

# Memo

**To:** King County Affordable Housing Committee Members  
**From:** McCaela Daffern, Regional Affordable Housing Implementation Manager  
**cc:** Housing Interjurisdictional Team  
**Date:** June 9, 2023  
**Re:** Affordable Housing Committee Charter Amendments Scoping

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## Purpose of June 15 AHC Meeting

At the June 15 Affordable Housing Committee (AHC) meeting, members will be briefed on the scope of work for AHC charter amendments, reflect on AHC successes and challenges, and discuss how the AHC should evolve to capitalize on its strengths and current opportunities. AHC staff will use the results of this preliminary scoping conversation to inform development of draft AHC charter amendments for future consideration by the AHC and the Growth Management Planning Council (GMPC).

Exhibit 1 details progress to implement the Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan (Action Plan).<sup>1</sup> AHC member review of this exhibit is not required to prepare for AHC discussion.

## Background

The GMPC formed the AHC in 2019 to serve as a regional advisory body that recommends action and assesses progress toward implementation of the RAHTF Action Plan (see Figure 1 for Action Plan goals) and functions as a point of coordination and accountability for affordable housing efforts across King County.

According to the [AHC charter](#), the Committee:

- adopts an annual work plan;
- releases an annual report to measure progress to implement the RAHTF Action Plan and the countywide need (executed through the dashboard);
- reviews and makes recommendations to other governing bodies or organizations regarding actions to implement the Action Plan, including but not limited to revising land use policies, alignment of comprehensive plans with the Action Plan, and amendments to the Countywide Planning Policies (CPPs);
- coordinates support for increased federal funding for affordable housing;
- coordinates with subregional collaborations;
- meets at least through the end of 2024, at which time the Committee will consider recommendations to the GMPC to continue the work of the AHC, including development of a new Five Year Action Plan; and
- periodically reviews and evaluates the effectiveness of the AHC in furthering the Five Year Action Plan. Based on this evaluation, recommend alternative governance structures and/or charter revisions needed to better accomplish the Action Plan and Committee goals.<sup>2</sup>

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<sup>1</sup> Regional Affordable Housing Task Force Final Report and Recommendations, 2018 [\[Link\]](#)

<sup>2</sup> AHC charter [\[link\]](#)

Before deciding on the current structure of the AHC as a committee of the GMPC, the RAHTF considered three other options:

1. A single purpose government for housing (i.e. a Sound Transit for housing with taxing authority)
2. A regional committee empowered to set land use standards for the cities and County with the ability to incentivize the cities and County to meet standards (similar to Puget Sound Regional Council)
3. A voluntary interlocal agreement or memorandum of agreement among willing governments—(akin to the King County Cities Climate Collaboration (K4C))

The RAHTF recommended structuring the as a committee under the GMPC due to the fact that it could be implemented the most quickly, presented the fewest challenges for city buy-in, and did not preclude switching to another model at a later date. The RAHTF agreed to recommend the GMPC committee structure, but to emphasize expectations that the AHC would be action-oriented, meet frequently, actively pursue goals, and evaluate potential changes to its structure regularly.<sup>3</sup>

With four years of AHC experience to draw from, the Committee can now evaluate its strengths and weaknesses and assess whether charter amendments and/or alternative or supplementary governance structures are needed to advance AHC priorities.

In May 2023, the AHC adopted a 2023 work plan item to scope charter amendments to reflect the AHC’s new role in housing comprehensive plan review, monitoring, and jurisdictional accountability to plan for and accommodate housing needs. The work plan specifies that charter amendments could include an updated purpose, membership structure, emphasis on equity, details on the future implementation of the RAHTF Action Plan, and a Community Partners Table role.

### Considerations for Future AHC Responsibilities

In 2021-2022, the AHC developed King County Countywide Planning Policies (CPP) amendments, establishing a clear and meaningful role for the AHC to assist and hold jurisdictions accountable to equitable housing planning and policy implementation. Specific new AHC responsibilities include:

#### 2024

- Meet monthly to review and comment on housing-related elements of public review drafts of comprehensive plans
- Establish comparative standards for jurisdictional progress to plan for and accommodate housing needs

#### 2025-2027

- Develop and recommend mid-comprehensive plan cycle check-in process

### Figure 1. RAHTF Five Year Action Plan Goals

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**Goal 1** Create and support an ongoing structure for regional collaboration

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**Goal 2** Increase construction and preservation of affordable homes for households earning less than 50% area median income

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**Goal 3** Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

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**Goal 4** Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness

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**Goal 5:** Protect existing communities of color and low-income communities from displacement in gentrifying communities.

