Clark County Housing Options Study and Action Plan

Project Advisory Group Meeting #6

July 27, 2021

WELCOME!

Today's Agenda

- Welcome and Announcements
- Housing Action Plan – Strategies
  - Additional Regulatory Strategies
  - Funding Options
- Group Discussions
- Public Comment
- Next Steps

ANNOUNCEMENTS

HOUSING ACTION PLAN: STRATEGIES OVERVIEW

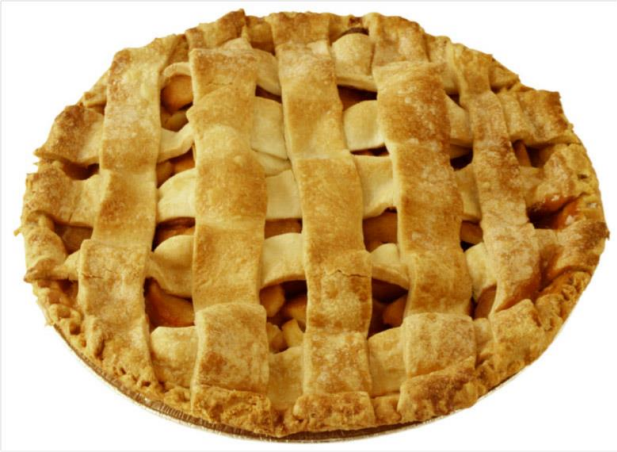
Housing Action Plan Workflow

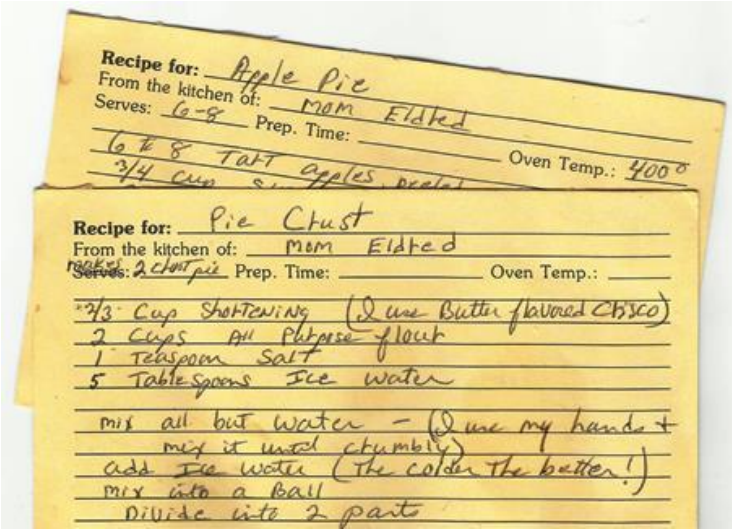
June – Aug 2021	Sept 2021	Oct – Nov 2021	Dec 2021
Review strategies by category and type	Planning Commission County Council Public engagement	Draft Strategies Planning Commission County Council Public engagement	Final Strategies Implementation and monitoring
3 PAG Meetings	**0 PAG Meetings**	**1 PAG Meeting**	**1 PAG Meeting**

HOUSING ACTION PLAN: ADDITIONAL REGULATORY STRATEGIES

Strategy Overview: Additional Regulatory Strategies

- Strategies to revise development requirements for housing to improve feasibility and/or quality of development
- Complements Category A strategies to expand housing options in terms of quantity and variety
- Primarily affects market-rate units, some refinements are specific to regulated affordable housing





A Expanding Zoning Permissions for Housing Development

A-1 Reduce minimum lot sizes for single-family and middle housing. *(Add small-lot infill subdivision option.)*

A-2 Increase minimum density in high-density zones.

A-3 Align maximum density with minimum lot sizes proposed in A-1

A-4 Upzone land for medium and high-density housing, consider R1-2.5 zone in low-density areas, revisit 75/25 housing distribution.

A-5 Increase allowed middle housing types in existing zones, limit competing low-density uses in medium and high-density zones.

A-6 Offer bonus density for larger multifamily projects.

A-7 Expand allowed residential uses in commercial zones, potentially targeting affordable housing projects.

