Housing for Health Strategy Map

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STRATEGIES - ACTIONS | OBJECTIVES | GOALS | VISION

Best Practices, Monitor, Evaluate, and Adapt

STRATEGIES - ACTIONS

- Implement RCW 84.14, the multi-family tax exemption, in target areas throughout Thurston County
- Explore feasibility of a housing levy

- Defer impact fees for affordable housing until after certificates of occupancy are realized
- Use public and private dollars to buy down development fees and impact fees
- Revise density bonus and zoning for cluster housing
- Engage neighborhood groups BEFORE the formal public hearing process for rezones

- Provide voluntary condition assessment when offered with low/no-cost loans
- Increase housing enforcement, specifically to run-down housing

- Initiate program to improve energy efficiency, healthful conditions, and public recognition of improvements in low-income rental housing
  Possible steps in program:
  ...Provide incentives to repurpose empty office spaces
  ...Provide landlord insurance for high-risk renters

- Implement renter and landlord education & awareness campaign regarding green and healthy homes and offer Ready to Rent program

(Homeless Housing Plan strategies still in development)
- *Create and maintain a cohesive crisis response*
- *Develop and continually improve coordinated intake process*
- *Provide rent assistance and support services (rapid rehousing)*
- *Create permanent supportive housing*
- *Improve planning and development processes*

OBJECTIVES

- Implement tax structures that support increased affordability

So that

- More market rate builders participate in affordable housing development

- Increase incentives for affordable housing construction that meets quality and safety standards

- Maintain quality of construction and ongoing compliance with standards for habitation

- Ensure adequate infrastructure is available to support population growth and access to education, work and community life

  With Community Design Action Team

- Existing affordable rental properties have increased efficiency and health features

- Incentivize landlords to invest in efficiencies and improvements to existing properties and make it available for low-income renters

- Potential renters can find, choose, live in and remain in green and healthy homes

- Empower landlords and tenants with information, education, and best practices for better housing choices

- Increase available intensive case management services to high need tenants **So that** Increase personal responsibility, financial and banking literacy skill sets

- Increase incomes so that people can afford market housing prices
  To Economy Action Team

- People know where to go for help **So that**
  - Connect homeless or imminently homeless people to short-term help within 24 hours
  - Stabilize housing for homeless or imminently homeless people within 30 days
  - Make sure supportive housing is available for those most vulnerable and who need intensive services

- Increase behavioral and mental health support services
  To Clinical Action Team

GOALS

So that

Increase high-density, well-designed, mixed-income housing

Measures: ↑ # of new or refurbished units for purchase or rent that are affordable for low income residents who are 80 percent or below average median wage.
  Target: 100 units/year
↑ # of improved existing properties
↑ share of homes that are healthful

Increase stability for struggling homeowners, renters, and homeless people.

Measures:
↑ # of people staying in housing for 6 months or longer
↑ # of low-income people living in improved properties
↑ # of exits from homelessness to stable housing
↓ # of people returning to homelessness
↓ # unsheltered homeless people

Target: ?????

VISION

Housing supports neighborhood stability, and people's health and well-being.

Affordable, adequate and safe housing for all

achieved through collaborative efforts of the public, private and non-profit sectors.

Key Measure: % of low-income residents 80 percent or below Area Median Income who are spending more than 30% of income on housing.

Target: Reduce by 50% in 5 years.

Thurston Thrives!