

REGIONAL HOUSING STRATEGY

Housing Place Typology



Growth Management Policy Board • February 2, 2023

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

Regional Housing Strategy – PSRC Next Steps

Monitoring – A framework to track performance and outcomes over time and identify challenges or barriers over time

★ **Typology** – Develop and use a typology to identify the strategies, tools, and actions that have the most potential to make an impact in different types of places

Plan Review – Develop resources and guidance and convene stakeholders to support the 2024 major periodic comprehensive plan update

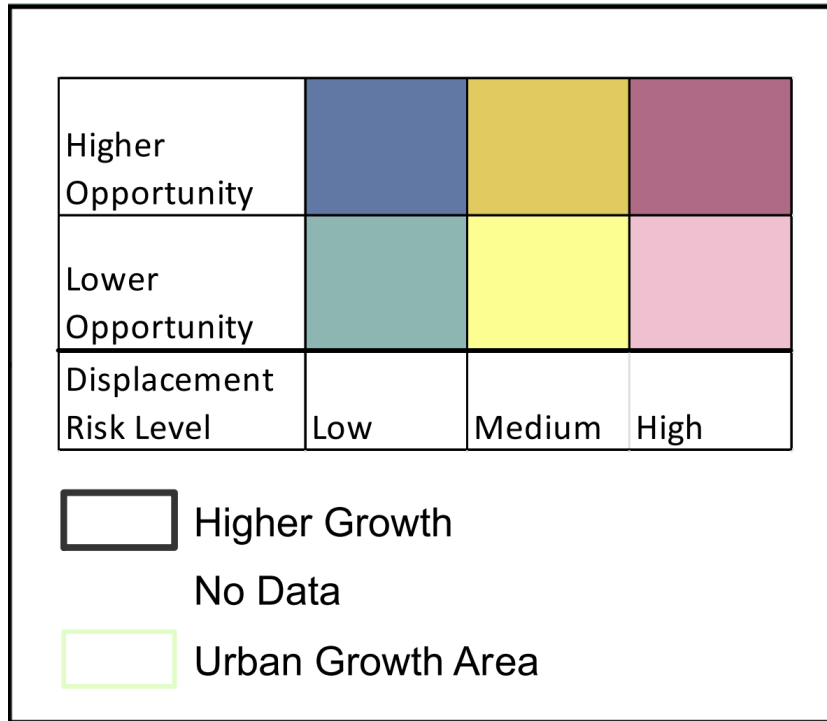


Purpose of a Typology

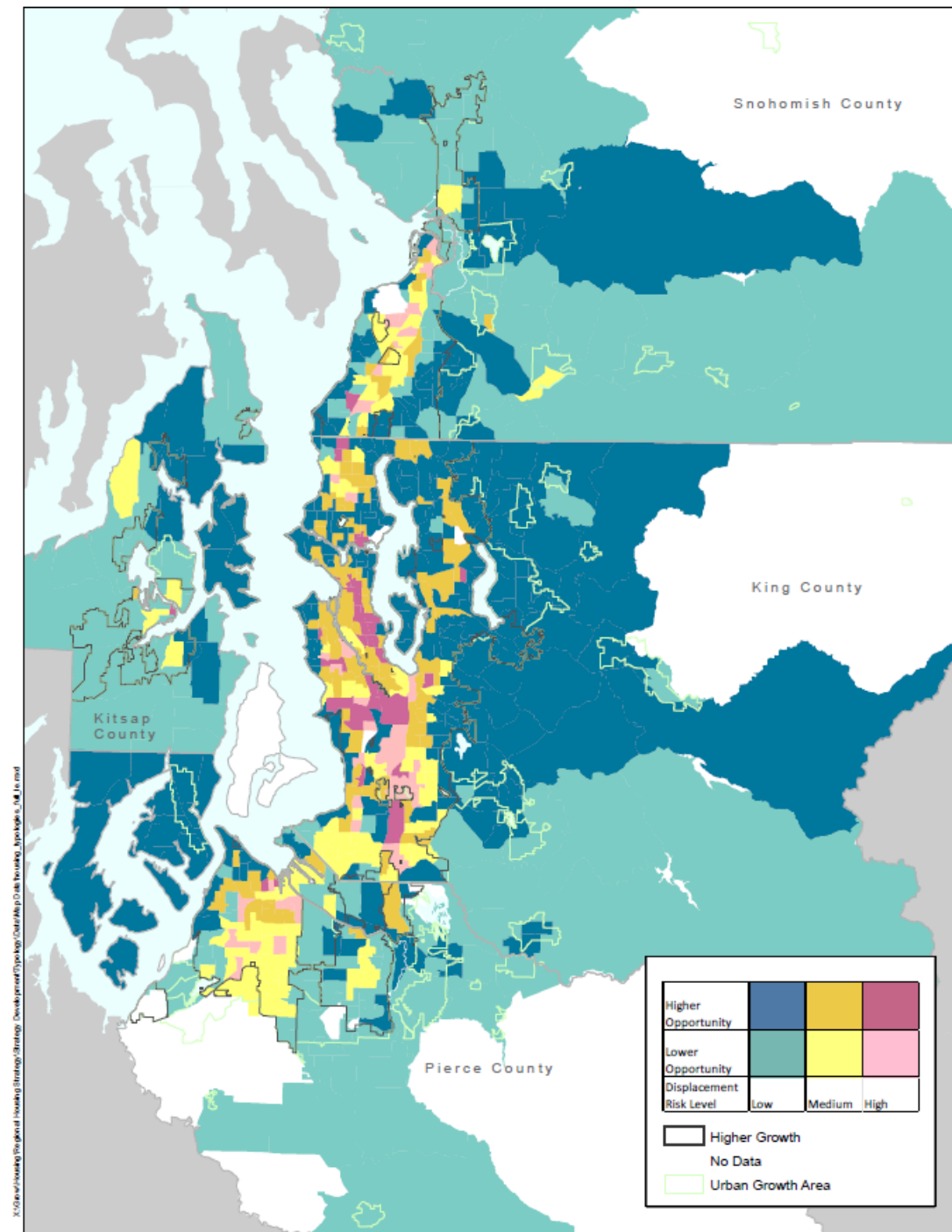
- To retain a **commonality of approach regionally** while **tailoring recommendations to specific locations** based on their needs and opportunities
- To **identify appropriate tools and actions** to support housing access and affordability now and as places change and grow
- Respond to **stakeholder feedback** – “everyone has a role to play”

