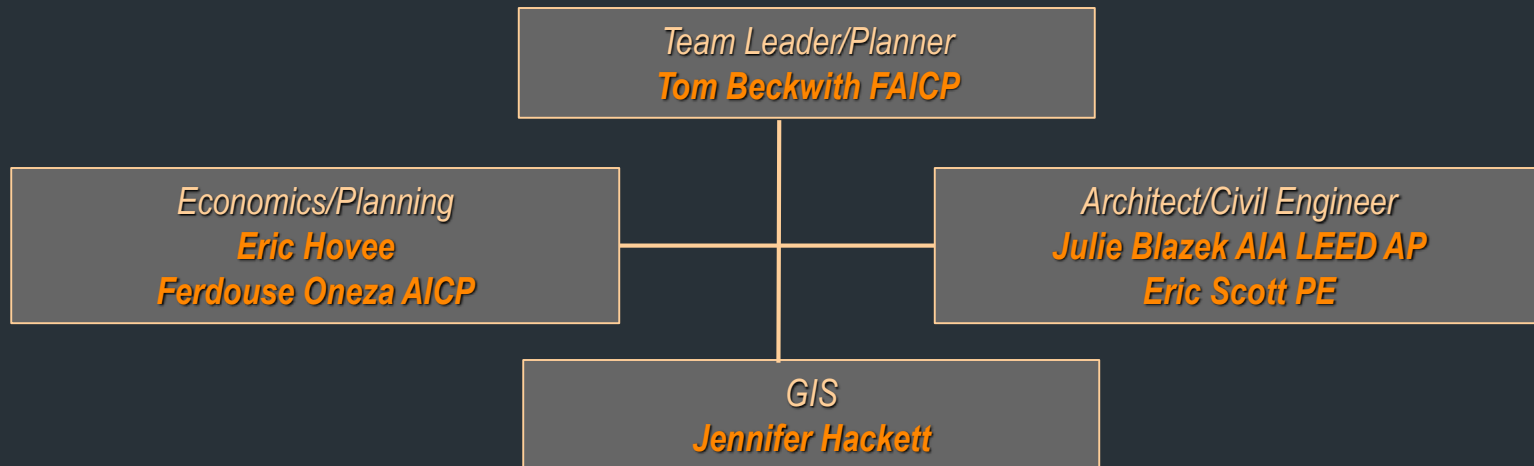


Selah, Washington Housing Action Plan (HAP)



Planning Commission
21 February 2023

Our award-winning team



Tom Beckwith
FAICP



Eric Hovee



Ferdouse Oneza
AICP



Julie Blazek
AIA LEED AP



Eric Scott
PE



Jennifer Hackett

Our experience with comprehensive plans, codes, SEPA

- Comprehensive plans – including environment, land use, housing, transportation, utilities, community facilities, capital improvements programs (CIP) for Forks, Clyde Hill, Sultan, Duvall, Gig Harbor, Bonney Lake, Connell, Puyallup, among others...
- Development regulations – including Form-Based Code (FBC) for University Place and Kennewick, Unified Development Codes (UDC) for Blaine, Duvall, Des Moines, and Gig Harbor, among others...
- SEPA – including programmatic, project-specific, and checklists for Kennewick, Arlington, Bainbridge Island, Fircrest, Marysville, Duvall, Seattle, among others...
- 150 projects completed – with state and federal funding grant requirements

Our experience with HNA/HAPs

Housing Needs Assessments (HNA)/Housing Action Plans (HAP)

- *Jamestown S'Klallam Tribe Housing Solutions Study – 2 awards*
- *Colville Housing Action Plan*
- *Winthrop Housing Action Plan*
- *Twisp Housing Action Plan*
- *Poulsbo Housing Action Plan/Commercial Lands Study*
- *Port Angeles Housing Action Plan*
- *Sequim Housing Action Plan & Update*
- *Whatcom County Housing Element - award*
- *Yakima Consolidated Housing Plan*
- *Bellingham/Whatcom County Housing Action Plan - award*
- *Port Townsend/Jefferson County Housing Action Plan*

Housing projects

- *Echo Lake Mixed-Use Development – with YMCA*
- *Tweedsmuir Close/Copper Hill Mixed-Use Development – with retail*
- *Delridge Neighborhood Plan – Cooper School Reuse Project*
- *LaConner Cultural Arts School - Artist Live-Work Housing*
- *Fairview Elementary School Reuse Project – Artist Live-Work Housing*
- *12th Avenue Feasibility Study – Missing Middle*

Assisted housing projects – Julie

- *Housing Hope – Twin Lakes Landing for Homeless Families*
- *Swinomish Tribal Community Multi-Function Group Home*
- *Casa Della Buona Forchetta Sustainable Residence*

Lessons learned – critical components

- *Solicit public opinions of housing conditions and needs*
- *Involve stakeholders in assessments and solutions*
- *Incorporate innovative housing products – ‘missing middle’*
- *Allow innovative construction – manufactured, modular, container*
- *Make affordable housing solutions economically feasible*
- *Make affordable housing permanent – using land trusts*
- *Recruit innovative and affordable niche housing developers*
- *Determine voter priorities of HAP strategies and financing*
- *Measure HAP implementation performance – adapt where necessary*

Pre-HAP scope checklist

RCW 36.70.0760(2):

- *Inventory and analysis of existing and projected housing needs*
- *Housing needs of moderate, low, very low, and extremely low-income households*
- *Emergency, shelter, and supportive housing needs and strategies*
- *Provisions for innovative housing including “Missing Middle”*
- *Available land capacity w/appropriate zoning for all types of products*
- *Documentation of program and actions needed to achieve results and prevent displacement and discrimination*
- *Coordination with other local and regional agency programs*

HB 1220 and 2022 Legislature on-going agenda:

- *Allow ADUs in single-family neighborhoods with standards, criteria*
- *Void requirements for owner-occupancy, minimum sizes, et. al.*
- *Provisions for off-street parking within 0.4-mile of major transit stops*
- *Allow transitional or permanent supporting housing in residential zones*

Schedule and budget

													Percent of project work																														
	Team Leader - Tom Beckwith FAICP												35%																														
	Economics - Eric Hovee												20%																														
	Planning - Ferdouse Oneza AICP												15%																														
	Architecture - Julie Blazek AIA LEED AP												20%																														
	Civil Engineer - Eric Scott PE												5%																														
	GIS - Jennifer Hackett												5%																														
													100%																														
	2023																																										
													D	J	F	M	A	M	J	J	A	S	O	hrs	labor	expense	total																
1	Housing needs analysis																																										
1.1	Analyze population/employment trends											X	X	X																				16	\$2,960	\$0	\$2,960						
1.2	Identify housing needs											X	X	X																						20	\$3,700	\$0	\$3,700				
1.3	Collect data on housing conditions											X	X	X	X	X																					24	\$4,440	\$700	\$5,140			
1.4	Evaluate comprehensive plan housing element											X	X	X																							16	\$2,960	\$0	\$2,960			
1.5	Review effectiveness of regulations/processes											X	X	X	X																							18	\$3,330	\$0	\$3,330		
1.6	Perform in-fill capacity analysis											X	X	X	X	X	X																					20	\$3,700	\$0	\$3,700		
1.7	Identify displacement risks											X	X	X	X																						12	\$2,220	\$0	\$2,220			
Deliverable - Conditions/housing needs analysis report																																											\$24,010
2	Provide public participation and input																																										
2.1	Identify outreach groups											X	X	X																						4	\$740	\$0	\$740				
2.2	Review existing information											X	X	X																							12	\$2,220	\$0	\$2,220			
2.3	Conduct workshop with public											X	X	X	X																						16	\$2,960	\$500	\$3,460			
2.4	Conduct survey of voter households											X																									32	\$5,920	\$5,000	\$10,920			
2.5	Conduct workshops with stakeholder groups											X	X	X	X	X																					36	\$6,660	\$750	\$7,410			
Deliverable - Public engagement plan/results																																											\$24,750
3	Evaluate/develop policies and tools																																										
3.1	Develop strategies to increase supply											X	X	X	X	X																				32	\$5,920	\$0	\$5,920				
3.2	Develop anti-displacement strategies											X	X	X	X																						24	\$4,440	\$0	\$4,440			
3.3	Review strategies for equity, barriers, gaps											X	X	X	X	X																					16	\$2,960	\$0	\$2,960			
3.4	Develop action plan for implementation											X	X	X	X	X																					20	\$3,700	\$50	\$3,750			
Deliverable - draft housing action plan (HAP)																																											\$17,070
4	Publish/adopt housing action plan (HAP)																																										
4.1	Conduct Planning Commission hearing/edits											X	X	X	X																					16	\$2,960	\$175	\$3,135				
4.2	Conduct City Council hearing/edits											X	X	X	X																					12	\$2,220	\$175	\$2,395				
4.3	Prepare resolution for adoption											X																								4	\$740	\$0	\$740				
Deliverable - Adopted Housing Action Plan (HAP)																																											\$6,270
																							Subtotal				350	\$64,750	\$7,350	\$72,100													
																							Contingency				4%			\$2,900													
																							Project budget							\$75,000													

O Workshops, open houses, and hearings

2. Elicit effective public participation

Conduct stakeholder workshops



Participants:

- *Planning Commission and City Council*
- *Stakeholders including, Yakima Housing Authority (YHA), Catholic Charities Housing Services (CCHS), Yakima Valley Partners of Habitat for Humanity, Homeless Network of Yakima County ...*
- *Nonprofit developers – Low-Income Housing Institute (NIHI), Washington Low-Income Housing Alliance, Habitat for Humanity...*
- *Local architects and housing developers...*

Discussions:

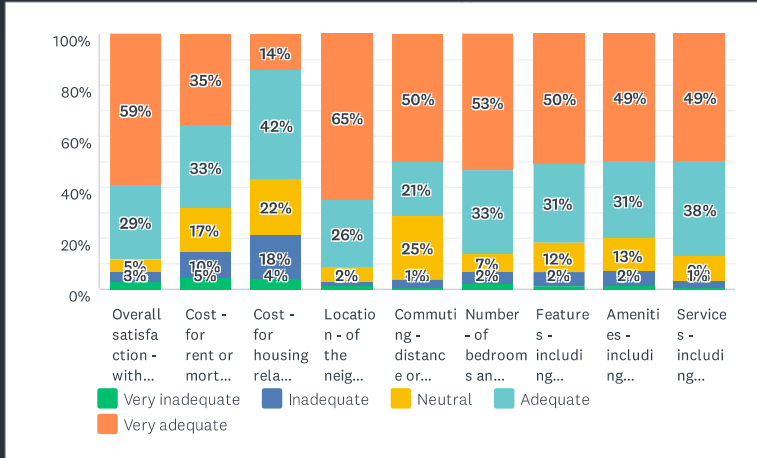
- *What is working?*
- *What is not working?*
- *What ideas do you have?*
- *What are you willing to do?*



