



CITY OF SNOHOMISH

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NOTICE OF SPECIAL MEETING

SNOHOMISH CITY COUNCIL

in the
George Gilbertson Boardroom
1601 Avenue D

TUESDAY
March 3, 2020
5:00 p.m.

WORKSHOP AGENDA

- 5:00 1. **CALL TO ORDER**
2. **DISCUSSION ITEM:** Affordable Housing - Chris Collier, Program Manager,
Alliance for Housing Affordability (P.3)
- 5:55 3. **ADJOURN**

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DISCUSSION ITEM 2.

Date: March 3, 2020
To: City Council
From: Glen Pickus, AICP, Planning Director
Subject: **Affordable Housing**

SUMMARY: Chris Collier, Program Manager for the Alliance for Housing Affordability (AHA), will lead a discussion about housing affordability in Snohomish and actions the City can take to address the issue.

BACKGROUND: The AHA was created in 2013 through an Interlocal Agreement (ILA) signed by the Housing Authority of Snohomish County (HASCO), Snohomish County, the City of Snohomish, and ten other cities in the County. The mission of AHA is to increase the supply of affordable housing in Snohomish County by addressing the issue on a regional basis through interjurisdictional cooperation and collaboration. It currently accomplishes this by:

- Providing technical expertise related to housing to its members;
- Gathering and analyzing housing data; and
- Providing education and outreach to the public and to elected officials.

SALES TAX FUNDING: Last year, the City Council imposed a sales tax as a credit against the state sales tax with use of those revenues limited to supporting affordable housing needs in the City. For the two month period when the revenue was collected, the City received \$7,200.

When the new tax was adopted, the City Council delayed making a decision regarding how these revenues should be used. Options described at that time included:

- Covering the annual \$10,000 in the budget currently pledged to the AHA Housing Trust Fund, rather than using General Fund dollars. The AHA Housing Trust Fund provides funds to construct new, or rehabilitate, existing affordable housing units. Additionally, with the new revenue, the Council could choose to increase the annual pledge to the Housing Trust Fund.
- Creating a program, whereby certain development fees are waived or reduced for affordable housing projects. The most likely fees this program could affect include parks and traffic impact mitigation, and utility connection fees.
- Starting a rental assistance program run by the City.
- Pledging the funds against bonds, which could be used to purchase property on which to building affordable housing.
- Subsidize Housing Authority of Snohomish County (HASCO) programs within the City.

Mr. Collier will provide a list of other alternatives to discuss.

“MISSING MIDDLE” HOUSING: In addition to subsidizing housing construction with funds from government taxes, cities can increase the housing supply by zoning changes and adopting policies which encourage the private sector to build more housing. Part of those policies can include, in order to achieve increased up-zoning, the developer must build a certain percentage of affordable (as defined in code) or smaller sized units. “Missing Middle” housing is a range of multi-unit or clustered housing types--compatible in scale with detached single-family homes--

DISCUSSION ITEM 2.

that help meet the growing demand for walkable urban living, as illustrated below (from Opticos Design):



The City of Snohomish is already studying this option with the recent Midtown Planning District. The work from this planning effort is scheduled to be completed by the end of the year.

BUDGETARY IMPACTS: None

CITY COUNCIL GOAL:

- Partner with public agencies and non-profit organizations and explore incentives and regulatory tools the City can use to facilitate the development of additional affordable housing units

STRATEGIC PLAN REFERENCE:

- Initiative #6D: Attract new residents and businesses by promoting Snohomish’s quality of life and supportive business climate. Encourage diverse housing options that attract a wide variety of new residents.

COMPREHENSIVE PLAN REFERENCES:

Goal LU5: Accommodate a range of housing types and residential densities to provide living options for the spectrum of ages, lifestyles, and economic segments of the City’s population.

Goal HO 1: Quality housing available to all economic sectors of the community and those with special needs.

HO 1.1: Housing types. Plan for a wide variety of housing types, sizes, and densities to provide housing and home-ownership opportunities to a range of ages and income levels.

HO 1.3: Low-income incentives. Provide incentives to public and private non-profit organizations for low-income housing projects, including density bonuses, reduced parking requirements, waiver of review and utility connection fees, and donation or long-term lease of land.

HO 1.4: Location. Increase opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.

HO 1.8: Multi-jurisdictional approach. Work with other jurisdictions and nonprofit agencies within the County on coordinated programs to address regional affordable housing deficits.

DISCUSSION ITEM 2.

RECOMMENDATION: That the City Council **DISCUSS** specifically how to spend the sales tax money, and affordable housing issues in general. Questions are encouraged.

ATTACHMENT: City of Snohomish Housing Facts

ATTACHMENT

City of Snohomish Housing Facts

- Current population estimate: 10,150
- Occupied Housing Units = 3,744
 - Single-family detached = 2,135 (57%)
 - Multi-family attached = 1,621 (43%)
 - Owner occupied = 1,986 (53%)
 - Renter occupied = 1,758 (47%)
 - Manufactured Homes:
 - Inside Trailer Parks = 50
 - On individual lots = 6
 - Group Quarters = 166 beds in two facilities
- Subsidized Affordable Units
 - 43 HASCO units on 3 properties
 - 62 units built with the Low Income Housing Tax Credit loan
 - 105 Snohomish Affordable Housing Group (SAHG) units
 - Section 8 vouchers: Mr. Collier will report on this

The *Housing Consortium of Everett and Snohomish County* reported in 2017 that there were 377 affordable housing units in the City which would be 10% (377/3744) of all occupied housing units, or 23% (37/1621) of all multifamily units within the City of Snohomish.

Mr. Collier will report on the most recent approximation of total affordable units and their type.