

# AFFORDABLE HOUSING COMMITTEE

Friday, November 15, 2019, 2:00 – 4:00 pm

# INTRODUCTIONS

Name and organization

# AGENDA

2:00 pm	Introductions and Agenda Review
2:10 pm	Meeting Minutes
2:15 pm	Potential New Member
2:20 pm	Applying Equity Concepts to the Countywide Planning Policies
3:05 pm	House Bill 1406 Recommendation Update
3:10 pm	2020 Work Plan
3:40 pm	Emerging Issues
3:55 pm	Next Steps
3:00 pm	Adjourn

# IN YOUR PACKET

- Section 1: Agenda
- Section 2: Meeting slides
- Section 3: Meeting minutes, September 20<sup>th</sup>, 2019
- Section 4: New member update
- Section 5: Overview for the Affordable Housing Task Force on the Countywide Planning Policies-2017
- Section 6: Work plan staff memo
- Section 7: Dashboard update staff memo

# MEETING MINUTES

September 20<sup>th</sup>, 2019

# AHC MEMBERSHIP

# MEET CAIA CALDWELL

- Replacement for Patricia Akiyama, who resigned from the Master Builders Association of King and Snohomish County (MBAKS) and the AHC in September
- External Relations Manager for MBAKS
- Member of the Growth Management Planning Board and the King County Department of Natural Resources Parks Clean Water Plan Advisory Group
- Previously staffed MBAKS public outreach efforts related to housing, growth, development, and transportation
- Worked for a company that specialized in federal agency contracts including the U.S. Department of Housing and the U.S. Department of Labor



# APPLYING EQUITY CONCEPTS

To the Countywide Planning Policies

## **Christopher Bhang**

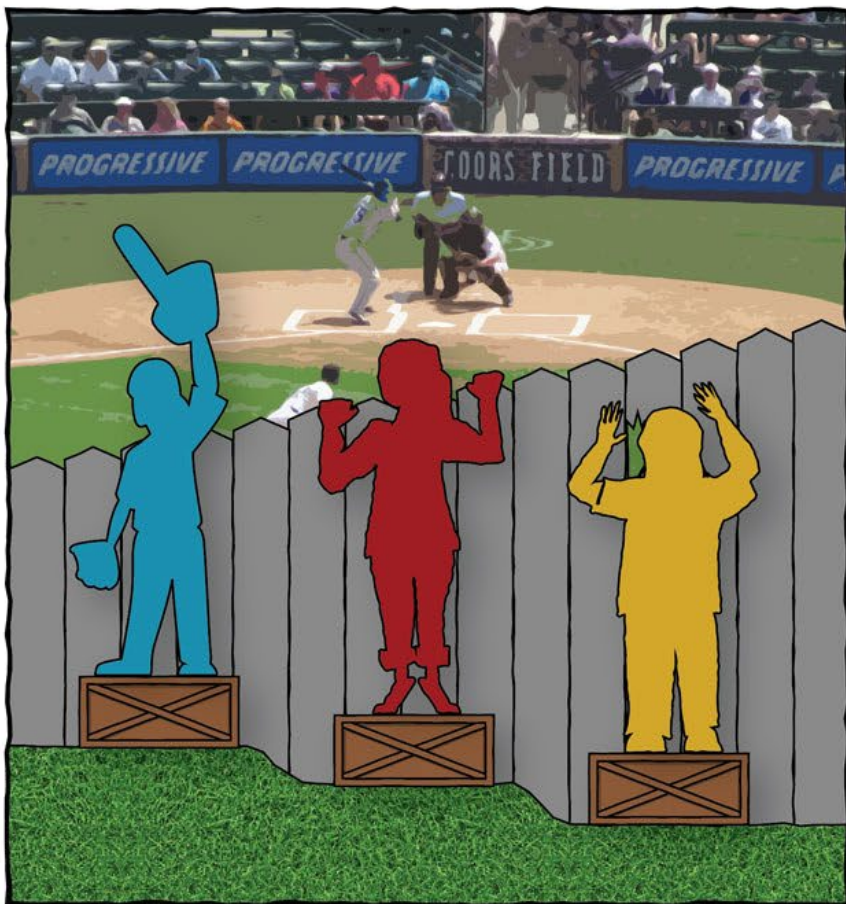
Civil Rights Program Manager,  
King County Office of Equity & Social  
Justice

