

AFFORDABLE HOUSING COMMITTEE

Friday January 17, 2020, 1:00 – 3:00 pm

AHC MEMBERSHIP

AHC MEMBERSHIP

Provisional New Members*

- **Michael Ramos**, Executive Director of Church Council of Greater Seattle
- **Caia Caldwell**, External Relations Manager for Master Builders Association of King and Snohomish Counties
- **Councilmember Ryan McIrvin**, City of Renton, *Former SCA alternate member*
- **Mayor Lynne Robinson**, City of Bellevue, *Former SCA alternate member*
- To be determined, King County Council
- To be determined, Seattle City Council

New Alternate Members

- **Councilmember Tanika Padhye**, City of Redmond, *Sound Cities Association*
- **Councilmember Zach Hall**, City of Issaquah, *Sound Cities Association*
- **Mayor Rob McFarland**, City of North Bend, *Sound Cities Association*

**Pending GMPC appointment*

INTRODUCTIONS

AGENDA & MEETING MATERIALS

1:00 pm **Introductions and Agenda Review**

- Section 1: Agenda
- Section 2: AHC Roster, January 2020
- Section 3: Meeting Slides

1:10 pm **Meeting Minutes**

- Section 4: Meeting Minutes, November 15th, 2019

1:15 pm **Work Plan Update**

- Section 5: 2019-2020 Work Plan Summary

1:20 pm **Briefing: Affordable Housing Dashboard**

- Section 6: Staff Memo: Dashboard Update

1:35 pm **Study Session: Countywide Planning Policies**

- Section 7: HIJT Staff Report: Countywide Planning Policies

2:30 pm **Briefing: Equitable Stakeholder Engagement**

2:40 pm **Emerging Issues**

2:55 pm **Next Steps**

3:00 pm **Adjourn**

MEETING MINUTES

November 15th, 2019

WORK PLAN

Staff Update

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services

WORK PLAN PROGRESS

Build Accountability

1. To each other

Establish procedures for Affordable Housing Committee

- ✓ Onboarding new members

2. To the people we serve

Center equity in the Committee's work

- ✓ Meeting with stakeholders

3. To achieving our goals

Develop the data dashboard and reporting systems

- ✓ Finalizing metrics and maintenance plan

Take Action

4. Emerging opportunities

Take advantage of timely opportunities to increase regional collaboration

- ✓ Formed CPP work group
- ✓ Initiated CPP Housing Chapter update

5. Work with the community

To build support for affordable housing, develop a community engagement strategy

- ✓ Soliciting input from stakeholders

6. Advance Committee priority areas to produce more homes

Analyze and identify unused and new revenue sources and help build the case for greater investment

- ✓ Forming revenue work group next week

Review and recommend zoning and land use actions to increase and diversify housing choices and maximize affordability, particularly near frequent transit

- ✓ Not started

AFFORDABLE HOUSING DASHBOARD

BRIEFING

Janet Lee

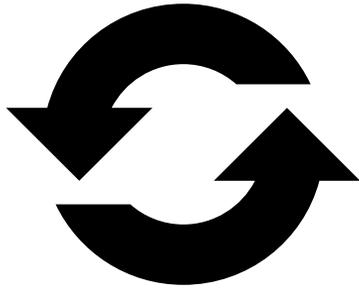
Affordable Housing Planner,
King County Department of Community and Human Services

OVERVIEW

Staff finalized **metrics, methodology, data sources**, and phasing for the affordable housing dashboard

Staff is coordinating with other agencies to **maximize resources**. This has led to a **phased approach** for the dashboard and **collaborative data gathering and analysis** with other groups in the region.

SCOPING TAKEAWAYS



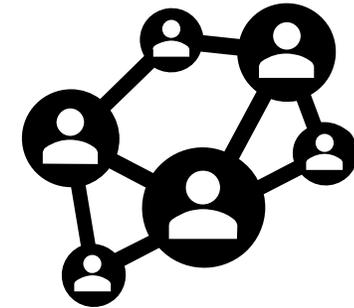
ITERATIVE MEASURES

Dashboard metrics will be reviewed by stakeholders and updated to reflect most useful and timely information



ADVOCACY FEATURES

Design decisions will be driven by the overall function of supporting affordable housing advocacy

