REGIONAL HOUSING STRATEGY

Implementation – Draft Housing Typology
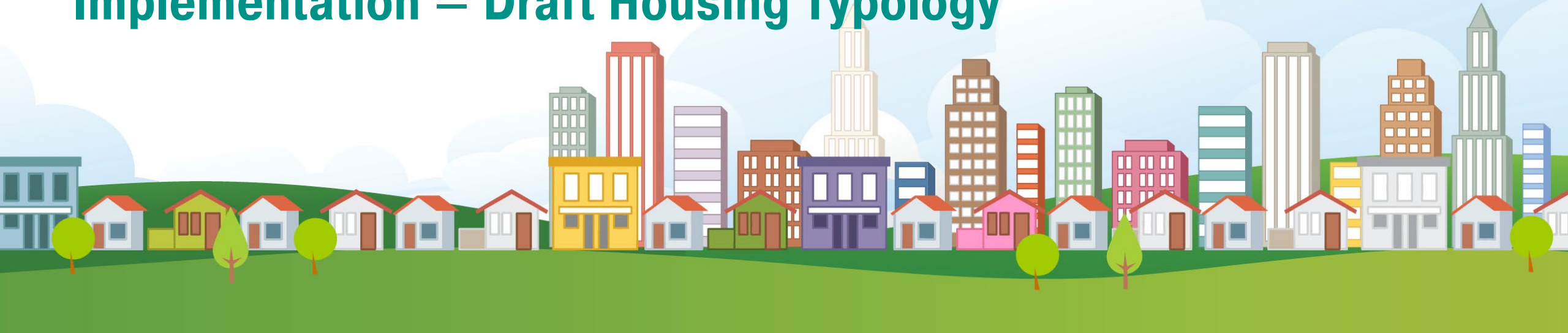
Regional Housing Work
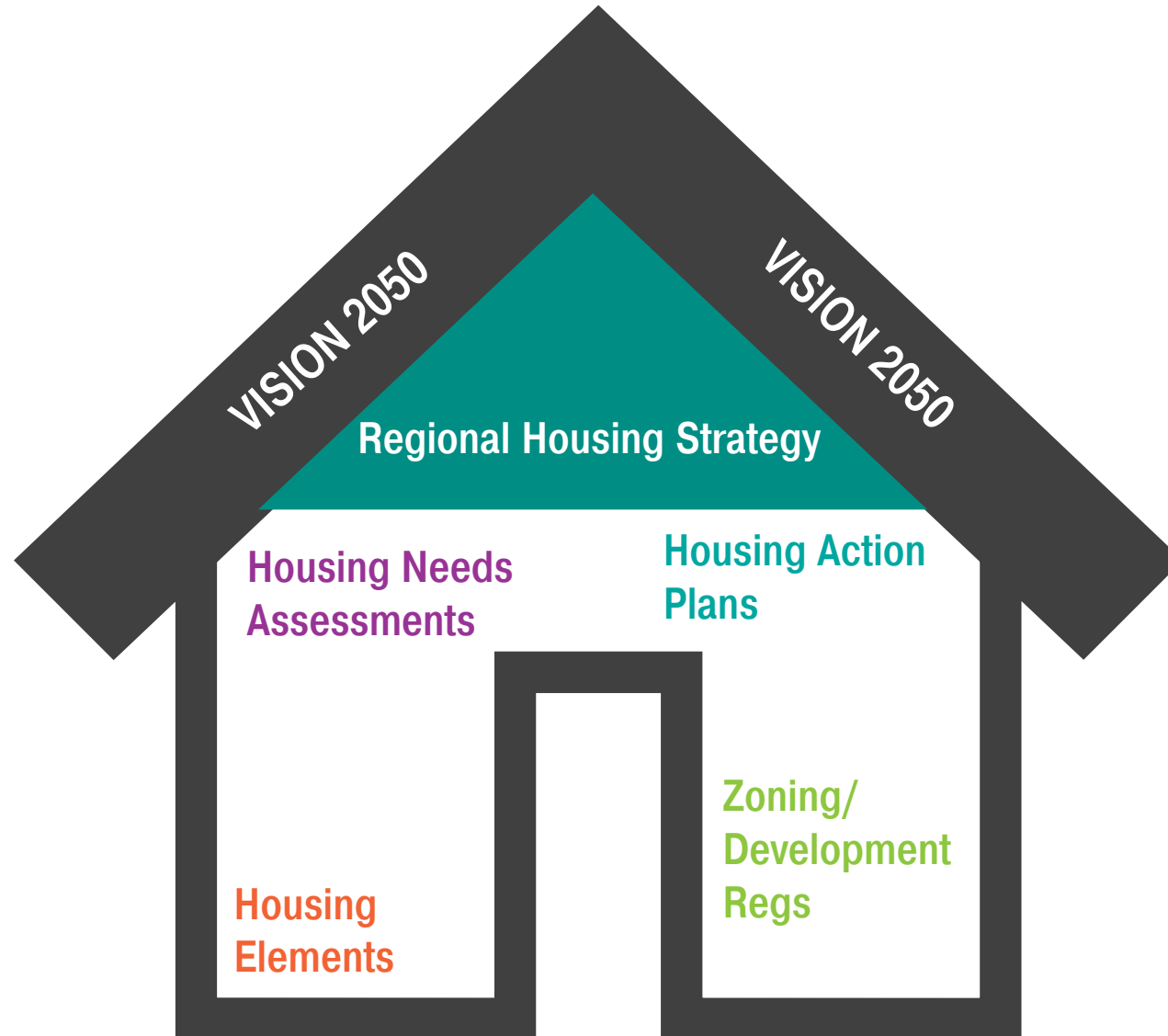
Regional Housing Strategy Actions and Tools

