



Columbia Crossing
Source: Provided by the City of Monroe



6 HOUSING

Introduction

The Monroe 2044 Comprehensive Plan's Vision and Guiding Principles provide clear direction to provide more housing and housing options for current and future Monroe residents. What is available today does not necessarily suit all people nor is it always affordable. Examining the current housing inventory and assessing both present and future housing needs, along with the proposed housing policies, empowers the City and the public to make well-informed decisions about housing options in Monroe.

The Housing Element describes Monroe's current housing stock and future housing needs. It also identifies local housing issues and trends to guide policies and strategies that meet State requirements and are appropriate for Monroe. Solutions involve a combination of strategies to promote opportunities for development and encourage the production of the types of housing that are missing from Monroe (for additional strategies identified by the City, see **Appendix 6-A**).

Relationship to Other Plans

The Monroe 2044 Housing Element complies with the Washington Growth Management Act (GMA) requirements to address housing within Monroe's City Limits and Urban Growth

Area (UGA) over the next 20 years.

GMA provides guidelines for cities and counties to assess and increase housing development with a particular emphasis on affordable housing options for lower-income households, address historic discrimination, and develop tools to discourage and/or mitigate displacement.

Puget Sound Regional Council's (PSRC) regional plan for growth, VISION 2050, includes 12 Multicounty Planning Policies (MPPs) related to housing, primarily focusing on providing diverse housing options, expanding the housing supply across economic levels, implementing public policies, improving homeownership opportunities, and minimizing/preventing displacement. These MPPs serve as a framework for updating countywide planning policies. Snohomish County's Countywide Planning Policies (CPPs) draw from these MPPs to create policies that promote fair and equitable access to safe, affordable, and accessible housing options for every resident through the expansion of a diverse housing stock that is in close proximity to employment, services, and transportation options. The Monroe 2044 Housing Element must be consistent with the MPPs and CPPs. The Housing Element will also be consistent with the May 2023 Housing Characteristics and Needs Report for Snohomish County, including housing allocations by income bands.

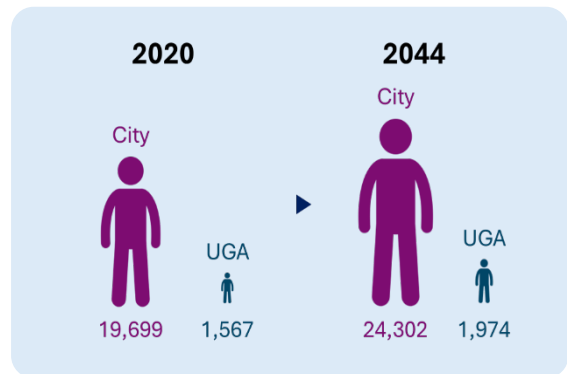


Community Characteristics

Population

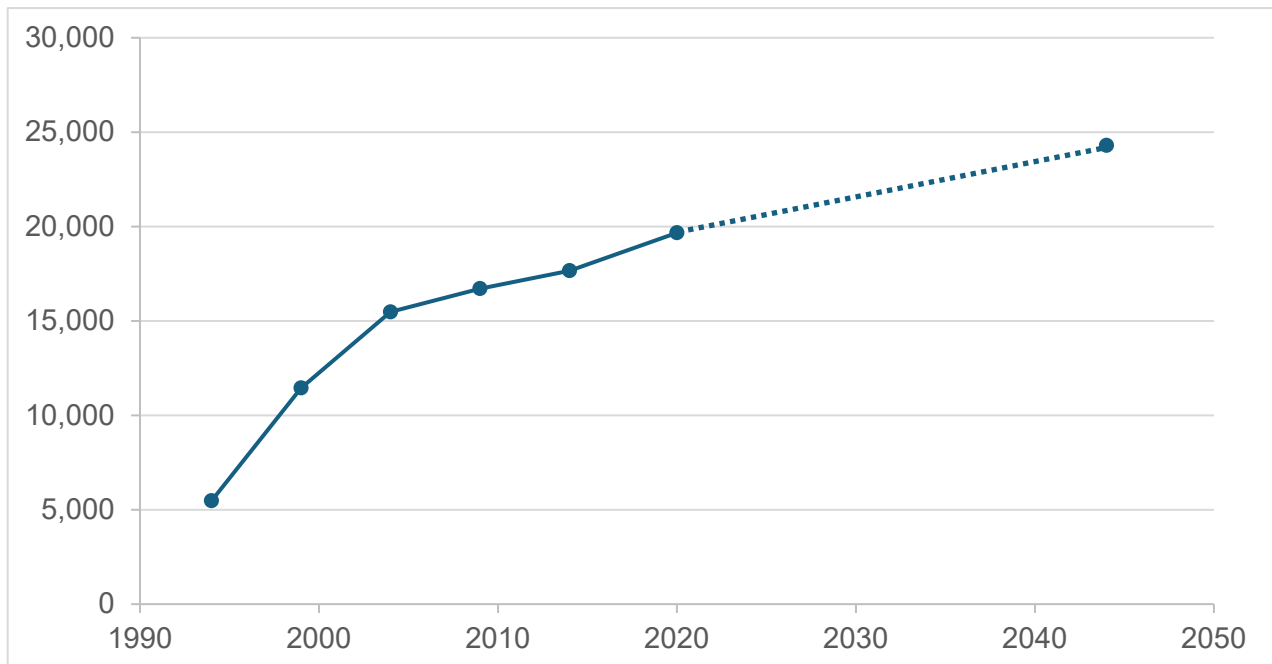
Population information is a fundamental component of demographic analysis that provides insights into how Monroe has changed over time. Population growth projections for Monroe are provided by Snohomish County, which allocates countywide growth projections to cities and unincorporated Urban Growth Areas. Monroe is expected to grow by about 4,600 residents to a total population of 24,300 residents by 2044, or approximately 1.0 percent annually over the next 20 years (**Figure 6.1**).

