

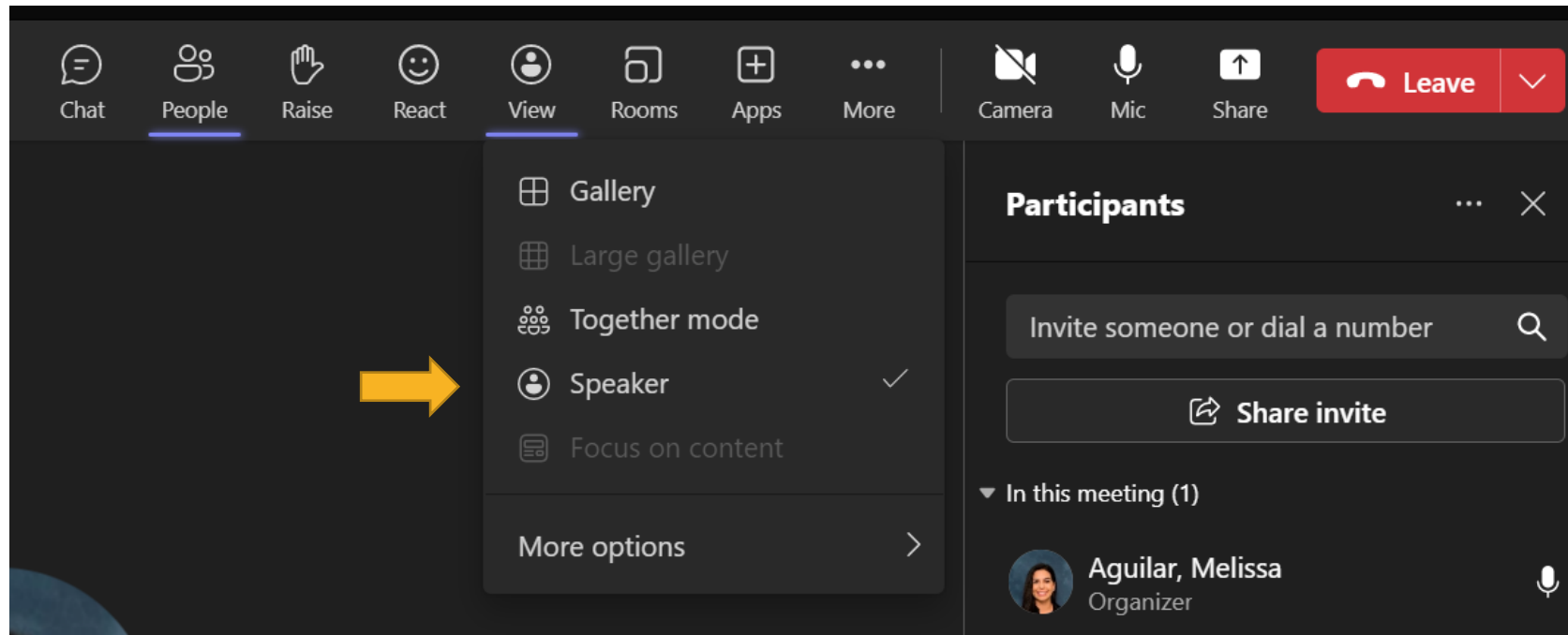
AFFORDABLE HOUSING COMMITTEE

Thursday, June 15, 2023, 2:00 p.m. – 4:30 p.m.

Technology Tips

Remote Participants

- Set view to speaker
- Use chat sparingly



Technology Tips

In-person participants

- Please sit near mid-span of the table
- Audio will come from the Polycom device on the table
- If using a computer, please mute speakers and mic to prevent feedback
- Note that the camera system is sound activated

Scoping Affordable Housing Committee Charter Amendments

Reference material: [Staff Report](#)

McCaela Daffern

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

Presentation Overview

Briefing scope

- Why the Affordable Housing Committee (AHC) is considering changes to structure and function
- Suggestions for evolving the AHC based on staff analysis

Committee discussion

- Validate the findings and provide input on proposed ideas

What's next

- Your input will inform draft AHC charter amendments for future consideration by the AHC and the Growth Management Planning Council (GMPC)

The AHC is chartered to ...

