



## CITY OF EVERETT

Community, Planning, & Economic Development Department  
Community Development Division

### MEMORANDUM

Date: October 20, 2020  
To: Planning Commission  
From: Rebecca McCrary, Housing and Community Development Program Manager  
Subject: Rethink Housing– City-Wide Housing Action Plan

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### SUMMARY

Last year, City Council directed staff to develop a city-wide housing strategy that would comprehensively address the housing challenges facing the Everett community. The strategies will include initiatives and incentives intended to support the 20-year expected growth as well as the existing unmet housing need for all economic segments of the population (Attachment A). Both housing supply and affordability remain a challenge particularly related to the current housing crisis and homelessness.

Since the last housing strategy project discussion with the Planning Commission on November 19, 2019 (Attachment B), a number of initiatives have been implemented, completed, are in progress, and new conditions are occurring related to housing:

**1. HB 1406**

This bill authorized counties and cities to legislatively implement a local sales tax to fund affordable or supportive housing. The maximum rate imposed may not exceed either 0.146 or 0.0073 percent. The funds will be used for affordable housing activities. The Everett City Council passed an ordinance earlier this year allowing collection the funds for housing eligible uses.

**2. The Housing Affordability Regional Task Force (HART)**

HART completed work on a five-Year Action Plan, based on five framework goals. HART's recommendations are centered around three key issues include Outreach & Community Education, Policy & Regulatory Actions, and Funding Engaged partners. The HART Five-Year Action Plan Summary is attached (Attachment C). Detailed information about the HART recommendations can be access at <https://www.snohomishcountywa.gov/5560/Report>. These recommendations will be analyzed and considered with the Rethink Housing efforts.

### 3. **HB1923**

This bill provided planning grants to jurisdictions to study and enact increased urban residential building capacity initiatives and including development of a Housing Action Plan. The City of Everett applied for and received a grant to support the Rethink Housing and Rethink Zoning projects. Staff is currently working with the Department of Commerce on the grant scope of work and will provide information about potential changes with the Planning Commission. The grant supports the work currently in progress that include the following deliverables (note that the Rethink Zoning is currently in the formal adoption process):

- A. A ***Citywide Housing Action Plan*** (“Rethink Housing”). This plan will serve as a policy framework and workplan to encourage construction of additional affordable and market rate housing city-wide.
- B. A ***TOD Housing Action Plan*** focused on strategies to increase the supply of housing to meet the needs for all income levels around future light rail stations and high-capacity transit lines.
- C. Concurrent with the Housing Action Plans, the city will study and adopt a ***Housing Displacement Strategy*** focused on strategies to minimize displacement of low-income households and minority communities adjacent to future light-rail stations, along high-capacity transit routes, and in other areas where substantial redevelopment may occur.

### 4. **COVID-19**

The world is experiencing a global pandemic, COVID-19. The economic effects of job loss or reduction in employed hours from the pandemic have caused additional pressure on housing stability for many community members related to their ability to pay for housing. It is predicted that an avalanche of evictions, loss of housing, will occur once the federal and state moratoriums expire. This condition will need to be considered when developing potential strategies and initiatives. Data also informs us that communities of color and underserved community members are experiencing hardships at greater rates than the general population. These issues and potential solutions are being discussed at all levels of government.

The Rethink Housing Project was delayed to the fall due to the shift in focus on COVID-19 activities including the issuance of COVID relief funds to small business and public services. Additionally, the planned engagement activities are being retooled to virtual venues in order to enhance outreach to the community for input into proposed strategies given the lack of ability to conduct in-person activities. Staff will present further information about proceeding with the project including a project schedule, at the Planning Commission meeting.

#### Attachments

- A. Everett Housing Need Infographic
- B. Planning Commission Memo dated November 19, 2019
- C. Housing Affordability Regional Task Force Recommendations Summary