

AFFORDABLE HOUSING COMMITTEE

Thursday, September 21, 2023, 2:00 p.m. – 4:30 p.m.

Comprehensive Plan Review

Process Update

Reference material: [Staff Report](#)

Isaac Horwith

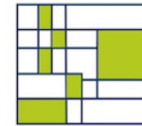
Affordable Housing Planning Program Manager
King County Dept. of Community and Human Services

Changes to Comprehensive Plan Review

- **Increased communication** between AHC and jurisdiction
 - Intake meeting between Affordable Housing Committee (AHC) and jurisdiction staff
 - AHC Chair will share preliminary draft comment letter with jurisdiction staff before AHC meeting
- **AHC Chair may defer action** on a comment letter if members disagree
- **Increases plan review timeline** to two to five months

Implementation Support

- Applying for \$10M HUD grant which runs from 2024-2029
- Partnering with A Regional Coalition for Housing and South King Housing and Homelessness Partners
- Grant would fund efforts to remove obstacles to affordable housing
- Application requests funding for policy and planning staff, a data specialist, consultants, and community engagement to support jurisdictional comp plan implementation and respond to new state and countywide housing requirements
- Reduces likelihood that AHC will identify significant shortfalls in planning for accommodating housing needs during 2029 mid-cycle check-in



PRO HOUSING
Pathways to Removing Obstacles

Pathways to Removing Obstacles to Housing

supports communities who are actively taking steps to remove barriers to affordable housing, such as:

- Barriers caused by outdated zoning, land use policies, or regulations
- Inefficient procedures
- Gaps in available resources for development
- Deteriorating or inadequate infrastructure
- Lack of neighborhood amenities
- Challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment pressures, or expiration of affordability requirements

Comprehensive Plan Review Comments

King County and City of Redmond

Reference material: [Staff Report](#)

Isaac Horwith

Affordable Housing Planning Program Manager
King County Dept. of Community and Human Services

Comprehensive Plan Review Standards

Staff used standards established in CPP H-26 and via GMPC Motion 23-2:

1. Completeness

- Draft plan must address all Housing Chapter Countywide Planning Policies (CPPs)

2. Implementation Strategies

- Plan should include details to implement policies addressing Housing Chapter CPPs

3. Meaningful Action

- Policies should be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs

Anatomy of a Plan Review Letter

Introduction

Describes AHC authority to conduct plan review and plan review's purpose

Outstanding Aspects of Draft Plan

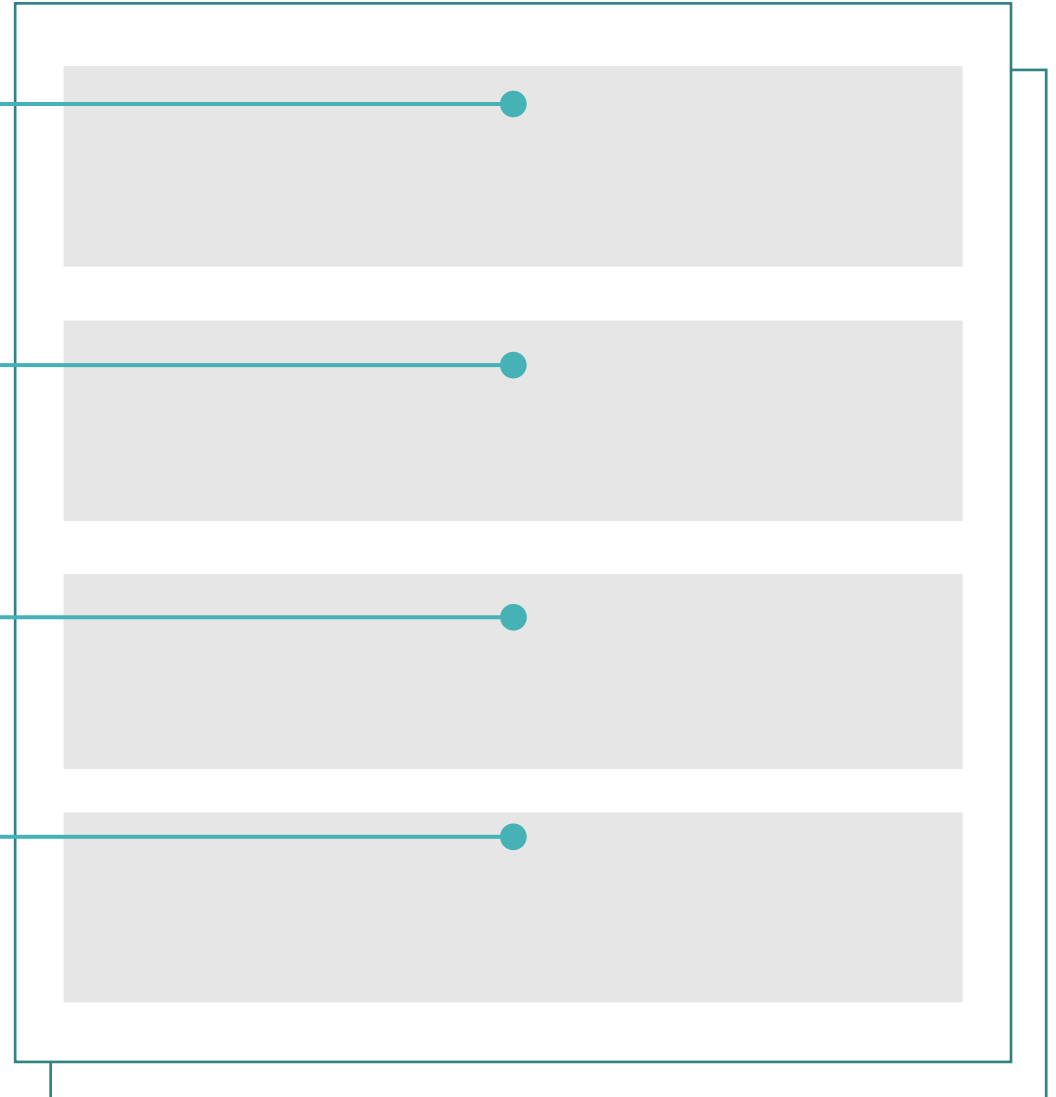
Identifies strong alignments between CPP Housing Chapter and the draft plan

AHC Recommendations for Plan

Recommends revisions to the plan necessary to align with the CPP Housing Chapter (*should*)

AHC Suggestions for Plan

Suggests revisions to the plan that would strengthen the plan's existing alignment with the CPP Housing Chapter (*could*)