Recommend how to continue the work

- Meet at least through the end of through the end of the five-year time frame (2019-2024) for the Action Plan, at which time, consider recommendations to the GMPC to continue the work of the AHC work, including development of a new Five Year Action Plan

Recommend alternative governance structures and/or charter amendments

- Periodically review and evaluate AHC effectiveness in furthering the Action Plan and based on this evaluation, recommend to GMPC alternative governance structures and/or charter revisions needed to better accomplish the Action Plan and Committee goals

Past Deliberation on Structure | 2018-2019

AHC established as GMPC committee

- Fast to stand up
- Presented fewest challenges for city buy-in
- Didn't preclude switching to another model in the future

Alternative structures considered

- A single purpose government for housing, i.e., a Sound Transit for housing with taxing authority
- A regional committee empowered to set land use standards for the cities and County with the ability to incentivize the cities and County to meet standards, similar to PRSC
- A voluntary interlocal agreement or memorandum of agreement among willing government, akin to King County Cities Climate Collaboration (K4C)

Findings | Authority & Purpose

- Countywide Planning Policies (CPP) amendments establish new, durable, specific, and ongoing role for AHC in housing-related comprehensive planning development and implementation
- Proven ability to collaborate regionally around housing planning and land use issues, particularly given its role as a committee of a planning and land use council
- Most impact when AHC had a role in implementing recommendations
- Lacks authority to pass laws or raise revenue to advance affordable housing solutions
- Struggled to advance solutions that:
 - required action by parties other than AHC or GMPC
 - necessitated significant political coordination
 - required widespread jurisdictional implementation
 - lacked funding to implement equitably and with intention
- CPP amendments advance many Action Plan items, but items remain that the AHC is not well-suited to advance in its current form

Evolution Ideas | Authority & Purpose

I. Change Core Purpose

- Change core purpose to serve as a regional advisory body that recommends action and assesses progress toward implementation of housing-related components of comprehensive plans

2. Retain certain core functions

- Retain function to serve as a point of coordination and accountability for affordable housing efforts across King County
- Remain a committee of GMPC

3. Support implementation of other Action Plan goals

- Identify RAHTF Action Plan strategies unlikely to advance through comprehensive planning that the AHC:
 - wants to periodically evaluate;
 - thinks necessitate alternative governance structures to carry out and recommend their creation

Findings | Dashboard and Priority Setting

- Dashboard provides useful information and spurred public conversation
- Dashboard is not used to inform AHC priorities
- Most impactful recommendations were those where disproportionately housing cost burdened communities and key decision makers informed recommendation development

Evolution Ideas | Dashboard and Priority Setting

4. Stop five-year action planning

- Stop conducting broad Action Plan oversight and do not create a new one

5. Use data to inform priority setting

- Start using dashboard and/or other monitoring reports to inform AHC areas of research, work planning, and decisions

6. Involve interested parties when priority setting

- Occasionally evaluate data and identify actionable next steps in consultation with those:
 - most disproportionately impacted by housing cost burden
 - with decision making authority
 - responsible for implementation

Findings | Membership, Community Collaboration, and Leadership

- AHC attracts members committed to systems change who champion local and countywide affordable housing solutions within their communities
- Unique membership structure allows elected officials to advance solutions in partnership with subject matter experts
- Missing voices
 - low-wage workers/labor
 - other disproportionately impacted communities
 - 75% of local jurisdictions
 - organizations that shape local housing policies
- AHC advanced affordable housing solutions prioritized by communities most disproportionately impacted by housing cost burden, but more iteration is recommended to improve effectiveness
- Leadership structure allows for coordination between the Chair and AHC staff, but limits eligibility and effective succession planning

Evolution Ideas | Membership, Community Collaboration, and Leadership

7. Realign membership

- Add AHC members with expertise aligned with new core purpose, such as those:
 1. representing needs of low-income, housing cost burdened communities
 2. with comprehensive planning/land use experience

8. Center community priorities

- Seek Community Partners Table (CPT) input on how to evolve the AHC to more effectively incorporate community priorities into AHC decision making

