

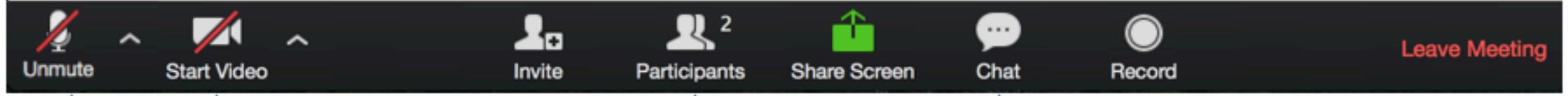
AFFORDABLE HOUSING COMMITTEE

Friday November 13, 2020, 1:00 – 3:00 pm

Zoom Logistics

- Everyone starts with permission to use video and audio.
- We can hear you. *Mute your microphone please.*
- We can see you. *Turn off your video if you don't want to be seen.*
- As hosts, Janet, Melissa, and I can control all functions.
- Be succinct and clear. Use an appropriate volume.

Zoom Functions



Please leave your **audio muted** and **video off** (both indicated by a red slash).

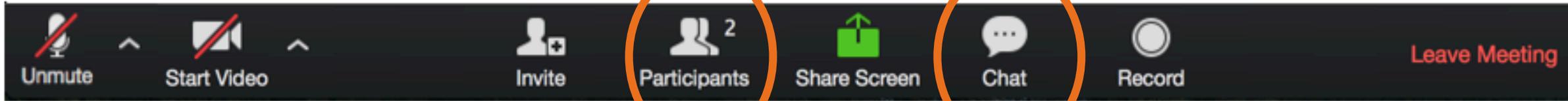
Click to open the **Participants** box. This will allow you to give nonverbal feedback.



Click to open the **Chat** box. This will allow you to chat with Hosts and Participants.



Questions?



Raise Hand

Chat

For Speakers, Staff, and Guests

- McCaela, Melissa, and Janet Lee are cohosts. We have administrative control over all meeting functions.
- If you need any technical assistance during the meeting send chat to Janet via the Zoom Chat platform or phone the meeting host.
- Melissa is the primary slide deck manager.
- Chat is open to all participants. You can address everyone or just privately to individuals. Be sure you are addressing the right audience before chatting. McCaela will be monitoring the chat box.
- Remember some listeners may not be able to see slides.
- Unruly or uncooperative attendees should be brought to the attention of a co-host. Co-host will put them in a waiting room to address the issue or remove them from the meeting.

INTRODUCTIONS

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:05 p.m. **Meeting Minutes**
- Action: Approval of September 30, 2020 minutes
- 1:10 p.m. **Work Plan Item: Develop Shared Principles to Guide Individual Member Efforts to Implement Untapped and New Revenue Sources**
- Briefing: Revised shared principles to guide future affordable housing revenue decisions
 - Action: Possible adoption of shared principles
- 1:40 p.m. **Work Plan Item: Adopt Recommended Amendments to the Countywide Planning Policies Housing Chapter**
- Briefing: Overview of draft amendments
- 2:20 p.m. **Work Plan Item: Advocate to protect and increase state funding, shape housing recovery plans, and/or implement tools/regulations that improve housing stability and address cost burden**
- Briefing: Overview of draft state and federal legislative agenda
- 2:30 p.m. **2021 Work Plan**
- Briefing: Overview of draft work plan
- 2:40 p.m. **2021-2022 Membership**
- Briefing: Membership changes, renewal, vacancies, Chair and Vice Chair nomination process
- 2:55 p.m. **Announcements and Next Steps**
- Dashboard Release
 - Community Partners Table RFI results and RFP release
- 3:00 p.m. **Adjourn**

MEETING MINUTES

Reference material: [Draft September 30, 2020 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

AHC Committee Chair

King County Council

REVENUE SHARED PRINCIPLES

Reference material: [Draft Revenue Shared Principles, Chair's Amendment \(Marked up\)](#)
[Draft Revenue Shared Principles, Chair's Amendment \(Clean\)](#)
[Revenue Shared Principles Amendment Tracker](#)

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

Work Plan Scope



The AHC and regional stakeholders have a shared understanding of key principles related to revenue to fund affordable housing. Regional stakeholders have been provided an opportunity to share their perspective on the issue.