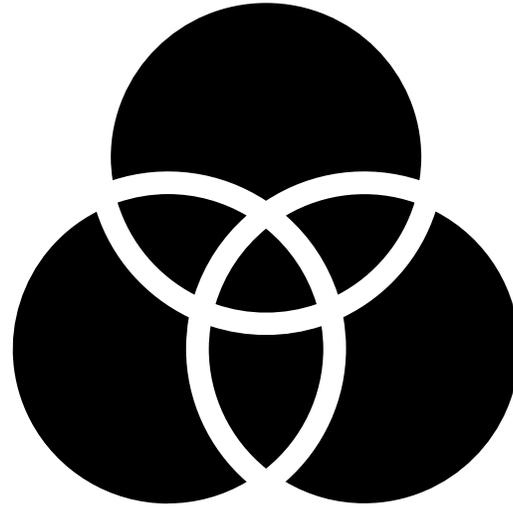


COMMUNICATION PLAN

The impact of each data release will be maximized through a robust communication plan

“A dashboard is only as successful as the questions it is able to answer for a specific user at a specific moment in time.”

SCOPE



TASK FORCE FIVE YEAR ACTION PLAN

Tracking *affordable housing* metrics, strategies and goals from report

COUNTYWIDE PLANNING POLICIES

Tracking overall *housing metrics* within the county to gain a better picture of progress

RELEVANT STAKEHOLDER ISSUES

Tracking specific, *timely issues* relevant to support regional collaboration efforts

METRICS



Release 1 Q2 2020

Countywide need and cost-burden gap

Affordability near transit

- 25% existing units remain <80% AMI
 - 50% new units is at <80% AMI
 - 80% available public land prioritized for <50% AMI
-

Housing growth & diversity

- Number and type of new housing units
 - Changes in zoned capacity
 - New policies implemented
-

Jurisdictional housing policies



Release 2 Q4 2020

Affordable units built or preserved

Tenant protections

- % change in fair housing test
 - % change in housing quality
-

Displacement

- Number and % of residential units lost
 - Amount of funding devoted to anti-displacement
 - Countywide & jurisdictional cost burden by race
-

Community engagement

FORMAT



JURISDICTIONAL & REGIONAL FIGURES

Lay out information to easily compare jurisdictions & see regional “big picture”

EXPLANATORY TEXT

Explanation of data and methodology to ensure correct interpretations of data

COMPANION PIECES

Links to pdfs, images, and other resources to support sharing & re-use

COMMUNICATIONS



SCHEDULE



AHC Briefing



Jan 2020

Release 1



May 2020



May-August 2020

Release 2



September 2020



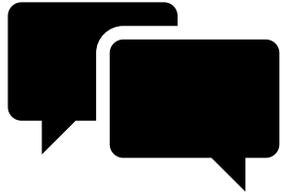
October – December 2020

Annual Report



Jan 2021

DISCUSSION



Questions about scope, schedule or process?