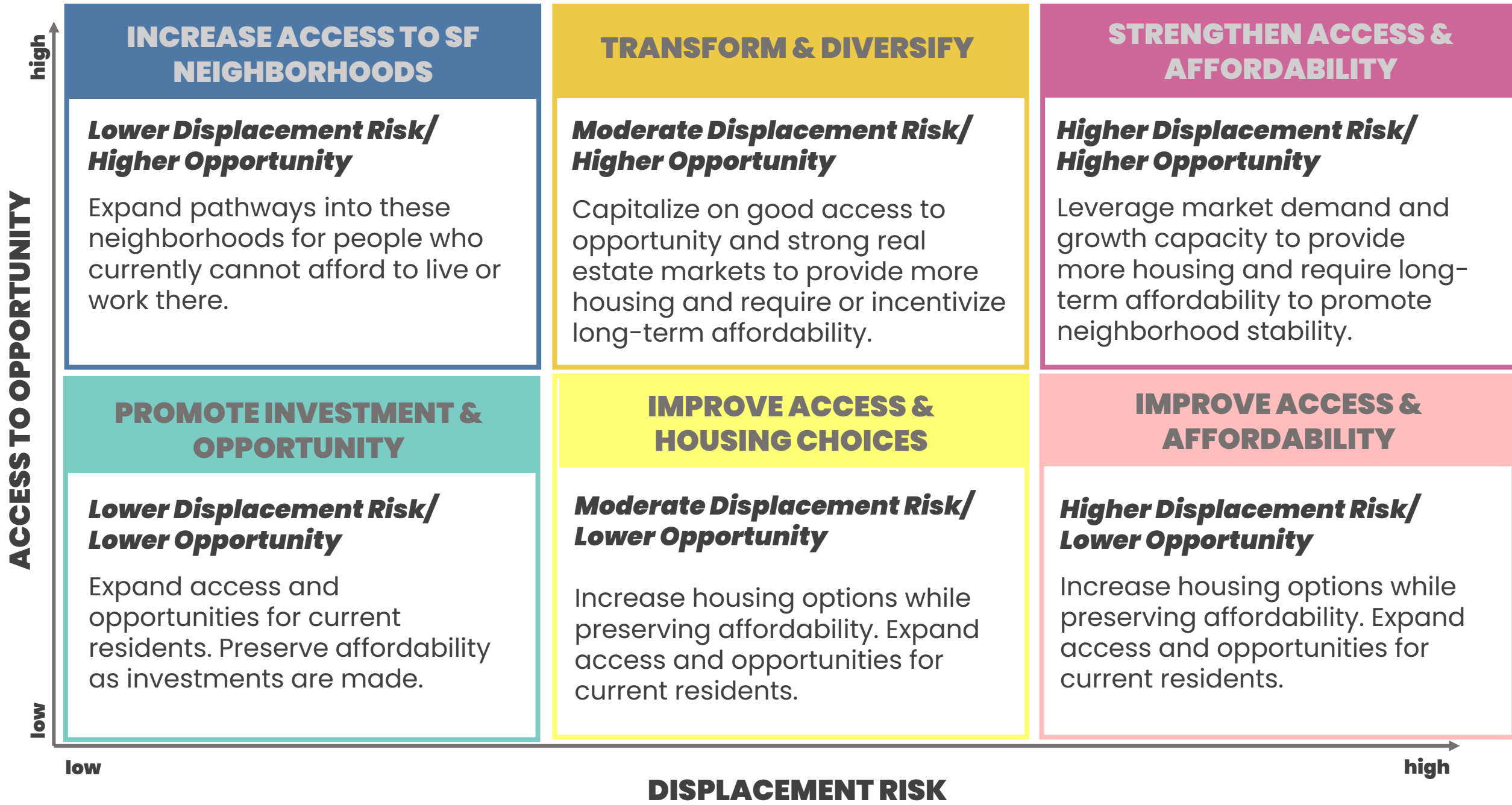
Map of Types of Places

- Six types of places identified by colors



- Higher growth areas shown in border





INCREASE ACCESS TO SF NEIGHBORHOODS

Lower Displacement Risk/ Higher Opportunity

Expand pathways into these neighborhoods for people who currently cannot afford to live or work there.

TRANSFORM & DIVERSIFY

Moderate Displacement Risk/ Higher Opportunity

Capitalize on good access to opportunity and strong real estate markets to provide more housing and require or incentivize long-term affordability.

STRENGTHEN ACCESS & AFFORDABILITY

Higher Displacement Risk/ Higher Opportunity

Leverage market demand and growth capacity to provide more housing and require long-term affordability to promote neighborhood stability.

PROMOTE INVESTMENT & OPPORTUNITY

Lower Displacement Risk/ Lower Opportunity

Expand access and opportunities for current residents. Preserve affordability as investments are made.

IMPROVE ACCESS & HOUSING CHOICES

Moderate Displacement Risk/ Lower Opportunity

Increase housing options while preserving affordability. Expand access and opportunities for current residents.

IMPROVE ACCESS & AFFORDABILITY

Higher Displacement Risk/ Lower Opportunity

Increase housing options while preserving affordability. Expand access and opportunities for current residents.

low

high

DISPLACEMENT RISK

Tools & Actions by Type of Place

- Identify potential tools and actions from the **Regional Housing Strategy** and **Housing Innovations Program (HIP)** for:
 - All types of places – regionwide
 - By type of place
- Sorting based on:
 - The **policy objectives** for the different types of places,
 - The direction set in Regional Housing Strategy,
 - and **findings from the 2019 Housing Incentives and Tools Survey** on what tools and incentives are most effective
- List is a starting place for local jurisdictions and/or options to continue housing work – **not** an exhaustive list