9. Explore alternative leadership models

- Explore alternative model for AHC leadership that still allows for chair/staff coordination but widens scope of eligibility for leadership roles and creates a leadership pipeline

1. Change core Purpose

2. Retain certain core functions

3. Support implementation of other Action Plan goals

4. Stop five-year action planning

5. Use data to inform priority setting

6. Involve interested parties when priority setting

7. Realign membership

8. Center community priorities

9. Explore alternative leadership models

What's Next

Date	Activity
Q3 2023	HIJT Input <ul style="list-style-type: none">• HIJT continues discussion on future AHC role; provides input on how to integrate AHC input into draft charter amendments
Q3 2023	CPT Input <ul style="list-style-type: none">• CPT briefed on charter amendments scope of work and provides input
Q4 2023	More AHC Input <ul style="list-style-type: none">• AHC reviews draft charter amendments or provides additional feedback on key areas of research to inform future draft charter amendments• AHC direction determines next steps



Discussion

Do you agree with the findings? Do you have any reflections to add?

How do you think the AHC should evolve to more effectively advance regional affordable housing solutions?

Frameworks for Comparing Jurisdictional Progress to Plan for and Accommodate Housing Needs

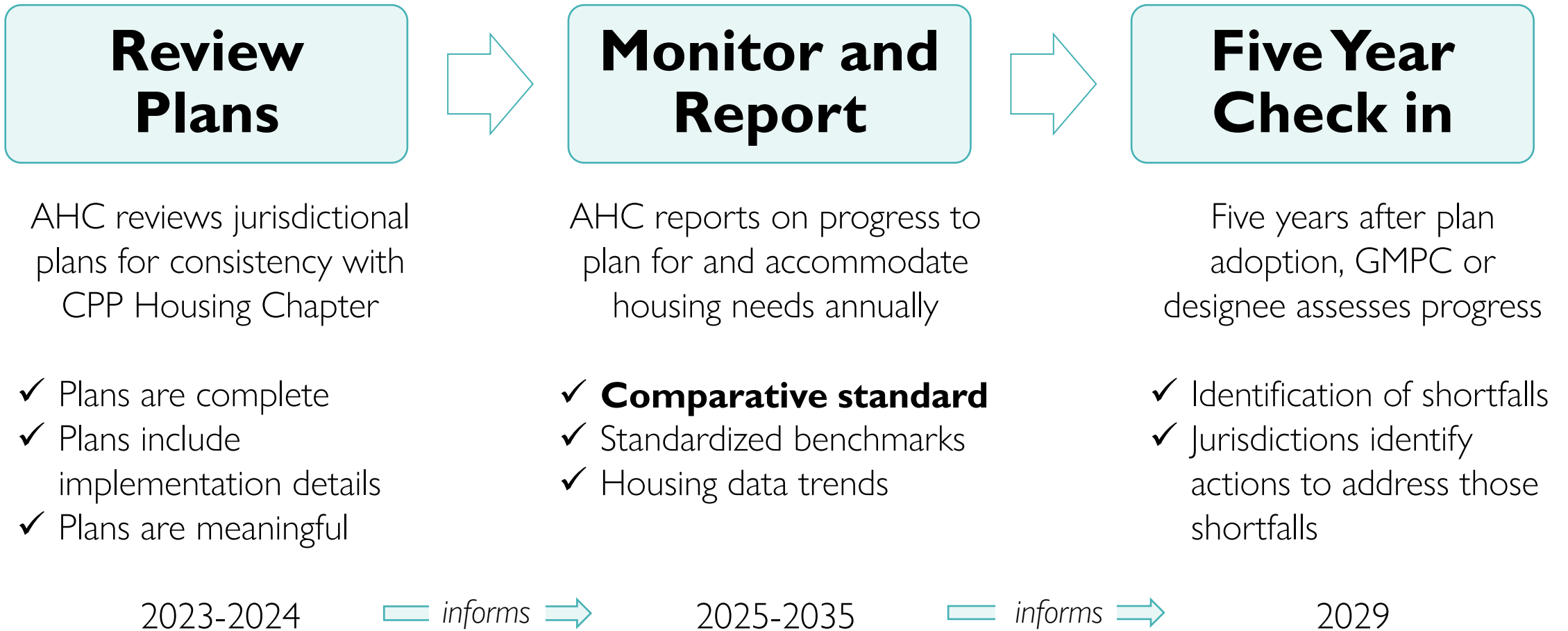
Reference material: [Staff Report](#)