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

o Collection of planning resources to promote housing affordability and smart growth

o Updated materials and new webpages, including updated search and sorting functions

o Available online at psrc.org/hip

Transit-Oriented Development Overlays

HOUSING INNOVATIONS PROGRAM

Transit-oriented development, or TOD, refers to residential and commercial centers designed to maximize access by transit and nonmotorized transportation. A TOD overlay is a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station. TOD overlays implement some or all of the following characteristics:

Mixed uses
Land uses are mixed and may include shops, job centers, restaurants, public services such as schools and community centers, and a variety of housing choices.

Affordable housing
Mixed-income housing affordable to a range of income, household sizes, and types.

Compact development
Development around station areas is compact, with medium to high densities.

Neighborhood center
Transit station areas are complemented by concentrations of business, civic and cultural activities that support vibrant street life.

Parking management
Parking around transit station areas is limited and requirements are reduced.

Pedestrian and bicycle friendly design
Streets around transit station areas encourage walking and bicycling.

TOOL PROFILE

Objectives
Expensive Housing Markets
Missing Middle
Urban Centers

Project Types
Single Family
Multifamily
Ownership
Rental
Market Rate
Subsidized

Affordability Level
80% to 120% AMI
Less than 80% AMI

Housing Goal
Diversity

PSRC | Housing Innovations Program | TOD Overlay | 25 May 2020

Puget Sound Regional Council

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

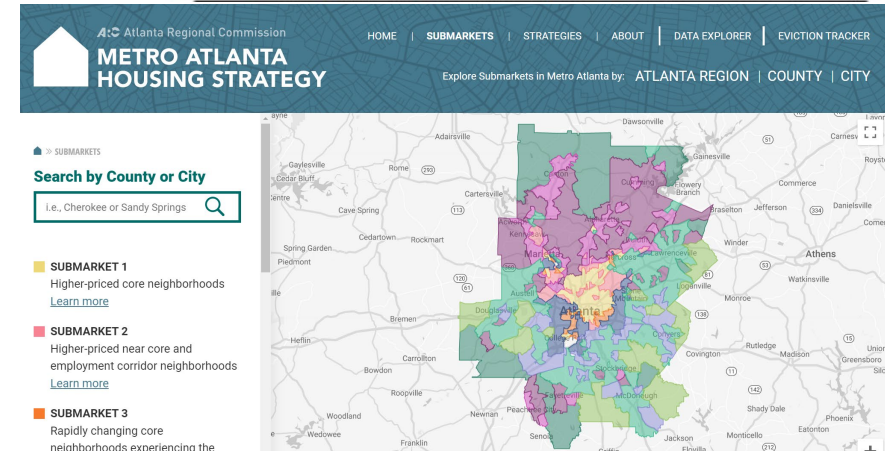- Respond to stakeholder feedback – "everyone has a role to play"