Figure 6.2 - POPULATION



Source: Washington Department of Financial Management, 2022

Figure 6.1 - HISTORIC AND FORECASTED POPULATION, CITY OF MONROE, 1990 TO 2044



*Note: Forecasted employment is based on total 2044 projected employment from the Snohomish Countywide Planning Policies and PSRC Regional Growth projections.

Source: Sources: PSRC, 2022; Snohomish County, 2021; Community Attributes Inc., 2022.



Unincorporated areas within the UGA are expected to grow by about 400 residents. Monroe has a current population of approximately 19,700 residents (**Figure 6.2**).

Race and Ethnicity

Examining the racial and ethnic composition of Monroe is now required by the GMA and provides insight into the people who live here today and can inform policy direction related to specific needs related to housing. The City can also tailor services and programs to meet the unique needs of Monroe residents.

Census data from 2020 shows that Monroe is similar to Snohomish County in terms of race and ethnicity (**Table 6.1**).

However, Monroe has a lower percentage of people identifying as Asian than the County, while Monroe has a much higher percentage

of people identifying as Hispanic/Latino (16.4 percent) compared to the County (10.5 percent). The proportion of individuals identifying as other race, including American Indian or Alaska Native, Native Hawaiian or other Pacific Islander, has risen steadily since 2010, comprising 7.9 percent of Monroe's population in 2020 (**Figure 6.3**). While each percentage of the community identified by race and ethnicity grew at different rates during the last decade, Monroe has become a more diverse community since the last census in 2010.

The City of Monroe is committed to also identifying ways in which to remove harmful or exclusionary regulations that may potentially exclude segments of the population from attaining housing based on race or ethnicity.

Table 6.1 - RACE AND ETHNICITY, MONROE, SNOHOMISH COUNTY, AND WASHINGTON STATE, 2020

Race/Ethnicity	Monroe		Snohomish Co.		Washington State	
	Count	Percent	Count	Percent	Count	Percent
Asian	875	4.5	91,482	11.3	656,578	8.7
Black or African American	799	4.1	25,918	3.2	279,720	3.7
Hispanic or Latino	3,177	16.4	85,321	10.5	971,522	12.9
Other Race*	1,542	7.9	56,338	6.9	536,736	7.2
White	13,010	67.1	552,513	68.1	5,067,909	67.5
Total	19,403		811,572		7,512,465	

* Other race includes people who self-identify as American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander, another race (Other), and two or more races and are not Hispanic or Latino.

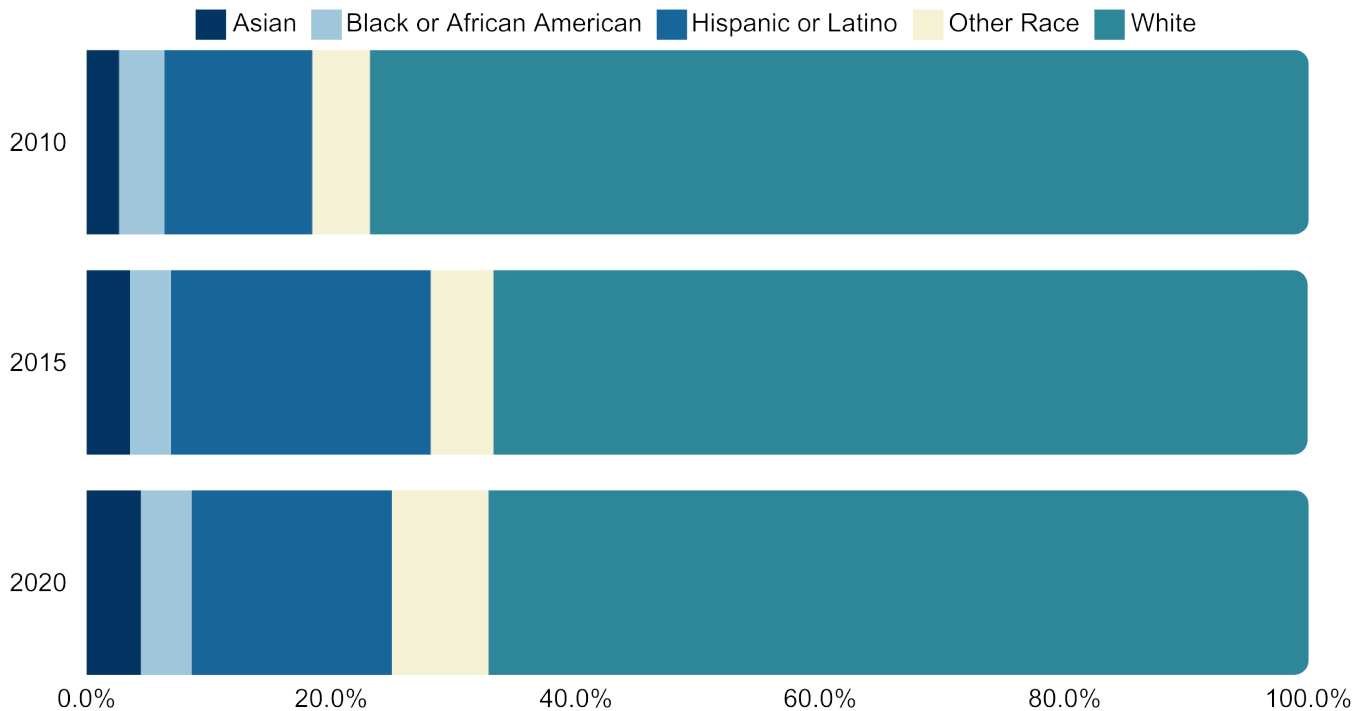
* American Community Survey sample includes both institutional and non-institutional group quarters

* Total population can vary when disaggregated by race because not all respondents provide information on race and ethnicity.

