

Regional Affordable Housing Task Force

June 29th Meeting



2012 Countywide Planning Policies (CPPs) Housing Chapter Update

> Formerly:

- > Each jurisdiction is to plan for 16% of new housing units to be affordable to households earning 50-80% area median income (AMI).
- > Each jurisdiction is supposed to plan for either 20 or 24% of new housing units to be affordable to households earning 0 to 50% AMI. Determined based on the city's current stock of affordable housing, current existence of lower wage employment, overall growth targets

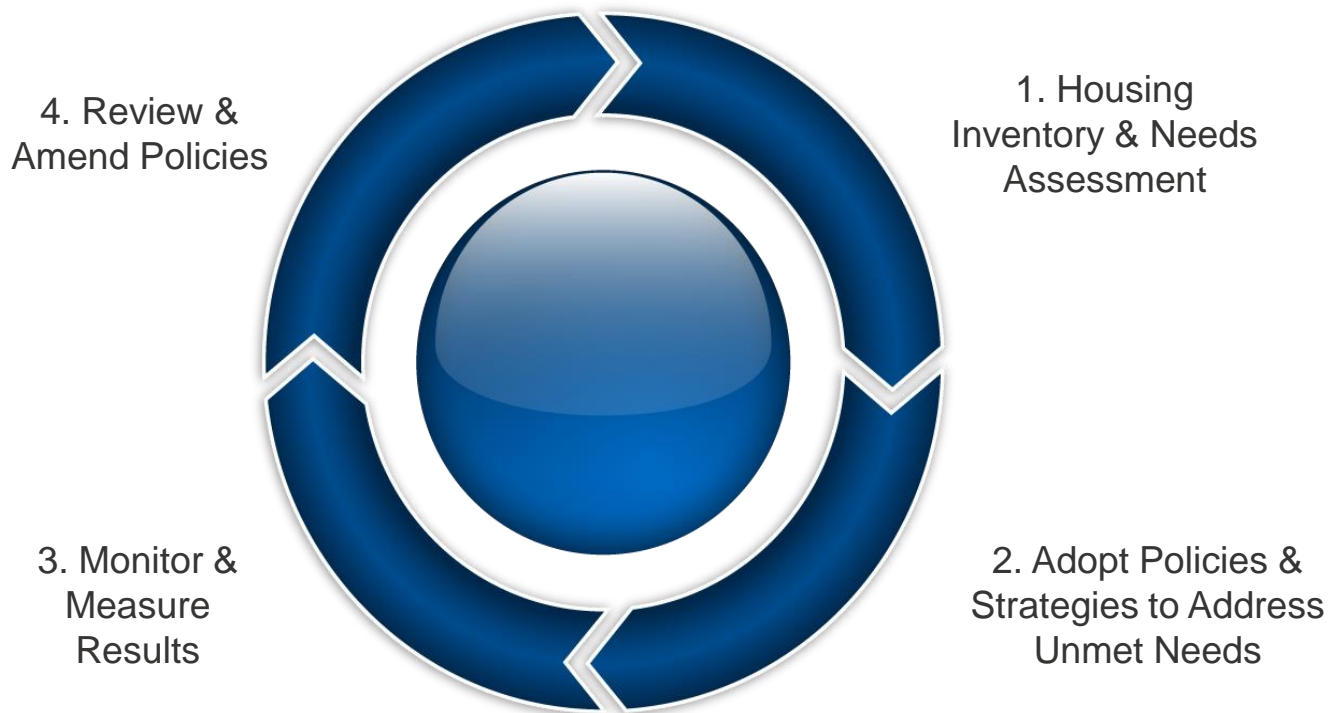
> 2012 Updates:

- > Eliminates assigned “affordable housing targets” in exchange for a greater focus on policy implementation that matches local needs
- > Establishes a “countywide need” for affordable housing for housing affordable to households at the following incomes, including those with special needs:
 - > 30% AMI and below (16% of total housing supply)
 - > 30-50% AMI (12% of total housing supply)
 - > 50-80% AMI (12% of total housing supply)
- > Establishes a four-step process for assessment, policy adoption, monitoring, and strategy amendment

4-Step Process for Implementation

These policies envision cities and the county following a four step process:

1. **Conduct an inventory and analysis of housing needs and conditions;**
2. **Implement policies and strategies to address unmet needs;**
3. **Measure results; and**
4. **Respond to measurement with reassessment and adjustment of strategies**



Example Policies in CPPs Housing Chapter

- > **Address the need for housing affordable to households at less than 30% AMI, which will require funding, policies, and collaborative actions**
- > **Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county**
- > **Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.**
- > **Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.**
- > **Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable**
- > **Promote fair housing and plan for communities that include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.**

Example Policies in CPPs Housing Chapter

- > **Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.**
- > **Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that promote affordable housing that meets changing demographic needs. Collaborate in developing and implementing a housing strategy for the four-county central Puget Sound region.**
- > **Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households.**
- > **Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.**