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

People + Place Implementation Typology

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
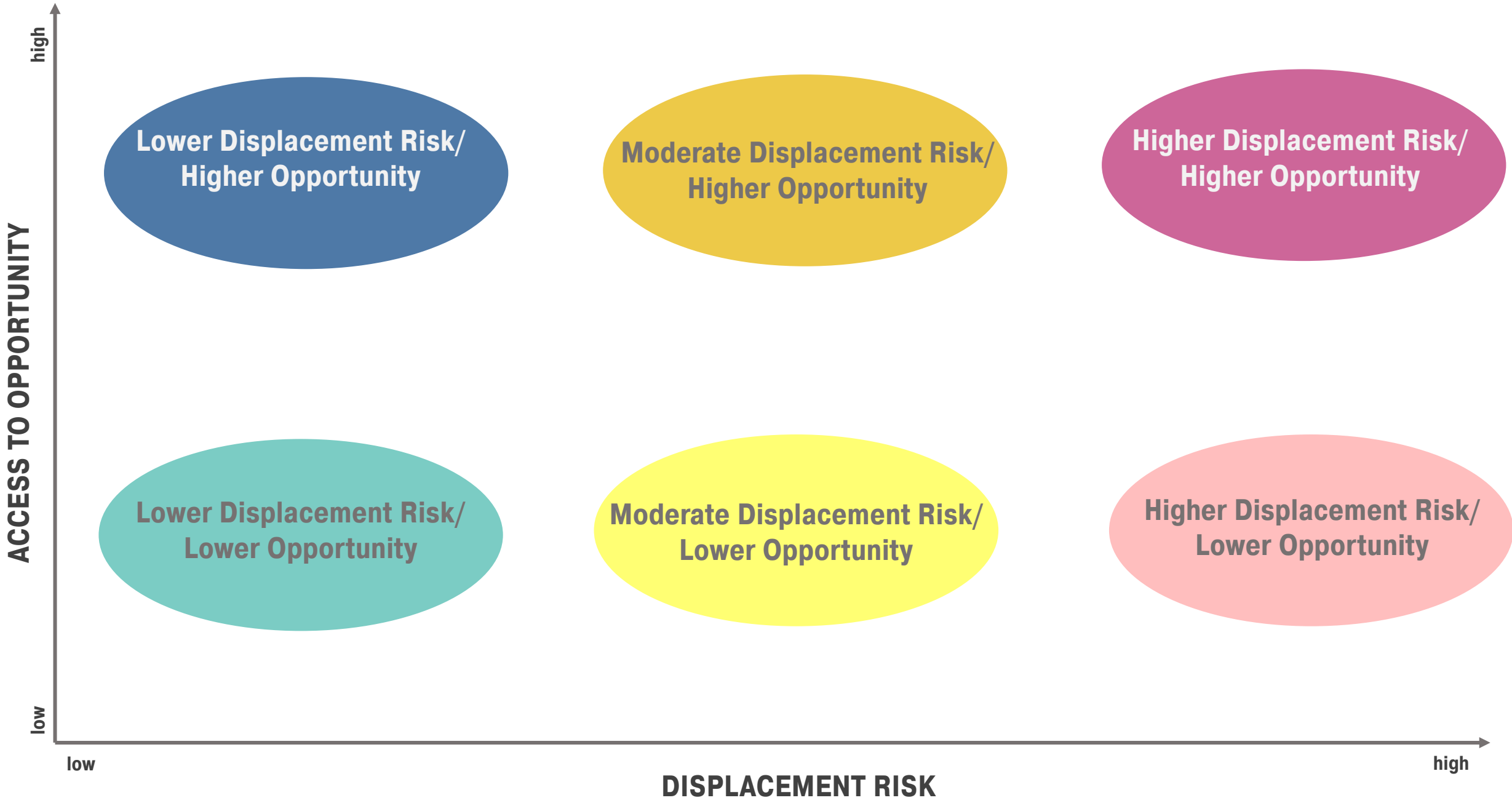
ACCESS TO OPPORTUNITY (vertical axis, low to high)

DISPLACEMENT RISK (horizontal axis, low to high)

Lower Displacement Risk/ Higher Opportunity

Moderate Displacement Risk/ Higher Opportunity

Higher Displacement Risk/ Higher Opportunity

Lower Displacement Risk/ Lower Opportunity

Moderate Displacement Risk/ Lower Opportunity

Higher Displacement Risk/ Lower Opportunity

Draft Map

- Six types of places identified by colors

	Low	Medium	High
Higher Opportunity	(blue)	(yellow)	(maroon)
Lower Opportunity	(teal)	(light yellow)	(pink)
Displacement Risk Level	Low	Medium	High

☐ Higher Growth

No Data

☐ Urban Growth Area

- Higher growth areas shown in border

ACCESS TO OPPORTUNITY

high

INCREASE ACCESS TO SF NEIGHBORHOODS
Lower DisplacementRisk/Higher Opportunity

Transit: Access to non-rail transit

Land Use: Moderate growth capacity

Housing: Majority own SF homes

People: Need to expand pathways into these neighborhoods

TRANSFORM & DIVERSIFY
Moderate Displacement Risk/Higher Opportunity

Transit: Quality transit access

Land Use: Poised for growth – planning and capacity

Housing: Mix of rent and own, prices rising quickly

People: Similar to region as a whole

STRENGTHEN ACCESS & AFFORDABILITY
Higher Displacement Risk/Higher Opportunity

Transit: Quality transit access

Land Use: Strong market, large growth capacity

Housing: Majority MF rentals, rents rising quickly

People: More diverse, less affluent

PROMOTE INVESTMENT & OPPORTUNITY
Lower Displacement Risk/Lower Opportunity

Transit: Limited access

Land Use: Mild market demand, limited growth capacity

Housing: Majority own SF homes

People: Less diverse, more affluent

IMPROVE ACCESS & HOUSING CHOICES
Moderate Displacement Risk/Lower Opportunity

Transit: Limited transit access now, more coming online

Land Use: Emerging market, moderate growth capacity

Housing: Mix of rent and own, prices rising quickly

People: Similar to region as a whole

IMPROVE ACCESS & AFFORDABILITY
Higher Displacement Risk/Lower Opportunity

Transit: Good transit access now, more coming online

Land Use: Moderate market and growth capacity

Housing: Majority MF rentals, rents rising quickly

People: More diverse, less affluent

low

low   **high**

DISPLACEMENT RISK

Strengthen Access & Affordability
Higher Opportunity/Higher Displacement Risk
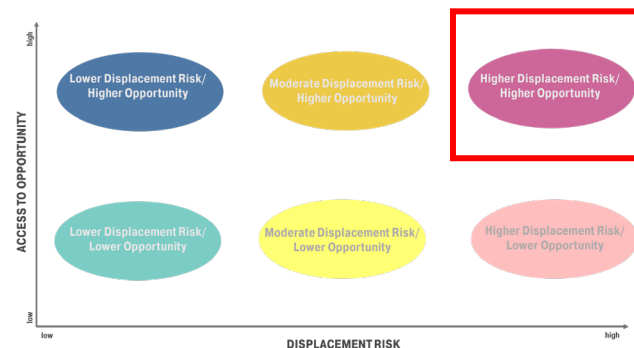
Policy Objective
- Leverage market demand and growth capacity to provide more housing and require long-term affordability to promote neighborhood stability