Source: U.S. Census Bureau American Community Survey 5-Year Estimates, DP05, 2020



Figure 6.3 - RACIAL COMPOSITION IN MONROE, 2010 TO 2020



Source: US Census Bureau, 2010, 2015, 2020 American Community Survey 5-Year Estimates (Table DP05)

Age

Monroe is an aging community, with the highest growth occurring in residents aged 50-69 and the total share of aging residents increasing from 14 percent in 2010 to 21 percent in 2020 (**Figure 6.4**). Residents aged 20-39 moderately increased their share of the population during this time. Residents under 20 had the largest decrease in share of population, declining 4 percent from 28 percent to 24 percent of the population in the last decade.

Household Size

The U.S. Census Bureau defines a household as all people who occupy a housing unit. The

occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living arrangements. The average household size, where all residents related or unrelated live in a single structure in Monroe, has decreased since 2015 to reach 2.79 persons per household in 2022. Many factors can cause smaller household sizes, such as aging households where children no longer live at home, but parents or caregivers still live in the same house.

Other housing such as apartments or smaller



Table 6.2 - YEAR STRUCTURE BUILT, 2022

Year Built	Number of Units	Percent
Built 2020 or later	93	1.5%
2010 to 2019	834	13.5%
2000 to 2009	1,274	20.6%
1990 to 1999	2,228	36.1%
1980 to 1989	504	8.2%
1970 to 1979	214	3.5%
1960 to 1969	339	5.5%
1950 to 1959	136	2.2%

Source: U.S. Census Bureau, DP04, 2022

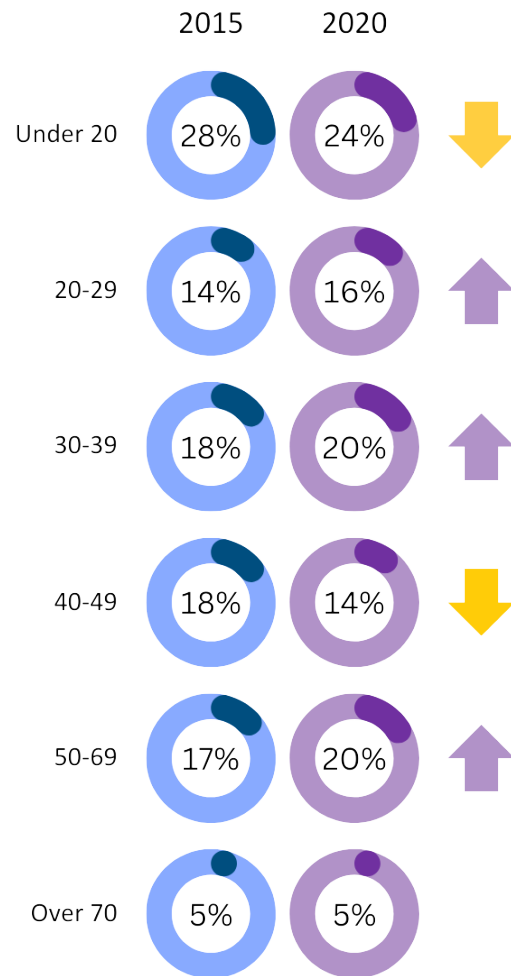
housing units may also mean that fewer people generally are living within a single

structure. While this may not be the case for all households, there has been a rise in non-family households in Monroe, characterized by individuals living alone or with unrelated roommates. The simultaneous trends of a growing population and a reduction in average household size could intensify pressure on housing demand if housing choices and supply do not meet the demand for diverse housing options.

Housing Inventory and Conditions

The majority of housing units in Monroe were built after 1990, accounting for over 70 percent of the total housing units within the City Limits (**Table 6.2**). Most of the newer construction has occurred north of US-2, but

Figure 6.4 - AGE COMPOSITION IN MONROE



Source: US Census Bureau, ACS 5-Year Estimates (Table S0101), 2015 and 2020

there has recently been some rehabilitation of existing units and new construction in and near Downtown and south of US-2.

Housing by Type

Monroe's housing market continues to be predominately one-unit, typically detached, residential homes. Residential development in



Monroe has added about 1,300 housing units since 2010. Approximately 70 percent of the development since 2010 has consisted of one-unit (detached) housing types, while 27-29 percent of the housing supply represents two or more-unit (attached) housing types. The remainder of Monroe’s housing units are manufactured homes or special housing units, such as RVs, boats, vans, etc. Total housing units grew at a faster rate between 2000 and 2007 when Monroe had a small housing “boom,” adding between 100-200 houses annually. Overall, the mix of housing units has remained the same, although household sizes have decreased.

Housing Tenure

About two-thirds of Monroe residents own their own homes and one-third are renter households, as of 2021 (**Figure 6.5**). The share of owner-occupied housing decreased by six percent between 2010-2020, while rental households increased by that same rate during that period. The share of renter-occupied households decreased in 2021 to 31 percent, the lowest rate since 2012.

Housing Affordability

Household Income

Household income and poverty rates provide important insights into the socioeconomic well-being of Monroe’s residents. Examining income distribution and poverty levels can help identify economic disparities, areas of need, and help identify groups that may be disproportionately affected by lower incomes.

Table 6.3 summarizes and compares income characteristics in Monroe, Snohomish County, and the state of Washington. Per capita income measures the average income per person in each area, while median household income represents the income level at which half of the households earn more and half earn less within that area.

In 2020, the median household income in Monroe was \$88,683, about 20 percent higher than the overall population in Washington at \$77,006. Per capita income was the outlier at \$29,664, about three-quarters of the amount in Washington and Snohomish County (\$40,837 and \$41,126, respectively).

