

Affordable Housing Developer Outreach

Growth Management Policy Board | September 7, 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.

psrc.org/equity

Overview

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





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
- 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

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

“Clarity is important.
Speed is second.”

- 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



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Thank you