- Additional considerations for Higher Growth areas
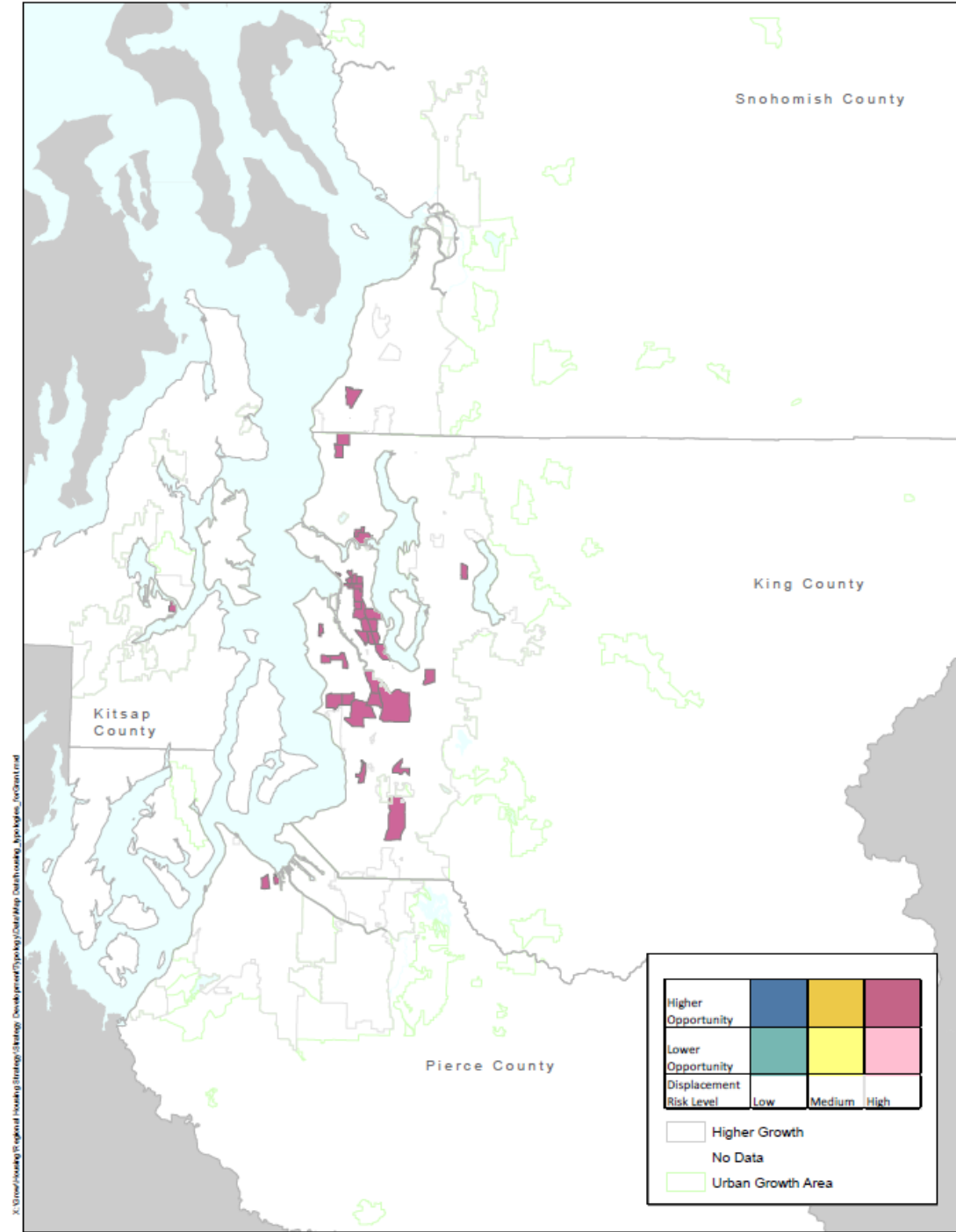
Community Characteristics

