysis and to help the types of places move from the hypothetical to the real world
Questions for the Committee

• Do the categories generally reflect the different types of places in the region?

• Are any types of places and/or community aspects not captured by the draft typology?

• Do the planning objectives for each grouping seem to be aligned?

• Is there anything else to consider before starting to identify tools and actions for each type of place?
Next Steps

- PSRC staff will bring an updated draft typology for review at a future meeting.
- The next iteration of the draft typology will also identify potential tools and action.
Thank you.

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