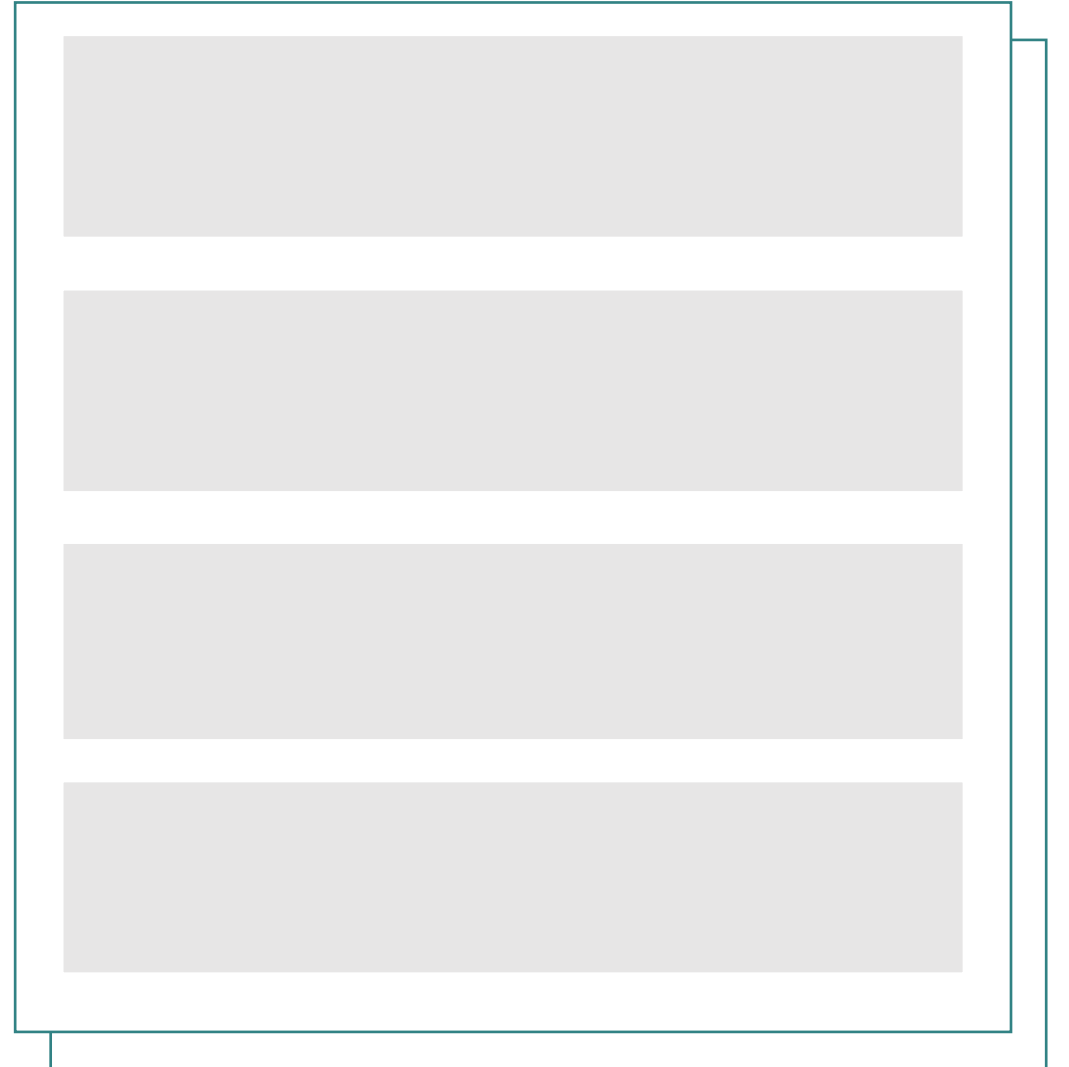
Redmond



Draft AHC Feedback | Redmond

Main Findings

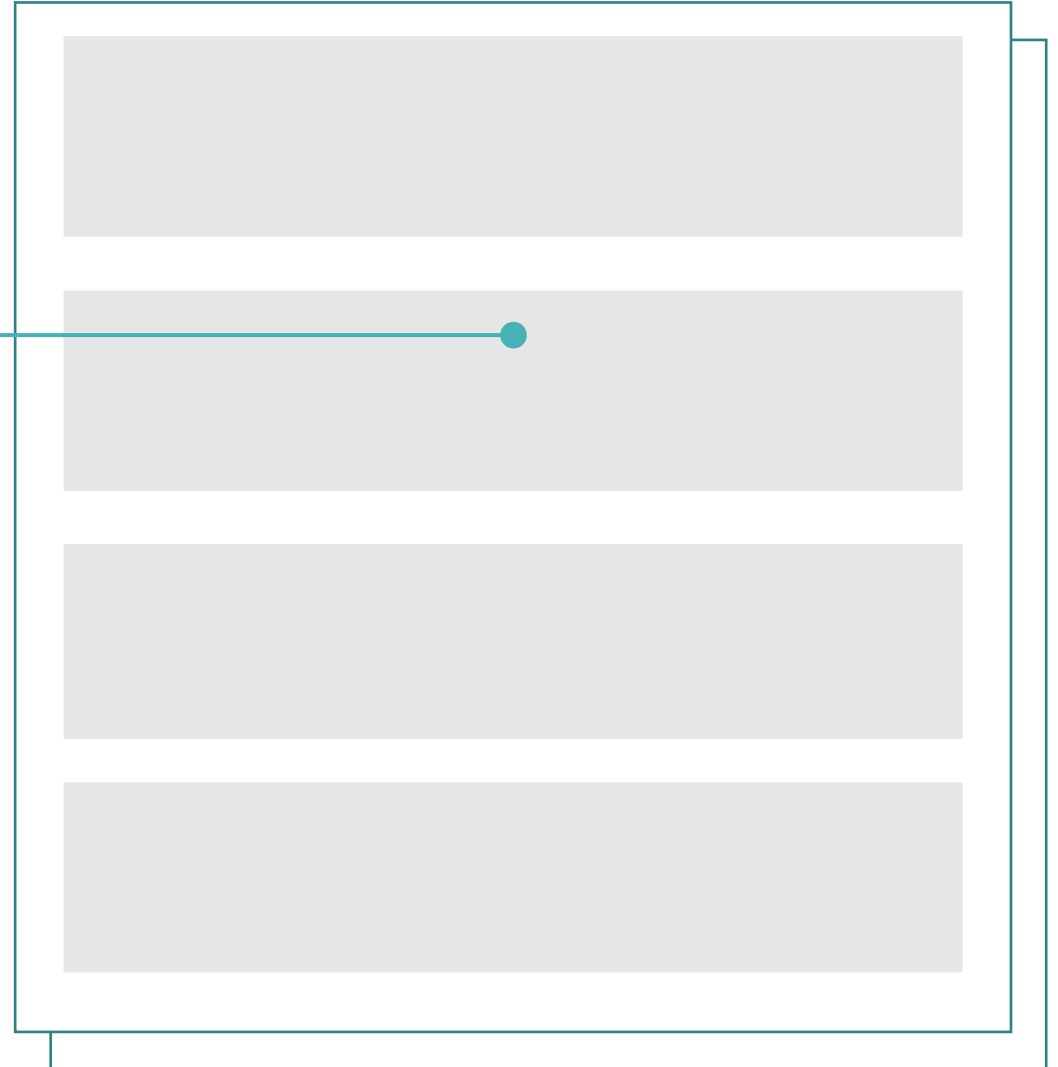
1. **Completeness:** Plan completely addresses all CPPs
2. **Implementation Strategies:** Redmond submitted implementation details
3. **Meaningful Action:** Plan meaningfully responds to most CPPs