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

Transform & Diversity
Higher Opportunity/Moderate Displacement Risk

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
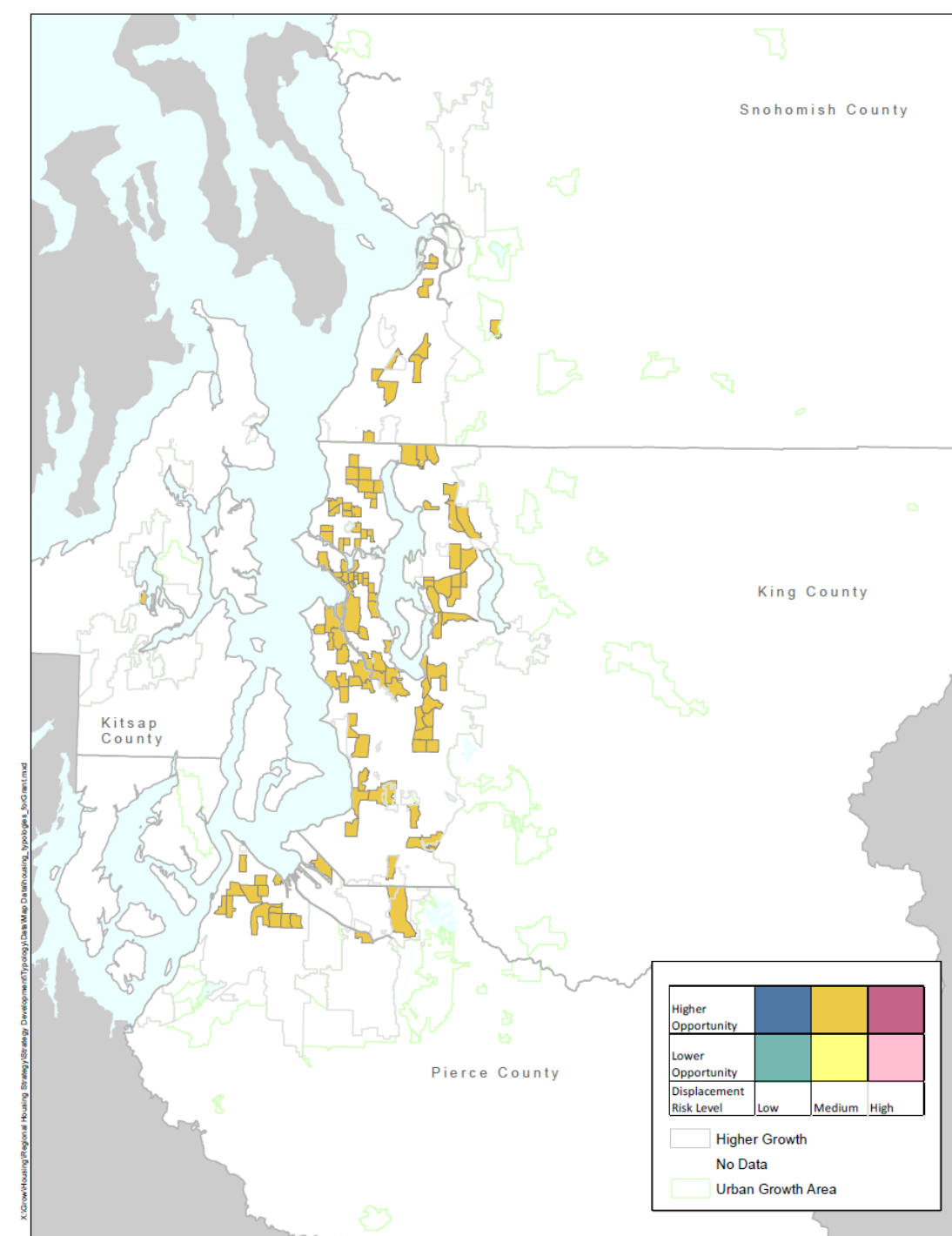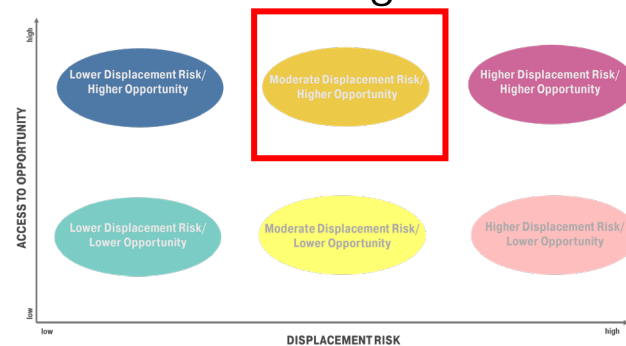
Increase Access to Single Family Neighborhoods
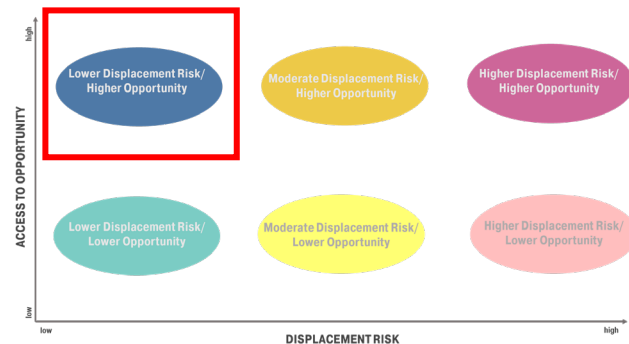## Higher Opportunity/Lower Displacement Risk

