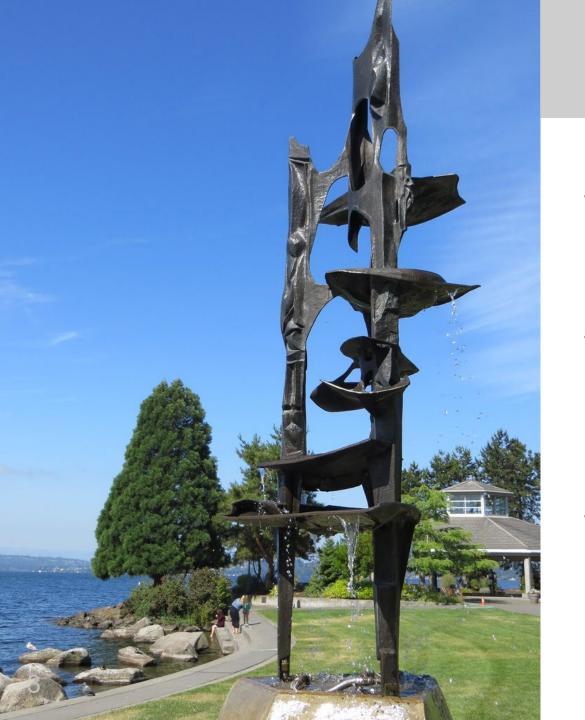




We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.





Purpose

- HB 1220: address barriers to affordable housing, provide zoning to achieve all affordability levels
- Compile findings and key takeaways for planners and staff better understand barriers to affordable housing development
- 2024 Comprehensive Plan updates inform changes to zoning code, programs, and development regulations



Questionnaire & Focus Groups

- 27 survey responses 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
- 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

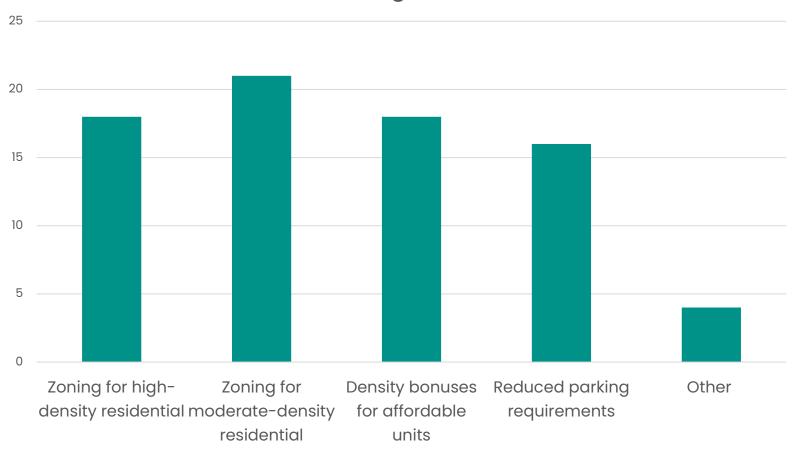
"Homebuilders respond to demand for housing, we do not create it. We cannot meet this demand without working in partnership with cities."



Higher density zoning with incentives for a ffordable units are needed

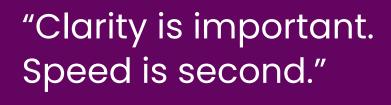
What zoning characteristics do you look for?

Desirable Zoning Characteristics





Local juris dictions have tools to support housing development



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

Final summary on our Housing webpage

psrc.org/our-work/housing

 Distributing to countywide planning groups, comprehensive plan contacts, and affordable housing developers



