

AFFORDABLE HOUSING COMMITTEE

Friday, November 15, 2019, 2:00 – 4:00 pm

INTRODUCTIONS

Name and organization

AGENDA

- | | |
|---------|--|
| 2:00 pm | Introductions and Agenda Review |
| 2:10 pm | Meeting Minutes |
| 2:15 pm | Potential New Member |
| 2:20 pm | Applying Equity Concepts to the Countywide Planning Policies |
| 3:05 pm | House Bill 1406 Recommendation Update |
| 3:10 pm | 2020 Work Plan |
| 3:40 pm | Emerging Issues |
| 3:55 pm | Next Steps |
| 3:00 pm | Adjourn |

IN YOUR PACKET

- Section 1: Agenda
- Section 2: Meeting slides
- Section 3: Meeting minutes, September 20th, 2019
- Section 4: New member update
- Section 5: Overview for the Affordable Housing Task Force on the Countywide Planning Policies-2017
- Section 6: Work plan staff memo
- Section 7: Dashboard update staff memo

MEETING MINUTES

September 20th, 2019

AHC MEMBERSHIP

MEET CAIA CALDWELL

- Replacement for Patricia Akiyama, who resigned from the Master Builders Association of King and Snohomish County (MBAKS) and the AHC in September
- External Relations Manager for MBAKS
- Member of the Growth Management Planning Board and the King County Department of Natural Resources Parks Clean Water Plan Advisory Group
- Previously staffed MBAKS public outreach efforts related to housing, growth, development, and transportation
- Worked for a company that specialized in federal agency contracts including the U.S. Department of Housing and the U.S. Department of Labor



APPLYING EQUITY CONCEPTS

To the Countywide Planning Policies

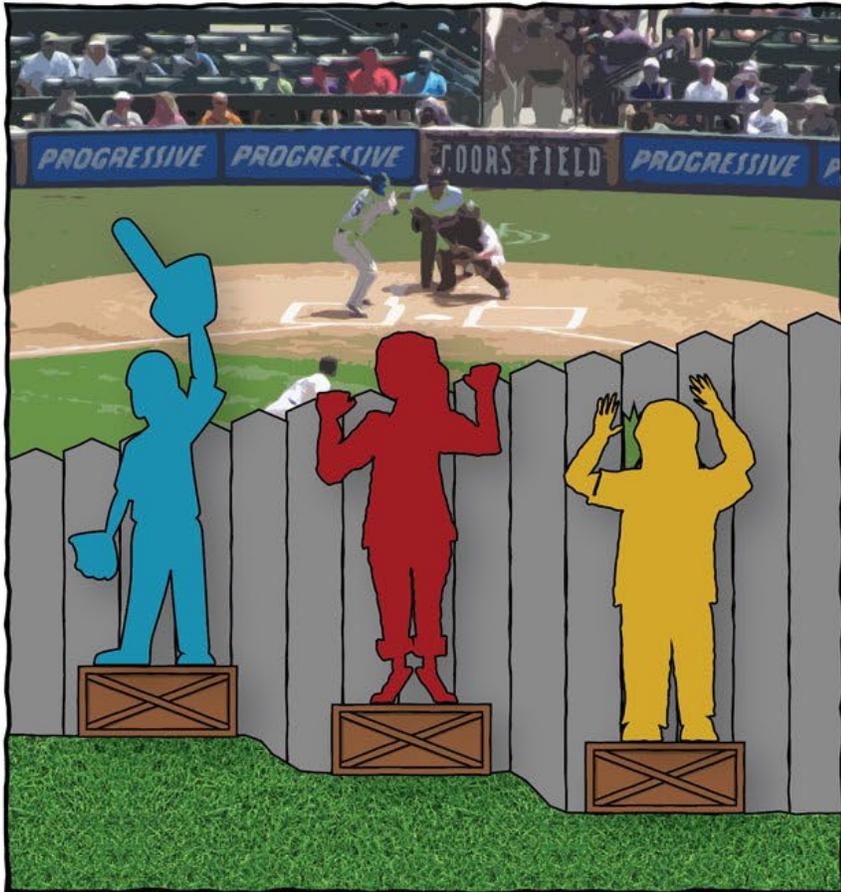
Christopher Bhang

Civil Rights Program Manager,
King County Office of Equity & Social
Justice

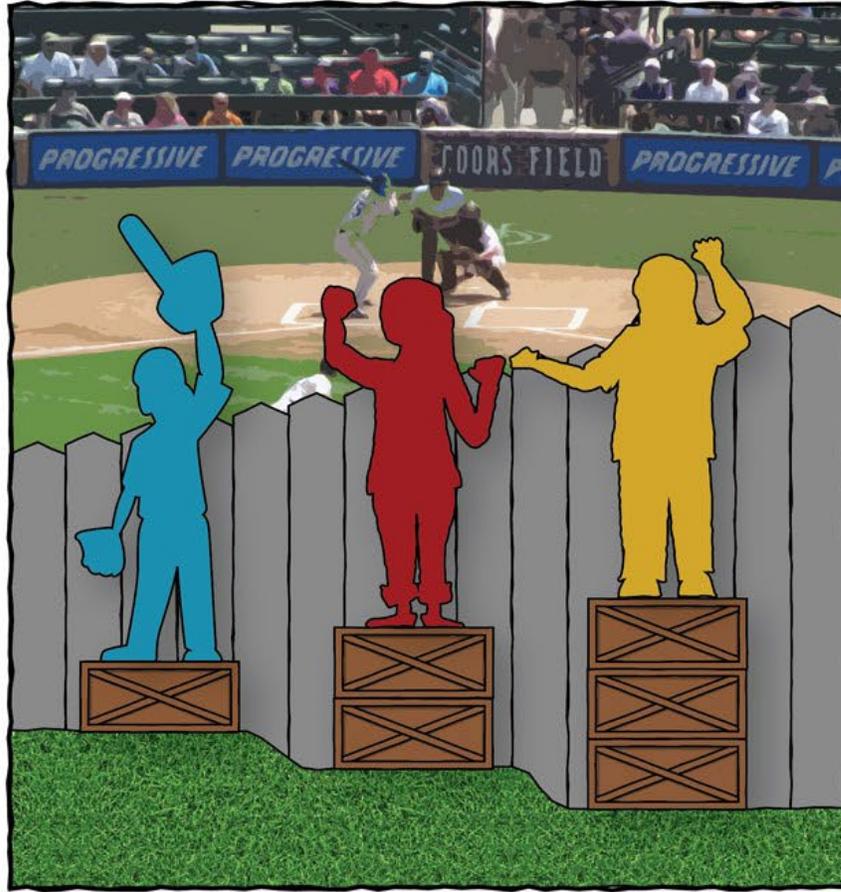
Sunaree Marshall

Housing Policy & Special Projects Manager,
King County Department of Community &
Human Services

