

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL

AGENDA TITLE:	Affordable Housing Committee (AHC)
PRESENTED BY:	Housing Interjurisdictional Team (HIJT)

Background

The Regional Affordable Housing Task Force (RAHTF) was convened in 2017 to develop and adopt a regional approach to addressing the affordable housing crisis in King County. The RAHTF concluded its work in December 2018 with a final report and Five Year Action Plan that seeks to spur actions to increase the availability of affordable housing and eliminate cost burden for low-income people in the county. The plan included dozens of actions organized around seven goals including, but not limited to, increasing construction and preservation of affordable homes, preserving access to affordable homes by renters, and promoting greater housing growth and diversity. The final report called for coordinated action across all levels of government and all sectors to address the crisis and ensure the health and livability of the county's communities and economic vitality of the region.

As a result of the RAHTF's recommendations, a committee of 19 elected officials, nonprofit, and business leaders was established in June 2019 to advance regional solutions that address the growing affordable housing crisis in King County. The Affordable Housing Committee (AHC) of the Growth Management Planning Council (GMPC) serves as a regional advisory body empowered to recommend action and assess progress toward implementation of the Action Plan and serves as a point of coordination and accountability for affordable housing efforts across King County. The Chair of the AHC is King County Council Chair Claudia Balducci. Staff from King County, cities within the county, transit agencies, and nonprofit and stakeholder groups support the work of the AHC through the Housing Interjurisdictional Team (HIJT).

In consultation with community partners, the Committee finalized a work plan for late 2019 through the end of 2020 organized around two themes: build accountability and take action. Work plan goals include:

- Center **equity** in the Committee's work
- Launch an **affordable housing dashboard** to track regional progress towards advancing regional solutions that address the affordable housing crisis
- Recommend **Countywide Planning Policies (CPPs) Housing Chapter amendments** to the GMPC
- Develop a **community engagement strategy** to build support for affordable housing
- Analyze and identify the **sources of revenue** sufficient to build or preserve 44,000 units of affordable housing by 2024 and build the case for greater investment
- Review and recommend **zoning and land use actions** to increase and diversify housing choices and maximize affordability, particularly near frequent transit

New AHC Member Candidates

Members of the AHC are selected by the chair of the GMPC, with concurrence from GMPC membership. There are seven individuals recommended to fill seven vacant seats on the AHC triggered by member resignations. These proposed elected members were selected by their respective caucuses and the nonprofit stakeholders were recommended by the outgoing AHC representatives with expertise in anti-displacement and the market-rate home building industry.

GMPC members are asked to consider these individuals for membership on the Committee:

- **Alex Brennan**, Executive Director of Futurewise
- **Caia Caldwell**, External Relations Manager for Master Builders Association of King and Snohomish Counties
- **Michael Ramos**, Executive Director of Church Council of Greater Seattle
- **Councilmember Ryan McIrvine**, City of Renton, Sound Cities Association
- **Mayor Lynne Robinson**, City of Bellevue, Sound Cities Association
- **Councilmember Girmay Zahilay**, King County Council
- **Councilmember Teresa Mosqueda**, City of Seattle

Countywide Planning Policies Housing Chapter Amendments

The original 1992 Countywide Planning Policies (CPPs) assigned affordable housing targets for housing units in each income range for every jurisdiction. The 2012 amended CPPs eliminated these targets in exchange for a greater focus on policy implementation matched to local need. The amendments established a countywide need for affordable housing and directed jurisdictions to conduct a four-step continuous improvement cycle of assessment, policy adoption, monitoring, and strategy amendment.

Last year, the RAHTF found that the countywide need for affordable housing remains unmet. According to their estimates, the county needs 156,000 more affordable homes today and another 88,000 affordable homes by 2040 to ensure that all low-income families in King County have a safe and healthy home that costs less than 30 percent of their income. In light of these findings, the GMPC has asked the AHC to recommend updates to the housing chapter of the CPPs in 2020 to support the regional need to address this shortfall.

The GMPC and AHC met in November to learn about housing challenges and discuss what the 2012 CPPs got right and wrong, identify opportunities to strengthen the CPPs, and provide research direction to the HIJT. The AHC held two study sessions in January about the housing chapter. In the meetings, there was general support for the following:

Methods for Ensuring Regional Accountability

- The AHC monitoring regional progress towards meeting the affordable housing need
- The AHC dashboard serving as the CPPs Housing Chapter monitoring tool
- Monitoring jurisdictional progress towards meeting the affordable housing need

Geographic Distribution and Siting

- Balancing the availability of affordable housing options countywide and targeting affordable housing in areas of opportunity with access to transit, jobs, high performing schools, and parks/open space
- Approaching geographic distribution and siting of affordable housing that integrates racial and social equity principles, paying attention to Fair Housing law, creating inclusive communities with access to opportunity, and minimizing displacement

- Equitable distribution of affordable housing rather than equal distribution

Addressing the Need for Housing Affordable to Very Low-Income Households

- Preserving manufactured home communities which house very low-income households such as seniors
- Developing structured layering of project-based Section 8 with inclusionary zoning, incentive zoning and Multi-Family Tax Exemption to maximize savings in housing very-low income households
- Supporting housing authority efforts to maximize their ability to leverage federal subsidies
- Policies that encourage the creation or preservation of housing typologies that serve 0-30% AMI
- Incorporating accountability measures into the CPPs to provide housing for 0-30% AMI households
- Ensuring market-rate housing developers and manufacturers of modular housing are involved in discussions to address the need for housing affordable to very low-income households
- Reducing the costs of market-rate housing via strategies like density bonuses, micro-housing, reduced parking requirements, and reduced road standards

Affordable Housing Goals and Need by AMI Percentage

- Aligning the CPPs definition of need with that of the RAHTF, which defined “need” by the number of units it would take to eliminate cost burden among low-income households by 2040

With this direction, the HIJT will prepare draft policy language for consideration by the AHC at the March 30th meeting. The AHC intends to review further revisions to housing chapter updates on May 15th, at which time they may issue a recommendation to the GMPC for consideration.