Draft AHC Feedback | Redmond

Outstanding Aspects

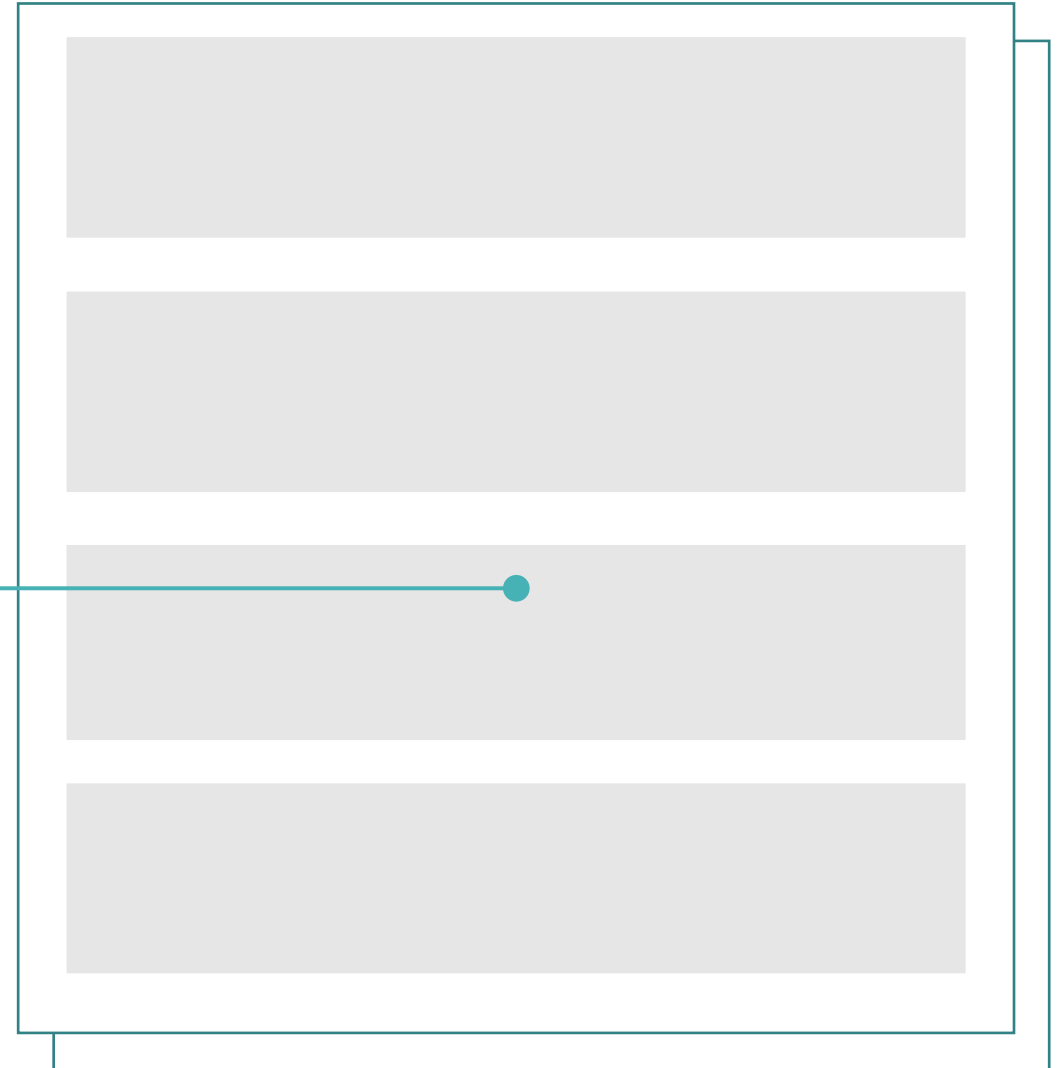
1. The housing inventory and analysis lays important groundwork for proposed policies
2. Proactive identification of at-risk properties in need of housing preservation interventions is a direct and meaningful way to reduce and mitigate displacement of Redmond's vulnerable households



Draft AHC Feedback | Redmond

Recommendations

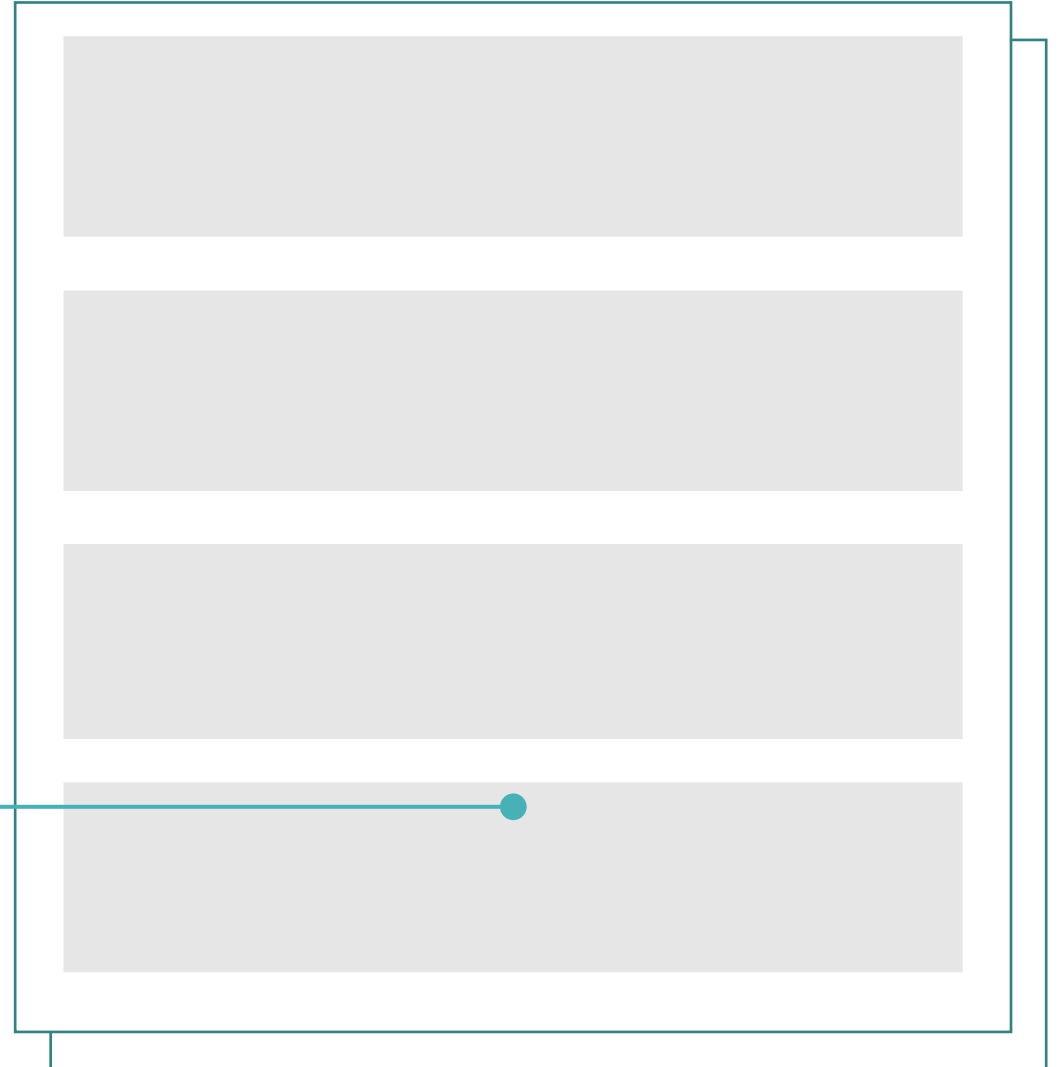
1. Articulate strategies to advance income-restricted housing in Redmond's centers
2. Describe and detail how homeownership policies work to close racial homeownership gaps
3. Detail methods and sources used to document the local history of racially exclusive and discriminatory land use and housing practices
4. Explain how the city will increase low-income housing options in Neighborhood Residential zones
5. Adopt a safe and healthy homes policy



Draft AHC Feedback | Redmond

Suggestions

1. Add an analysis of expected production of income-restricted units from housing programs
2. Submit updated implementation details after plan adoption, with actions linked to specific policies