## **Sunaree Marshall**

Housing Policy & Special Projects Manager,  
King County Department of Community &  
Human Services



# UNPACKING EQUITY



**EQUALITY**



**EQUITY**

From [Cultural Organizing](#), October 2016

# UNPACKING EQUITY

## Distributional Equity

- Fair access to community resources/benefits

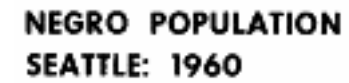
## Process Equity

- Centers voice of those most affected, not just “mainstream” voices at the table
- Inclusiveness in decision-making process
- Accountable in execution and reporting

## Cross-Generational Equity

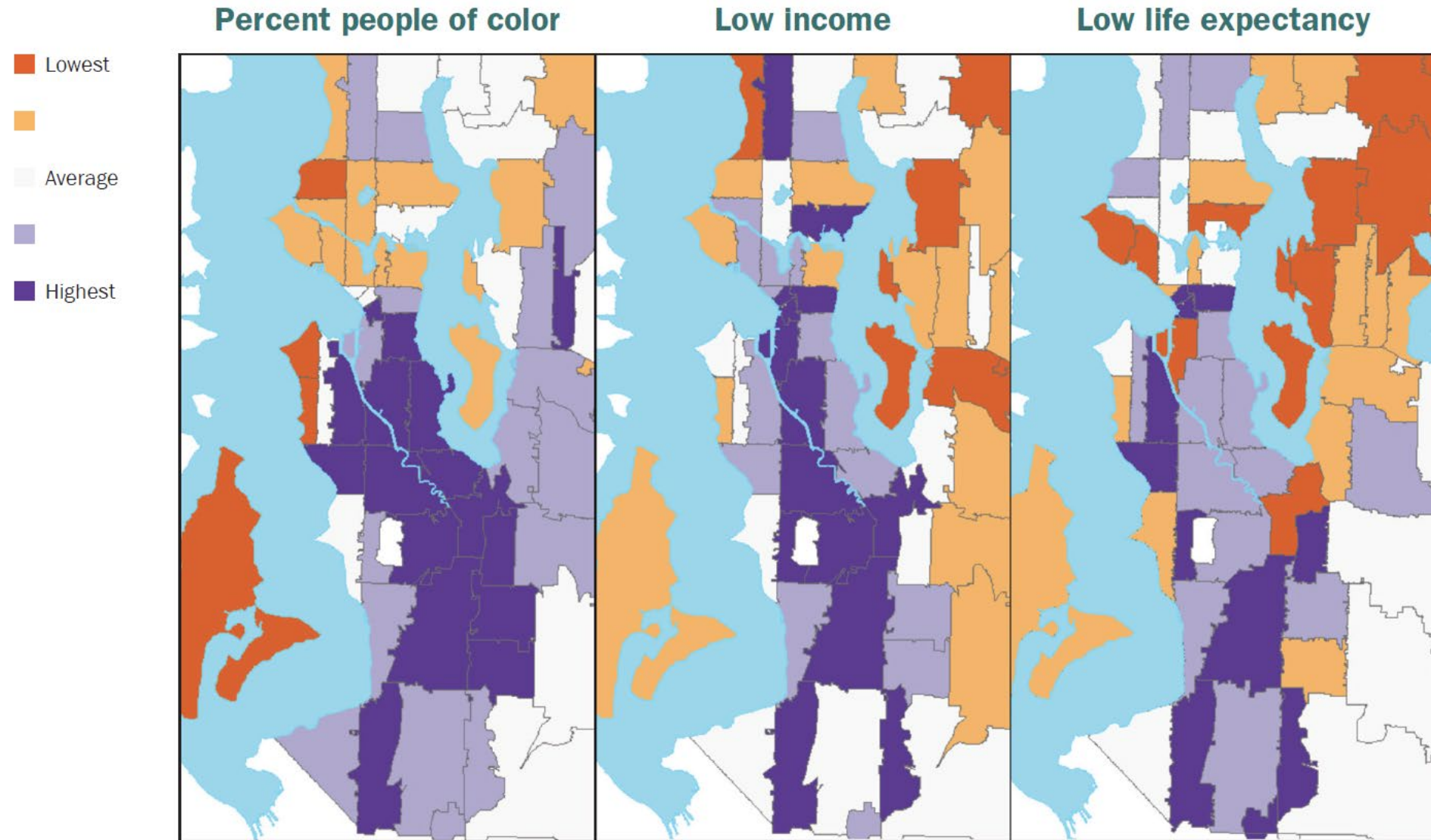
- Respect for past generations
- Future generations have access to community resources/benefits and do not inherit disadvantages

