

REGIONAL POLICY IDEAS

Strategy

R-1	Set production goals to increase supply of housing, including goals at various income levels below 80% Area Median Income.
R-2	Monitor, longitudinally, annual affordable housing creation/preservation against the annual production needed to achieve the 244,000 homes needed below 80% Area Median Income (AMI).
R-3	Enforce existing Countywide Planning Policies (CPPs), Comprehensive Plan policies, and Housing Strategy Plan strategies.
R-4	Use current CPPs for monitoring and accountability regarding policy goals and proportional need numbers. The CPPs state a countywide need for 12% of housing to be affordable 0-30% AMI, 12% of housing to be affordable at 30-50% AMI, and 16% of housing to be affordable at 50-80% AMI.
R-5	Identify measures to track and evaluate progress against meeting housing goals.
R-6	Establish city incentives to encourage new policies/zoning/funding for affordable housing development (ex: Establish a city incentive program for "gold star" cities that achieve certain criteria).
R-7	Create a subcommittee of the Growth Management Planning Council (GMPC) , which meets regularly, to continue to monitor and implement the recommendations of the Regional Affordable Housing Task Force (RAH TF).
R-8	Create a compact for cities to sign, committing to implementing best practices at the local level (ex: promoting more Accessory Dwelling Units (ADU/DADUs), zoning for more creative housing types, expanding incentive/inclusionary housing policies, and increasing permitting predictability).
R-9	Form a South King County partnership to provide technical and funding capacity for cities in South King County.
R-10	Track under-utilized, public and non-profit land and promote its use for affordable housing.
R-11	Implement a public education campaign re: the needs and benefits of affordable housing.
R-12	Create and adopt model ordinances re: local zoning, permitting, design processes, etc. to make development more uniform and predictable.
R-13	Create and pre-approve model development plans for ADUs (or other low-cost housing) to reduce risk, cost, and time for development.
R-14	Create a model process for developing incentive/inclusive housing ordinances to make programs more predictable and effective.
R-15	Establish a low-interest loan fund for mission-driven investors to loan money at reduced interest rates to developers who commit to affordable and low-barrier housing.
R-16	Establish a Regional Public Development Authority to guide development along transit corridors.
R-17	Establish a regional housing fund and attract investments from philanthropy, employers, etc.
R-18	Establish a State Legislative Strategy Work program item re: state legislative strategy for the GMPC.

COUNTY POLICY IDEAS

Strategy

C-1	Develop and host a website dashboard to monitor data and policy outcomes on local comprehensive plans, Countywide Planning Policies, and the Regional Affordable Housing Task Force recommendations.
C-2	Fund a South King County regional collaboration to support affordable housing policy development, implementation, and enforcement.
C-3	Authorize cost discounts for developing affordable housing on surplus county property. Authority clarified in enacted HB 2382 .
	Adopt a policy that requires any funds acquired from sale of surplus county property be allocated to fund affordable housing.
C-4	Create a loan fund for housing owners who need to make improvements to housing quality, if they commit to providing affordable rents.
C-5	Provide technical assistance to cities on development of land use and other affordable housing policy development.
C-6	Provide technical assistance to cities on implementation of land use policy and other affordable housing policy.
C-7	Provide technical assistance to cities on enforcement of land use policy implementation and other affordable housing policy.
C-8	Provide technical assistance grants for cities to hire consultants to support affordable housing policy development, implementation, and enforcement.
C-9	Send a proposal for 1/10 of a percent sales tax to the ballot to fund affordable housing and behavioral health services. Restrictions on uses are stated in RCW 82.14.530 .
C-10	Send a Regional Affordable Housing Property Tax Levy to the ballot.
C-11	Fund a challenge/matching pool that rewards jurisdictions who invest their own dollars in affordable housing.
C-12	Link transportation, land conservation, or other county fund sources for local projects to jurisdictions' efforts to increase affordable housing.
C-13	Increase funding for emergency rental assistance. Example: Youth and Family Homelessness Prevention Initiative , funded through the Best Starts for Kids Levy.
C-14	Expand funding for tenant and landlord education re: barriers to housing, tenant rights, etc. Currently many tenants and landlords are unaware of their rights and restrictions.
C-15	Fund services for renters to clean up their tenant screening reports or address related barriers to housing. Currently, eviction, credit, and criminal histories can prevent potential tenants from gaining housing, even if the history reported is inaccurate. Services can support tenants in changing inaccuracies in their reports or addressing the underlying barrier.
C-16	Fund capacity-building support for anti-displacement efforts led by communities of color, expanding on the work of Seattle's Equitable Development Initiative .
C-17	Expand Shallow Rent Subsidies for cost-burdened households. Small subsidies may assist some populations in maintaining their housing during times of changing household costs like rent increases or increasing health care or child care needs.
C-18	Reduce utility and sewer connection fees for affordable housing. This could save a few thousand dollars per housing development.

