

Community Partners Table Update Staff Report November 9, 2023

Purpose

At the November 16 Affordable Housing Committee (AHC or Committee) meeting Headwater People Consulting, the consultants managing the Community Partners Table (Table), will brief the AHC on the first three meetings of the Table in 2023, including updates on the 2023- 2024 Table membership and work plan. AHC members are invited to ask questions.

Membership

All eight Table members, representing seven community-based organizations, from the 2022 Table cohort recommitted to the Community Partners Table for the remainder of 2023 and through 2024. However, one member has left an organization, and Headwater People will work with African Community Housing & Development to identify another representative.

Community Partners Table Work Plan 2023–2024

As a result of the first meeting, the Table reviewed and approved their work plan as listed below:

1. Inform new dashboard structure with progress metrics, comparative standards, and annual reporting procedures for jurisdictions to demonstrate they are planning for and accommodating housing needs (Aug 2023-April 2024).
2. Inform AHC charter amendments (Jan – July 2024).
3. Recommend to AHC staff how to better review comprehensive planning strategies intended to identify and repair harms to Black, Indigenous, and People of Color communities and develop recommendations for equitable comprehensive planning and community engagement processes (Dec 2023-June 2024).
4. Recommend to the King County Department of Community and Human Services Planning, Policy, and Special Projects Team or the Housing, Homelessness, and Community Development Division community engagement best practices or characteristics of a new structure for informing broader housing efforts for future implementation

The second and third Table meetings were held on September 7 and October 23 and included briefings about the CPT and AHC work completed in 2022, the progress AHC has made on their work plan, the data and monitoring requirements in the CPPs and the current Regional Affordable Housing Dashboard, the charter amendments process, and comparative standard options and metrics opportunities.

At the October CPT meeting, Table members had an open discussion with AHC staff about what the CPT recommends about the comparative standard options. Some Table members prioritized 20 categories of actions that jurisdictions can take to plan for and accommodate their housing needs over the next 20 years. There was tension between improving/supplementing

something that exists versus something new. You can improve what exists, but the system needs to get better to set up new opportunities.

Priorities that received a top rating:

- Adopt policies that state intention to collaborate with populations most disproportionately impacted by housing cost burden and that prioritize the needs and solutions articulated by these disproportionately impacted populations. This could include:
 - Capacity grants to organizations representing target communities to support engagement
 - Financial/programmatic support to ensure those most disproportionately impacted have equitable access to participate in discussions (i.e., evening meetings, translation services, food, childcare, travel stipends)
 - Establishing decision making structures that ensure disproportionately impacted populations needs and solutions are prioritized and community members and leaders, organizations, and institutions share power, voice, and resources

- Adopt policies and strategies that repair past and current harm to BIPOC households. This could include:
 - Reducing or eliminating exclusionary zoning
 - Implementing anti-displacement strategies, such as tenant protections and community preference policies
 - Prioritize local funding for projects that center BIPOC communities and increase access to opportunity or wealth building
 - Adopt policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs. For example:
 - Reduce permitting timelines for affordable projects receiving public funding
 - Shift incentive program requirements to accommodate development at different levels of affordability
 - Work with subregional collaborations to increase availability and flexibility of gap financing for local projects

- Adopt inclusive planning tools and policies that increase the ability of all King County 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. For example:
 - Expand residential capacity for moderate density and high density housing
 - Adopts an inclusionary housing ordinance

- Adopt policies that lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income households. For example:
 - Adopt policies that support alternative homeownership models that lower barriers to homeownership, such as community land trusts or limited or shared equity co-ops

- Target homeownership education programs or community outreach around homeownership program opportunities (e.g., about the Homeownership Covenant Account recently implemented by the state of Washington)

What's Next

The Table will meet in December 2023 to debrief the November 16 AHC meeting, continue discussions about the comparative standard options, and begin initial conversations on evaluation of comprehensive planning strategies to identify and repair harms to Black, Indigenous, and People of Color communities and the community engagement planning processes. The Table will celebrate the work and look ahead to 2024 activities.