

# Housing Planning

to meet evolving community needs

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Washington State  
Department of  
**Commerce**

# We strengthen communities

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**HOUSING  
HOMELESSNESS**



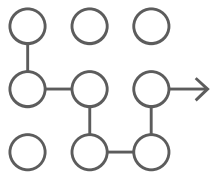
**INFRASTRUCTURE**



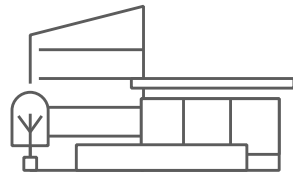
**BUSINESS  
ASSISTANCE**



**ENERGY**



**PLANNING**



**COMMUNITY FACILITIES**



**CRIME VICTIMS &  
PUBLIC SAFETY**



**COMMUNITY  
SERVICES**

## Growth Management Act Housing Goal:

“Encourage the availability of affordable Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”

RCW 36.70A.020

(1990 and 2021)

# Cascading Housing Goals

CPPs must include policies “*that consider the needs for affordable housing, such as housing for all economic segments of the population and parameters for its distribution*”

(RCW 36.70A.200(3)(e))





## What was the housing element requirements:

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Counties and cities must develop a housing element .... ensuring vitality and character of established residential neighborhoods.

It must contain at least:

1. An **inventory** and analysis of projected housing needs.
2. **Goals**, policies, and objectives for the **preservation, improvement, and development of housing**, including single-family residences.
3. Identification of **sufficient land for housing**,
4. Adequate provisions for existing and projected **housing needs of all economic segments of the community.** **RCW 36.70A.070(4)**

# HB 1220 Changes to housing element requirements RCW 36.70A.070 (2)

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- **Requires Commerce to provide housing data to local governments** including existing and projected needs for all economic segments, including emergency housing, shelters, and permanent supportive housing.
- **Requires local government to:**
  - Identify sufficient capacity of land for housing
  - Include policies for moderate density housing” within UGAs ( e.g. duplex, triplex, townhomes )
  - Document barriers to housing affordability such as gaps in funding, regulations
  - Consider housing locations in relation to employment locations
- **Review Racially disparate impacts, address past harms, adopt antidisplacement policies.**
  - Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing (i.e. exclusionary zoning, disinvestment, infrastructure availability)
  - Identify areas at higher risk of displacement and establish antidisplacement policies including:
    - Preservation of historic and cultural communities
    - Investments in housing for lowest income segments
    - Equitable development initiatives and land disposition policies
    - Inclusionary zoning and community planning requirements
    - Tenant protections

# Relationship of a Housing Element to a HAP

- HB 1923 (2019) provided grant funding for cities to prepare housing action plans (HAPs)
- HAPs inform both the housing element and housing implementation strategies (regulations, programs, incentives)



# A Housing Action Plan

can prepare you for a periodic update:

- housing
- capital facilities
- land use

|  | ● Required<br>○ Recommended | Housing Action Plan RCW 36.70A.600 | Housing Element Update RCW 36.70A.070(2) |
|--|-----------------------------|------------------------------------|--|
| <b>Housing Needs Assessment</b>  |                             |                                    |  |
| ▪ Existing and projected housing needs for all income levels   | ●                           | ●                                  | ●  |
| ▪ Existing and projected housing needs for emergency housing, shelters and permanent supportive housing                                  | ○                           | ○                                  | ●  |
| ▪ Population trends  | ●                           | ●                                  | ●  |
| ▪ Employment trends  | ●                           | ●                                  | ○  |
| ▪ Land capacity analysis (now to include housing for all income groups, emergency and permanent supportive housing and moderate density) | ○                           | ○                                  | ●  |
| <b>Community Engagement</b>  |                             |                                    |  |
| ▪ Broad public engagement (including residents)  | ●                           | ●                                  | ●  |
| <b>Housing Policy Framework Review</b>   |                             |                                    |  |
| ▪ Evaluate progress to meet housing targets (# and types)  | ●                           | ●                                  | ○  |
| ▪ Evaluate achievement of housing element goals and policies   | ●                           | ●                                  | ○  |
| ▪ Evaluate implementation of the schedule of programs and actions  | ●                           | ●                                  | ○  |
| ▪ Review development regulations such as zoning, street standards, etc. document barriers to housing                                     | ○                           | ○                                  | ●  |
| ▪ Review permitting process that impact development of housing and document barriers   | ○                           | ○                                  | ●  |
| ▪ Review free structures (impact fees, utility connections, permits, that influence housing development and document barriers            | ○                           | ○                                  | ●  |
| ▪ Evaluate housing programs and local funding and document barriers  | ○                           | ○                                  | ●  |