UNPACKING EQUITY



EQUALITY



EQUITY

From [Cultural Organizing](http://CulturalOrganizing.org), October 2016

UNPACKING EQUITY

Distributional Equity

- Fair access to community resources/benefits

Process Equity

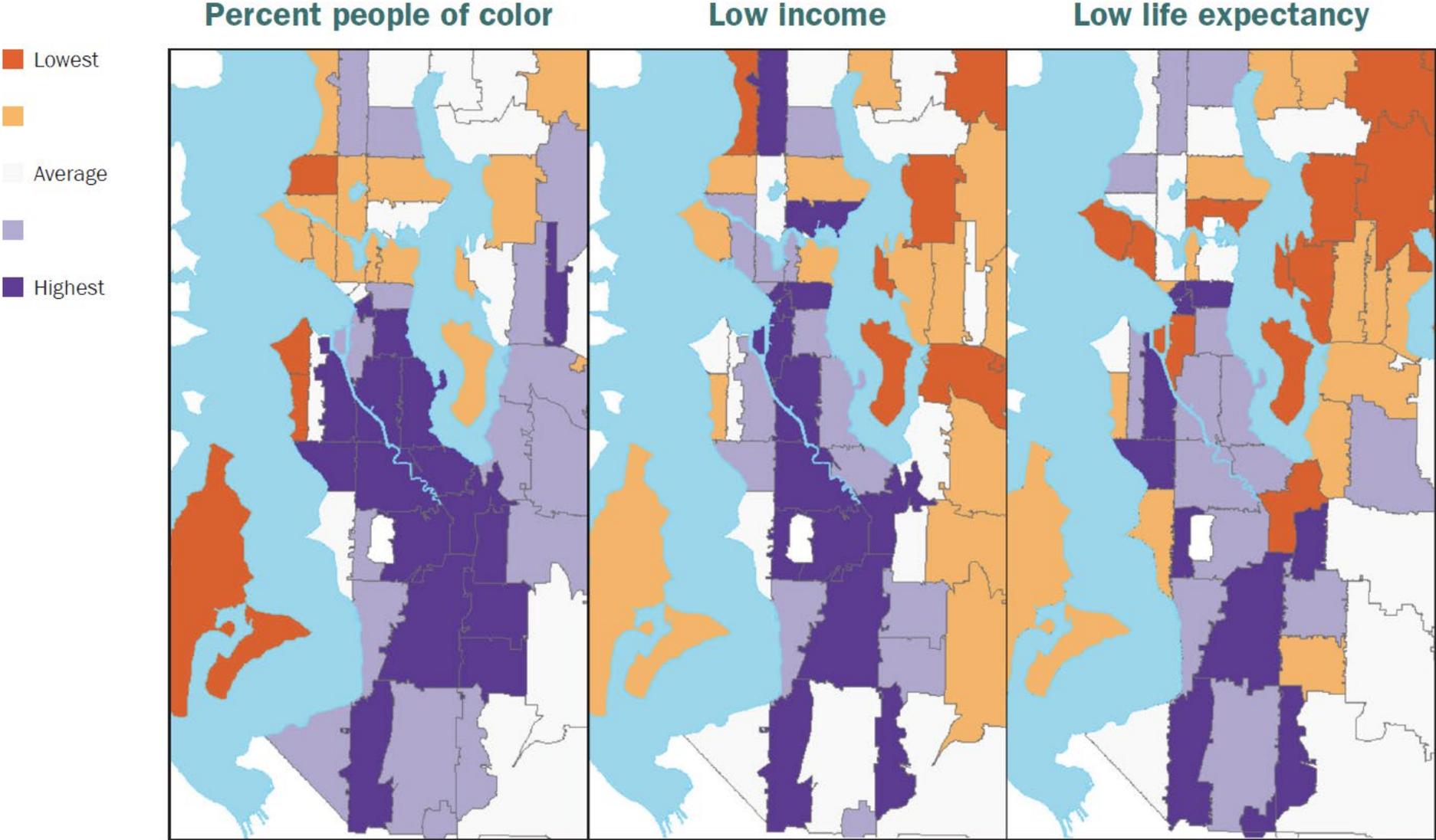
- Centers voice of those most affected, not just “mainstream” voices at the table
- Inclusiveness in decision-making process
- Accountable in execution and reporting

Cross-Generational Equity

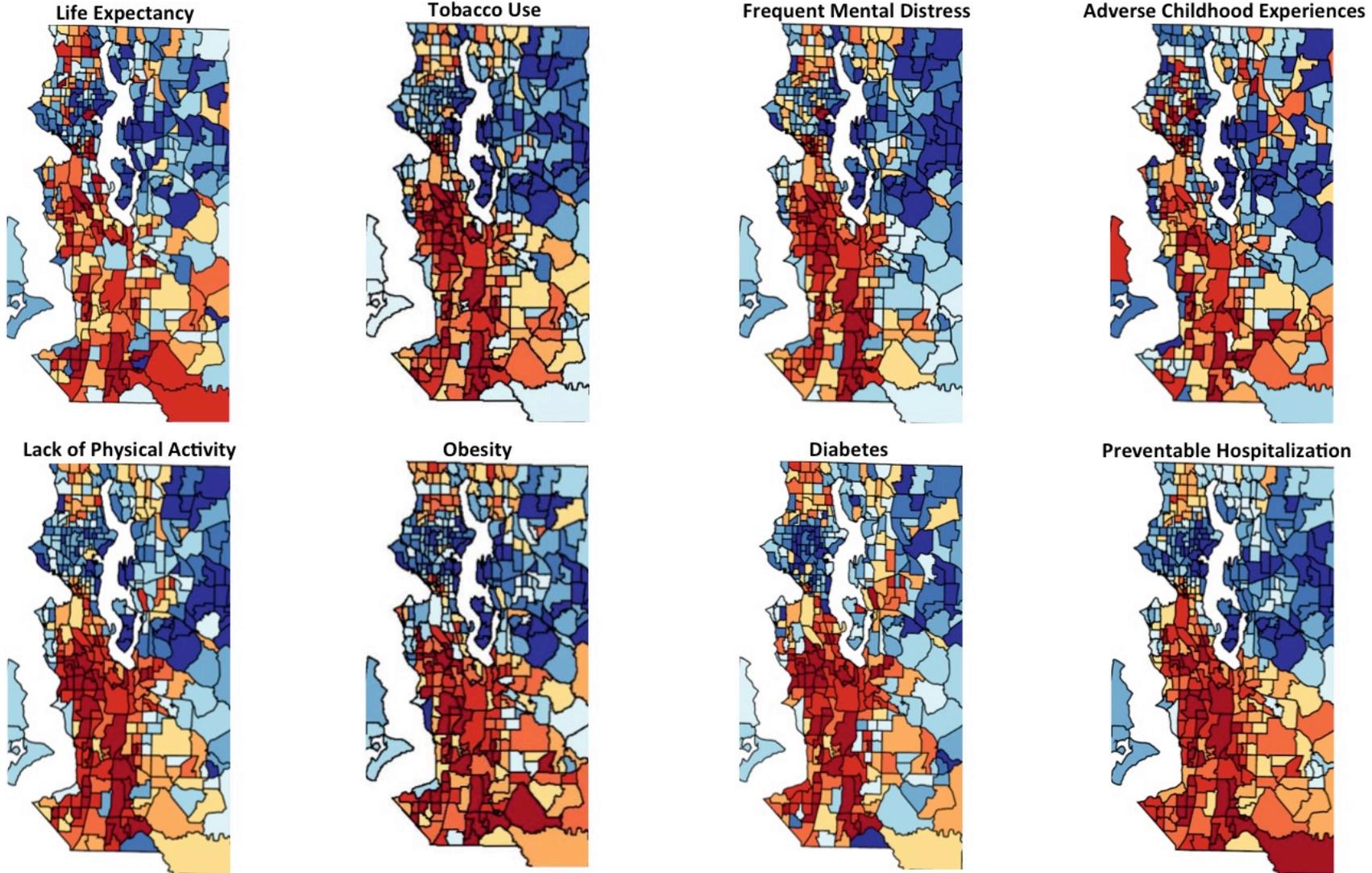
- Respect for past generations
- Future generations have access to community resources/benefits and do not inherit disadvantages

Creative

Strong connection among place, race, income and health



KING COUNTY HEALTH AND WELL-BEING MEASURES



To identify geographic areas of need, King County census tracts were rank-ordered from highest to lowest percent of adults by the areas noted above. The tracts were then divided into 10 groups. Dark reds show tracts with the highest rates; dark blues show tracts with lowest rates (note: the Life Expectancy map ranks shortest in dark red to longest in dark blue).

UNPACKING EQUITY | Hypo #1

- In your jurisdiction, there is a community of mostly East African immigrant and refugee families. Several blocks north there is a much more affluent, mostly white neighborhood.
- This year, you held a community engagement series to discuss public safety at a central location in the spring time, held at 6 pm after work. You provide translation services, food, and child care.
- No one from the East African community attends. Why?

UNPACKING EQUITY | Hypo #2

- There was a sharp increase in hate crimes reported in the Northwest, despite existing hate crime laws.
- In response, a local municipality passes an amending ordinance that enhances the definition and punitive measures for those convicted of such crimes.
- Community groups vehemently oppose the passage of the ordinance. Why?

UNPACKING EQUITY | Hypo #3

- One of the tools used by King County and many other municipalities to help prioritize services to the most vulnerable people who need access to housing is the *Vulnerability Index – Service Prioritization Decision Assistance Tool, VI-SPDAT*.
- A study was recently published that, on average, the tool assigns statistically lower prioritization scores to black, indigenous and people of color clients than white clients. What are possible reasons for this disparity?

An aerial photograph of a suburban residential development. The image shows a dense grid of streets, many of which are winding and curvy, interspersed with numerous small, uniform houses. The overall layout is a mix of straight and curved roads, creating a complex network. The text is overlaid in the center of the image.

**Now let's apply these
concepts to AHC work**

COUNTYWIDE PLANNING POLICIES

Why do they matter to the AHC?

- Included in AHC Charter
- Opportunity to accelerate implementation of the Regional Affordable Housing Task Force goals 3 and 6 through land use policies

COUNTYWIDE PLANNING POLICIES

What do they do?