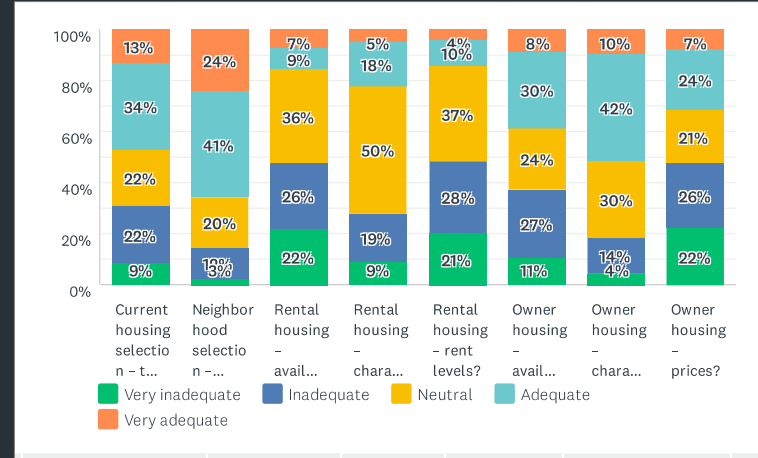
Port Angeles Housing Action Plan

Conduct resident outreach surveys

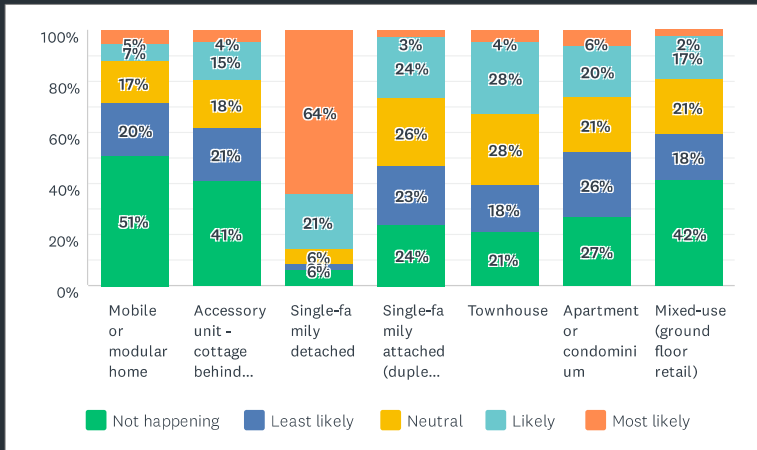
How do you rate your current housing situation?



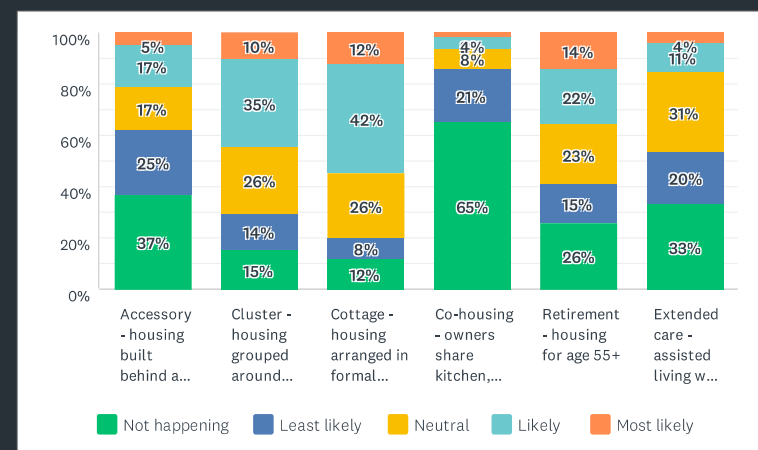
How do you rate the Poulsbo housing market?



What housing type do you prefer to buy or rent?



What development type do you prefer to buy or rent?



Poulsbo Housing Action Plan –On-line Survey with 321 responses

Conduct open houses, pop-ups, go-to presentations



*Downtown Eugene Redesign Project –
600 participants
Edmonds Strategic Action Plan – 2,500
participants*

- Social media – websites, e-blast surveys, e-newsletters...
- Community-wide presentations/discussions – with service clubs, business associations, user groups...
- Pop-up exhibits/booths – at festivals, farmers' markets, public facilities...
- Go-to-presentations – to hard-to-reach groups at neighborhood gatherings, schools, churches...
- Gathering place posters and surveys - at Starbucks...



Test HAP policies and strategies with voters

place on the following possible policies as a means of creating affordable housing in Poulsbo.

	Weight
<u>Adopt low impact, smart, and green development guidelines</u> - for solar energy, passive heating, increased insulation, energy efficient appliances, stormwater treatment, pervious pavement, recycled materials, and other innovations that may increase initial construction costs but reduce long-term operating and utility costs.	3.54
<u>Establish an affordable housing coalition</u> - of public, nonprofit, and for-profit representatives to monitor housing conditions in Poulsbo and advise public officials on actions that can be taken over time to resolve quality and affordability concerns.	3.31
<u>Encourage innovative housing products</u> - possibly including single room occupancy (SRO) units, small efficiency dwelling units (SEDU), cottage housing, cluster housing, live/work, and mixed-use structures in appropriate areas of Poulsbo all with universal design (UD) features.	3.23
<u>Initiate a housing renovation loan program</u> - where the eligible house is rehabilitated, and the loan is deferred for payment until the house is sold.	3.18
<u>Allow innovative land ownership options</u> - including land trust where a nonprofit organization owns and leases the land at a low lease rate to a qualified affordable household who buys the house and agrees that when they eventually sell the house it will be at a reduced cost increase to allow purchase by another qualified affordable household.	3.12
<u>Adopt cash-offset housing incentives</u> - possibly including reduced building permit fees, utility connection charges, parks and traffic impact fees for housing projects that provide a minimum number of affordable housing units.	2.95
<u>Exempt property taxes</u> - for multifamily projects that	2.76

include affordable housing components within designated areas of Poulsbo for up to 12 years in accordance with Washington State affordable housing policies and legislation.	
<u>Encourage innovative housing construction methods</u> - possibly including pre-manufactured, modular, and container methods.	2.69
<u>Increase housing density allowances</u> - possibly including townhouse, condominiums, and mixed-use structures up to 5-stories in appropriate areas of Poulsbo.	2.67
<u>Adopt non-cash housing incentives</u> - possibly allowing additional height, reduced parking ratios, or increased lot coverage for housing projects that provide a minimum number of affordable housing units.	2.49
<u>Voter-approve a 7-year special property tax levy</u> - to provide funds to finance the development of a mixed-use, mixed-income demonstration project for innovative housing products and methods in Poulsbo.	2.46

