

A scenic landscape photograph showing a large body of water in the foreground, a forested shoreline, and a range of mountains in the distance. A prominent snow-capped mountain peak is visible in the center background under a clear blue sky.

Regional Affordable Housing Task Force Community Meetings September 2018



TASK FORCE MEMBERS

King County	City of Seattle	Suburban Cities
<p>Councilmember Claudia Balducci, Co-Chair</p> <p>Executive Dow Constantine</p> <p>Councilmember Rod Dembowski</p> <p>Councilmember Larry Gossett</p> <p>Councilmember Jeanne Kohl-Welles</p> <p>Councilmember Pete Von Reichbauer</p> <p>Adrienne Quinn, 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>

TASK FORCE OBJECTIVES

The Regional Affordable Housing Task Force will make recommendations that are:

- **Actionable,**
- **Sustainable, and**
- **Regional**

To make a meaningful difference towards creating 244,000 new affordable and healthy homes by 2040.

TASK FORCE OBJECTIVES

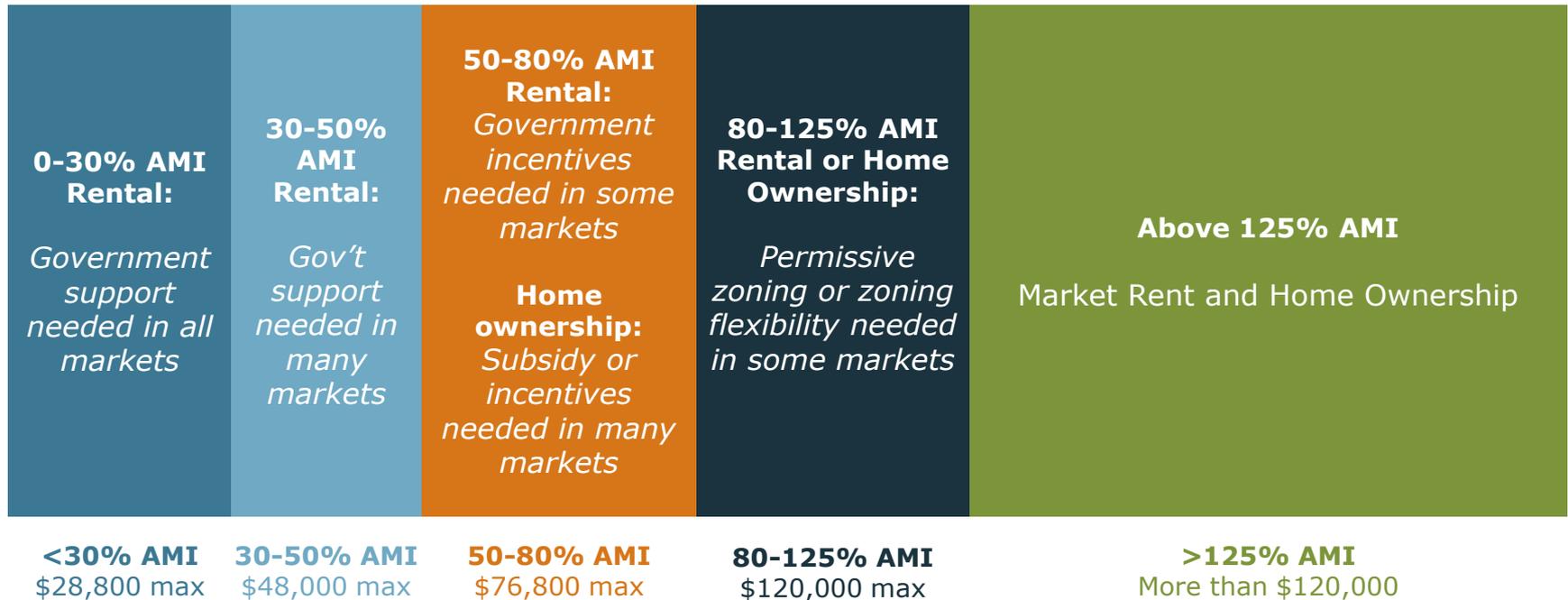
The Task Force will identify strategies which:

- **Support homes close to jobs, transit and key services;**
- **Reduce the disproportional impacts of housing affordability challenges; and**
- **Address affordability and accessibility for households with unique needs.**

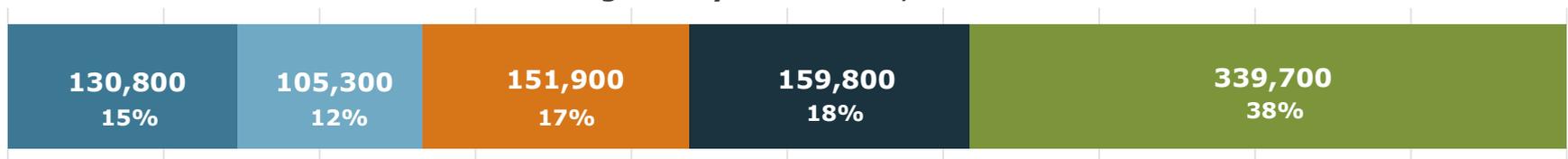
KEY FINDINGS

- King County's population **growth has been greater than housing production** since 2011
- Wages have not kept up with **increased housing costs**
- More than **100,000 low-income households** pay more than half their income for housing costs.
- **Renters** are twice as likely 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
- **244,000** affordable homes needed by 2040

Developing a Continuum of Housing Options



King County Households, 2017



Sources: HUD, 2017; US Census Bureau, ACS 2015; CAI, 2017

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 a governance structure that includes at least King County and cities
- B Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

A dedicated, ongoing body will be needed to implement the Task Force recommendations. Because the drivers and effects of the affordable housing challenge are regional and the solution should also be regional and collaborative.

DRAFT FIVE-YEAR ACTION PLAN



Secure housing stability for the lowest-income households by increasing construction and preservation of affordable homes for the lowest-income households.

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- A Regional governance organization to detail needed funding and identify increased resources to meet funding needs.
- B Prioritize and make available (for free or at deep discount) under-utilized property from state, county, cities, and non-profit or 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

Public investments should be prioritized to serve the lowest-income households given that the private market is not well positioned to meet their needs.

DRAFT FIVE-YEAR ACTION PLAN



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

This recommendation recognizes that the region must promote or require affordable housing near high-capacity transit stations and along transit corridors, as well as in regional growth centers.

DRAFT FIVE-YEAR ACTION PLAN



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 statewide policies related to tenant protections
- B Strive to more widely adopt model, expanded tenant protection ordinances countywide
- C Expand supports for low-income renters
- D Adopt programs and policies to improve the quality of housing

In 2017, approximately 4,000 renters were evicted from their housing. Evictions create barriers to future housing for those households, increase risk of homelessness and are costly and time-consuming for property owners.

DRAFT FIVE-YEAR ACTION PLAN



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 existing residents to remain in their communities and allow them to benefit from the opportunities of growth of redevelopment.

DRAFT FIVE-YEAR ACTION PLAN



Promote greater housing growth and diversity & 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 provide affordable housing
- C** Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

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.

DRAFT FIVE-YEAR ACTION PLAN



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

- A** Support local engagement of neighborhoods and residents in planning for affordable housing
- B** Expand engagement of non-governmental partners (philanthropy, business, and faith communities) to support efforts to build and site more affordable housing

Most land use and planning for affordable housing happens at the city and neighborhood level. The region should support city efforts to better engage residents around the benefits of having affordable housing in all parts of the county and help focus more urgent and scalable action at local levels.

DISCUSSION QUESTIONS

Question 1: Why are you here? What's the most critical housing issue facing you or your community today?

Question 2: What goals, strategies, or actions stand out as being the most important or impactful for you or your community? You're welcome to share any examples of these strategies working well in your community.

Question 3: Over the next month or two, the Task Force will complete a recommended governance strategy to ensure implementation of the Plan. What do you think could be the biggest challenge to implementing this Plan? What can be done to overcome that challenge?

Question 4: Now that you had a chance to review the draft Action Plan, do you or your community have any housing needs that you don't believe are addressed by this Plan? If so, what are they?

Please visit our website for more information & to share your feedback
kingcounty.gov/affordablehousing