

AFFORDABLE HOUSING COMMITTEE

Thursday, February 1, 2024, 2:00 p.m.–3:30 p.m.

Affordable Housing Committee Workshop Debrief and Charter Amendment Proposal

Reference materials: [Staff Report](#) and [January 19, 2024 Meeting Minutes](#)

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

Overview

- Confirm Affordable Housing Committee (AHC) staff understood member feedback at January workshop
- Review and discuss outstanding issues for proposed:
 - Core Purpose
 - Primary Activities
 - Membership
 - Operations
- Approve approach and/or direct staff on additional changes to inform charter amendments

AHC Member Feedback

- Where the AHC has been effective and ineffective
- Actions the AHC should:
 - Keep doing
 - Start doing
 - Stop doing

See draft January 19 [meeting minutes](#) for complete summary

Keep Doing

Data-driven

Dashboard/
measures progress

Researching and
publishing data

Informed by community
voices and subject matter
experts

The Community
Partners Table and
other diverse
perspectives

AHC and HIJT
support

Provide place to
discuss housing/
growth allocations
(more places!)

Collaborating

Collaboration:
regional,
interorganizational,
interagency

Implementing CPPs

Accountability
framework through
the CPPS

Do more in the
land use area

Implementing CPPs
accountability
framework (makes
sense; powerful
advisory body)

Housing element
review outcomes

Keep Doing

Attracting diverse champions

Including diverse representation amongst the members

A diverse membership of not just elected officials

Broad representation amongst AHC members

Being a loud voice for affordable housing solutions

Should we keep committee as-is and accept that this where we have the influence on things or should we try and change?

Be willing to push the needle

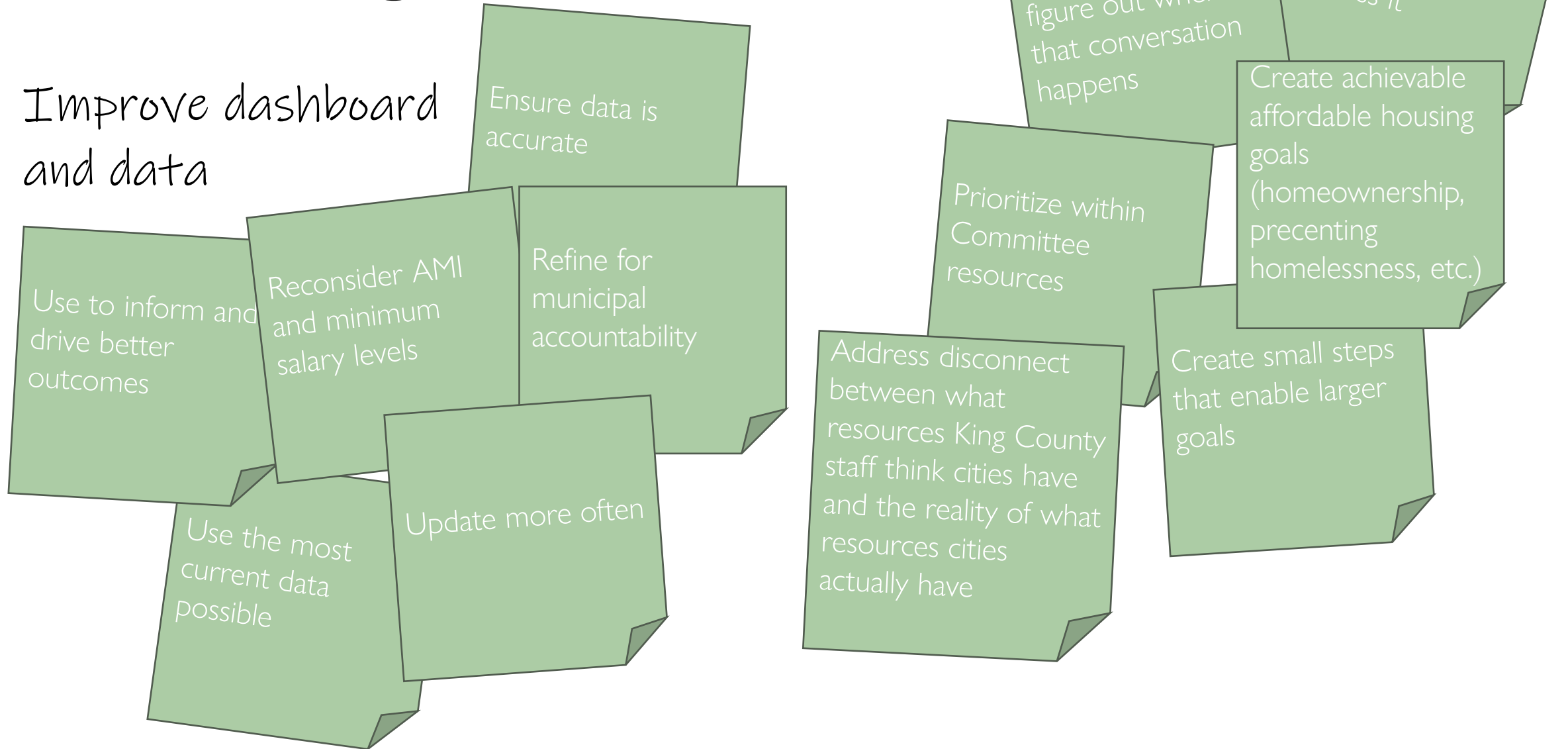
Be a recommending authority and a loud voice for affordable housing solutions