- Address land use issues in King County
- Mandatory guidelines for:
 - County and municipal comprehensive plans
 - Local development regulations (e.g. zoning)
 - Capital budget decisions



1990

The Growth
Management Act
(GMA) was adopted
to preserve natural
lands and reduce
sprawl

Growth Management Act (GMA)

Washington State

Multicounty Planning Policies

Puget Sound Regional Council

Countywide Planning Policies

King County

Comprehensive Plans

Cities

Zoning Code

Cities



1992

Assessed new construction

Targets assigned to each city

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

Each jurisdiction has same targets based on current stock, growth targets and AMI

1992

Assessed new construction

Targets assigned to each city

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Each jurisdiction has same targets based on current stock, growth targets and AMI

2012

Total housing supply

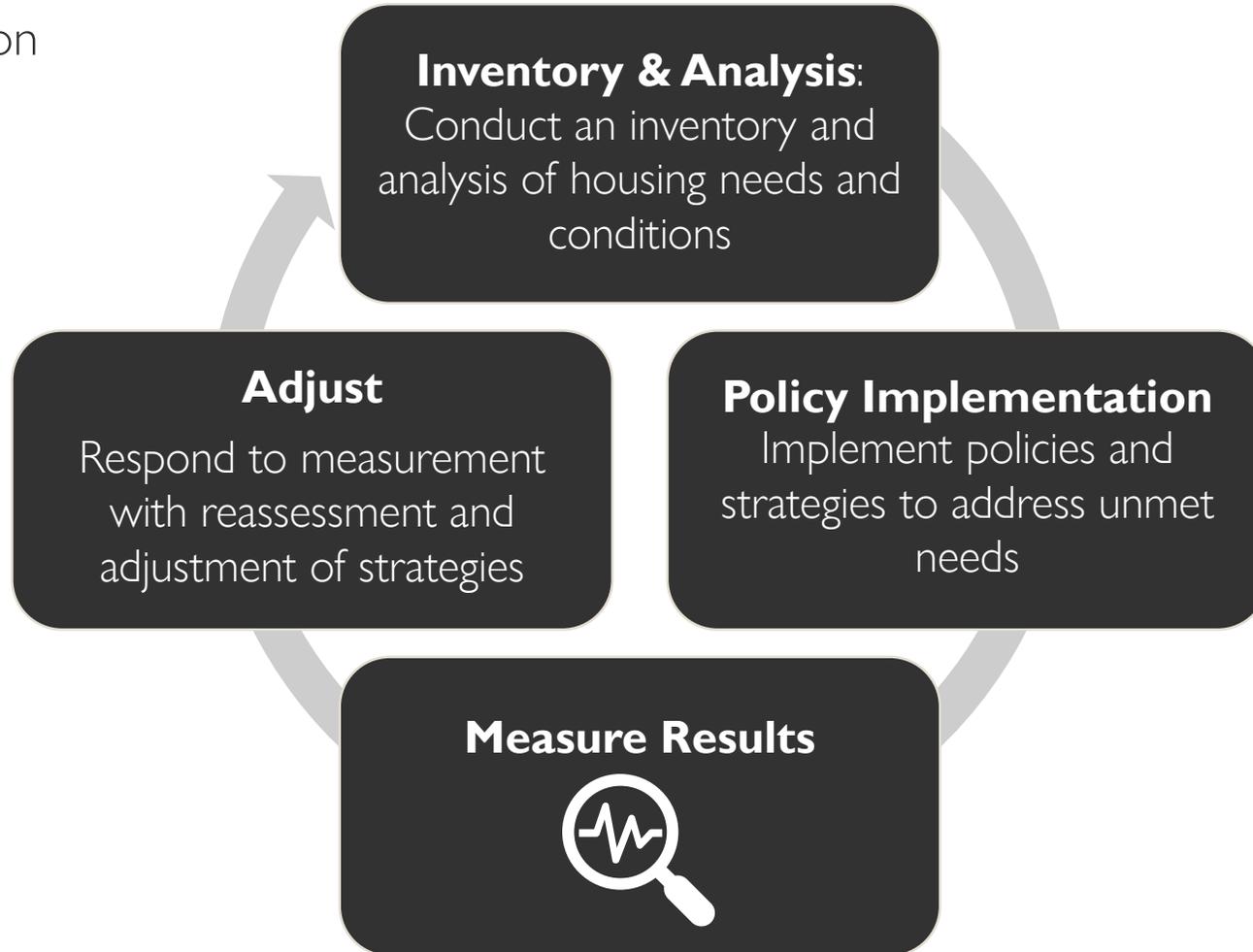
“Countywide Need”

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

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

2012 CPPs PROVIDED A FRAMEWORK

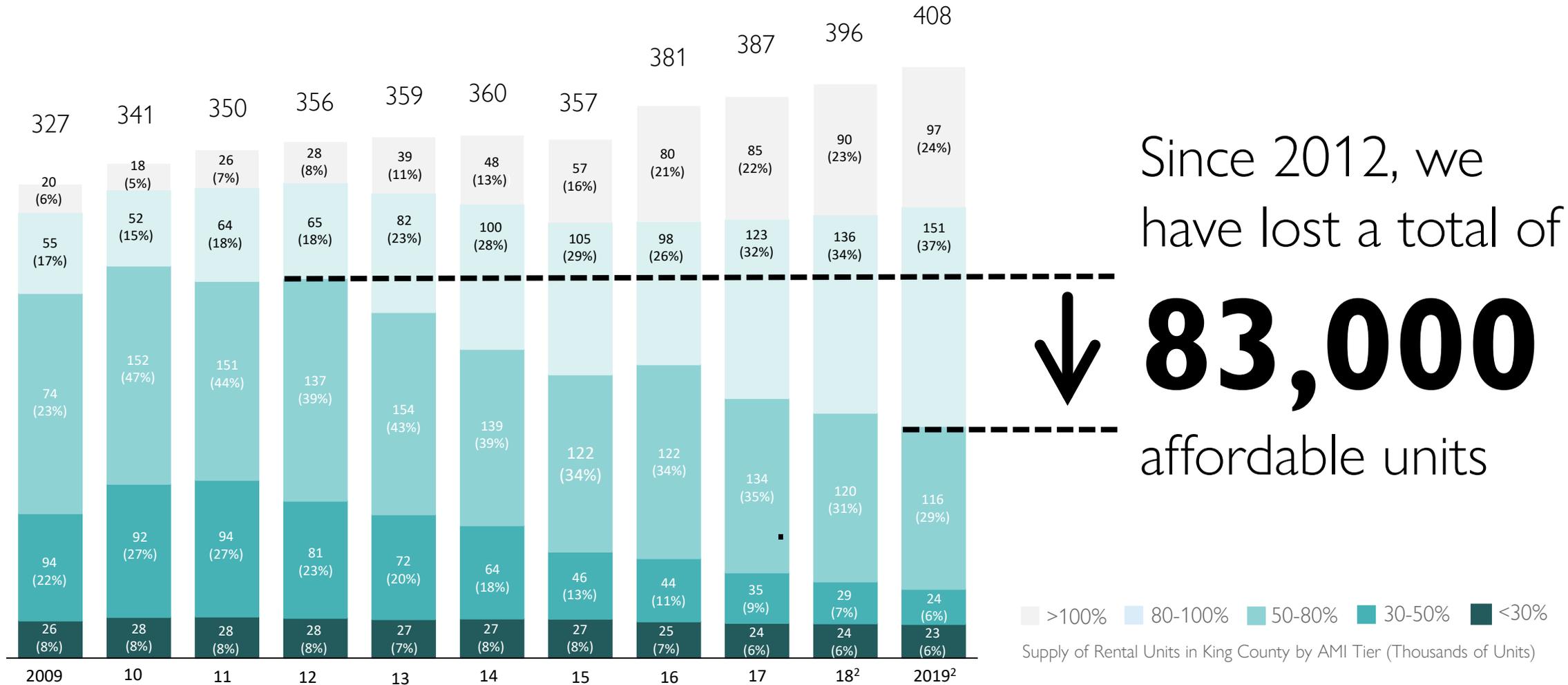
These policies envision cities and the county following a four-step process:



An aerial, high-angle photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers and buildings. The city extends to a large body of water, possibly the Hudson River or New York Harbor, with a bridge visible in the distance. The overall tone is dark and somber.

