

AFFORDABLE HOUSING COMMITTEE

Thursday, March 7, 2024, 2:00-3:30 P.M.

Proposed Method to Compare Jurisdictional Progress

Reference materials: [Proposed Method to Compare Jurisdictional Progress Staff Report](#)

Carson Hartmann

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

What is the comparative standard?

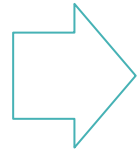
Countywide Planning Policies (CPPs) Housing Chapter Accountability Framework

Review Plans

2023-2024

Affordable Housing Committee (AHC) reviews jurisdictional plans for consistency with CPP Housing Chapter

- ✓ Plans are complete
- ✓ Plans include implementation strategies
- ✓ Plans are meaningful



Monitor and Report

2025-2035

AHC reports on progress to plan for and accommodate housing needs annually

- ✓ **Comparative standard**
- ✓ Standardized benchmarks
- ✓ Housing data trends



Five Year Check in

2029

Five years after plan adoption, Growth Management Planning Council (GMPC) or designee assesses progress

- ✓ Progress assessed
- ✓ Shortfalls identified
- ✓ Shortfalls addressed

What is the Comparative Standard?

What?	Who?	Why?
<p>A standardized method to compare jurisdictional progress to plan for and accommodate their housing needs annually</p>	<ul style="list-style-type: none">• Growth Management Planning Council• Affordable Housing Committee• Jurisdictional planning staff and elected officials	<ul style="list-style-type: none">• CPP H-27 and H-28• To celebrate jurisdictional progress• To encourage jurisdictions to act• To make it possible to compare their progress to other jurisdictions

Preliminary concept

Starting Point | List of Priorities

- Modeled off the Human Rights Campaign [State of Equality](#) index
- Reports on policy implementation, not impact
- Provides detail on specific policies, while also categorizing the “state of equality” in each state using an index

Washington

Working Toward Innovative Equality

- ✓ Employment
- ✓ Education
- ✓ Gender Marker Updates on Identification Documents
- ✓ Housing
- ✓ Anti-Conversion Therapy
- ✓ Hate Crimes
- ✓ Public Accommodations
- Enumerated School Anti-Bullying
- ✓ Transgender Healthcare

[View detail →](#)

Comparative Standard Concept Proposal

Summary

The AHC will compare jurisdictions to each other based on each jurisdiction's reported progress to implement their housing-related implementation strategies

Process

Annually, AHC staff will...

1. Collect data on the status of implementation strategies
2. Categorize jurisdictional progress
3. Report progress

Step 1 | Collect data on implementation strategies

- Jurisdictions will:
 - Submit implementation strategies* to AHC staff during plan review
 - Update implementation strategies after plan adoption, if necessary
 - Report in AHC's annual survey:
 - Status of each implementation strategy (adopted/not adopted)
 - New comprehensive plan policies or implementation strategies (optional)

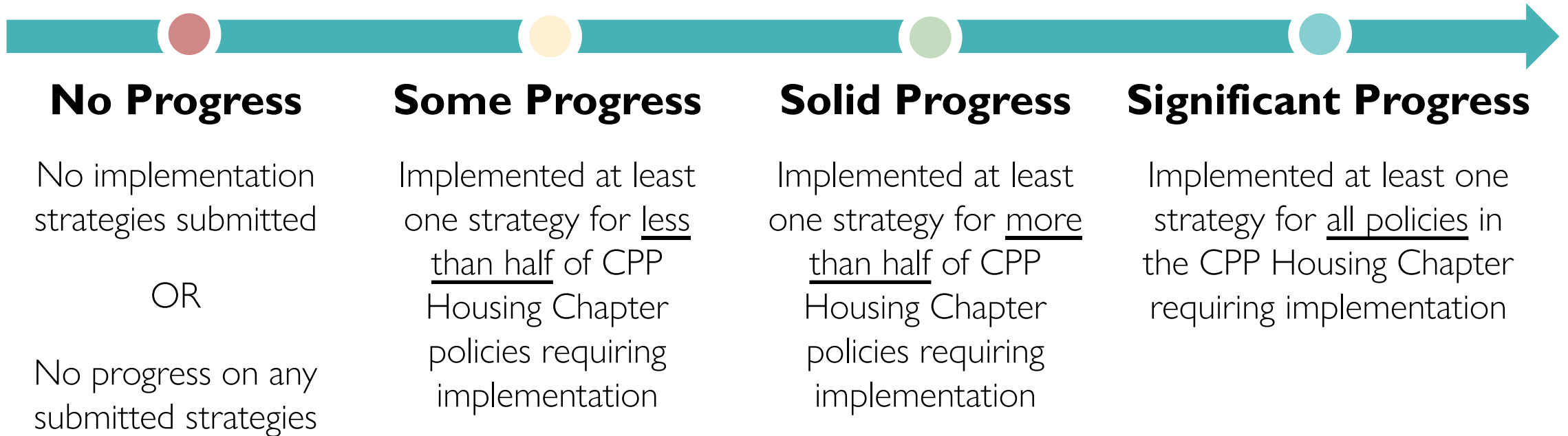
*Housing Chapter Policies H-1, H-2, H-9, H-10, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, and H-25 require implementation strategies

