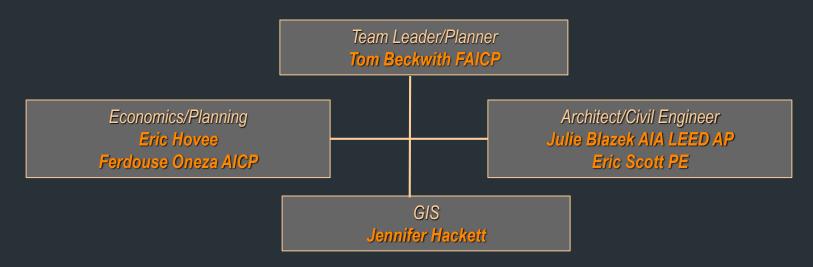
# Selah, Washington Housing Action Plan (HAP)



Planning Commission 21 February 2023

# Our award-winning team





Tom Beckwith FAICP

Eric Hovee

Ferdouse Oneza Julie Blazek AICP

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...
- <u>SEPA</u> including programmatic, project-specific, and checklists for Kennewick, Arlington, Bainbridge Island, Fircrest, Marysville, Duvall, Seattle, among others...
- <u>150 projects completed</u> 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 <u>2 awards</u>
- 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 <u>award</u>
- Yakima Consolidated Housing Plan
- Bellingham/Whatcom County Housing Action Plan <u>award</u>
- Port Townsend/Jefferson County Housing Action Plan

### <u>Housing projects</u>

- 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

### <u> Assisted housing projects – Julie</u>

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

### <u>Lessons learned – critical components</u>

- 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

### <u>RCW 36.70.0760(2):</u>

- 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

Gantt Chart Schedule and budget

												Pero	rent of pr	oject 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%			
		iii	;;-	1	,									100%
		iii	ii	i	2023									
1	Housing needs analysis	i i i	 ТТ	-	JF	M A	A M	JJ	A S	0	hrs	labor	expense	total
1.1	Analyze population/employment trends	XXX	Ċ.								16	\$2,960	\$0	\$2,960
1.2	Identify housing needs	XXX									20	\$3,700	\$0	\$3,700
1.3	Collect data on housing conditions	XXX	X	x							24	\$4,440	\$700	\$5,140
1.4	Evaluate comprehensive plan housing element	ХХХ									16	\$2,960	\$0	\$2,960
1.5	Review effectiveness of regulations/processes	ХХХ	Х								18	\$3,330	\$0	\$3,330
1.6	Perform in-fill capacity analysis	XXX	XXX	X							20	\$3,700	\$0	\$3,700
1.7	Identify displacement risks	ХХХ	Х								12	\$2,220	\$0	\$2,220
	Deliverable Conditions/housing needs analysis re	eport												\$24,010
2	Provide public participation and input													
2.1	Identify outreach groups	ХХХ									4	\$740	\$0	\$740
2.2	Review existing information	ХХХ									12	\$2,220	\$0	\$2,220
2.3	Conduct workshop with public	ХХХ	Х			0					16	\$2,960	\$500	\$3,460
2.4	Conduct survey of voter households	Х									32	\$5,920	\$5,000	\$10,920
2.5	Conduct workshops with stakeholder groups	ХХХ	ХХ			(	D	0			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	ХХХ									32	\$5,920	\$0	\$5,920
3.2	Develop anti-displacement strategies	XXX									24	\$4,440	\$0	\$4,440
3.3	Review strategies for equity, barriers, gaps	XXX			88 M						16	\$2,960	\$0	\$2,960
3.4	Develop action plan for implementation	ХХХ	ХХ				8				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	XXX				(	D		0		16	\$2,960	\$175	\$3,135
4.2	Conduct City Council hearing/edits	XXX	Х			(	D		C		12	\$2,220	\$175	\$2,395
4.3	Prepare resolution for adoption	Х								0	4	\$740	\$0	\$740
	Deliverable - Adopted Housing Action Plan (HAP)													\$6,270
								Subto			350	\$64,750	\$7,350	\$72,100
0	Workshops, open houses, and hearings							Conti	<u> </u>	-	4%			\$2,900
								Proje	ct buo	iget				\$75,000

