



HOUSING EVERETT

**FOCUS GROUP WORKSHOP
HOUSING PROVIDERS AND HOUSING DEVELOPERS**

May 22, 2019

Participants were asked three specific questions and works in table groups. The following table includes answers responding to housing policies, regulations, or funding.

<i>1. What specific successful trends and factors have you experienced when developing housing?</i>
FUNDING
Public/Private Partnerships as funders and lenders
Washington State Housing Finance Commission funding Mechanisms
Reduced or reasonable fees
Funding for early stages of project design
POLICY
Buy in at all levels to housing
Communication with city staff and local leadership
Public/Private Partnership
Creative strategy for acquiring land
Flexible and open-minded neighbors
System Change (affordable housing liaison)
Location of project
REGULATIONS
Innovative construction methods
Alleviated barriers in permitting, timely decisions
Diverse housing types
Early collaboration with permit staff
Parking reductions
Simplified Codes

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2. <i>What specific barriers, challenges, factors adversely affecting housing production?</i>
FUNDING
State funding focused on affordable housing for individuals and less for families
Market rate housing not attainable because of construction costs and rents
Lack of local funding – need more than federal funding
Complex restrictions/limitations with public funding
Cost to construct and operate housing for challenging population groups
POLICY
Public opposition – Stigma, anti-rental, perceived parking problems, affordable housing
Scarcity of land, size of land available
Access to public land for affordable housing
Jobs near housing
Marketing
REGULATIONS
Traffic Impacts
Restrictive zoning
New housing models
Mix of uses requirements when not warranted
Parking requirements
Density bonuses too costly not incentive enough

3. <i>Given the Mayor’s priorities for future housing for all community members, what specific policies, actions, or resources, including alignment of priorities and funding, could the City implement that would positively affect ore market rate, affordable and diverse housing in Everett. When considering development or redevelopment of housing, how should the City best promote economic diversity in neighborhoods and minimize displacement of low-income community members.</i>
FUNDING
City levy
Prioritize resources/funding
POLICY
Avoid housing types concentration
City leadership/champions – Convene support for projects
Preservation of current housing stock
Affordable housing mandate on- or off-site with buy out options
Housing pipeline
Community education
Surplus land availability
REGULATIONS
Alternate construction types
Incentivize DADUs
More flexibility with open space requirements
More housing types
Flexibility
Multi-model options
Less zoning restrictions in Metro to incentivize housing