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**Goal 6** Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

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**Goal 7** Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

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<sup>3</sup> See page 2 of Regional Affordable Housing Task Force Meeting Summary, October 24, 2018 [\[link\]](#)

- Implement Regional Affordable Housing Dashboard revisions and set a consistent update schedule

#### 2028-2029

- Prepare for and perform mid-comprehensive plan cycle check-in

#### 2032

- Recommend further Housing Chapter CPP amendments in advance of 2034 periodic update

In some years, the AHC will have extra time to focus on other AHC priorities. These responsibilities could advance numerous Action Plan items that a committee of the GMPC is positioned to implement. Other Action Plan items remain, however, that the AHC is not well-suited to advance in its current form.

At the June 15 meeting, the AHC will start a conversation to identify how the Committee should evolve to more effectively advance regional affordable housing solutions.

### **Preliminary Recommended Approaches for Charter Amendments**

The formation of the AHC in 2019 marked a commitment to ongoing regional collaboration to advance affordable housing solutions. Over the last four years, the AHC exercised the range of its chartered authority, including issuing recommendations, launching a dashboard to transparently report on progress, and adopting state and federal legislative agendas.

In preparation for a potential revision to the AHC charter, staff drafted preliminary recommended approaches to the AHC charter amendment process, found in Table 1. Recommendations are supported by staff analysis of AHC strengths and challenges, found in Table 2.

**Table 1. Preliminary Recommended Approaches**

#### **AHC Authority and Core Purpose**

- ✓ Change the AHC's core purpose to serve as a regional advisory body that recommends action and assesses progress toward implementation of housing-related components of comprehensive plans
- ✓ Retain function to serve as a point of coordination and accountability for affordable housing efforts across King County
- ✓ Remain a part of GMPC
- ✓ Identify specific RAHTF strategies unlikely to advance through CPP Housing Chapter implementation that:
  - The AHC wants to periodically evaluate
  - The AHC thinks necessitate alternative governance structures to carry out and recommend their creation to the GMPC

#### **Action Plan and Dashboard**

- ✓ Revise dashboard to serve as tool for measuring progress to plan for measuring comprehensive plan implementation and accommodate housing need, identifying areas of research and Committee priorities
- ✓ Stop conducting broad oversight of the Five Year Action Plan and do not create a new one
- ✓ Integrate additional measures of strong interest to AHC, including Action Plan items not advancing through the CPP accountability framework (i.e., revenue)
- ✓ Occasionally evaluate dashboard data and identify actionable next steps in consultation with entities with necessary decision making and/or implementation authority

**Table 1. Preliminary Recommended Approaches****AHC Membership**

- ✓ Add AHC members representing needs of low-income, housing cost burdened communities and with land use/ comprehensive planning experience to align with AHC's main purpose as the CPP accountability body

**Community Collaboration**

- ✓ Seek Community Partners Table (CPT) input on how to evolve the AHC to more effectively incorporate community priorities in AHC decision making

**Leadership**

- ✓ Explore alternative model for AHC leadership that still allows for chair/staff coordination but widens scope of eligibility for leadership roles and creates a leadership pipeline

**Table 2. Supporting Analysis of AHC Strengths/Challenges****AHC Authority and Core Purpose**

- The AHC recommended CPP amendments create a durable planning accountability (framework (AHC comprehensive plan review, performance monitoring, and a comprehensive plan mid-cycle check-in and adjustment process) requiring jurisdictional alignment with RAHTF Action Plan goals
- RAHTF actions most challenging for AHC to advance are those:
  - where implementation is the responsibility of an entity other than the AHC (Goals 2-7);
  - that necessitate significant political coordination across jurisdictions and with state and federal governments (Goals 2 and 3);
  - that require widespread jurisdictional implementation (Goals 4 and 5); and
  - that lack funding to implement equitably and with intention (Goals 5 and 7)
- AHC is authorized to make recommendations to other governing bodies or organizations regarding Action Plan implementation
- AHC's most impactful recommendations (the CPP amendments) were those where impacted communities and key decision makers informed recommendation development and where the AHC had a clear role in implementation.
- AHC does not have authority to pass laws or raise revenue to advance affordable housing solutions

**Action Plan and Dashboard**

- Dashboard provides useful information and spurred public conversation, but has not yet played a significant role in AHC priority-setting
- CPP amendments related to monitoring and reporting provide an opportunity to rethink dashboard structure and reporting capabilities