# 2. Elicit <u>effective</u> public participation Conduct stakeholder workshops





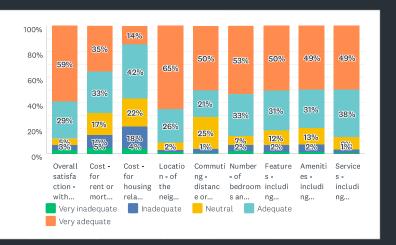
Port Angeles Housing Action Plan

### <u>Participants:</u>

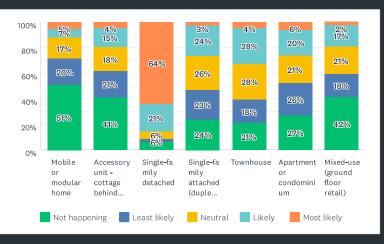
- Planning Commission and City Council
- Stakeholders including, Yakima Housing Authority (YHA), Catholic Charities Housing Services (CCHS), Yakima Valley Partners of Habitat for Humanity, Homeless Network of Yakima County ...
- Nonprofit developers Low-Income Housing Institute (NIHI), Washington Low-Income Housing Alliance, Habitat for Humanity...
- Local architects and housing developers...
  <u>Discussions:</u>
- What is working?
- What is not working?
- What ideas do you have?
- What are you willing to do?

### Conduct resident outreach surveys

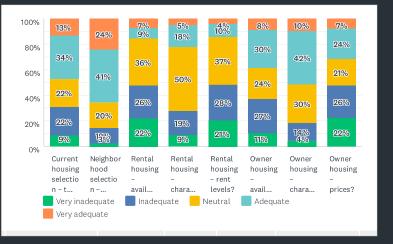
#### How do you rate your current housing situation?



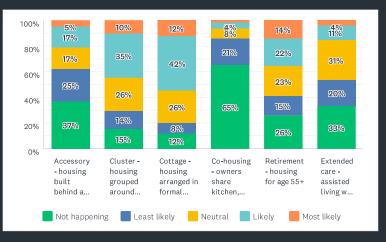
#### What housing type do you prefer to buy or rent?



#### How do you rate the Poulsbo housing market?



#### 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, enewsletters...
- 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