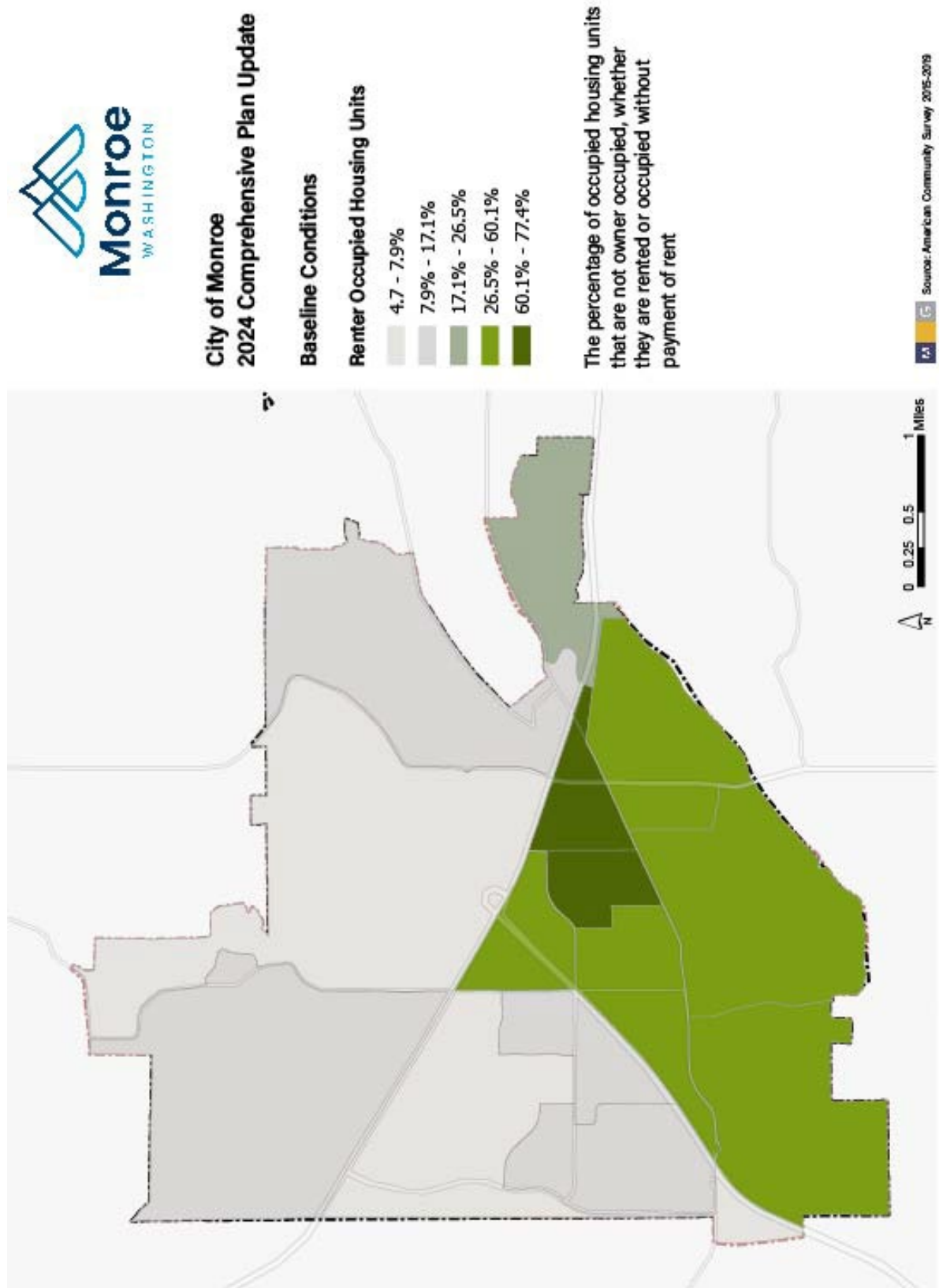
Table 6.3 - PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME (MHI), 2020

Income	City of Monroe	Snohomish County	Washington State
Per Capita Income	\$29,664	\$41,126	\$40,837
Median Household Income	\$88,683	\$89,273	\$77,006

**Note: Monroe’s per capita income in Table 6.3 includes the total population, including groups quarters. The per capita household population, which does not include group quarters, is higher at \$33,607.*

Sources: U.S. Census Bureau American Community Survey 5-Year Estimates

Figure 6.5 – HOUSING TENURE





It is important to note that if group quarters populations are removed, per capita incomes among households increases in Monroe to \$33,607, which is still lower than the County and State. Approximately 96 percent of the population in group quarters in Monroe is housed in the Washington Department of Corrections facility.

Average household incomes by census tract are illustrated on **Figure 6.6**. Household incomes vary by race and ethnicity. The US Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) revealed that Black or African American and Hispanic or Latino households have higher representation in the extremely low and low-income brackets, accounting for 75 percent and 53 percent of households, respectively. White and Asian households have higher rates of households living above median income levels (>100% AMI), at 29 percent and 62 percent (**Table 6.4**).

Housing Cost Burden

Housing costs in Washington, particularly in major urban areas, have been rising faster than median household incomes. High housing costs relative to income can result in households making trade-offs in other essential areas such as healthcare, education, or future savings. Rising housing costs can also contribute to displacement and gentrification. As housing prices increase, long-term residents, including minority communities and the elderly may face challenges in maintaining their housing and may be forced to move to more affordable areas. High housing costs relative to household incomes can also have an impact on the workforce and economy.

Housing cost burden (**Table 6.5**) refers to the proportion of income that households spend on housing expenses, including rent or mortgage payments, utilities, and other related costs. Housing cost burden is when a household spends more than 30 percent of their income on housing costs.

