

Dayton Affordable Housing Commission

Regular Meeting—Minutes

Tuesday, May 12, 2020 at 5:00 pm

ZOOM



1. Call to Order

- a. Chair Dain Nysoe called to order the regular meeting of the Affordable Housing Commission at 5:00 pm.

2. Roll Call and Establish Quorum

Members present: Dain Nysoe, Shawn Brown, Scott Hudson, and Garret Warren

Members absent: None

Staff present: Meagan Bailey, Director of Planning & Community Development

Public present: Anne Fritzel, Senior Planner, Department of Commerce; Emily Grossman, Housing Policy Lead, Department of Commerce; Steve Zetz, Planning & Economic Development Director, City of Prosser; and approximately 80 additional attendees (Exhibit A)

3. Review of Minutes

- a. April 14, 2020

- i. *A motion was made by Warren and seconded by Brown to approve the meeting minutes as presented; none opposed. Minutes approved.*

4. Public Comment

- a. Department of Commerce – Short Course on Housing Affordability

- i. [Click here to see the recording of the presentation.](#)

- ii. Emily Grossman, Housing Policy Lead with Department of Commerce

1. Presentation attached as Exhibit B

- iii. Anne Fritzel, Senior Planner with Department of Commerce

1. Presentation attached as Exhibit C

- iv. Steve Zetz, Planning & Economic Development Director with the City of Prosser

1. Presentation attached as Exhibit D

5. Old Business
 - a. Nysoe inquired about filling the vacant seat on the Affordable Housing Commission.
6. New Business
 - a. None presented
7. Recommendations for City Council and/or Dayton Planning Commission
 - a. None
8. Director Report/Other items note on the Agenda
 - a. Staff gave a brief update on new developments in the City and shared a brief update on construction and permitting limitations due to COVID-19.
9. Adjournment
 - a. *A motion was made by Warren and seconded by Brown to adjourn the regular meeting of the Affordable Housing Commission at 6:51 pm; none opposed.*
Meeting adjourned.

Approved on June 9, 2020

Dain Nysoe, Chair

Date

Attest:

Meagan Bailey, Director of Planning & Community
Development

City of Dayton Affordable Housing Commission & Dept. of Commerce
 Short Course, Zoom, May 12, 2020 Minutes, Exhibit A

REGISTRATION LIST

First Name	Last Name	Title	Agency
John	Ajax	Associate Planner	City of Chelan
Michael	Ambrogi	Senior GIS Analyst	TRPC
Brandon	Ault		City of Olympia
Kevin	Bagwell	Planning Technician	City of Port Angeles
Meagan	Bailey	Director of Planning & Community Development	City of Dayton
Chaz	Bates	Senior Planner	City of Spokane Valley
Tirrell	Black	Principal Planner	City of Spokane
Jessica	Brandt	Planner	City of Lacey
Allyson	Brekke	Director of Community and economic development	Port Angeles
Christine	Broughton	City council	City of Dayton
Shawn	Brown	Affordable Housing Commission	City of Dayton
Kristen	Bryant	Resident	
Amy	Buckler	Planner	City of Olympia
Layla	Bush	Planning Commissioner	City of Lynnwood

Janelle	Callahan	Planning Commission	Shoreline
Ann	Campbell	HTF	Dept of Commerce
Mathew	Campbell	Plan Reviewer	WA Dept of Health
John	Dietzman	Planning Commissioner	City of Spokane
Kari	Dingman	Planning Commission	City of Dayton
Greg	Francis	Plan Commission	City of Spokane
Mike	French	Councilmember	Port Angeles
Steve	Fridde	Community Development Director	City of Fife
Anne	Fritzel	Senior Planner	Commerce
Nora	Gierloff	Planning Manager	Shoreline
Travis	Goddard	Community Development Director	City of Woodland
Emily	Grossman	Housing Policy Lead	Commerce
Jeff	Gumm	Program Manager	City of Lakewood
Ryan	Harriman	Planning Manager	City of Covington
Anne	Henning	Community Development Director	City of Othello
Laura	Hodgson	Associate Planner	Commerce
Kristen	Holdsworth	Senior Planner	City of Lynnwood
Greta	Holmstrom	Senior Policy and Outreach Planner	Cowlitz County

Cari	Hornbein	Senior Planner	City of Olympia
Scott	Hudson	Affordable Housing Commission	City of Dayton
Joel	Ing		Edge Developers
Taylor	Jones	Associate Planner	City of Fife
Dean	Kinzer	County Commissioner	Whitman County
David	Kleitsch	Interim Community Development Director	City of Lynnwood
Kirsten	Larsen	Senior Planner	GMS
Ian	Lefcourte	Long Range Planner	City of Redmond
Dennis	LeFevre	Senior Planner	City of Oak Harbor
Russell	Levens	Planning Commission	City of Dayton
Aaron	Lum	Planning Commissioner	City of Lynnwood
Claire	Lust	Acting Community Development Director	City of Ridgefield
Dani	Madrone	City Council	Olympia
Joel	Madsen	Executive Director	Mid-Columbia Housing Authority
Jeanette	McCague	Asst Director, Housing and Com dev	Washington REALTORS
Joey	Meisenheimer	Associate Planner	City of Chelan
Tanya	Mercier		Dept of Commerce

Caleb	Miller	Associate Planner	Shoreline
Melissa	Morrison	Office of the City council	Spokane
Maren	Murphy	Assistant Planner	City of Spokane
Dain	Nysoe	Council Member	City of Dayton
Mielodie	Pazolt	Section Manager	WA Health Care Authority
Kirk	Rappe	Associate Planner	City of Lynnwood
Brigid	Reynolds	Director of Community Planning	City of Langley
Steve	Roberge	Assistant Managing Director	Growth Management Services
Patrick	Robinson	Planning Commissioner	City of Lynnwood
Meridith	Sampson	planner	Tukwila
Adam	Segalla	Technical Director	Nelson Worldwide
Kyle	Siefering	Commerce Specialist	Commerce
Shawn	Slape	HFU	Commerce
Sylvia	St Clair	Planning Commissioner	City of Spokane
Angie	Stahlnecker	Planning and Building Administrator	City of Fircrest
Sarah	Stiteler	Senior Planner	City of Redmond
Amanda	Tainio	Principal Planner	Synergy Consulting
Alicia	Walker	Planning Commission	City of Dayton

Garrett	Warren	Affordable Housing Commission	City of Dayton
Nathan	West	City Manager	Port Angeles
Joshua	Wilmot	Resident	Burien
Ashley	Winchell	Interim Planning Manager	City of Lynnwood
George	Winn		Cowlitz County
Misty	Yost	City Council	City of Dayton
Steve	Zetz	Planning Director	City of Prosser
Lilith	Vesper	Development Services Manager	City of Leavenworth
Anita	Marrero	Senior Planner	City of Monroe
Rad	Cunningham	Planning Commission	City of Olympia
Katrina	Van Every	Senior Planner	TRPC
Jessica	Pollett	Housing program specialist	City of Olympia
Navarra	Carr	Deputy Mayor	City of Port Angeles
Christine	Frizzell	President	Lynnwood City Council
Lindsey	Schromen-Wawrin	Council Member	City of Port Angeles
Kim	Toskey	CEO	Homes and Hope CLT
Francis	Sawatzki	Associate Civil Engineer	City of Lakewood
Chris	Collier	Program Manager	Housing Authority of Sno-Co



Department of Commerce

Tools for Housing Affordability

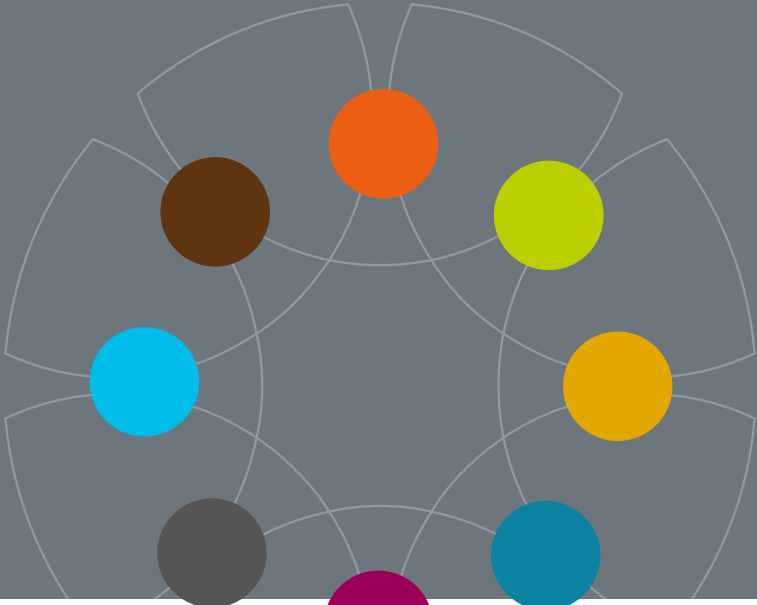
FOR WASHINGTON STATE COMMUNITIES

Emily Grossman
COMMERCE (HOUSING)

Anne Fritzel
COMMERCE (PLANNING)

