

# Affordable Housing Developer Outreach

## Regional Staff Committee | July 20, 2023



Puget Sound Regional Council



*We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.*

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# Overview

- Purpose
- Approach to Outreach
- Key Takeaways
- Next Steps



# Purpose

- To help local planners and staff better understand barriers to affordable housing development
- 2024 Comprehensive Plan updates → update zoning code, programs, and development regulations to address barriers
- Compile findings and key takeaways to share with cities and counties in the central Puget Sound region



# Questionnaire and Focus Groups

- 27 respondents from across the region
- For and non-profit developers
- Variety of project types – Rental and Ownership
  - Family/larger units
  - Acquisition/rehab
  - Urban/mixed use
- Variety of incomes served
  - Permanent supportive housing
  - 0-80% AMI
  - Market rate
- 4 • 2 follow-up focus groups with 10 developers



# Urban areas need higher density zoning to promote greater housing development

## *What is the biggest barrier to building more housing?*

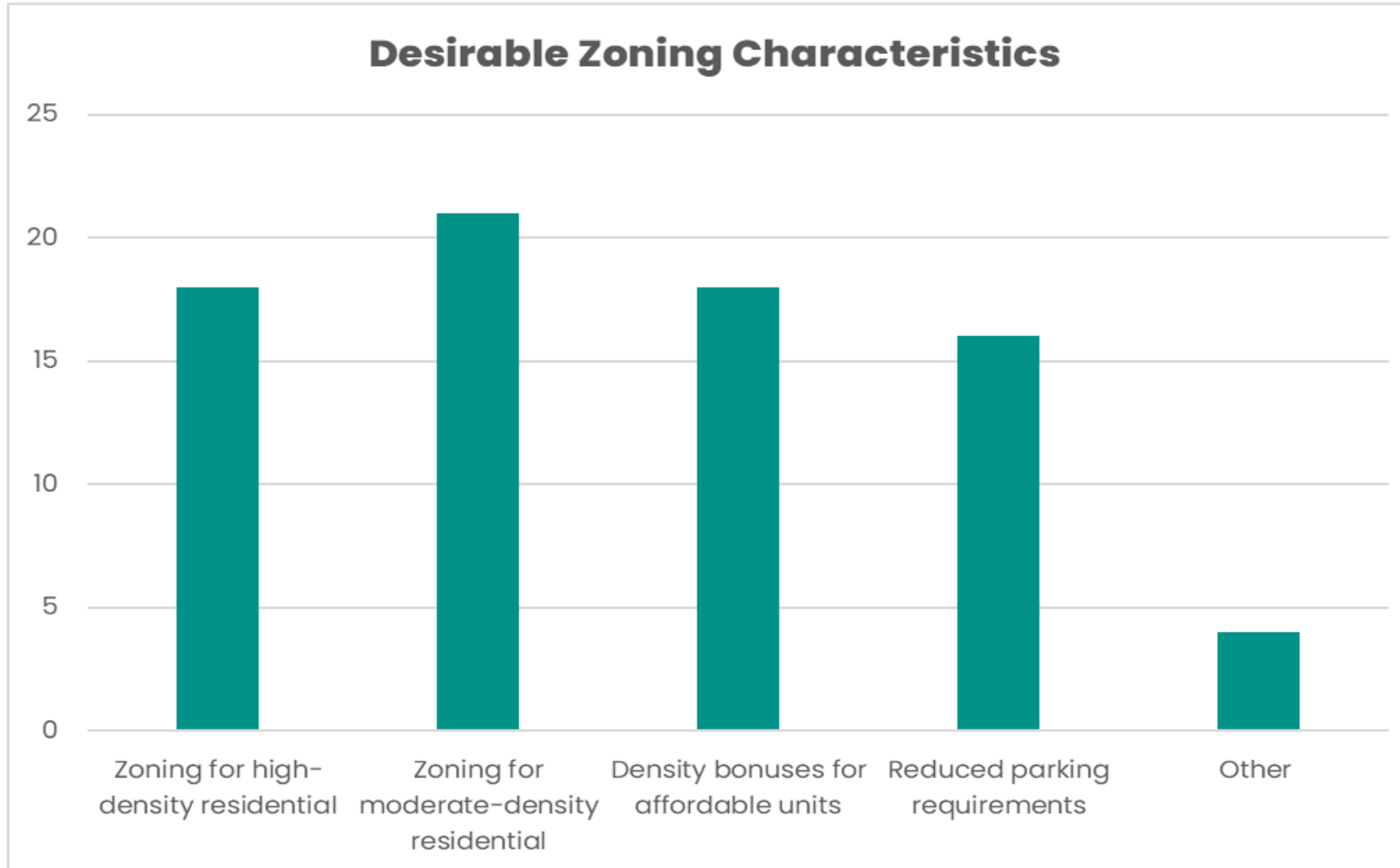
- Zoned land
  - Too much exclusively single family
  - Not enough moderate and high density
  - Importance of by right development – rezones and comp plan amendments are not the fix
- Parking, open space, and commercial requirements
- Permitting, design review processes, fees

“Homebuilders respond to demand for housing, we do not create it. We cannot meet this demand without working in partnership with cities.”



# Higher density zoning with incentives for affordable units are needed

*What zoning characteristics do you look for?*



# Local jurisdictions have tools to support housing development

“Clarity is important.  
Speed is second.”

## *What can local jurisdictions do to encourage more affordable housing development?*

- Time and flexibility are critical
  - Expedite permitting process
  - Fee waivers, exemptions, and abatements
- Clear and efficient communication
  - Appoint project expeditors
- Reduce and adjust design/parking standards
  - Allow for flexibility in design standards
  - Reduce/eliminate parking requirements near transit




# Next Steps

- Draft summary on our Housing webpage, final formatted version in August
- Present to GMPB in September 2023
- Distribute to countywide planning groups, comprehensive plan contacts, and affordable housing developers







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Thank you