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Regional Affordable Housing Planner

King County Dept. of Community & Human Services

CPP Accountability Framework

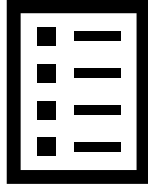


Comparative Standard Key Principles

The comparative standard should:

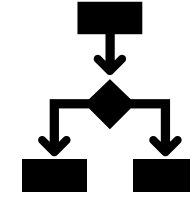
1. Be **feasible** to implement and maintain
2. Set **clear expectations** for adequate plans and accommodations of housing needs
3. Assess outputs and outcomes achieved on or **after comprehensive plan adoption**
4. Allow for monitoring of **equitable outcomes**

Data for Standard



Drivers include plans and accommodations of housing needs (i.e., policies) that the jurisdiction adopts after the plan

- ✓ Under the jurisdiction's control
- ✓ Progress measurable annually



Outcomes include measures of the impact of policies in communities after the jurisdiction adopts the plan

- ✓ Only partially under the jurisdiction's control
- ✓ Data to measure progress on outcomes would lag

Options



List of Priorities

Assess jurisdictional progress using cumulative grades based on plans and accommodations and/or housing outcome measures

Data: Drivers

A+

Cumulative Grades

Assess jurisdictional progress using cumulative grades based on plans and accommodations and/or housing outcome measures

Data: Drivers and/or Outcomes















Targets

Assess jurisdictional progress against annual targets, set by the Committee and published on the Regional Affordable Housing Dashboard

Data: Drivers and/or Outcomes

Key Principles Alignment

KEY PRINCIPLE	List of Priorities	Cumulative Grades	Targets
Is feasible to implement and maintain			
Sets clear expectations for adequate plans and accommodations of housing needs			
Assesses outputs and outcomes achieved on or after comprehensive plan adoption			
Allows for the monitoring of equitable outcomes			



Discussion

Which of the outlined proposals works best to compare jurisdictional progress towards planning for and accommodating housing needs? Why?

Comprehensive Plan Review Update

Reference material: [Staff Report](#)

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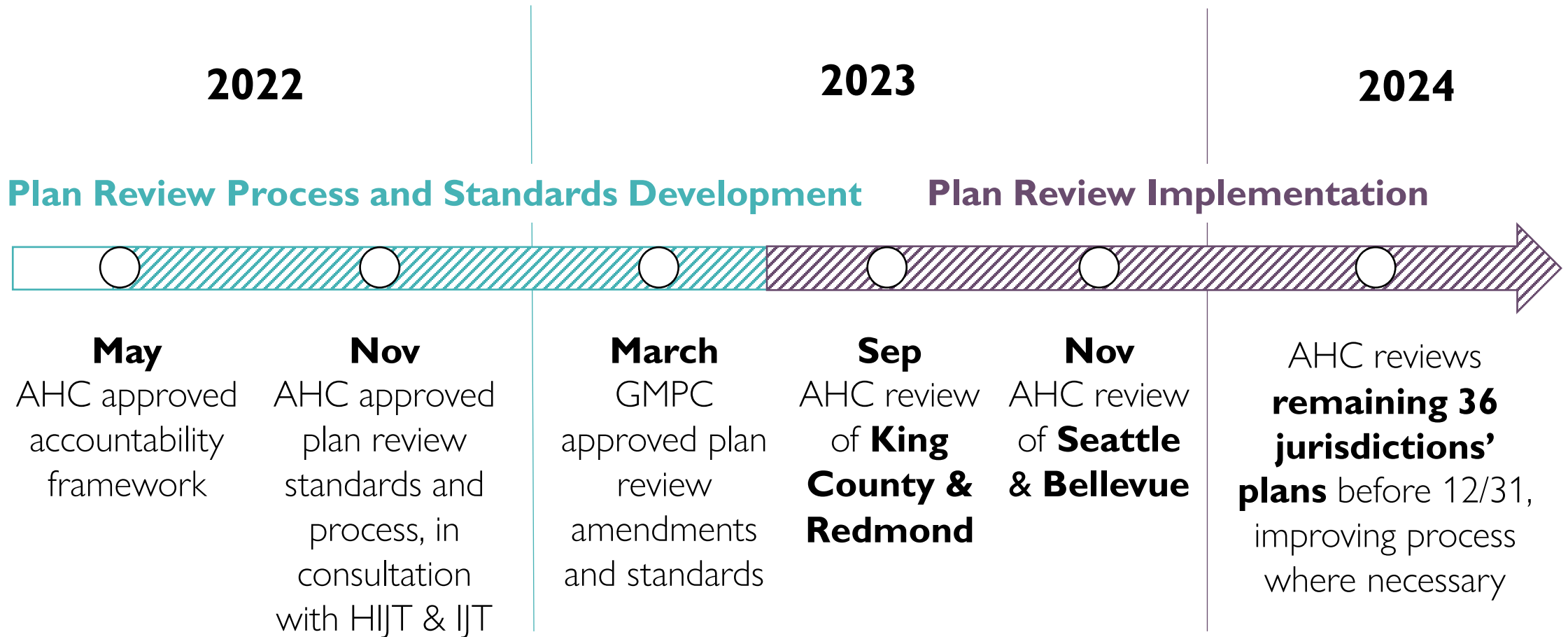
AHC Housing-Focused Comprehensive Plan Review