Tools & Actions by Type of Place

Supply – Encourage the develop of more and different types of housing

- Middle density housing
- Upzoning for transit supportive densities
- Reevaluating parking requirements

Stability – Mitigate residential displacement

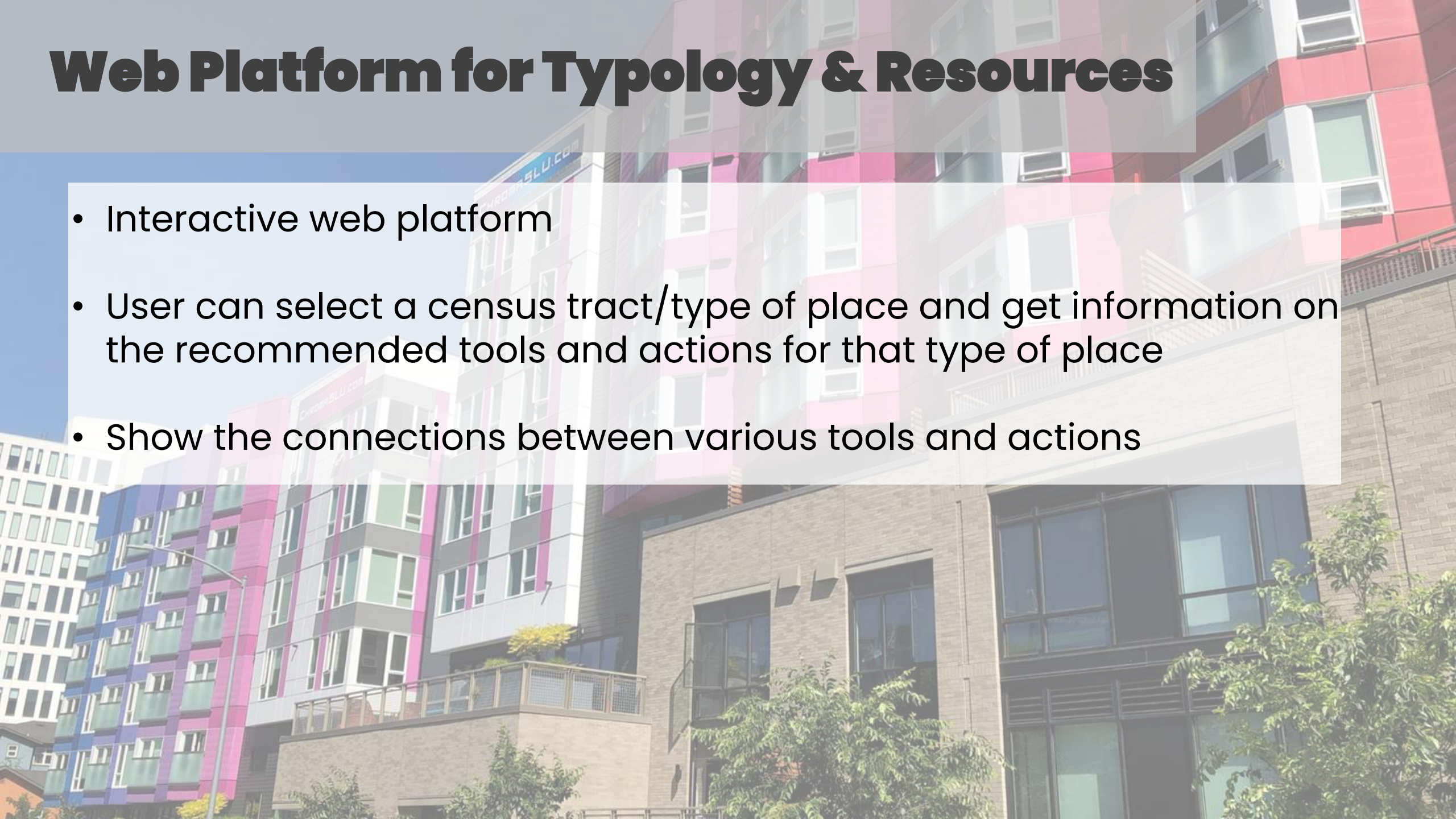
- Incentive zoning
- Public land for affordable housing
- Relocation assistance