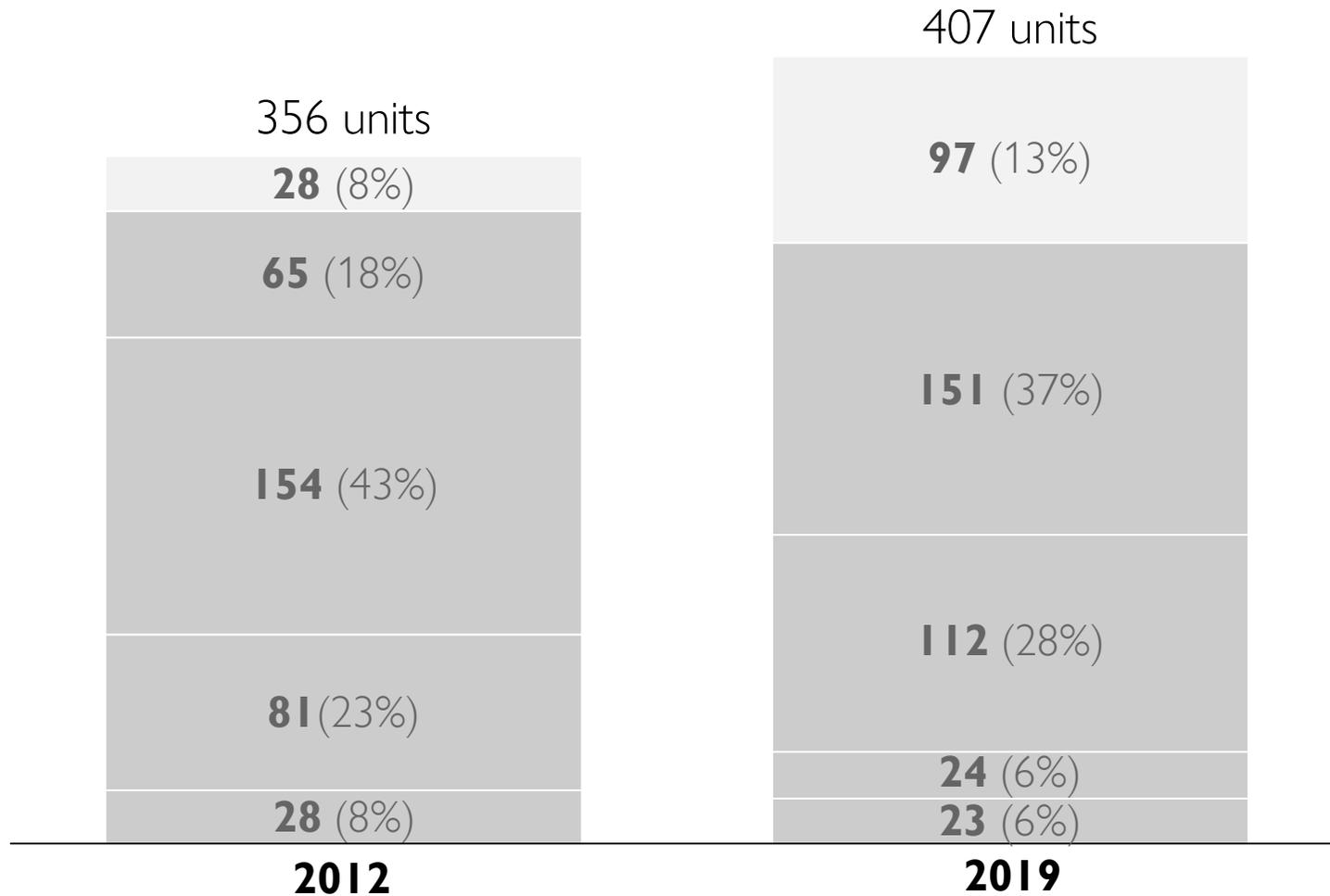
But accountability was lacking

CURRENT ENVIRONMENT | NET LOSS



1. Includes units affordable at the high end of the range and unaffordable at the low end of the range 2. Projections 3. Assumed that >100% AMI rental stock will grow at same rate as households in that income category **Source:** McKinsey & Company, ACS

2012 vs. 2019



>100% AMI

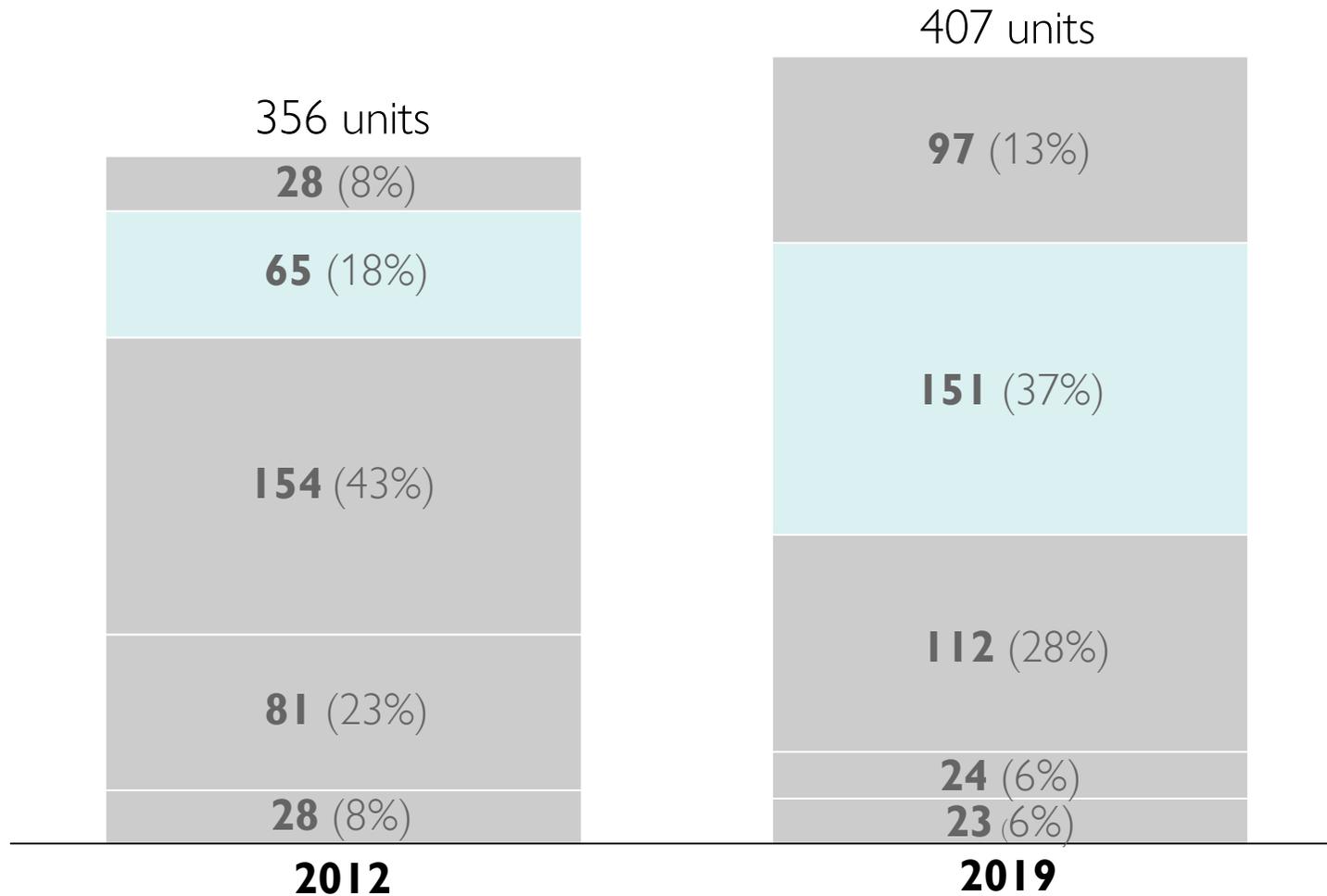
Increase in units driven largely by new construction

Legend: >100% (lightest gray), 80-100% (light gray), 50-80% (medium gray), 30-50% (dark gray), <30% (darkest gray)

Supply of Rental Units in King County by AMI Tier (Thousands of Units)
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