Educate and raise awareness (within AHC-represented parties)

Start Doing

Improve dashboard and data

Be strategic



Start Doing

Research

What's currently happening (local, state, national)

Research (and advocate for) best practices (local, national, global) and implementation

Refine CPP-related work

Provide technical assistance, such as model ordinances, with capacity in mind

Implement the CPP Housing Chapter

Delegate a large portion of comp plan review to staff

Look at implementation programs (i.e. permits) in addition to policies

Break out of housing silo

Plan for livable communities that include affordable housing

More specificity on homeownership opportunities

Start Doing

Build political will for change

Public education and support building

More call to action on state/federal priorities

Rethink public communications, branding, and how to communicate a regional approach

Build strong support for significant new revenue

Address emerging issues

Collect emerging issues from members

Respond to shifting problems and constraints

Start Doing

Adjust membership

Bellevue needs its own seat on the AHC

Need representation from right orgs (Relators, land trusts, etc.)

Add AHC members representing needs of cost-burdened communities

Empower members to represent disparate interests

Bring in larger field of reps to build legislative/other consensus

Participation of more members, more engagement

More community voices

Improve representation from cost burdened communities

More opportunities for caucusing, not just Sound Cities Association

Improve operations

Be better about bridging the gap between electeds and staff for needs and support

More in person meetings

Streamline agendas

Stop Doing

Five Year
Action Planning

Move on from the RAHTF Five Year Action Plan

Trying to oversee the RAHTF Five Year Action Plan or make a new one (too broad for our authority)

Excess content

Reduce presentations, rely on reports

Produce fewer staff reports

Overpacking agendas

Things we're not well-structured to do

Trying to advance Task Force goals related to tenant protections and displacement

Providing incentives to make changes

Thinking the AtC is a funding movement for change

Providing incentives to make changes

Broad goals that jurisdictions don't have control over

Advancing tenant protections and displacement issues

Funding sources or authority

Producing legislative agendas

Stop Doing

Things we're not well-structured to do

Thinking the AtHC is a funding movement for change

Advancing tenant protections and displacement issues

Providing incentives to make changes

Funding sources or authority

Trying to advance Task Force goals related to tenant protections and displacement

Broad goals that jurisdictions don't have control over

Producing legislative agendas

Excess information

Reduce presentations, rely on reports

Produce fewer staff reports

Overpacking agendas

Providing incentives to make changes

A Proposal in Response

Reflects:

- areas of **consensus**
- feedback on AHC meeting **operations and staff support**
- what is feasible with **existing resources and authority**

Proposed
Core Purpose

The King County Affordable Housing Committee of the Growth Management Planning Council:

- serves as a regional advisory body that recommends action and assesses progress toward implementation of the Countywide Planning Policies Housing Chapter and
- functions a point of coordination and accountability for housing-related elements of local comprehensive plans in King County.

Proposed **Primary Activities**

- Implement **accountability framework** established in the Countywide Planning Policies (CPP) Housing Chapter
- Report **data**, communicate results, and leverage insights
- Advise **Growth Management Planning Council** on:
 - Amendments to the CPPs
 - Alternative governance structures and/or charter amendments

Outstanding Issues

Primary Activities

- Technical assistance and model ordinances
- Recommendations outside the scope of the CPP Housing Chapter:
 - Creating new revenue
 - State and federal legislative priorities
 - Public education, organizing, advocacy
 - Broad recommending authority to a range of bodies

> *See Exhibit 2 for analysis*

Proposed **Membership**

- Maintain **diverse membership** composed of electeds, non-electeds, and subject matter experts
- Continue to invite the **Community Partners Table** to provide insights on AHC work and priorities

Outstanding Issues **Membership**



- Reserving a seat for the City of Bellevue
- Changes to non-elected subject matter experts

> See Exhibit 2 for analysis

Proposed **Operations**

- Conduct **regular, succinct meetings** with concise materials and briefings for member consideration
- Meet **in person** more often
- Allow **time at the end of AHC meetings** for AHC members to make good of the order announcements
- Continue to be **staffed by King County** and **supported by the Housing Interjurisdictional Team**

