

The slide features a scenic background of a mountain range with a prominent snow-capped peak, likely Mount Rainier, under a clear blue sky. In the foreground, there are green hills and a body of water. A white rectangular box with a black border is centered on the slide, containing the title and speaker information. The text is in a bold, black, sans-serif font.

Regional Affordable Housing Task Force Presentation

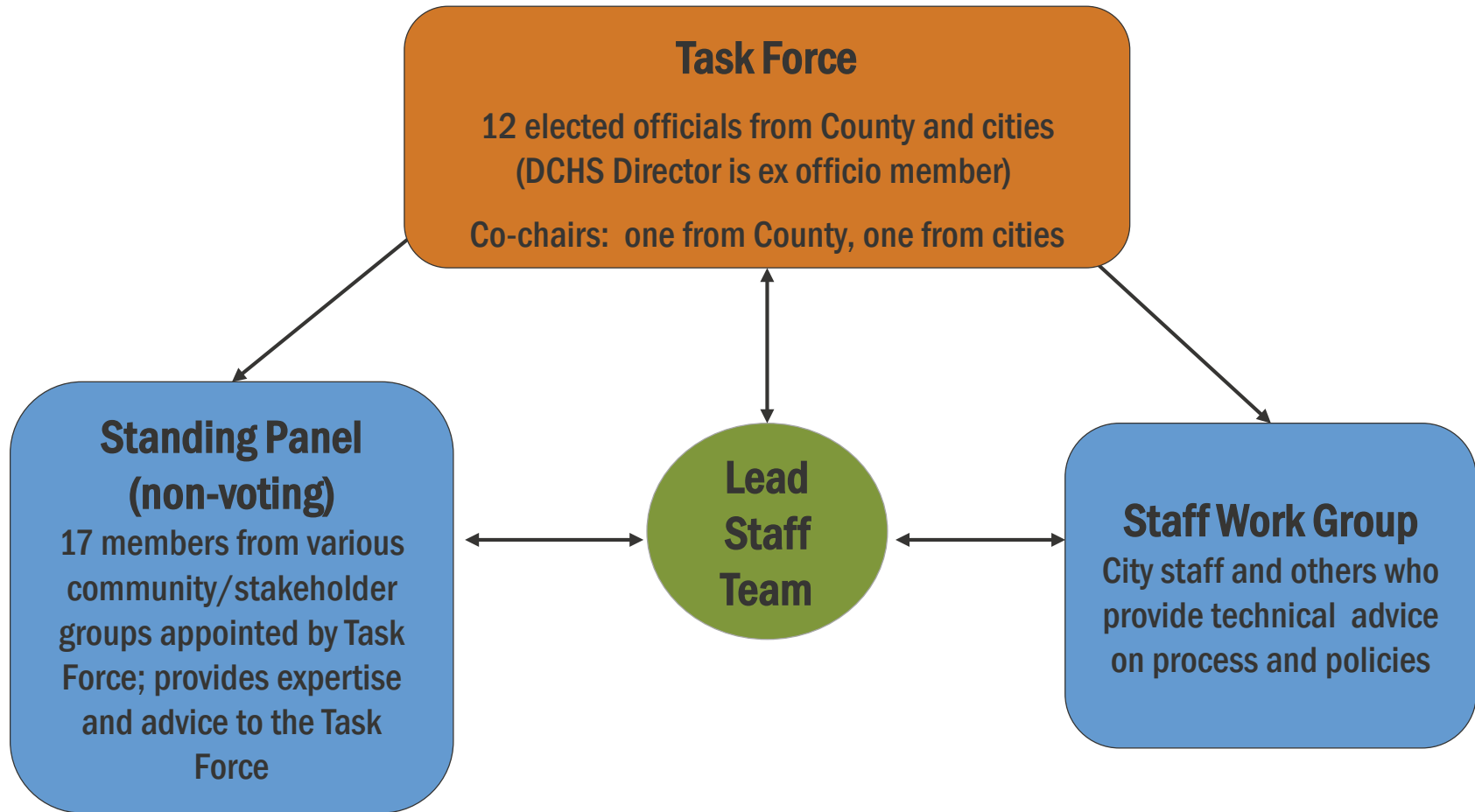
Claudia Balducci
King County Councilmember, Task Force Co-Chair

