

# REGIONAL HOUSING STRATEGY



**WA State Planning Directors • September 9, 2021**



# Central Puget Sound Region

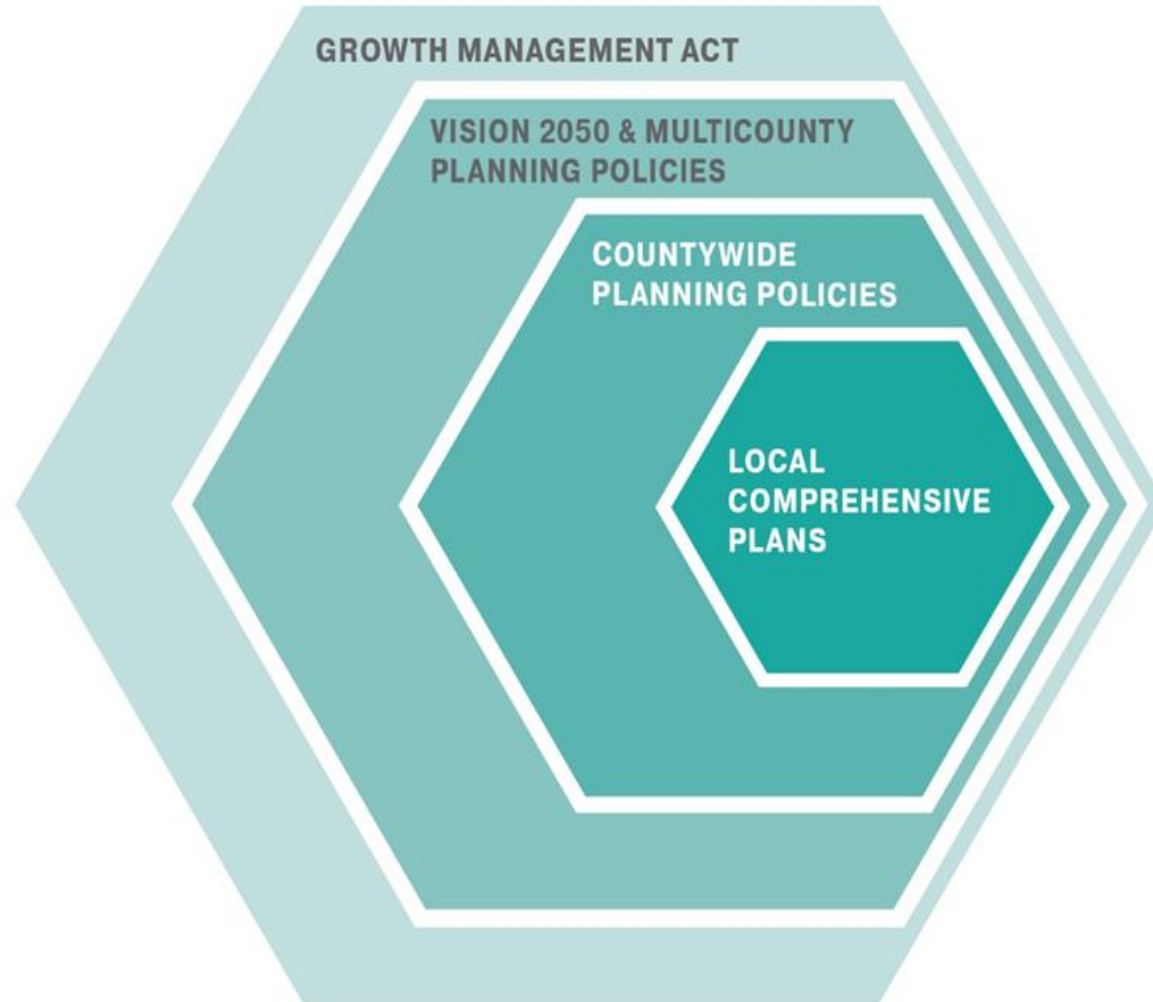


- 4 million people
- 4 counties: King, Pierce, Snohomish, and Kitsap
- 82 cities and towns
- Urban and rural
- 6,300 square miles
- 1,000 square miles in urban growth areas



