

AFFORDABLE HOUSING COMMITTEE

Wednesday September 30, 2020, 1:00 – 3:00 pm

INTRODUCTIONS

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:05 p.m. **Meeting Minutes**
- Action: Approval of July 22, 2020 minutes
- 1:10 p.m. **Work Plan Item: Develop Shared Principles to Guide Individual Member Efforts to Implement Untapped and New Revenue Sources**
- Briefing: Draft shared principles to guide future affordable housing revenue decisions
 - Member discussion
- 2:05 p.m. **Health Through Housing Proposal (House Bill 1590)**
- Briefing: King County Executive's Health through Housing proposal
 - Member discussion
- 2:20 p.m. **Work Plan Item: Countywide Planning Policies Housing Chapter Update**
- Briefing: Equity-focused structure and timeline update
 - Member discussion
- 2:30 p.m. **2019 AHC Annual Report**
- Briefing: Overview of draft report
 - Action: Approval for staff to finalize and distribute
- 2:35 p.m. **Work Plan Item: Advocacy**
- Members share 2021 state legislative agenda priorities
- 2:55 p.m. **Next Steps**
- Announcements and next meeting (November 13, 2020, 1-3 p.m.)
- 3:00 p.m. **Adjourn**

MEETING MINUTES

Reference material: [Draft July 22, 2020 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

AHC Committee Chair

King County Council

REVENUE SHARED PRINCIPLES

Reference material: [Draft AHC Revenue Shared Principles Memo](#)

McCaela Daffern
Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services

Work Plan Scope



Intent

Goal

- The AHC is committed to developing and sharing principles to guide individual member efforts to implement untapped and new revenue sources sufficient to support the federal, state, countywide, and local (county and city) funding needed to build or preserve 44,000 affordable units by 2024.