STATE POLICY IDEAS

Strategy

S-1	Increase State Housing Trust Fund allocations. At its peak, the fund generated \$200 million per biennium for affordable housing statewide. Since the recession, the fund has generated approximately \$50-\$100 million per biennium.
S-2	Authorize permanent flexibility to spend current local Real Estate Excise Tax (REET 1 & 2) resources for affordable housing if all other Capital Improvement Plan needs are fully funded. This is currently authorized but would expire June 30, 2019 if not extended.
S-3	Expand authority for a .25% Real Estate Excise Tax (REET 4) to King County. Currently, authority is restricted to San Juan County. This was a HALA proposal. A Countywide .25% REET would create approximately \$95 million/year in additional affordable housing funds for King County (based on current annual REET collections).
S-4	Clarify local authority for rental regulations re: notice for rent increases, code compliance, etc. Current state law restricts cities' ability to adopt rent regulations and related rules. This creates legal confusion for cities regarding their ability to adopt more limited regulations on rental property owners to help preserve existing housing stock or give tenants sufficient time to seek alternative housing choices. Example: HB 2583 (introduced in 2017) would have removed this restriction generally. HB 5377/HB 2051 (introduced in 2015) would have clarified the ability for certain cities to require 90 notice for large rent increases and altered the standards for when relocation assistance can be required.
S-5	Provide local authority for a preservation tax exemption which would exempt a portion of local property taxes if a building owner commits to providing affordability. Example: SB 5182 (introduced in 2017/18).
S-6	Create and implement enforceable goals for affordability in comprehensive planning through the Growth Management Act. (Example: Allow exemptions from local zoning regulations when jurisdictions do not implement affordable housing policies identified in comprehensive plans and housing strategy plans)
S-7	Address the need for changes to condominium homeowners warranties of quality and developer liability laws. Example: HB 2831 (introduced in 2018).
S-8	Clarify local authority for a Conversion Fee when condos are converted to another use. Example: HB 2395 (introduced in 2016).
S-9	Clarify local authority for a Demolition Fee on demolished housing. Example: HB 2397 (introduced in 2016).
S-10	Approve councilmanic authority for 1/10 percent sales tax option for affordable housing and behavioral health. Example: HB 1797
S-11	Authorize a waiver on sales tax costs for rehabilitation of affordable housing.
S-12	Authorize a state sales tax exemption for construction costs on new affordable housing. This is estimated to save approximately \$1-\$1.5 million per housing development.
S-13	Authorize a state sales tax credit for county investments in affordable housing, up to .03% of sales tax. Example: HB 2437 (introduced in 2018); final version would have added approximately \$20 million/year for King County affordable housing funds or \$250 million in bonding authority.
S-14	Establish minimum density requirements for zoning connected to a high capacity transit station.

LOCAL POLICY IDEAS

Strategy

L-1	Require or incentivize universal design housing
L-2	Enforce ban on source of income discrimination
L-3	Implement fair chance housing policies for people with criminal justice records
L-4	Implement more aggressive code enforcement to maintain quality of affordable housing
L-5	Implement rental licensing and inspection programs
L-6	Waive city impact, permitting and other fees for rehabilitation of affordable housing
L-7	Send a city property tax levy to the ballot to fund affordable housing
L-8	Underwrite/credit enhance local non-profits to streamline funding so they can move faster
L-9	Complete Housing Impact Assessments anytime an Environmental Impact Statement is required
L-10	Implement multi-family property tax exemption
L-11	Implement appropriate, effective incentive/inclusionary housing policies with all upzones
L-12	Incorporate programmatic Environmental Impact Statement, fee exemptions, reduced parking requirements, and density increases as incentives within inclusionary housing policies.
L-13	Require affordable housing development for any approved development agreement
L-14	Authorize discounts for affordable housing on surplus property
L-15	Use proceeds from public land sales for affordable housing
L-16	Partner with faith-based organizations to develop their underutilized land
L-17	Allow faith communities and non-profit organizations to utilize higher zoning densities if building affordable housing on under-utilized property
L-18	Pair increased zoning and public property to promote flexible and affordable housing construction
L-19	Expand allowed housing diversity in single-family zones- cottage housing, duplexes, Accessory Dwelling Units, etc.
L-20	Standardize sets of policies/rules across jurisdictions to make process more predictable and uniform
L-21	Streamline regulations for developers
L-22	Adopt uniform plans and codes across jurisdictions
L-23	Reduce restrictions on private developers
L-24	Foster community advocacy for affordable housing
L-25	Utilize community engagement techniques that promote more equitable engagement for zoning and housing policy discussions
L-26	Create a community toolkit for affordable housing education, siting, messaging, awareness