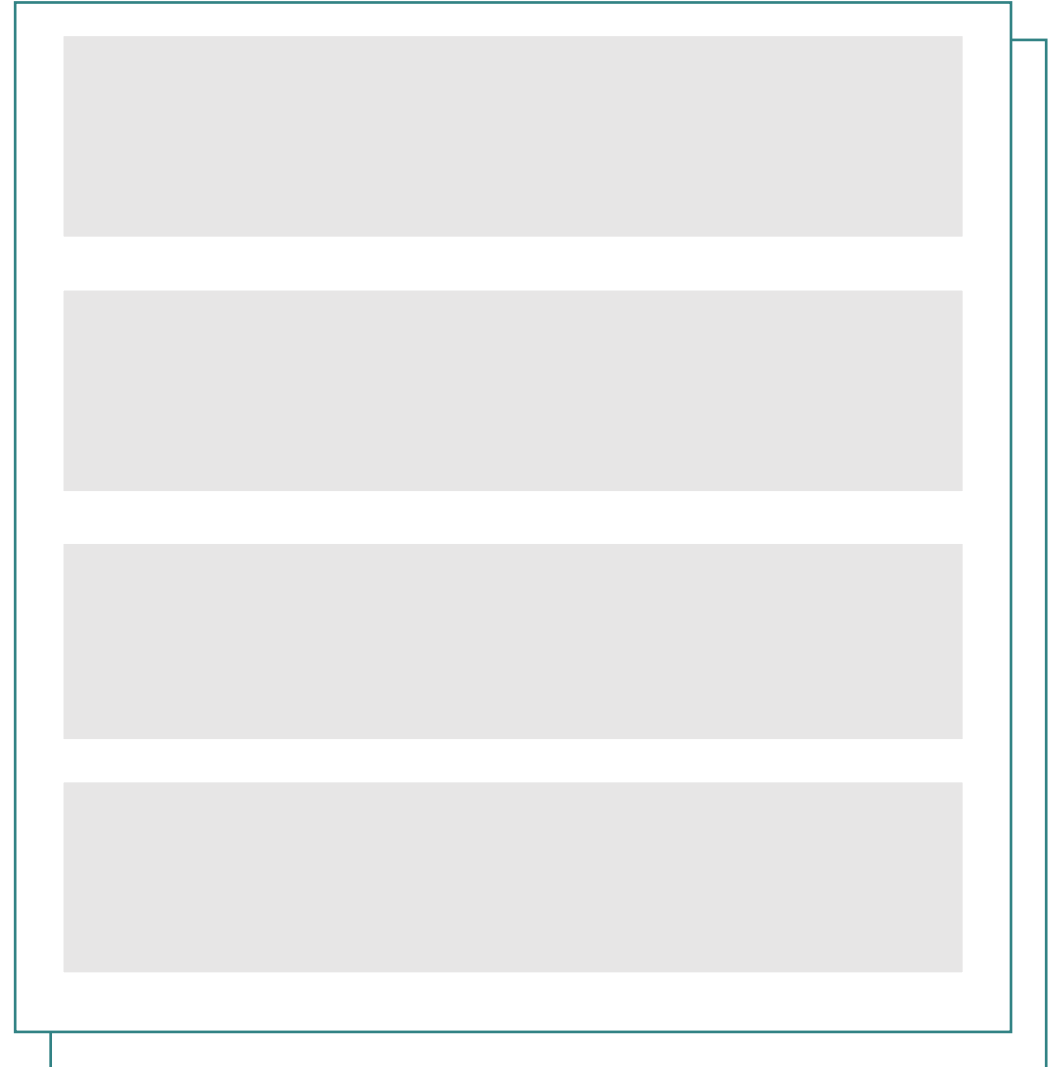
King County



Draft AHC Feedback | King County

Main Findings

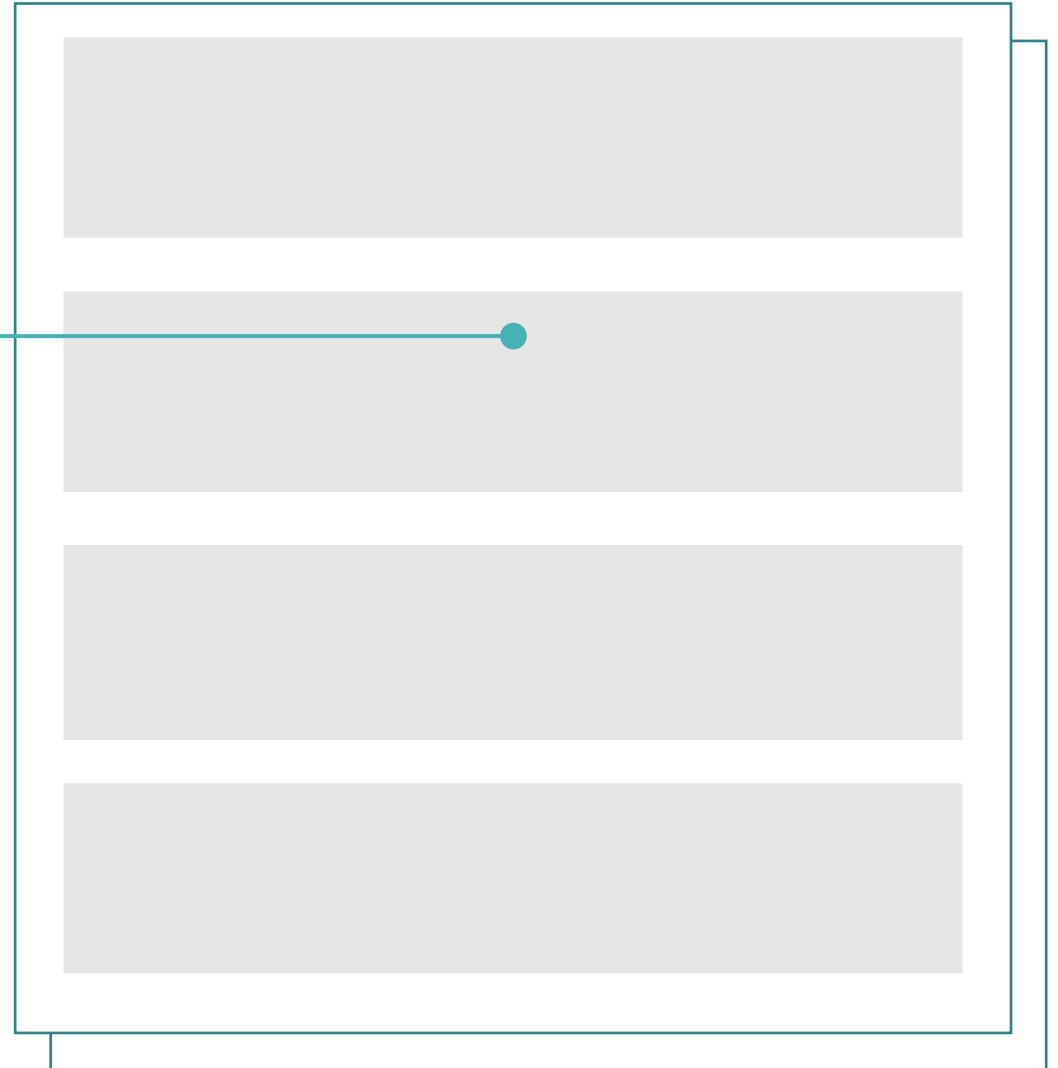
1. **Completeness:** Plan completely addresses all CPPs
2. **Implementation Strategies:** King County submitted implementation details
3. **Meaningful Action:** Plan meaningfully responds to most CPPs



