

Green Affordable Housing, Kathleen Hosfeld, Executive Director of Homestead Community Land Trust

Key Takeaways for Elected Leaders

Core issues: There is low funding for affordable homeownership, and even less for high performance, green homes. Most funding is allocated toward rental support.

Solutions: Find a champion for green affordable housing within the city that can advocate for the project(s) when there are problems and hurdles.

Other policies and actions to advance green affordable homeownership include:

Policy

- Prioritize homeownership in the continuum of housing – shelter, subsidized rental, affordable homeownership
- View access to homeownership as a racial equity issue

Funding

- Protect the State Housing Trust Fund and advocate for homeownership
- Encourage King County to structure funding as a grant, not a loan, for permanently affordable units
- Provide a funding mechanism in cities up to \$50K per unit
- Contribute land at no or low cost, and modify surplus statutes to allow homeownership
- Advocate with state and King County on behalf of your project
- Look for bank grants and community foundation support
- Seek direct investments and philanthropic support from major employers and corporations

Zoning and Incentives

- Allow townhomes, duplexes, triplexes
- Provide property tax exemptions
- Reduce or waive permit and impact fees for affordable housing

Land Use

- Streamline the subdivision process and eliminate requirements for advance infrastructure improvements
- Do not require off-site infrastructure upgrades
- Streamline permitting processes
- Assign an internal ombudsperson to ease/facilitate permitting process

Inclusionary Density Bonus

- Increase density in exchange for 3 or more homes or 10% increase
- Require resale-restricted model for homeownership
Award stewardship to not for profit organization