**AHC Membership**

- AHC attracts members committed to systems change who champion local and countywide affordable housing solutions within their communities
- AHC's unique membership structure allows elected officials to advance solutions in partnership with subject matter experts
- AHC membership structure is missing voices (e.g., disproportionately impacted communities, full representation from entities with implementation authority, organizations that shape comprehensive plan housing policies)

**Table 2. Supporting Analysis of AHC Strengths/Challenges**

**Community Collaboration**

- AHC has track record of advancing affordable housing solutions prioritized by communities most disproportionately impacted by housing cost burden, but more iteration is recommended to improve effectiveness

**Leadership**

- AHC leadership structure (modeled after GMPC's) allows for coordination between the Chair and AHC staff, but limits eligibility and effective succession planning

**What's Next**

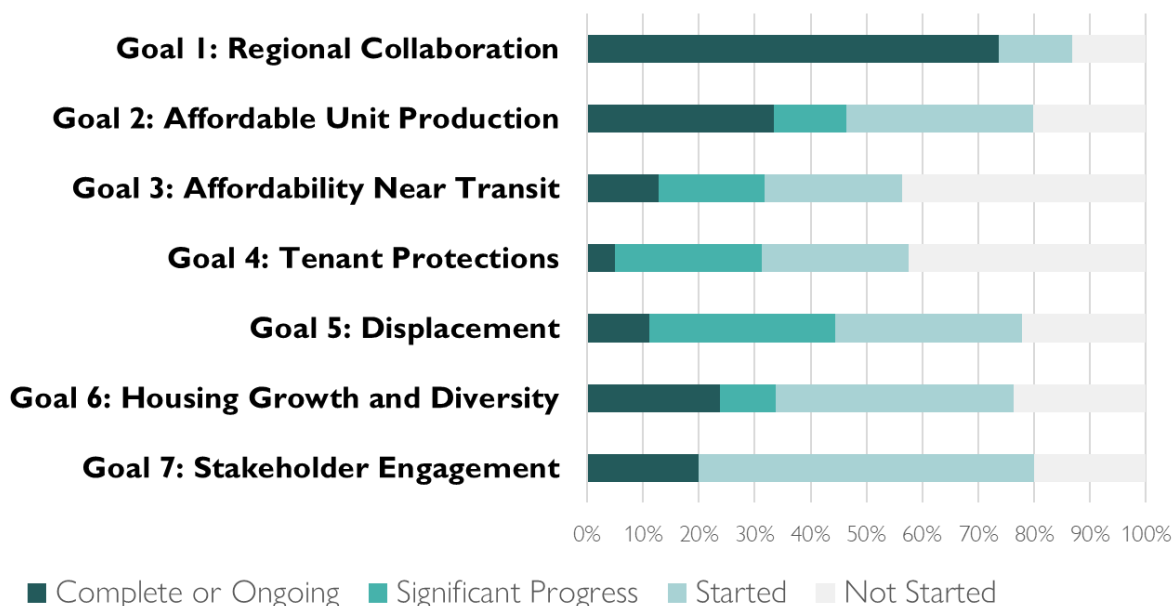
Following initial AHC input, AHC staff will revise and refine the recommended approaches, evaluate feasibility, consult with the CPT and Housing Interjurisdictional Team, and return to the AHC with additional information in September (as shown in the table below). This may include draft charter amendments. If not September, the AHC can start deliberation of charter amendments in November 2023 or 2024. Per the charter, the AHC has until the end of 2024 to complete this work.

Date	Item
June 15	<b>AHC</b> briefed on charter amendments scope of work and discusses AHC successes and challenges and ideas for evolving the AHC
July 6	<b>HIJT</b> briefed on AHC input for evolving the AHC and provides input on charter amendment concepts
Aug.3	<b>HIJT</b> briefed on draft charter amendments and provides input
Aug. TBD	<b>CPT</b> briefed on draft charter amendments and provides input
Sept. 7	<b>HIJT</b> briefed on CPT input and provides final input on draft charter amendments before distribution to AHC
Sept. 21	<b>AHC</b> provides input on charter amendments or asked to provide more direction
Oct. 5	<b>HIJT</b> briefed on AHC input and approach for charter amendment revisions
October TBD	<b>CPT</b> briefed on AHC and HIJT input and provides final input on revised draft charter amendments before distribution to AHC
November 16	<b>AHC</b> reviews or potentially adopts recommended charter amendments

## Exhibit 1: Regional Affordable Housing Task Force Five Year Action Plan Implementation Progress

Affordable Housing Committee (AHC) staff analyzed whether Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan (Action Plan) actions are complete, significantly progressed, started, or not yet started. The region, including the County, cities, AHC, and the state have at least started implementing 72 of the 100 actions in the Action Plan. This exhibit provides implementation information of Action Plan strategies and actions. See Figure 1 for progress analysis by Action Plan goal area.