# A Housing Action Plan

can prepare you for a periodic update:

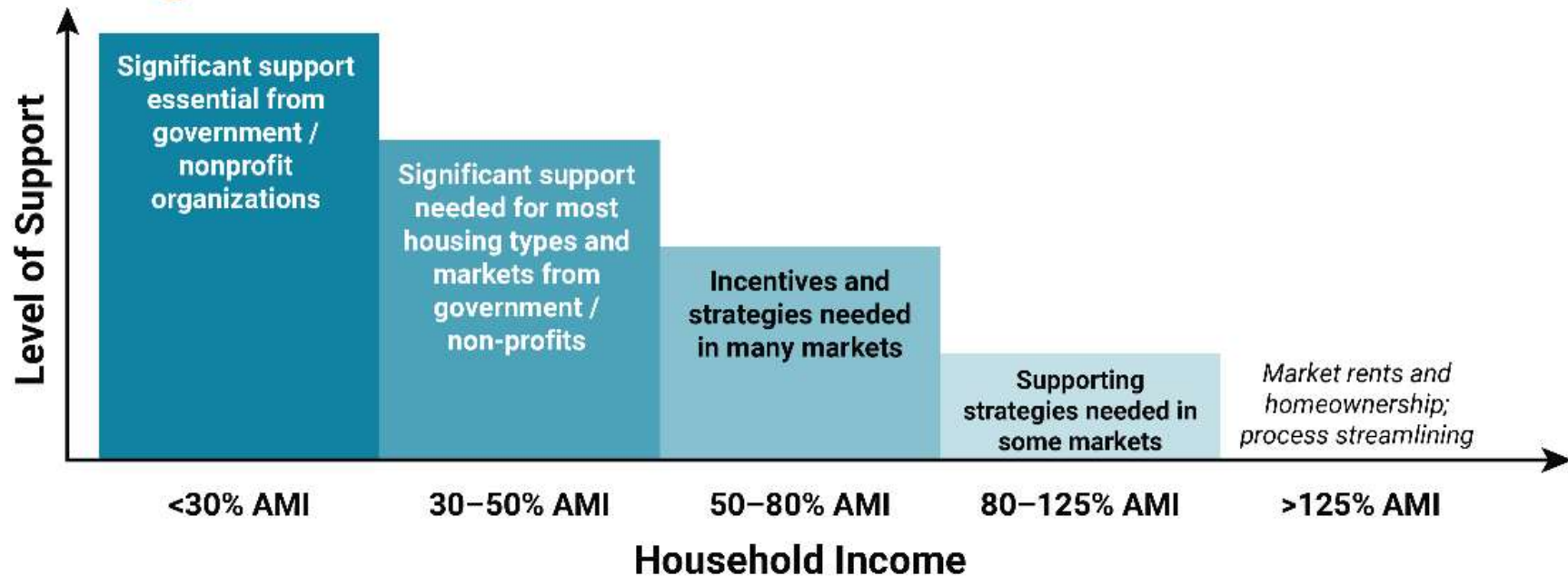
- Especially a new housing element under HB 1220