- AHC will review draft comprehensive plans for alignment with CPP Housing Chapter
- Jurisdictions to submit on or concurrent to the release of the jurisdiction's public review draft to AHC staff
- Review will take 2-4 months, depending on AHC meeting schedule
- Plan review standards will be used by AHC during review

Plan Review Standards

- ✓ **Completeness:** The plan addresses all CPP Housing Chapter policies
- ✓ **Implementation Details:** The plan, appendices, or submissions articulate implementation strategies
- ✓ **Meaningful Policies:** The plan lays out meaningful policies that support the jurisdiction's ability to meet housing need

Development and Implementation Timeline



Planned Technical Assistance

Item	Timeframe
1. Provide continuous guidance to jurisdictions	Q1 2023 – Q4 2024
2. Public guidance on documenting historic racially exclusive and discriminatory land use and housing practices	Released May 2023
3. Publish guidance on achieving consistency with CPP Housing Chapter and plan review process/standards	Q3 2023 – Q4 2023
4. Disseminate guidance through technical assistance webinars	Q2 2023 – Q1 2024
5. Create digital resource library	Q2 2023 – Q2 2024

Changes to Approved Plan Review Process

1. Technical Assistance

- a) AHC staff provide technical assistance
- b) Jurisdictions meet with AHC staff to discuss any plan review questions and review schedule

2. Public Review Draft Plan Submission

- a) Materials for submission: 1) draft plan, 2) completed checklist, 3) implementation details workbook
- b) Jurisdiction submits materials before or concurrent with the release of a public review draft

3. AHC Review and Letter Issuance

- a) AHC staff review draft plan and supplementary materials using standards
- b) AHC staff meet with jurisdiction to discuss areas of concern and/or confusion w/in 2 weeks
- c) Staff draft letters and meet with AHC Chair and Vice Chair, who edit letter and identify if letter should be placed on consent agenda or pulled for discussion. Jurisdictional staff informed if their letter is pulled.
- d) For submissions in 2023, AHC staff provide a preliminary letter to jurisdiction after Chairs' review
- e) AHC receives all letters and meets to discuss. Members can pull letters for discussion.
- f) Chair or designee sends final letters to jurisdictional staff. Final letter posted online.

4. Plan Revision and Adoption

- a) Jurisdictions edit plan in response to AHC letter
- b) Jurisdictions submit new implementation details after adoption if plan changes during adoption



Questions?