include affordable housing components within

designated areas of Poulsbo for up to 12 years in

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

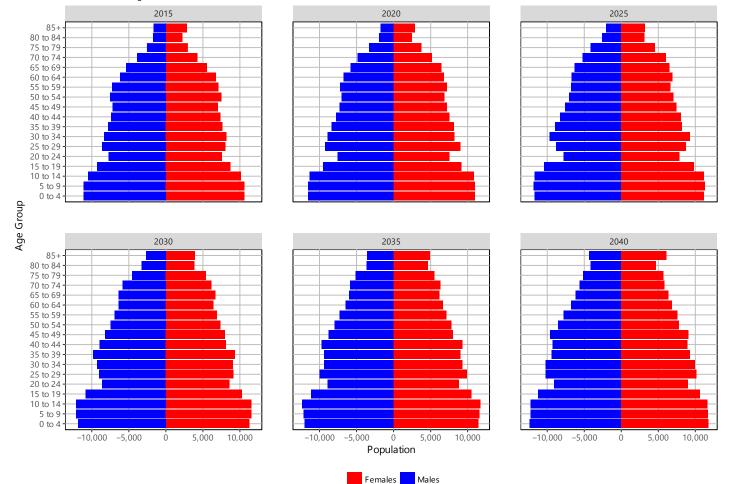
creating arrorable nousing in rousbo.		designated areas of rouisbo for up to 12 years in	
	Weight	accordance with Washington State affordable housing	
Adopt low impact, smart, and green development	3.54	policies and legislation.	
guidelines - for solar energy, passive heating,		Encourage innovative housing construction methods	2.69
increased insulation, energy efficient appliances,		– possibly including pre-manufactured, modular, and	
stormwater treatment, pervious pavement, recycled		container methods.	
materials, and other innovations that may increase		Increase housing density allowances - possibly	2.67
initial construction costs but reduce long-term		including townhouse, condominiums, and mixed-use	
operating and utility costs.		structures up to 5-stories in appropriate areas of	
<b>Establish an affordable housing coalition</b> - of public,	3.31	Poulsbo.	
nonprofit, and for-profit representatives to monitor		Adopt non-cash housing incentives - possibly	2.49
housing conditions in Poulsbo and advise public		allowing additional height, reduced parking ratios, or	
officials on actions that can be taken over time to		increased lot coverage for housing projects that	
resolve quality and affordability concerns.		provide a minimum number of affordable housing	
<b>Encourage innovative housing products –</b> possibly	3.23	units.	
including single room occupancy (SRO) units, small	0.20	Voter-approve a 7-year special property tax levy - to	2.46
efficiency dwelling units (SEDU), cottage housing,		provide funds to finance the development of a mixed-	2110
cluster housing, live/work, and mixed-use structures in		use, mixed-income demonstration project for	
appropriate areas of Poulsbo all with universal design		innovative housing products and methods in Poulsbo.	
(UD) features.		milovative nousing products and methods in rouisbo.	
Initiate a housing renovation loan program - where	3.18	Policy implications - survey respondents gave:	
the eligible house is rehabilitated, and the loan is	5.10	<ul> <li>Highest priority to adopting low impact, smart, and</li> </ul>	green
deferred for payment until the house is sold.		development guidelines and establishing an affordable l	0
Allow innovative land ownership options - including	3.12	coalition and allowing innovative land ownership option	
land trust where a nonprofit organization owns and	5.12	<ul> <li>Average enthusiasm for encouraging innovative hour</li> </ul>	
leases the land at a low lease rate to a qualified		products, initiating a housing renovation loan program,	
affordable household who buys the house and agrees		allowing innovative land ownership options.	anu
that when they eventually sell the house it will be at a		<ul> <li>Moderate but not negative enthusiasm to adopting c</li> </ul>	ach
reduced cost increase to allow purchase by another		offset housing incentives, exempting property taxes,	a511-
qualified affordable household.		encouraging innovative housing construction methods,	
Adopt cash-offset housing incentives – possibly	2.95	increasing housing density allowances, adopting non-ca	ah
including reduced building permit fees, utility	2.95	housing incentives, and approving a 7-year special prop	
0 01 / /			erty tax
connection charges, parks and traffic impact fees for		levy to provide funds for affordable housing programs.	
housing projects that provide a minimum number of		Datailed comments were given by 121 or 41% of recreate	lonto
affordable housing units.	0.70	Detailed comments were given by 131 or 41% of respond	ients.
<b>Exempt property taxes</b> - for multifamily projects that	2.76		

Poulsbo Housing Action Plan

# **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**

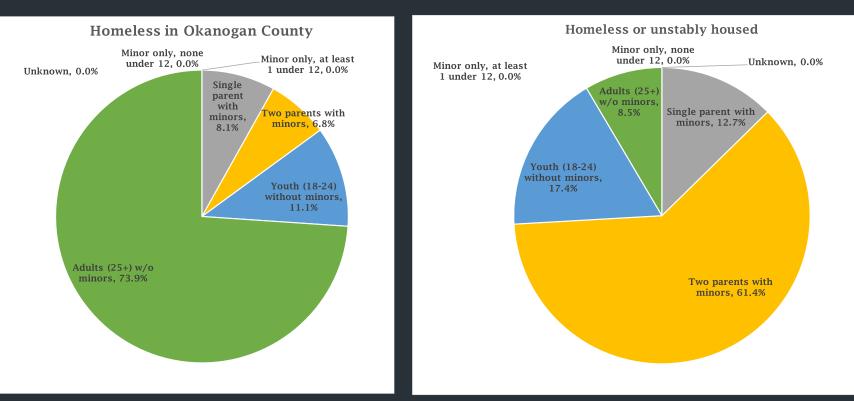
### ACS comparative statistics 2020

Population	Town of Winthrop	Town of Twisn	Methow Valley CCD	Okanogan County
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