Policy implications - survey respondents gave:

- Highest priority to adopting low impact, smart, and green development guidelines and establishing an affordable housing coalition and allowing innovative land ownership options.
- Average enthusiasm for encouraging innovative housing products, initiating a housing renovation loan program, and allowing innovative land ownership options.
- Moderate but not negative enthusiasm to adopting cash-offset housing incentives, exempting property taxes, encouraging innovative housing construction methods, increasing housing density allowances, adopting non-cash housing incentives, and approving a 7-year special property tax levy to provide funds for affordable housing programs.

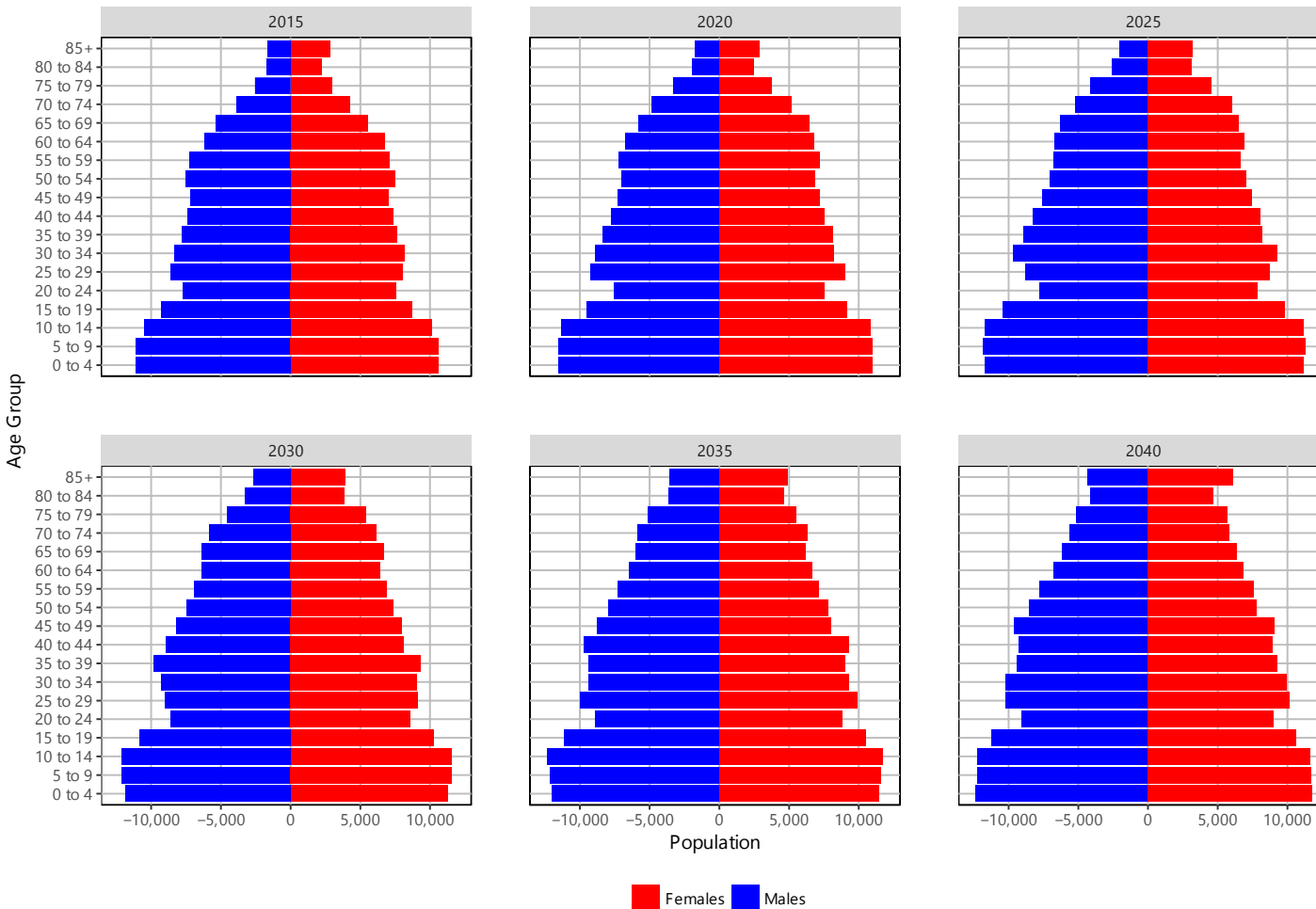
Detailed comments were given by 131 or 41% of respondents.

1. Assess existing conditions

Project housing market demographics

Yakima County, 2017 GMA Projections

Medium Series Age Distributions



WA Office of Financial Management (OFM)