Steve Zetz
CITYPROSSER

5/13/2020



Housing Needs and the Capital Stack

Emily Grossman

POLICY AND STRATEGY ADVISOR

05/12/2020



Washington State
Department of
Commerce

We strengthen communities



**HOUSING
HOMELESSNESS**



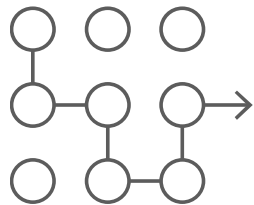
INFRASTRUCTURE



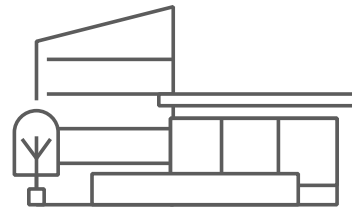
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



**COMMUNITY
SERVICES**

Purpose of the Presentation

1. Communicate about the drivers of the housing crisis
2. Share the framework for housing policy in Washington State
3. Inspire local leaders with possibilities for housing diversity and affordability
4. Share local approaches
5. Not intended to address homelessness, nor tenant protections

Washington's Housing Policy Act

It is the goal of the state of Washington to coordinate, encourage, and direct, when necessary, the efforts of the public and private sectors of the state and to cooperate and participate, when necessary, in the attainment of a **decent home in a healthy, safe environment for every resident of the state**. The legislature declares that attainment of that goal is a state priority. **RCW 43.185B.007 (1993)**



Our Shared Vision for Housing

- ✓ Most households can find an affordable place to live
- ✓ Subsidized housing is available for those who need it
- ✓ Low income households live in high opportunity areas
- ✓ Broad opportunities for homeownership
- ✓ Affordable units are not lost



Analyzing Housing Needs



Your Housing Needs Assessment

Community Profile	Workforce Profile	Housing Inventory	Gap Analysis
Who lives here? What are their household characteristics? What demographic trends are impacting housing needs?	Who works here? What are their incomes? What kinds of housing to they need?	What types of housing are currently available? How much does it cost?	How much new housing is needed to meet current and future housing needs? What types and what income levels served?

Measuring Affordability

- Housing is considered “Affordable” if the household is paying no more than 30% of their income for housing costs (rent or mortgage plus utilities).
- A household is “Cost Burdened” if they are paying more than 30% of their income on housing costs.
- Area Median Income is the middle of the income range. 50% of people earn above, and 50% below. Provided by the US Department of Housing and Urban Development (HUD) at the county and metro level, adjusted by household size.

Household income is the primary factor in affordability



Working at
minimum wage

\$12.00/hr



Each week you
have to work

75
HOURS!



To afford a modest
1 bedroom
rental home at
Fair Market Rent

Top Five Occupations

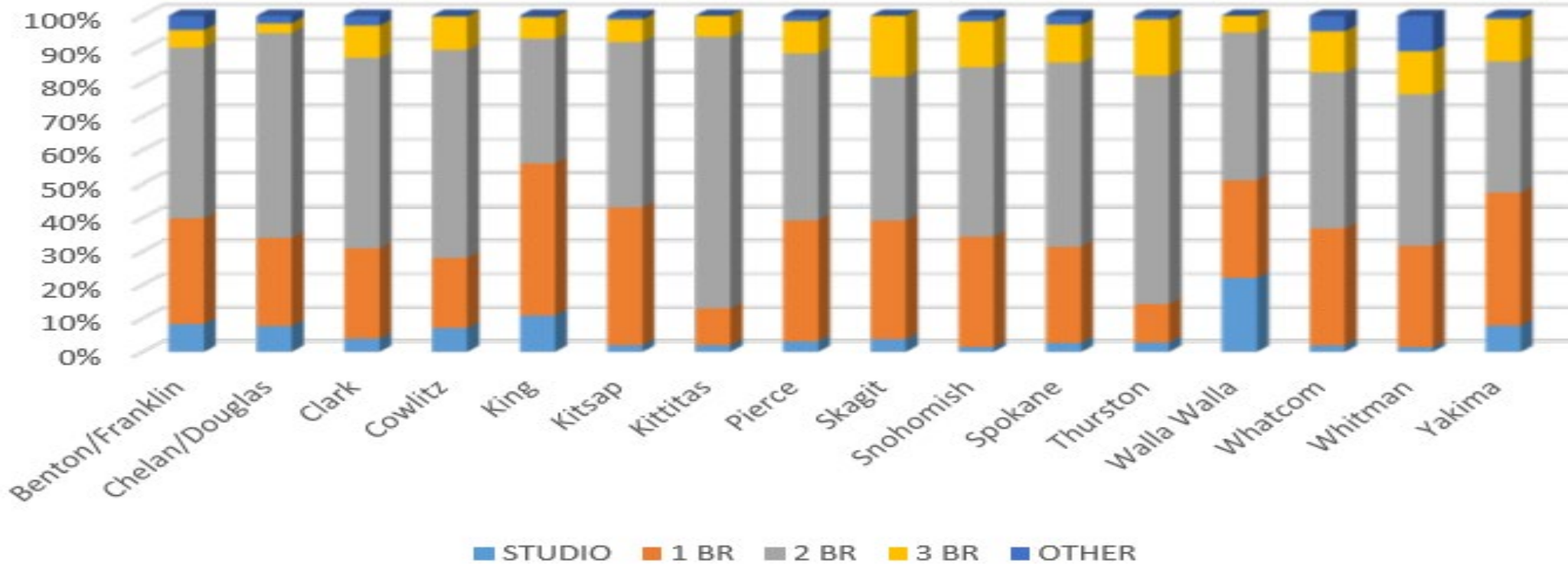
- Food Prep Workers– \$12.40
- Cashiers – \$12.95
- Waiters and Waitresses – \$13.52
- Personal Care Aids– \$13.96
- Retail Sales Persons– \$14.16

MEAN RENTER WAGE \$12.46

Source: NLHA Out of Reach Report 2019

Housing Inventory/Unit Composition

WCRER Apartment Market Survey Unit Composition
Fall 2019

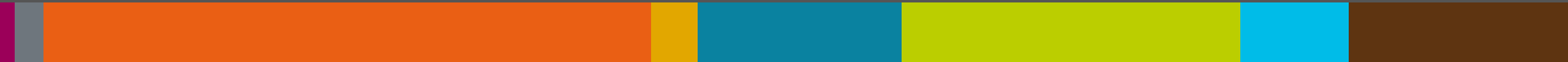


Source: WCRER Fall 2019 Apartment Market Survey

Cost Drivers

- Shifting Demographics
- Supply and Demand
- Changing economic policies and financial instruments
- Public Policy

Affordable Housing Basics



Subsidized (Government-Assisted) Housing

- **Rent subsidies** are payments made directly to a private market landlord (including non-profit housing agencies) on behalf of an income-qualified tenant.
- **Non-profit housing** is owned and operated by a private, not for profit, agency.
- **Public Housing** is owned and operated by government (typically a Housing Authority) and subsidized to below-market rates through grants from the Department of Housing and Urban Development (HUD).

How we subsidize housing

Loans

Grants

Tax Credits

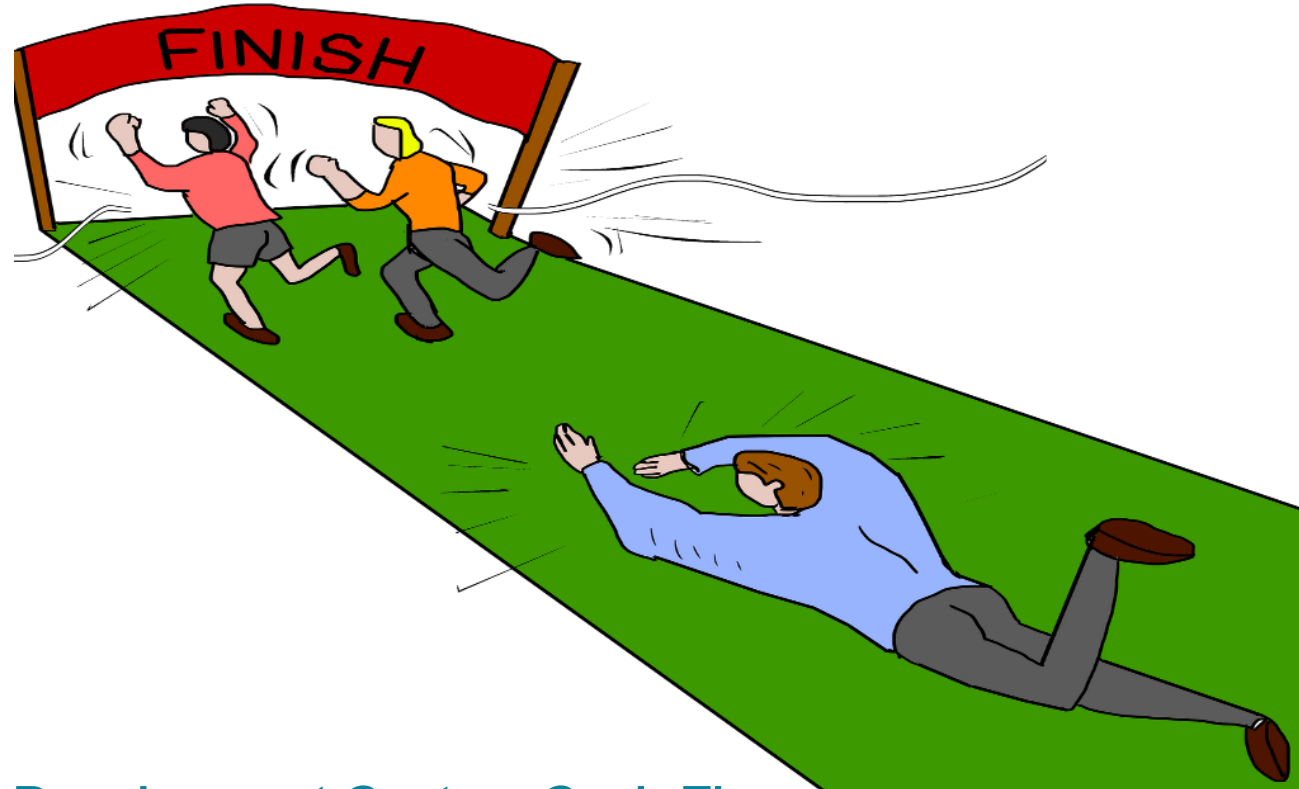
Private Activity Bonds

Operating Subsidies

Rent Subsidies

Energy Subsidies

Donations of Real Estate



Development Costs + Cash Flow
= Feasibility

Major Funders of Subsidized Housing



Thank you!