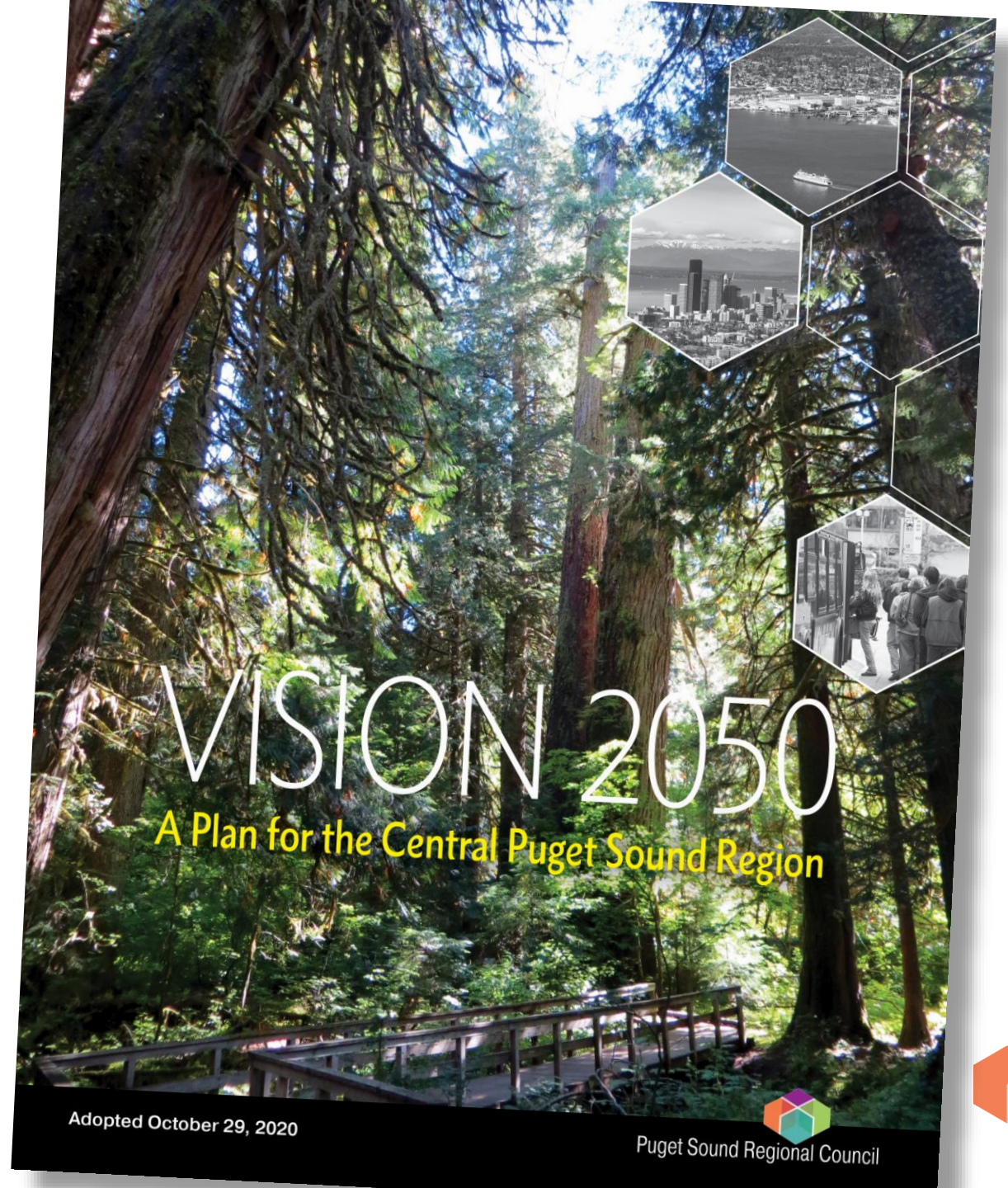


# Planning Relationships



# VISION 2050

- Housing is a regional issue
- Promote more housing, especially near transit, jobs and services
- Expand affordable housing types and choices