B-1 Reduce Off-Street Parking Requirements

Reduce project costs and increase achievable density for higher-density projects through targeted parking reductions, taking into account community parking demands. Address both minimum space requirements and configurations.

General pathways include:

- Across-the board reductions for specific housing types by right.
- **Targeted by-right reductions for projects meeting certain characteristics.**
- Project-specific reductions through discretionary process based on site, resident or other characteristics.

B-1 Reduce Off-Street Parking Requirements

Reduce project costs and increase achievable density for higher-density projects through targeted parking reductions, taking into account community parking demands. Address both minimum space requirements and configurations.

B-1.1 Introduce parking requirements for duplexes, triplexes and quadplexes, addressing minimums and configurations.

B-1.2 Reduce parking requirements for narrow lots, esp townhouses.

B-1.3 Adjust driveway spacing and access requirements for townhouses.

B-1.4 Reduce cottage parking requirements and/or add flexibility.

B-1.5 Reduce/eliminate ADU parking, including near transit.

B-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-1.1-5	●	● (1.1)	●	● (1.4, 1.5)		Short	$	Low

B-1 Reduce Off-Street Parking Requirements: Multifamily

B-1.6 Revise minimum parking for multifamily residential, currently set at 1.5 spaces for all units regardless of size, location, or resident characteristics.

Project	# Units	Parking Ratio	Density
Jax Apartments	50	1.5	28.1
68th Apartments	24	1.7	21.6
Bella Meadows	34	2.1	17.9
Leilani Ridge Apartments	50	1.6	17.4
NE 179th Street Apartments	159	1.8	22.0
NE 116th Way Apartments	120	1.7	27.5
82nd Street Apartments	52	2.0	21.4
University Place Apartments	168	1.5	25.8
Acero Padden Apartments	288	2.0	22.0

B-1 Reduce Off-Street Parking Requirements: Multifamily

B-1.6 Revise minimum parking for multifamily residential, currently set at 1.5 spaces for all units regardless of size, location, or resident characteristics.

- Reduce minimums for projects near transit, including affordable housing (state req)
- Consider further reductions for affordable and/or senior housing based on factors other than transit.
- Differentiate minimums based on unit size.
- Reduce minimums for high-density over 30 units/acre.

B-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-1.6	●	●	●	●	●	Short	$	Low

B-2 Revise Ground-Floor Commercial Reqs for Mixed Use

Reconsider and target ground-floor retail requirements for primarily residential projects in commercial and mixed-use zones.

B-2.1 Allow active ground-floor uses to substitute for ground-floor retail requirements in commercial and/or mixed-use zones.

B-2.2 Permit horizontal mixed-use configurations in commercial zones to to allow ground-floor residential on a portion of the site.

B-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-2.1	●	●			●	Short	$	Low
B-2.2	●	●			●	Short	$	Low

B-2 Revise Ground-Floor Commercial Reqs for Mixed Use, ctnd

B 2.3 Explore options to increase access to neighborhood-scale retail and services uses throughout residential areas, to take pressure off the focus on ground-floor retail incorporated into residential projects.

- Review extent of Neighborhood Commercial zone and criteria for designation.
- Permitting limited retail and services uses in high-density residential zones.
- Economic development programs to recruit and support small-scale business owners.

B-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-2.3		●			●	Medium	$-$$	Low-Medium

B-3 Simplify Design Standards

Balance standards for site and building design to assist new forms or high-density housing to fit into communities without unduly increasing complexity and cost of the housing development.

B-3.1 Look for opportunities to simplify residential standards in Highway 99.

B-3.2 Revise cottage housing site and architectural design standards: consider density, unit configurations, open space, parking options and minimums.

B-3.3 Revise open space standards for larger multifamily projects over a certain minimum density.

B-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-3.1	●		●	●		Short	$	Low
B-3.2	●		●	●		Short	$	Low
B-3.3		●	●	●		Short	$	Low

B-4 Revise ADU Standards

Build on strong ADU provisions with further refinements to promote this flexible housing type within existing neighborhoods.