The AHC considers and builds consensus around draft shared principles to guide future revenue actions

The AHC adopts shared principles to guide individual member efforts to implement untapped and new revenue sources sufficient to support the funding needed to build or preserve 44,000 affordable units by 2024

Stakeholder Input

- HIJT Revenue Work Group formed in February 2020. Members represent:
 - Sound Cities Association (SCA)
 - South King Housing and Homelessness Partners (SKHHP)
 - A Regional Coalition for Housing (ARCH)
 - City of Seattle
 - King County
- Consulted 11 stakeholder groups in August and September on revenue principles
- Grouped input and crafted responsive principles

Shared Revenue Principles Revisions

- HIJT Revenue Work Group revised the principles based on AHC member input at last meeting
 - Circulated to the AHC in October
- The Chair submitted an amended version of the revised principles to reflect new SCA caucus input
 - Circulated in the meeting packet as a “marked up” and “clean” version with line numbers
- SCA submitted amendments for consideration by the AHC
 - Circulated in the meeting packet as the “amendment tracker”

COUNTYWIDE PLANNING POLICIES HOUSING CHAPTER

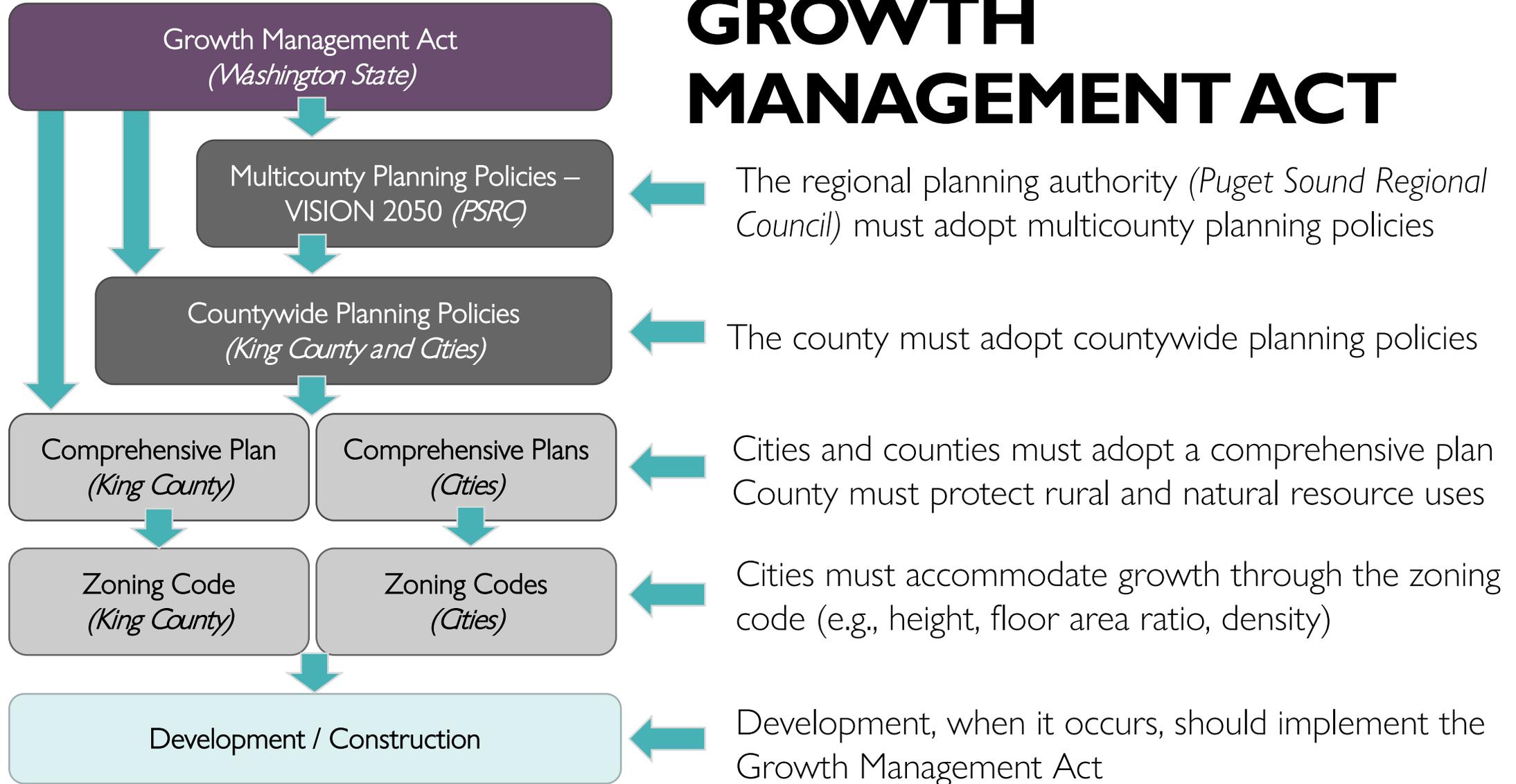
Reference material: [CPP Housing Chapter Memo](#)