# VISION 2050 Implementation

## Upcoming Planning Work



# Regional Housing Strategy



# Guiding Principles

- Support the Growth Management Act and VISION 2050
- Provide a **coordinated, data informed, and ambitious framework** to address current and future housing needs for all residents
- Recognize and support the **different roles local jurisdictions, agencies, and partners play** in preserving and expanding both affordable and market-rate housing
- **Inform, complement and advance** future housing planning actions at regional, countywide, and local levels
- **Center equity and use a racial equity lens** to assess disparities, engage residents, and minimize burdens to vulnerable communities





# Guiding Principles

- Support the Growth Management Act (GMA) 2050
- Provide a **coordinated** **regional framework** to address current and future needs
- Recognize and **encourage** **actions, agencies,** and **partners play** a role in providing affordable and market-rate housing
- **Inform, comply** with, and **integrate** planning actions at regional, countywide, and local levels
- **Center equity and use** **financial equity** to assess disparities, engage residents, and minimize burden on vulnerable communities

How can a regional strategy support local work and tackle the stickier challenges that cannot be solved by a single jurisdiction?





# Components of the Strategy



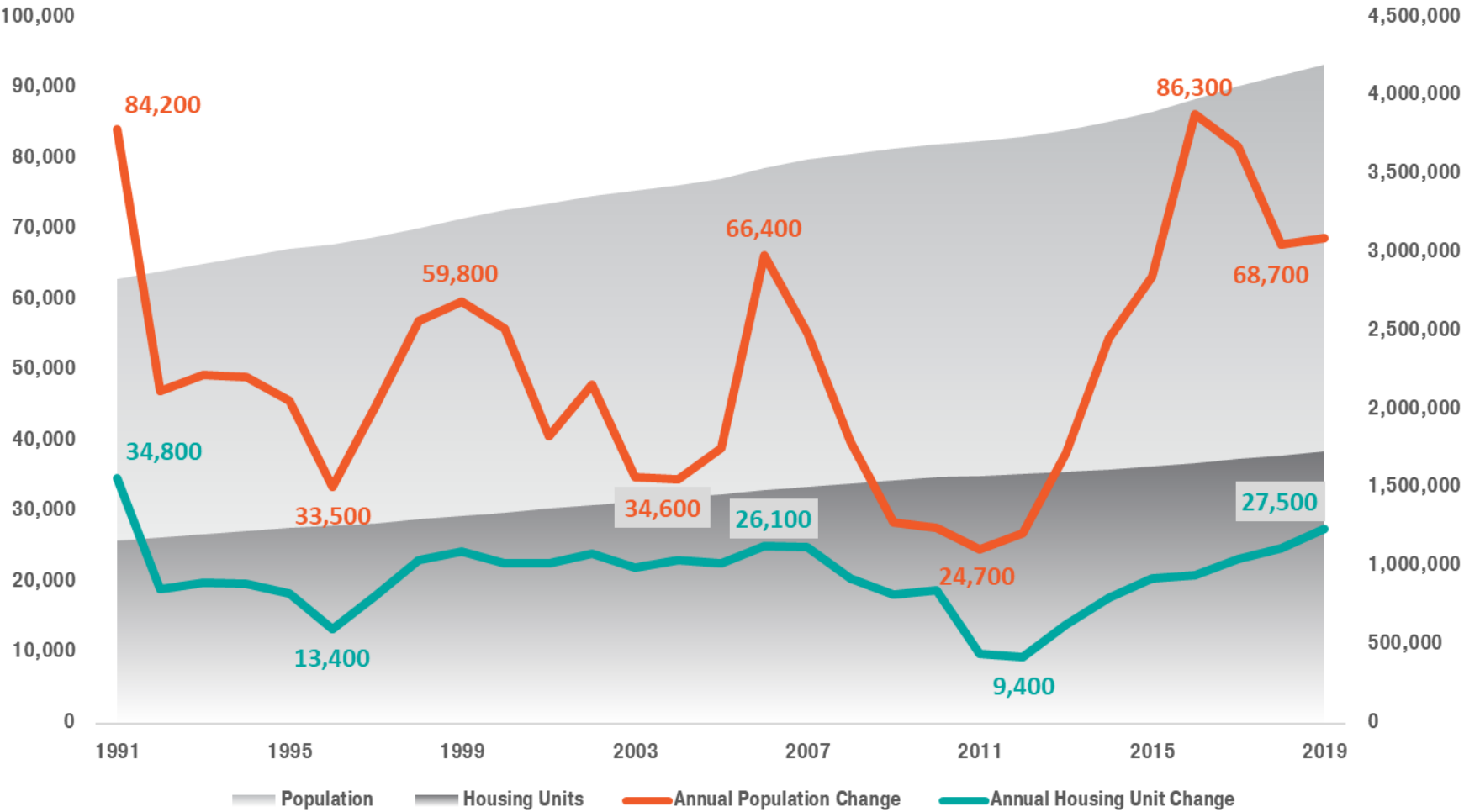
# What's Informing the Draft Strategy?