Outstanding Issues **Operations**



- Staffing a non-electeds caucus

> *See Exhibit 2 for analysis*

What's Next

- Staff will:
 - Amend proposal and prepare charter amendments based on member feedback
 - Consult with Community Partners Table and Housing Interjurisdictional Team
 - Develop other AHC recommendations (if any) beyond charter amendments needed to further the Five Year Action Plan
 - Recommendations could be conveyed in a letter to the GMPC
- AHC Chair will transmit AHC charter amendment and other recommendations to the GMPC by end of 2024
- GMPC will most likely consider proposed charter amendments and other recommendations in 2025

2024 State Legislative Session Update

Reference materials: [2024 State Legislative Priorities](#)

Isaac Horwith

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

AHC 2024 State Legislative Priorities

1. Preserve and increase the supply of affordable housing
2. Support local jurisdictions in planning for and accommodating housing affordable to households at or below 80% area median income
3. Increase housing stability for low-income renters

King County Affordable Housing Committee's

2024 State Legislative Priorities

The King County [Affordable Housing Committee](#) of the Growth Management Planning Council recommends actions and assesses regional progress towards advancing affordable housing solutions. The King County Countywide Planning Policies recently established that the county needs to add approximately **195,000 net new affordable units** by 2044 to ensure that no low-income household pays more than 30 percent of its income on housing. That means countywide, the region must build or preserve an average of 9,750 affordable units every year for the next 20 years to meet the need. With current resources, about 3,700 affordable homes are built or preserved each year, leaving an **annual remaining gap of 6,050 units**.

We appreciate the state rising to the challenge in recent years, authorizing new revenue tools for affordable housing, specifically the:

- Affordable and Supportive Housing Sales and Use Tax Credit (RCW 82.14.540, authorized by 2019 SHB 1406) authorizing a new state-shared local tax; and
- Housing and Related Services Sales and Use Tax (RCW 82.14.530, authorized by 2020 HB 1590) of up to 0.1 percent which can now be imposed councilmanically.

Based on an analysis we performed in 2021, together, an estimated \$22.5 million had been collected since enactment of this new authority. Combined, this represented about 0.1 percent of the overall \$18 billion we projected needing from existing and new revenue sources between 2019 and 2024 and about 0.5 percent of the local share of \$5 billion in revenue needed.¹ This points to the need for substantial new public revenue to ensure that all low-income households in King County have a place to call home that they can afford.

In light of this, the committee of 17 elected, nonprofit, and business leaders adopted these state legislative priorities, which call on the state government to:

- increase funding to preserve, operate, and increase the supply of affordable housing;
- support equitable housing planning, monitoring, and community engagement; and
- help people remain stably housed.

Affordable Housing Committee's 2024 State Legislative Priorities

1. Preserve and increase the supply of affordable housing.

- a. Increase and find a dedicated source of funding for the Housing Trust Fund, the state's primary source of financial equity for developing and preserving affordable housing across Washington State. This is a critical source of leverage for housing projects in King County.
- b. Create or authorize a new permanent funding source for affordable housing that minimizes disproportionate burden on low-income households to the greatest extent possible, keeps pace with rising capital and operating costs, and retains local flexibility to support uses including:
 - b. Increase behavioral health resources to support housing stability for people living in supportive and affordable housing.
 - c. Increase equitable opportunities for tenants to learn about and enforce their rights.
 - d. Increase funding for legal assistance to help keep tenants housed.

support for new and area median income. This workforce housing serving

and mitigate displacement, Indigenous, and People of Color housing cost burden. This community organizations to develop homeownership, and the identified by communities

rehabilitation costs from sales

housing providers that including for builder's risk,

structure Program (CHIP)

housing affordable to

is in complying with

Bill 1220 in meeting its foundations based on findings.

tools to support effective plan housing policies.

capacity and frequent transit.

flexibility for local

commercial development for

to keep up with rising rents

Responsive to AHC Legislative Priorities

[HB 2160](#) Promoting community and transit-oriented housing development

[HB 2219](#) Sales tax exemption for construction and maintenance of affordable housing by nonprofits*

[HB 2329](#) Study on the property and liability coverage for 0-30% AMI housing

Active Bills of Interest

[HB 1245](#) Lot splitting

[HB 1892](#) Workforce Housing Accelerator Program

[HB 2012](#) Expanding property tax exemption

[HB 2113](#) Housing development regulation state certification requirement with builder's remedy

[HB 2114/SB 5961](#) Rent stabilization

[SB 6015](#) Residential parking configurations

[SB 6152](#) Measuring the gap between existing housing units and existing housing needs

Budget and Revenue Bills

Revenue Bills

[HB 1473/SB 5486](#) Wealth tax

[HB 2276/SB 6191](#) New 1% real estate “transfer” tax for \$3M+

[SB 5770](#) Property tax reform/3% cap

[SB 6136](#) Business and occupation tax on rent

Governor’s Proposed Budget

- “Status Quo+”
- Specific AHC Legislative Priorities requests not reflected

THANK YOU