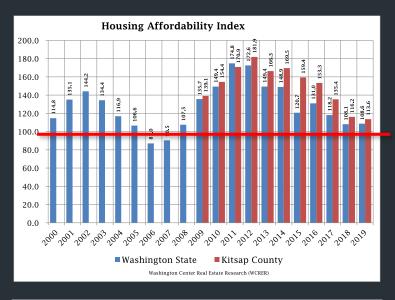


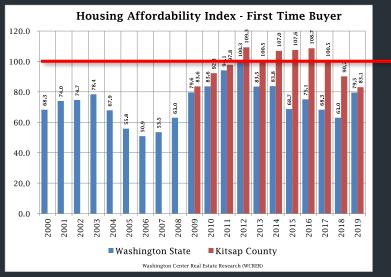
### Homeless and unstably housed

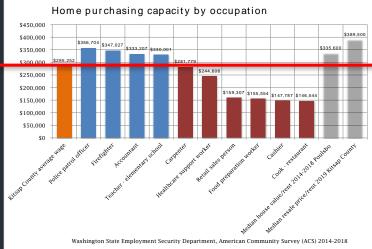


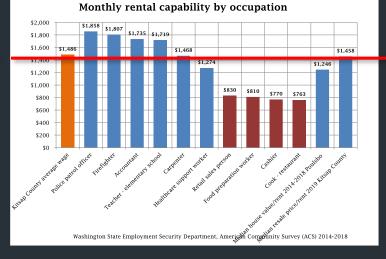
WA DOC Point-in-Time Count 2020 Unstably housed are temporarily living with family or friends in short-term arrangements

### Assess housing market trends









Poulsbo Housing Action Plan

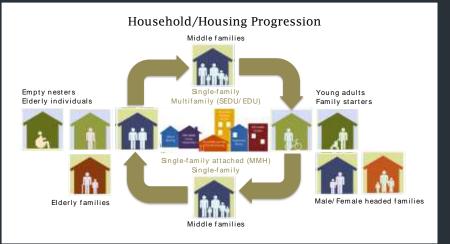
# Project housing demand/need

	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: Poulsbo 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, Doulaha Compreher	aive Dien	100 20	15 2010		

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



#### Poulsbo Housing Action Plan

# Consider aging policy/population strategies

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

### "<u>Aging in Place</u>"

- 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, familystarter 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





- <u>Home repair and renovation programs</u> to retain existing housing stock and remain in place
- <u>Special population housing projects</u> 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
- <u>Assist with relocation/purchase options</u> for households needing/desiring to move

Sequim Housing Action Plan

# Illustrate "Missing Middle" options

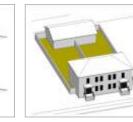
#### Accessory Dwelling Unit

Duplex



Townhouse







Cottage









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



Courtyard Building



Live-Work SEDU

Colville Housing Action Plan Arlington Historic Design Standards

# Cottage housing/pocket neighborhoods







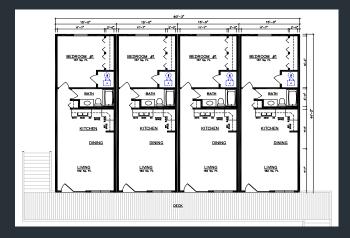






Jamestown S'Klallam Tribe Housing Solutions Study Housing Marketplace - Perfect Little House Company Alder Forest on Orcas Island - stick-built construction made affordable using smaller units, clustered small lot development, land trust, The Plum 592 sq ft @\$175,000

### Modular construction - EDUs



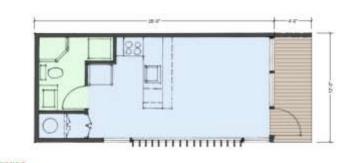




Jamestown S'Klallam Tribe Housing Solutions Study Housing Marketplace – Blokable at Phoenix Rising in Auburn – 315 sq ft of 5 studio, 7 one-bedroom apartments in 2 buildings for 30%-50% AMI residents providing the entire development process Financed by the State of WA at \$125,000 per unit, transport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

### Tiny house options – ADUs/SEDUs





Magellan S MAWA 464

#### <u>Background:</u>

- <u>ESSB 5383</u> tiny houses on foundation or wheels may be used as permanent housing – is not an RV
- <u>HB 1085</u> eliminates minimum gross floor area
- <u>RCW 43.22.450</u> allows factory-built tiny homes
- RCW 58.17.040(5) allows binding site plans
- <u>Chapter 35.21</u> allows city ordinances to regulate creation of tiny house communities
- <u>RCW 35.21.684(3)</u> prohibits ordinances preventing tiny homes from being permanent residences in manufactured/mobile home communities
- <u>Chapter 59.2</u>0 extends tenant-landlord protections

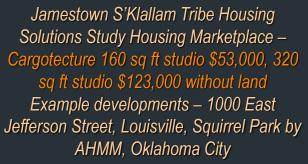
Carriage Houses Northwest in Marysville – Backyard Cottage, 260 sq ft \$88,000-108,000 delivered on wheels for site installation (site prep additional)

