



<p>barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.</p>	<p>affordability to consider addressing include:</p> <ul style="list-style-type: none"> • Reduce vehicular parking requirements • Reduce permitting timelines • Increase the predictability of the permitting process • Reduce sewer fees for affordable housing • Reduce utility, impact and other fees for affordable housing and Accessory Dwelling Units (ADUs) • Streamline permitting process for affordable housing development and ADUs • Update building codes to promote more housing growth and innovative, low-cost development • Explore incentives similar to the Multifamily Tax Exemption for the development of ADUs for low-income households • Maximize and expand use of the Multifamily Tax Exemption • Offer suitable public land at reduced or no cost for affordable housing development • Before implementing a policy, consider how it will impact the cost to build affordable homes
<p>H-13 Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for extremely low income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.</p>	<p>Suggested strategies to effectively prioritize the use of resources include:</p> <ul style="list-style-type: none"> • Partner with communities most disproportionately impacted by the housing crisis, including extremely low-income households and Black, Indigenous, and People of Color (BIPOC) communities to inform resource design and allocation decisions. These decisions should prioritize strategies that reduce and undo disproportionate harm to these communities consistent, recognizing that specific needs of these communities may vary based on location • Identify and prioritize underutilized publicly owned land and nonprofit/ faith communities for the creation of income-restricted housing, both rental and homeownership • Prioritize sites near transit, quality schools, parks and other neighborhood amenities • Fund acquisition and development of prioritized sites • Prioritize public funding resources in a manner consistent with policy H-9 • Consider the countywide median income levels of BIPOC households when designing affordable homeownership programs and set the affordability levels such that they are accessible to the median BIPOC households considered
<p>H-14 Increase housing choices for everyone—particularly those earning lower wages—that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income</p>	<p>Strategies to increase housing choice near employment and affordable to all include but are not limited to⁵</p> <ul style="list-style-type: none"> • Update zoning and land use regulations (including in single-family low-rise zones) to increase density and diversify housing choices, including but not limited to: <ul style="list-style-type: none"> ○ Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs) ○ Duplex, Triplex, Four-plex ○ Zero lot line townhomes, row houses, and stacked flats

⁵ PSRC’s Housing Innovations Program (HIP) website provides a searchable database of dozens of suggested strategies. Please refer to their database for a more comprehensive list of strategies.

