Housing Action and Implementation Plan
Frequently Asked Questions (FAQ)

What is a Housing Action and Implementation Plan (HAIP)?

A Housing Action and Implementation Plan is a strategic plan about increasing housing options and choices in Pasco. Pasco's Housing Action and Implementation Plan will provide the city a "how to" guide for encouraging the development of additional housing options. It is important that the plan receive input from our local community members involved with housing, and residents impacted by housing affordability. Our plan will highlight what we hear from stakeholders and community members to determine the best strategies and actions for Pasco to take.

Will the Housing Action Plan address the cost of housing?

It is the intent of the plan to identify barriers and constraints to housing affordability in Pasco. The Housing Action and Implementation Plan will address the need for housing, including how to ensure there is housing available for all income groups.

Who is paying for the Housing Action Plan?

In the 2021-2023 biennium, $5 million in funding was provided to cities planning under the Growth Management Act (GMA) to adopt new housing action plans (HAPs) or implement actions from adopted HAPs.

Pasco applied for grant funding in 2022 and is one of 44 cities that received funding from the Washington State Department of Commerce to pursue HAPs.

Will this plan help decrease my rent or help me find a home?

The plan will not impact individuals' housing costs, but it will help address affordability needs in the community. The plan will guide how Pasco regulates land use within its boundaries and housing and development policy updates. It is important that the plan reflects the experience and needs of all residents, particularly those currently struggling to meet their housing needs in Pasco.

What has been done so far?

Under city leadership, Pasco has made significant progress to address housing affordability. Some of those changes include: Allowing attached and detached accessory dwelling units (ADUs); Allowing diverse home types and missing middle housing on a majority of residentially zoned lots; New residential development standards to allow for more home types and flexibility, such as townhomes, duplexes, courtyard apartments, and other homes, that will increase options for residents. In addition to the above efforts, Pasco was selected in 2021 and 2022 to participate in national housing policy programs with the New York University Furman Center.

What will be in the Housing Action and Implementation Plan (HAIP)?
Pasco's HAIP will include the following elements:

Housing Needs Assessment
- Housing needs assessments typically involve a housing inventory, household characteristics (e.g., size, income, housing costs), population and employment forecasts, and an evaluation of needs for all demographic and economic segments of the community.

Housing Market Analysis:
- The housing market analysis will evaluate broader demographic trends that influence housing needs and demand. This analysis will evaluate what types of housing are feasible under current regulations and determine a path forward to increase housing types that meet local demand.

Draft Housing Action and Implementation Plan:
- A draft HAIP will be prepared that compiles the housing needs assessment data, policy and development code review, and community feedback with recommendations. Possible recommendations might address:
  - Future updates to the Comprehensive Plan Housing Element;
  - Future code and permit processing changes to streamline and improve the permitting process to reduce housing costs;
  - Strategies to increase the supply and variety of housing, and minimize displacement; or
  - An implementation schedule.

Community Engagement:
- Public involvement is essential to the HAIP. The results of this process will present a current snapshot of the issues, stakeholder perspectives, opportunities, and future outlook for housing. Pasco's HAIP is committed to conducting outreach that reflects the diversity of our community and helps tell the story of the city's housing opportunities and challenges.

Housing Affordability vs Attainable Housing vs Subsidized Housing

- *Housing Affordability* is the degree to which a typical family can afford the monthly mortgage payments on a typical home. Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.

- *Attainable Housing* is housing that is unsubsidized, profitable, and meets the needs of those with incomes between 80% to 120% of the area median income.

- *Subsidized housing* is a term covering all federal, state, or local government programs that reduce the cost of housing for low- and moderate-income residents.

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Why is Pasco developing this now?
The City of Pasco is undertaking the HAP to better understand what housing challenges are facing city residents, workers, and employers and how to best address them. Examples of housing challenges include:

- Older adults that may be unable to stay in our community.
- Families who may be unable to find suitable housing or who face housing instability due to rising costs and must choose between housing that does not meet their needs and leaving our community.
- Businesses that may be unable to hire and retain the best employees because housing prices make them uncompetitive employers.
- Workers that are unable to live near their jobs, resulting in longer commutes that add to traffic congestion, pollution, and costs to both them and the region.

HOW TO STAY INVOLVED
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Visit Our Website:
www.pasco-wa.gov/1239/Housing-Action-and-Implementation-Plan