Community Partners Table Status and Draft Work Plan

Reference material: [Staff Report](#)

Melissa Aguilar

Regional Affordable Housing Specialist

King County Dept. of Community and Human Services

Table Updates

- Contract with Headwater People extended through December 2024
 - Signatures in process
- Table is planning to meet next month to:
 - Review 2023 AHC progress
 - Review and provide input on a 2023-2024 Table work plan
- Table will:
 - Meet every other month starting in August
 - Attend/provide comment at AHC meetings again beginning in September

2023-2024 Proposed Table Work Plan*

Work Plan Item	Timeframe
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	August 2023- April 2024
2. Inform AHC charter amendments	August-December 2023
3. Inform review of comprehensive planning strategies to identify and repair harms to Black, Indigenous, and People of Color communities and comprehensive planning community engagement processes	December 2023-June 2024
4. Recommend to the King County Planning, Policy, and Special Projects Team or Housing, Homelessness, and Community Development Division on a permanent structure/community engagement for housing efforts starting in 2025	June-December 2024

*Subject to change

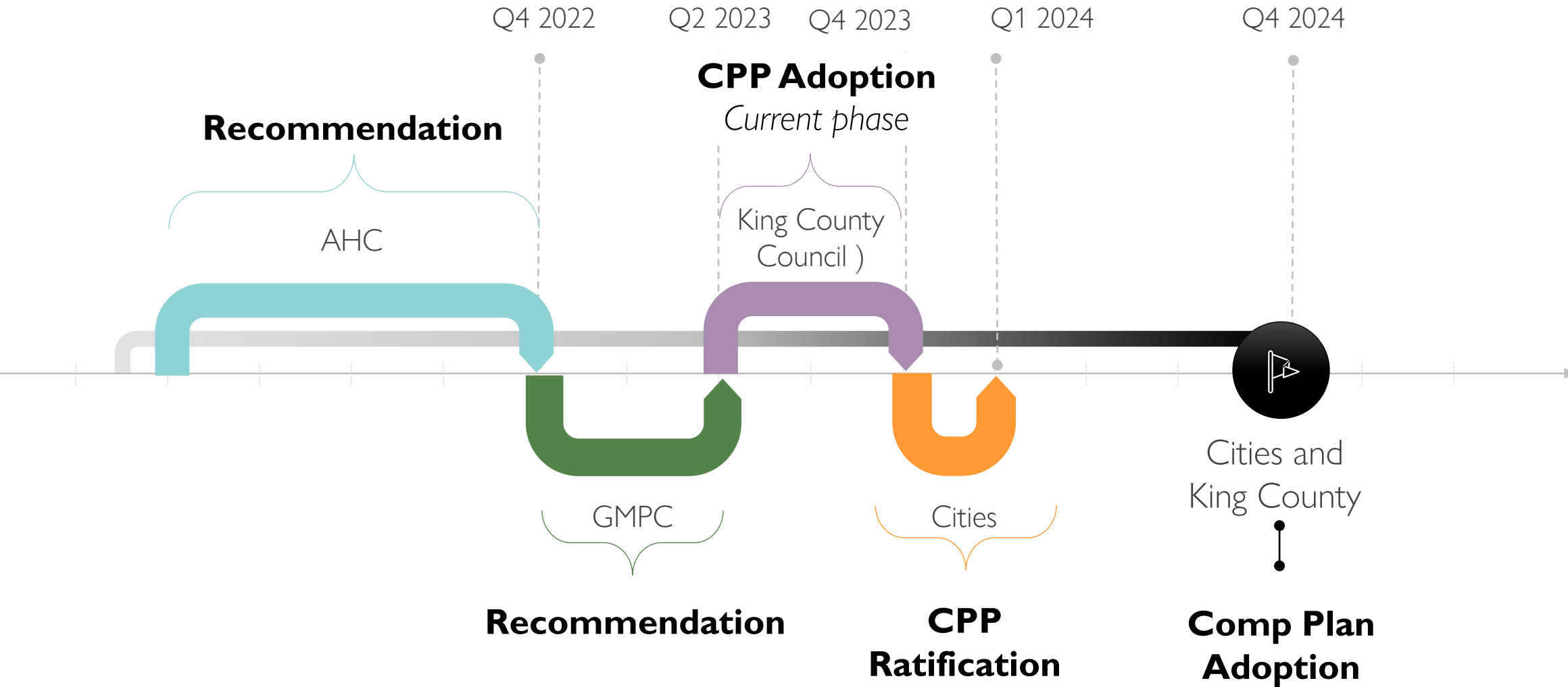
Transmittal of Recommended Countywide Planning Policies Amendments to King County Council

