

AFFORDABLE HOUSING COMMITTEE UPDATE

Claudia Balducci

Affordable Housing Committee Chair
King County Council Chair

McCaela Daffern

Staff Lead, Affordable Housing Committee
King County Regional Affordable Housing Implementation
Manager

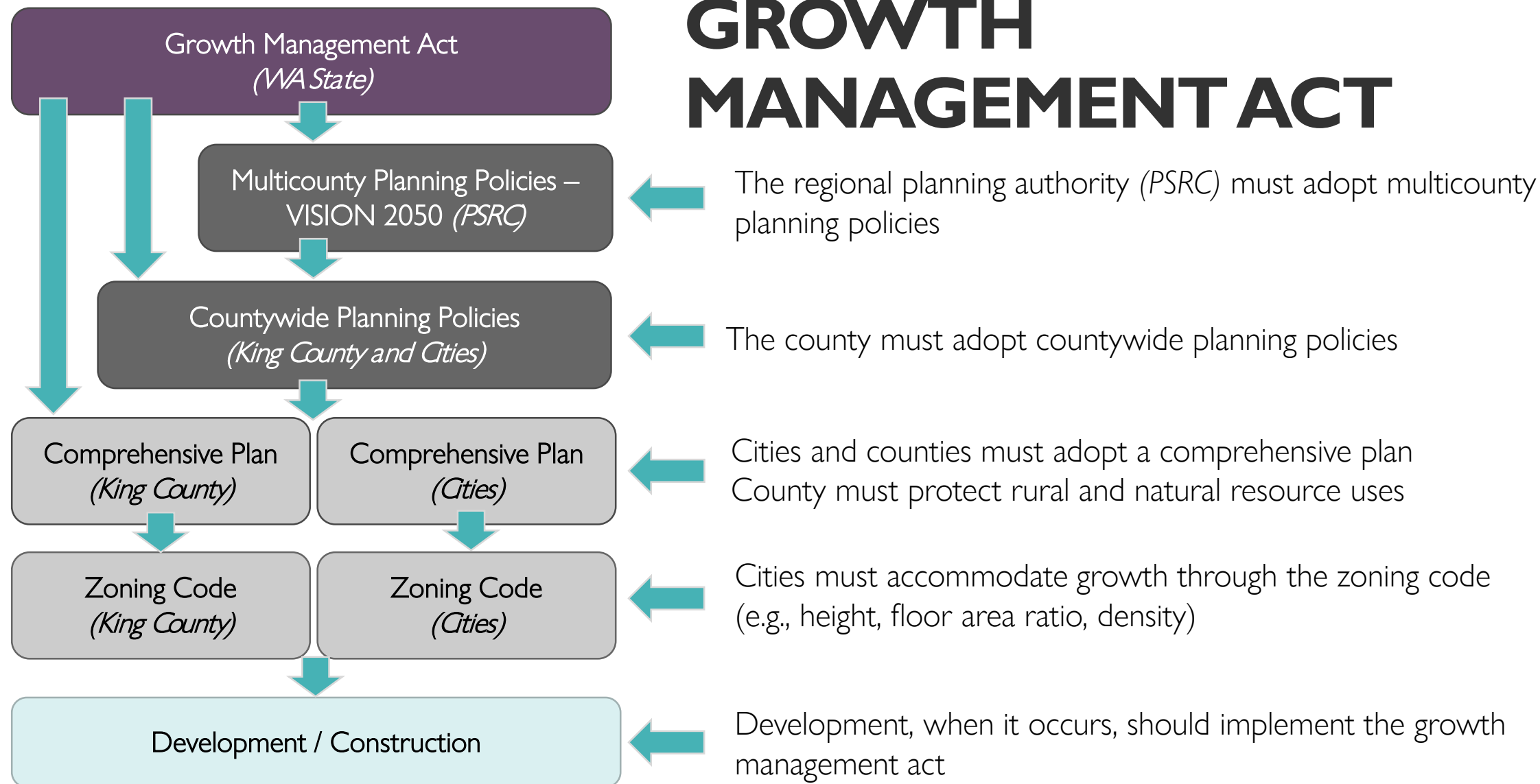
NEW AHC MEMBER CANDIDATES

- **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
- **Councilmember Teresa Mosqueda**, City of Seattle