- Regional Housing Policy
- Data
- People
  - Folks impacted by housing access and affordability
  - Folks we usually talk to
  - Folks who work in the housing sector



# The region is two years behind in housing production

## Annual Population & Housing Unit Trends



Source: OFM



# Between 2020 and 2050 the region needs 810,000 additional housing units to accommodate future growth



King County – 418,000 units



Kitsap County – 43,000 units



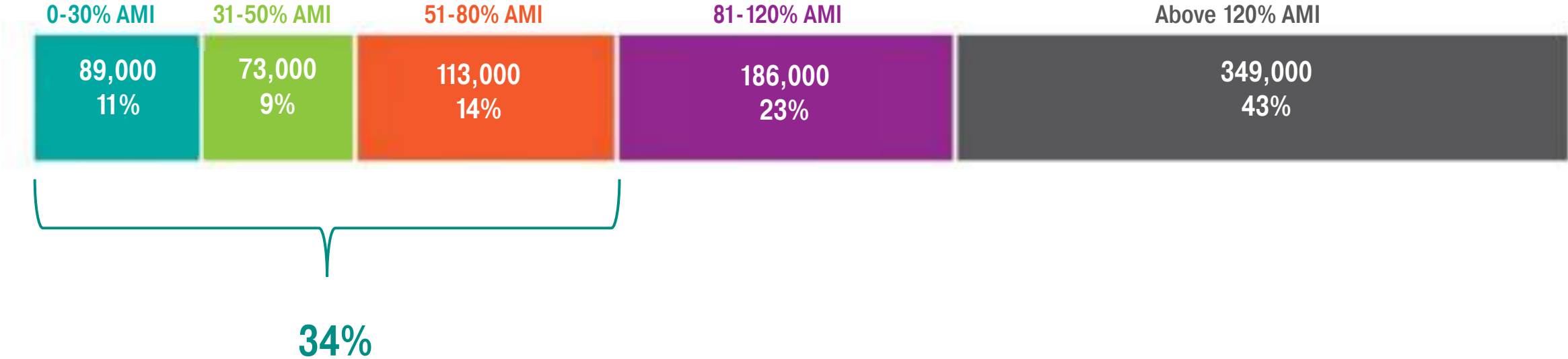
Pierce County – 161,000 units



Snohomish County – 187,000 Units

# Over one-third of new units should be affordable to moderate- and lower-income households to meet future affordability needs