Draft AHC Feedback | King County

Outstanding Aspects

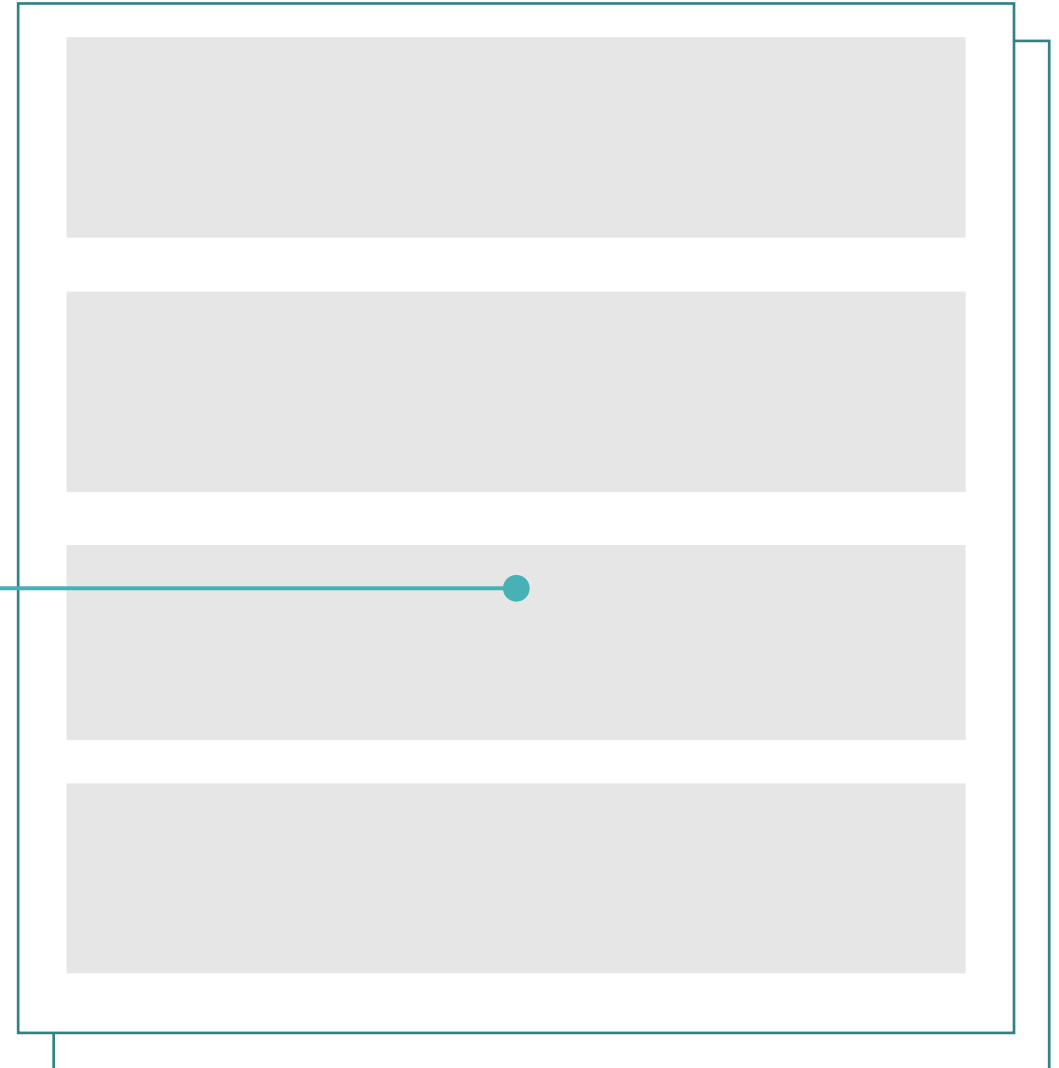
1. Clear commitment to understanding the impact of past and current housing policies on Black, Indigenous, and People of Color communities
2. Strong anti-displacement strategies



Draft AHC Feedback | King County

Recommendations

1. Detail and explain the County's policies serving extremely low-income households
2. Explain where land capacity exists currently different types of housing
3. Explain proposed inclusionary, permanent supportive, and emergency housing code changes in finer detail
4. Articulate housing needs in the plan's Housing Chapter and integrate housing needs into other relevant sections of the comprehensive plan



Draft AHC Feedback | King County

Suggestion

1. State and explain the County's intent to adopt or not adopt an MFTE program

A large rectangular box with a teal border, containing four horizontal grey bars. A teal line with a dot points from the first suggestion to the bottom-most bar.



Discussion

Do members have questions or comments before approving the plan review comment letters?

Draft 2024 AHC Work Plan

Reference material: [Staff Report](#)

McCaela Daffern

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

Areas of AHC Focus for AHC and Partners

Time prioritized for activities that:

- implement commitments made by AHC and GMPC in amendments to CPPs
- advance priorities of communities most disproportionately impacted by housing cost burden
- clarify the Committee's core purpose and function
- encourage the state and federal governments to partner in meeting Committee goals
- the AHC, staff, and other partners have the time to execute

Draft 2024 AHC Workplan

Work Plan Item	Key Components	Schedule
1. Execute a housing-focused comprehensive plan review program	<ul style="list-style-type: none"> ▪ Meet monthly to accommodate review of draft comprehensive plans ▪ Offer and provide technical assistance ▪ Update plan review process as necessary 	Jan-Dec
2. Update existing Regional Affordable Housing Dashboard	<ul style="list-style-type: none"> ▪ Survey jurisdictions on housing policies enacted ▪ Update current dashboard with new data 	Jan-June
3. Establish method of comparing annual jurisdictional progress to plan for and accommodate housing need	<ul style="list-style-type: none"> ▪ Provide input on method of comparing jurisdictional progress to plan for accommodate housing needs 	Jan-June

Draft 2024 AHC Workplan

Work Plan Item	Key Components	Schedule
<p>4. Inform revisions to the Regional Affordable Housing Dashboard</p>	<ul style="list-style-type: none"> ▪ Inform measurement and reporting of progress to plan for and accommodate housing needs ▪ AHC staff will update jurisdictional survey to collect necessary data 	<p>Mar-Nov</p>
<p>5. Collaborate with the Community Partners Table to advance housing priorities of communities most disproportionately impacted by housing cost burden</p>	<ul style="list-style-type: none"> ▪ Table will offer recommendations to AHC ▪ Table will inform comparative standard and dashboard revisions concepts ▪ Table will recommend methods of repairing harms to Black, Indigenous, and People of Color communities and community engagement 	<p>Jan-Dec</p>

Draft 2024 AHC Workplan

Work Plan Item	Key Components	Schedule
<p>6. Recommend AHC charter amendments and/or other governance structures to improve AHC effectiveness in meeting its goals</p>	<ul style="list-style-type: none"> ▪ Recommend AHC charter amendments to Growth Management Planning Council to reflect new AHC roles in comprehensive plan review and progress monitoring ▪ Recommend any necessary new governance structures to advance Regional Affordable Housing Task Force goals 	<p>Jan-June</p>
<p>7. Support state and federal affordable housing solutions</p>	<ul style="list-style-type: none"> ▪ Monitor status of adopted state and federal legislative priorities ▪ Adjust work plan priorities as needed ▪ Potentially adopt new priorities 	<p>Jan-Dec</p>

AHC Member Feedback |

From AHC alternate, Seattle Office of Housing's Deputy Director, Andrea Akita on behalf of Director Winkler-Chin

Fewer meetings

- Consider taking a month off in the summer and near the end of the year
- Balance the need for Committee input with the realities of member's lives and busy schedules

Shorter meetings

- Two hours meetings can be difficult; consider 90 minute meetings that are really tight
- Review work to determine what requires monthly action vs. bi-monthly or quarterly

Explore different meeting cadence and work outside of meetings

- For example, two hour meetings once per quarter with shorter meetings and committee or task groups in between

Consolidate work plan items

- Items 2 and 4 feel very connected

Clarify roles and responsibilities

- Separating out Committee tasks may help with accountability and role definition



Discussion

Do members have input on this proposed work plan?