Emily Grossman
POLICY AND STRATEGY ADVISOR

emily.grossman@commerce.wa.gov

206-256-6125



Washington State
Department of
Commerce

www.commerce.wa.gov



Dayton AHC 5-12-20 Minutes,
Exhibit C



Department of Commerce

Tools for Housing Affordability

FOR WASHINGTON STATE COMMUNITIES

Anne Fritzel
SENIOR PLANNER

Emily Grossman
HOUSING POLICY LEAD

Steve Zetz
CITY OF PROSSER

5/13/2020



Legal Overview: Housing Planning in Washington State

Growth Management Act

Growth Management Hearings Board cases

Local authority

Special consideration for the “poor and infirm”



Growth Management Act housing goal



- Encourage the **availability of affordable housing to all economic segments** of the population of this state,
- Promote a **variety of residential densities and housing types** , and
- Encourage **preservation of existing housing stock** .

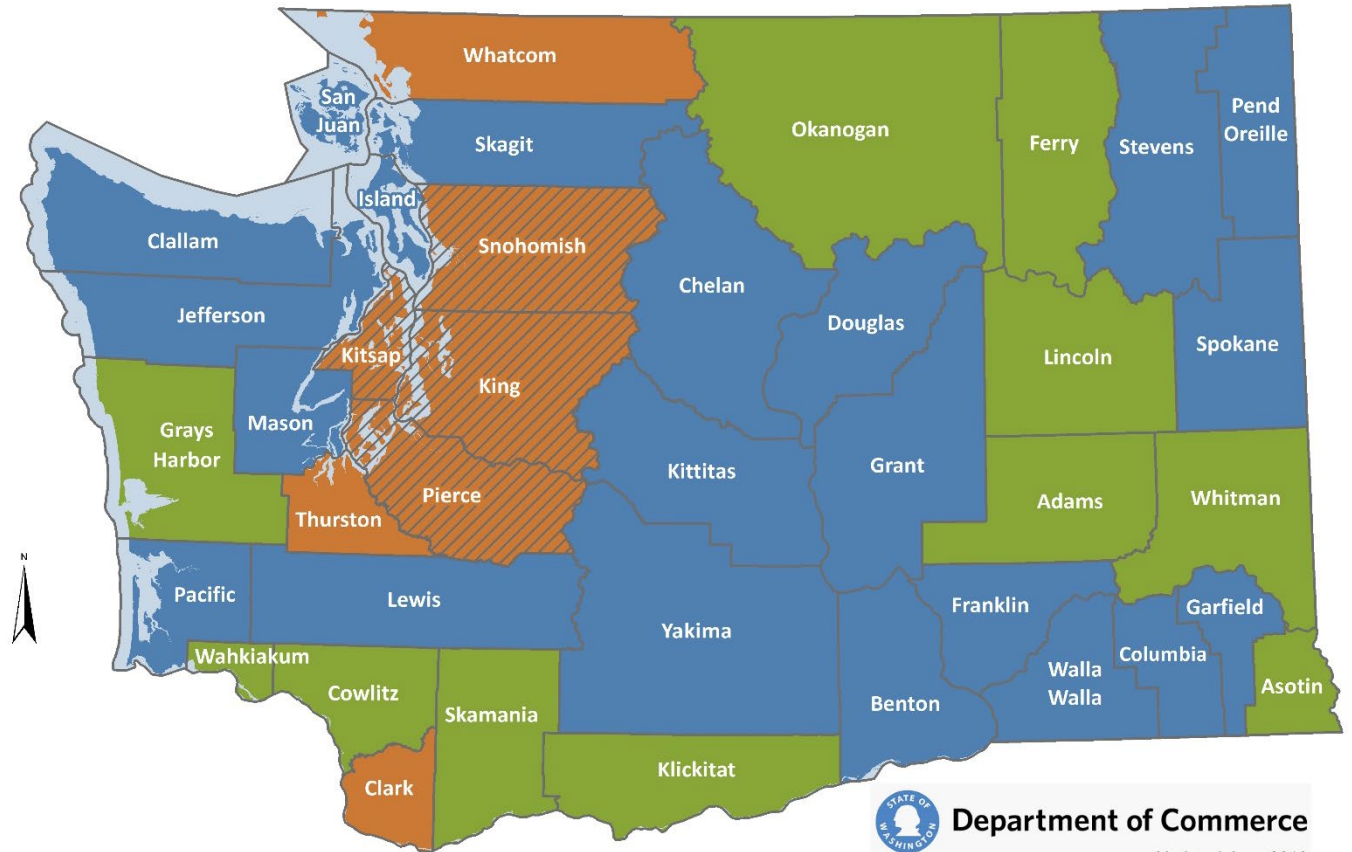
RCW 36.70A.030(4)


- Countywide planning policies (CPPs), at a
- minimum, shall address:

Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution .

RCW 36.70A.210 (3)(e)

GMA Planning Responsibilities




Department of Commerce
 Updated June 2018





Counties and cities must develop a housing element....

...ensuring vitality and character of established residential neighborhoods. It must contain at least:

1. An **inventory** and analysis of projected housing needs.
2. **Goals, policies, and objectives for the preservation, improvement, and development of housing**, including single-family residences.
3. Identification of **sufficient land for housing**, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities.
4. Adequate provisions for existing and projected **housing needs of all economic segments of the community.** RCW36.70A.070(4)



Growth Management Hearings Board

Paul Stickney and Richard Birgh v. City of Sammamish

GMHB Case No. 15-3-0017 (2017)

King County Countywide Planning Policies (CPPs) required each jurisdiction to include in its comprehensive plan an inventory of existing housing stock and an analysis of existing and projected housing needs.

Analysis must consider local and countywide housing needs and **each city is responsible for addressing its share of countywide need** .

Three Income ranges:

- Moderate Income (50-80% of AMI)
- Low Income (below 50% of AMI)
- Very Low Income (below 30% of AMI)

16% total housing

12% total housing

12% total housing

King County CPP H-1



Paul Stickney and Richard Birgh v. City of Sammamish

GMHB Case No. 15-3-0017 (2017)

Petitioners: Affordable housing stock severely lacking

- Moderate Income: 4% of housing stock
- Low Income: 1% of housing stock
- Very low income: 0% of housing stock

Yet 13% of households are moderate to very low income range.

GMHB:

- Simply identifying total number of housing units needed to manage projected growth was insufficient.
- King County CPPs require each city to accommodate significant share of countywide affordable housing needs for moderate, low, and very-low income households.
- Needs analysis should have been by income category .



Futurewise v. City of Bothell

GMHBCaseNo. 07-3-0014

Futurewise argued:

- City had not provided sufficient land for low income housing.
- Density of 15 du/acre needed to make SF detached housing affordable.
- City should have adopted mandatory incentive programs for affordable housing.

GMHB:

- Record demonstrated sufficient land to accommodate affordable housing.
- Other housing types could be part of planned accommodation (i.e., need not be all detached SFDUs).
- GMA does not require that Bothell include mandatory incentive programs for affordable housing .

