

REGIONAL HOUSING STRATEGY

Housing Place Typology



Regional Staff Committee • March 16, 2023

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

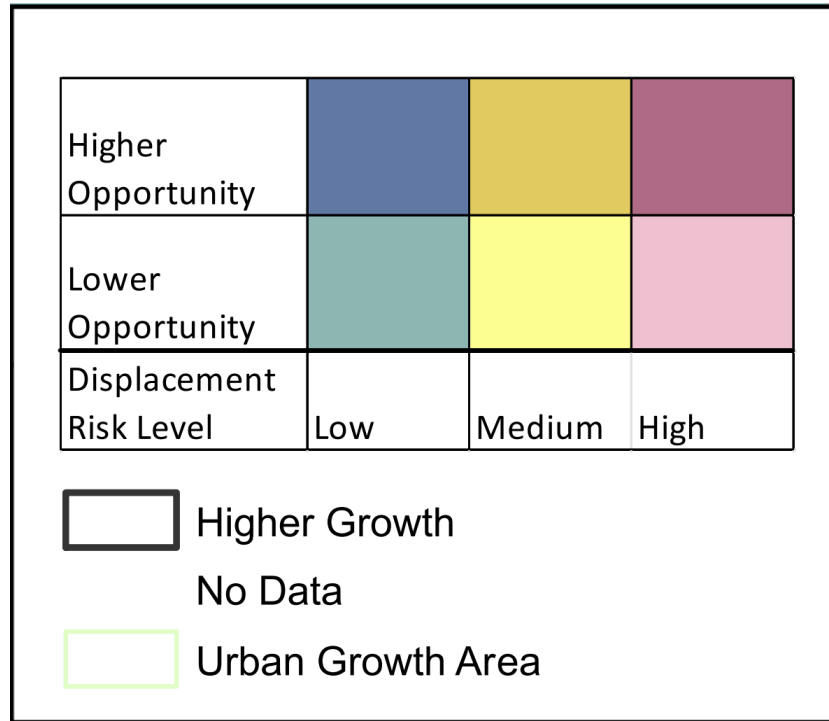


Purpose of a Typology

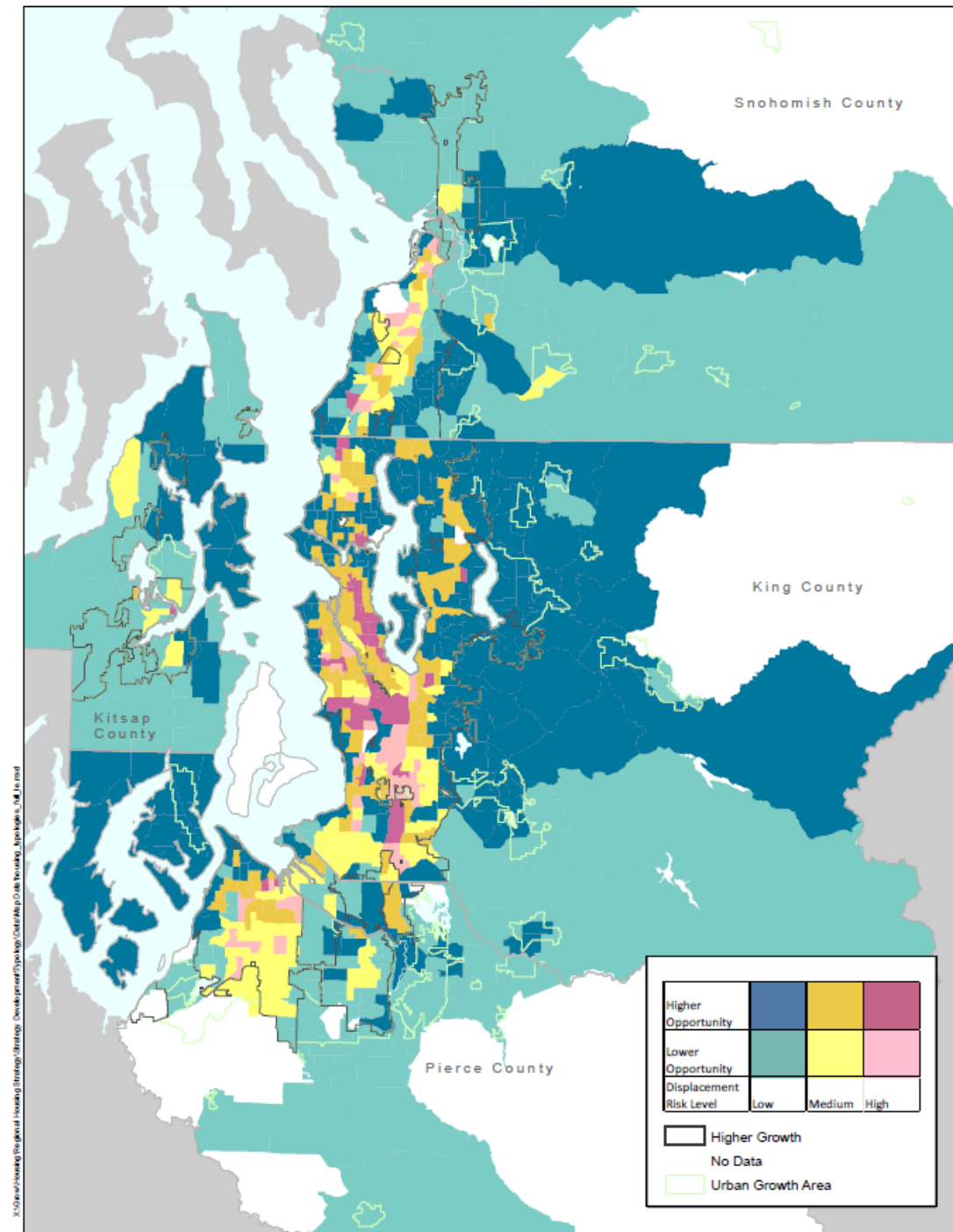
- To retain a **commonality of approach regionally** while **tailoring recommendations to specific locations** based on their needs and opportunities
- To **identify appropriate tools and actions** to support housing access and affordability now and as places change and grow
- Respond to **stakeholder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

