

AFFORDABLE HOUSING COMMITTEE

Wednesday, July 21, 2021, 12:00 p.m. – 2:00 p.m.

Zoom Logistics

For Committee members and presenters

- You can ask questions by raising your hand or via the chat function
- Check to ensure you can find your hand raise function and have the chat function open
- If you are comfortable, please keep your video on to aid in deliberations and facilitation
- Keep your microphone muted when not speaking
- The chat is open. You can address everyone or individuals. Be sure you are addressing the right audience before chatting. The Chair and McCaela will monitor the chat box.

For the audience

- You may keep your video off
- Please keep yourself muted

For everyone

- We are recording today's session
- If you need any technical assistance during the meeting, send a chat to Janet Lee via the Zoom Chat platform
- Unruly or uncooperative attendees should be brought to the attention of a cohost (McCaela and Melissa). Unruly attendees will be put in a waiting room to address the issue or removed them from the meeting.

Introductions

Agenda

- 12:00 p.m. **Introductions and Agenda Review**
- 12:05 p.m. **Adoption of May 19, 2021, Meeting Minutes**, *action item*
- 12:10 p.m. **Update Regulations to Increase Housing Choice, Diversity, and Affordability**, *briefing and discussion*
- 1:00 p.m. **Countywide Planning Policies**, *briefing*
- 1:25 p.m. **Advance Shared Revenue Principles**, *briefing*
- 1:35 p.m. **Community Partners Table**, *briefing*
- 1:45 p.m. **Federal Legislative Priorities**, *briefing*
- 1:55 p.m. **Wrap Up and Next Steps**

Meeting Minutes

Reference material: [Draft May 19, 2021, AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