Compare socioeconomic statistics

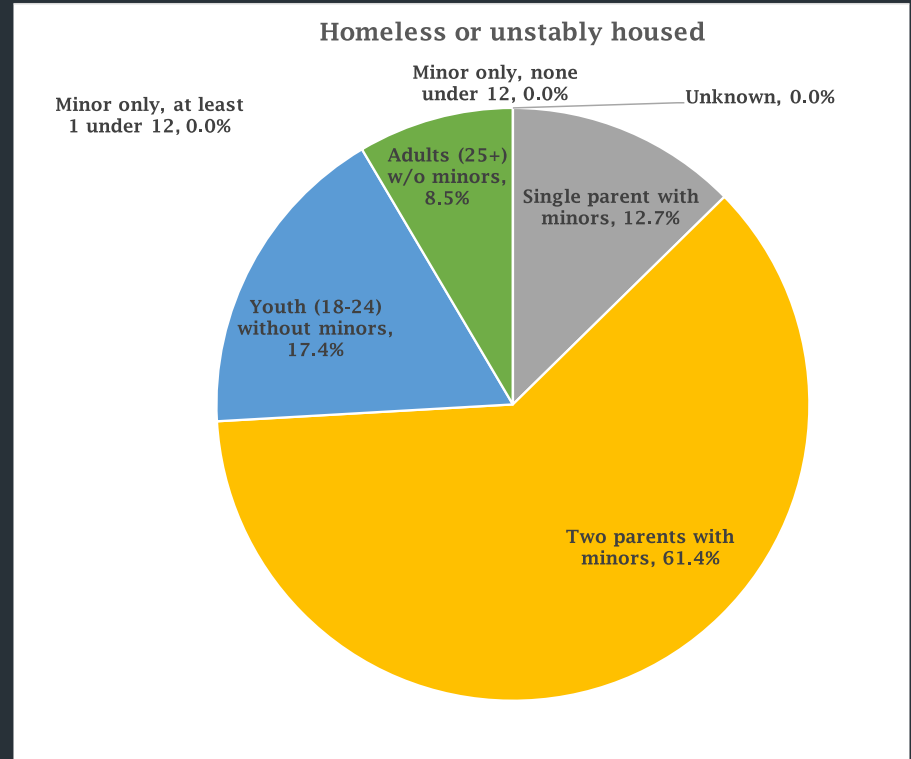
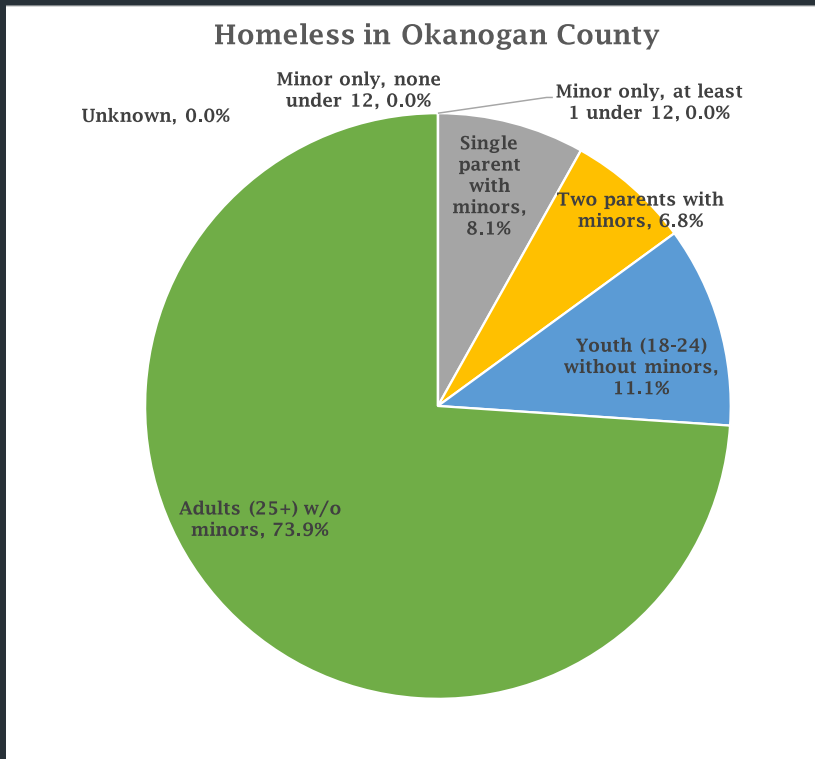
ACS comparative statistics 2020

	Town of Winthrop	Town of Twisp	Methow Valley CCD	Okanogan County
Population				
Population	340	1,235	6,148	42,080
Males/100 females	108.6	80.3	95.7	102.2
Median age	46.3	45.6	55.0	43.0
65+ years	15.3%	17.7%	29.2%	21.9%
Nonwhite	10.9%	16.4%	7.3%	28.5%
Language other than English	24.6%	18.2%	7.2%	17.7%
Households				
Married couple households	37.1%	49.7%	59.4%	49.0%
Single individual households	48.3%	26.2%	21.9%	26.0%
Average household size	1.83	2.13	2.10	2.29
Employment				
Bachelor's degree or higher	39.7%	25.0%	41.4%	20.2%
Employed	62.1%	52.4%	49.1%	51.2%
Median household income	\$48,286	\$51,597	\$57,755	\$48,528
Per capita income	\$52,826	\$37,429	\$35,163	\$25,216
Have a computer	84.9%	91.5%	94.9%	89.2%
Housing				
Vacant housing units	40.6%	3.7%	29.6%	23.4%
Owner occupied	48.9%	47.8%	67.2%	65.5%
Median value	\$256,700	\$172,600	\$357,300	\$205,300
Median rent	\$936	\$734	\$785	\$741
Owner paying more than 35%	44.7%	15.9%	27.0%	26.4%
Renter paying more than 35%	17.2%	23.3%	30.7%	31.7%