## Creative



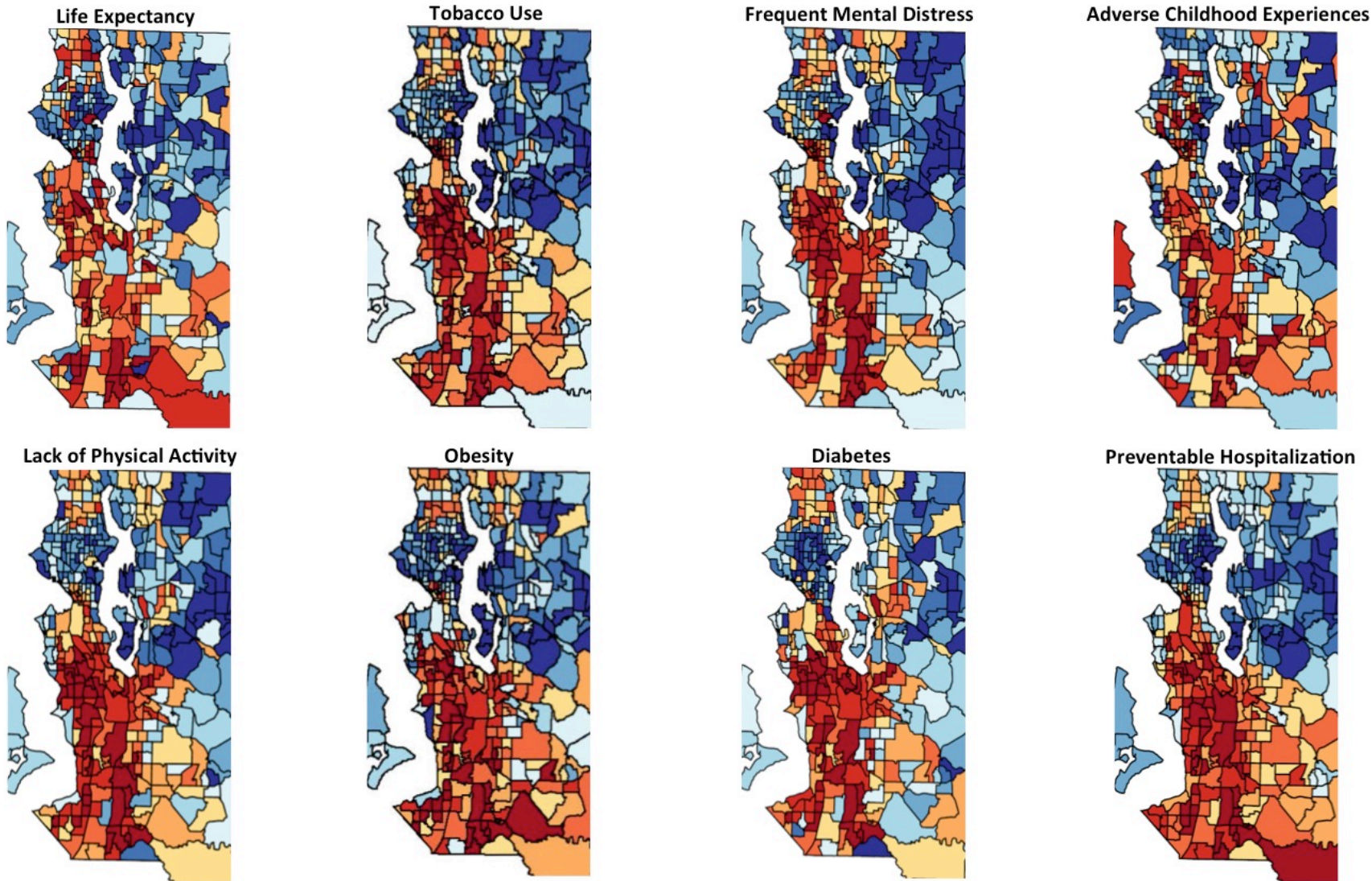
King County Office of Equity and Social Justice