2012 vs. 2019



80-100% AMI

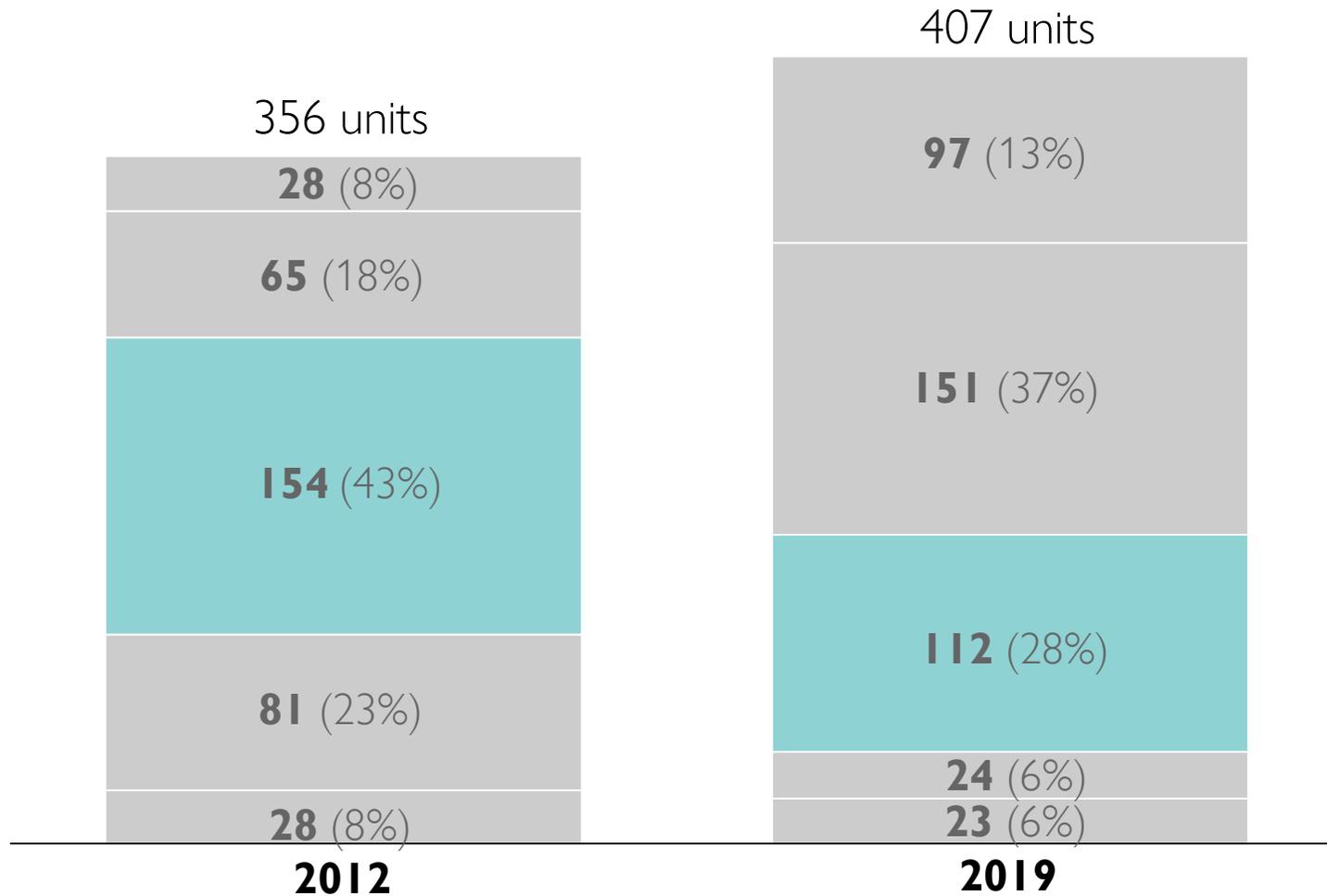
This is the fastest growing category, driven by rising rents for units which were previously affordable to 50-80% AMI and new construction

■ >100% ■ 80-100% ■ 50-80% ■ 30-50% ■ <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

2012 vs. 2019



50-80% AMI

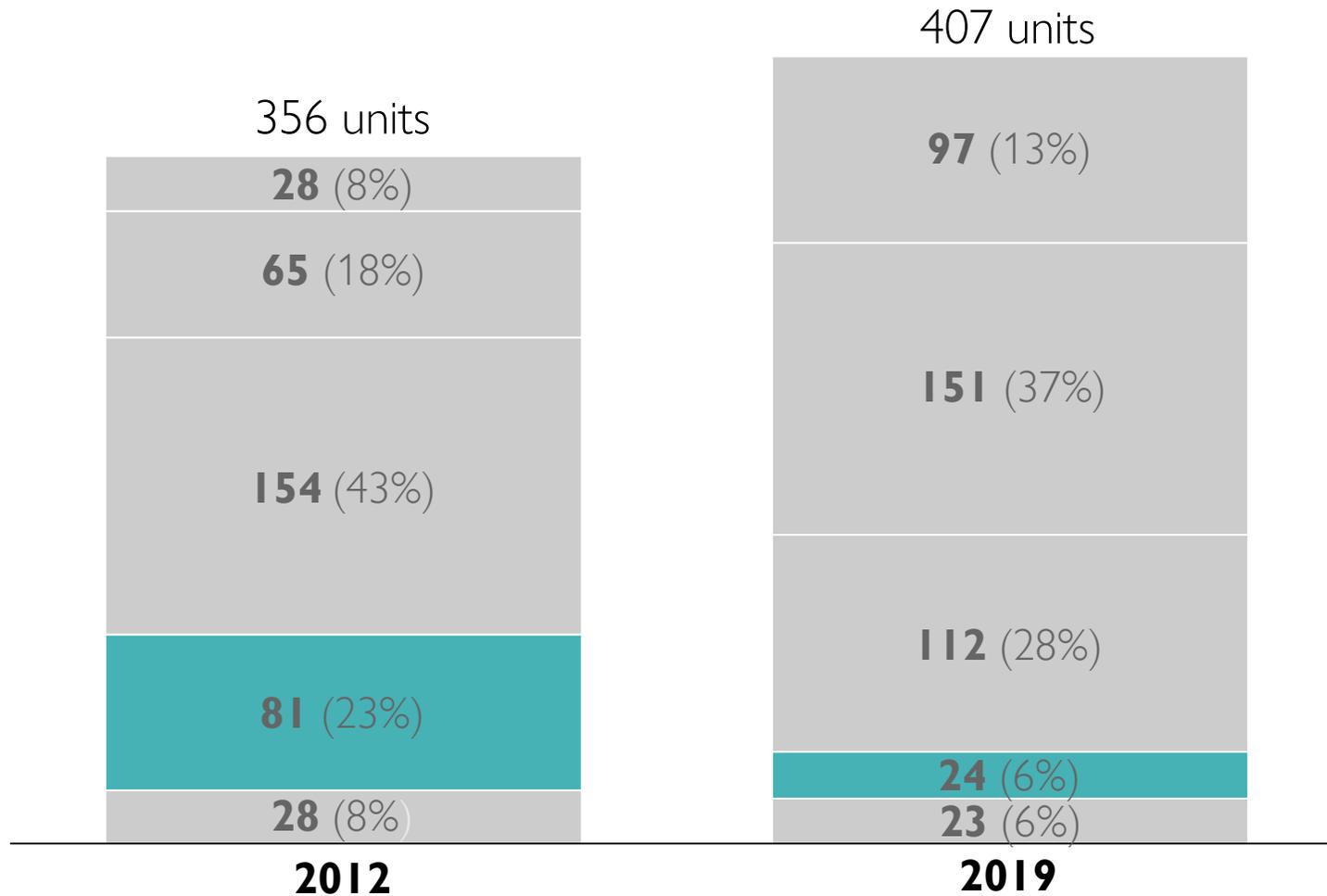
Additions driven by new LIHTC, MHA, and MFTE units and rising rents pushing units which were previously affordable to 30-50% AMI tier into 50-80% AMI tier don't offset losses from increasing rent

>100%
 80-100%
 50-80%
 30-50%
 <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