American Community Survey 2016-2020 based on annual sample of 1/38 households

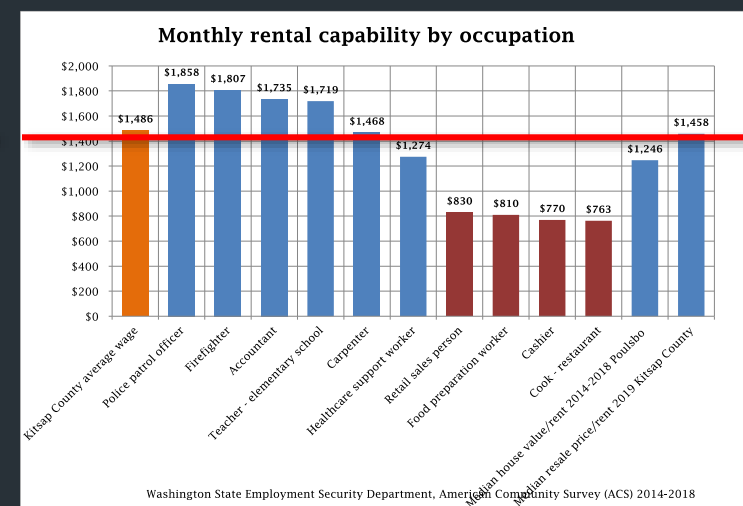
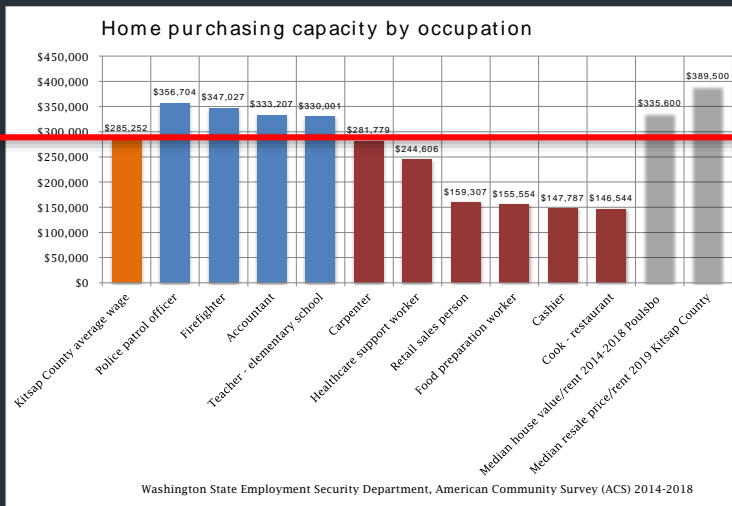
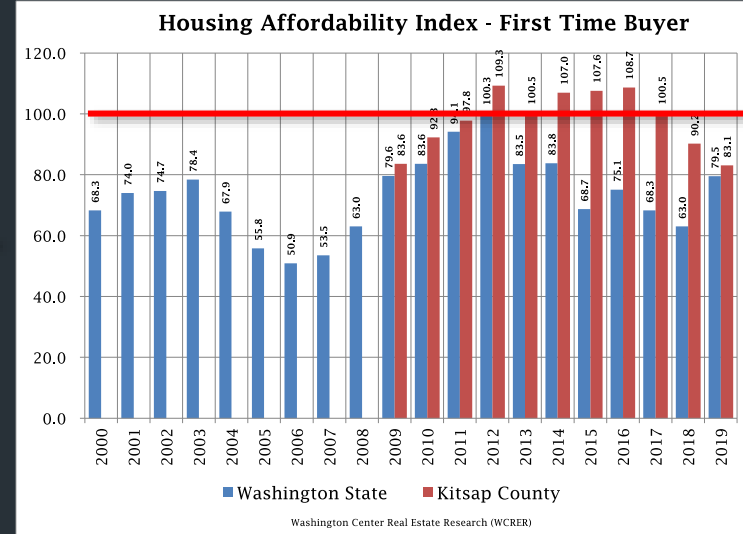
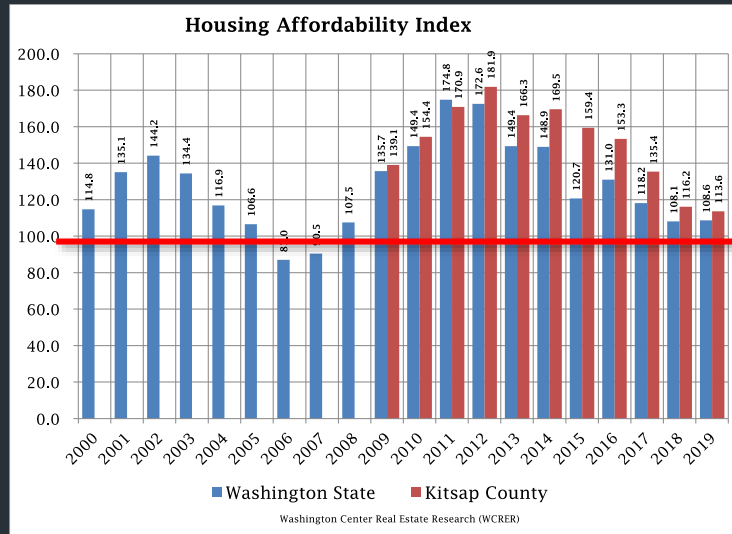
Homeless and unstably housed



WA DOC Point-in-Time Count 2020

Unstably housed are temporarily living with family or friends in short-term arrangements