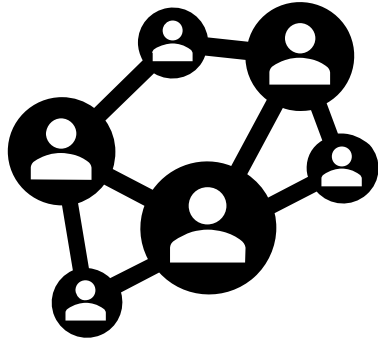
COUNTYWIDE PLANNING POLICIES

Housing Chapter Update

IMPLEMENTING THE GROWTH MANAGEMENT ACT

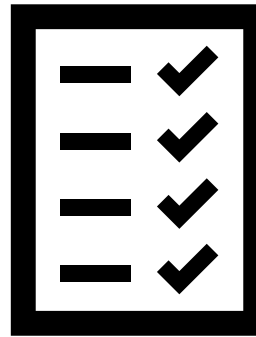


CONTEXT



INFORMATION GATHERING

November 2019 -
January 2020



PROPOSAL DRAFTING

February 2020 -
May 2020



DECISION MAKING & APPROVAL

May 2020 –
December 2020

INITIAL AHC INPUT



Regional, coordinated approach



Accountability



Equitable distribution of affordable housing



Address housing need for very low income households



Define affordable housing need by units required to eliminate cost-burden among low-income households by 2040

ISSUE I | Methods for Ensuring Regional Accountability

Overall Support

- The Committee should monitor regional progress towards meeting the affordable housing need
- The AHC dashboard should serve as the CPP Housing Chapter monitoring tool
- The dashboard should include a measurement of jurisdictional progress towards meeting affordable housing need

ISSUE 2 | Geographic Distribution and Siting

Overall Support

- Balancing the availability of affordable housing options countywide with targeting affordable housing in areas of opportunity with access to transit, jobs, high performing schools, and parks/open space
- A 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
- Overall support for equitable distribution of affordable housing rather than equal distribution

ISSUE 3 | Countywide Planning Policies to Address the Need for Housing Affordable to No-and Very Low-income Households

Overall Support

- Preserve manufactured home communities which house very low-income households such as seniors
- Develop structured layering of project-based Section 8 with inclusionary zoning, incentive zoning and MFTE to maximize savings in keeping very-low income families housed. More savings per unit allows more of these families to become housed.
- Cities and the County should work with housing authorities to find ways to maximize the leveraging of federal subsidies
- Cities should coordinate with housing authorities on zoning needed to support housing typologies that serve 0-30% AMI
- Incorporate accountability measures into the CPPs to provide housing for 0-30% AMI households
- Ensure 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
- Consider ways to reduce the cost of market-rate housing like density bonuses, micro-housing, reduced parking requirements, and reduced road standards

ISSUE 4 | Affordable Housing Goals and Need by AMI Percentage

Overall Support

- Redefining housing need to align with the Regional Affordable Housing Task Force definition
- Represents a shift from affordable housing need based on the number of units required to maintain a proportional share of overall housing need to affordable need based on the number of units needed to eliminate cost burden among households earning at or below 80% Area Median Income by 2050

HIJT CPP WORK GROUP

Work Group Members

- Ana Bonilla, Enterprise
- Brian Parry, Sound Cities Association
- Janet Lewine, City of Bellevue
- Jen LaBrecque, City of Seattle
- McCaela Daffern, King County
- Michael Stanger, A Regional Coalition for Housing (ARCH)
- Sunaree Marshall, King County

