

HART Meeting 2 Re-cap

Panelists identified the following challenges to housing affordability:

Outreach/Education

- Community opposition/NIMBY-ism
- Community aversion to density / dense building
- Concerns over inclusionary housing and similar incentives.

Regulatory/Zoning

- Lack of cooperation agreements with the Housing Authority that can streamline the development process, make it more likely that HASCO can purchase properties when they come on the market.
- Regulatory barriers to building: permit costs and timelines, impact fees, lack of ADU zoning

Funding

- Inability of County to implement multi-family tax exemption program
- Multiple funding sources required to support low-income housing developments; complexity.
- Provide loan guarantees on housing authority projects.

Other

- Increasing construction costs
- Increasing number of unsheltered families.
- Decreased availability of undeveloped land suitable in size and location/ lack of undeveloped land
- Lack of housing supply at all income levels is driving up prices across the board for both homeownership and rentals
- Median household income does not support purchase of house at today's median price

Panelists identified the following potential solutions to accelerate production of affordable housing:

Outreach/Education

- Educate the community about benefits of density

Regulatory/Zoning

- Reduce short plan threshold
- Reduce impact fees and mitigation fees
- Reduce parking requirements for multi-family projects
- Expedite permitting process
- Ensure adequate buildable land supply

- Increase zoned capacity, particularly increase size of areas with multi-family zoning, and the level of multi-family zoning (height, size) since this is what is most likely to be affordable to those making less than 100% of AMI: increasing density and height allowances.
- Utilize authority of HB 1377 to increase zoning on church-owned property
- Provide incentives/zoning to locate affordable housing units are able to be located in proximity to transit and other services
- Implement the multi-family property tax exemption (MFTE)
- State legislation to enable County to implement MFTE
- Reduce regulatory barriers
- Increase incentives for density
- Allow supportive housing in all multi-family zones
- Reduce parking requirements for multi-family housing
- Increase SEPA categorical exemptions for multi-family projects near transit
- Provide more accurate information for comprehensive land use plans

Funding

- Lobby for more consolidated and streamlined funding to support low income housing
- Encourage banking and insurance industry support for condominium projects as a homeownership solution
- Stabilize funding for housing and homeless programs
- Focus investment of CDBG and HOME funds on affordable housing and rental assistance
- Fund home repair programs for low income households

Taskforce members noted the importance of promoting the availability of housing affordable to all income levels.

Snohomish County Housing by Income Segment Chart, summarized.

0-30% AMI <i>Rental:</i> <i>Government support needed in all markets</i>	30-50% AMI <i>Rental:</i> <i>Government support needed in many markets</i>	50-80% AMI <i>Rental:</i> <i>Government incentives needed in some markets.</i> Home Ownership: <i>Subsidy or incentives needed in many markets</i>	80-125% AMI Rental or Home-ownership: <i>Permissive zoning or zoning flexibility needed in some markets</i>	Above 125% AMI: <i>Market Rent and Home Ownership</i>
Existing pent-up demand at each income level -- # of housing burdened households today.				
28,871	29,105	30,935	Not avail.	Not avail.
Households needing housing in each income segment by 2040 – pent-up demand + growth				
43,720	42,631	46,339	24,593	40,616

By 2040, we will need 197,899 additional units of housing to meet the housing needs of the County’s population. Of those new units, 67% (132,690) will require some sort of government support or incentive.