Policy Objective
- Need to expand pathways into these neighborhoods for people who currently cannot afford to live or work there
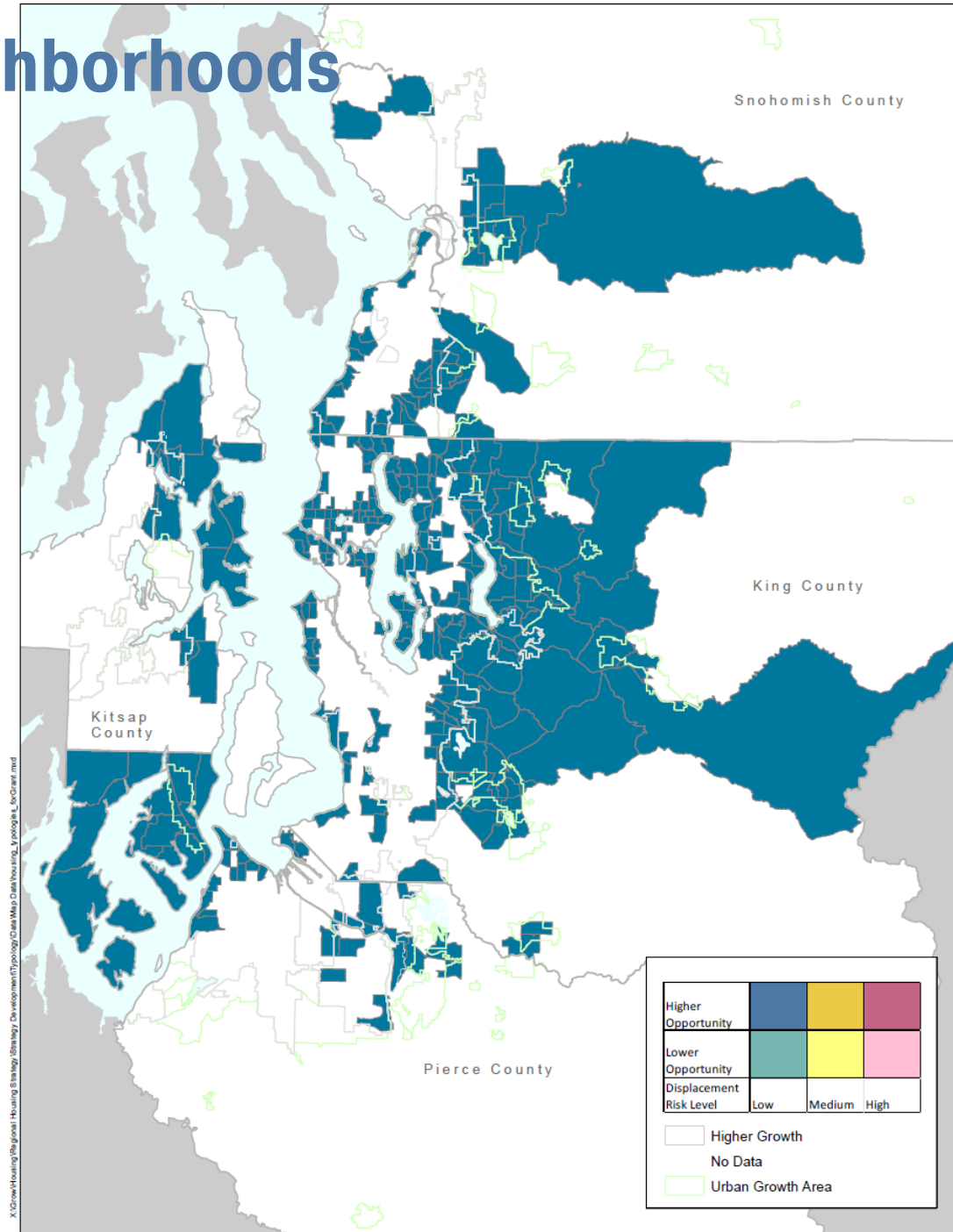
Community Characteristics
Transit: Access to non-rail transit

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

Housing: Majority homeowners in detached SFH homes

Improve Access & Affordability
Lower Opportunity/Higher Displacement Risk
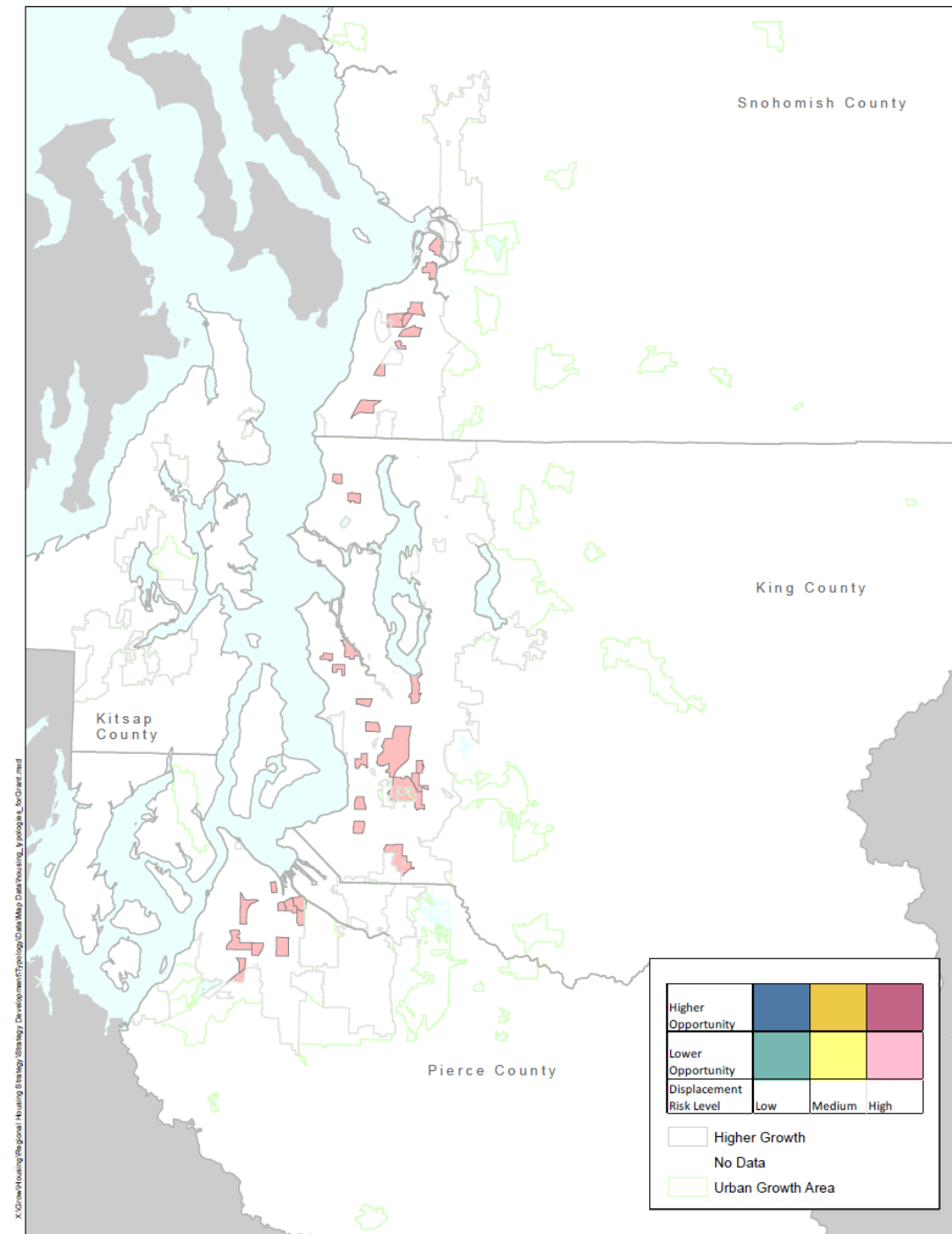
Policy Objective
- Increase opportunity while preserving affordability
- Need assistance to provide opportunities for current residents

