AFFORDABLE HOUSING COMMITTEE

Friday January 30, 2020, 5:00 – 7:00 pm
INTRODUCTIONS
## AGENDA & MEETING MATERIALS

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
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<tr>
<td>5:00 pm</td>
<td>Introductions and Agenda Review</td>
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<tr>
<td>5:10 pm</td>
<td>Meeting Minutes</td>
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<tr>
<td>5:15 pm</td>
<td>Study Session: Countywide Planning Policies, Issues 3 and 4</td>
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<tr>
<td>6:40 pm</td>
<td>Emerging Issues</td>
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<tr>
<td>6:55 pm</td>
<td>Next Steps</td>
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<tr>
<td>7:00 pm</td>
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MEETING
MINUTES

January 17th, 2020
STUDY SESSION
COUNTYWIDE PLANNING POLICIES
ISSUES 3 AND 4

McCaela Daffern
Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services
AHC AND GMPC DISCUSSION

- Consider non-transit communities
- Geographic distribution
- Nuanced approach
- Better accountability
- Jurisdictions do their share
- Align with VISION 2050
- Track and display data
- Help people live where they work
- Hard to meet need at 0-30% AMI
- Equity
- Leverage transit investments
- Leverage public-private partnerships
IMPLEMENTING THE STATE GROWTH MANAGEMENT ACT (GMA)

1. The regional planning authority (PSRC) must adopt **multicounty planning policies**

2. The county, in cooperation with cities, must adopt **countywide planning policies**

3. Cities and counties must adopt a **comprehensive plan**
   Counties must protect rural and natural resource uses

4. Cities must accommodate growth through the **zoning code** (e.g., height, floor area ratio, density)

Development, when it occurs, should implement the Growth Management Act
TIMELINE

Key Highlights

Jan 17 and 30
AHC briefed on CPPs and HIJT is prepared to draft an update

March 30
AHC reviews draft CPPs Housing Chapter update

May 15
AHC votes to adopt CPPs Housing Chapter update for GMPC consideration

June 24
GMPC reviews recommended CPPs update

Sept 30
GMPC issues public review CPPs draft

Dec 4th
GMPC votes to recommend updated CPPs
ISSUE 3
Planning policies to address the need for housing affordable to very low-income households
“The provision of housing affordable to very-low income households, those earning less than 30% of AMI, is the most challenging problem and one faced by all communities in the county. Housing for these very-low income households cannot be met solely through the private market. Meeting this need will require interjurisdictional cooperation and support from public agencies, including the cities and the county.”

-- Housing Chapter Introduction, 2012 King County Countywide Planning Policies

“Address the need for housing affordable to households at less than 30 percent AMI (very low-income), recognizing that this is where the greatest need exists, and addressing this need will require funding, policies, and collaborative actions by all jurisdictions working individually and collectively.”

-- Policy H2, 2012 King County Countywide Planning Policies
Current Environment | Net Loss

Supply of Rental Units in King County by AMI Tier

- Few affordable market rate units left, relatively low amounts of new construction due to need for heavy subsidies

Notes:
1) Includes units affordable at the high end of the range and unaffordable at the low end of the range
2) Assumed that >100% AMI rental stock will grow at same rate as households in that income category

Source: McKinsey & Company, ACS
Greater government intervention is required at lower AMI levels

Permissive zoning or zoning flexibility needed in some markets

Subsidy or incentives needed in many markets

Government support needed in all markets

<table>
<thead>
<tr>
<th>AMI Range</th>
<th>Income Limit</th>
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<tbody>
<tr>
<td>80-125% AMI</td>
<td>$120,000* max</td>
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<tr>
<td>50-80% AMI</td>
<td>$88,250* max</td>
</tr>
<tr>
<td>30-50% AMI</td>
<td>$55,350* max</td>
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<tr>
<td>&lt;30% AMI</td>
<td>$33,200* max</td>
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* These income limits are for a household of 4 in King County (2017)