## Strong connection among place, race, income and health





## KING COUNTY HEALTH AND WELL-BEING MEASURES



To identify geographic areas of need, King County census tracts were rank-ordered from highest to lowest percent of adults by the areas noted above. The tracts were then divided into 10 groups. Dark reds show tracts with the highest rates; dark blues show tracts with lowest rates (note: the Life Expectancy map ranks shortest in dark red to longest in dark blue).

# UNPACKING EQUITY | Hypo #1

- In your jurisdiction, there is a community of mostly East African immigrant and refugee families. Several blocks north there is a much more affluent, mostly white neighborhood.
- This year, you held a community engagement series to discuss public safety at a central location in the spring time, held at 6 pm after work. You provide translation services, food, and child care.
- No one from the East African community attends. Why?

# UNPACKING EQUITY | Hypo #2

- There was a sharp increase in hate crimes reported in the Northwest, despite existing hate crime laws.
- In response, a local municipality passes an amending ordinance that enhances the definition and punitive measures for those convicted of such crimes.
- Community groups vehemently oppose the passage of the ordinance. Why?

# UNPACKING EQUITY | Hypo #3

- One of the tools used by King County and many other municipalities to help prioritize services to the most vulnerable people who need access to housing is the *Vulnerability Index – Service Prioritization Decision Assistance Tool, VI-SPDAT*.
- A study was recently published that, on average, the tool assigns statistically lower prioritization scores to black, indigenous and people of color clients than white clients. What are possible reasons for this disparity?



An aerial photograph of a suburban neighborhood, showing a dense grid of streets and rows of houses. The image is in grayscale, with a dark, semi-transparent overlay. The text is centered in the middle of the image.

**Now let's apply these  
concepts to AHC work**

# COUNTYWIDE PLANNING POLICIES

## Why do they matter to the AHC?

- Included in AHC Charter
- Opportunity to accelerate implementation of the Regional Affordable Housing Task Force goals 3 and 6 through land use policies

# COUNTYWIDE PLANNING POLICIES

## What do they do?

- Address land use issues in King County
- Mandatory guidelines for:
  - County and municipal comprehensive plans
  - Local development regulations (e.g. zoning)
  - Capital budget decisions



**1990**

The Growth  
Management Act  
(GMA) was adopted  
to preserve natural  
lands and reduce  
sprawl

# Growth Management Act (GMA)

Washington State

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## Multicounty Planning Policies

Puget Sound Regional Council

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### Countywide Planning Policies

King County

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### Comprehensive Plans

Cities

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### Zoning Code

Cities

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# 1992

## Assessed new construction

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### Targets assigned to each city

- 16% new units at 50-80% AMI
  - 20-24% new units at <50% AMI
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**Each jurisdiction has same targets** based on current stock, growth targets and AMI

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# 1992

## Assessed new construction

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**Each jurisdiction has same targets** based on current stock, growth targets and AMI