STUDY SESSION

COUNTYWIDE PLANNING POLICIES

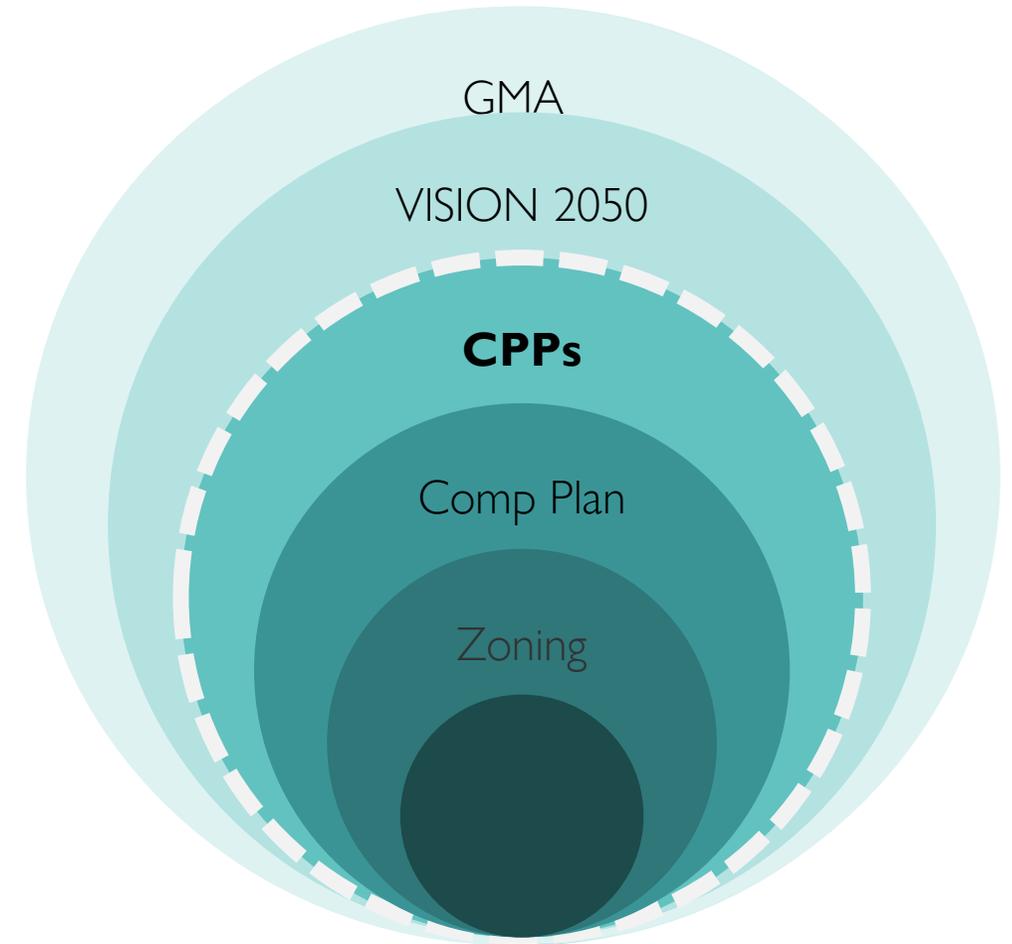
McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services

IMPLEMENTING THE STATE GROWTH MANAGEMENT ACT (GMA)

- 1 The regional planning authority (PSRC) must adopt **multicounty planning policies**
- 2 The county, in cooperation with cities, must adopt **countywide planning policies**
- 3 Cities and counties must adopt a **comprehensive plan**
Counties must protect rural and natural resource uses
- 4 Cities must accommodate growth through the **zoning code** (e.g., height, floor area ratio, density)

Development, when it occurs, should implement the Growth Management Act



TIMELINE

Key Highlights



Jan 17

AHC briefed on CPPs and HIJT is prepared to draft an update

March 30

AHC reviews draft CPPs Housing Chapter update

May 15

AHC votes to adopt CPPs Housing Chapter update for GMPC consideration

June 24

GMPC reviews recommended CPPs update

Sept 30

GMPC issues public review CPPs draft

Dec 4th

GMPC votes to recommend updated CPPs



AHC AND GMPC DISCUSSION

NEW EQUITY POLICIES | VISION 2050 & TASK FORCE

Policy/Strategy	VISION 2050	RAHTF
Mitigate physical, economic, and cultural displacement of communities of color and low-income communities that may result from redevelopment and market pressure	✓	✓
Increase homeownership opportunities for low-income communities	✓	✓
Improve housing quality		✓
Increase housing stability through tenant protections		✓
Inclusively engage local communities in policy decisions	✓	✓
Support efforts to develop a regional equity strategy to make equity central to PSRC's work and local comprehensive plan updates	✓	

ISSUE I

Methods for ensuring regional accountability



1992

2012

Assessed new construction

Targets assigned to each city

- 16% new units at 50-80% AMI
- 20-24% new units at <50% AMI

Each jurisdiction had production targets based on current stock, growth targets and AMI

