



13 PRIORITY ACTIONS

FROM THE REGIONAL AFFORDABLE HOUSING TASK FORCE FIVE YEAR ACTION PLAN

1. EXPLORE NEW REVENUE SOURCES

Staff combined two similar action items into a single action for consideration:

- Cities and the County should identify revenue sources available to them sufficient to support the local share of funding 44,000 units over five years. Examples of potential local government fund sources for consideration: inclusionary housing in-lieu fee; 2) proceeds from land sales; 3) property tax; 4) .01% sales tax; 5) sales tax credit; 6) real estate excise tax; 7) capital gains tax. (2.A.i)
- Cities and the County should explore unused authority to raise revenue to support the goal of building or preserving 44,000 units over five years. Unused authority might include a countywide property tax, a countywide sales tax, free or discounted publicly owned land. (2.A.iv)

2. LEVERAGE PUBLIC-PRIVATE PARTNERSHIPS

Staff combined two similar action items into a single category for consideration:

- Cities and the County should work with business and philanthropy to increase and effectively leverage private investments in affordable housing. (2.A.v)
- Cities, the County, and Affordable Housing Committee to create stakeholder partnerships with business, philanthropy, non-profits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing. (7.B.ii)

3. INCREASE AVAILABILITY OF PUBLICALLY-OWNED LAND

The County to develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities. (2.B.iv)

4. UPDATE REGULATIONS NEAR TRANSIT AREAS

City and the County to evaluate and update zoning in transit areas in advance of transit infrastructure investments to achieve the deepest affordability possible. (3.A.iv)

5. COORDINATE USE OF PROJECT-BASED RENTAL SUBSIDIES

As one strategy, cities and the County to coordinate with local housing authorities to increase the use of project-based rental subsidies in buildings with incentive/inclusionary housing units in order to achieve deeper affordability in existing and planned frequent transit service areas. (3.A.vii)

6. RECOGNIZE THE NEEDS OF COMMUNITIES WITHOUT TRANSIT

Subject to performance standards for achieving affordable housing, provide equitable footing with TOD housing projects for suburban communities to receive competitive affordable housing funding. *(3.D.i)*

7. DEVELOP FUNDING TOOL FOR HOUSING REPAIRS

Cities, the County and the Affordable Housing Committee to develop tools landlords can use to help low-income renters, such as a fund that landlords can access to make repairs so costs are not passed on to low-income renters. *(4.A.iii)*

8. COORDINATE ENFORCEMENT OF TENANT PROTECTION LAWS

Cities and the County to pursue a signed inter-local agreement for enforcement support of tenant protections ordinances. *(4.B.ii)*

9. PROVIDE MODEL ORDINANCES

Staff combined similar actions into a single category of potential model ordinances that the Affordable Housing Committee can direct staff to develop:

- Provide website of model ordinances related to inclusionary/incentive housing programs. *(3.A.ii)*
- Provide model ordinances related to expanded tenant protections. *(4.B.i)*
- County or Affordable Housing Committee to provide model ordinances for diverse housing choices, including but not limited to: ADUs and DADUs; duplexes, triplexes, and fourplexes, zero lot line town homes, row houses, and stacked flats; and micro-efficiency units. *(6.A.i)*

10. UPDATE REGULATIONS TO INCREASE HOUSING DENSITY

Cities and the County to review and update zoning and land use code to increase density to accommodate greater housing growth by supporting diverse housing choices, including but not limited to: ADUs and DADUs; duplexes, triplexes, and fourplexes, zero lot line town homes, row houses, and stacked flats; and micro-efficiency units. *(6.A.iii)*

11. LOWER BARRIERS TO HOMEOWNERSHIP

Staff combined two related action items into a single category for consideration:

- Cities and the County to encourage homeownership opportunities as a way to prevent displacement within communities of color while also promoting the growth of intergenerational wealth. *(5.B.v)*
- Cities and the County to support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, co-ops, and rent to own models. *(6.D.ii)*

12. PRESERVE MANUFACTURED HOUSING

Staff combined two related action items into a single category for consideration:

- Where appropriate, cities and the County to acquire and preserve manufactured housing communities to prevent displacement. *(5.B.vi)*
- Where appropriate, cities and the County to preserve existing manufactured housing communities through use-specific zoning or transfer of development rights. *(6.D.iv)*

13. PURSUE ANNUAL LEGISLATIVE AGENDA

Staff combined advocacy actions into a single category of potential legislative agenda topics that the Affordable Housing Committee can choose to pursue each year:

- Cities and the County should collectively advocate to maintain and increase Federal resources directed toward affordable housing in King County, which might include increasing and expanding the 9% LIHTC or maximizing the bonding capacity of the 4% LIHTC. *(2.A.ii)*
- Cities and the County should collectively advocate for increased State resources to support affordable housing in King County, which might include increasing contributions to the Housing Trust Fund, a sales tax credit, or allowing cities to collect up to a 0.25% Real Estate Excise Tax. *(2.A.iii)*
- All parties propose and apply for State planning dollars for comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service areas to achieve the deepest affordability possible. *(3.A.iii)*
- Cities, the County and the Affordable Housing Committee to support the development and adoption of statewide legislation and policy related to tenant protections. *(4.A.i)*
- County or Affordable Housing Committee to review proposed statewide policies and legislation related to tenant protections. *(4.A.ii)*
- State legislature to exempt affordable housing from sales tax. *(6.B.vi)*
- Cities and the County to advocate for state public works trust fund investments—connected to local affordable housing outcomes. *(6.C.ii)*