Draft 2024 State and Federal Legislative Priorities

Reference material: [Staff Report](#)

McCaela Daffern

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

Priorities Development Approach

In consultation with the Housing Interjurisdictional Team and consistent with potential King County priorities, staff developed draft priorities that:

- Align with AHC's **Shared Revenue Principles**
- **Support implementation** of 2023 AHC State Legislative Priorities
- Resurface previous priorities that **did not pass**
- **Adjust** priorities that reference bills that passed
- **Provide more detail** about federal fund sources in King County

2024 AHC State Legislative Priorities | Draft

Preserve and increase the supply of affordable housing

- Increase Housing Trust Fund
- Create or authorize a new permanent funding source for affordable housing consistent with the AHC's Shared Revenue Principles. Modified for clarity and additional detail about suitable equitable development uses

Support jurisdictions in planning for and accommodating housing affordable to 0-80% AMI households

- Assist jurisdictions in complying with House Bill (HB) 1220
- Evaluate HB 1220 effectiveness in our region and prepare recommendations
- Identify and share tools like best practices and model legislation to support comp plan implementation
- Increase affordability near planned and existing high capacity and frequent transit
- Replace 1% property tax cap and provide flexibility to implement more progressive taxes

Increase housing stability for low-income households

- Maintain or expand Housing and Essential Needs
- Increase opportunities for tenants to learn about and enforce their rights
- Increase legal assistance funding
- Ban discrimination against renters based on prior criminal record
- Strengthen notice of residential rent increase requirements

AHC Federal Legislative Priorities | Draft

Strengthen and expand the Low-Income Housing Tax Credit

- Single largest driver of affordable housing production/preservation
- Bipartisan support for “Affordable Housing Credit Improvement Act” sponsored by Sen. Maria Cantwell and Rep. Suzan DelBene, among others
- Act would expand production and help preserve affordable housing and strengthen program administration

Expand affordable housing resources in the federal budget

- The federal government is a critical partner for addressing the housing crisis in King County
 - Federal funding has not kept pace with the increasing need for affordable housing and is an increasingly small component of the affordable housing response locally
 - Enacting a full-year spending bill with the highest funding possible for housing and community development programs would have a meaningful impact towards meeting King County’s housing needs
-

Adoption Process

Date	Milestone
9/21	<p>AHC Review</p> <ul style="list-style-type: none"> • AHC will review, provide input, and may propose amendments to draft legislative priorities • Committee can ask staff to circulate a revised agenda following the meeting
9/22-11/2	<p>AHC Members Propose Amendments</p> <ul style="list-style-type: none"> • Members may submit amendments and share other relevant legislative agendas with McCaela Daffern by 11/2 (mdaffern@kingcounty.gov)
11/10	<p>AHC Members Receive Compiled Amendments and Priorities</p> <ul style="list-style-type: none"> • Members review potential amendments prior to 11/16 meeting
11/16	<p>AHC Adoption</p> <ul style="list-style-type: none"> • AHC considers and possibly adopts priorities

AHC Member Feedback |

From AHC alternate, Seattle Office of Housing's Deputy Director, Andrea Akita on behalf of Director Winkler-Chin

Second proposed addition to AHC draft state legislative priorities

I. Increase behavioral health supports

Support the most vulnerable populations experiencing behavioral health concerns in supportive and affordable housing. BIPOC households experience severe housing cost burden and homelessness at disproportionately higher rates than white households and the demographics of the residents living in city-funded affordable housing reflect this disproportionality. Residents of PSH and affordable housing are experiencing more behavioral health crises now, and providers are experiencing many challenges with the existing crisis response system. The lack of response and inadequate responses impact organizations and residents themselves, who may end up harmed or exited from housing without appropriate behavioral health crisis interventions and ongoing support.

AHC Member Feedback |

From AHC alternate, Seattle Office of Housing's Deputy Director, Andrea Akita on behalf of Director Winkler-Chin

Second proposed addition to AHC draft state legislative priorities

2. Identify insurance solution for affordable housing providers

Affordable housing providers are experiencing increasing problems with insurance coverage and cost - resulting from external forces in the insurance markets, as well as challenges inside our buildings, which are requiring more resources to repair and maintain. Deductibles and premiums have increased significantly, and providers are requesting government support on a broad scale. This includes builder's risk, property, and liability insurance. Ensuring the financial stability of our provider network is critical to best serve residents who have experienced poverty and homelessness, and who are disproportionately people of color.



Discussion

Are members supportive of these proposed priorities?

Regional Affordable Housing Dashboard Update

Reference material: [Staff Report](#) and [Dashboard](#)

Carson Hartmann

Regional Affordable Housing Planner
King County Dept. of Community & Human Services

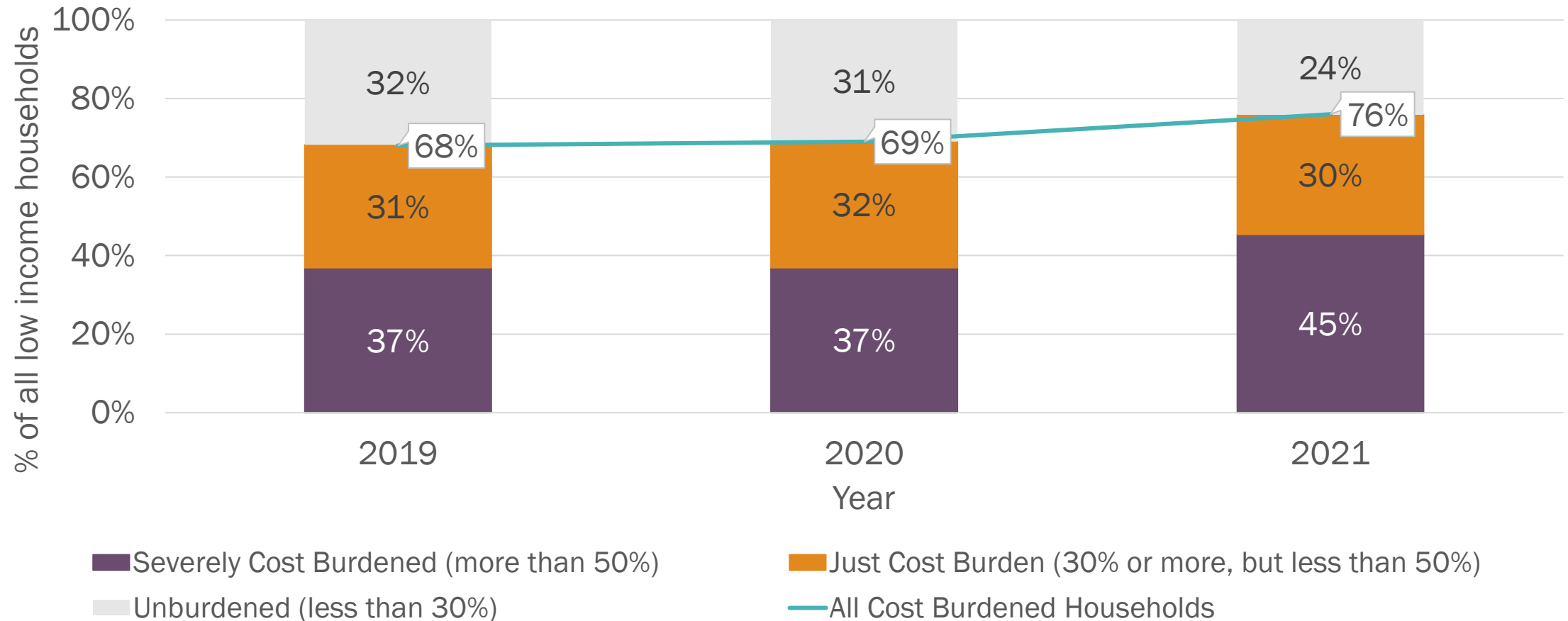
Jesse Warren

Housing Policy & Finance Lead Evaluator
King County Dept. of Community & Human Services