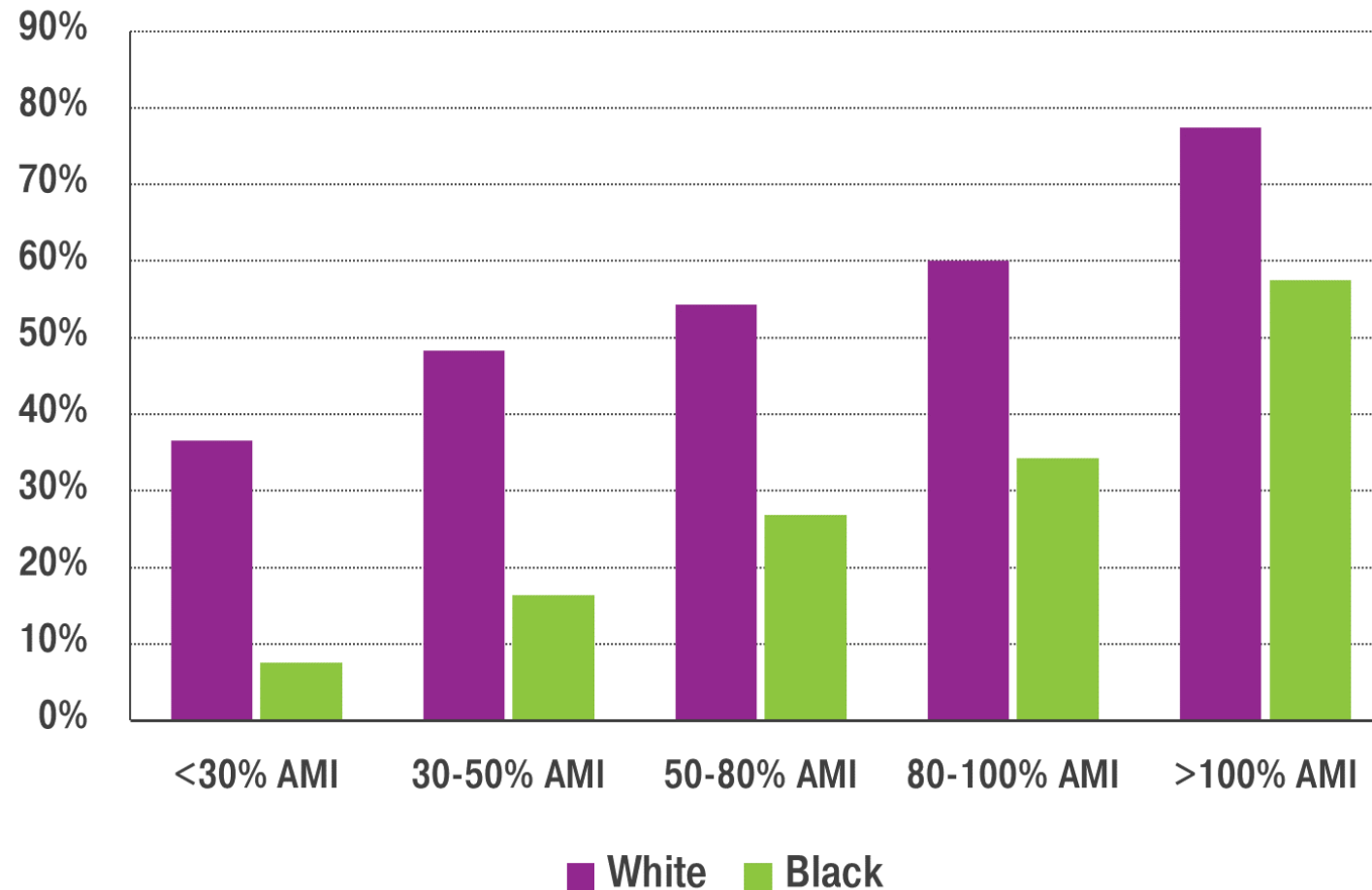
Households by Income Level, 2050



Source: PSRC

# There are substantial disparities in housing access between white and person of color households

## Home Ownership By Race and Income



Source: CHAS