Sunaree Marshall

Policy, Planning, and Special Projects Manager

King County Department of Community and Human Services

IMPLEMENTING THE GROWTH MANAGEMENT ACT



A Look Back

November 2019

- The GMPC and AHC were briefed on housing affordability challenges, discussed the strengths and weaknesses of the 2012 CPPs, and identified opportunities to strengthen the CPPs

January 2020

- The AHC held two study sessions about the CPP Housing Chapter. Members expressed general support to:
 1. Encourage a regional, coordinated approach to addressing housing affordability
 2. Align "housing need" definition with the RAHTF's overarching goal
 3. Share the county's affordable housing needs equitably rather than equally
 4. Establish methods to ensure local and regional accountability
 5. Strengthen the ability to address the housing need for 0-30% AMI households

A Look Back

February-September 2020

- Staff and the HIJT CPP Work Group solicited input from several groups to home in on an approach to the update
 - King County Planning Directors
 - GMPC's Interjurisdictional Team
 - Housing Development Consortium and Futurewise stakeholders
- The HIJT CPP Work Group began drafting amendments

October 2020

- The HIJT Work Group revised draft amendments and worked with the IJT and refine them

Policy Amendment Considerations

Align with Existing Plans and Guidance

- Vision 2050
- RAHTF Final Report and Recommendations
- IJT's Guiding Principles for all CPP chapter updates

Strengthen Methods of Local and Regional Accountability

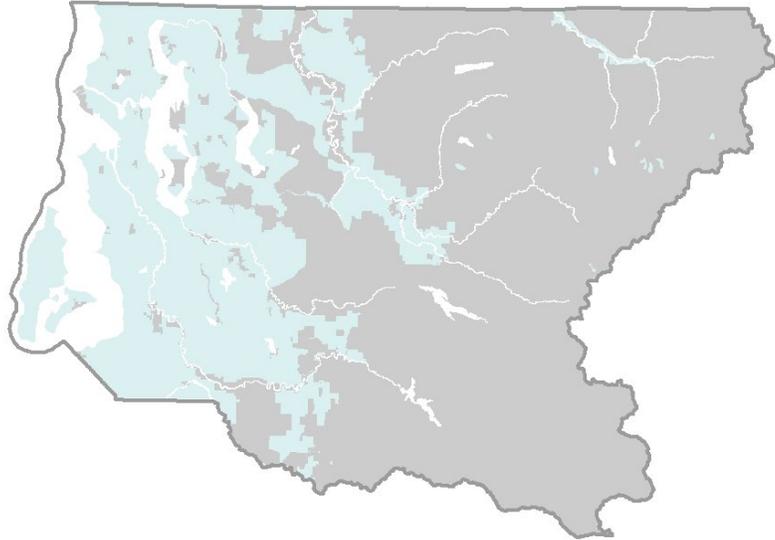
- Encourage a regional, coordinated approach to addressing housing affordability
- Align "housing need" definition with the RAHTF's overarching goal