2012 vs. 2019



30-50% AMI

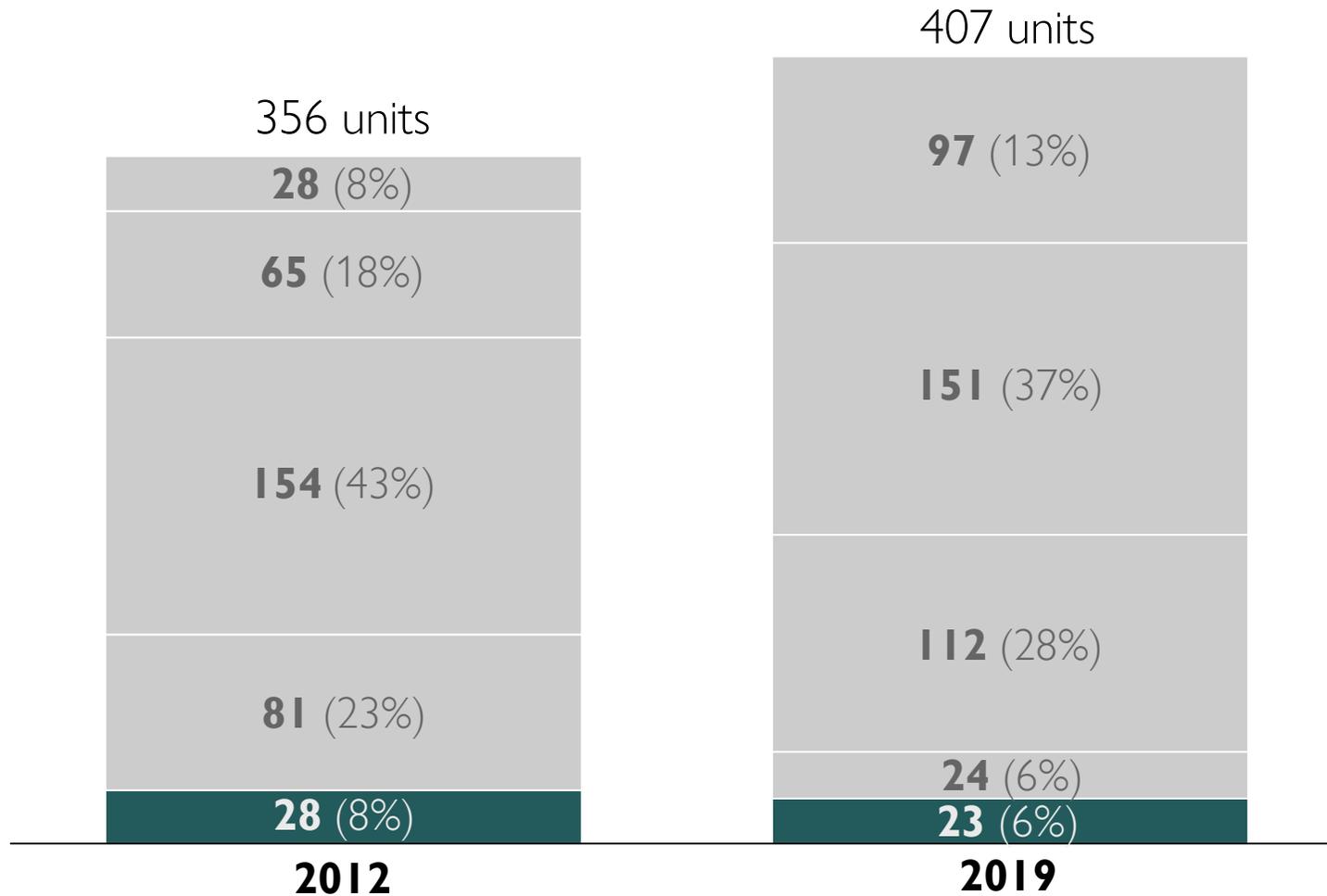
A majority of housing stock lost due to rising rents and insufficient new construction

■ >100% ■ 80-100% ■ 50-80% ■ 30-50% ■ <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

2012 vs. 2019



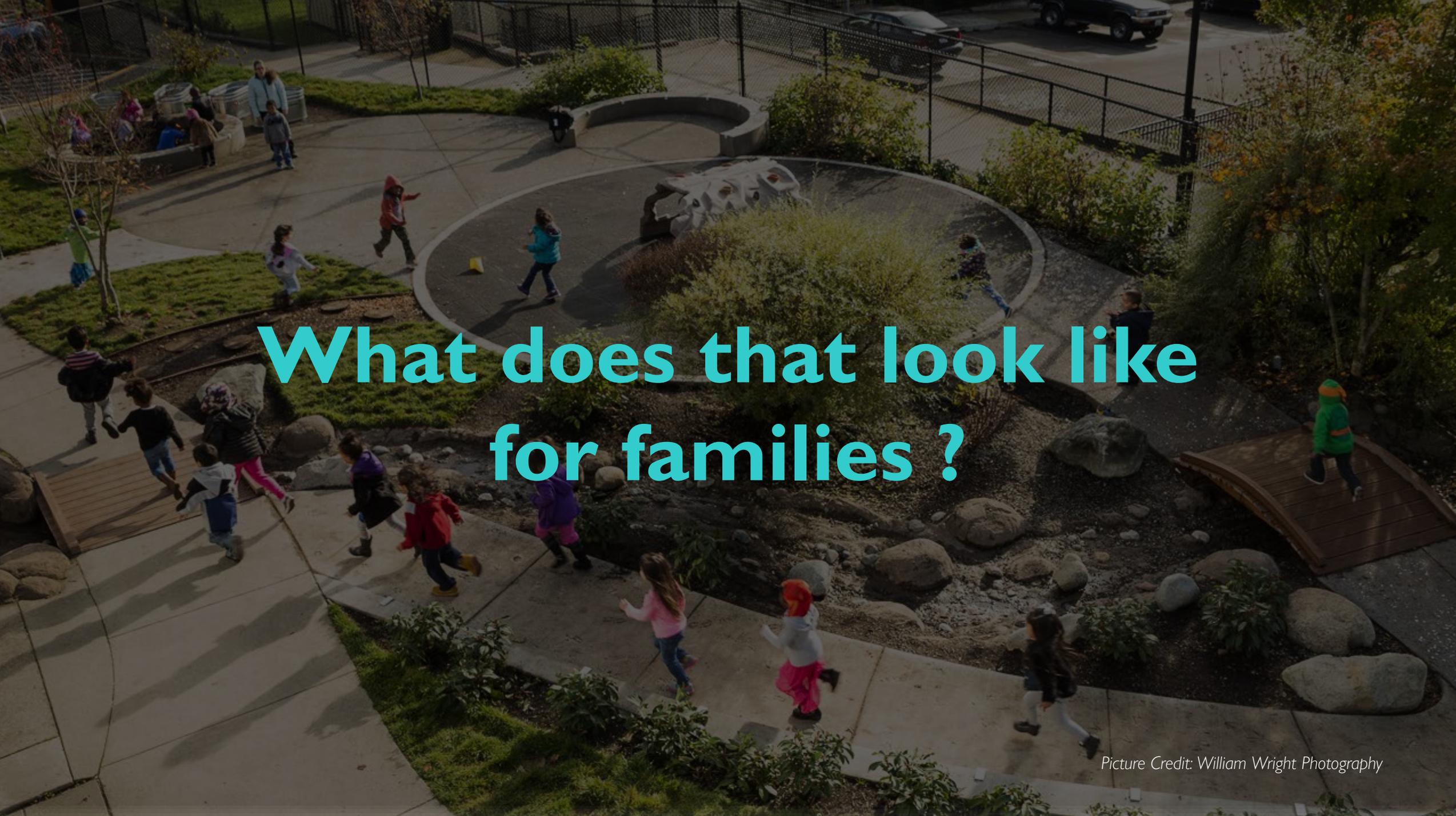
0-30% AMI

Few market rate units left, relatively low amounts of new construction due to need for heavy subsidies

■ >100%
 ■ 80-100%
 ■ 50-80%
 ■ 30-50%
 ■ <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

An aerial photograph of a modern playground. The playground features a large circular area with a central structure, surrounded by a concrete path. Children are seen running and playing on the path and on the central structure. There are also wooden bridges over a stream bed with rocks. The background shows a fence and a parking lot with cars.