Assess housing market trends



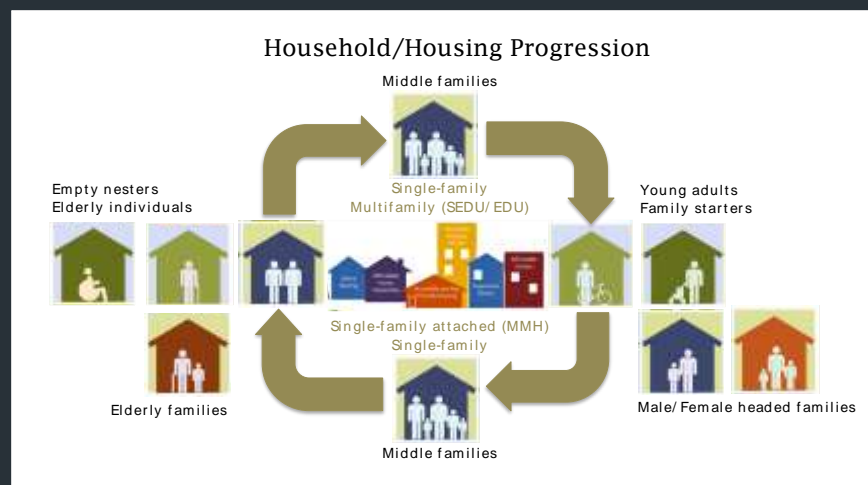
Project housing demand/need

	2020	2030	2040	2050
Population	11,050	13,272	15,941	19,147
Households	4,623	5,648	6,901	8,435
Vacancy allocation	231	282	345	422
Housing demand	4,855	5,930	7,246	8,857
Less existing housing units	4,250	4,250	4,250	4,250
Housing requirement	605	1,680	2,996	4,607
Additional single-family	249	889	1,659	2,585
Additional attached (2-9)	76	318	628	934
Additional multifamily (10+)	47	240	477	856
Additional mobile home etc.	0	0	0	0

Sources: Poulso Comprehensive Plan, ACS 2015-2019,
Beckwith Consulting Group

Alleviate cost burden 50%+	2020	2030	2040	2050
Single-family assisted	344	414	498	599
Attached family assisted	12	16	21	25
Multifamily assisted	143	183	231	309
Mobile home assisted	0	0	0	0
Housing requirement	499	612	750	933
Alleviate burden 30-50%+				
Single-family assisted	770	926	1,114	1,340
Attached family assisted	50	65	84	103
Multifamily assisted	298	381	482	643
Mobile home assisted	0	0	0	0
Housing requirement	1,118	1,372	1,680	2,086

Sources: Poulso Comprehensive Plan, ACS 2015-2019
ACS 2013-2017 CHAS data
Beckwith Consulting Group



Poulso Housing Action Plan

Consider aging policy/population strategies

Aging population – will create a greater proportion of all households consisting of older empty nester couples and living alone individuals.

“Aging in Place”

- *Can medical, transportation, social services be economically provided low-density settlements?*
- *Will older households be able to keep housing stock in sound condition or will it deteriorate beyond market interests?*
- *Will retention of older, affordable, family-starter housing off the market imbalance demand and needs for younger, family-starter households – i.e., developing greater proportion of single family than market needs?*

“Aging in Transitional-Age-Appropriate Housing”

- *Can housing market provide age-appropriate new housing stock at affordable price – i.e., accessory dwelling units, cottage housing, mixed-use, and modular?*
- *Will financial/mortgage market underwrite housing purchases by older households – and of innovative housing products?*
- *Can/will older households be willing to sell and buy or rent transitional-age-appropriate housing in more urban settings?*
- *Can/will younger households be able/willing to buy older single-family housing (some in need of upgrades) in older urban neighborhoods?*

3. Evaluate/develop new strategies

Retain existing stock/prevent displacement outcomes



- Home repair and renovation programs – to retain existing housing stock and remain in place
- Special population housing projects – for homeless, disabled, domestic abuse, addictions...
- Home loans or leans on equity – to pay/recover repairs and renovations, reduce utility or mortgage costs until time of sale
- Package properties for redevelopment – if and when existing owner/occupants need/desire to live in more suitable housing
- Assist with relocation/purchase options – for households needing/desiring to move

Sequim Housing Action Plan

Illustrate “Missing Middle” options

Accessory Dwelling Unit



Duplex



Cottage



Townhouse



- Walkable
- Small footprint
- Lower perceived density
- Smaller unit
- Fewer off-street parking
- Simple construction
- Marketable



Courtyard Building



Multiplex



Live-Work



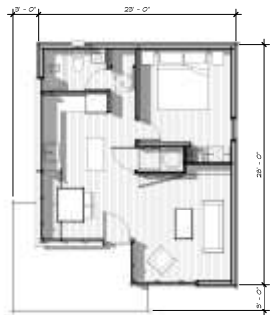
SEDU

*Colville Housing Action Plan
Arlington Historic Design Standards*

Cottage housing/pocket neighborhoods



FRONT PERSPECTIVE
© 2016



MAIN FLOOR PLAN



Jamestown S'Klallam Tribe Housing Solutions Study Housing Marketplace - Perfect Little House Company

Alder Forest on Orcas Island - stick-built construction made affordable using smaller units, clustered small lot development, land trust, The Plum 592 sq ft @\$175,000

Modular construction - EDUs



Jamestown S'Klallam Tribe Housing Solutions Study Housing Marketplace – Blokable at Phoenix Rising in Auburn – 315 sq ft of 5 studio, 7 one-bedroom apartments in 2 buildings for 30%-50% AMI residents providing the entire development process Financed by the State of WA at \$125,000 per unit, transport @\$4/mile

Tiny house options – ADUs/SEDUs

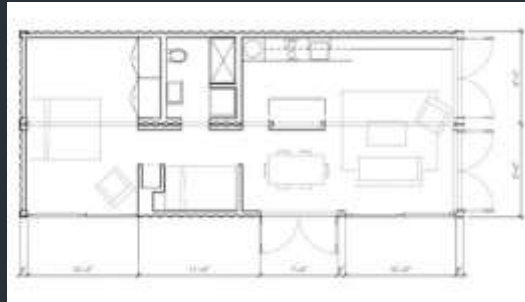
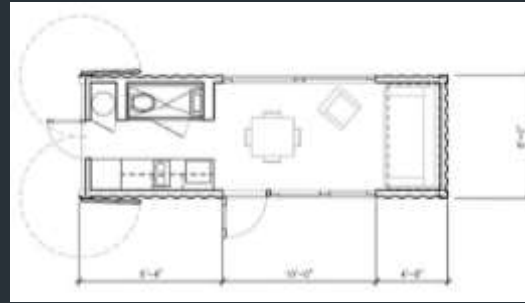