Policy Amendment Considerations

Achieve Health and Equity Outcomes by Promoting:

- Distributional equity
 - An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice
- Cross-generational equity
 - The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations
- Process equity
 - The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders
- Reparative policies
 - The policies we implement will actively seek to repair harms cause by racially biased policies

According to the 2013-2018 American Community Survey, this is where the median family could afford to live...



83% AMI
Median White household
income: **\$90,208**



40% AMI
Median Black household
income: **\$42,280**

From 1934 – 1962, of
\$120 billion
 in federal housing
 subsidies,
 less than
2%
 went to non-White
 families

Homeownership disparities persist

Household Type	Percent of Households who Rent	Percent of Households who Own
All King County Households	43%	57%
White	38%	62%
Black	72%	28%
Hispanic or Latinx	66%	34%
Native Hawaiian or Pacific Islander	71%	29%
Native American	61%	39%
Asian	42%	58%
Foreign Born	50%	50%

Data Source: 2017 5-Year ACS Population Estimate

I. Plan for Countywide Need

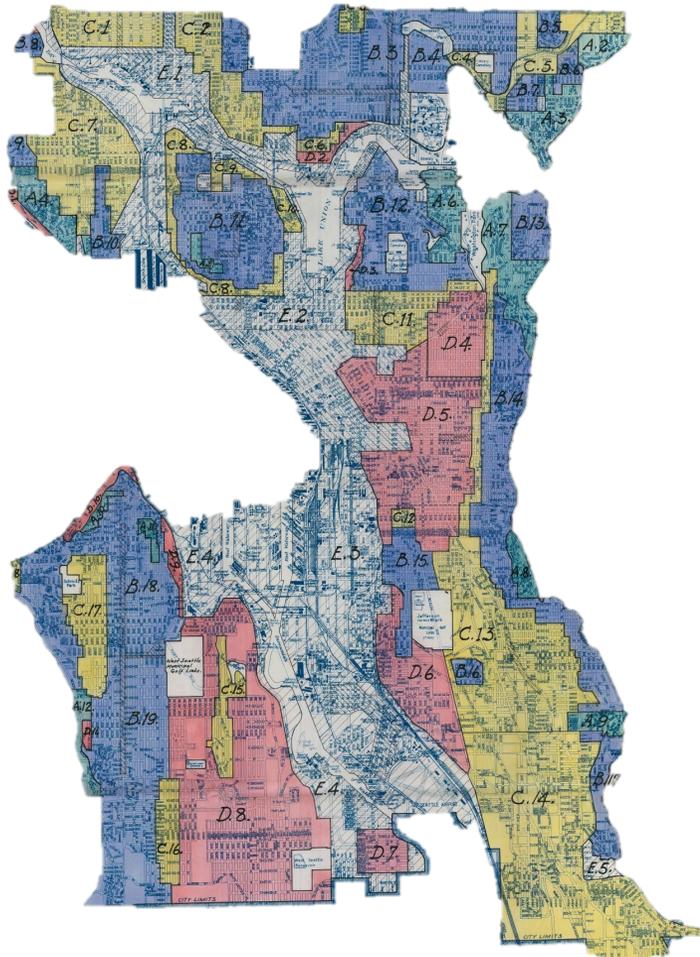
H-1 Address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, **at a scale calibrated to the jurisdiction’s affordability gap for those households.**

Countywide need is defined as the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80% of Area Median Income (AMI) is housing cost burdened. The countywide need for housing is estimated at 261,000 affordable homes built or preserved by 2044 as shown in Table H-1. Refer to Appendix X for 2017 jurisdictional affordability levels as compared to countywide need.