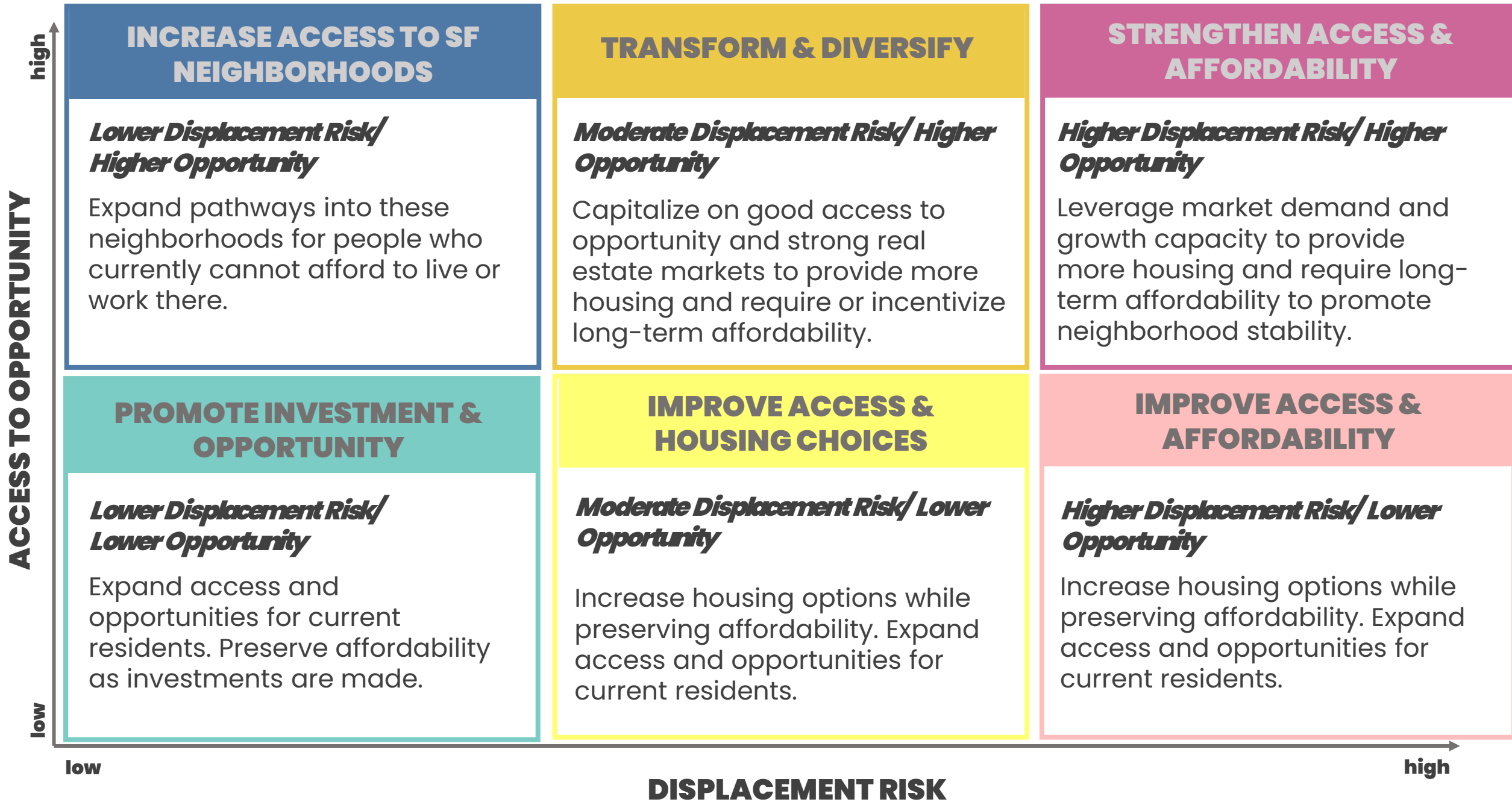
Map of Types of Places

- Six types of places identified by colors



- Higher growth areas shown in border





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 and 2023 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

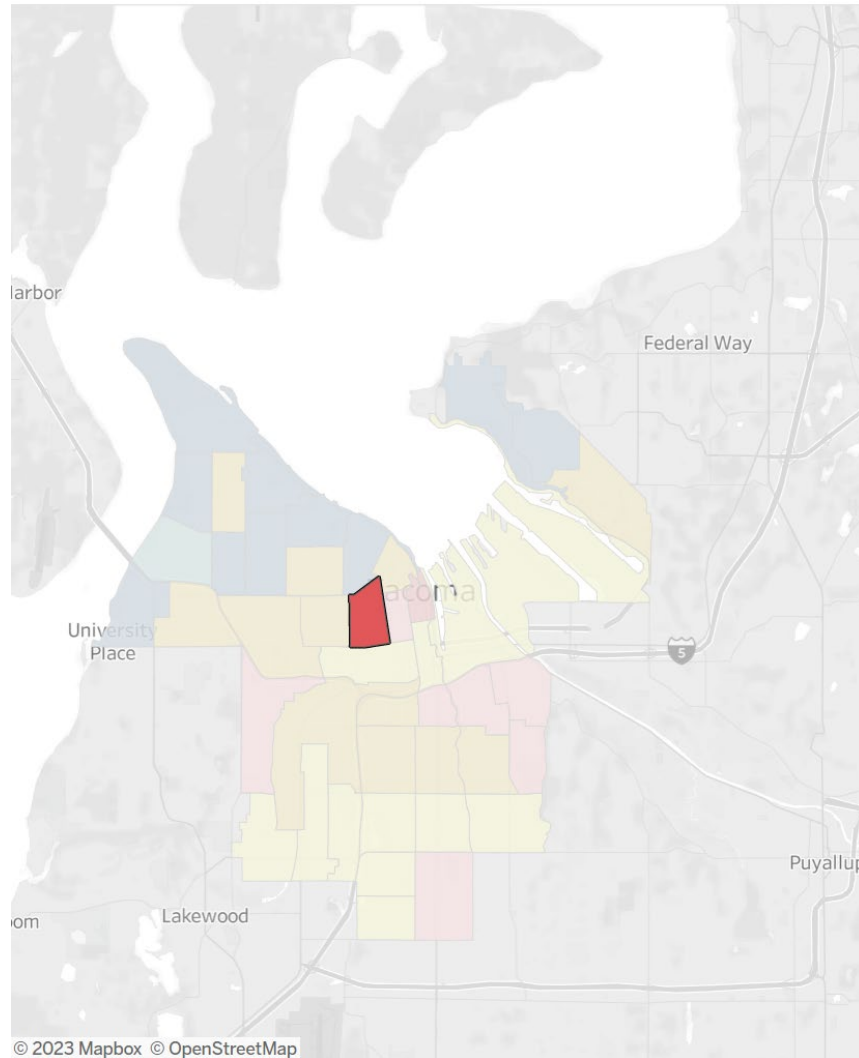
Subsidy – Funding to create and preserve income restricted units

- 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>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>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>SEPA Planned Action EIS to simplify and expedite the environmental review of future individual projects in a study area</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>Reevaluate parking requirements to ensure parking is not unduly increasing the costs of new development</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>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

Ask of the committee

- RSC members are invited to beta test the webpages in late March-early April
- Testing should take 1-2 hours and will include a form provide feedback



Next Steps

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



A photograph of a courtyard between colorful apartment buildings. In the center is a large, abstract metal sculpture of a sailboat with a green, blue, yellow, and purple sail. The sky is blue with light clouds. A semi-transparent white box is overlaid on the right side of the image.

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Thank you.