

**Presenter Template**

**Snohomish County Affordable Housing Task Force Meeting 2 June 6, 2019, 4-6 PM**

**PRESENTATION: Housing Supply Challenges from City, County, Tribal and Housing developer (public and private) perspectives**

*Each Presenter will have 5-7 minutes to speak. Each presenter is asked to:*

*(1) address the following four questions, and*

*(2) complete this template and submit it electronically to Alessandra Graham*

*([Alessandra.Durham@co.snohomish.wa.us](mailto:Alessandra.Durham@co.snohomish.wa.us)) (Phone: 425-388-3290) by Noon, MONDAY JUNE 3 so it can be included in the meeting materials. The responses should be in summary format (no longer than 2 pages). You may append articles or weblinks as additional information. Thank you!*

**Presenter Name:** *Barb Mock*

**Title:** *Director, Snohomish County Planning and Development Services*

**Agency/Business Name:** *Snohomish County*

**Question 1: What is your Agency/Business's role in addressing housing supply in Snohomish County? (your mission, priority goals, market role, etc.)**

*As a county government, Snohomish County is not a housing provider – we do not build homes, apartment complexes, or directly fund any of this construction. We do have a Human Services Department dedicated to coordinating with various agencies to obtain and disperse state, federal, and local grants and other monies, and you will hear more on that front as part of this presentation.*

*As it relates to affordable housing, the role of the Planning department is two-fold:*

- 1. Permitting: This division is responsible for issuing construction permits for projects that meet county code and other requirements. With so much interaction with our developers and affected community members, our permitting staff have had the opportunity to take this feedback and make improvements to our regulations and processes that has resulted in many win-win situations.*
  
- 2. Long-Range Planning: The work of this division is to implement and update the comprehensive plan as required by the Growth Management Act (GMA) and to also be consistent with and implement regional and local policies and programs. As required by the GMA, we have a Housing Element in our comprehensive plan to:*
  - a. Promote the well-being of established residential neighborhoods*
  - b. Document and consider the existing and projected housing needs, with the number of housing units needed for growth*
  - c. Policies and actions to preserve, improve, and increase the housing stock including single-family residential*
  - d. Identify land for various housing types to accommodate a range of incomes and needs*
  - e. Build upon analysis and measures taken to address housing demands and availability*

*Here are some examples of how the County has met/ is meeting these requirements through various means:*

- In collaboration with the cities, the County invested in Alliance for Housing Affordability (AHA) to centralize efforts and information and address housing issues in a more consistent and unified manner.*

- *Completion and updates of a housing report required by regional policies (Housing Characteristics and Needs Report) to track and monitor the existing housing stock, housing needs by various income levels, and tools that jurisdictions in the county are employing to help meet their housing needs.*
- *Created and implemented a Mobile Home Park zone in 2009 to help retain mobile home parks and the living units as affordable housing. To date there are 26 mobile home parks in the unincorporated county with this zone in place.*
- *Provide flexibility in our regulations to reduce construction costs and maximize building area such as the following tools:*
  - *Zero lot line*
  - *Allowing accessory dwelling units*
  - *Reducing parking requirements*
  - *Street width reductions*
  - *Impact fee waiver or deferrals*
  - *Electronic submittals of plans*
  - *Priority processing for affordable housing projects*

**Question 2: What are the most significant challenges your agency/business faces in developing housing?**

*As a county government, we are do not develop or construct housing projects.*

**Question 3: What trends do you observe that you believe may be making it more difficult to create a sufficient supply of housing affordable to Snohomish County residents at all income levels?**

*Here are a few things we hear from our customers and community:*

- *Community opposition to the siting of affordable housing projects*
- *Increasing price of doing business: adhering to regulations and requirements that increases cost of construction and thus is passed on to the buyer/renter. An example of this would be our stormwater management regulations, critical areas regulations, GMA-based impact fees.*
- *Availability of undeveloped land suitable in size and location*
- *Community aversion to density / dense building and infill type of development like missing middle that would allow for decreased costs, more efficient use of land, and greater housing options*
- *Inability of County to partake in multi-family tax credits*
- *Concerns over inclusionary housing / incentives*

**Question 4: What are the 3 most important things that County, Cities or Tribes could do to help increase housing affordability in Snohomish County?**

*Collectively do the following:*

- *Lobby for more consolidated and streamlined funding to support the construction of units dedicated to lower income levels.*
- *Support the establishment of businesses in the county that can provide living-wage jobs.*
- *In land use planning, help to ensure that affordable housing units are located in close proximity to reliable public transportation and other necessary community services, such as medical facilities.*
- *Banking and insurance industry to back condominium developments, so that this can be a viable housing option.*

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