Table H-1: King Countywide Need

	0-30% AMI (extremely low- income)	31-50% AMI (very low- income)	51-80% AMI (low- income)
Existing Need	101,000	0	30,000
Growth to 2040	49,000	40,000	41,000
Total Units	150,000	40,000	71,000
% Total Housing Supply in 2044	15%	13%	20%

2. Conduct a Housing Inventory, Analysis, and Evaluation



H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Show the extent to which that history is still reflected in current development patterns, housing conditions, and disparities in housing access, homeownership, and access to opportunity; and how current policies are working to address that history.

3. Collaborate Regionally



H-6 Plan, through a cooperative process between jurisdictions, to meet countywide housing need. Establish a process to determine, based on local housing needs analyses prepared in advance of the major comprehensive plan update, if jurisdiction estimates of local housing needs collectively meet the countywide need. If not, cooperatively work to address the shortfall.

In 2021, and every year thereafter, King County, together with the Affordable Housing Committee, shall report to the GMPC on jurisdictional and regional progress toward meeting the countywide need. The GMPC shall identify corrective actions as necessary to implement this policy.

4. Implement Policies and Strategies to Equitably Meet Housing Needs

Promote equitable processes and outcomes

- Co-create policies and solutions with those most impacted by the housing affordability crisis
- Take action to repair harms from past and current discriminatory practices

Increase housing affordability, particularly for those with the greatest needs

Expand housing options and increase affordability accessible to transit and employment

- Plan for low wage workers' housing needs when seeking a jobs/housing balance
- Maximize transit benefits/ affordability at station areas

Expand neighborhood choice for all residents

- Promote moderate density housing throughout jurisdictions
- Address residential displacement
- Expand access to and reduce racial disparities in affordable homeownership

Support housing stability, healthy homes, and healthy communities

- Adopt tenant protections and renter support programs
- Promote healthy homes and communities

Example: Expand neighborhood choice for all residents

H-17 Adopt inclusive planning tools and policies that increase the ability of all residents to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

- Ensuring access to affordable rental and homeownership affordable housing throughout the jurisdiction, with a focus on areas of high opportunity.
- Expanding capacity for moderate density housing throughout jurisdictions in the Urban Growth Area (including in single-family and low-rise zones) and high-density housing, where appropriate, consistent with the Regional Growth Strategy and sufficient to accommodate each jurisdiction's overall housing targets.
- Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing, consistent with the Regional Growth Strategy.

5. Measure Results and Hold the Region Accountable

H-24 Monitor through local and regional efforts, including the Affordable Housing Committee Dashboard, Washington Center for Real Estate reports, and other regional data and reporting tools, the effectiveness of housing policies and strategies to achieve housing growth targets, meet countywide need and realize equitable outcomes.

Jurisdictional annual reporting includes:

- changes to development regulations
- locally-created affordable housing units
- number and type of new housing units; and
- local resources (e.g. land or subsidy) dedicated to affordable housing.

County annual reporting includes:

- progress toward meeting countywide need;
- income-restricted housing units;
- cost burden, including racial and income disproportionality;
- tenant protection policies adopted;
- housing affordability in transit areas; and
- additional data to demonstrate progress in achieving equitable housing outcomes.

Next Steps



Draft First Look of Housing Chapter | Nov-Dec

AHC reviews the draft CPP Housing Chapter and provides comment (11/13). The GMPC reviews the all draft CPP chapters, provides guidance for the 2021 CPP Public Review Draft; and reviews draft jobs and housing growth targets (12/2).