RCW 36.70A.540: Affordable housing incentive programs encouraged

- Affordability for 50 years to 80% AMI for ownership and 50% AMI for rental (adjustable)
- Optional or mandatory programs using tools such as:
 - Density bonuses in UGAs
 - Height/bulk bonuses
 - Fee waivers or exemptions
 - Parking reductions
 - Expedited permitting
 - Inclusionary zoning



Cities with programs:

- Redmond
- Kirkland
- Issaquah
- Sammamish
- Seattle
- Monroe
- Newcastle
- Bainbridge Island

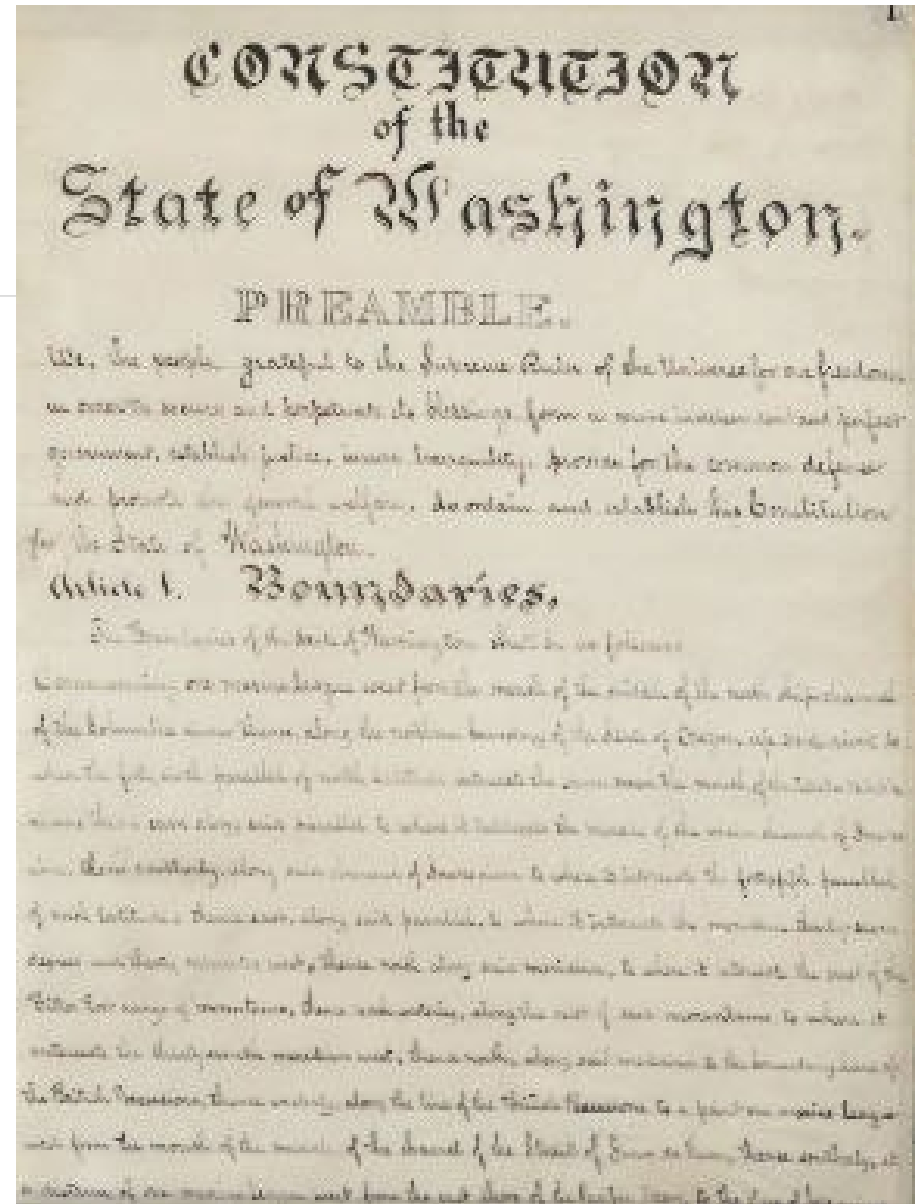


Gift of public funds?

Article 8, Section 7

“No county, city, town or other municipal corporation shall hereafter give any money, or property, or loan its money, or credit to or in aid of any individual, association, company or corporation, **except for the necessary support of the poor and infirm. . . .**”

Washington State Constitution



Provisions for homeless camps too. . .

Cities issuing “homelessness state of emergency” in order to build more housing. Also **public health emergency**.

Homelessness encampments:

- If homeless encampments are hosted by a church, protected by Federal “**Religious Land Use and Institutionalized Persons Act** ” (RLUIPA).
- **ESHB1956** (2010) authorized religious institutions to host temporary encampments for homeless persons on property owned or controlled by a religious organization.

Resources: Low Income Housing Institute lihi.org





Local Government Tools for Housing Affordability

Make it easier and faster to develop

Encourage the development of more affordable forms of housing

Help subsidized housing to be even more affordable

Preserve existing affordable housing



Make it easier, faster, &
cheaper to develop housing



Increase housing production

Allow more units

- Increase density, require minimum density, form-based code
- Flexible development standards (review street standards, setbacks, open space, and parking requirements for impact on number of dwelling units allowed)

Decrease carrying cost of the project

- Invest in infrastructure to support new housing
- If collecting impact fees, must allow deferral of - first 20 single family units per developer. (RCW 82.02.050(3))





Make the development process easier

Development review

- Reduce number of land use designations and zones
- Streamline and expedite the development review process

Subdivision process

- Expand short plats definition to nine lots (RCW 58.17.020(6))
- Delegate final plat approval to planning commission or staff (RCW 58.17.100)



Reduce SEPA review & risk

1. **Expand categorical exemptions** to 30 SF or 60 MF (WAC 187-11-800)
2. **A planned action** is a subarea plan where environmental impacts have been addressed before individual projects are proposed (RCW 43.21C.440)
3. **Infill exemption** for residential, mixed use or commercial development within an urban growth area (RCW 43.21C.229)

PLANNED ACTIONS

- Mountlake Terrace Town Center
- Shoreline Aurora Square
- Puyallup Downtown
- Edmonds and Everett Highway 99
- Spokane Valley
- Lake Stevens Downtown
- Lakewood Downtown
- Olympia Downtown
- Tumwater Brewery area
- Burien Infill Ordinance

Increase housing production summary

Focus on opportunity areas, such as high quality amenity with high quality transit, if you have it.

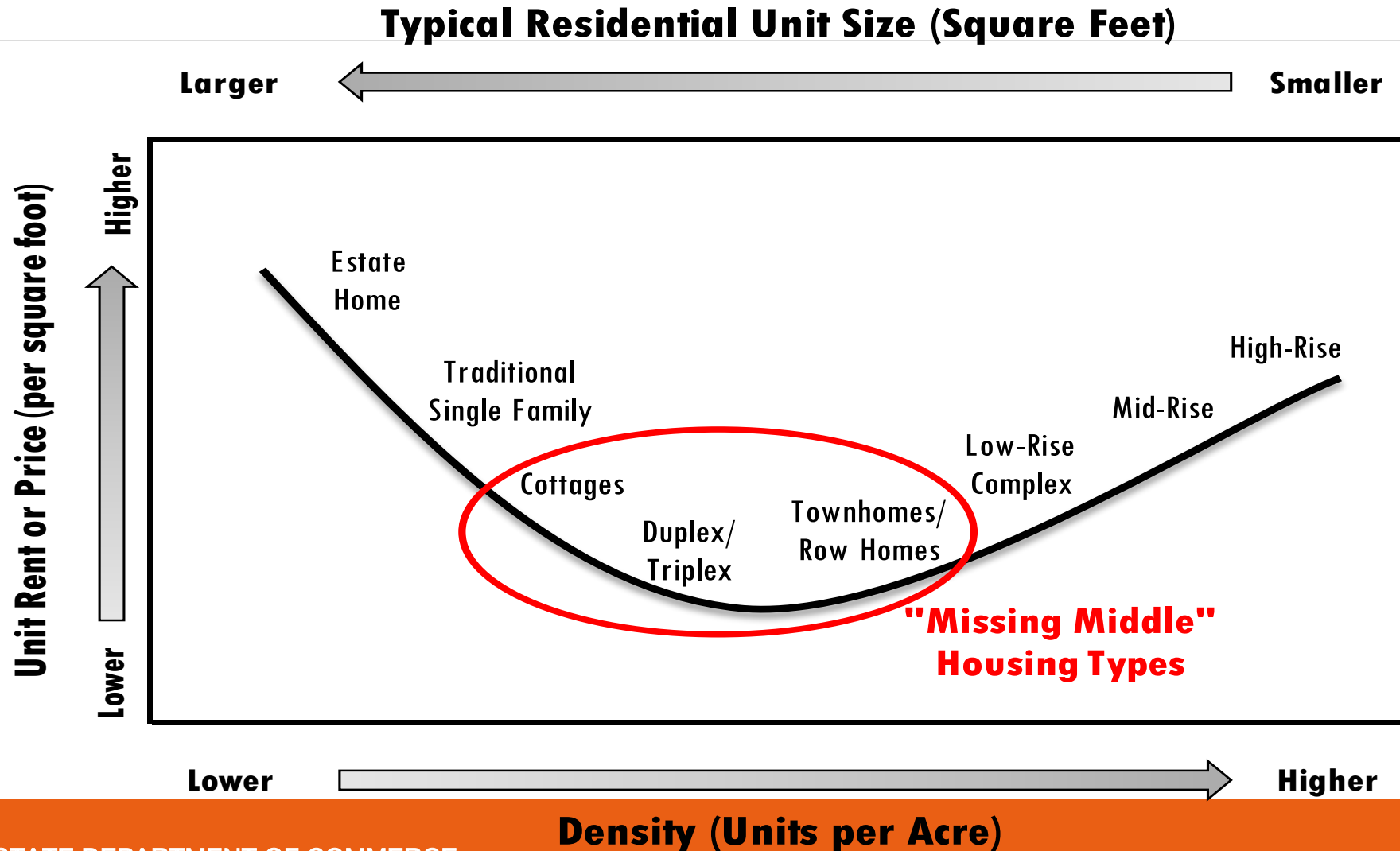
- Allow more units, bonus densities, or use inclusionary zoning
- Require a minimum density, or use a form-based code
- Consider SEPA infill exemption or planned action.
- Check in with developers to be sure it will “pencil”





Allow and encourage more
affordable forms of housing

Missing middle housing is less costly to build



Accessory Dwelling Unit (ADU)

- A small, self-contained residential unit located on the same lot as an existing single family home, may be attached to or detached from the primary home.