Figure 1. Action Plan Implementation Progress by Goal



### Significant Progress on Regional Collaboration, Countywide Planning Policies, and Jurisdictional Actions to Support Housing Affordability

The region made the most progress in implementing actions related to creating and supporting an ongoing structure for regional collaboration around housing efforts across King County (Goal 1). Implementation of Goal 1 actions are primarily the responsibility of the AHC, GMPC, and/or King County staff that support the AHC.

The AHC made meaningful progress in creating a policy framework through the CPPs to encourage implementation of local policies that encourage affordability near transit (Goal 3), promote housing stability (Goal 4), and increase housing choice and diversity at a size and scale commensurate with what's needed to eliminate housing cost burden (Goal 2). While CPP implementation won't occur until the end of the Action Plan period, this has the potential to make it much more likely that affordable homes can and will be built and preserved and low-income residents will remain stably housed.

Additionally, jurisdictions, King County, and the state made important advancements in housing affordability solutions independent from the AHC's involvement, such as the King County waiving the sewer impact fee for affordable housing, the state giving new revenue authority to local jurisdictions for affordable housing and housing stability needs, and widespread—though not uniform—local

implementation of the Multifamily Tax Exemption program.

*Less Progress on Actions Outside of AHC Control or Influence*

The region made the least progress on completing actions:

- where implementation is the responsibility of an entity other than the AHC (Goals 2-7);
- that necessitate significant political coordination across jurisdictions and with the state and federal governments (Goals 2 and 3);
- that require widespread jurisdictional implementation (Goals 4 and 5); and
- that lack funding to implement equitably and with intention (Goals 5 and 7).

The actions in the plan are organized by strategies related to each goal. Many of the strategies that remain un- or under-implemented without a clear implementation path forward are those that could have a significant impact in equitably reducing housing cost burden among low-income households, such as:

- Goal 2, Strategy C: Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale
- Goal 3, Strategy C: Create and implement regional land acquisition and development strategy near high-capacity and frequent transit
- Goal 4, Strategy B: Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support
- Goal 5, Strategy B: Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement
- Goal 7, Strategy A: Cities, County, and AHC to create stakeholder partnerships with business, philanthropy, nonprofits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing

## GOAL 1

### Create and support an ongoing structure for regional collaboration

#### Notable Successes

- ✓ Affordable Housing Committee (AHC), South King Housing and Homelessness Partners (SKHHP), and Housing Interjurisdictional Team (HIJT) formed
- ✓ AHC launched Regional Affordable Housing Dashboard
- ✓ AHC adopted Countywide Planning Policies (CPP) Housing Chapter amendments; amendments create policy framework to facilitate widespread jurisdictional implementation of aligned Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan (Action Plan) actions and position AHC to make recommendations on comprehensive plans
- ✓ AHC issued ten recommendations, e.g., shared revenue principles, legislative priorities

#### Key Challenges

- Some jurisdictions decided not to create or join subregional collaborations
- AHC did not issue any recommendations on Puget Sound Regional Council (PSRC) Growth Management Policy Board (GMPB) policy positions
- Slow start to AHC technical assistance
- No model ordinances created
- AHC did not identify incentives for regional housing solutions to offer jurisdictions

### Strategy A. Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)

1	AHC to hold regular meetings	Complete or Ongoing
2	AHC to maintain a website of information and/or release an annual report that reviews qualitative and quantitative metrics regarding countywide and jurisdictional progress to implement the Action Plan and address countywide need and/or cost-burden gap, including a measurement plan that will, at a minimum, track the percentage of housing supply at various levels of area median income (AMI) and track the region's progress to meeting the overall goal identified by the RAHTF	Complete or Ongoing
3	AHC to review and make recommendations to other governing bodies regarding funding/pursuing new and innovative financing strategies to significantly address the affordable housing need in King County for adoption by jurisdictions and/or voters in 2020; land use policies; and State legislative agenda items, such as increasing State funding for affordable housing, expanding options for local funding, supporting the creation and preservation of affordable housing, and creating uniform statewide laws for tenant protections	Complete or Ongoing
4	AHC to recommend policy positions for PSRC's GMPB's consideration and approval	Not Started
5	AHC to review and provide guidance regarding alignment between the Action Plan and comprehensive plans	Started