Table 6.4 - MEDIAN HOUSEHOLD INCOME BY RACE AND ETHNICITY

	Asian	Black or African American	Hispanic or Latino	White
Extremely low-income	0%	25%	22%	14%
Very low-income	11%	0%	18%	11%
Low-income	8%	50%	13%	12%
Moderate income	19%	0%	18%	14%
Above Median income	62%	25%	29%	49%

**Note: Race and ethnicity includes renter and owner tenures (renter and owner). Some groups may not be fully represented in this dataset.*

Source: US Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure 6.6 – HOUSEHOLD INCOME

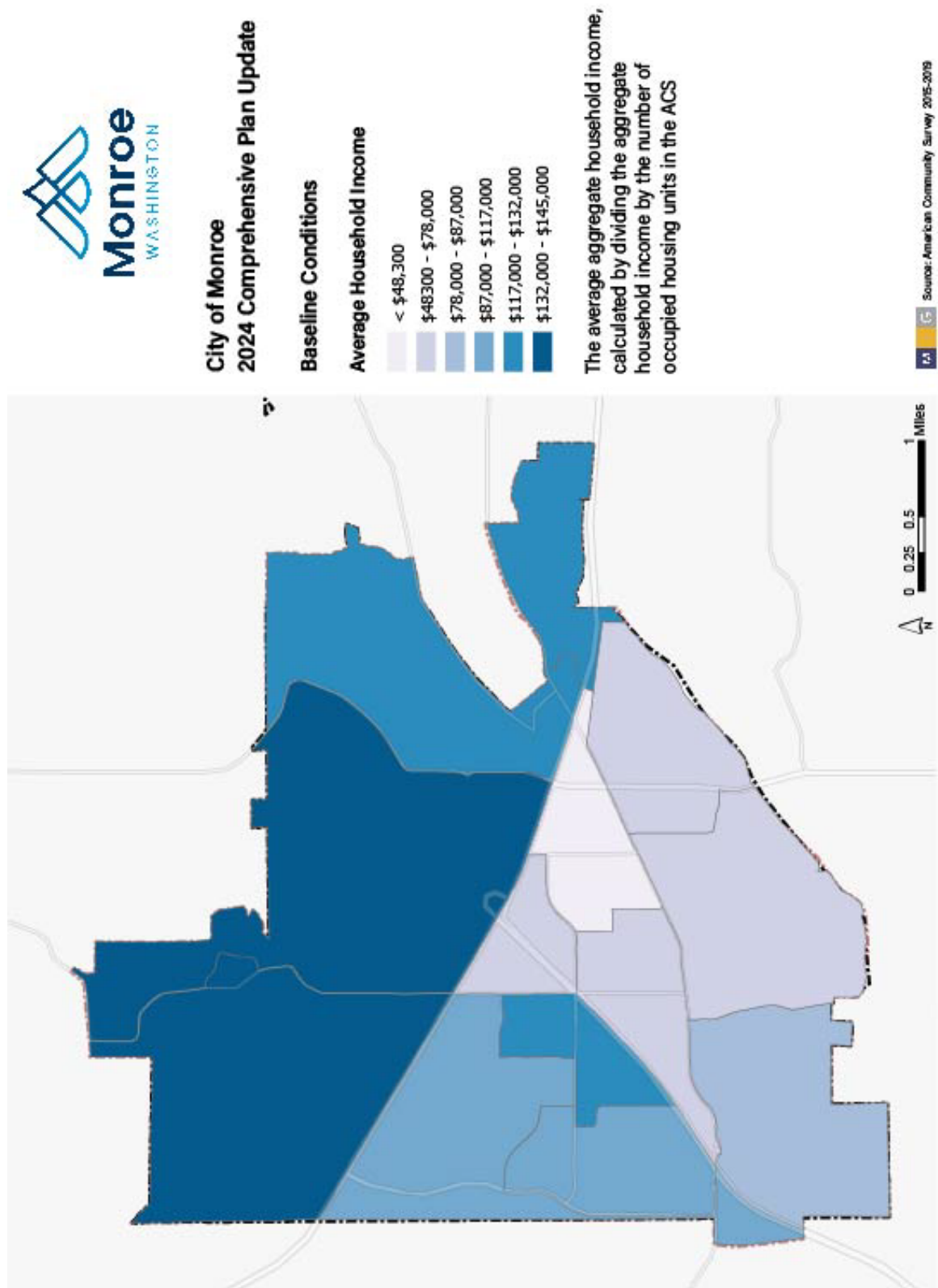




Table 6.5 - NUMBER OF HOUSEHOLDS BY HOUSING COST BURDEN, CITY OF MONROE, 2019

	Owner Households		Renter Households	
	Count	Percent	Count	Percent
Not Cost-Burdened (< 30%)	2,570	76%	1,105	59%
Cost-Burdened (30-50%)	560	17%	360	19%
Severely Cost-Burdened (> 50%)	259	8%	365	20%
Not Calculated	10	0.3%	40	2%
Total	3,399		1,870	

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

Minority communities may face affordability challenges due to lower incomes and limited access to affordable housing options. High housing cost burden can result in financial stress, limited income for other necessities, and difficulty saving for future expenses or

investments. Housing cost burdens can also vary based on location and neighborhood and may lead to people leaving the community. Some minority communities may face higher housing costs in areas with limited affordable housing options, fewer amenities, and fewer opportunities for economic advancement. According to Census data, the areas south of US-2 and east of SR-522 have the highest potential for cost burdened households.