**What does that look like
for families ?**

Picture Credit: William Wright Photography

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



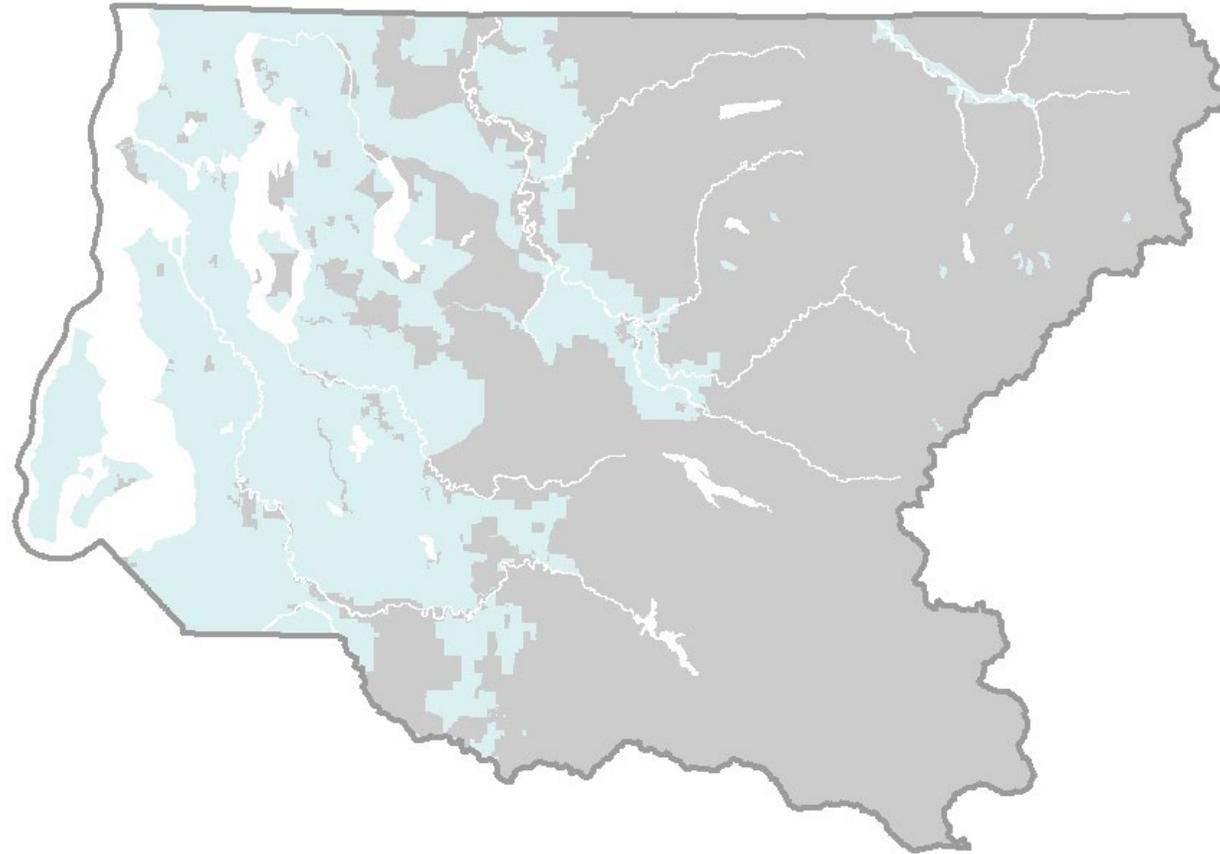
40% AMI

Median income:

\$42,280

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

And this is where the median white family could live



83% AMI

Median income:

\$90,208

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

A low income family's options are even more limited, yet they are a significant part of our work force.



30% AMI

Median income:

\$31,200

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

REFRESH: UNPACKING EQUITY

Distributional Equity

- Fair access to community resources/benefits

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

Cross-Generational Equity

- Respect for past generations
- Future generations have access to community resources/benefits and do not inherit disadvantages

Creative

SMALL GROUP DISCUSSION



What were the impacts of the county's previous approaches to the CPPs for each of these types of equity?

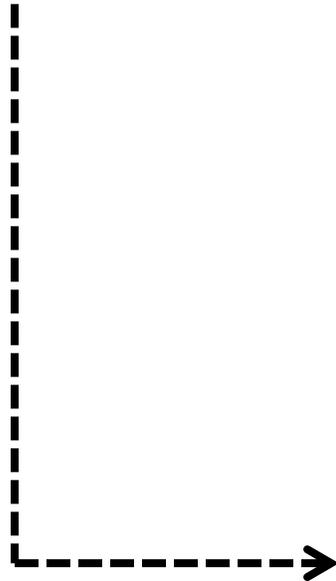
What are some strategies this Committee could use to incorporate each framework into its CPP work?

HOUSE BILL 1406 RECOMMENDATION

An update

HOUSE BILL 1406

- Approved, posted, and sent!
- Recommendation statement can be found at kingcounty.gov/ahc




About the Affordable Housing Committee

The Affordable Housing Committee (AHC) of the [Growth Management Planning Council \(GMPC\)](#) serves as a regional advisory body to recommend action and assess progress toward implementing the Regional Affordable Housing Task Force (RAHTF) [Five Year Action Plan](#). The Committee functions as a point in coordinating and owning accountability for affordable housing efforts across King County.

The [Regional Affordable Housing Task Force](#) wrapped up its work in 2018, releasing the [Five Year Action Plan](#) which strives to “eliminate to eliminate cost burden for households earning 80% Area Median Income and below, with a priority for serving households at or below 50% Area Median Income.” The Action Plan contains seven goals to accomplish the overall goal, with supporting strategies and actions for each goal. Goal 1 is to “create and support an ongoing structure for regional collaboration.” The Affordable Housing Committee implements Goal 1.

Housing Interjurisdictional Team (HIJT) is composed of staff from King County, the City of Seattle, other cities, transit agencies, and nonprofit and stakeholder groups which support the work of the AHC. The Regional Affordable Housing team in the Department of Community and Human Services (DCHS) supports and staffs this team.

Committee Contact:

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Department of Community and Human Services
[\(206\)263-3627](tel:(206)263-3627)
mdaffern@kingcounty.gov

If you are using Internet Explorer, you may need to download the files in the links below in order to view them. To download a file, right-click on a link and select “save target as”. Files should open automatically in all other browsers.

[Download the charter](#)