6	AHC to recommend amendments to CPPs including regional goals/metrics and land use policies	Complete or Ongoing
7	AHC to coordinate support for increased federal funding for affordable housing	Complete or Ongoing
8	AHC to work with existing and new subregional collaborations, such as A Regional Coalition for Housing (ARCH) and SKHHP	Complete or Ongoing
9	AHC to provide incentives for regional solutions which promote strategies that are broader than one jurisdiction at a time	Not Started
10	AHC to provide technical assistance to the cities and County on affordable housing policy, including identification and sharing of best practices and model legislation	Complete or Ongoing
11	AHC to review and evaluate existing committee and recommend alternative governance structures needed to accomplish the Action Plan	Started
12	AHC to be supported by an Interjurisdictional Team (IJT) that builds on but will meet separately from the GMPC IJT	Complete or Ongoing

**Strategy B.** Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

1	Cities and County to support the creation of subregional collaborations in all parts of King County, including North and South King County subregional collaborations as opportunities arise	Complete or Ongoing
2	Cities and County to fund operations of subregional collaborations	Complete or Ongoing
3	Cities, County, and AHC to encourage the growth and success of existing subregional collaborations, including ARCH in East King County and SKHHP in South King County	Complete or Ongoing

## GOAL 2

**Increase construction and preservation of affordable homes for households earning less than 50% area median income**

### Notable Successes

- ✓ King County established income-restricted housing unit database in partnership with PSRC
- ✓ AHC adopted shared revenue principles and early alignment assessed
- ✓ AHC projected cost to meet goal
- ✓ AHC identified unused revenue authority
- ✓ AHC communicated federal and state revenue need
- ✓ Microsoft and Amazon support increased

### Key Challenges

- Progress to fill the revenue gap to build or preserve affordable units insufficient
  - o 8% of six-year goal met in first three years
- AHC not reporting on Regional Equitable Development Initiative fund or Home & Hope
- SKHHP developed model to predict which privately owned properties might be affordable for South King County, but lacked data to develop an inventory
- AHC not monitoring progress to preserve privately owned affordable housing

**Strategy A.** The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources to build or preserve 44,000 units in the next five years and track progress toward the goal

1	Cities and County should identify revenue sources available to them sufficient to support the local share of funding 44,000 units over five years (by 2024)	Complete or Ongoing
2	Cities and County should collectively advocate to maintain and increase Federal resources directed toward affordable housing in King County, which might include increasing expanding the 9% Low-Income Housing Tax Credit (LIHTC) or maximizing the bonding capacity of the 4% LIHTC	Complete or Ongoing
3	Cities and County should collectively advocate for increased State resources to support affordable housing in King County, which might include increasing contributions to the Housing Trust Fund, a sales tax credit, or allowing cities to collect up to a 0.25% Real Estate Excise Tax	Complete or Ongoing
4	Cities and County should explore unused authority to raise revenue to support the goal of building or preserving 44,000 units over five years. Unused authority might include a countywide property tax, a countywide sales tax, free or discounted publicly owned land	Complete or Ongoing
5	Cities and County should work with business and philanthropy to increase and effectively leverage private investments in affordable housing	Significant Progress
6	Cities and County should pursue strategies to reduce the cost of developing affordable units, which might include the reduction or elimination of impact or connection fees, or a sales tax fee exemption on affordable developments	Started
7	AHC will monitor County and city progress toward raising funds necessary to produce 44,000 units in the next five years (by 2024)	Started

**Strategy B.** Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities

1	State, County, and cities to expand coordination to identify, acquire and develop property from State, County, cities, and nonprofit/faith communities for affordable housing	Complete or Ongoing
2	AHC will track and report progress on the Regional Equitable Development Initiative fund and Home & Hope	Not Started
3	Jurisdictions to identify one or more parcels in their boundaries to prioritize for affordable housing (for-profit or nonprofit, new or preserved)	Started
4	County to develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities	Significant Progress

**Strategy C.** Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale

1	Cities, County and AHC to identify entity to inventory all large (50+ unit) privately owned affordable multifamily properties at risk of redevelopment or rapid rent escalation	Not Started
2	AHC will measure and monitor progress in preserving privately owned, including those that are subsidized or naturally occurring, affordable housing through nonprofit or public housing authority acquisition or other means	Not Started
3	Cities and County to partner with existing efforts and organizations and support additional funding to fill gaps in current preservation efforts	Started
4	Cities and County to consider dedicating a portion of new funding streams to a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale	Started