Subsidy – Funding to create and preserve income restricted units

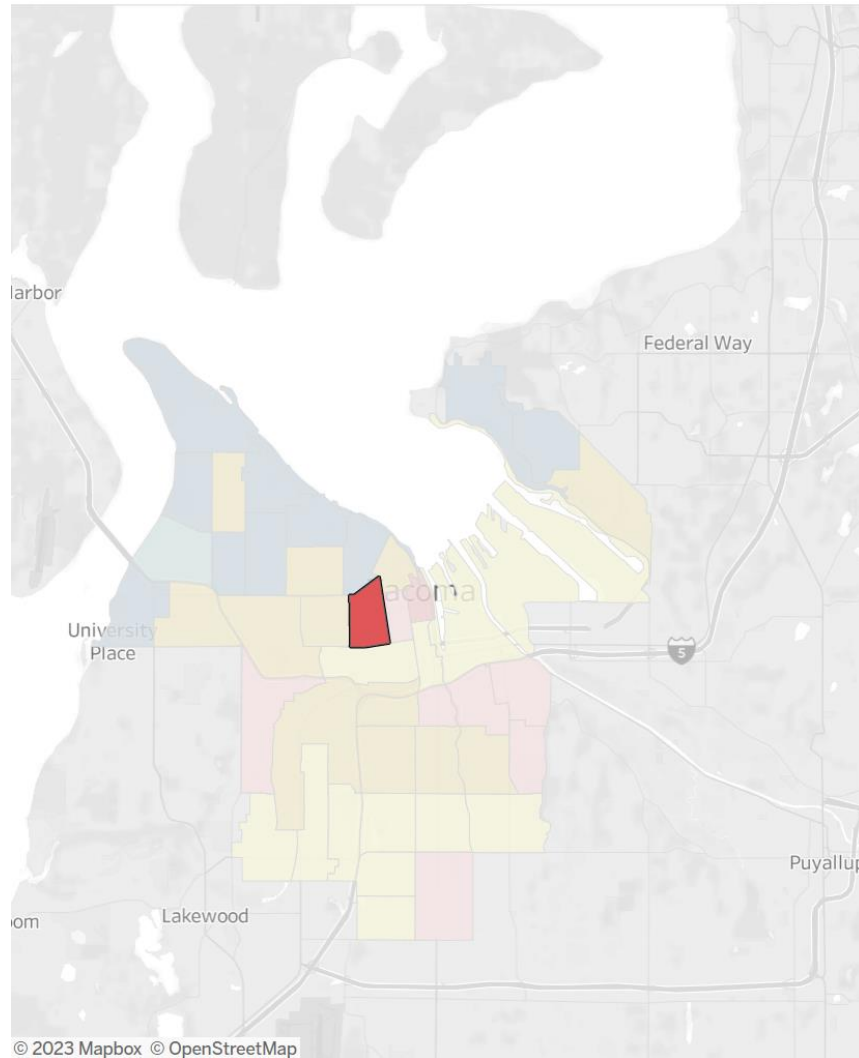
- Commercial linkage fee
- Inclusionary housing in-lieu fee
- Sales and use tax

Web Platform for Typology & Resources

- Interactive web platform
- User can select a census tract/type of place and get information on the recommended tools and actions for that type of place
- Show the connections between various tools and actions



Example – Hilltop, Tacoma



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

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
<p>Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities</p>	<p>Cap move in/late fees to help renters access housing</p>	<p>Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment</p>
<p>Create a TOD overlay, a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station</p>	<p>Affordability covenants for long term income restricted housing</p>	<p>Adopt a sales and use tax up to 0.1% for housing and related services</p>
<p>SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area</p>	<p>Incentive zoning to encourage income restricted housing in new development</p>	<p>Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center</p>
<p>Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development</p>	<p>Relocation assistance for residents forced to move because of redevelopment</p>	
	<p>Adopt a written notice of rent increase of no less than 120 days</p>	
Additional considerations for High Growth areas		
<p>Transit supportive densities to ensure sufficient residential capacity to accommodate growth</p>	<p>Inclusionary zoning to require income restricted housing in new development to mitigate displacement caused by redevelopment</p>	