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
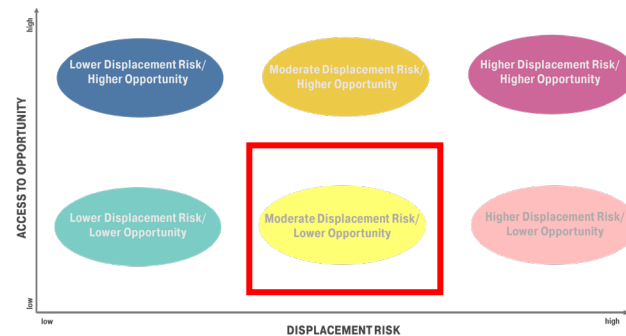## Lower Opportunity/Moderate Displacement Risk

Policy Objective
- Increase opportunity while preserving affordability
- Expand access and opportunities for current residents
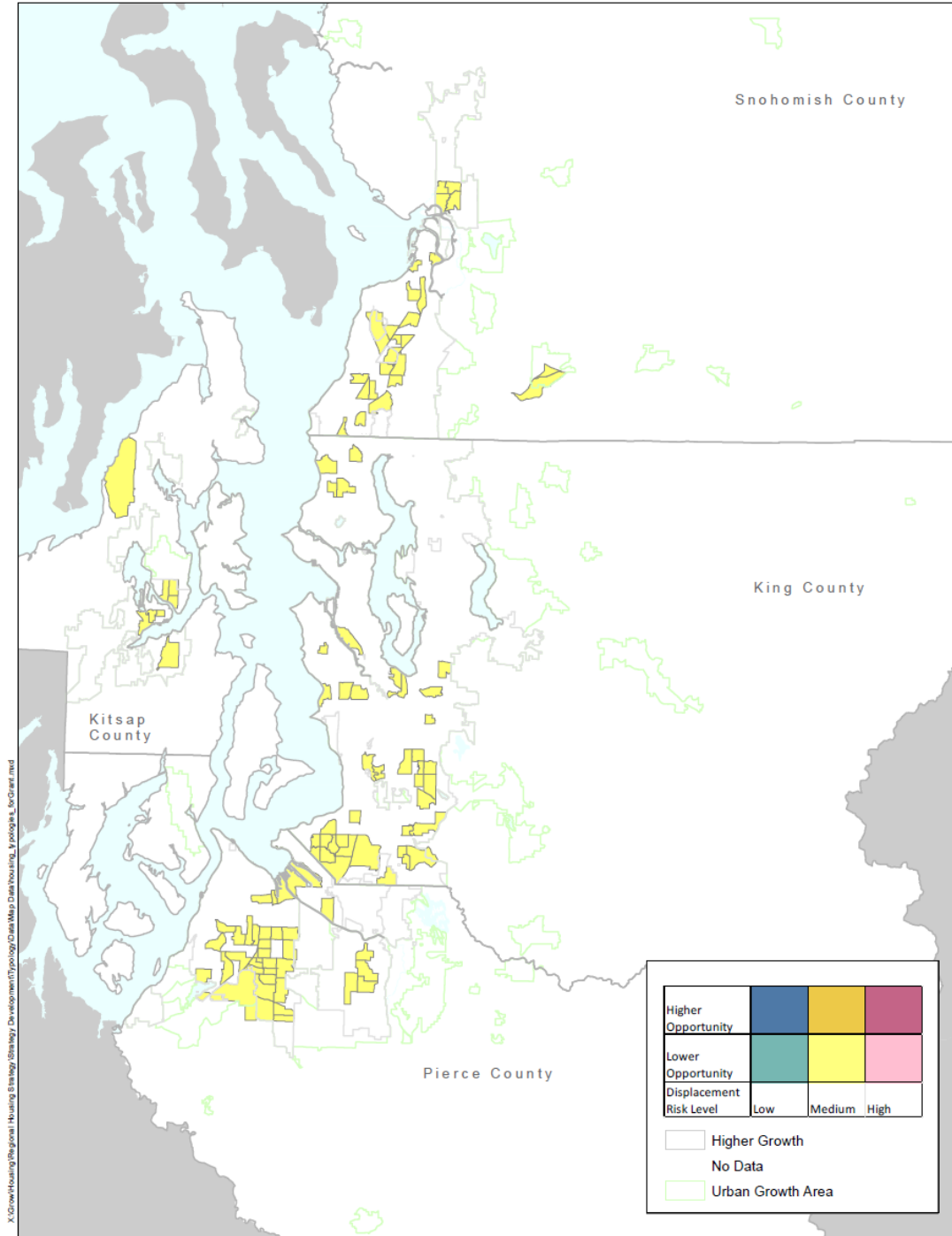
Community Characteristics
Transit: Limited transit now and more in the future

