

# King County Affordable Housing Committee Meeting Minutes

May 1, 2023 | 9:30 a.m. – 11:30 a.m.

Location: Teams Meeting

## Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
CM Claudia Balducci	X		Ryan Makinster		
Don Billen	X	Thatcher Imboden	Sunaree Marshall	X	
Susan Boyd	X		CM Ryan McIrvine	X	DM Dana Parnello
Alex Brennan	X		CM Teresa Mosqueda	X	
Jane Broom	X		Mayor Lynne Robinson	X	
Kelly Coughlin	X		CC Dave Upthegrove	X	
CM Amy Falcone	X		Robin Walls	X	
Mayor Nigel Herbig	X		Maiko Winkler-Chin		
Russell Joe	X				

Non-voting Alternates	Present
CM Larry Brown	X
CM Joseph Cimaomo Jr.	
CM Dan Strauss	
CP Lindsey Walsh	X

\* CC = Council Chair, CM = Councilmember, CP = Council President, DM = Deputy Mayor

## Introductions and Agenda Review

- The Chair welcomed Affordable Housing Committee (AHC) members in attendance.

### Action Item: Adoption of March 16, 2023 Meeting Minutes

- Vote to approve by Councilmember Amy Falcone, seconded by Alex Brennan
- Approved

### Briefing: Growth Management Planning Council (GMPC) Motion 21-1 Recommendations

- McCaela Daffern, Regional Affordable Housing Implementation Manager with King County's Department of Community and Human Services (DCHS), briefed the AHC on:
  - GMPC Motion 21-1 and AHC recommendations
  - GMPC approval of AHC's recommendations
  - CPP amendment timeline

### Action Item: Approve 2023 AHC Work Plan

- Melissa Aguilar, Regional Affordable Housing Specialist with King County DSHS, briefed the AHC on:
  - March 16 AHC work plan feedback

- Proposed work plan revisions
- Staff analysis on impact of work plan revisions
- The Chair opened the floor for discussion:
  - An AHC member asked to consider tracking data on how many income-restricted affordable housing projects are proposed in jurisdictions but not yet funded, or a similar metric on how many projects are not getting built due to oversubscribed state/federal resources. The data could back up the federal agenda and help support the Decent, Affordable, Safe Housing for All (DASH) Act and likely the upcoming Affordable Housing Tax Credit Improvement Act of 2023.
    - Jesse Warren, Affordable Housing and Housing Stability Evaluator with King County's DCHS, shared that staff have explored the possibility of creating a countywide housing pipeline database, but it requires a significant amount of time and coordination across funders with different data systems, which may not be feasible currently. Getting units that are proposed is tricky as well and would likely be much more qualitative than quantitative.
    - A member in the chat shared that this is something that to work with developers on. There are several projects that often don't pencil out due to one factor or another, but other developers may have different models.
- The Chair asked for a motion to approve the 2023 AHC work plan.
  - Moved by Councilmember Amy Falcone, seconded by Russell Joe
- The Chair opened the floor for discussion on the motion:
  - The Chair stated that staff should discuss the need for drafting model codes that would help to streamline the creation of housing. Discussion should also include how to draft model code, the benefits of it, and whether this project should be implemented by another body. Staff should report back to AHC on findings. The Chair expressed that no work plan amendment is needed and this may be an idea brought back at a future meeting.
- The Chair called for a voice vote.
  - AHC members unanimously approved the 2023 AHC work plan.

#### **Discussion: CPP Housing Chapter Technical Assistance**

- Carson Hartmann, Regional Affordable Housing Planner with King County's DCHS, briefed the AHC on:
  - Why AHC staff will offer technical assistance to jurisdictions
  - A technical assistance work plan
- The Chair opened the floor for questions:
  - An AHC member requested staff provide clarity on when Countywide Planning Policies Housing Chapter technical assistance resources will be available.

#### **Briefing: Regional Affordable Housing Dashboard Updates**

- Carson and Jesse briefed the AHC on:
  - Regional Affordable Housing Dashboard updates
  - Findings on Regional Affordable Housing Task Force Goals
  - Future dashboard updates schedule