# 2012

## Total housing supply

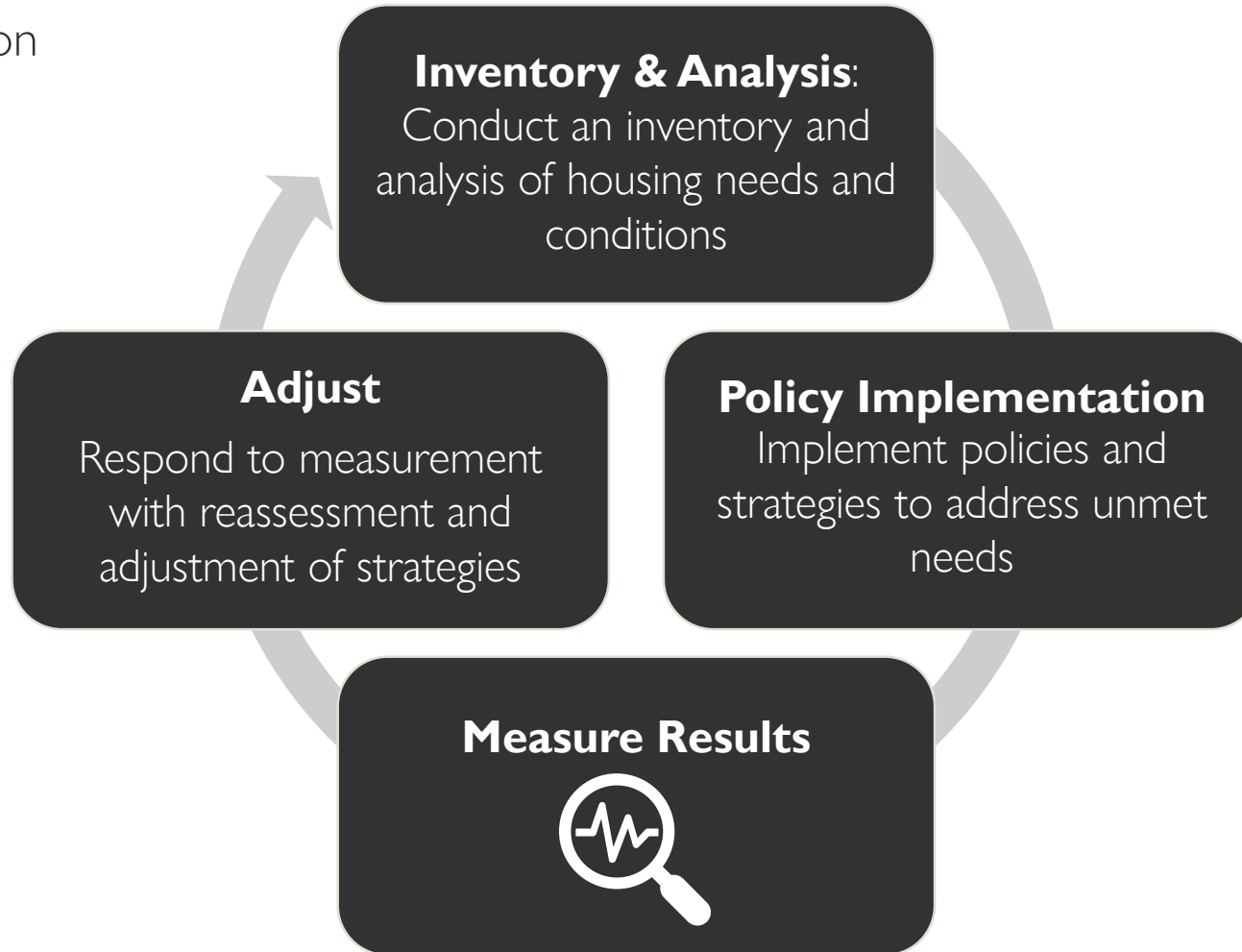
### “Countywide Need”

- 16% housing supply 0-30% AMI
- 12% housing supply 20-50% AMI
- 12% housing supply 50-80% AMI