Background:

- ESSB 5383 – tiny houses on foundation or wheels may be used as permanent housing – is not an RV
- HB 1085 – eliminates minimum gross floor area
- RCW 43.22.450 – allows factory-built tiny homes
- RCW 58.17.040(5) - allows binding site plans
- Chapter 35.21 – allows city ordinances to regulate creation of tiny house communities
- RCW 35.21.684(3) – prohibits ordinances preventing tiny homes from being permanent residences in manufactured/mobile home communities
- Chapter 59.20 – extends tenant-landlord protections

Carriage Houses Northwest in Marysville – *Backyard Cottage*, 260 sq ft \$88,000-108,000 delivered on wheels for site installation (site prep additional)

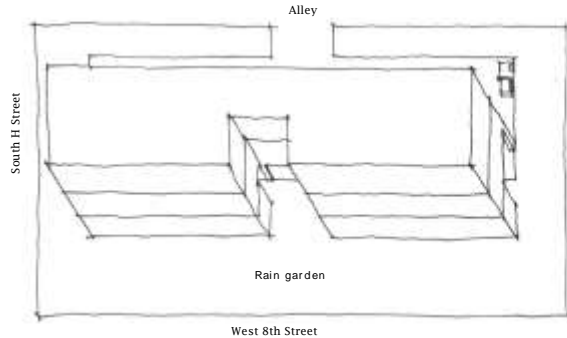
Shipping container housing - SEDUs



Jamestown S'Klallam Tribe Housing Solutions Study Housing Marketplace – Cargotecture 160 sq ft studio \$53,000, 320 sq ft studio \$123,000 without land Example developments – 1000 East Jefferson Street, Louisville, Squirrel Park by AHMM, Oklahoma City

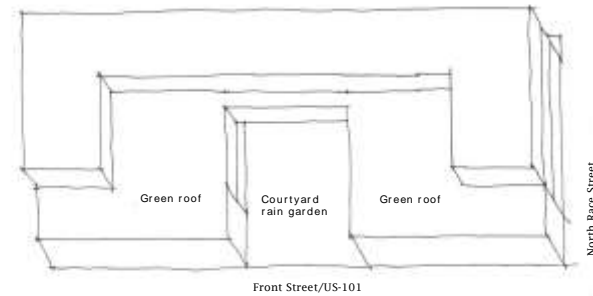
Analyze housing cost variables

Envelope 1 - G Street & 8th Street (Residential High Density - RHD)



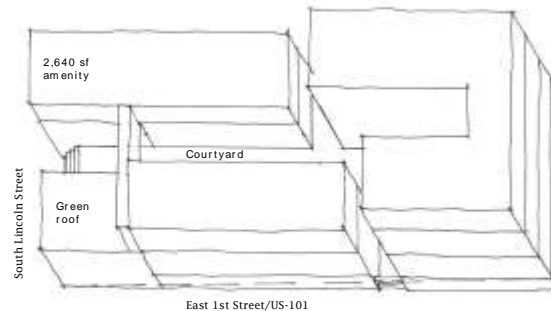
Property is @145'x263' = 38,135 sf = 0.88 ac zoned Residential High Density (RHD) with 35' height limit and 75% site coverage maximum at 40 du/acre. This example locates parking off the alley with 6 units on the ground floor aligned with adjacent single family and 13 units on a second and third floor. Build out would provide 39 parking spaces and 32 dwelling units or 1.22 stalls/du.

Envelope 2a - North Race & Front Street (Commercial Arterial - CA)



Property is @145'x335' = 48,575 sf = 1.12 ac zoned Commercial Arterial (CA) with 35' height limit and 80% site coverage maximum. This example locates unit access from the back of the property to provide dwelling unit views into the courtyard and south of the Olympics. Build out would provide 72 interior parking spaces and 56 dwelling units or 1.36 stalls/du and 7,200 sf of frontage activities.

Envelope 3 - Lincoln & 1st Street (Central Business District - CBD)



Property is @145'x300' = 43,500 sf = 1.00 ac zoned Central Business District (CBD) with 45' height limit and 100% site coverage. This example locates parking off the alley with 5,280 sf retail on the ground floor and 2,640 sf amenity on the upper floor. Build out would provide 84 parking spaces and 90 dwelling units or 0.93 stalls/du.

Evaluate Inclusionary Zoning (IZ)

IZ parameters:

- *Minimum unit/percentage quotas*
- *Target income ranges*
- *Retention time periods*
- *Geographic impact areas*

Fee-in-lieu options:

- *Fee calculations/credits*
- *Receiving area*
- *Interested affordable housing developer (including city as developer)*

Considerations:

- *Market feasibility*
- *Market acceptance*
- *Actual results*

Finance and leverage HAP programs/projects

Direct local funds

- HB 1590 – 0.1% Local Housing Sales Tax
- REET Housing Authorization – 0.25% of real estate sales
- Housing Property Tax Levy – up to \$0.50 per \$1,000 for construction and foreclosure prevention programs

Leverage WA Housing Finance Committee (HFC) funds

- HB 1406 – State Sales Tax Housing Fund
- LIHTC - Low Income Housing Tax Credits
- MFTE - Multifamily Tax Exemption
- LAP - Land Acquisition Program
- 80/20 Housing Bonds
- 501c(3) Nonprofit Housing Bonds
- STEP - Streamlined Tax-Exempt Program
- HFA Advantage
- ...

4. Publish/adopt HAP

Monitor HAP progress



Yakima Consolidated Housing Plan

HAP tools assessments:

- *What was the result of direct strategy applications by all parties?*
- *What was the result of indirect strategy applications by public agencies?*

Implications:

- *Do the results and cost/benefits meet your short and long-term objectives?*
- *If not – how do you revise direct and indirect strategies to do so?*

Based on the above - should you revise HAP approach or strategies?