- Data collection efforts
- The Chair opened the floor for discussion:
  - An AHC member expressed concern with the lack of American Rescue Plan Act (ARPA) funding to continue providing rental assistance.
  - An AHC member expressed appreciation for the dashboard refinements and requested staff explore if it is possible to capture data or measure how many potential owner-occupied units are added to the housing inventory.
    - An AHC member responded that data on percentage of population that are renters vs. homeowners is available on the federal level. King County legislative agendas in the past have supported a state rental registration database. These are a couple of ways to understand the rental market.
    - Jesse responded that it is difficult to get good data on this. The dashboard already includes most available homeownership data.
  - An AHC member suggested tracking and understanding the number of income-restricted units lost. Bellwether will have around 400 units whose regulatory agreements will expire by 2027 and there is an opportunity to engage in the decision-making on the assets. They also suggested exploring if data exists on the loss of income-restricted units broken down by Multifamily Tax Exemption (MFTE) units and units funded by King County or Seattle. They also suggested exploring if it is possible to track the loss of naturally occurring affordable housing (NOAH).
    - Jesse shared that this dashboard update with 2021 data includes MFTE and other incentive policy-created units for the entire county and we can track their expiration every year. Before, this was only possible for Seattle. In the future, what kinds of income-restricted units are lost can be differentiated. There is not detailed data for tracking NOAH. South King Housing and Homelessness Partners is creating a dashboard like this for South King County and trying to track preservation and loss of NOAH. This is not part of the work plan for dashboard updates and would require a significant amount of time and investment.
  - An AHC member requested to count units that have been preserved in Bellevue as progress towards housing needs because someone purchased the building that would have been torn down with people evicted, rehabbed it, and created new permanent affordable housing units.
    - Carson shared that there are opportunities for the AHC to shape the way progress towards housing needs is reported and shown on the dashboard.
  - An AHC member stated it would be useful to have info about housing that could have come online or started construction, but resources were too limited. More info about the pipeline would be helpful; there is slow progress in the 0-50% area median income range, and the story about why isn't apparent. Sound Transit has 1500 affordable housing units that could break ground between 2023-2026, but 500 units may get pushed out beyond 2026 because the bond cap is oversubscribed. Is there a way to tell a story in data for how the federal government, the lack of resources, and requirements around the bond test contribute to underproduction?

- Sunaree recommended AHC staff connect with Susan Boyd to see how to encapsulate these concepts since the data doesn't exist.
  - Susan stated that the data may not be very good, considering that the pipeline is created to fit the resources.

**Discussion: State Legislative Session Wrap-up**

- Xochitl Maykovich, Policy, Planning, and Special Projects Manager with King County's DCHS, briefed the AHC on:
  - AHC's adopted 2023 state legislative priorities and final statuses of relevant bills
  - Budget highlights
- The Chair opened the floor for discussion:
  - An AHC member suggested considering as a group of cities in the next legislative session requesting capital budget funds to purchase land for land trusts. Bellevue was denied their capital budget request during this legislative session, likely due to the fact they were the only city requesting funds for this purpose. Land trusts will result in more opportunities for homeownership.
    - In the chat, an audience member shared that the state's final capital budget did include \$40 million to expand the housing finance commission's Land Acquisition Program which will be helpful to acquire land to build later.
  - An AHC member suggested considering tracking how cities choose to implement House Bill (HB) 1110 and whether it is producing market rate housing or affordable housing, and at what rates. Unsure whether it is just something to keep an eye on as the legislative agenda is tracked, whether it should belong on the dashboard, or whether it belongs with the AHC or Sound Cities Association.
    - The Chair asked if HB 1110 directed any regulatory work by the state.
      - Xochitl responded that the Department of Commerce (Commerce) will provide technical assistance and financial support according to the bill summary. The state put aside funding for jurisdictions to adopt HB 1110 requirements.
    - The Chair suggested staff have a discussion with the Housing Interjurisdictional Team on HB 1110 implementation and to figure out what information sharing will be most valuable.
    - An AHC member suggested it would be nice to have HB 1110 implementation on the dashboard
    - An AHC member stated that for HB 1110 implementation, it would also be worth checking in with the Commerce and Puget Sound Regional Council staff to see if there are any plans to track implementation at the state or regional level.
    - An audience member stated in the chat that to their knowledge, HB 1110 can be implemented in various ways, and it doesn't lay out any specific guidance on how to do so in the bill.
  - An AHC member suggested considering forming an AHC recommendation in support of the land banking idea and in support of community land trusts since the model is not subject to ongoing housing cost increases. Unsure if this is a project for AHC, Sound Cities Association, or Association of Washington Cities.

- The Chair stated that she will debrief with AHC staff on all of the requests and report back to AHC
- An AHC member stated staff should be informed of the work Commerce is doing to track questions on HB 1110, HB 1337, and HB 5412 because they will give guidance on the implementation of the three bills and how they will work together.

### **Wrap-Up and Next Steps**

- The Chair shared that the next AHC meeting will be hybrid and held on June 15 from 2-4:30pm at Puget Sound Regional Council (PSRC) in downtown Seattle.
  - Staff will be in touch with registration information so we know who to expect in person.
  - PSRC has parking and there will be snacks.
  - AHC members are encouraged to join in person if possible.
  - Agenda items will include:
    - Update on comprehensive plan review. King County will release their public review draft on June 1 and AHC staff anticipate the Committee reviewing a comment letter at the September AHC meeting.
    - Briefing and input on metrics, comparative standards, and annual reporting procedures to measure jurisdictional progress in planning for housing needs
    - Briefing and input on draft charter amendment concepts
    - Briefing on Resources for Documenting the Local History of Racially Discriminatory and Exclusive Land Use and Housing Practices
    - Briefing and discussion on 2023 AHC state legislative priorities and 2021 AHC federal legislative priorities