**Jurisdictions to implement policies that match local needs,** with annual monitoring

# 2012 CPPs PROVIDED A FRAMEWORK

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

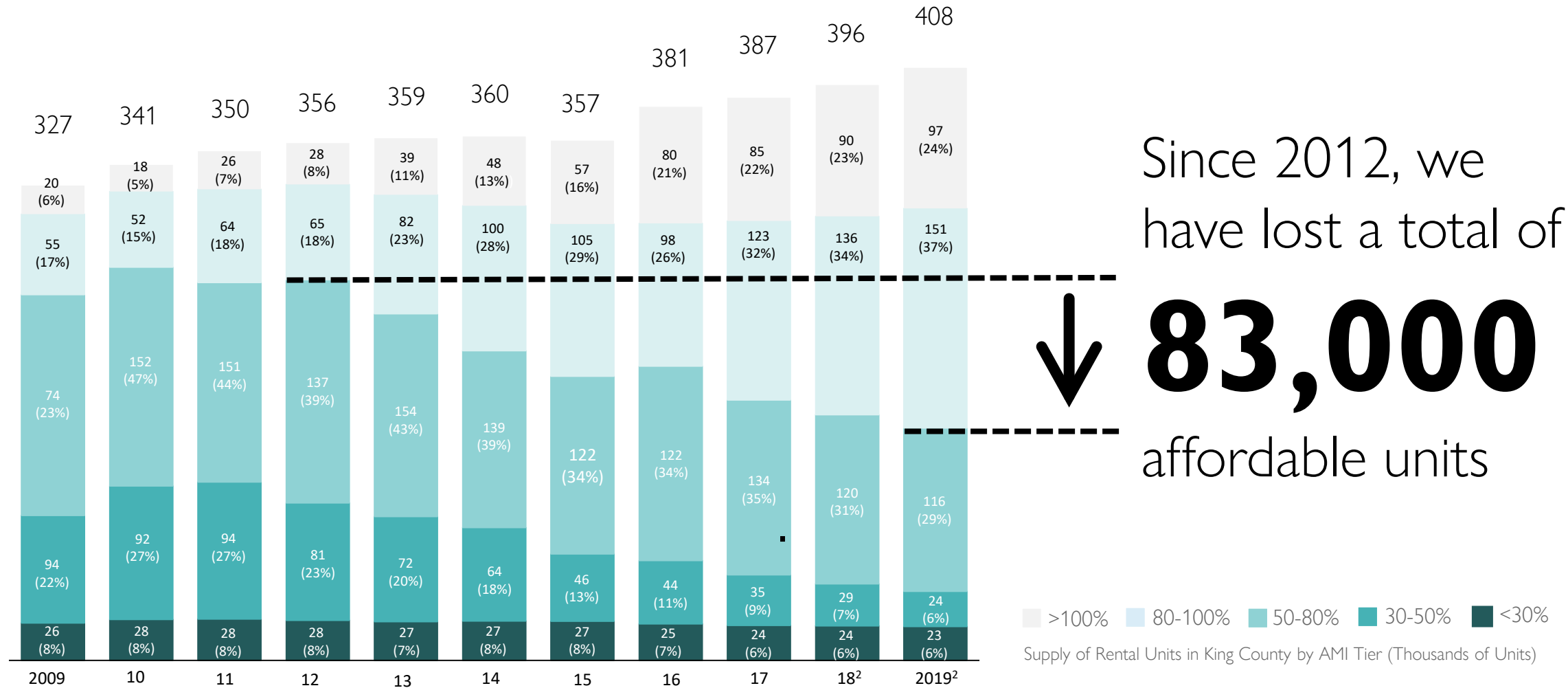




An aerial photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers on the left and a large body of water (the harbor) on the right. The text "But accountability was lacking" is overlaid in white, bold, sans-serif font in the center of the image.