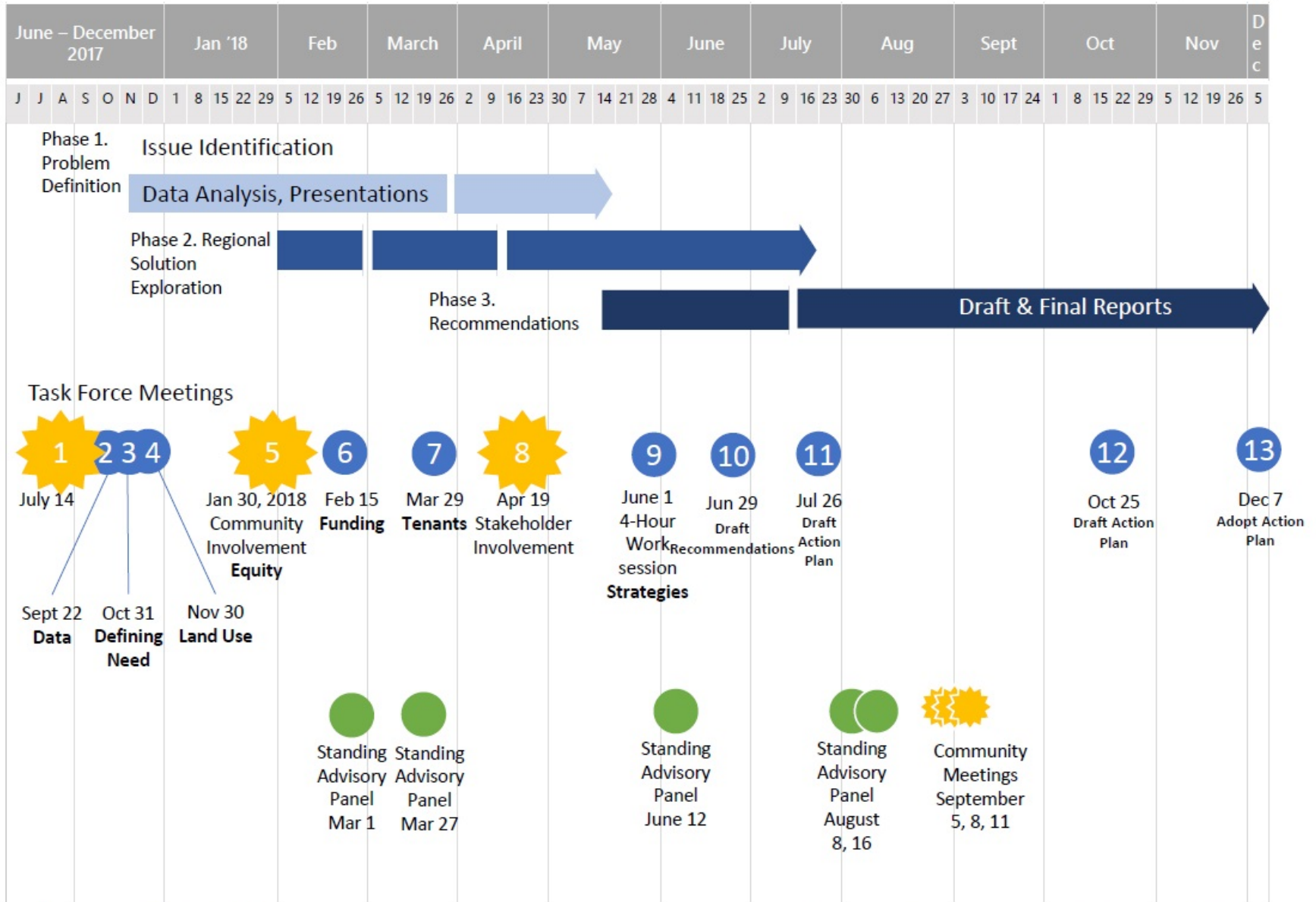


TASK FORCE MEMBERS

King County	City of Seattle	Suburban Cities
<p>Claudia Balducci, Councilmember Co-Chair</p> <p>Dow Constantine, Executive</p> <p>Rod Dembowski, Councilmember</p> <p>Larry Gossett, Councilmember</p> <p>Jeanne Kohl-Welles, Councilmember</p> <p>Pete Von Reichbauer, Councilmember</p> <p>Director of King County DCHS, ex-officio</p>	<p>Mayor Jenny Durkan (represented by Steve Walker, Director of the Office of Housing)</p> <p>Councilmember Rob Johnson</p>	<p>Kenmore Mayor David Baker, Co-Chair</p> <p>Bellevue Councilmember John Stokes</p> <p>North Bend Mayor Ken Hearing</p> <p>Renton Councilmember Ryan McIrvin</p>

WHO PARTICIPATES?