A planned action environmental impact statement (EIS) simplifies and expedites the environmental review of future individual projects in a study area. Detailed and comprehensive environmental analysis occurs upfront during the planning stage for a study area, thereby streamlining the permit review process and reducing or eliminating the possibility of legal challenges to individual projects within the study area.

A planned action EIS can reduce the overall costs for project developers, which may translate into lower final housing costs. It can also help to attract growth to a priority planning area of a community. Except for specific exemptions (see below), the first step is preparation of an EIS on the planned action that evaluates the likely environmental impacts of anticipated future projects.

BACKGROUND

In accordance with the State Environmental Policy Act (SEPA, RCW 43.21c) and SEPA rules (WAC 197-11), an EIS is prepared for a site-specific project or a non-project legislative action, such as plans,

TOOL PROFILE

Objectives

- [Housing in Centers and Near Transit](#)
- [Housing Options in Expensive Markets](#)

Type of Tool

Incentives

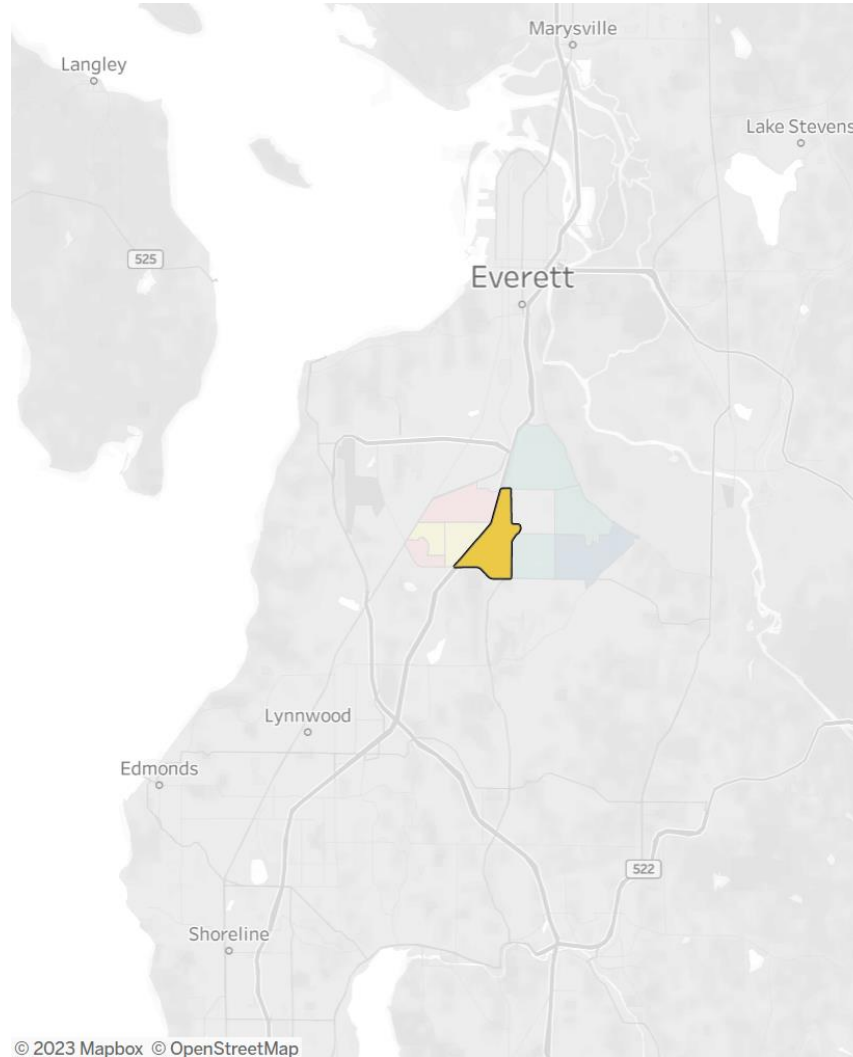
Project Type

- Multifamily
- Ownership
- Rental

Affordability Level

Market-rate incentives and tools

Example – Eastmont, Snohomish County



Transform & Diversity

Higher Opportunity/Moderate Displacement Risk

Policy Objectives

- 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

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
Transit supportive densities to ensure sufficient residential capacity to accommodate growth	Incentive/Inclusionary zoning to incentive/require income restricted housing in new development to mitigate displacement caused by redevelopment	Inclusionary housing in-lieu fee to help new development fund the creation and preservation of income restricted housing to mitigate displacement caused by redevelopment