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CPP Amendment Timeline

AFFORDABLE HOUSING COMMITTEE



CPP Amendment Status | GMPC Motion 23-1

- GMPC approved in March 2023:
 - GMPC Motion 23-1: Amended AHC-recommended CPP amendments
 - GMPC Motion 23-2: AHC-recommended plan review standards and accountability framework process details
- Recommended CPP amendments transmitted to King County Council in May 2023
- On track for adoption and ratification by end of Q1 2024

New Guidance on Documenting the Local History of Racially Discriminatory and Exclusive Land Use and Housing Practices

Reference material: [Guidance](#)

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King County Dept. of Community & Human Services

CPP H-6 | Racially Exclusive and Discriminatory Housing Policy Analysis

I. Document local history of racially exclusive and discriminatory land use and housing practices

II. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity

III. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability

IV. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices

**Requirements
unique to
CPPs**

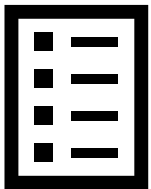


**Also required by
the Growth
Management Act**

Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices



A **starting point** for meaningful documentation of the history of racially exclusive and discriminatory land use and housing practices in King County jurisdictions (consistent with CPP H-6)



Resources, organized by **theme**, on public and private land use and housing *practices* that have had a racially exclusive or discriminatory effect locally

Racially Exclusive and Discriminatory Practices

- Treaties with Indigenous People and American Colonialism (1850-60s)
- Black Exclusion Laws in Oregon Territory (1844-1853)
- Chinese Exclusion and Alien Land Laws (1882-1965)
- Japanese Internment (1941-1946)
- Exclusionary Zoning (1910s-Present)
- Racially Restrictive Covenants (1926-1948)
- Federal Mortgage Discrimination and Redlining (1934-1968)

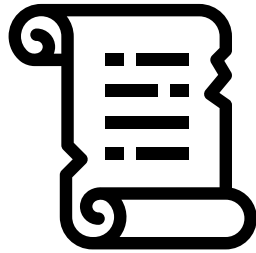
Racially Exclusive and Discriminatory Practices

- Urban Renewal and Transportation Infrastructure (1950s-1990s)
- Suburbanization (1950s-1990s)
- Gentrification and Displacement (1970s-Present)
- Predatory Lending and Foreclosure Crisis (1990s-2010s)
- Devaluation of Black Assets and Racist Real Estate Appraisals (1940s-Present)
- Evictions and Landlord-Tenant Relations (1960s-Present)

NOTE: List is non-exhaustive!

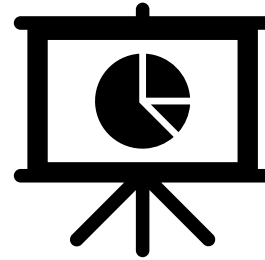
Research may reveal other exclusive or discriminatory practices in the jurisdiction's history

Potential Sources for Historical Research



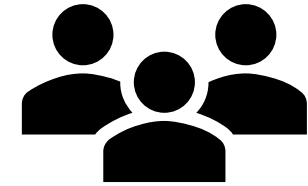
Primary Sources

- ✓ past land use codes
- ✓ permitting regulations
- ✓ community development and housing policies
 - ✓ property deeds
 - ✓ newspapers
 - ✓ oral histories
 - ✓ photographs



Secondary Sources

- ✓ books
- ✓ journal articles
- ✓ editorials/opinion pieces



Engagement with Impacted Communities

- ✓ oral histories
- ✓ validation of historical analysis

Additional Considerations for Research

How have the following shaped settlement patterns, access to opportunity, displacement risk, and other housing disparities?