Public Process

- **July 2017 Community Meeting with over 200 people**
- **3 Sub-Area meetings** in Auburn, Bellevue, Shoreline to comment on draft Action Plan
- **3 presentations** at the Regional Policy Committee
- **5 Discussions** at the Public Issues Committee of the Sound Cities Association
- **Staff presentations with City Managers, City Planners, and Architects** with more scheduled in the coming weeks

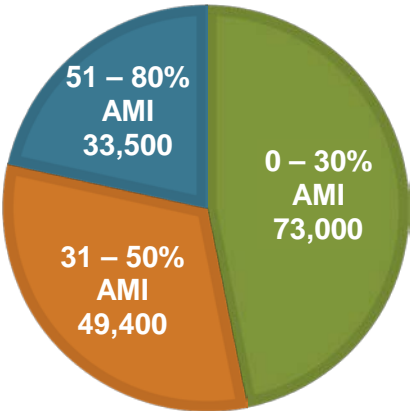
KEY FINDINGS

- King County's population **growth has been greater than housing** production since **2011**
- **Wages** have not kept up with rising **housing costs**
- More than **100,000 low-income households** pay more than half their income for housing costs.
- **Renters** are twice as likely as owners to pay half their income for housing costs
- **People of color** are significantly more likely to be paying more than half their income on housing

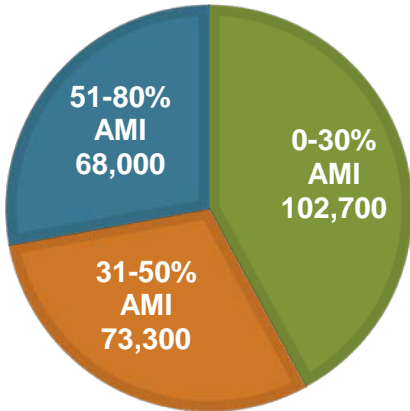
KEY FINDINGS

244,000 affordable homes needed by 2040 to ensure no one earning 80% Area Median Income and below is cost burdened

AFFORDABLE HOMES NEEDED TODAY



AFFORDABLE HOMES NEEDED BY 2040



DRAFT FIVE-YEAR ACTION PLAN

ASSUMPTIONS

- A **collaborative** approach is needed
- One size does not fit all
- **Immediate action** needed – **housing costs** will only increase
- **Multiple strategies** needed – land use, funding, incentives...
- An **ongoing governance structure** needed to implement recommendations and monitor progress
- Government focus on households earning **50% AMI or below**

DRAFT FIVE-YEAR ACTION PLAN

Goals



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graph TD; Goals[Goals] --> Strategies[Strategies]; Strategies --> Actions[Actions];
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Strategies

Actions

DRAFT FIVE-YEAR ACTION PLAN

OVERALL GOAL: THE REGION SHOULD STRIVE TO ELIMINATE COST BURDEN FOR HOUSEHOLDS EARNING 80% AREA MEDIAN INCOME AND BELOW, WITH A PRIORITY FOR SERVING HOUSEHOLDS AT OR BELOW 50% AREA MEDIAN INCOME.

DRAFT FIVE-YEAR ACTION PLAN



Create and support an ongoing structure for regional collaboration

- A Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)
- B Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

The Task Force recommends the creation of an Affordable Housing Committee of the Growth Management Planning Council to implement the Task Force recommendations.

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Increase construction and preservation of affordable homes for households earning less than 50% area median income

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- A The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources and track progress toward the goal
- B Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities
- C Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale

The Task Force recommends 44,000 units of affordable housing be produced within the next 5 years; including building, preserving and subsidizing

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Prioritize affordable housing accessible within a half mile of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

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- A** Implement comprehensive inclusionary/incentive housing policies to achieve affordability for the lowest income households possible through land use incentives to be identified by local jurisdictions
- B** Maximize resources available for transit oriented development in the near term
- C** Create and implement regional land acquisition and development strategy

The region must promote or require affordable housing near high-capacity transit stations and along transit corridors, as well as at regional growth centers.

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Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness

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- A Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords
- B Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support
- C Expand supports for low-income renters and people with disabilities
- D Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections

In 2017, approximately 4,000 renters in King County were evicted from their homes. Evictions create barriers to future housing, increase the risk of homelessness and are costly and time-consuming for both tenants and property owners.

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Protect existing communities of color and low-income communities from displacement.

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- A Authentically engage communities of color and low-income communities in affordable housing development and policy decisions
- B Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement

The region should support community-led preservation strategies that enable people to stay in their communities and allow them to benefit from the opportunities of growth of redevelopment.

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Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

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- A Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices
- B Decrease costs to build and operate housing affordable to low-income households
- C Incentivize growth and affordability goals by expanding tools for investments in local infrastructure
- D Expand and preserve homeownership opportunities for low-income households

Land use and other regulations constrain the private market's ability to respond to growth in our region. Therefore, the region should adopt policies that streamline regulations and allow for diverse housing choices.