## GOAL 3

Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

### Notable Successes

- ✓ Many jurisdictions with existing and planned frequent transit service secured state planning grants
- ✓ AHC-recommended CPP amendments established a framework for planning for increasing affordability near transit via comprehensive plans
- ✓ AHC created framework for measuring RAHTF progress goals
  - 61% of all and 25% of new housing units within ½ mile walk of high-capacity or frequent transit were affordable at 80% AMI and below in 2020 (goal was 25% and 50% respectively)

### Key Challenges

- AHC did not provide example ordinances or technical assistance in designing inclusionary/incentive housing programs near frequent transit
- AHC did not identify a method for measuring percent of public land suitable for housing prioritized for affordable housing within ½ mile walk of high-capacity or frequent transit are at or below 50% AMI
- AHC lacks sufficient data to report on status of jurisdictional evaluation and implementation of development fee reductions in transit areas

**STRATEGY A.** Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives to be identified by local jurisdictions, which may include:

- a. Increased density
- b. Reduced parking requirements
- c. Reduced permit fees
- d. Exempted impact fees
- e. Multi-family property tax exemptions
- f. Programmatic Environmental Impact Statements

1	County or AHC to provide technical assistance in designing inclusionary/incentive housing programs near existing or planned frequent transit	Not Started
2	County or AHC to provide website of example inclusionary/incentive housing ordinances	Not Started
3	All parties to propose and apply for State planning dollars	Significant Progress
4	City and County to evaluate and update zoning in transit areas in advance of transit infrastructure investments	Started
5	Cities and County to evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact	Not Started
6	AHC to regularly measure implementation against goal, measured using the following region wide metrics: <ol style="list-style-type: none"> <li>1. 25% of existing housing remains affordable at 80% AMI and below;</li> <li>2. 50% of new housing is affordable at 80% AMI and below; and</li> <li>3. 80% of available public land suitable for housing is prioritized for housing affordable at or below 50% AMI</li> </ol>	Started

7	As one strategy, cities and County to coordinate with local housing authorities to increase the use of project-based rental subsidies in buildings with incentive/inclusionary housing units in order to achieve deeper affordability	Started
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## **Strategy B.** Maximize resources available for Transit Oriented Development in the near term

1	County to consider bonding against future Lodging Tax revenues for Transit Oriented Development (TOD) and use a portion of the funds to incentivize cities to support more affordable housing in their jurisdictions	Significant Progress
2	County to evaluate potential for the current Transfer of Development Rights program, which preserves rural and resource lands, to incentivize affordability outcomes if a receiving site is within a transit watershed, among other places	Complete or Ongoing

## **Strategy C.** Create and implement regional land acquisition and development strategy

1	Cities and County to identify priority “pipeline” of property for acquisition and development near existing and planned frequent transit service	Not Started
2	Cities and County to evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact	Not Started
3	Cities and County to fund land acquisition, aligned with Goal 2, Strategy B (to make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and nonprofit/faith communities) near existing and planned frequent transit service	Significant Progress
4	Cities and County to adopt increased zoning to maximize affordable housing on acquired parcels near existing and planned frequent transit service	Started
5	Cities, County, and AHC to identify entity to purchase and hold land near existing and planned frequent transit service prior to construction	Not Started
6	Cities and County to fund capital construction and preservation near existing and planned frequent transit service, including private sector investments	Complete or Ongoing

## **Strategy D.** Reduce transportation impacts from suburban communities and recognize the need for communities without bus or light rail stations to compete for affordable housing funding

1	Subject to performance standards for achieving affordable housing, provide equitable footing with TOD housing projects for suburban communities to receive competitive affordable housing funding	Not Started
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## GOAL 4

Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness

### Notable Successes

- ✓ Statewide implementation of some tenant protections, which AHC supported each year
- ✓ Multiple jurisdictions adopted tenant protections
- ✓ Multiple jurisdictions expanded legal aid for renters
- ✓ ARCH supported local implementation on the eastside

### Key Challenges

- AHC did not provide model ordinances
- Jurisdictions did not pursue an Interlocal Agreement (ILA) or identify resources to support tenant protection enforcement
- Due to acute need for rental assistance during the COVID-19 pandemic and the historic level of resources provided by federal, state, and local governments, the County focused its efforts on more robust rental assistance rather than shallow rental assistance
- Region lacks a clear example of a proactive code enforcement program, implemented in partnership with marginalized communities that avoids inequitable impacts

**Strategy A.** Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords

1	Cities, County and AHC to support the development and adoption of statewide legislation and policy related to tenant protections	Significant Progress
2	County or AHC to review proposed statewide tenant protection policies and legislation	Complete or Ongoing
3	Cities, County and AHC to develop tools landlords can use to help low-income renters, such as a fund landlords can access to make repairs so costs are not passed on to low-income renters	Not Started