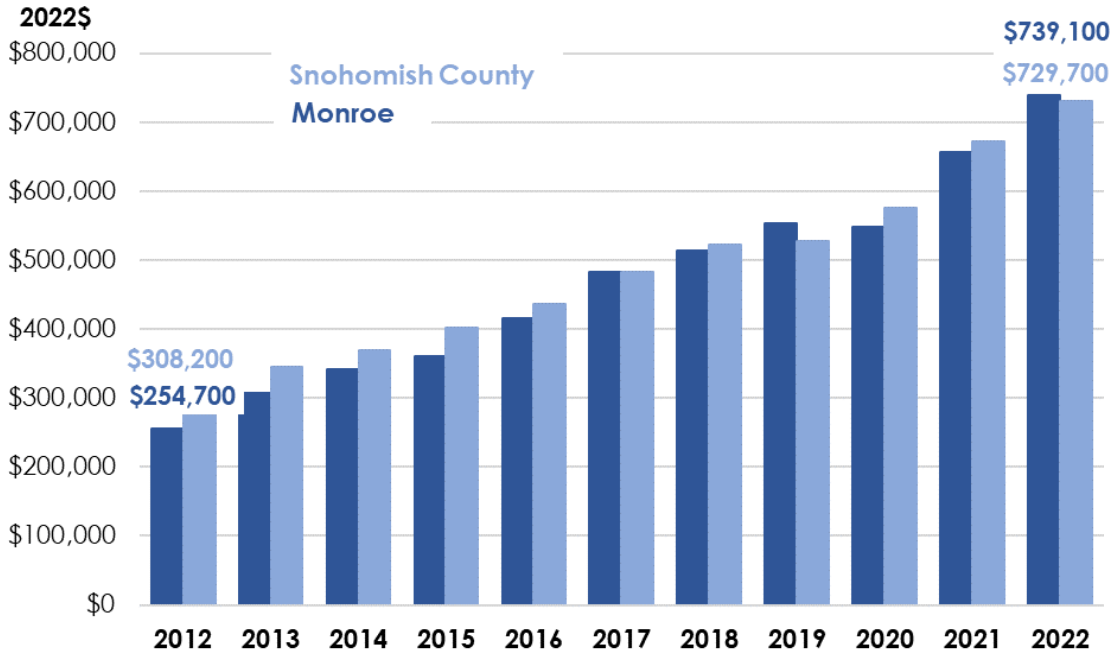
The overall share of cost-burdened households between the white and minority populations is similar at 30 percent and 28 percent, respectively. However, within the minority groups, nearly three-quarters of Black or African American residents in Monroe are severely cost-burdened, spending more than 50 percent of their household income on housing expenses. For more information on racial disparities across housing, see **Appendix 6-B.**



Housing across the City of Monroe - Lake Apartments
Source: Provided by the City of Monroe



Figure 6.7- MEDIAN HOME SALE PRICE, CITY OF MONROE AND SNOHOMISH COUNTY (REAL 2022 DOLLARS)



Source: Redfin, 2022; Community Attributes Inc., 2022

Median Rent

Median rent in Monroe increased from \$1,330 to \$1,750 between 2010 to 2020, an increase of \$420, which equates to a 31.5% increase in real 2022 dollars. In the same period, Snohomish County median rent increased from \$1,300 to \$1,670, a \$370 increase (28.4 percent). The median rental price in 2020 was about \$100 more per month in the city than in the county.

Median Home Price

Home prices in Monroe have been on the rise since at least 2012, with a slight dip only in 2020 (**Figure 6.7**). Median home prices have increased by nearly \$484,000 between 2012-2022 (190 percent increase). In that same period, home prices increased by nearly

\$421,000 in Snohomish County (137 percent increase). Although Monroe's median home prices were lower than Snohomish County's in 2012, by 2022, they had increased to nearly \$1,500 higher per home.

Emergency Housing

Both emergency housing and emergency shelter include temporary accommodations and there may be an overlap between what could be considered emergency housing versus emergency shelter (**Appendix 6-C**).

The city of Monroe has approximately 68 units of emergency housing and needs an additional 137 units by 2044. Monroe can meet the capacity for emergency units based on available land capacity (**Table 6.6**).



Table 6.6 - SUMMARY OF EMERGENCY HOUSING CAPACITY

Type	Capacity (unit/bed)	Total Capacity	Total Need
Hotel/Motel Conversion	88	177	137
Emergency Shelter	89		

* Hotel / Motel Conversion includes Fairground Inn (63 units) and Monroe Motel (25 units)

** Vacant lands only are used for this analysis. Partially Used (10.56 acres) and Redevelopable (29.91 acres) are available for emergency housing when needed.

Source: Snohomish County BLI 2021

Future Housing Needs

Current Estimated Housing Supply

In order to determine the future housing need of residents in the community, the County first took a look at the current supply of residential units available. Table 6.7 outlines the number of units available by income bracket and what portion of the housing market they occupy in Monroe.

Current Barriers to Housing

The 2021 Housing Action Plan (HAP) (**Appendix 6-A**) identified a number of barriers to meeting the current and future housing needs of the community. This includes barriers for purchasing homes as well as the ability for residents to find apartments, emergency housing, and permanent supportive housing.

Examples of such barriers include:

- The availability of land to develop more housing units due to restrictive zoning regulations
- The lack of diverse housing options for households of varying incomes, sizes, accessibility levels, and lifestyle choices
- A slowing employment growth rate that leads to longer commutes from outside of Monroe rather than living and working within Monroe
- The cost to construct or manage rentals and/or supportive housing types
- The availability of staff, funding, and/or social service providers for managing housing programs

Table 6.7 - ESTIMATED HOUSING SUPPLY BY INCOME BRACKET (2020)

Income Band (AMI)	Total Units	Percent
0-30% PSH	194	3.1%
0-30% non-PSH	57	0.9%
31-50%	866	13.9%
51-80%	1,749	28.1%
80-100%	1,593	25.6%
100-120%	745	12.0%
>120%	1,024	16.4%
Total	6,228	100.0%

Source: Snohomish County Housing Characteristics and Needs Report 2023



There are many potential solutions and strategies identified in the HAP and the RDI Analysis (**Appendix 6-B**) the Monroe can employ to better meet these needs, including:

- Increasing affordable housing production
- Protecting and preserving existing affordable housing and communities
- Ensuring the benefits of investments and development are distributed equitably throughout the community
- Increasing height limits and reducing setbacks in multi-family zoning districts
- Amendments to the current ADU code for alignment with HB 1337 and streamlining the permitting process for ADUs
- Updating zoning regulations to include incentives encouraging the construction of duplexes, triplexes, fourplexes, cottage housing, and other forms of middle housing
- Eliminating maximum density limits for attached housing in mixed-use zones
- Continuing to coordinate with Snohomish County and other community-based organizations that provide vouchers or other subsidies for low-income, un-housed, or residents at risk of displacement

While these strategies do not address all of the barriers the City is currently facing, these policy amendments can help support additional capacity and housing for residents.