Update Regulations to Increase Housing Choice, Diversity, and Affordability

What Affordable Housing Developers Need

Susan Boyd

CEO

Bellwether Housing



BELLWETHER
H O U S I N G

What Affordable Housing Developers Need

July 21, 2021

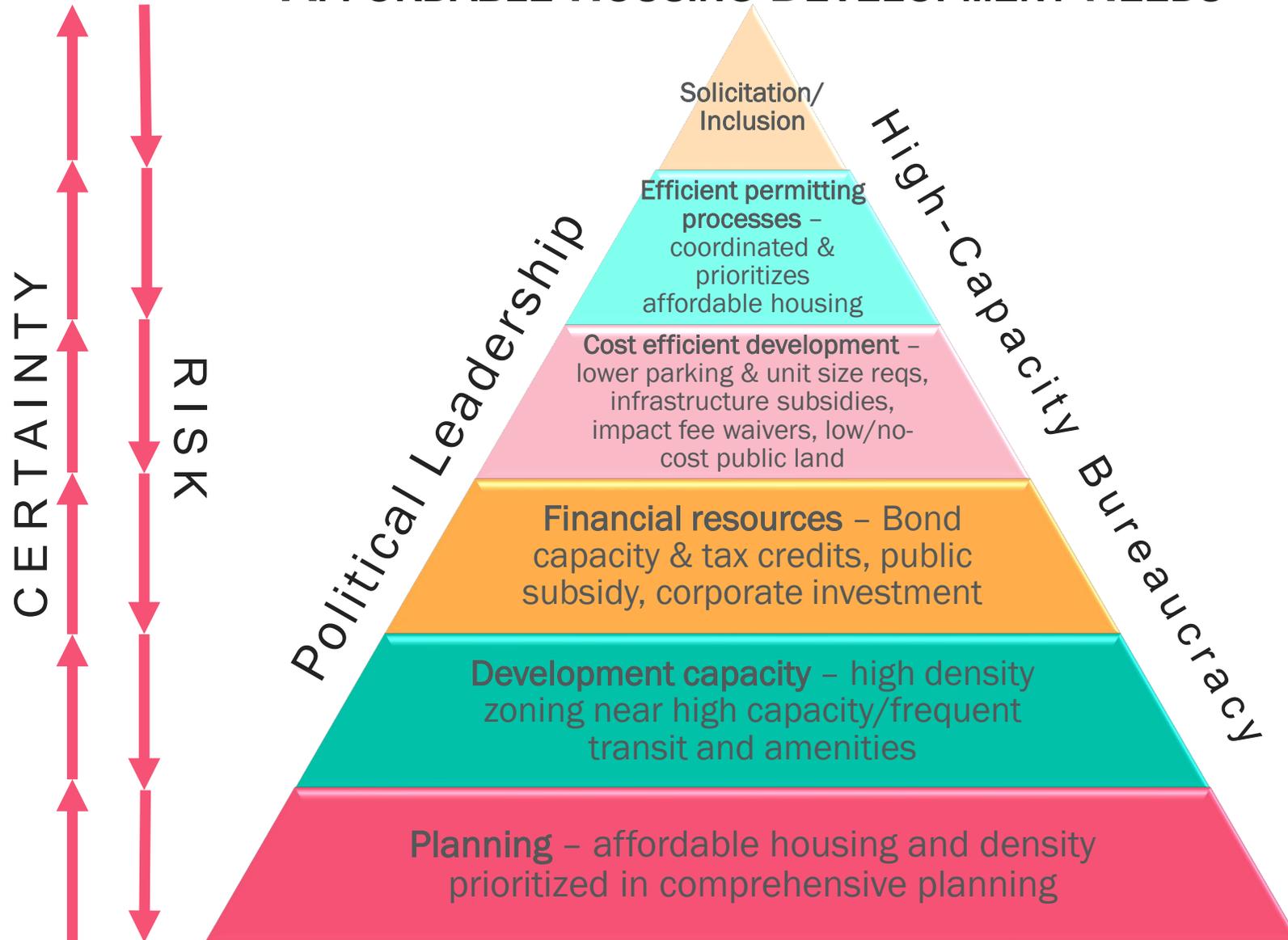
The Confluence – Site Map



The Confluence in Tukwila



BELLWETHER'S HIERARCHY OF AFFORDABLE HOUSING DEVELOPMENT NEEDS



Political Leadership

SUSTAINED FOCUS ON & COMMITMENT TO AFFORDABILITY

VALUE AFFORDABLE HOUSING AS A PUBLIC GOOD

COURAGE

GROUNDED IN REALITY

- How much subsidized housing is really in your community?
- What are the average incomes in your community?
- Where do the people who work in your community live?
- How much does housing in your community cost and how is that changing?
- How would a building like this impact your community?
- Regarding homelessness: who, what, where, why, how?

High-capacity Bureaucracy

STAFFING LEVELS

CROSS-DEPARTMENTAL COMMITMENT & COLLABORATION

SUSTAINED FOCUS ON & COMMITMENT TO AFFORDABILITY

VALUE AFFORDABLE HOUSING AS A PUBLIC GOOD

SUPPORTED BY POLITICAL LEADERSHIP

GROUNDED IN REALITY

Countywide Planning Policies

Reference material: [CPP Housing Chapter Update Staff Report](#)

Sunaree Marshall

Special Project Manager

King County Department of Community and Human Services

Overview

What are the King County Countywide Planning Policies?

- They create a shared and consistent framework for growth management planning for all King County jurisdictions in accordance with state law
- Includes chapters on the environment, development patterns, housing, economy, transportation, and public facilities and services
- Last comprehensively updated in 2012

The scope of the 2021 CPP update

- CPPs are being updated in advance of the 2024 periodic update of comprehensive plans to center equity, integrate regional policy and legislative changes, and implement the Regional Growth Strategy with 2044 growth targets that provide the land use assumption for periodic comprehensive plan updates
- The Growth Management Planning Council (GMPC) directed the AHC to develop recommended updates to the Housing Chapter and staff to develop limited scope updates to the rest of the CPPs

Recent Milestones

Recent Progress

- AHC transmitted [recommended updates to the Housing Chapter](#) to the GMPC on February 24, 2021
- Public comment period on the [CPPs public review draft](#) closed April 5
- Input on the housing chapter included:
 - More clarity and simplification of data reporting requirements
 - More specificity on affordable housing need at the jurisdictional scale
 - Equitable distribution of affordable housing throughout the county
- [Housing Chapter revised](#) in May to:
 - Address input from the public review phase
 - Add defined terms
 - Include a range of options for guidance on planning for the jurisdictional share of countywide housing need in the appendix
- GMPC requested more information in May on how jurisdictional responsibility towards countywide need compares to their housing growth target