|   | HAP | Housing Element |
|---|-----|-----------------|
| <b>Mandatory Housing Policies</b>   |     |                 |
| ▪ Increase supply of housing affordable to all income levels  | •   | •               |
| ▪ Preserve existing housing   | 0   | •               |
| ▪ Increase variety of housing types, include moderate density housing options such as duplex, triplex, townhomes within UGAs.   | •   | •               |
| ▪ Consider the role of accessory dwelling units in meeting housing need   | 0   | •               |
| ▪ Consider housing location and employment location   | 0   | •               |
| ▪ Evaluation of the potential efficacy of proposed strategies   | 0   |                 |
| <b>Strategies to Minimize Displacement</b>  |     |                 |
| ▪ Identify local policies/ regulations that result in <b>racially disparate impacts</b> including zoning, disinvestment and infrastructure availability.  |     | •               |
| ▪ Identify and implement policies to begin to <b>undo racially disparate impacts</b> , displacement, and exclusion in housing.  |     | •               |
| ▪ Identify areas that may be at higher <b>risk of displacement</b> from market forces that occur with changes to zoning, regulations, and capital investments.  | •   | •               |
| ▪ Establish <b>antidisplacement policies</b> , including preservation of cultural and historic communities, equitable development initiatives, inclusionary zoning, tenant protections, land disposition policies, and land for affordable housing. | •   | •               |
| <b>Implementation Plan</b>  |     |                 |
| ▪ Schedule of programs and actions to implement recommendations   | •   | 0               |
| ▪ Monitoring plan to track outcomes of implemented actions  | 0   | 0               |



# Strategies Needed for All Economic Segments

## Strategies needed for different income levels...



# Housing Type Assumptions

- Will need to make some assumptions about the types of housing that will be needed for each economic segment

| Household Income Level (AMI = Area Median Income) | Housing Types (Examples only: Conduct local market analysis)                        |
|---|---|
| Greater than 120% AMI                             | Single family homes, condominiums   |
| 80 - 120% AMI                                     | Small lot single family, duplexes or triplexes, townhomes, row houses, condominiums |
| 50-80% AMI  | Apartments, accessory dwelling units, manufactured homes                            |
| 30-50% AMI  | Subsidized apartments, SROs, shared housing   |
| Below 30% AMI                                     | Subsidized apartments, tiny homes villages, permanent supportive housing            |

# Housing Strategies to Address Needs

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- Commerce's Housing Action Plan guidance includes six categories of housing strategies to implement policies

## **Revising Zoning Strategies:**

regulating building heights, density levels, permitted uses

## **Additional Regulatory Strategies:**

adjusting parking requirements, setbacks, design standards

## **Process**

## **Improvements:**

smoother, faster, and/or more predictable permitting

## **Housing Incentives:**

fee waivers, multifamily tax exemptions, inclusionary zoning

## **Funding Options for Affordable Housing:**

grants, loans, and new revenue streams

## **Other Strategies:**

strategic infrastructure improvements, ADU financing or design assistance, etc.

# Periodic Review and Update (every 8 years, RCW 36.70A.130)

Review and revision, if necessary, of comprehensive plan and development regulations. Lewis County is 2025

Normally:

- Comp plan adopted 2024
- Regulations adopted 2025

Completing HAP in 2023 is okay!



Periodic Update Schedule; Due June 30 of Indicated Year

|      |      |      |      |
|------|------|------|------|
| 2024 | 2025 | 2026 | 2027 |
|------|------|------|------|

\* Starred counties are partially planning under the Growth Management Act

# Commerce Resources



## Housing Action Plans

A housing action plan (HAP) is an optional tool, described in RCW 36.70A.600(2), that defines strategies and implementing actions that promote greater housing diversity, affordability and access to opportunity for residents of all income levels. Please click on the pages under the "Housing Action Plan" tab for resources, example documents, housing images, presentations and HAP webpages.



## Commerce housing planning webpage

[www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/)

## Commerce EZ View resource page

[https://www.ezview.wa.gov/site/alias\\_1976/37311/default.aspx](https://www.ezview.wa.gov/site/alias_1976/37311/default.aspx)