### Shipping container housing - SEDUs









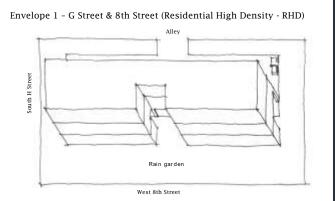




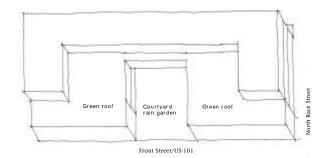




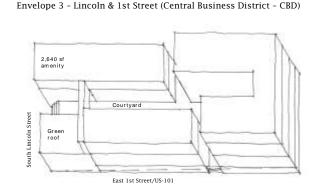
### Analyze housing cost variables



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.



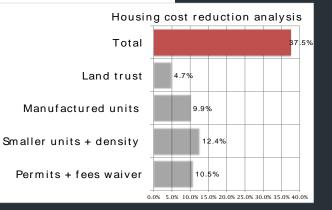
Property is @145'X300' = 43,500 sf = 1.00 ac zoned Central Business District (CBD) with 45' height limit and 100% site coverage. This example locates parking off the alley with 5,280 sf retail on the ground floor and 2,640 sf amenity on the upper floor. Build out would provide 84 parking spaces and 90 dwelling units or 0.93 stalls/du.