Step 2 | Categorize jurisdictional progress

- AHC staff will:
 - Analyze data submitted on implementation strategies and zoning changes in annual survey
 - Categorize jurisdictional progress using AHC-approved categorization method

Step 2 | Categorize jurisdictional progress

Sample Classification



Step 3 | Report progress

- AHC staff will:
 - Report online, in AHC staff report or slides:
 - progress categories by jurisdiction
 - details on the status of each implementation strategy, organized by CPP Housing Chapter areas of implementation
 - Solicit Housing Interjurisdictional Team (HIJT) input on findings
 - Brief AHC

Step 3 | Report progress

At-a-glance snapshot grouped by Regional Geographies

	2025	2026	2027	2028
Metropolitan Cities				
Metro City 1	SOME	SOLID	SOLID	SIGNIFICANT
Metro City 2	SOLID	SOLID	SIGNIFICANT	SIGNIFICANT
Core Cities				
Core City 1	SOME	SOLID	SOLID	SOLID
Core City 2	NO	NO	SOME	SOLID

Step 3 | Report progress

Example of detailed strategy status reporting

Core City | 31% of Housing Chapter Policies addressed

**SOME
PROGRESS**

- + Prioritizing Extremely Low-Income Households (0/1)
- + Equitable Processes and Outcomes (0/1)
- + Increased Housing Supply, Particularly for Households with the Greatest Needs (2/4)
- + Expanded Housing Options and Increased Affordability Accessible to Transit and Employment (1/3)
- + Expanded Housing and Neighborhood Choice for All Residents (2/5)
- + Housing Stability, Healthy Homes, and Healthy Communities (1/3)

Step 3 | Report progress

Example of detailed strategy status reporting

Core City | 31% of CPP Housing Chapter Policies Addressed

**SOME
PROGRESS**

+ Expanded Housing and Neighborhood Choice for All Residents

✓ **CPP H-18**

✓ **CPP H-19**

✓ **CPP H-20**

✓ **CPP H-21**

Strategy 1: Support community land trusts and other equitable development efforts with dedicated staff member or billable hours

✓ Adopted

Strategy 2: Provide land at no cost and financial and technical assistance to community-based organizations for the development of an affordable housing and community space

✓ Adopted

✓ **CPP H-22**

Feedback Received

Housing Interjurisdictional Team

- The proposal is generally headed in the right direction
- AHC staff still need to consider...
 - Categorization strategy, including criteria and category labels
 - Reporting strategy, including how frequently staff will compare jurisdictional progress and in what format
 - How and when impact data – including housing unit development or other indicators – should be monitored

Department of Community and Human Services

- Consider reporting which implementation strategies the AHC commented on during plan review and whether strategies were adjusted in response

Comparative Standard Timeline



March-April

Proposal Concept

March 7: AHC input

April 12: Community Partners Table input



August or later

Approval

August 1: AHC approval



May-July

Proposal Refinement

May 16: HIJT input

May 17: Interjurisdictional Team (IJT) input

June 6: AHC input

June 26: GMPC input

July 18: HIJT briefed

July 19: IJT briefed

Where the Comparison Fits In

Annual Monitoring and Reporting* 2024-2025

Current Phase

- Comparative standard method

Upcoming

- Standardized benchmarks
- Housing data trends



Five Year Check In 2025-2027

- Method to identify shortfalls
- Procedure to develop and communicate recommendations
- Procedure to ensure shortfalls are addressed

***Note:** Development of annual monitoring and reporting methods and procedures could lead to revisions to the Regional Affordable Housing Dashboard or to the creation of a new reporting tool

Discussion



Is the concept for a method to compare jurisdictional progress headed in the right direction?

AHC 2024 State Legislative Priorities

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

s in complying with

Bill 1220 in meeting its ndations 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 - **X Did not pass**
- [HB 2219](#) Sales tax exemption for affordable housing by nonprofits - **X Did not pass**
- [HB 2329](#) Study on the property and liability coverage for 0-30% AMI housing - **✓ Passed!**

Other Housing Bills of Interest

<i>Bill #</i>	<i>Title/Description</i>	<i>Status</i>
HB 1245	Lot splitting	Did not pass
HB 1473	Wealth tax	Did not pass
HB 1892	Workforce housing	Passed, but unfunded
HB 1998	Co-living housing	Passed
HB 2012	Local funds property tax exemption	Passed
HB 2113	Commerce GMA compliance review	Did not pass
HB 2114	Rent stabilization	Did not pass
HB 2276	Affordable Homes Act	Did not pass
SB 5770	3% property tax cap	Did not pass
SB 6015	Parking configurations	Passed
SB 6136	B&O tax on rent	Did not pass
SB 6152	County housing gap analysis	Did not pass