B-4.1 Consider:

- Allow two ADUs on a property
- Remove all parking requirements
- Increase allowed ADU size for primary dwellings under 2,000 SF
- Remove “architecturally compatible” design requirement
- Remove minimum size of 150 SF
- Permit ADUs in MX zone

B-4	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-4.1	●		●	●		Short	$	Low

B-5 Manufactured Home and Tiny House Communities

Increase feasibility for manufactured homes to be sited on individual residential lots as dwellings and/or ADUs, and within manufactured home parks. Allow tiny homes individually and in clusters as small-scale, low-cost housing option.

B-5.1 Protect existing manufactured home parks from displacement, potentially with MHP overlay zone.

B-5.2 Explore opportunities for tiny homes and RVs sited individually or in clusters, potentially as an RV park or MHP.

B-5	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-5.1	●	●	●	●		Short	$	Low
B-5.2	●	●	●	●		Short	$	Low

B-6 Transportation Improvement Standards

Transportation improvements are often necessary to serve new development, but can be costly especially for smaller projects. Consider flexible ways to meet Public Works and Fire requirements.

B-6.1 Revisit cross-circulation requirements within Highway 99 subarea.

B-6.2 Revisit private road standards requiring sidewalks on only one side of the road. Consider how private roads could support small-lot single-family and/or middle housing developments.

B-5	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
B-6.1	●	●				Short	$	Low
B-6.2	●	●				Short	$	Low

HOUSING ACTION PLAN: AFFORDABLE HOUSING INCENTIVES

E-1 Existing or New Local Option Taxes and Levies

Direct project funding, through grants or loans, to encourage the production of income-restricted affordable housing.

E-1.1 Revise impact fees so that they are less for smaller units. Consider incentivizing certain middle housing types by waiving fees for a set time period, or a certain number of applications. Discuss how costs could be offset.

E-1	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-1.1	●		●	●		Medium	$$$	Medium

E-2 Local Housing Trust Fund

Distinct funds established by local governments that receive ongoing source of dedicated funding to support housing affordability.

E-2	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-2	●	●	●	●	●	Long	$$$	High

E-3 “Found Land”: Surplus Land and Other Opportunities

Donate or lease surplus or underutilized lands to affordable housing developers to reduce the cost of development and help make a project more financially feasible.

E-3	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-3	●	●	●	●	●	Medium	$$$	Medium

E-4 Partner with Local Housing Providers

Coordinate with local housing groups and nonprofit developers to identify property, craft incentives, develop housing assistance programs, support grant applications, code enforcement, property owner assistance or other programs to help increase affordability and reduce homelessness.

E-4	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-4	●	●	●	●	●	Medium	$$	Medium

E-5 Enhance Partnerships with Mission-Oriented Acquisition Funds

These funds stand ready to deploy capital aimed at acquiring and rehabilitating low-cost market rentals in exchange for affordability restrictions.

E-5	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-5		●	●	●		Medium	$$	Medium

E-6 State or Federal Funding Tools

- HOME Funds
- Low-Income Weatherization Program
- Washington State Housing Trust Fund
- Community Development Block Grants
- Low Income Housing Tax Credit
- 80/20 Private Activity Bond
- Nonprofit Housing Bonds
- Land Acquisition Program

E-5	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Timeline	Cost	Admin Effort
E-5		●	●	●		Medium	$$	Medium

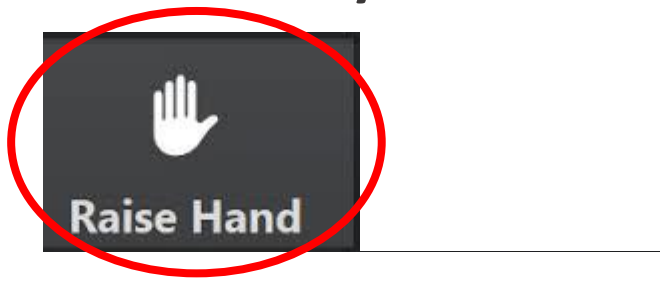
HOUSING ACTION PLAN: BREAKOUT DISCUSSIONS

1. Which are priority strategies? Which are important, but longer term? Which should be removed from consideration?
2. Are we missing any strategies within these categories?