Issues to consider

- Attached, detached
- Limit on size, height
- Owner-occupancy requirement
- Parking
- Sewer / water connection fees
- Permit fees (can be tied to affordability)
- Pre-approved plans?
- Assistance identifying a lender

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

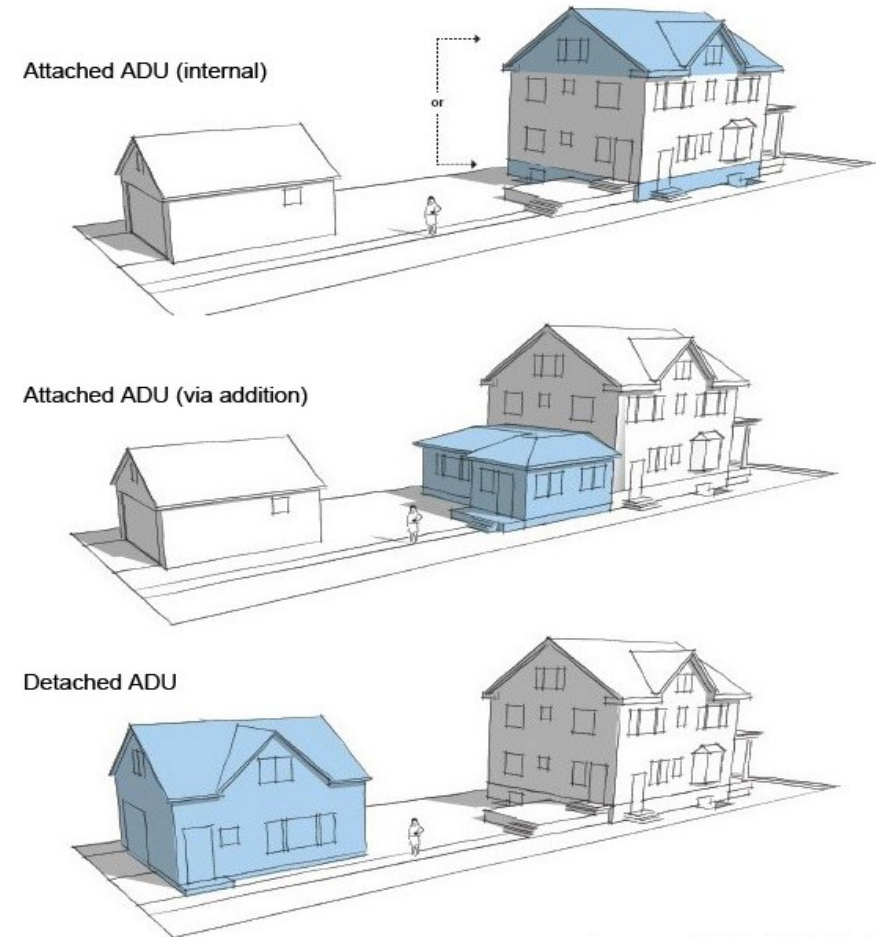


Image credit: City of Saint Paul, MN

Cottage Housing

Grouping of small single family dwelling units clustered around a common area, may have shared amenities. Cottage housing allowed by:

- Kirkland
- Federal Way
- Marysville
- Mukilteo
- Port Townsend
- Lakewood
- Langley
- Redmond
- Seattle



Image credit: HUD Kirkland Case Study/Wenzlau Architects

Micro-housing: Residential Suites or “studios”

Examples:

- Kirkland Arete: rent set at 80% of AMI
- Seattle Apodments
- Redmond “Tudor Manor”

Of note:

- Private developer
- LEED platinum
- Parking is extra



Tiny Homes on Wheels

- Maybe be permitted as “factory built housing.” L&I must inspect the structure.
- Appendix Q to International Building Code for regulating “tiny houses.”
- Local government must inspect the siting: “foundation;” connection to sewer, water, electric; etc.
- Where to they belong? ADU? RV? Single family lot? Cottage? Co-housing?



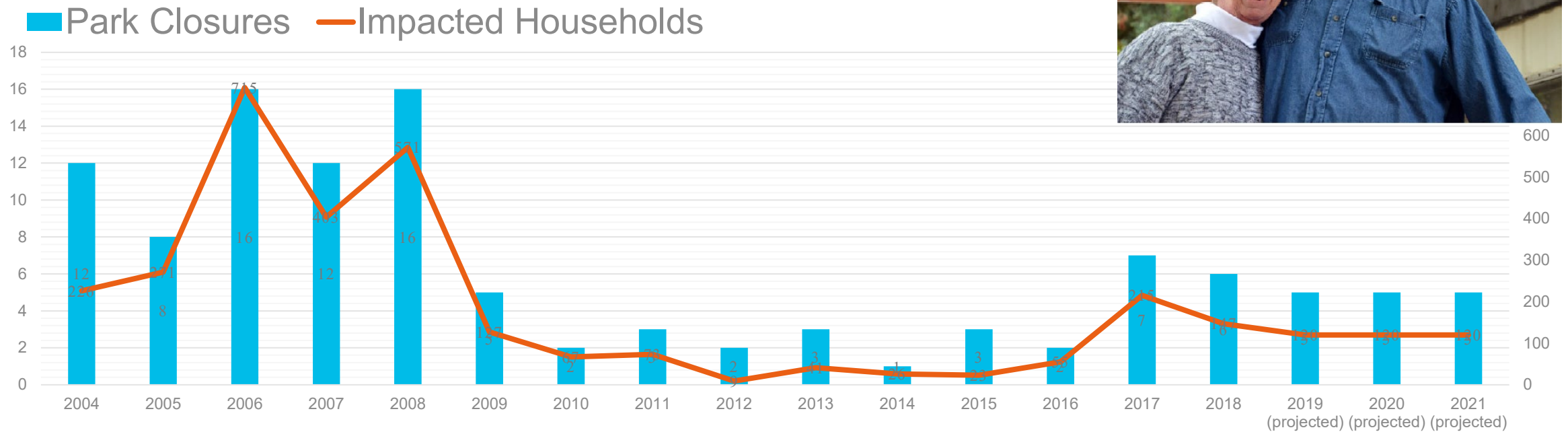
Manufactured home parks as affordable housing

- 1,250 MH parks in Washington; 65,000 spaces for rent.
- RVs and tiny homes now allowed as permanent dwellings in mobile home parks if sanitation is available.
- Parks are closing as property values rise, where to move the home?



What to do if the MH park may close?

- Can be zoned “manufactured home park”
- Funding available for purchase by residents
- Community land trust, co-housing





Adaptive reuse

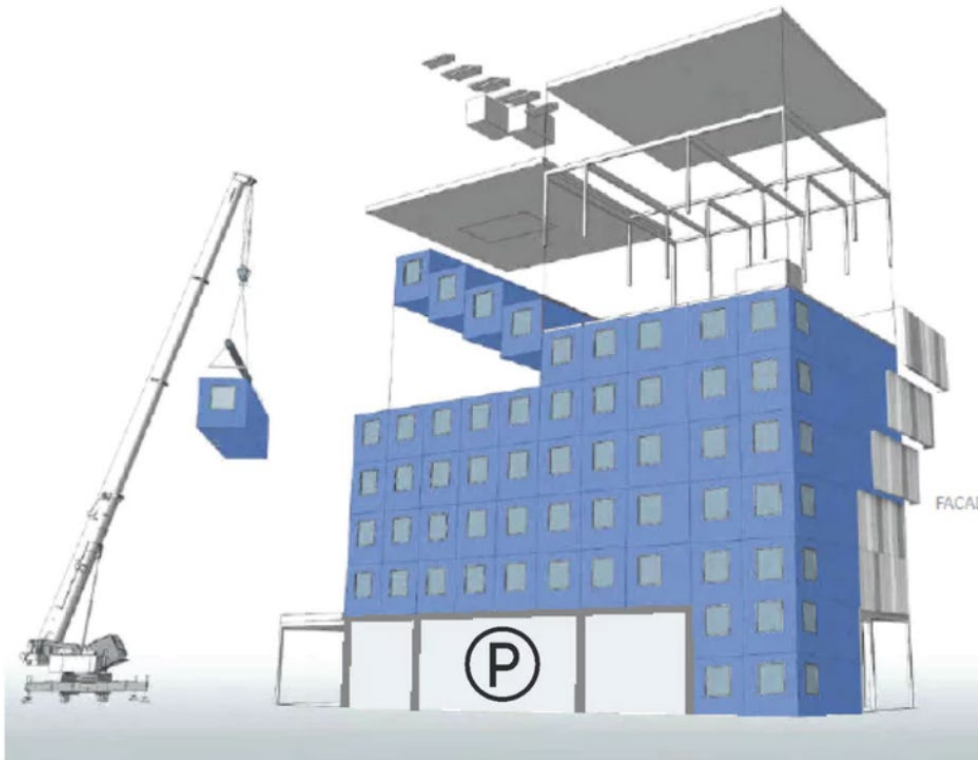
Historic tax credits

- Ridpath Club Apartments (Spokane)
- Winthrop Hotel (Tacoma)
- Schoolhouse Lofts (Cheney)