Housing Capacity by Income Level

Monroe must be able to accommodate approximately 2,215 housing units within its City Limits by 2044. HB 1220 requires providing housing for various levels of area median incomes (AMI), including emergency housing and permanent supportive housing. The specific income segments include extremely low (0-30 percent AMI), very low (30-50 percent AMI), low (50-80 percent AMI), moderate (80-120 percent AMI), and above moderate (greater than 120 percent AMI).

Each jurisdiction is required to analyze and assess whether it has sufficient land capacity to provide for these housing types. **Table 6.8** describes the potential distribution of extremely low, very low, low, and moderate housing units, and permanent supportive housing. Future land use classifications, described in Chapter 3, and implementing zoning districts allow for and can accommodate the types of housing assumed to meet Monroe's housing needs across all income bands. The actual pace of development, distribution of future housing, and changes in the housing variety would be influenced in part by the implementation of Comprehensive Plan policies, related regulations and public and private actions, and decisions made by individual property owners and developers.

See **Appendix 6-E** for further details relating to Middle Housing Assessment and determination of future housing needs within the City and UGB, which is hereby incorporated by reference.



Table 6.8 - PROJECTED CAPACITY AND HOUSING NEED BY INCOME BRACKET

Income level	Income Band (AMI)	Category	Zone	Projected housing need	Aggregated Housing need	2044 Future Land Use Capacity	
						Total capacity	Surplus or deficit
Extremely Low	0-30% PSH	Low-Rise, Mid-Rise Multifamily,	R25, DC, MN, MG	154	716	850	134
	0-30% non-PSH			319			
Very Low	31-50%			243			
Low	51-80%			0			
Moderate	81-100%	Moderate Density, ADUs	R15, DC, MN, MG	0	381	385*	4
	101-120%			381			
Above Moderate	>120%	Low Density, ADUs	R4, R7, DC, MN, MG	1,118	1,118	1,122*	4
Total				2,215*	2,215**	2,357*	142

*Housing units in Mixed use zones (DC, MN, MG) are allocated to multiple income categories (**50%** Low income, **40%** Moderate income, **10%** for Above Moderate income). ADUs were not included in 2044 future housing capacity given the limited number that have been constructed in Monroe.

**Tables 1.1, 3.2, and 3.3 identify an aggregate housing need of 2,216 units. The one unit discrepancy is attributed to rounding.

Source: Urban Footprint, MIG Analysis



Goals, Policies, and Action Items

Housing-related goals, policies, and action items are organized under four broad goals that align with Multicounty Planning Policies and Countywide Planning Policies. They also align with issues identified through the community discussions held in Monroe. Each goal includes at least one policy, and if applicable, action items that address the varied housing needs, development code amendments, or other actions necessary to achieve Imagine Monroe and Comprehensive Plan Guiding Principles. Monroe approaches housing challenges by fostering diverse options and mixed-income neighborhoods with connections to employment, transportation, and essential amenities for all community members. Each policy is tailored to address specific housing needs, aligning the needs of renters, homeowners, and special needs communities.



Various Housing Types in Monroe
Source: City of Monroe



Source: Opticos Design and Smart Growth America (<https://smartgrowthamerica.org/how-form-based-codes-can-help-reshape-a-city/>)

Goal 6.1

Encourage a diversity of housing types in Monroe.



Policy	Action Item	
6.1.1		Permit a variety of smaller-sized housing, including cottage housing, manufactured home parks, tiny homes, and accessory dwelling units (ADUs).
	6.1.1.1	<i>Update zoning and development codes to support housing diversity and affordability, including middle housing, Accessory Dwelling Units, and Planned Residential Developments.</i>
	6.1.1.2	<i>Require that land annexed into the City Limits include middle housing and/or housing options affordable to those earning 30-80% AMI, as part of the annexation agreement.</i>
6.1.2		Provide adequate sites with zoning to encourage and facilitate a range of housing types.



6.1.3		Increase awareness of incentives and developable sites and programs to increase the supply of varied housing types and ADUs among the development community.
	6.1.3.1	<i>Prepare a promotional handbook that highlights incentives, regulations, and possible sites for diverse housing types, including middle housing.</i>
6.1.4		Identify methods to provide incentives for high-density housing that provides for people making less than 80 percent of the medium household income.
6.1.5		The city will continue to research historic documents, including CC&Rs that could have excluded different segments of the population from attaining housing.



Source: Provided by the City of Monroe

Goal 6.2

Support the development of housing that meets the needs of all people living in Monroe.



Policy	Action Item	
6.2.1		Coordinate with private and non-profit developers to identify and remove barriers for increasing development of low to moderate income housing.
6.2.2		Encourage new housing for special needs populations by: a. Integrating universal design standards; b. Coordinating with housing and service providers serving special needs populations; c. Promoting the development of supportive housing through permit streamlining and financial incentives; d. Ensuring that a minimum of five percent of total dwelling units within a new multifamily development (or at least one unit, whichever is greater) are ADA accessible.