Housing cost burden among low-income households increased in 2021

Housing cost burden for low-income households in King County, 2019-2021

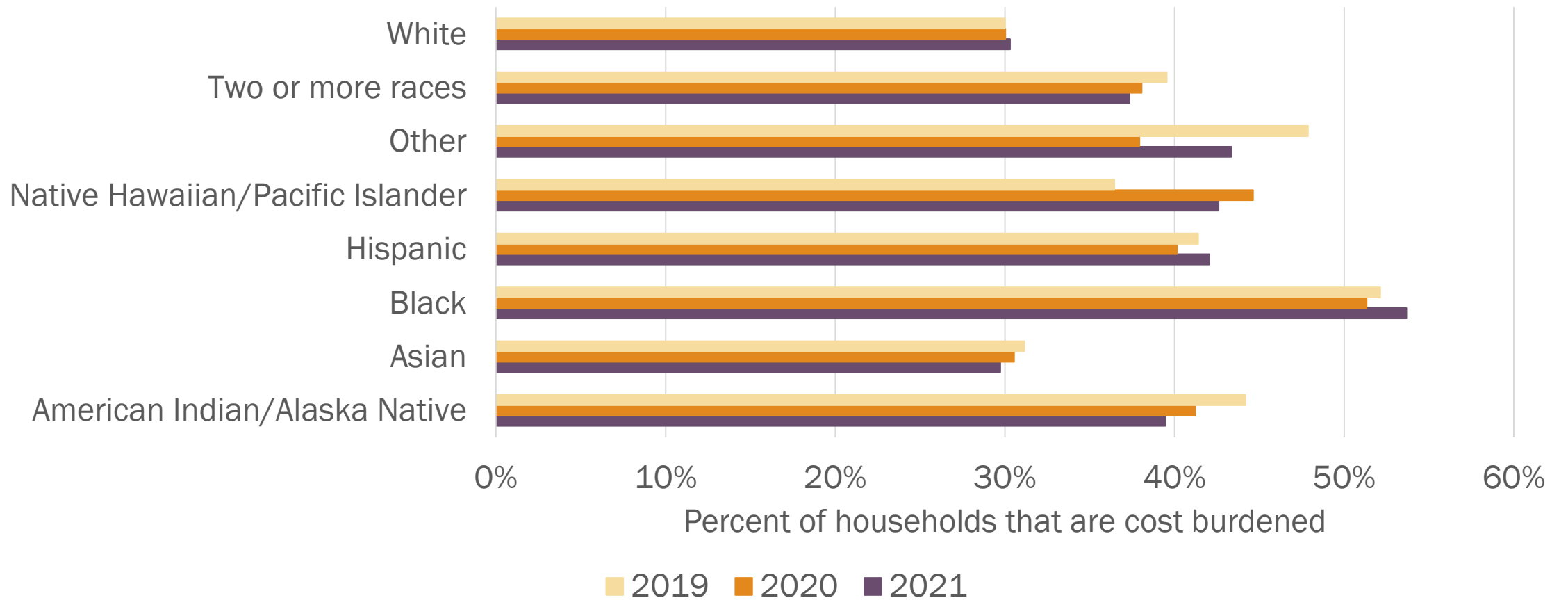
Data source: 1-Year PUMS 2019, 2020 & 2021



People of color and renters still experience higher rates of cost burden

Total housing cost burden by race in King County, 2019-2021

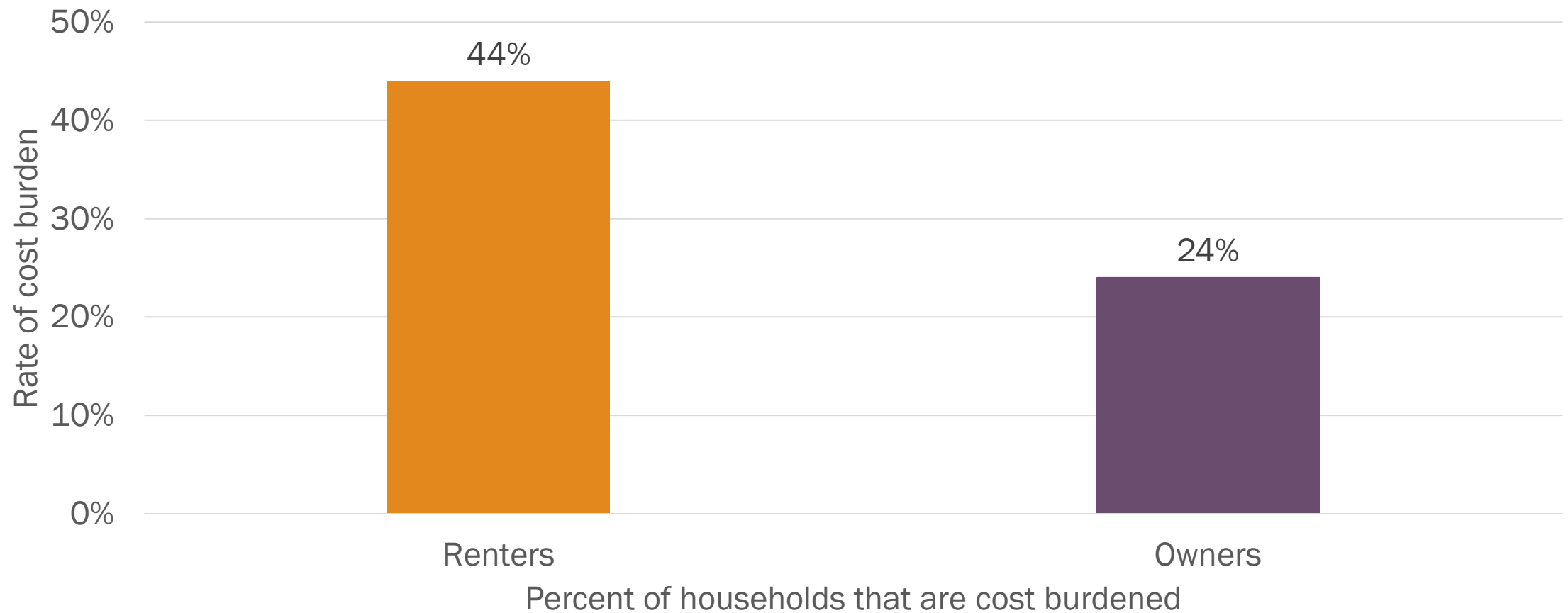
Data source: 5-Year PUMS 2014-2019, 2015-2020 & 2016-2021