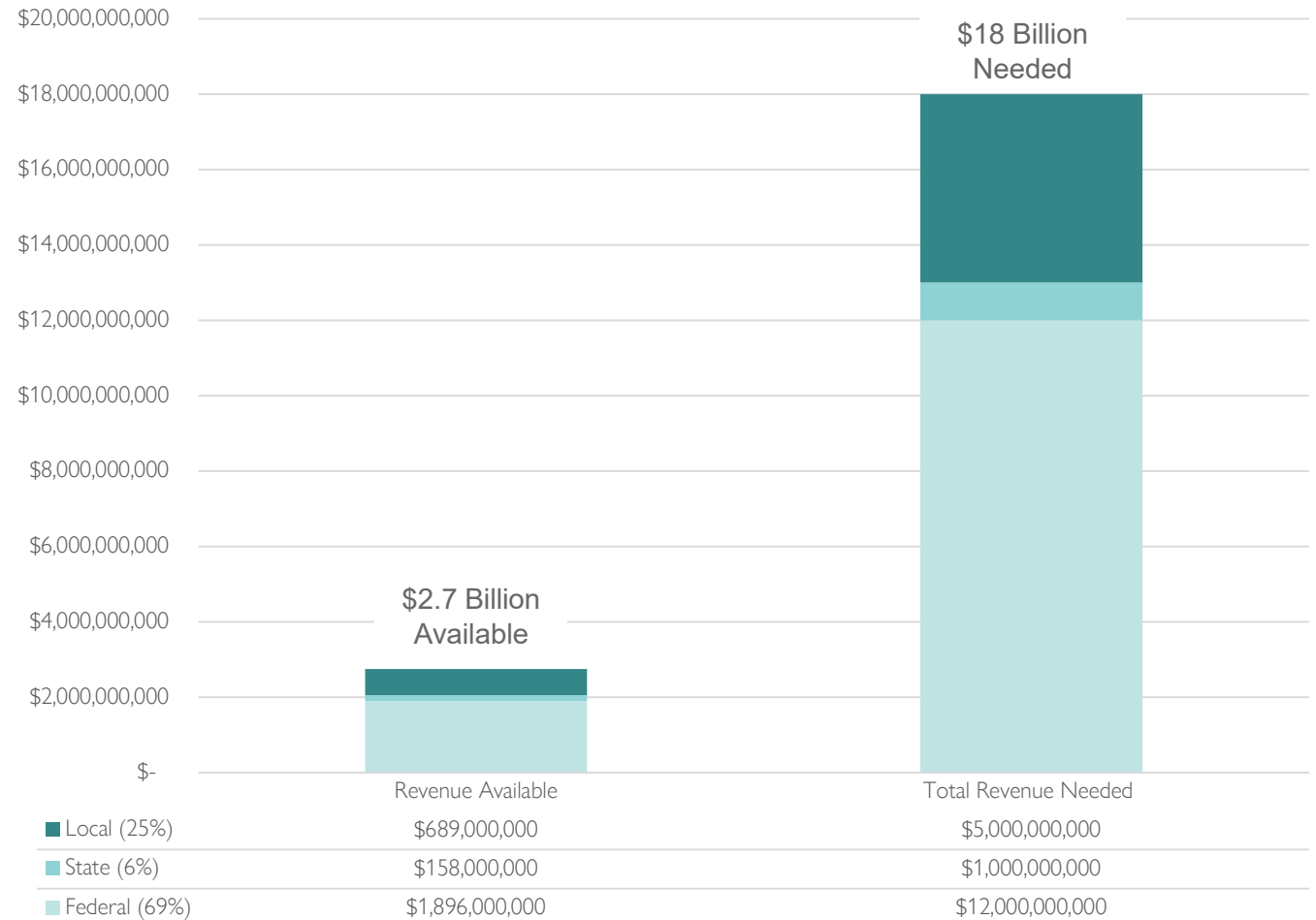
Purpose

- Guide decision making related to pursuing and implementing local, state, and federal revenue sources.
- Address who should be responsible for raising the revenue and what types of revenue sources to prioritize.

Scale of Need

- \$20 billion to construct/preserve, operate, and service 44,000 homes affordable at 0-50% AMI, 2019-2024
 - \$18 billion for capital
 - \$2 billion for operating and services
- About \$3 billion generated from existing resources for capital needs, 2019-2024
- \$15 billion in additional capital resources are needed by 2024 to meet the goal
- Assuming federal, state, and local contributions grow proportionally, the local government share of the \$18 billion capital cost to build or preserve 44,000 units would be roughly \$5 billion, or 25% of the overall capital revenue needed.
- Refer to Exhibit 1 for more detail

Available vs. Needed Public Capital Revenue to Build or Preserve 44,000 Units, 2019-2024



Stakeholder Input

- Engaged the HIJT and HIJT Revenue Work Group to surface key regional priorities
- Consulted 11 other stakeholder groups in August (Reference Exhibit 2 for details)
- Grouped input and crafted responsive principles
 1. Deploy existing and new revenue tools to meet the need for 44,000 units at or below 50% AMI
 2. Action is required at all levels of government
 3. Business and philanthropic communities have a role to play
 4. Partner with most disproportionately-impacted communities in program design and allocation decisions
 5. Transparency about use and impact of revenue is critical
 6. Seek diversity in revenue streams to build overall resilience in revenue
 7. Promote regional distribution of funds in alignment with the principles
 8. Pursue progressive revenue whenever possible and act swiftly
 9. Priority uses for 0-30% AMI, serving most disproportionately impacted, and capital and operating needs
 10. Maximum flexibility so funds sources can be adapted to meet emerging and diverse project needs

Discussion



1. Are these the right principles to guide regional decision making about revenue over the next few years?
2. How will we use the principles?
3. Does the Committee want to make a statement on specific revenue tools or is this level of specificity sufficient?