6.2.3		Provide incentives to encourage affordable housing construction, such as density bonuses, waived fees, and Multifamily Tax Exemptions (MFTE).
6.2.4		Identify and manage funding opportunities for affordable housing development and preservation.
6.2.5		Periodically evaluate the progress in creating housing to meet income band targets by housing type.
6.2.6		Minimize housing production costs by streamlining development standards and exploring diverse infrastructure funding approaches. As per Washington State law, the city will provide the Washington Department of Commerce a status report within 5 years of the Comprehensive Plan update.



Source: Provided by the City of Monroe

Goal 6.3

Promote housing production in close proximity to employment, services, and transportation options.



Policy	Action Item	
6.3.1		Promote mixed-use development that blends retail, office, and residential uses near Downtown and the North Kelsey area.
6.3.2		Encourage small -scale, mixed-use development in areas that provide services within walking distance.
6.3.3		Locate housing near employment, shopping areas, public transit, and community services.
6.3.4		Encourage compact infill development and innovative site design through flexible design standards, provided it is pedestrian-oriented (setbacks, vehicle access, parking, etc.).



Source: Provided by the City of Monroe

Goal 6.4

Enhance the living conditions of Monroe residents.



Policy	Action Item	
6.4.1		Promote resource and energy-efficient housing design and construction methods to reduce the cost burden of housing related to utilities costs.
6.4.2		Support local organizations focused on assisting tenants and landlords with maintenance and revitalization of older housing.
	6.4.2.1	<i>Provide housing inspections to homeowners with low incomes to assist in identifying small scale remodeling projects to improve weatherization, sustainability, and provide accommodations for disabilities.</i>
6.4.3		Promote infill housing construction within existing residential and mixed-use zoning districts.
6.4.4		Promote the rehabilitation, energy efficiency, and weatherization of existing housing units through funding for preservation.
6.4.5		Ensure that residential neighborhoods include essential public facilities to support populations with special needs.
6.4.6		Encourage sustainable housing construction to minimize the environmental impact of development on Monroe's natural resources.



Source: Puget Sound Regional Council, Regional Housing Strategy, 2022

Goal 6.5

Minimize the involuntary displacement of people from their communities as Monroe grows and changes.



Policy	Action Item	
6.5.1		Periodically conduct a trends analysis to identify shifts in neighborhood demographics and rental prices, focusing particularly on areas with concentrations of communities of color, low-income households, and renters.
6.5.2		Provide financial assistance to renters either directly or indirectly to ensure housing stability, enhance opportunity, and promote long-term financial security.
	6.5.2.1	<i>Support locally funded tenant-based rental assistance programs to prevent eviction with short-term emergency rental aid.</i>
6.5.3		Support initiatives aimed at aiding current homeowners in managing the costs and upkeep of their homes, prioritizing support for individuals from underrepresented communities.



6.5.4		Support and invest in Community Land Trusts (CLTs) that acquire and manage land where affordable housing can be developed or preserved for low- and moderate-income residents to either own or rent these properties.
6.5.5		Encourage the preservation and rehabilitation of existing affordable housing to prevent the displacement of current residents.
	6.5.5.1	<i>Provide tax abatement programs for property owners or developers for construction of new homes or rehabilitation projects on existing homes over a certain number of years.</i>
	6.5.5.2	<i>Support the creation of Limited Equity Housing Cooperatives to increase wealth creation through home ownership opportunities (LEHC).</i>
6.5.6		Assist individuals in remaining in their residences by broadening tenant protections and offering support to households facing potential displacement.
	6.5.6.1	<i>Assess the feasibility of developing and implementing programs that reduce the possibility of displacement when properties are at risk of redevelopment or gentrification including:</i> <i>Limiting the circumstances in which property owners may evict tenants to a series of prescribed circumstances, such as non-payment of rent and intentional damage to the property.</i> <i>Allowing current tenants the right to renew their leases when the property owner cannot show any legally recognized basis for eviction.</i> <i>Protecting tenants through right of first refusal by facilitating the safe transfer of property to the tenants or tenant association when the owner of a rental property chooses to sell the property or convert it into a condominium.</i> <i>Partnering with community groups and legal aid clinics to equip renters with information and legal assistance to fight eviction orders.</i>



6.5.7		Assess the impact of City investments to determine if they might lead to involuntary displacement. Develop strategies to prevent or mitigate displacement when possible.
6.5.8		Examine impact of property tax trends on displacing homeowners and prepare strategies to reduce displacement.

What new legislation has impacted housing requirements?

- House Bill (HB) 1220
- House Bill (HB) 1110
- House Bill (HB) 1337

House Bill 1220 (2021)

- **Plan for sufficient land capacity for housing needs.** This includes all economic segments of the population (moderate, low, very low and extremely low income), as well as emergency housing and permanent supportive housing.
- **Provide for moderate density housing options within Urban Growth Areas (UGAs).** This includes, but is not limited to duplexes, triplexes and townhomes.
- **Making adequate provisions for housing for existing and projected needs for all economic segments of the community.** Including documenting programs and actions needed to achieve housing availability.
- **Identifying racially disparate impacts, displacement and exclusion in housing policies and regulations.** beginning to undo those impacts; and identifying areas at higher risk of displacement and creating anti-



House Bill 1110 (2023)

- **Plan for sufficient land capacity for housing needs.** This includes all economic segments of the population (moderate, low, very low and extremely low income), as well as emergency housing and permanent supportive housing.
- **Provide for moderate density housing options within Urban Growth Areas (UGAs).** This includes, but is not limited to duplexes, triplexes and townhomes.

House Bill 1337 (2023)

- **Plan for sufficient land capacity for housing needs.** This includes all economic segments of the population (moderate, low, very low and extremely low income), as well as emergency housing and permanent supportive housing.
- **Provide for moderate density housing options within Urban Growth Areas (UGAs).** This includes, but is not limited to duplexes, triplexes and

Source: Puget Sound Regional Council (PSRC)