# Housing prices have risen and outpaced increases in income

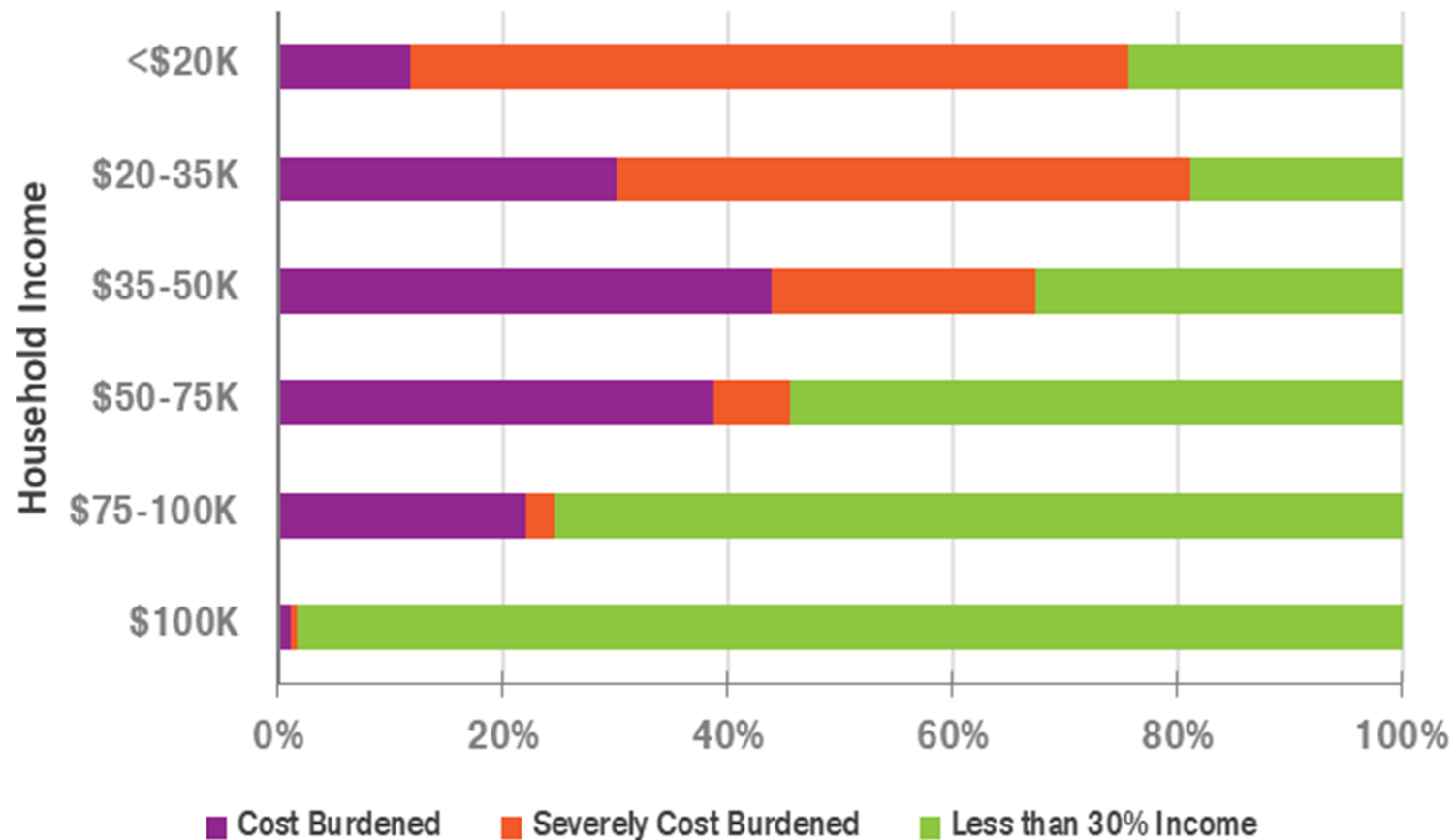
## Housing costs go beyond rent or mortgage payments

“I can't move, if I tried to move I can't afford to because everything is so high.”

“I was able to get into the home but not able to afford the deposit to get heating.”