HEALTH THROUGH HOUSING

Reference material: [Health Through Housing Proposal](#)

Mark Ellerbrook

Housing, Homelessness, and Community Development Division Director
King County Department of Community and Human Services

COUNTYWIDE PLANNING POLICIES HOUSING CHAPTER

Reference material: [CPP Housing Chapter Memo](#)

McCaela Daffern

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

CPP Housing Chapter Goal





The 2021 CPP Housing Chapter will drive the region to advance housing access and choice, end housing disparities by race, account for the needs of future generations, facilitate more inclusive community engagement, repair harms caused by racially biased policies, address climate resilience, and eliminate housing cost burden and other inequities among low-income households tracked within the affordable housing dashboard. To do this, the updated policies must:

- **Promote distributional equity:** An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice.
- **Promote cross-generational equity:** The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations.
- **Promote process equity:** The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders.
- **Promote reparative policies:** The policies we implement will actively seek to repair harms caused by racially biased policies.
- **Align with existing plans:** Further the goals of VISION 2050, the Regional Affordable Housing Task Force Five Year Action Plan, and the Interjurisdictional Team's Guiding Principles.

Health and Equity Strategies

1. Intentionally plan for meeting the needs of very low-income households
2. Reduce racially disparate outcomes in housing through swift and meaningful action to increase housing choice in more places
3. Address past displacement impacts and prevent and reduce future displacement risk
4. Create affordable housing in areas with reliable and easy access to job centers consistent with the Regional Growth Strategy
5. Ensure that all households in King County live in homes and communities that promote good physical and mental health and access to opportunity
6. Create housing stability for low-income residents
7. Promote affordable homeownership to further reduce the racial homeownership gap
8. Increase affordable housing in high opportunity areas consistent with the Regional Growth Strategy
9. Affirmatively ensure fair housing
10. Ensure equitable community engagement when planning
11. Increase policy and programmatic awareness to ensure that opportunities and benefits reach all intended members of the community, including those most disproportionately cost burdened
12. Continually evaluate and plan for reducing racially disparate outcomes in housing
13. Create more effective methods of accountability and regional collaboration to ensure achievement of equity outcomes

Potential CPP Timeline

-  **Draft Development | September**
HIJT CPP Work presents general concepts to the AHC and GMPC. Work Group develops initial draft for stakeholder input
-  **Stakeholder Consensus Building | October**
Regional stakeholders preview and shape AHC draft, including HIJT, IJT, and King County Planning Directors
-  **Draft First Look | November**
AHC reviews draft and provides comment
-  **More Consensus Building & Revisions | December**
Draft revised to reflect AHC input. HIJT, IJT, and King County Planning Directors consulted.
-  **AHC Recommendation | January**
AHC reviews and possibly adopts the recommendation for CPP Housing Chapter amendments

2019 AHC ANNUAL REPORT

Meeting packet reference material: [2019 AHC Annual Report](#)

McCaela Daffern
Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services

2019 AHC Annual Report

Goals

- Keep it simple
- Introduce the Committee
- Celebrate Committee-specific and regional progress
- Track progress against Regional Affordable Housing Task Force Action Plan goals
- Report out on 2019 activities only
- Release during Housing Development Consortium's Affordable Housing Week, Oct. 12-16



LEGISLATIVE PRIORITIES

Council Chair Claudia Balducci

AHC Committee Chair

King County Council

2021 State Legislative Priorities



What are your jurisdiction's or organization's 2021 legislative priorities related to housing affordability?

What's Ahead

Announcements

- Spread the word! The Community Partners Table Request for Information will be released within the next week
- Save the date for the next dashboard preview event on 10/22, 10am-12pm focused on TOD, displacement, and community engagement

Next Meeting

- Friday, November 13, 2020 1-3 p.m.
- Potential agenda topics
 - Review draft CPP Housing Chapter amendments
 - Possible vote to adopt revenue shared principles
 - Possible vote to adopt 2021 AHC work plan
 - Revisit 2021 legislative priorities
 - Review and discuss AHC membership changes, renewals, and vacancies

THANK YOU