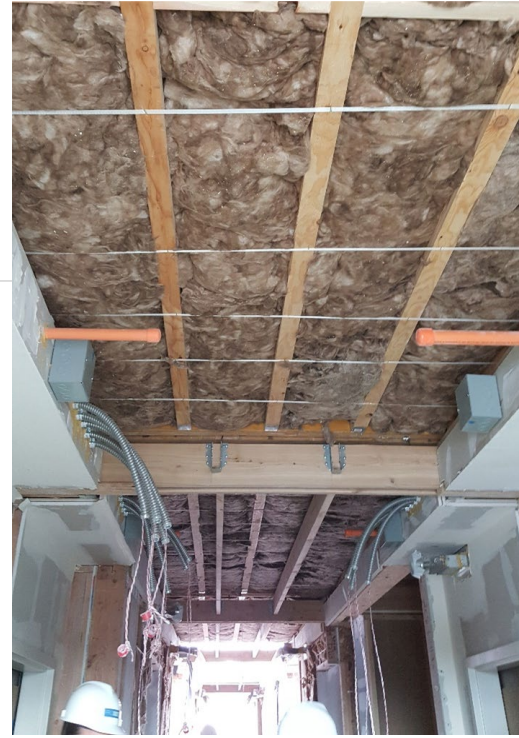




Off-site construction



The buildings can be built over existing parking lots, preserving the spaces below.



Modules constructed off site

- Steady jobs for labor
- Environment controlled
- With scale, could provide significant savings



More affordable housing summary

Once more affordable forms of housing are allowed by code, how to incentivize?

- Size-based utility connection and permit fees?
- Expedited permitting for smaller units?
- Inclusionary housing vs. density bonuses?
- Parking, flexibility of standards

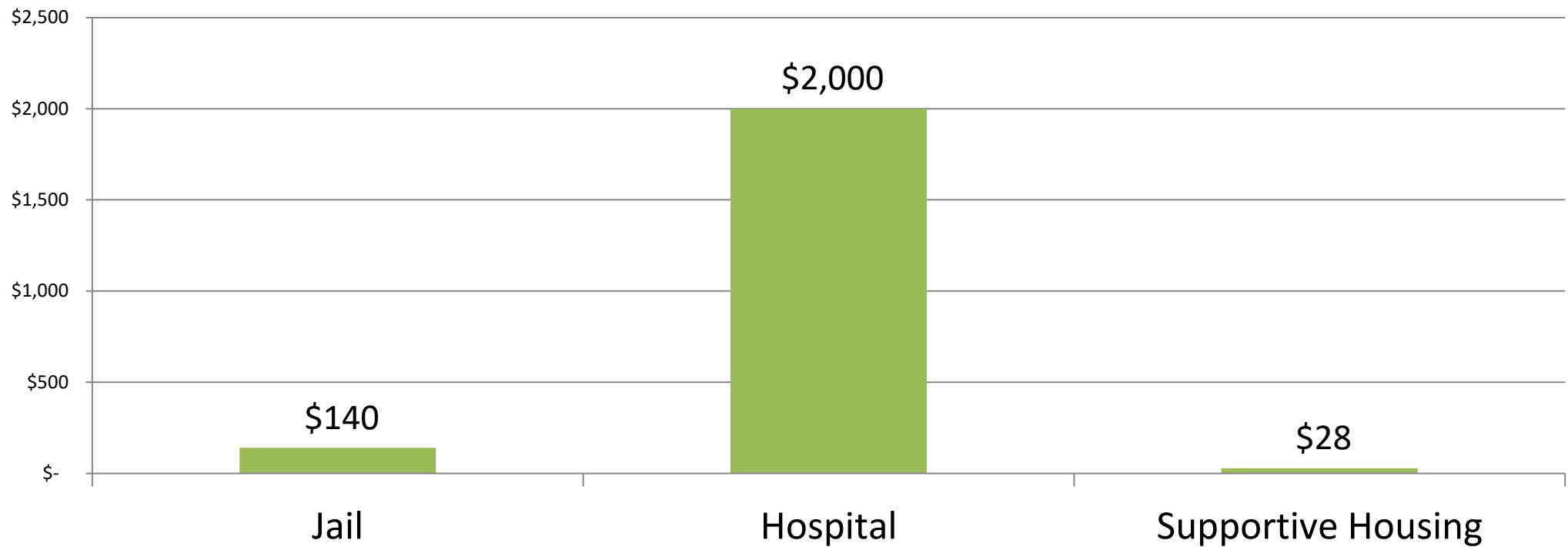
The background is a solid yellow color. It features a decorative pattern of overlapping, teardrop-shaped leaf outlines in a lighter yellow shade. A thin white horizontal line is positioned below the text.

3. Consider tools to help subsidized housing



Cheaper to provide housing!

Comparative Cost per Night: Jail, Hospital, Housing



Source: Skagit County Corrections, Skagit Regional Health, Skagit County Public Health



Exception for “poor and infirm”

A [city, town, or county] may assist in the development or preservation of publicly or privately owned housing for persons of low income by providing loans or grants of general municipal funds to the owners or developers of the housing . The loans or grants shall be authorized by the legislative authority of the city or town. They may be made to finance all or a portion of the cost of construction, reconstruction, acquisition, or rehabilitation of housing that will be occupied by a person or family of low income.

RCW 35.21.685 and RCW 36.32.415
Use of REET tax revenues to subsidize housing
(RCW 82.46.075; AGO 2006, No. 12)



Multifamily Tax Exemption (MFTE) for new and rehabilitated multifamily development (RCW 84.14)

- An option if population over 15,000, or 5,000 in a buildable land county, or largest city in a GMA county.
- Tax exemption on the improvements only
- Must define “residential targeted area”
- Allows :
 - 8-year property tax exemption on market rate 4 + units, or
 - 12 years for 20% affordable housing units for low and moderate incomes

Anacortes	Mountlake Terrace
Auburn	Newcastle
Bellevue	Normandy Park
Bremerton	Olympia
Burien	Port Angeles
Ellensburg	Puyallup
Everett	Renton
Federal Way	SeaTac
Issaquah	Seattle
Kenmore	Shoreline
Kent	Spokane
Kirkland	Tacoma
Lakewood	University Place
Longview	Vancouver
Lynwood	Walla Walla
Moses Lake	Wenatchee



Bonus densities, or require affordable. . .

Local governments authorized to provide bonus densities in exchange for public benefit (such as affordable housing)

- **Bellingham:** 50% bonus density if 100% of units are permanent owner-occupied affordable housing (BMC 20.27.030)
- **Marysville:** 1.5 bonus units for each permanently low-income rental unit (MMC 22C.090.030)
- **Poulsbo:** Max of 25% bonus density if 15% affordable (PMC18.70.070(B))
- Counties too, within unincorporated UGAs

- **Redmond:** Development over 10 units in certain areas must provide affordable and then may build bonus units
- **Kirkland:** Developments over 4 units in certain zones must provide affordable units
- **Federal Way:** Multi-family projects over 25 units must provide affordable and then may build bonus units (FWMC 19.110.010)

Gift or discount public land

Public agencies (local government or utility) can discount or gift land they own for “public benefit” defined as affordable housing .

- (up to 80% AMI) Must adopt rules to regulate transfer
- RCW 39.33.015 (2018)

Other ideas for affordable housing

- State or other publicly-owned land
- Churches, service clubs
- Mall transformation
- Derelict buildings
- Community facilities





Fee waivers

Local governments authorized to waive sewer/water connection fees, impact fees, and permit fees for affordable housing.