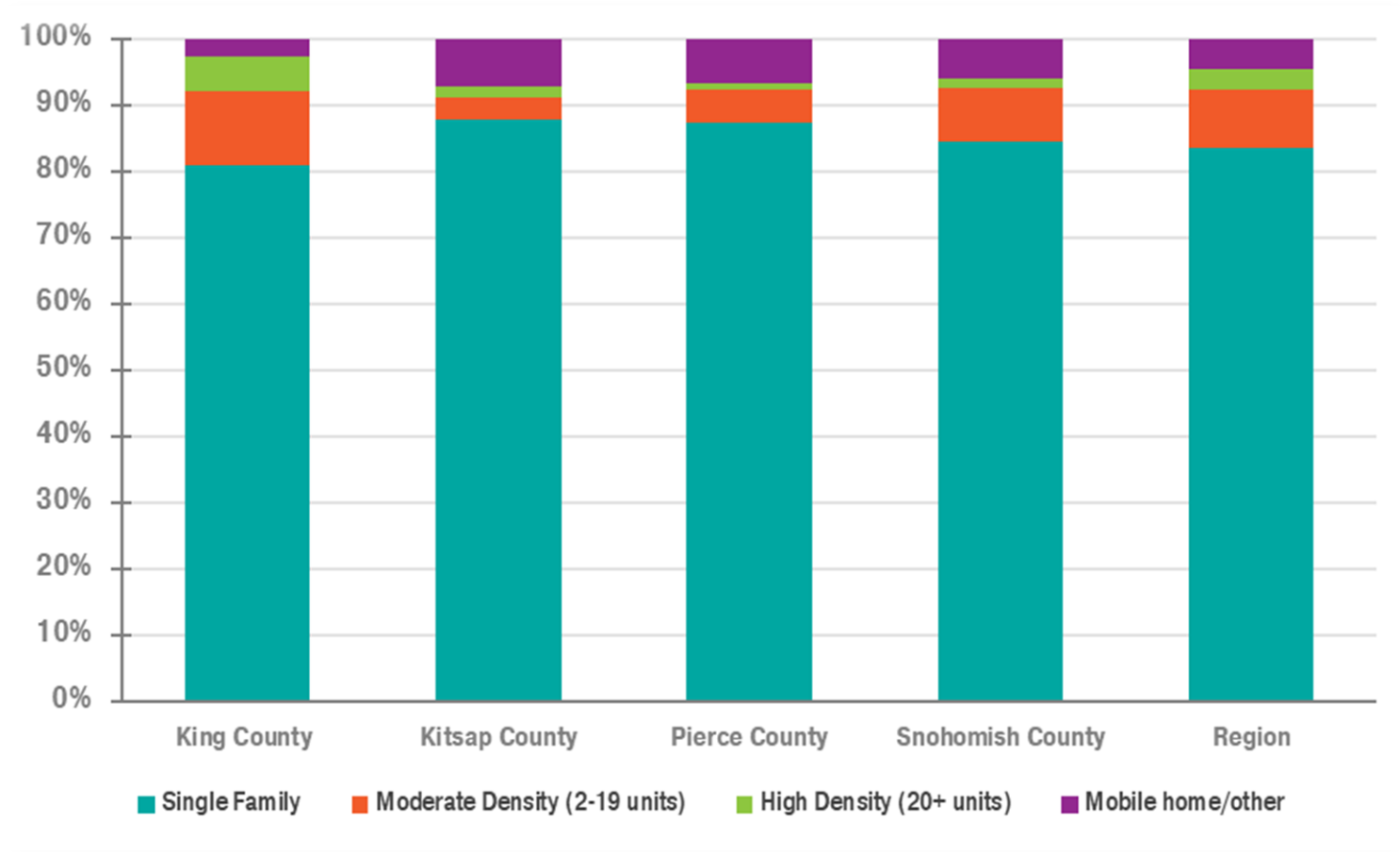
# One in two lower to moderate-income households spend the majority of their income on housing

## Cost Burdened Households



# More diverse housing is needed for residents in all phases of life

## Owner Occupied Housing by Units in Structure



Source: ACS



# A housing stock built for the needs of previous generations may not fully serve a growing and changing region



One in four households is a single person



Close to 1 in 3 households have children under the age of 18



Over 1 in 3 households include a person over the age of 60

# Personalizing the Census data

## Many factors go into where residents want to live

“Will there be other Black people there? If not that's a safety issue for me.”

“I have to have a certain amount of proximity to my Mom and Aunt. My parents are getting older.”



# Regional Housing Strategy Tools & Actions





# Focus Areas for Actions and Tools

Supply



Stability



Subsidy



# Supply: Build more housing of different types



## *Draft Strategies*

- Allow for more multi-family housing choices near transit
  - **Increase the opportunity for moderate and higher density housing** to meet the goal of 65% of residential growth to be located **near high-capacity transit stations**
- Allow for more middle density housing
  - **Increase zoning that allows for moderate density “missing middle” housing** to increase opportunities for townhomes and multiple units in neighborhoods with infrastructure, services, and amenities.
- Allow for more housing choices within single-family zones
  - **Reform single-family zoning** to increase opportunities for housing that serve a wider range of households

# Supply: Build more housing of different types



## *Draft Strategies, continued*

- Reduce the costs to build housing
  - **Increase densities, reduce minimum lot sizes, and reduce or eliminate parking requirements** to make it less costly per unit to build homes.
  - **Increase development predictability** through cross-jurisdiction coordination and multi-jurisdiction housing organizations that works to increase regulatory consistency and reduce complexity.