Stakeholder Consensus Building & Revisions | Dec

HJIT Revenue Work Group revises to reflect AHC input. HJIT, IJT, King County Planning Directors, and HDC stakeholders are consulted



AHC Adopts Recommendation | Jan

AHC reviews and possibly adopts the recommendation to the GMPC for 2021 CPP Housing Chapter amendments



GMPC Consideration & Release of Draft | Mar-Feb

The GMPC reviews AHC recommendation. GMPC releases the 2021 CPP Public Review Draft and draft growth targets



Next Steps



GMPC Proposes Amendments | April-May

GMPC identifies proposed amendments and sets final growth targets



GMPC Adopts Recommendation | June

GMPC considers amendments and takes final action to recommend on the 2021 CPP Update to the King County Council



King County Council Adopts & Cities Ratify | July-Dec

King County Council considers recommended draft 2021 CPP Update from GMPC and adopts. Cities ratify

Discussion



- What changes or clarifications are necessary to:
 - advance health and equity outcomes,
 - strengthen methods of accountability, and
 - align to VISION 2050 and RAHTF Action Plan goals?
- What other reflections do you have on the amendments?

LEGISLATIVE PRIORITIES

Reference material: Proposed 2021 State and Federal Legislative Memo

Sunaree Marshall
Policy, Planning, and Special Projects Manager
King County Department of Community and Human Services

Draft State Legislative Priorities

- 1. Increase Document Recording Fee to Meet Demand**
 - Funds would support operating, rental assistance and services funds for affordable housing and personal protective equipment or retrofitting of congregate shelters to prevent COVID outbreaks
- 2. Invest \$250 Million in the Housing Trust Fund**
- 3. Support Housing Stability, Through Tenant Protections and COVID-19 Recovery Efforts**
 - Pass statewide protections against discriminatory and arbitrary evictions, increase resources for rental assistance and foreclosure prevention, and prevent evictions based on nonpayment of rents due to the COVID economic recession.
- 4. Make Existing Revenue Sources More Responsive to Local Needs**
 - Allow the councilmanic 0.1% sales tax option to be used for property acquisition (not just construction) to support a speedy response to chronic homelessness and affordable housing needs.
 - Update the allowable populations for lodging taxes and affordable housing/behavioral health sales taxes to more effectively meet local housing needs
- 5. Maintain Funding for Aged, Blind, and Disabled (ABD) and Housing and Essential Needs (HEN) Participants**

Draft Federal Legislative Priorities

1. **COVID-19 Relief Bill**

- \$51 billion for emergency rental relief for households that are homeless or facing eviction
- \$5 billion to support Public Housing operating costs (including health safety measures)
- \$5 billion in Community Development Block Grant (CDBG) allocations
- \$5 billion in Homeless Assistance Grants allocations to support individuals and families who are homeless or at risk of homelessness
- \$179 billion for city and county governments, to pay for COVID-related expenses and replace foregone revenues

2. **Expand the Low Income Housing Tax Credit (LIHTC Program)**

3. **FY 2021 Transportation and Housing and Urban Development (THUD) Appropriations Bill**

- \$1.35 billion increase in renewal funding for the Housing Choice Voucher program
- \$178 million in increased administrative support for the program
- \$60 million for additional vouchers for homeless and disabled veterans.
- \$210 million in additional funding for expansion of the Housing Choice Voucher program
- \$17.85 billion increase in HOME funding and a \$4.1 billion increase in CDBG funding
- \$24.5 billion in new capital funding
- \$638 million increase in McKinney-Vento Homeless Assistance Grants
- Proviso language preventing HUD from implementing harmful proposed rules

Next Steps



Stakeholder Consensus Building | Dec

Members consult with their communities and stakeholders to explore where there is regional alignment with the priorities



AHC Adopts Legislative Agenda | Jan

AHC adopts a state and federal legislative agenda if consensus is reached on a set of priorities



Legislative Agenda Circulation | Feb

Chair and Vice Chair share the adopted legislative priorities with state and federal legislators

Discussion



Are these the right focus areas for 2021?