PUBLIC COMMENT

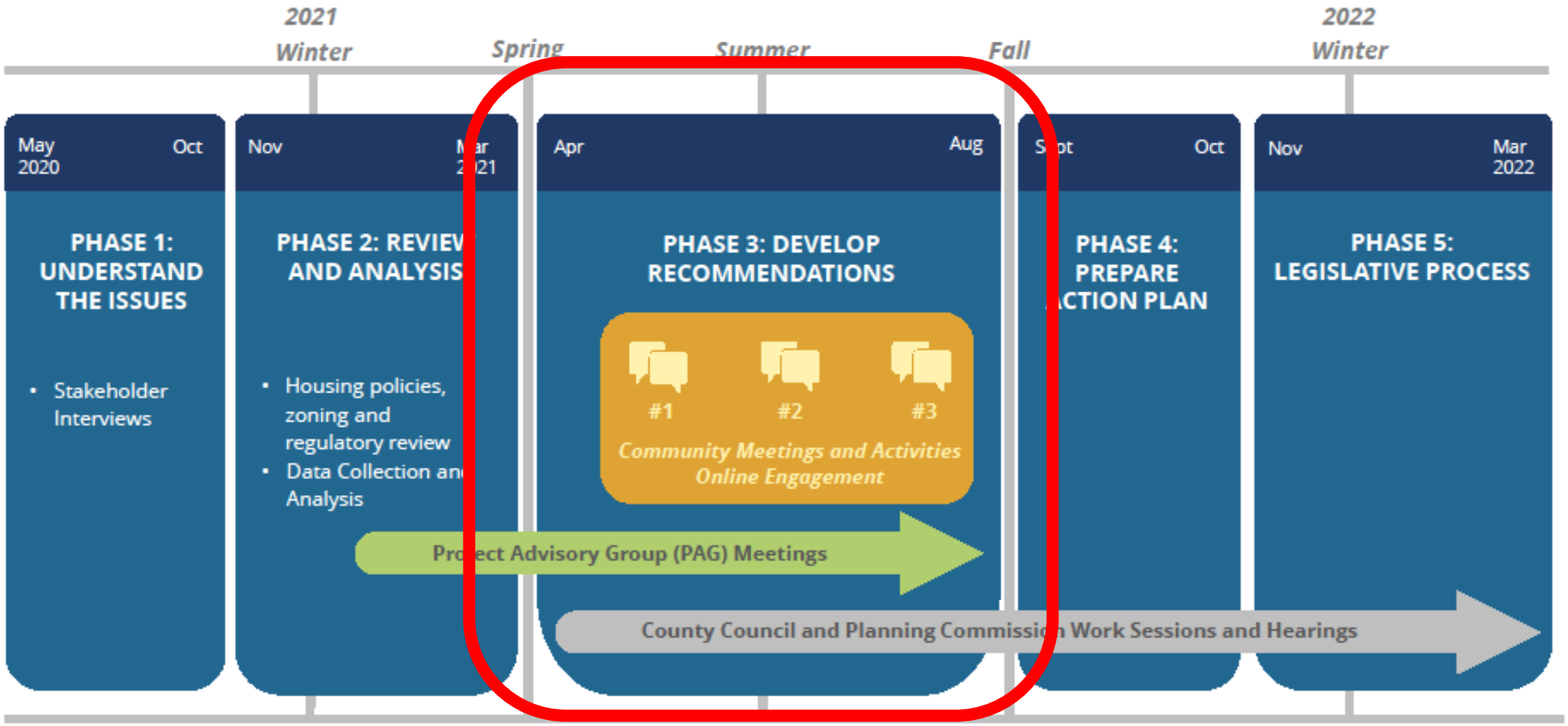
How to Provide Public Comment Via Computer/Mobile Device

- Click the “raise hand” icon to indicate that you would like to speak.



- Staff will only acknowledge those who have “raised their hand” by selecting the hand icon.
- When you are acknowledged, you will be unmuted.
- Please limit your comment to no longer than 2 minutes.
- When you have finished your comment, please click on the “lower hand” icon to lower your hand.

NEXT STEPS



Clark County Housing Options Study and Action Plan Schedule

Project Schedule

Upcoming Meetings

- PAG Meeting #7 – August 24th
  - Housing strategies
- No PAG meeting in September
- PAG Meeting #8 – October 26th

THANK YOU