Sources: HUD, 2017
### Household Size

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<tr>
<th>80% AMI</th>
<th>50% AMI</th>
<th>30% AMI</th>
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<tbody>
<tr>
<td><strong>Welder</strong> ($48,548)</td>
<td><strong>Teacher</strong> ($37,447)</td>
<td><strong>Cashier</strong> ($25,410)</td>
</tr>
<tr>
<td><strong>Retired couple</strong> ($42,200)</td>
<td><strong>Restaurant cook</strong> ($30,281)</td>
<td><strong>Home health aide</strong> ($25,864)</td>
</tr>
<tr>
<td><strong>Taxi driver</strong> ($26,340) plus <strong>Childcare worker</strong> earning ($26,038)</td>
<td><strong>Secretary</strong> ($49,569)</td>
<td><strong>Janitor</strong> ($31,799)</td>
</tr>
<tr>
<td><strong>Biologist</strong> ($76,900)</td>
<td><strong>Auto mechanic</strong> ($31,640)</td>
<td><strong>Retail worker</strong> ($31,640)</td>
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<tr>
<td><strong>Accountant</strong> ($69,940)</td>
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<tr>
<td><strong>Office clerk</strong> ($37,566) plus <strong>Security guard</strong> ($32,427)</td>
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Subsidy or incentives needed in many markets

Government support needed in many markets

Government support needed in all markets

Sources: HUD, 2019; National Housing Conference Paycheck to Paycheck Report
Race

Over half of Black and Hispanic households are cost burdened

Percent of King County Households by Race

King County Households Spending 30% or More of Their Income on Housing by Race

Sources: King County Dept. of Community and Human Services 2017; Community Attributes 2017
1 in 5 seniors are severely cost burdened

- 20% of 65 and older
- 13% of 41-64
- 12% of 25-40
- 35% of 25 and younger

King County Households Spending 50% on Housing by Age

Sources: King County Dept. of Community and Human Services 2017, Community Attributes 2017
More renters in South & North King County are cost burdened

King County Cost Burdened & Severely Cost-Burdened Owners and Renters by Location

Sources: King County Dept. of Community and Human Services 2017; Community Attributes 2017
What types of strategies would better support the efforts of nonprofits, businesses, and jurisdictions to meet the need for households at 0-30% AMI?
ISSUE 4
Affordable housing goals and housing need by AMI percentage
The Growth Management Act requires jurisdictions to create housing elements in comprehensive plans that make “adequate provisions for existing and projected needs of all economic segments of the community.”
2012 CPPs PROVIDED A FRAMEWORK

These policies envision cities and the county following a four-step process:

- **Inventory & Analysis**: Conduct an inventory and analysis of housing needs and conditions.
- **Policy Implementation**: Implement policies and strategies to address unmet needs.
- **Measure Results**: Respond to measurement with reassessment and adjustment of strategies.
- **Adjust**: Adjust strategies based on results and reassessment.
HIJT ANALYSIS

The region fell short in assessing effectiveness of individual housing strategies & adjusting

- Jurisdictional monitoring and adjustment **didn’t always occur and** fell by the wayside
- Jurisdictional assessment **not well-connected** to regional oversight
- The region **lacked accurate information** on whether housing needs of all economic and demographic groups were met within all jurisdictions
- The Regional Affordable Housing Task Force **analyzed countywide need and recommend new strategies**, calling for the creation of the AHC and a dashboard to track progress towards plan goal (eliminating cost burden among households earning ≤80% AMI)
Proportionate Ratio of Units at each AMI level
Proportionate to Households at each AMI level
Past and Future Cost-Burden for households
What values should guide our understanding of affordable housing “need?” Should we seek to maintain a proportionate mix of all housing types for all income levels throughout the county or meet past and future cost burden?
EMERGING ISSUES

AHC Member Updates
NEXT STEPS

**AHC (March 30th)**
- Select a new Vice Chair (must be a non-elected official)
- Review and discuss draft CPP policy options
- Received dashboard update
- Receive initial summary briefing on the revenue work plan item
- Learn about emerging issues relevant to the City of Auburn

**HIJT (now-March 30th)**
- Use AHC feedback and HDC stakeholder input to draft updates to the CPPs Housing Chapter
- Develop work plan for revenue strategy
- Initiate development beta affordable housing dashboard
- Reach out to equity stakeholders
THANK YOU

Next meeting is March 30th, 2020, 1-3 P.M. at PSRC