2021 AHC WORK PLAN

Reference material: [Proposed 2021 Work Plan Memo](#)

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

2021 Proposed Work Plan



Equity

Equitably address the need to ensure that no low-income household in King County is cost burdened

- Center equity within the Committee's work
- Establish the Community Partners Table and ensure strong partnership with the Committee
- Consider Community Partners Table recommendations and priorities
- Diversify Committee membership

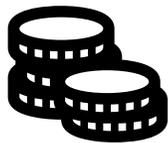


Zoning & Land Use

Update zoning and land use regulations to increase affordable housing production and preservation

- Create toolkit of effective approaches and lessons learned to inform jurisdictional strategies to increase and diversify housing choices and maximize affordability especially in areas with access to frequent or high-capacity transit
- Recommend amendments to the CPP Housing Chapter and track progress towards adoption and ratification

2021 Proposed Work Plan



Revenue

Identify and implement new and unused revenue tools to increase affordable housing production and preservation

- Monitor the State legislative session and Federal activities for opportunities to support funding for affordable housing in King County
- Consider and inform the Health Through Housing sales tax implementation plan



Housing Stability

Support tenant protections and other measures to increase housing stability and reduce risk of homelessness

- Respond to the anticipated end of the eviction moratorium in the form of recommendations to the state or local governments and/or the creation of model tenant protection ordinances to fill gaps in statewide protections



Engagement

Build the case for housing affordability and stability tools

- Refine and make available existing communication and educational tools for regional partners to use to help build awareness of the AHC

2021 Proposed Work Plan



Accountability

Be accountable to each other and the community

- Update the dashboard to serve as an effective tool for tracking regional progress towards implementation of the Regional Affordable Housing Task Force Five Year Action Plan and ensuring coordination and accountability for affordable housing efforts across King County



Committee Business

Advance general Committee business

- Produce and adopt 2020 annual report
- Produce and adopt 2021 annual work plan
- Provide time at each meeting for members to share information and discuss timely affordable housing issues selected and driven by members
- Revisit the Charter and propose changes,
- Refine procedures for member onboarding and offboarding
- Support and track 2021 state legislative agenda implementation
- Develop and adopt a 2022 state legislative agenda

Next Steps



Work Plan Revisions | Nov/Dec

Staff revises the work plan to reflect Committee feedback



Work Plan Adoption | January

The AHC considers the revised work plan and potentially adopts

Discussion



Are these the right focus areas for 2021?

2021-2022 AHC MEMBERSHIP

Reference material: [2021-2022 AHC Membership Memo](#)

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

AHC 2021-2022 Membership

General Membership

- All AHC member terms expire at the end of the year
- Members are appointed by the King County Executive with GMPC concurrence
- Seattle, King County, and SCA electeds recommend their appointments

Committee Leadership

- Members nominate and elect a Chair and Vice Chair for new, two-year terms in January
- No limit on the number of times the Chair and Vice Chair can be re-appointed
- The Chair must be on the GMPC and the Vice Chair cannot be an elected official

Next Steps



Non-elected Member Notification | Nov 30

Non-elected AHC members inform McCaela if they would not like to be considered for a new two-year term



Member Selection | Dec

Elected caucuses inform McCaela of their 2021-2022 proposed member recommendation. Staff share a working list of potential AHC members with the AHC Chair and Vice Chair. Staff identify and recommend membership slate to the GMPC Chair



Provisional Service and Leadership Selection | Jan

Members serve in a provisional capacity until formally appointed. Members nominate and select a Chair and Vice Chair.



GMPC Concurrence | Feb

GMPC briefed on AHC membership recommendations.



Member Appointment | April

GMPC chair appoints AHC members.



Announcements

- Planning for virtual AHC meetings in 2021
 - King County mandatory teleworking extended to July 5, 2021
- Community Partners Table RFI wrapped up – RFP draft in progress
- Next AHC Meeting – TBD (Late Jan/early Feb)
 - Please fill out Doodle Poll sent by Melissa by 5pm today

THANK YOU