Port Angeles Housing Action Plan

### Evaluate impact of indirect tools

Appendix L: Housing cost analysis - 5 story mixed use											9 November :		
Development costs - Laurel Village (downtown site Bellingham/Whatcom County Housing Authority Model	elopment costs - Laurel Village (downtown site - platform building) ngham/Whatcom County Housing Authority Model					perm cash reimbi	its + fees arsement	+ smaller units density incentive		+ manufactured units market incentive		+ land cash reimbursement	
Property	unit	quantity	unit cost	anty cost	% of total	anty cost	% of total	anty cost	% of total	anty cost	% of total	anty cost	% of total
1 aquire property	acre	0.50 \$	1,300,000	\$650,000	6.4%	\$650,000	7.1%	\$650,000	6.9%	\$650,000	6.9%		0.0%
2 title and recording fees, legal, land appraisal	each	1	\$6,548.00	\$6,548	0.1%	\$6,548	0.1%	\$6,548	0.1%	\$6,548	0.1%		0.0%
SUBTOTAL LAND COSTS				\$656,548	6.4%	\$656,548	7.2%	\$656,548	7.0%	\$656,548	7.0%	\$0	0.0%
Site improvements		quantity	unit cost	qnty cost		qnty cost		qnty cost		qnty cost		qnty cost	
3 site preparation, site clearing, soil removal, piling	sq feet	14,243	\$33.27	\$473,939	4.6%	\$473,939	5.2%	\$473,939	5.0%	\$473,939	5.0%	\$473,939	5.4%
4 utilities and infrastructure improvements 5 street and access paying	sq feet sq feet	14,243 14,243	\$14.74 \$4.21	\$210,000 \$60,000	2.1%	\$210,000 \$60,000	2.3%	\$210,000 \$60,000	2.2%	\$210,000 \$60,000	2.2%	\$210,000 \$60,000	2.4%
Subtotal	sqiteet	19,295	\$4.21	\$743,939	7,3%	\$743,939	8.1%	\$743,939	7,9%	\$743,939	7.9%	\$743,939	8.5%
Building				\$745,959	7.370	3/45,959	0.179	\$745,959	7.370	\$745,555	7.9%	\$745,959	0.370
6 construct lower level parking platform	stall	52 \$	19,711,54	\$1,025,000	10.0%	\$1,025,000	11.2%	\$1,197,883	12,8%	\$1,382,173	14.6%	\$1,382,173	15.7%
7 construct upper level stick-built dwelling units	sq feet	45,578	\$74.05	\$3,374,890	33.0%	\$3,374,890	36.9%	\$3,374,890	35.9%	\$3,374,890	35.8%	\$3,374,890	38.4%
8 change orders	sq feet	45,578	\$16,15	\$736,127	7.2%	\$736,127	8.0%	\$736,127	7.8%	\$736,127	7.8%	\$736,127	8.4%
Subtotal				\$5,136,017	50.2%	\$5,136,017	56.1%	\$5,308,900	56.5%	\$5,493,190	58.2%	\$5,493,190	62.5%
9 contractor mgt, mobilization, bonds, insurance	11.5%			\$678,110	6.6%	\$678,110	7.4%	\$698,048	7.4%	\$719,301	7.6%	\$719,301	8.2%
10 contractor profit	4.3%			\$252,000	2.5%	\$252,000	2.8%	\$259,409	2.8%	\$267,308	2.8%	\$267,308	3.0%
Subtotal				\$930,110		\$930,110		\$957,457		\$986,609		\$986,609	
SUBTOTAL DIRECT DEVELOPMENT COSTS				\$6,810,066	66.6%	\$6,810,066	74.4%	\$7,010,297	74.6%	\$7,223,738	76.5%	\$7,223,738	82.3%
Washington State Sales Tax 11 Washington State sales tax (direct + furnishings)	8.2%			\$557,621	5.5%	\$557,621	6.1%	\$574,016	6.1%	\$591,493	6.3%	\$591,493	6.7%
Architectural, engineering, and other fees (direct development)	0.276			\$557,021	5.5%	\$557,021	0.1%	\$574,010	0.1%	\$591,495	0.5%	\$591,495	0.7%
12 architectural/engineering fees	4.2%			\$288,529	2.8%	\$288.529	3.2%	\$297.012	3.2%	\$306.055	3.2%	\$306,055	3.5%
13 environmental assessment	0.2%			\$13,558	0.1%	\$13,558	0.1%	\$13,558	0.1%	\$13,558	0.1%	\$13,558	0.2%
14 geotechnical study	0.6%			\$37,981	0.4%	\$37,981	0.4%	\$37,981	0.4%	\$37,981	0.4%	\$37,981	0.4%
15 building permits, fees, and hook-ups	0.5%			\$33,630	0.3%		0.0%		0.0%		0.0%		0.0%
16 utility connection fees/demands	1.4%			\$92,957	0.9%		0.0%		0.0%		0.0%		0.0%
17 impact fees - traffic, parks, schools	0.6%			\$40,351	0.4%		0.0%		0.0%		0.0%		0.0%
18 bid costs	0.0%			\$345	0.0%	\$345	0.0%	\$345	0.0%	\$345	0.0%	\$345	0.0%
19 survey fees	0.1%			\$5,000	0.0%	\$5,000	0.1%	\$5,000	0.1%	\$5,000	0.1%	\$5,000	0.1%
20 legal fees	0.2%			\$14,473	0.1%	\$14,473	0.2%	\$14,473	0.2%	\$14,473	0.2%	\$14,473	0.2%
21 accounting and auditing feeds	0.2%			\$11,500	0,1%	\$11,500	0,1%	\$11,500	0,1%	\$11,500	0,1%	\$11,500	0,1%
22 development period utilities	0.0%			\$1,613	0.0%	\$1,613	0.0%	\$1,660	0.0%	\$1,711	0.0%	\$1,711	0.0%
23 construction testing	0.4%			\$25,422	0.2%	\$25,422 \$398,421	0.3%	\$26,169 \$407,699	0.3%	\$26,966 \$417,590	0.3%	\$26,966 \$417,590	0.3% 4.8%