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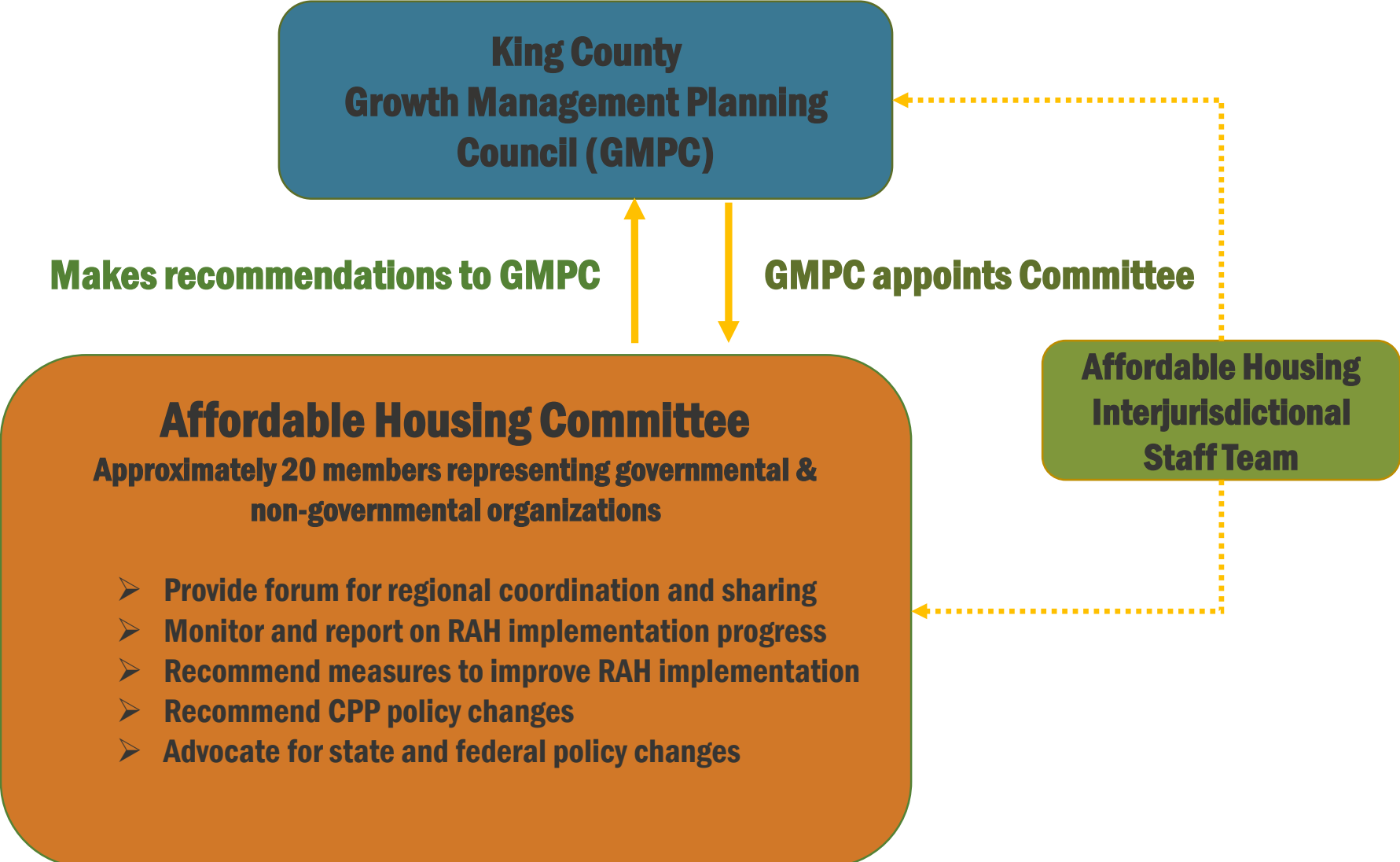


Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

- A Support engagement of local communities and residents in planning efforts to achieve more affordable housing
- B Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing

Most decisions regarding land use and planning for affordable housing happens at the city and neighborhood level. The region should support efforts to better engage residents around planning efforts to achieve more affordable housing.

Proposed GMPC Affordable Housing Committee



Proposed GMPC Affordable Housing Committee

Roles and Responsibilities

	Committee Work Plan	CPP Housing Update	Committee Charter	Members	Annual & Other Reports
GMPC	Approve	Approve	Approve	Appoint	Receive
Affordable Housing Committee	Recommend	Recommend	Recommend	N/A	Create

Potential 2019 Work Plan

- Set up **data** tracking and reporting system
- Prepare **Annual Report** to track progress toward goals
- Identify **3-5 priority strategies**
- Recommend updates to CCP **Housing Chapter**
- Develop **Committee Charter**
- Provide **Regular reporting** to GMPC

Next Steps

- Hire **3 new FTEs** to staff the Committee and create a database and website with resources in the **2019-2020 County budget**
- GMPC **appoint** Committee members **Q1 2019**
- Establish **Housing** Interjurisdictional Team **Q1 2019**
- GMPC approve **2019 Committee work plan Q1 2019**

QUESTIONS?

THANK YOU!

[KingCounty.gov/affordablehousing](https://www.kingcounty.gov/affordablehousing)