**Strategy B.** Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support for:

- a. Source of income discrimination protection
- b. Just cause eviction
- c. Notice of rent increase
- d. Tenant relocation assistance
- e. Rental inspection programs
- f. Prohibiting discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history

1	County or AHC to provide model ordinances for source of income discrimination protection; just cause eviction; notice of rent increase; tenant relocation assistance; rental inspection programs; prohibiting discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history	Not Started
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2	Cities and County to pursue a signed ILA for tenant protection enforcement support	Not Started
3	County or AHC to identify resources to conduct work	Not Started
4	County or AHC to increase education for tenants and property owners regarding their respective rights and responsibilities	Not Started
5	Cities and County to adopt tenant protection ordinances as appropriate	Significant Progress

## **Strategy C.** Expand supports for low-income renters and people with disabilities

1	County to utilize funds from the Veterans, Seniors and Human Services Levy for shallow rent subsidies to help keep people in their homes	Not Started
2	Cities and County to increase funding for emergency rental assistance	Significant Progress
3	Cities and County to increase deep subsidies (in addition to shallow) for low-income renters and people with disabilities	Started
4	Cities and County to fund services to address barriers to housing, including tenant screening reports	Significant Progress
5	Cities and County to expand civil legal aid support for low-income renters and people with disabilities	Started
6	Cities and County to expand education of tenant and property owner rights and responsibilities	Started
7	Cities and County to increase funding for services that help people with disabilities stay in their homes and/or age in place	Significant Progress

## **Strategy D.** Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections

1	Cities and County to adopt and implement proactive rental inspection policies	Started
2	Cities and County to implement robust, proactive code enforcement programs, in partnership with marginalized communities to avoid inequitable impacts	Not Started
3	Cities and County to invest in community health workers to promote healthy housing education and housing maintenance for highest risk of adverse health outcomes	Not Started
4	Cities and County to partner with Aging & Disability organizations to integrate accessibility services	Started



## GOAL 5

### Protect existing communities of color and low-income communities from displacement in gentrifying communities

#### Notable Successes

- ✓ King County and Seattle provided grants to support community engagement in planning decisions provided
- ✓ Seattle and King County implemented affirmative marketing
- ✓ AHC included support for affordable homeownership funding and policies in adopted state legislative priorities
- ✓ State implemented affordable homeownership policies and increased funding for this housing type
- ✓ AHC adopted CPP amendments requiring jurisdictions to develop policies equitable community engagement and offer best practices
- ✓ Commerce published guidance on community engagement

#### Key Challenges

- City and County replication of Seattle's Equitable Development Initiative (EDI) has been slow
- Jurisdictions did not build upon Communities of Opportunity (COO); unclear what activity qualifies
- No reported jurisdictional acquisition of manufactured housing communities
- County did not create community engagement toolkit

### Strategy A. Authentically engage communities of color and low-income communities in affordable housing development and policy decisions

1	County to provide capacity grants to small organizations representing communities of color or low-income communities to support their engagement in affordable housing development	Significant Progress
2	County to contract for a toolkit/checklist on community engagement in planning discussions	Complete or Ongoing
3	All jurisdictions to utilize the toolkit and intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees	Started

### Strategy B. Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement

1	Cities and County to use Seattle's EDI as a model for how government can invest in under-represented communities to promote community-driven development	Significant progress
2	Cities and County to build upon the work of the COO	Started
3	Include cities, investors, and community-based organizations in development of certification process and matching dollars for socially responsible, equitable Opportunity Zone investments that prevent displacement	No longer applicable
4	Cities and County to expand requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to Affirmatively Further Fair Housing	Significant Progress



<b>5</b>	Cities and County to encourage homeownership opportunities as a way to prevent displacement within communities of color while also promoting the growth of intergenerational wealth	<b>Significant Progress</b>
<b>6</b>	Where appropriate, cities and County to acquire and preserve manufactured housing communities to prevent displacement	<b>Not Started</b>

## GOAL 6

Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

### Notable Successes

- ✓ AHC recommended CPP amendments establish a long-range planning framework to incentive and facilitate jurisdictional implementation of Goal 6 actions
  - Many actions likely to be carried out with 2024 comprehensive plan updates
- ✓ Widespread jurisdictional Multifamily Tax Exemption (MFTE) implementation
- ✓ County reduced sewer fees
- ✓ Statewide condo liability reform and affordable housing sales tax exemption passed
- ✓ King County Assessor promoted property tax relief program
- ✓ While action was limited, increased jurisdictional awareness of alternative homeownership models may lead to adoption of supportive comprehensive plan policies in 2024
- ✓ A few cities implemented zoning to preserve manufactured housing communities