Upzones and rezones to increase housing choices affordable to a wider range of incomes by increasing capacity for new residential development types, uses and densities.	Affordability covenants for long term income restricted housing	Adopt a sales and use tax up to 0.1% for housing and related services
Encourage middle density housing through a code audit and update process	Relocation assistance for residents forced to move because of redevelopment	Commercial linkage fees to help fund the development of affordable housing within accessible commuting distance to the employment center
Development predictability to eliminate unnecessary costs and barriers		
Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development		
Additional considerations for High Growth areas		
Create a TOD overlay , a floating zone with development regulations that support transit use and create a vibrant neighborhood around a transit station		



Affordability covenants can be incorporated into affordable housing projects to limit the resale price of ownership units or tie rents to established income thresholds to maintain the affordability of the units. These controls can be set up through regulatory agreements, deed or mortgage restrictions, options or other legal agreements for a set period of time or in perpetuity.

BACKGROUND

Deed- or title-based price controls use income-based restrictions and other qualifications (e.g., household size, employment status) to preserve affordable housing. In owner-occupied housing, price controls ensure that when a unit is put back on the market, it remains at a price attainable to low-income families. The equity the owner has in the home is limited, constraining the return the owner can receive when the home is sold, but conditions in the deed generally ensure that the owner receives some profit. In rental buildings, price controls set rent limits to a percentage of median county income for a particular household size.

TOOL PROFILE

Objectives

- [Housing in Centers and Near Transit](#)
- [Housing Options in Expensive Markets](#)
- [Missing Middle Density](#)
- [Mitigate Residential Displacement](#)