- **Ephrata** Water and sewer connection fee waivers (RCW 35.92.380)
- **Puyallup** Waiver of building permit fees
- **Everett** Waiver of planning fees
- **Port Townsend** Offers system-development charge deferrals
- **Kirkland** Includes dimensional standards modification, reduced fees for road and/or park impact, and reduced fees for eligible planning, building, plumbing, mechanical, and electrical permits



Vote for local housing funds

Sales and use tax for affordable housing (up to 0.1% per dollar spent) <60% AMI per RCW 82.14.530 (2015)

- Ellensburg (2017), Olympia (2017)

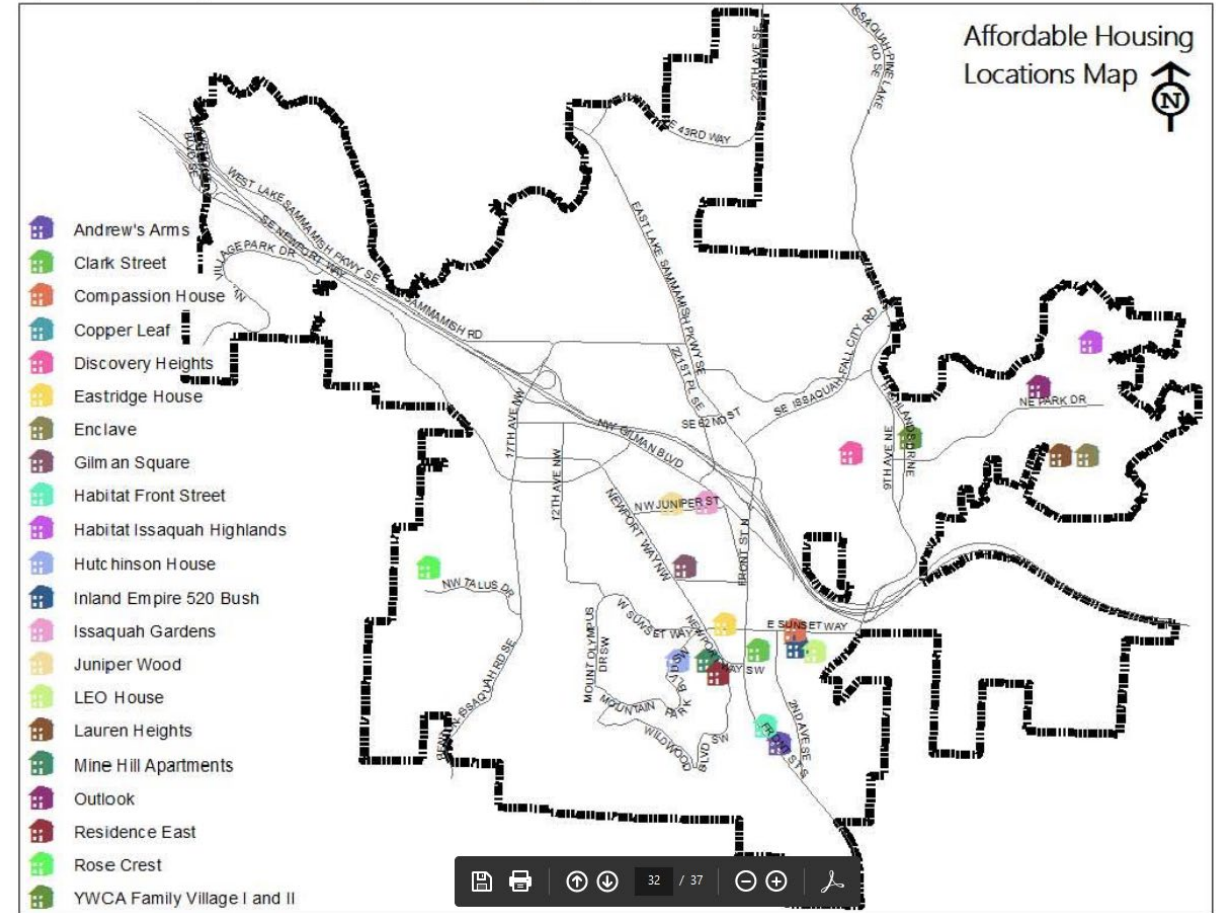
Affordable housing property tax levy (up to \$0.50 per \$1,000 assessed value) <50% AMI per RCW 84.52.105 (1993)

- Bellingham (2012), Vancouver (2016), Jefferson County (2017), Seattle (multiple)

Preserve existing affordable housing stock

- Re-invest in older apartments to extend their life
- Acquire existing buildings, hotels, and other for sites for affordable housing
- Adaptive reuse of existing buildings for housing
- Weatherization and repair programs for low-income homeowners
- Protect existing mobile and manufactured home parks

Appendix C: Issaquah's 2015 Affordable Housing Report Card (continued)



Conclusion

”

A decorative graphic on the right side of the slide consists of several overlapping, teardrop-shaped leaf outlines. The leaves are arranged in a circular pattern, with some overlapping others. The outlines are thin and light-colored, creating a subtle, organic design against the dark green background.



Some messaging to take home

- **The Mantra:** “We need more homes, all shapes and sizes, for all our neighbors.”
- **Connect affordability to opportunity:** Where we live shapes our lives and long term success.
- **Talk up balance, variety, and options:** Our lives, our families, and our incomes come in all shapes and sizes, and so do our housing needs.
- **Tell people’s stories:** Give examples of affordable choices making the city work for all kinds of families and communities.



Some challenges and opportunities

- Despite our current uncertainty, our state is likely to continue to attract more population and capital
- “Zombie”, vacation rental and second homes remove housing from the market.
- Next update to GMA plans is in 2024-2027
- Nimbys to yimbys





Housing affordability resources

Commerce

- Guidance for Developing a Housing Needs Assessment
- Housing Action Plan and Housing Element Guidebooks coming in 2020
- Housing resource web site: EZVIEW.wa.gov/ → *Affordable Housing: Resources for Planning*

MRSC

- Many pages on Affordable Housing

Puget Sound Regional Council (PSRC)

- Housing Innovations Program Tool Kit (2017) and Regional Housing Needs Assessment



Washington State
Department of
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Thank you

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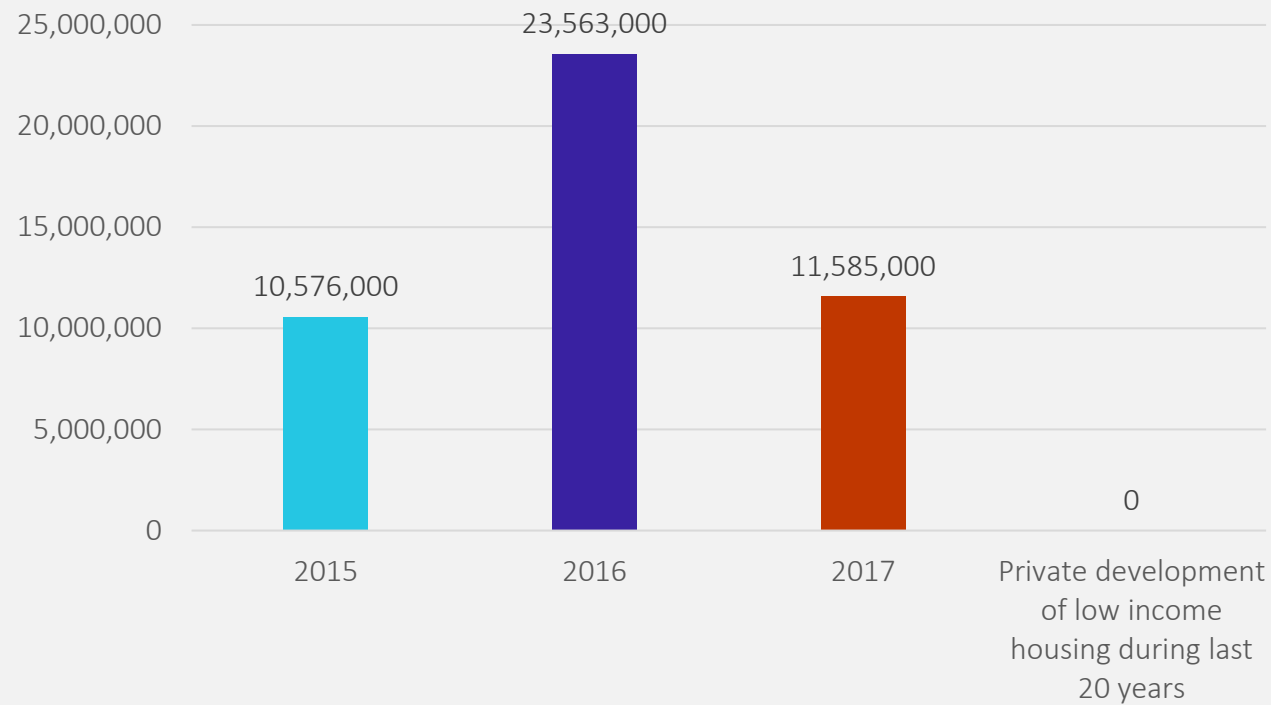
City of Prosser
Housing Incentive & Inclusionary Program

The Ugly Truth

Low Income Housing Formula

Low Income = Government Project = NIMBY

Private Development Construction Valuation



Identifying the Problem

What is it that people dislike?

- Concentrated Poverty
- Poor Design
- Loss of identity (nostalgia)
- Perceptions and Myths

How did we address it?