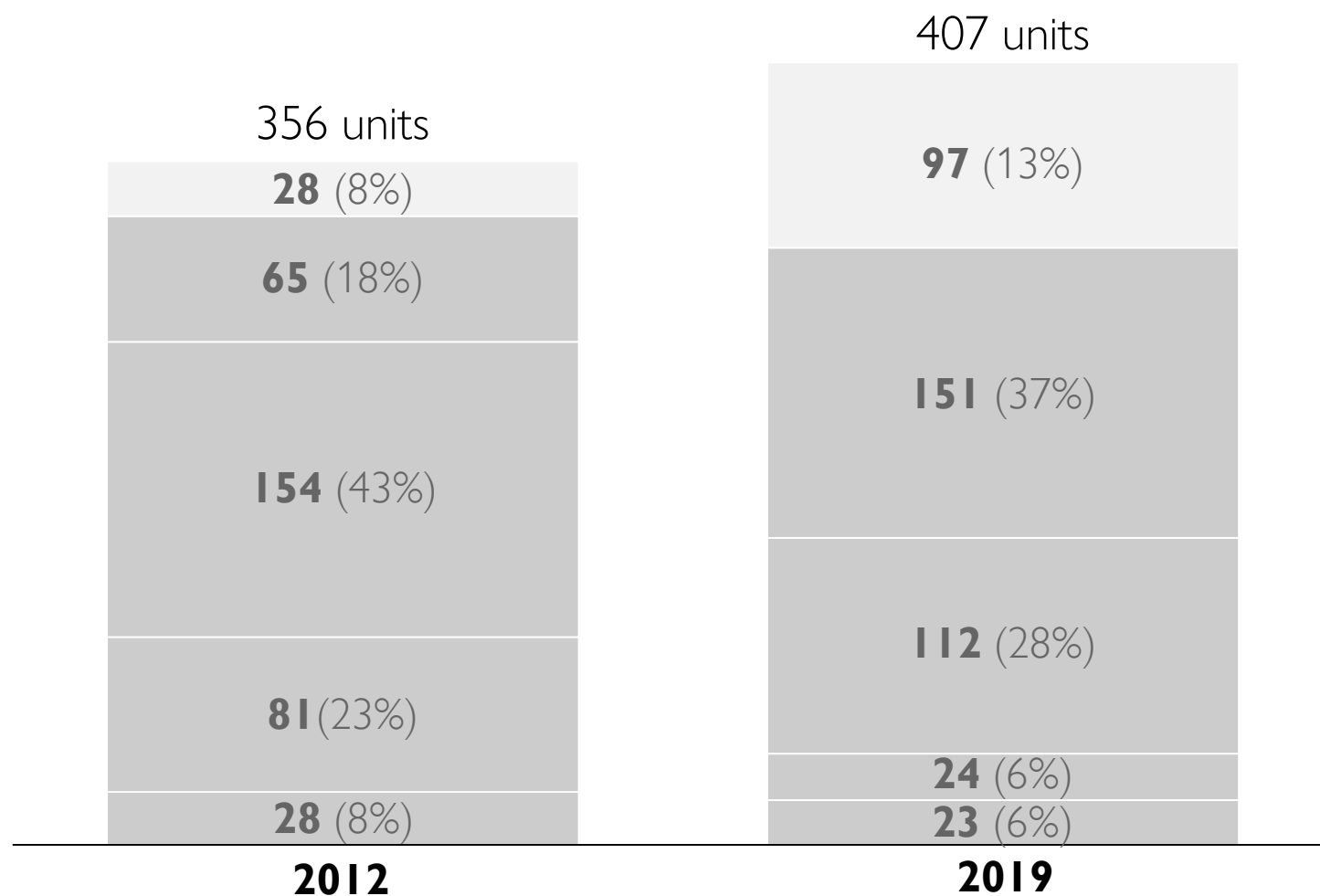
**But accountability was lacking**

# CURRENT ENVIRONMENT | NET LOSS



1. Includes units affordable at the high end of the range and unaffordable at the low end of the range 2. Projections 3. Assumed that >100% AMI rental stock will grow at same rate as households in that income category **Source:** McKinsey & Company, ACS