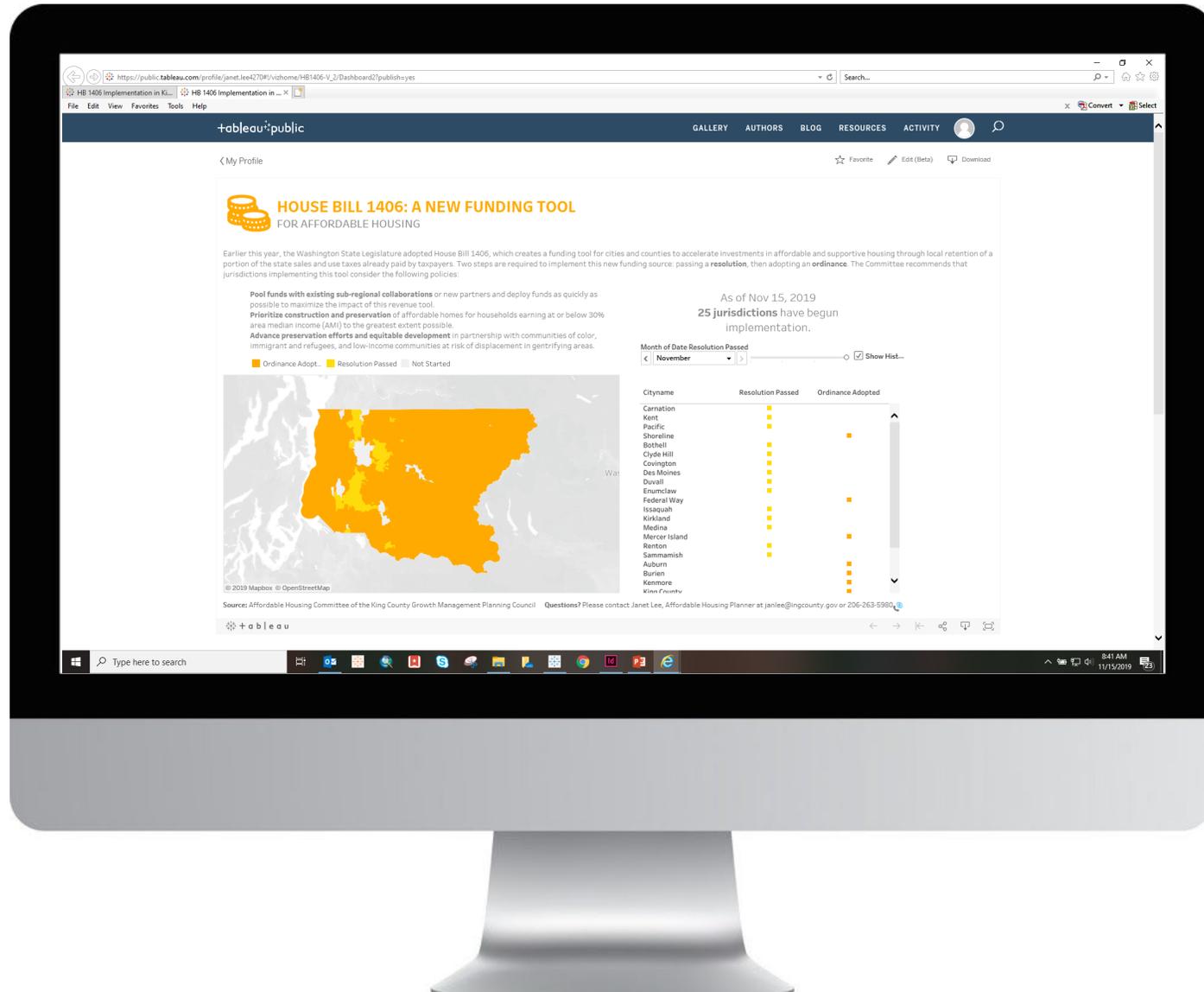
Statements Issued by the Committee

HB 1406 Recommendation Statement +

HOUSE BILL 1406

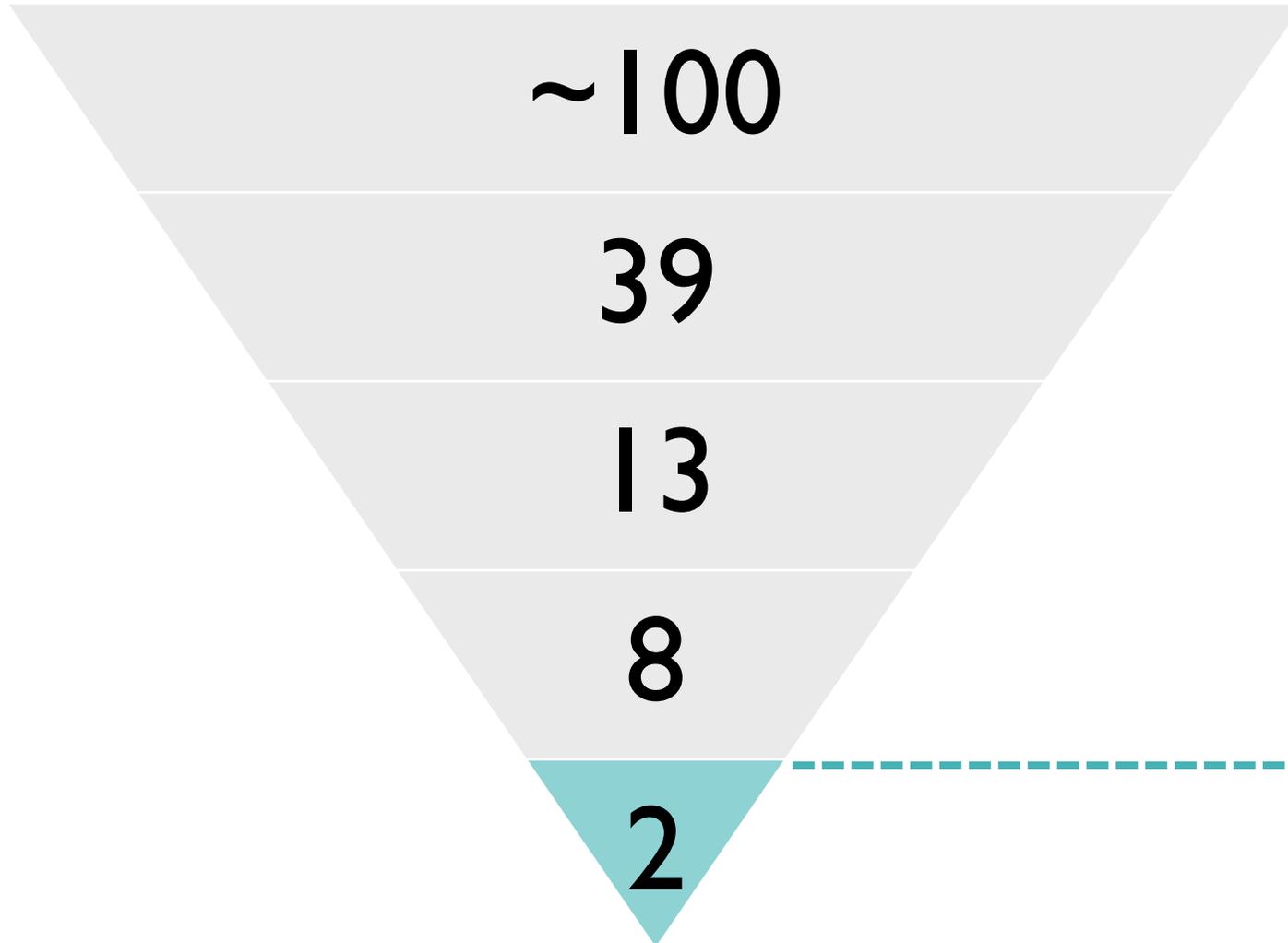


Are there any HB 1406 announcements/updates to share?



2020 WORK PLAN

ACTION PRIORITIZATION PROCESS



JULY - AUG

Staff reduced the original 100 actions to 39, filtering for status, urgency, equity potential, AHC member priority, etc.

SEPT 4

HlJT members prioritized 13 actions out of 39

SEPT 20

AHC members prioritized 8 actions out of 13

SEPT 30 – OCT 29

AHC members solicited constituent input, HlJT analyzed 8 actions and recommend 2

NOV 15

AHC members assess recommendation and vote on final 2 actions for work plan

PROPOSED 2019-2020 WORK PLAN

Build Accountability

1. To each other
Establish procedures for Affordable Housing Committee

2. To the people we serve
Center equity in the Committee's work

3. To achieving our goals
Develop the data dashboard and reporting systems

Take Action

4. Emerging opportunities
Take advantage of timely opportunities to increase regional collaboration

5. Work with the community
To build support for affordable housing, develop a community engagement strategy

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

2020 WORK PLAN

AFFORDABLE HOUSING COMMITTEE

SEP 2019

NOV 2019

JAN 2020

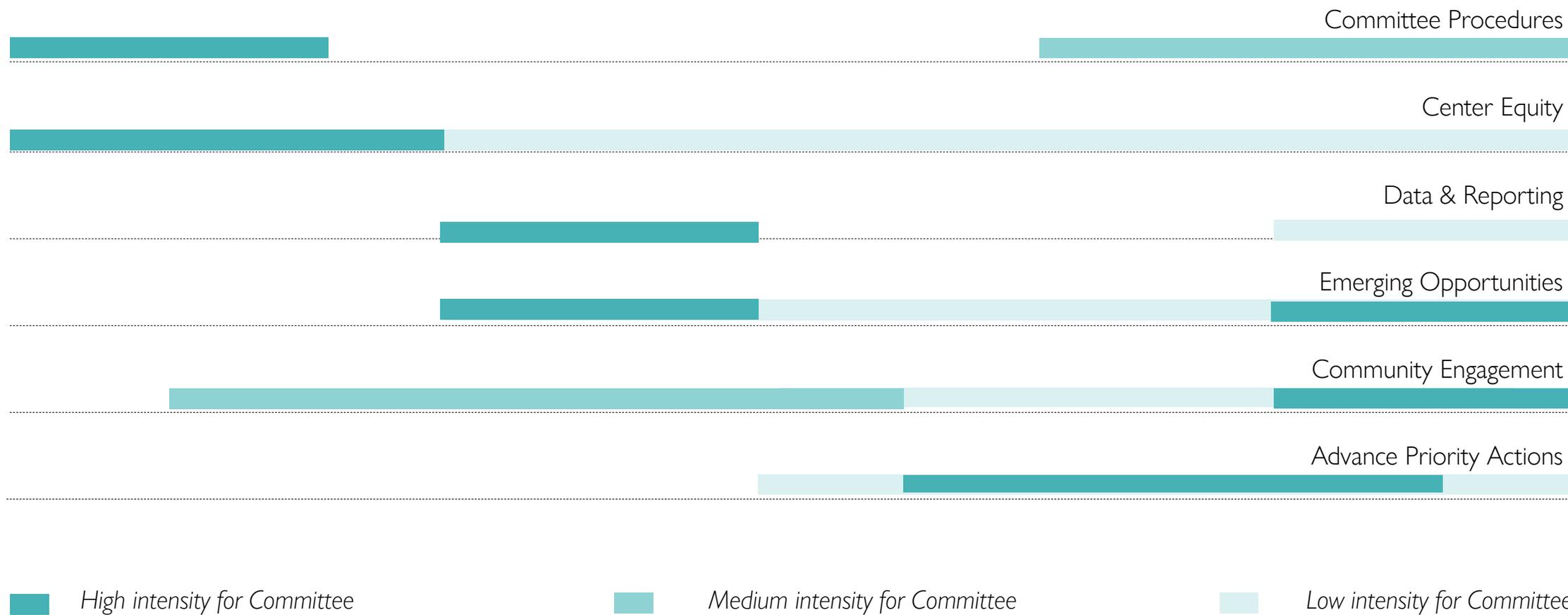
MAR 2020

MAY 2020

JUL 2020

SEP 2020

NOV 2020



High intensity for Committee

Medium intensity for Committee

Low intensity for Committee

HIJT RECOMMENDATION

The HIJT recommends two actions:

1. **Analyze and identify unused and new revenue sources** sufficient to support the countywide share of **funding** to build or preserve 44,000 affordable units within 5 years of implementation and **help build the public case** for greater investment in long-term affordable housing (see action #1 in Attachment C: Priority Actions Matrix).
2. **Review and recommend zoning and land use actions to increase and diversify housing choices and maximize affordability**, particularly in areas with current or planned high-capacity transit



Thoughts?

2020 WORK PLAN



Are we ready to vote to adopt this 2020 work plan?

EMERGING ISSUES

NEXT STEPS

GMPC Meeting

- Wednesday, November 20th from 4-6 pm at Puget Sound Regional Council
- HIJT is leading this housing-focused meeting

January 17th AHC Meeting Agenda Topics

- Countywide Planning Policies study session
- Dashboard update
- Equity stakeholder outreach update