Total housing supply

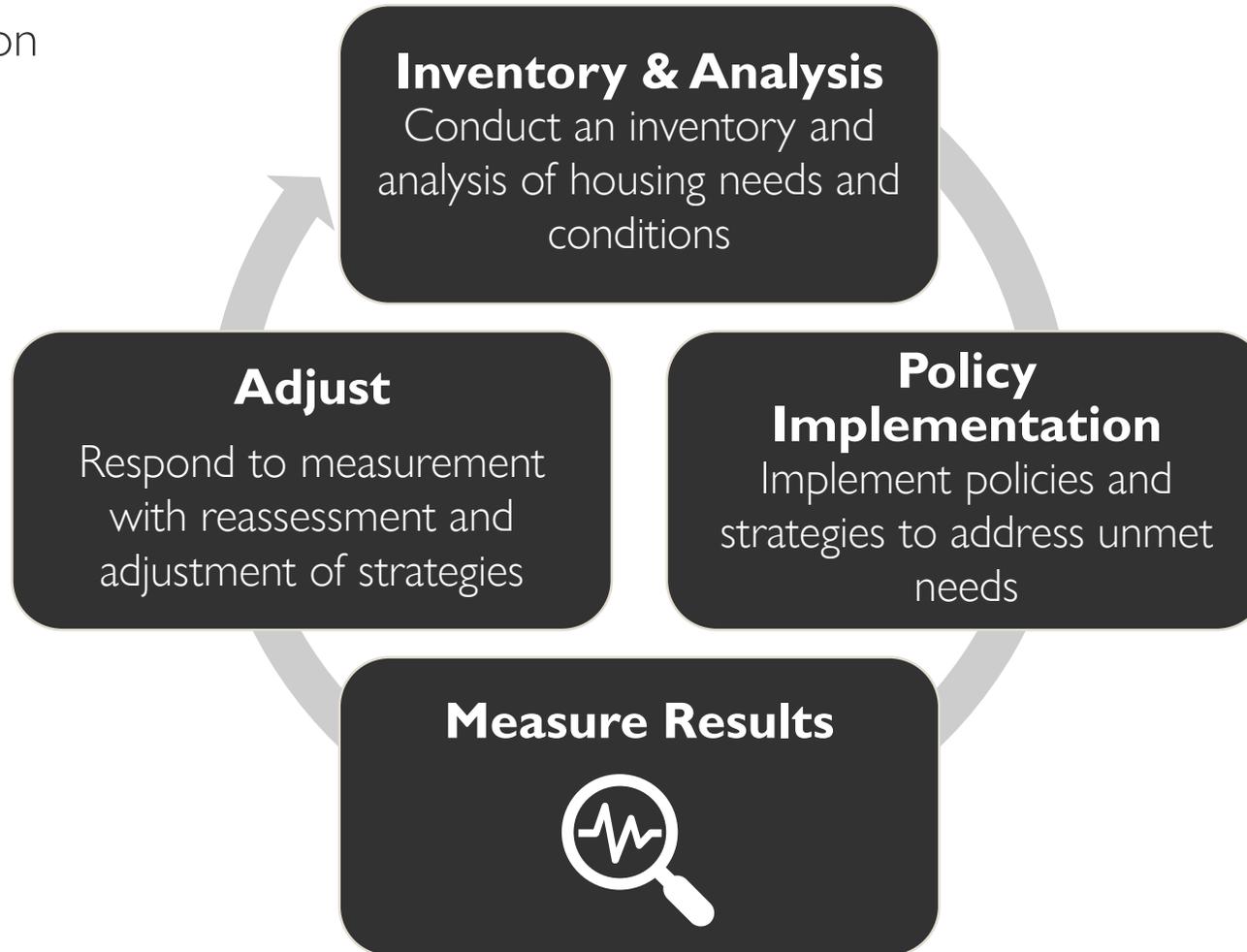
“Countywide Need”

- 12% housing supply 0-30% AMI
- 12% housing supply 20-50% AMI
- 16% housing supply 50-80% AMI