- Implicit racist practices
- Practices conducted outside of your jurisdiction's boundaries
- Practices conducted prior to your jurisdiction's date of incorporation

CPP H-10 | Adopt Reparative Policies

I. Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6).

II. Promote equitable outcomes in partnership with communities most impacted.

The more localized and extensive the research conducted in response to policy H-6, the better the remedies you will craft in response to policy H-10

Staff Analysis on May 2023 AHC Member Requests

Reference material: [Staff Report](#)

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Overview

Questions/Suggestions

- Most related to new research initiatives and projects in response to the Regional Affordable Housing Dashboard update
- A few related to technical assistance and state legislative priorities

Responses

- Focus on comprehensive plan review and annual monitoring preparation in 2023–2024 restricts AHC staff and Committee capacity for new research initiatives and projects
- Data availability constrains AHC ability to track desired issues
- Despite capacity limitations and data constraints, member questions prompted several considerations for the 2024–2025 AHC work plans and legislative agendas

AHC Member Questions and Actions

Question	Suggested Action
<p>Consider tracking data on how many income-restricted affordable housing projects are not getting built due to oversubscribed state/federal resources</p>	<ul style="list-style-type: none"> • No immediate action due to data limitations
<p>Staff should discuss with the Housing Interjurisdictional Team (HIJT) if there is a need for drafting model codes that would help to streamline the creation of housing</p>	<ul style="list-style-type: none"> • HIJT suggests providing best practices where gaps exist instead • AHC could add best practice development to a future AHC work plan
<p>Provide clarity on when CPP Housing Chapter technical assistance (TA) resources will be available</p>	<ul style="list-style-type: none"> • AHC staff will continue to follow AHC work plan • AHC staff will brief the IJT, HIJT, and King County Planning Directors on TA resources when available

AHC Member Questions and Actions

Question	Suggested Action
<p>Explore if it is possible to capture data or measure how many potential owner-occupied units are added to the housing inventory</p>	<ul style="list-style-type: none"> The most up-to-date and reliable data on owner-occupied units is already reported on the dashboard
<p>Keep an eye on and understand the number of income-restricted units lost. Bellwether will have around 400 units whose regulatory agreements will expire by 2027 and there is an opportunity to engage in the decision-making on the assets</p> <p>Explore if data exists on the loss of income-restricted units broken down by Multifamily Tax Exemption (MFTE) units and units funded by King County or Seattle</p>	<ul style="list-style-type: none"> Some data is available AHC could add an analysis of and recommendation on expiring affordability covenants by funder to a future work plan

AHC Member Questions and Actions

Question	Suggested Action
Explore if it is possible to track the loss of naturally occurring affordable housing (NOAH)	<ul style="list-style-type: none"> No action due to lack of reliable and current countywide NOAH data
Consider counting units that have been preserved in Bellevue as progress towards housing needs	<ul style="list-style-type: none"> King County's Income-restricted Housing Unit Database already counts preserved units as new income restricted units
In the next legislative session, cities should collaborate to request capital budget funds to purchase land for land trusts	<ul style="list-style-type: none"> AHC could add support for more statewide land acquisition resources to their 2024 AHC state legislative priorities

AHC Member Questions and Actions

Question	Suggested Action
<p>Consider tracking how cities choose to implement House Bill (HB) 1110 and whether it is producing market rate housing or affordable housing, and at what rates</p>	<ul style="list-style-type: none"> • Commerce reports no mandate to track HB 1110 outcomes • AHC staff could consult with Sound Cities Association staff about hosting a conversation on jurisdictional implementation of HB 1110 in 2023 or 2024
<p>Consider forming an AHC recommendation in support of land banking and community land trusts since the model is not subject to ongoing housing cost increases</p>	<ul style="list-style-type: none"> • AHC could including support for more statewide land acquisition resources, supporting expanded Housing Trust Fund focused on disproportionately impacted communities, and equitable development activities in 2024 AHC state legislative priorities
<p>Staff should track Washington State Department of Commerce response to HBs 1110, 1337, and 5412 questions</p>	<ul style="list-style-type: none"> • Staff are following this work and will share information from Commerce with HIJT when available

THANK YOU