HIJT CPP WORK GROUP

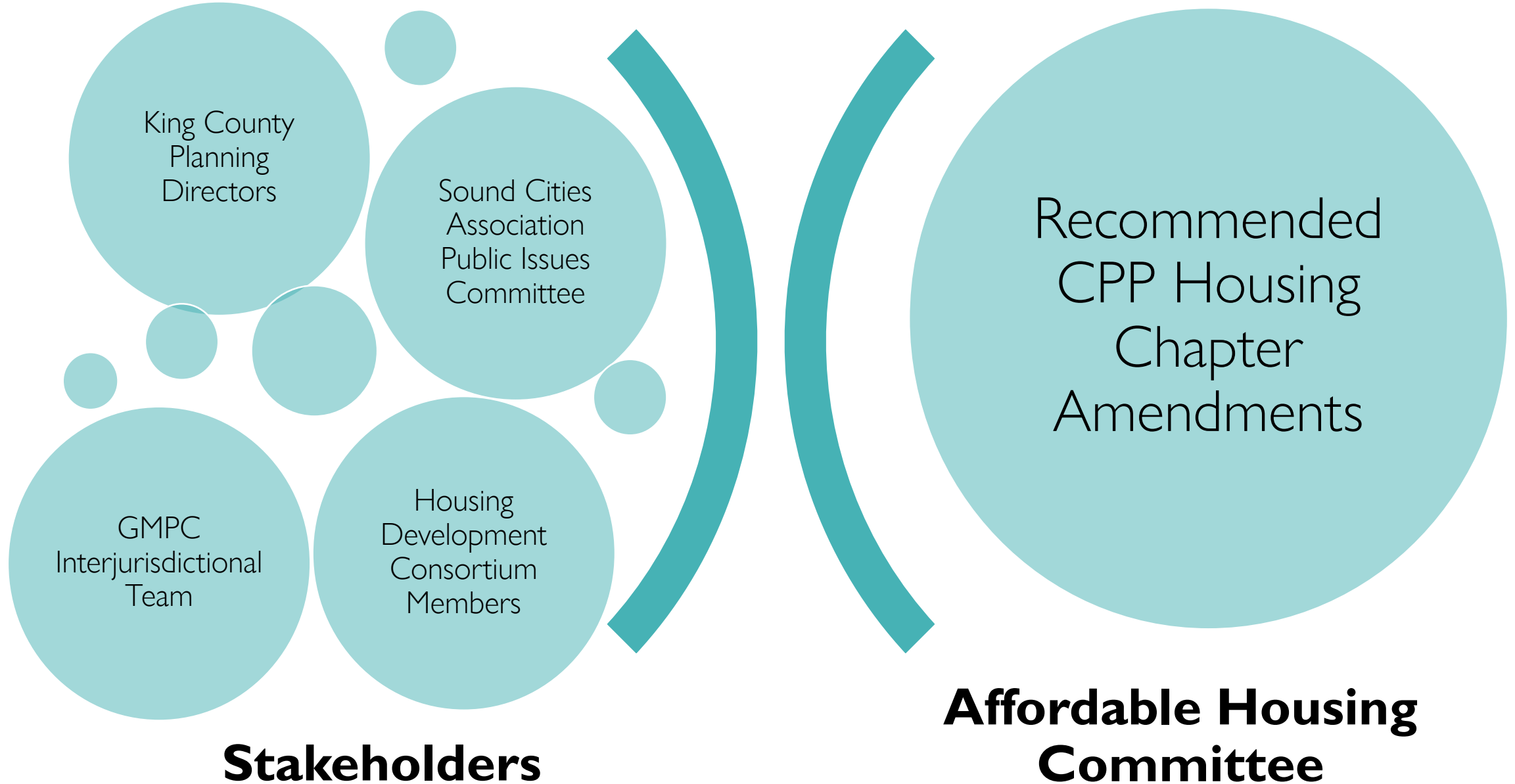
Guiding principles for draft amendments

- Determine which proposed amendments should be a focus at the March AHC meeting
- Ensure the policies are useful to the city planners in understanding how the CPPs relate to their housing element
- Be specific, add subjects to policy language, and recognize that lofty ideals are difficult to operationalize
- Provide clarity on the outcomes desired from the policy language, but still ensure jurisdictions have discretion in adapting policies to meet their local needs
- Uphold the Regional Affordable Housing Task Force recommendations (non-binding) and adhere to VISION 2050 (binding)

HOUSING CHAPTER | EQUITY ANALYSIS

HIJT Equity Analysis Goal

- Ensure CPP Housing Chapter amendments advance equity and social justice outcomes in alignment with VISION 2050 and the Regional Affordable Housing Task Force, including but not limited to these topics:
 - Tenant protections
 - Displacement
 - Homeownership
 - Community engagement



TIMELINE

Key Highlights



JAN 17

AHC briefed on CPPs and HIJT drafts an update



MARCH 30

AHC reviews draft CPPs Housing Chapter amendments



MAY 15

AHC takes action to recommend CPPs Housing Chapter amendments to GMPC for consideration



JUNE 24

GMPC reviews recommended CPPs Housing Chapter amendments



SEPT 30

GMPC issues public review CPPs draft



DEC 2

GMPC takes final action to recommend CPPs amendments to King County Council



Questions?