Relevant Amendments

Housing-Related Amendment Overview

- Several housing-related amendments were proposed and considered by the GMPC in June
- Amendments passed related to:
 - Increasing housing growth closer to areas of high employment
 - Understanding housing need, including updating housing need data based on forthcoming data from the state Department of Commerce
 - Clarifying displacement analysis requirements.
 - See *amendments C-4, C-5, 11, and C-6 in Exhibit 1 of the [staff report](#)*
- Some amendments were not presented for a vote due to their complexity, overlapping nature, and desire for further discussion related to:
 - Understanding and accommodating housing need
 - Holding jurisdictions accountable
 - Prioritizing where and how resources should be allocated
 - See *amendments 12-20 in Exhibit 1 of the [staff report](#)*
- GMPC amended the motion to approve the CPPs to establish a new work plan item for the AHC

New AHC Work Plan Item

Per GMPC Motion 2021-01, the AHC shall:

- Monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting
- Establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce
- Recommend to the GMPC an accountability and implementation framework for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources
- Recommend to the GMPC any CPP amendments necessary to implement their recommendations
- Complete its work by the end of 2022 and report back to the GMPC quarterly on its progress.

Next Steps

What's Next?

- King County GMPC staff incorporated approved amendments and [transmitted legislation to the King County Council](#) on June 30, 2021
- King County Council to approve and cities to ratify by the end of 2021
- The Housing Interjurisdictional Team and the Community Partners Table will scope out the new work plan item this summer

Advance Shared Revenue Principles

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

2021 AHC Work Plan Task

Discuss, identify, and take next steps to advance the AHC's Shared Revenue Principles

Reflections and a Challenge

Reflection on May AHC Briefings

- The Dashboard release and Tax Credit and Tax Option case studies presented at the May meeting show the region is not moving at the speed necessary to meet the 2024-unit production goal

Recommended Area of Focus

- The AHC should push to accelerate deployment of existing revenue through bonding, forwarding commitments, or other actions that address barriers to getting funds into projects

A Collective Call to Action

- At the September AHC meeting, jurisdictional members should identify an action they will take to equitably and rapidly increase the preservation and production of permanent affordable units in alignment with the AHC's Shared Revenue Principles 3 and 8



What help do you need from the Committee to take this action at the September meeting?

Community Partners Table

Reference material: [CPT Staff Memo](#)

Matt Hayashi and Sarah Ballew

Headwater People

Federal Legislative Priorities

Andrew Calkins

Manager of Policy and Legislative Affairs
King County Housing Authority

AHC Federal Legislative Priorities

July 2021 Update

Housing is Infrastructure

The negotiated bipartisan infrastructure bill does not include any affordable housing investments. The vehicle for landmark housing investments has shifted to the \$3.5 trillion reconciliation package recently outlined by the Senate leadership. Housing priorities include:

Low-Income Housing Tax Credit Expansion

Funding for Community Development Programs

\$70 Billion Public Housing Capital Fund

\$45 Billion Investment in the National Housing Trust Fund

FY 2022 HUD Budget & Housing Choice Voucher Program Expansion

The House Appropriations Committee has approved its FY 2022 Transportation and Housing and Urban Development (T-HUD) appropriations bill. The proposal funds HUD at \$6.8 Billion more than FY 2021, and includes significant investments in core programs:

Sufficient Funding for 125,000
Additional Housing Choice Vouchers

\$4.69 Billion for CDBG
(34% Increase over FY 2021)

\$1.85 Billion for the HOME Investment
Partnership Program
(37% Increase over FY 2021)

\$3.4 Billion for Public Housing Capital Fund,
Sufficient to Meet Annual Accrual Needs

\$20 Million for Incremental
HUD-VASH and \$25 Million for
Incremental FUP Vouchers

\$3.42 Billion in Homeless Assistance Grants

The corresponding Senate Committee has not yet released its FY 2022 T-HUD proposal.

THANK YOU

Next meeting: September 29, 1:00-3:00 p.m.