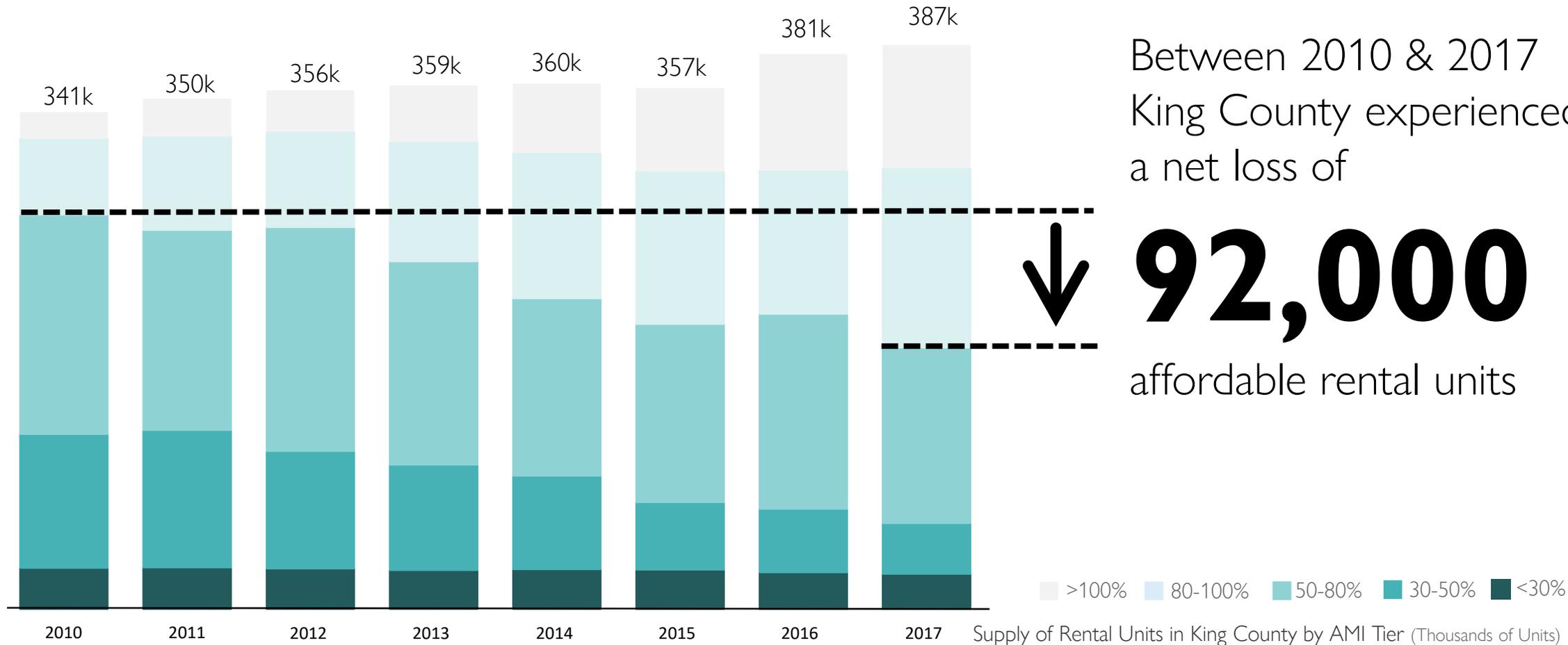
Jurisdictions to implement policies that match local needs, with annual monitoring

2012 CPPs PROVIDED A FRAMEWORK

These policies envision cities and the county following a four-step process



CURRENT ENVIRONMENT | NET LOSS



Notes: 1) Includes units affordable at the high end of the range and unaffordable at the low end of the range 2) Assumed that >100% AMI rental stock will grow at same rate as households in that income category Source: McKinsey & Company, ACS

HIJT ANALYSIS

The region fell short in assessing effectiveness of individual housing strategies & adjusting

- Jurisdictional monitoring and adjustment **didn't always occur** and fell by the wayside
- Jurisdictional assessment **not well-connected** to regional oversight
- The region **lacked accurate information** on whether housing needs of all economic and demographic groups were met within all jurisdictions
- As a result, the Regional Affordable Housing Task Force **analyzed countywide need and recommend new strategies**, calling for the creation of the AHC and a dashboard to track progress towards plan goal (eliminating cost burden among households earning $\leq 80\%$ AMI)

DISCUSSION | Issue 1

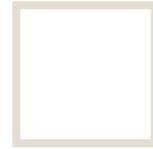


To improve accountability, should the AHC oversee monitoring of regional progress towards meeting the affordable housing need and should the AHC dashboard serve as the CPP Housing Chapter monitoring tool?

If the AHC and dashboard will serve as the region's new monitoring body and tool, should the CPPs require monitoring of jurisdictional progress towards meeting affordable housing needs?