People of color and renters still experience higher rates of cost burden

Total housing cost burden for households by tenure in King County, 2021

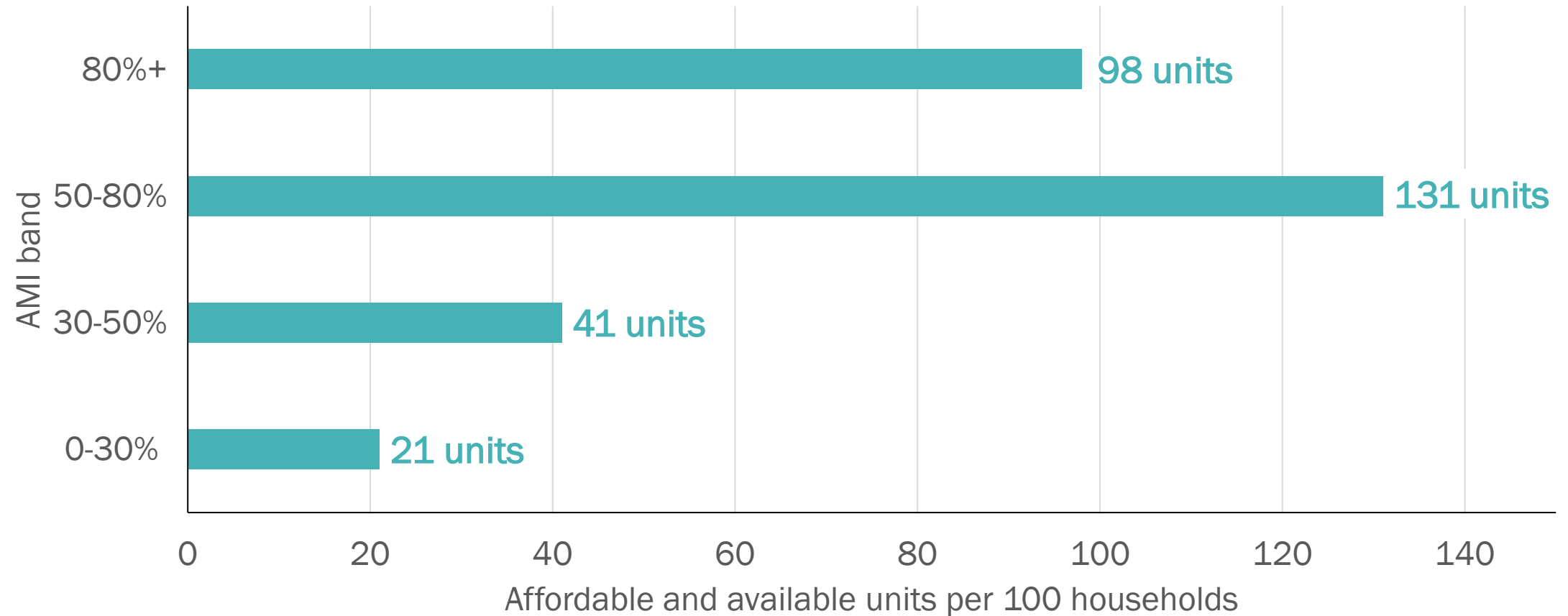
Data source: 5-Year PUMS 2016-2021



Very low-income households can't find affordable and available homes

Affordable and available units per 100 households by AMI in King County, 2021

Data source: 1-Year PUMS 2021



Next Steps

- **Updates to “Housing Policies Enacted” table** in the *Jurisdictional Snapshot* section of the dashboard
 - Data from PSRC’s Housing Incentives and Tools Survey
 - Expected publication: ~November 16
- **Updates to the *Regional Progress to Implement the Action Plan*** section
 - Data from findings from June 15, 2023 AHC meeting charter amendments staff memo
 - Expected publication: ~November 16
- **Jurisdictional survey** to collect data for the 2024 dashboard update
 - Expected release: December 2023

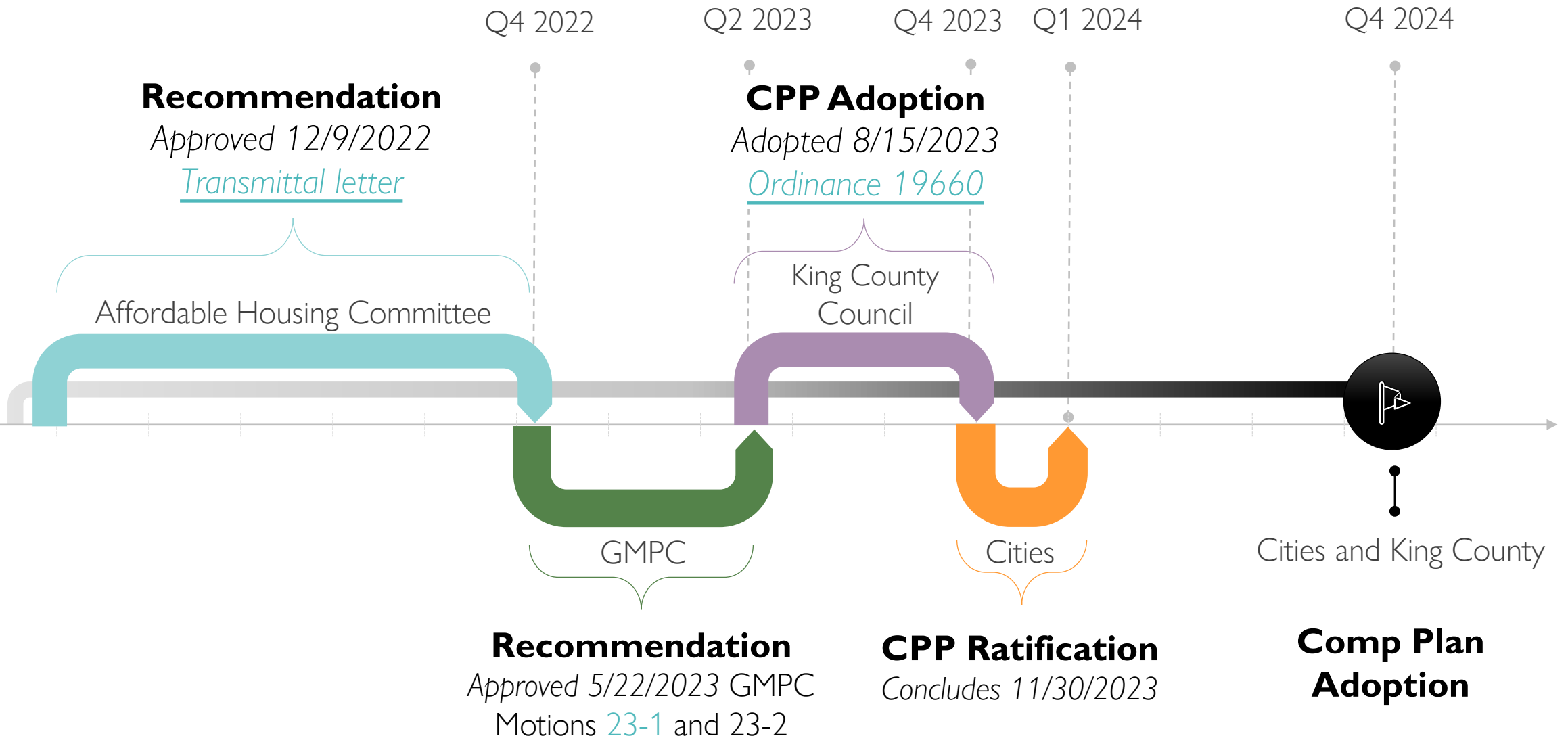
GMPC Motion 21-1 Status

McCaela Daffern

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

CPP Amendment Timeline

AFFORDABLE HOUSING COMMITTEE



CPP Ratification Process | CPP Framework Policy F-1

CPP amendments become effective following:

- ✓ Approval by the GMPC
- ✓ Adoption by the King County Council
 - Also constitutes ratification on behalf of the residents of Unincorporated King County
- Ratification by King County cities and towns
 - Council clerk forwards Council-approved amendments for ratification
 - Amendments cannot be modified during ratification
 - Must be ratified within 90 days of King County approval
 - Requires affirmation by jurisdictions representing at least 70% of the county population and 30% of jurisdictions
 - Ratification is by affirmative council vote or no action

THANK YOU