Type of Tool

Project-Level Tools

Project Type

Single family

Multifamily

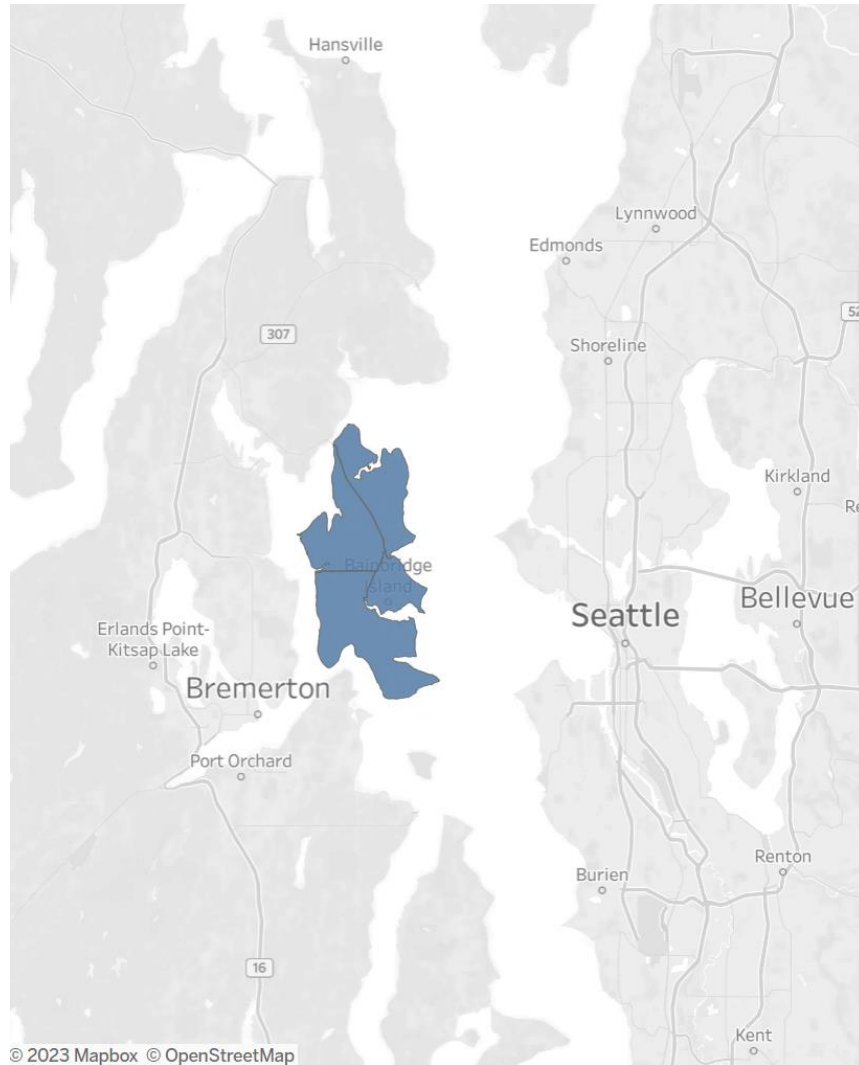
Ownership

Rental

Affordability Level

Most effective for units <80% AMI

Example – Bainbridge Island



Increase Access to Single Family Neighborhoods

Higher Opportunity/Lower Displacement Risk

Policy Objective

- Expand pathways into these neighborhoods for people who currently cannot afford to live or work there

Tools and actions		
SUPPLY	STABILITY	SUBSIDY
<p>Encourage middle density housing through a code audit and update process</p>	<p>Offer administrative or financial support during the planning and startup phase of alternative home ownership options such as community land trusts and co-ops</p>	<p>Adopt a sales and use tax up to 0.1% for housing and related services</p>
<p>Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development</p>	<p>Protect mobile/manufactured homes by restricting other uses and/or enacting mobile home park conversion ordinances</p>	



Flexible single-family development regulations refer to strategies that allow lot size, setbacks, sidewalks, street widths, height and other development standards to vary from what is otherwise prescribed by the zoning code. Flexible standards allow for denser and more diverse development and more economical use of available land while retaining the look of a single-family neighborhood. The cost savings realized from lower land, infrastructure, and other development outlays can translate into lower per-unit housing costs.

BACKGROUND

Adjusting development regulations to permit varied setbacks, reduced street width and varied building height measurements in certain zones may reduce development costs and provide more diverse housing options. Flexible standards can be implemented through planned unit development (PUD) ordinances, overlay zones, or other amendments to development standards.

Setbacks

Narrower setbacks may increase the number of lots available for development and reduce infrastructure costs for developers. Flexible setback requirements can also help protect natural resources by allowing homes to be built in clusters, on smaller lots or closer than zoning permits (see also [Lot Size Averaging](#)). Adjustments to front yard setback requirements can reduce the cost of driveways and utility lines. Reducing required side yard setbacks can save additional land costs and allow more efficient infrastructure servicing. These cost savings to developers can, in turn, be passed on to homebuyers or renters.

TOOL PROFILE

- Objectives
- [Housing Options in Expensive Markets](#)
 - [Missing Middle Density](#)

Type of Tool

- Other Regulatory Tools

Project Type

- Single family

Ownership

Affordability Level

- Market-rate incentives and tools

Questions for the Board

- Is anything in the draft Housing Opportunities by Place hard to understand? Is anything missing?
- What is needed – technical assistance, accessibility of final typology products, communication to elected officials and stakeholders etc. – to help use of the typology in local planning?



Next Steps

- Outreach to local jurisdictions as ongoing engagement in 2023
- Final web platform completed in spring 2023



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Thank you.