ISSUE 2

Geographic distribution and siting of affordable housing



1992

2012

Assessed new construction

Targets assigned to each city

- 16% new units at 50-80% AMI
- 20-24% new units at <50% AMI

Each jurisdiction had **production targets** based on current stock, growth targets and AMI

Clearly defined **jurisdictional responsibilities**

Total housing supply

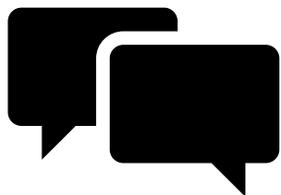
“Countywide Need”

- 12% housing supply 0-30% AMI
- 12% housing supply 20-50% AMI
- 16% housing supply 50-80% AMI
- Jurisdictions to implement policies that match local needs, with annual monitoring

- Recognized that each jurisdiction has **disparate conditions**

65% of population growth and
75% of employment growth is
to be in regional growth
centers and within walking
distance of high-capacity
transit

DISCUSSION | Issue 2

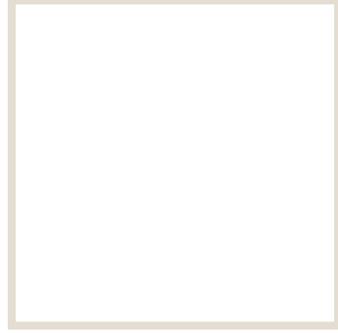


Should responsibilities to meet the regional affordable housing need be distributed evenly across the county or should the need be weighted by certain criteria, such as proximity to high-frequency transit, proximity to jobs and wages, and/or projected growth?

Should public affordable housing investments be dispersed equally throughout the county or targeted to areas of opportunity, such as areas with high-frequency transit and proximity to jobs and wages?

ISSUE 3

Planning policies to address the need for housing affordable to very low-income households



“The provision of housing affordable to very-low income households, those earning less than 30% of AMI, **is the most challenging problem and one faced by all communities in the county.** Housing for these very-low income households **cannot be met solely through the private market.** Meeting this need will require **interjurisdictional cooperation and support from public agencies,** including the cities and the county.”

-- Housing Chapter Introduction, 2012 King County Countywide Planning Policies

“Address the need for housing affordable to households at less than 30 percent AMI (very low-income), recognizing that **this is where the greatest need exists, and addressing this need will require funding, policies, and collaborative actions by all jurisdictions working individually and collectively.**”

-- Policy H2, 2012 King County Countywide Planning Policies

Market rent and home ownership

<30%AMI
\$28,800 max

30-50% AMI
\$48,000 max

50-80% AMI
\$76,800 max

80-125% AMI
\$120,000 max

>125% AMI
More than \$120,000

Government support needed in all markets

Government support needed in many markets

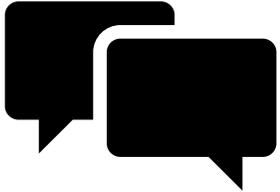
Subsidy or incentives needed in many markets

Permissive zoning or **zoning flexibility** needed in some markets

Greater government intervention is required at lower AMI levels

Sources: HUD, 2017; US Census Bureau, ACS 2015; CAI, 2017

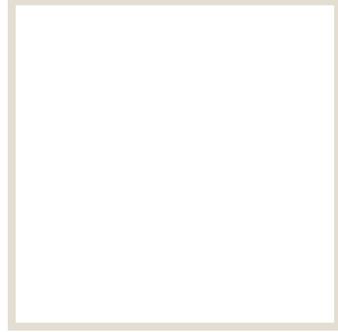
DISCUSSION | Issue 3



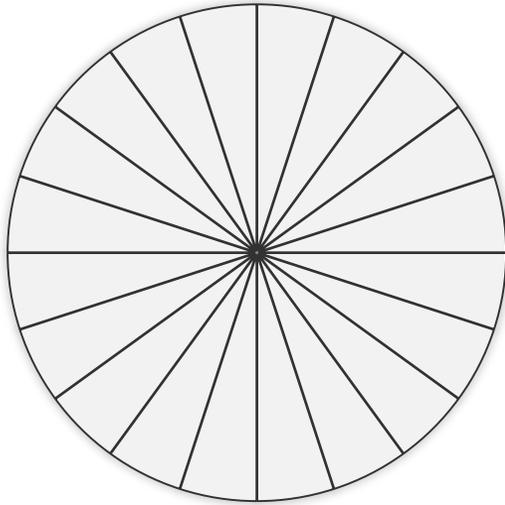
What types of strategies would better support the efforts of nonprofits, businesses, and jurisdictions to meet the need for households at 0-30% AMI?