Subtotal Interim costs (direct development, sales tax, AE fees)				\$565,359	5.5%	\$398,421	4.4%	\$407,699	4.3%	\$417,590	4.4%	\$417,590	4.8%
24 construction insurance	0.2%			\$13.005	0.1%	\$12,731	0.1%	\$13,102	0.1%	\$13,496	0.1%	\$13,496	0.2%
25 interest	3.8%			\$302,459	3.0%	\$296.094	3.2%	\$304,707	3.2%	\$104,629	1.1%	\$104.629	1.2%
26 construction loan fees	0.6%			\$47,122	0.5%	\$46,130	0.5%	\$47,472	0.5%	\$48,903	0.5%	\$48,903	0.6%
27 other loan fees (impact capital, state HTF, etc)	1.2%			\$97,990	1.0%	\$95,928	1.0%	\$98,718	1.1%	\$101,693	1.1%	\$101,693	1.2%
Subtotal				\$460,576	4.5%	\$450,884	4.9%	\$463,999	4.9%	\$268,721	2.8%	\$268,721	3.1%
Permanent financing fees (direct development, sales tax, AE fees, interim of													
28 permanent loan orgination fee	0.5%			\$39,825	0.4%	\$38,987	0.4%	\$40,121	0.4%	\$40,337	0.4%	\$40,337	0.5%
29 permanent loan legal fee	0.0%			\$2,500	0.0%	\$2,500	0.0%	\$2,500 \$19,755	0.0%	\$2,500 \$19,755	0.0%	\$2,500 \$19,755	0.0%
30 permanent loan title fee Subtotal	0.2%			\$19,755 \$62,080	0.2%	\$19,755 \$61,242	0.2%	\$62,376	0.2%	\$19,755	0.2%	\$62,592	0.2%
Other soft costs				302,080	0.0%	\$61,242	0.7%	\$62,576	0.7%	\$62,592	0.7%	\$62,592	0.7%
31 appraisal and market study				\$4,500	0.0%	\$4,500	0.0%	\$4,500	0.0%	\$4,500	0.0%	\$4,500	0.1%
32 LIHTC tax credit fees				\$65,402	0.6%	\$65,402	0.7%	\$65,402	0.7%	\$65,402	0.7%	\$65,402	0.7%
33 marketing and leasing				\$5,201	0.1%	\$5,201	0.1%	\$5,201	0.1%	\$5,201	0.1%	\$5,201	0.1%
Subtotal				\$75,103	0.7%	\$75.103	0.8%	\$75,103	0.8%	\$75.103	0.8%	\$75,103	0.9%
Developer/consultant fees (land, direct, all other indirect costs)													
34 developer fees	9.8%			\$898,686	8.8%		0.0%		0.0%		0.0%		0.0%
35 technical assistance, nonprofit donation	0.8%			\$71,000	0.7%	\$71,000	0.8%	\$71,000	0.8%	\$71,000	0.8%	\$71,000	0.8%
Subtotal				\$969,686	9.5%	\$71,000	0.8%	\$71,000	0.8%	\$71,000	0.8%	\$71,000	0.8%
SUBTOTAL INDIRECT DEVELOPMENT COSTS				\$2,690,425	26.3%	\$1,614,271	17.6%	\$1,654,194	17.6%	\$1,486,499	15.7%	\$1,486,499	16.9%
36 operating reserves and replacement reserves	0.8%			\$72,194	0.7%	\$72,194	0.8%	\$72,194	0.8%	\$72,194	0.8%	\$72,194	0.8%
TOTAL DEVELOPMENT COSTS INCLUDING LAND				\$10,229,233	100.0%	\$9,153,079	100.0%	\$9,393,233	100.0%	\$9,438,979	100.0%	\$8,782,431	100.0%
Cost per dwelling unit (including 2-bedroom managers unit)		51		\$200,573.20 \$224.43		\$179,472.13 \$200.82		\$154,568.53 \$206.09		\$134,611.80 \$207.10		\$125,248.59 \$192.69	
Cost per square foot of housing Average square footage per dwelling unit		45,578 894		\$224.43		\$200.82		3206.09		\$207.10		5192.69	
Average square rootage per dwelling unit Number of dwelling units		51				894 51		750 61		650 70		550	
Cost reduction/amount of gap financing per unit - per measures		21				\$21,101		\$24,904		\$19,957		\$9,363	
Percent savings over conventional						10.5%		12.4%		9.9%		39,303	
Cost reduction/amount of gap financing per unit - cumulative						\$21,101		\$46,005		\$65,961		\$75,325	
Percent savings over conventional						10.5%		22.9%		32.9%		37.6%	
-													

#### Port Angeles Housing Action Plan



# **Evaluate Inclusionary Zoning (IZ)**

### <u>IZ parameters:</u>

- 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)
- <u>Considerations:</u>
- Market feasibility
- Market acceptance
- Actual results

Bellingham/Whatcom County Housing Action Plan

### Finance and leverage HAP programs/projects *Direct local funds*

- <u>HB 1590</u> 0.1% Local Housing Sales Tax
- <u>REET Housing Authorization</u> 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

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

# 4. Publish/adopt HAP Monitor HAP progress



Yakima Consolidated Housing Plan

### HAP tools assessments:

- What was the result of <u>direct</u> strategy applications by all parties?
- What was the result of <u>indirect</u> 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?

<u>Based on the above - should you revise</u> HAP approach or strategies?