# Stability: Provide opportunities for residents to live in housing that meets their needs



## *Draft Strategies*

- Strengthen tenant assistance and protections to provide opportunities for residents to continue to live in their communities
  - Provide **tenant counseling** and assistance and **landlord education**
- Increase access to home ownership
  - Advocate for **a bill to support equitable home ownership assistance**

# Stability: Provide opportunities for residents to live in housing that meets their needs



## *Draft Strategies, continued*

- Increase services and amenities to provide access to opportunity in low opportunity areas experiencing housing growth
  - Incentivize early childhood education centers, medical care, and other **community serving commercial uses in mixed-used development**
- Incentivize and/or require the creation and preservation of long-term affordable housing
  - Use voluntary and/or mandatory **incentives to include affordable housing in all new development** in proximity to transit and in higher opportunity areas
  - Adopt **MFTE** in all areas near frequent transit where allowed under state law



# Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents



## *Draft Strategies*

- Identify public, private, and philanthropic funding to increase affordable housing and access to housing for lower-income families
  - Advocate for **substantial federal and state funding** to address affordability for very low-income households
  - Encourage **major employers to finance affordable housing construction and preservation** to provide opportunities for employees to live closer to where they work
  - Expand **local funding options** and how they are used across the region





# Implementation & Monitoring





# Implementation – Federal & State

	Capacity	Resources	Funding
Federal			<p>Expand LIHTC, Section 8, and other funding sources to build and preserve income restricted units</p> <p>Expand home ownership and down payment assistance</p>
State	Support local jurisdictions in advocating for Federal reforms	Provide technical assistance to support comprehensive plan updates and ongoing housing work	<p>Expand the Housing Trust Fund</p> <p>Expand home ownership and down payment assistance</p> <p>Support the continued authorization of local funding mechanisms</p>

# Implementation – Regional

	Capacity	Resources	Funding
PSRC	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Provide technical assistance to support local work, including guidance on engaging community members, and model codes and ordinances</p> <p>Provide data and research including ongoing monitoring of implementation efforts, and exploring the feasibility of potential new tools and resources</p>	<p>Explore financial incentives for housing actions</p>

# Implementation – Subregional & Local

	Capacity	Resources	Funding
Sub-Regional Agencies	<p>Support state and local efforts to advocate for funding reforms</p> <p>Convene stakeholders to increase collaboration, resource sharing, and public-private partnerships</p>	<p>Support local audits of existing development regulations and revise as needed</p> <p>Increase consistency in development regulations</p>	<p>Establish and/or expand a capital fund</p> <p>Explore establishing a housing benefit district, if enabled</p>
Local Jurisdictions	<p>Join a multi-jurisdictional agency, if applicable</p>	<p>Rezone/upzone</p> <p>Establish/expand tenant and landlord programs</p> <p>Audit existing development regulations and revise as needed</p>	<p>Contribute to multi-jurisdictional agency capital funds, if applicable</p> <p>Audit existing and potential local revenue sources and adopt new sources as needed</p>



# Key Takeaways

- Everyone has a role to play – we need to be “all in”
- **Talk to people**, particularly people who have been burdened by racist housing policies and practices
- Local governments have limited capacity – **focus on key actions with the potential for highest impact**
- Words and **messaging** matter
- **Monitoring** is critical to understand what is and is not working



# Next Steps

## Strategy Development

- GMPB and committees in process of reviewing feedback and refining draft to recommend to Executive Board
- Executive Board will be asked to consider the strategy in late 2021

## Following Adoption of the Strategy

- Apply a **typology** to identify key strategies for different types of places
- Strategy will inform PSRC's **future housing work program**





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Dolce Si  
*Sicilian Bakery & Cafe*

tranquility dental  
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Thank you.