### Key Challenges

- AHC and County did not provide model ordinances
- Cities and County did not make notable progress in encouraging programs to help low-income homeowners access tools needed to benefit from infill development
- County and AHC did not explore tax exemption for affordable accessory dwelling unit development
- Jurisdictions lack policy tools to incentivize creation of family-sized units
- Cities and County did not advocate for state public works trust fund investments connected to local affordable housing outcomes
- Cities and County did not expand foreclosure prevention programs

**Strategy A.** Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices, including but not limited to:

- a. Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs)
- b. Duplex, Triplex, Four-plex
- c. Zero lot line town homes, row houses, and stacked flats
- d. Micro/efficiency units

1	County or AHC to provide model ordinances that increase and diversify housing choices	Not Started
2	County to incentivize cities adopting and implementing strategies that will result in the highest impact towards addressing the affordable housing gap, specifically at the lowest income levels	Not Started
3	Cities and County to review and update zoning and land use code to increase density	Significant Progress
4	Cities and County to explore opportunities to pilot innovative housing in industrial zones, with a focus on TOD and industrial buffer zones	Started
5	Cities and County to update building codes to promote more housing growth and innovative, low-cost development	Started
6	As part of any updated zoning, cities and County to evaluate feasibility of incorporating affordable housing provisions	Started
7	Cities and County to promote units that accommodate large households and/or multiple bedrooms	Started

## **Strategy B.** Decrease costs to build and operate housing affordable to low-income households

1	Cities and County to maximize and expand use of MFTE	Significant Progress
2	County to reduce sewer fees	Complete or Ongoing
3	Cities to reduce utility, impact and other fees for affordable housing developments and ADUs	Started
4	Cities and County to streamline permitting process for affordable housing development and ADUs	Started
5	Cities, County, and AHC to support condominium liability reform that better balances homeowner protections and developer risk to increase access to affordable homeownership options	Complete or Ongoing
6	State legislature to exempt affordable housing from sales tax	Complete or Ongoing
7	County or AHC to explore incentives similar to the Multifamily Tax Exemption for the development of ADUs for low-income households	Not Started

## **Strategy C.** Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

1	Cities and County to advocate for a strong, equitable financing tool that captures value from development to fund infrastructure and affordable housing investments (aka: value-capture or tax increment financing tools)	Complete or Ongoing
2	Cities and County to advocate for state public works trust fund investments—connected to local affordable housing outcomes	Not Started

## **Strategy D.** Expand and preserve homeownership opportunities for low-income households

1	Cities and County to increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals	Complete or Ongoing
2	Cities and County to support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, co-ops, and rent to own models	Started
3	Cities and County to expand targeted foreclosure prevention	Started
4	Where appropriate, cities and County to preserve existing manufactured housing communities through use-specific zoning or transfer of development rights	Started
5	Cities and County to encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to participate in and benefit from infill development opportunities	Not Started

## GOAL 7

Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

### Notable Successes

- ✓ AHC-recommended CPP amendments establish framework for equitable engagement in zoning and comprehensive planning decisions
- ✓ AHC established the Community Partners Table to advance the priorities of communities most disproportionately impacted by housing cost burden
- ✓ Eastside Housing Round Table, King County for Everyone, and other housing-focused cross sector coalitions formed

### Key Challenges

- AHC staff found it difficult to measure progress towards this goal
- AHC and County did not create a toolkit for engagement
- Limited resources available to fund equitable community engagement
- AHC and jurisdictions could do more to create stakeholder partnerships to encourage investments in affordable housing and supportive public dialogue on affordable housing

**Strategy A.** Support engagement of local communities and residents in planning efforts to achieve more affordable housing

1	County or AHC to develop toolkits and strategies to better engage neighborhoods and residents in affordable housing development	Not Started
2	County or AHC use existing data and tools to greatest extent possible, i.e. PSRC VISION 2050 work	Complete or Ongoing
3	Cities and County to use community engagement techniques, which may include providing evening meetings, translation services, food, and childcare, or travel stipends for low-income individuals and historically marginalized communities to participate, that promote more equitable engagement in zoning and siting decisions	Started

**Strategy B.** Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing

1	Cities, County, and AHC to create stakeholder partnerships with business, philanthropy, nonprofits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing	Started
2	Cities, County, and AHC to encourage business, organized labor, and philanthropy to support public dialogue on affordable housing	Started