ISSUE 4

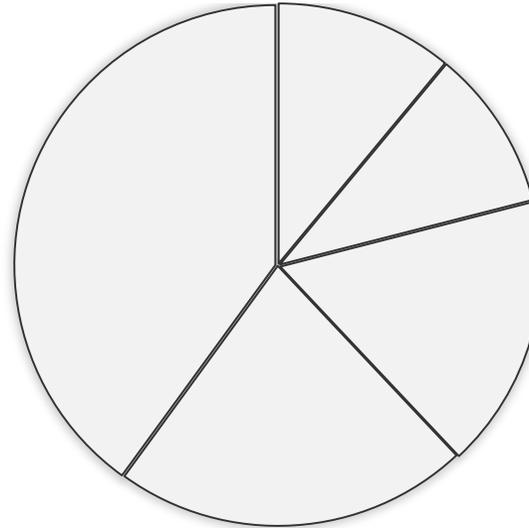
Affordable housing goals and housing need by AMI percentage



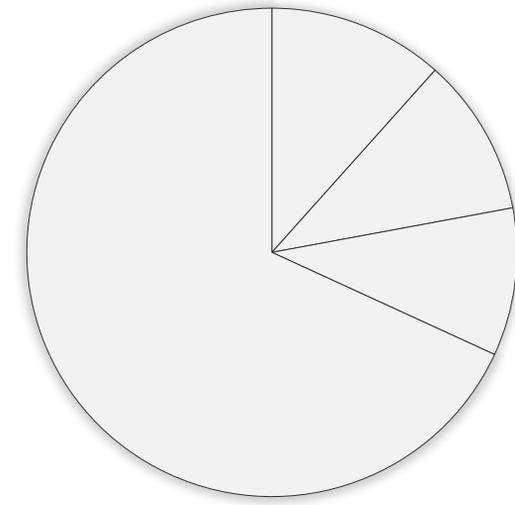
The Growth Management Act requires jurisdictions to create housing elements in comprehensive plans that make **“adequate provisions for existing and projected needs of all economic segments of the community.”** *RCW 36.70A.070*



Proportionate Ratio of Units
at each AMI level

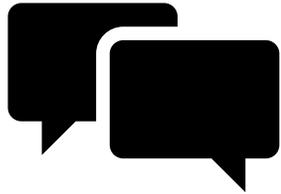


Proportionate to Households
at each AMI level



Meet Past and Future Cost-Burden for AMI levels

DISCUSSION | Issue 4



What values should guide our understanding of affordable housing “need?” Should we seek to maintain a proportionate mix of all housing types for all income levels throughout the county or meet past and future cost burden?

EQUITABLE STAKEHOLDER ENGAGEMENT

Sunaree Marshall

Special Projects Manager

King County Department of Community and Human Services

UNPACKING EQUITY

Process Equity

- Centers voice of those most affected, not just “mainstream” voices at the table
- Inclusiveness in decision-making process
- Accountable in execution and reporting

HIJT Member Recruitment

- Represents **geographic, racial, and gender diversity** of the county
- Holds expertise relevant to work plan
- Can incorporate voices of the people we serve, especially **communities of color and low-income people**

HIJT EQUITY OUTREACH STRATEGY

REACH OUT

Introduce the AHC/HIJT

Express interest in learning more about the stakeholder

Invite stakeholder to connect

CONNECT

Be transparent about what can be influenced

Explain how stakeholder could benefit from engaging

Understand how stakeholder would like to engage

BUILD RELATIONSHIPS

Build trust with stakeholders

Establish feedback loops

Represent stakeholder views in the work

NEXT STEPS FOR ENGAGEMENT

- HIJT members begin stakeholder outreach in **January 2020**
 - Resources
 - Excel stakeholder list (100+ groups)
 - Outreach messaging
- HIJT members connect with stakeholders
 - Resources
 - AHC Work Plan
 - Regional Affordable Housing Task Force Five Year Action Plan
- Report back on progress at February HIJT meeting
- Work with Housing Development Consortium to develop CPPs Learn @ Lunch event

ENGAGEMENT



Please write down community groups you think we should meet with.

EMERGING ISSUES

AHC Member Updates

NEXT STEPS

- The GMPC chair will appoint new members after the February 26th GMPC meeting
- The AHC will select a new Vice Chair (must be a non-elected official) in March
- The HIJT will use AHC feedback to draft updates to the CPPs Housing Chapter
 - AHC will review and discuss draft at the next AHC meeting in March
- Beta affordable housing dashboard
- Anything else?

THANK YOU

Next Meeting is March 30th, 2020, 1-3 P.M. in this room