



# *City of Stevenson*

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To: City Council  
From: Leana Kinley, City Administrator  
RE: Affordable Housing Tools  
Meeting Date: June 17, 2021

## **Executive Summary:**

Council discussed the use of waiving system development charges at the May 20, 2021 council meeting and decided to use other tools at their disposal. This memo and discussion will be for clarification on other tools to use and the policy direction council wants to take to move forward the housing affordability goal.

## **Overview:**

City Council established the goal of "Housing Affordability: The city will work with private and public partners to increase the availability of attainable housing by 20 units..." in the fall of 2018 as part of the 2019-2024 SMART Goals. To forward this goal, the following actions have taken place:

- Zoning standards regarding ADUs were relaxed in 2019
- The city partnered with the EDC to complete a Buildable Lands Inventory and Housing Needs Assessment
- An Affordable Housing Sales Tax measure was put to voters in 2019 and failed with a 49/51 split
- Council enacted the affordable housing sales tax credit in 2020, which has collected \$2,786.06 from July 2020 to date (about \$300-\$400 per month)

Attached is a presentation from the April 2021 Washington State Association of Municipal Attorneys Spring Conference regarding affordable housing tools for cities. I have updated the slides with text in red identifying the tools we have tried, implemented and those that are not available.

Other policy tools include mandatory inclusionary zoning. This would require a developer to construct a minimum number of affordable units when subdividing property. The city currently has a voluntary program for developments. Additional information on the topic from MRSC is attached.

The city can also apply for Community Development Block Grants for infrastructure improvements specific to affordable housing development. This is a competitive application process which takes place annually.

## **Action Needed:**

Decide which tools to leverage for moving forward the goal of Housing Affordability and/or modify the goal.