

August 15, 2011

Housing Target Work Plan

Goal of the Work Plan:

The Growth Management Planning Council will lead a cooperative effort to evaluate the methodology for allocating affordable housing targets to local jurisdictions and identify alternative approaches for consideration as a replacement for the interim methodology and targets contained in Policy H-2.

Description:

Staff work on the methodology will be undertaken as a collaborative effort involving staff from King County, interested cities, and representatives of other relevant agencies. Growth Management Planning Council staff will lead the effort, which will commence during summer 2011. Staff will present an initial report to GMPC at its first meeting in 2012, and a draft recommendation is due to the Growth Management Planning Council in June 2012. The Growth Management Planning Council will take action to replace the interim affordable housing target methodology contained in Policy H-2 in September, 2012.

A. This process includes the following subtasks:

To be completed by the technical staff group:

- Data collection and analysis consistent with the factors listed in Subsection B
- Research on comparative best practices

To be completed by Interjurisdictional Staff Team with advice from technical staff:

- Development and presentation of alternatives
- Recommendation of a replacement methodology and new affordable housing targets

B. This evaluation should consider the following substantive factors:

1. Countywide and local affordable housing needs of low- and moderate-income households
2. Number of jobs by wage level and location
3. Transportation costs in different areas of the county
4. Existing stock of market rate and subsidized housing affordable to low- and moderate-income households, including its distribution within the county
5. Action taken by cities and other agencies and outcomes achieved in accommodating low and moderate income housing units since 1995
6. Housing market conditions in different areas of the county
7. The distribution of public funding for subsidized housing
8. Range of tools and resources available to make progress toward the targets and the extent to which jurisdictions have used the full range of tools and resources available

C. Any replacement for the current affordable housing methodology should:

1. Meet projected need for affordable housing for low- and moderate-income households
2. Represent a fair share distribution of the responsibility to accommodate that need throughout the county
3. Be rationally derived based on the factors identified in Subsection B
4. Implement a stated intent of Policy H-2 to increase the housing stock affordable to low- and moderate-income households, especially in areas of the county with higher housing costs, while increasing the range of housing choices in areas of the county characterized by concentrations of housing affordable to low- and moderate-income households.
5. Be easy to understand by policy makers, local staff, and the public
6. Be feasible to monitor progress toward targets over time