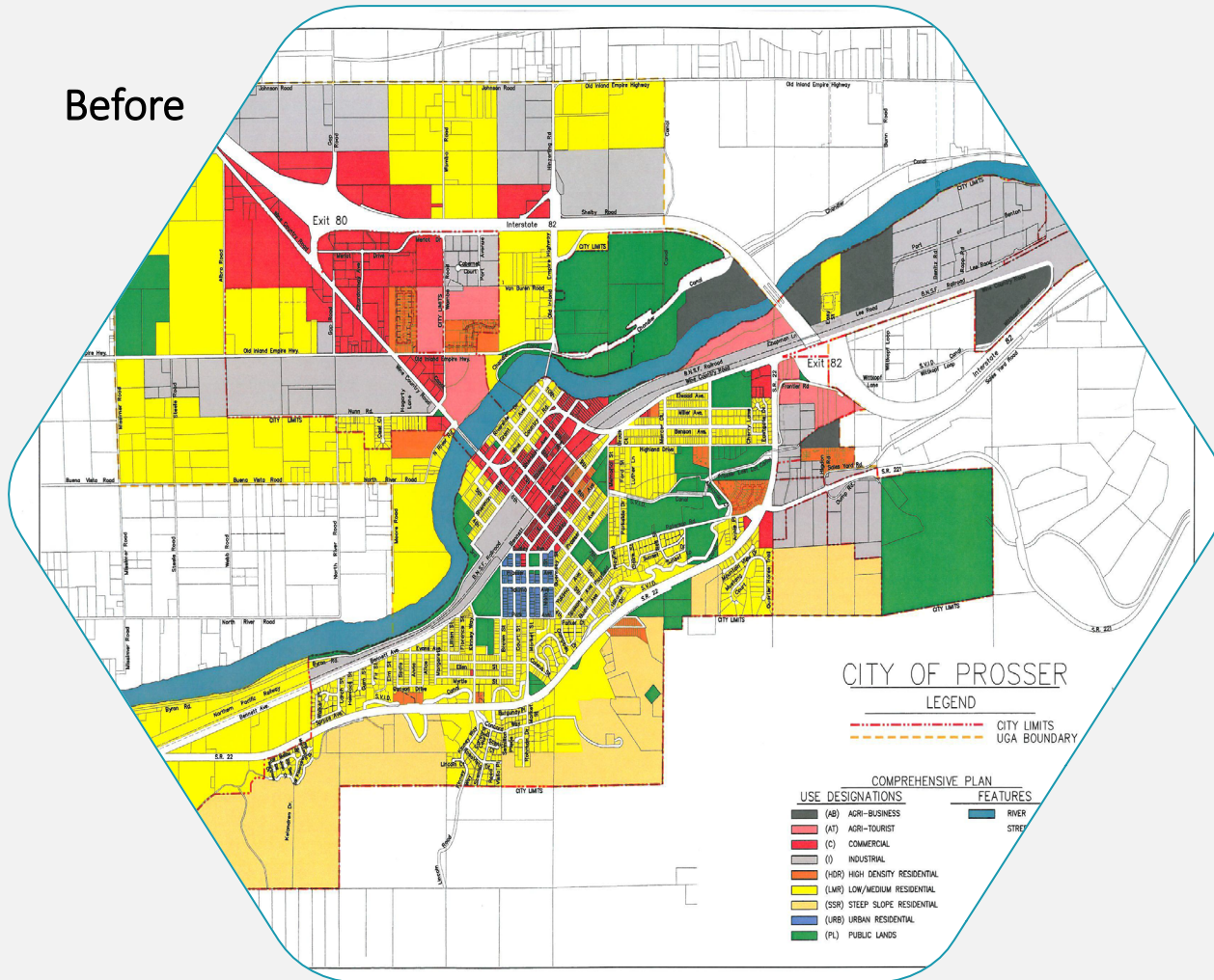
- Find a model that disburses
- Change design to foster a sense of ownership, Individual driveways, delineated spaces
- Focus on what is not changing, making new memories
- Studies & Data are helpful but not the answer, find the flaw in the myth and make it toxic to embrace.



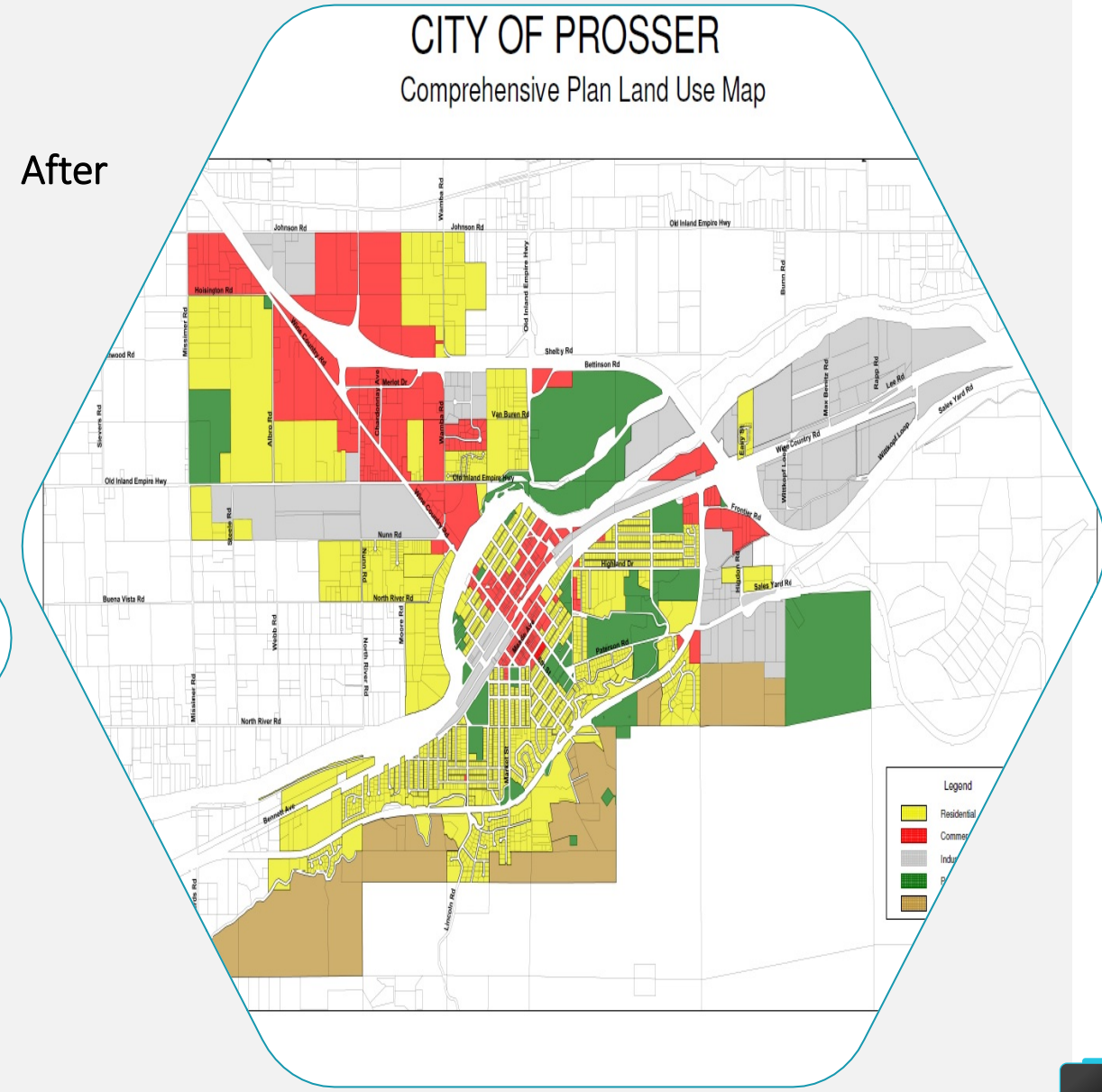
What Prosser Did

Removed barriers to High Density Housing by removing High Density as a land use designation.

Before



After



Follow-Up

Rewrite zoning codes to reflect new Comprehensive Plan Policies.



As part of the 2018 Comprehensive Plan update, we worked in class with the Prosser High School students and during the course of a week we identified policies and goals that were important to the students.

Overwhelmingly, Prosser High School students indicated their desire to see a variety of affordable housing options for both single-family and multi-family units.

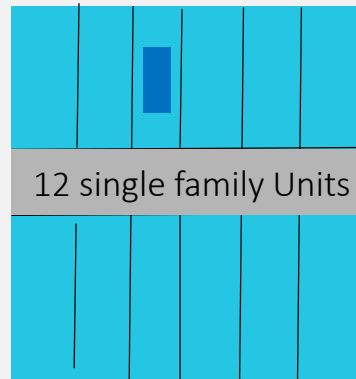
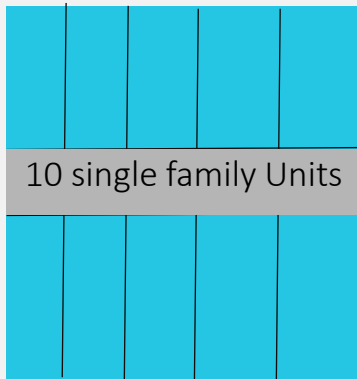


Inclusionary Housing

How do you get private for profit developers to the table?

- Reduce deed restriction to 20 years
- Increased Density

PM 18.95.030 - Earned increased density of up to twenty percent over the otherwise allowable density in the applicable residential zone may be granted to a project if ten percent of dwelling units in the project are provided and retained as affordable owner-occupied homes or affordable rental units for not less than twenty years after the date of the certificate of occupancy is issued for the dwelling unit or project, subject to the following eligibility requirements.....



Finally

What we achieved

- As of May 2020 we have 3 high density rezones that would not have been possible under the traditional model of high density land use designations.
- First application for private development of affordable housing unit (pending).
- **Changing hearts and minds of the citizens.**

What we hope to achieve in the next 24 months

- Mixed Development – Both multi-family and multi-income
- Address housing affordability through private for profit developments
- End poverty concentrations
- A true One Community approach to housing.