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
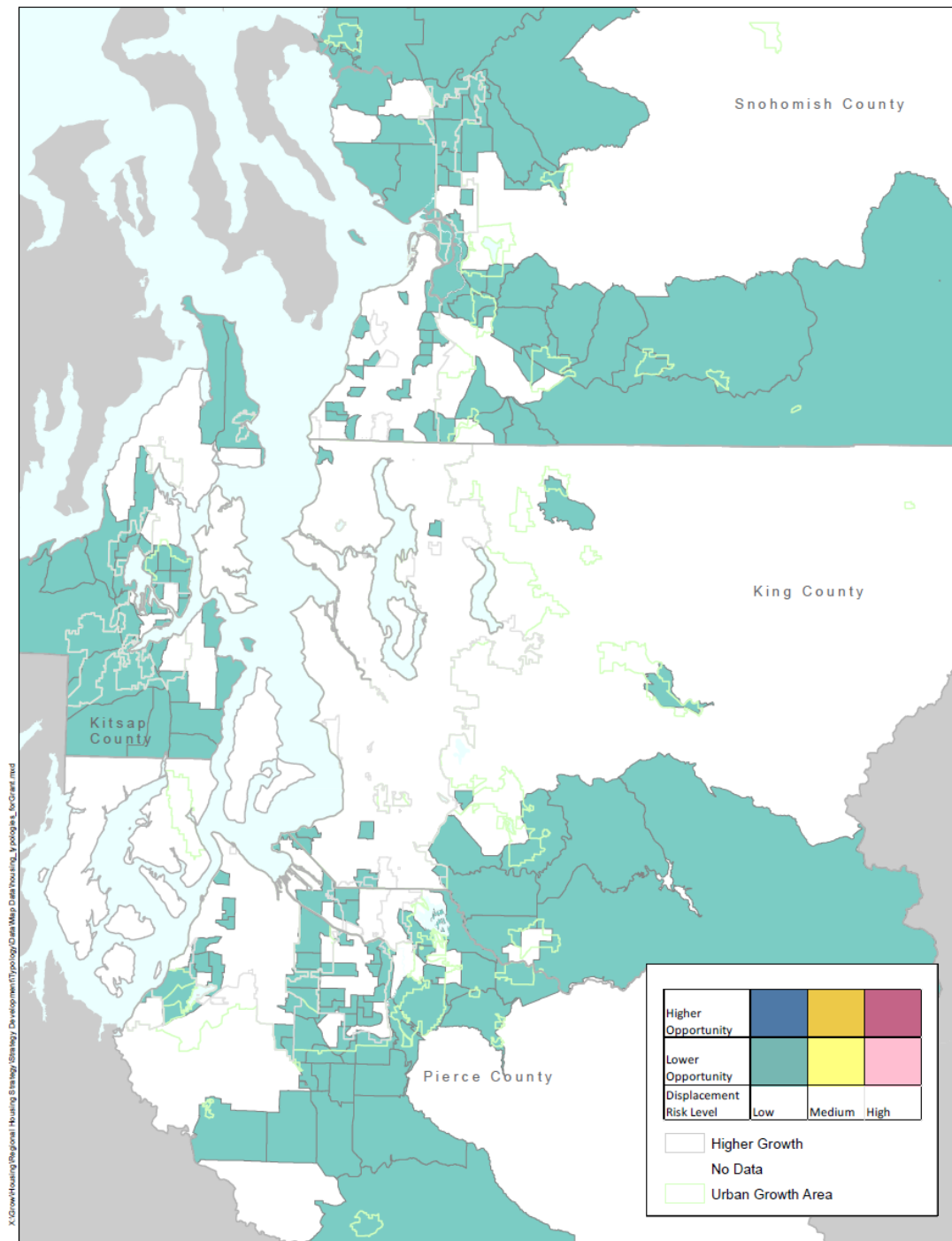
Community Characteristics

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

Image: Capitol Hill Housing

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Thank you.