# 2012 vs. 2019



## >100% AMI

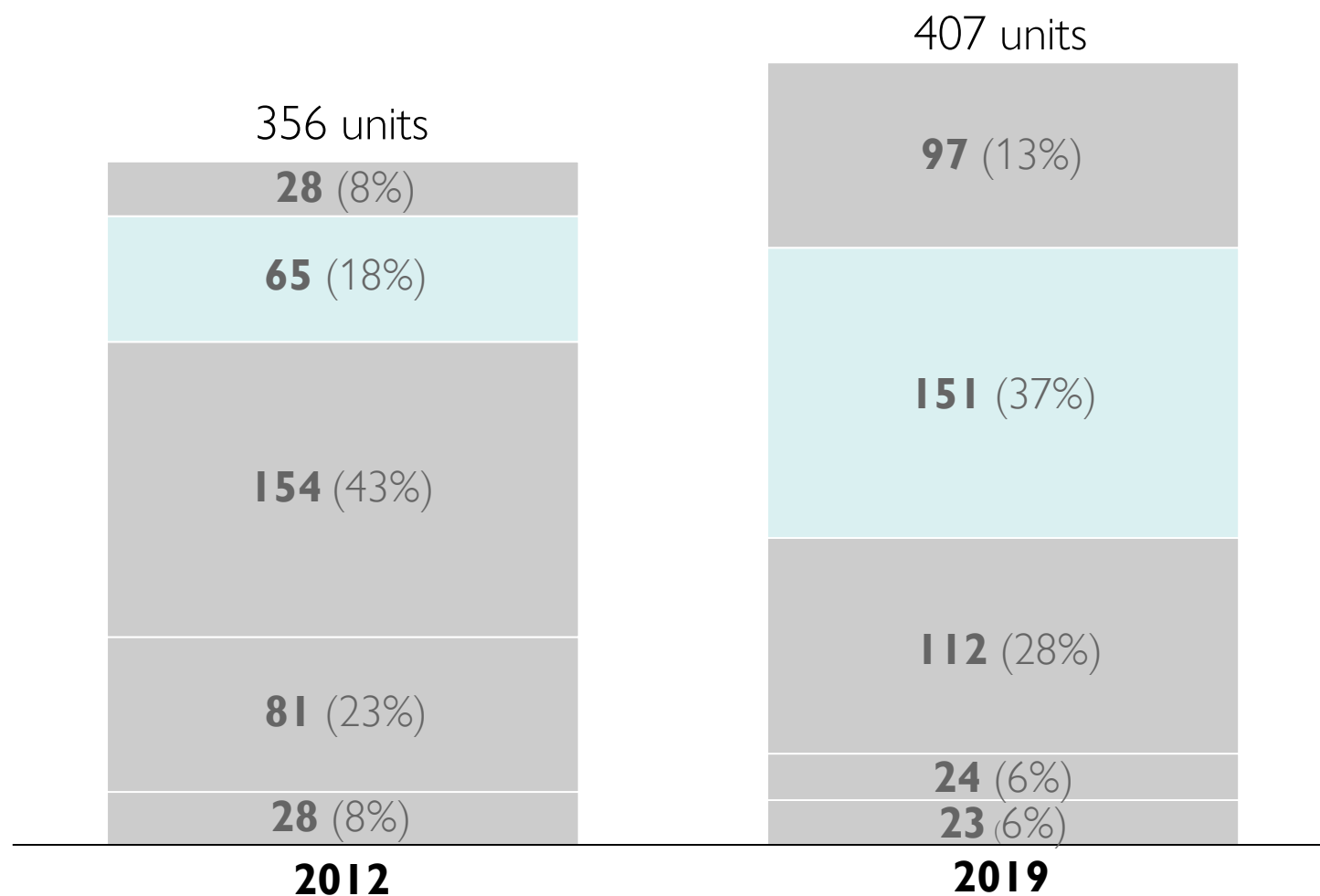
Increase in units driven largely by new construction

>100% 80-100% 50-80% 30-50% <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)  
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

# 2012 vs. 2019



## 80-100% AMI

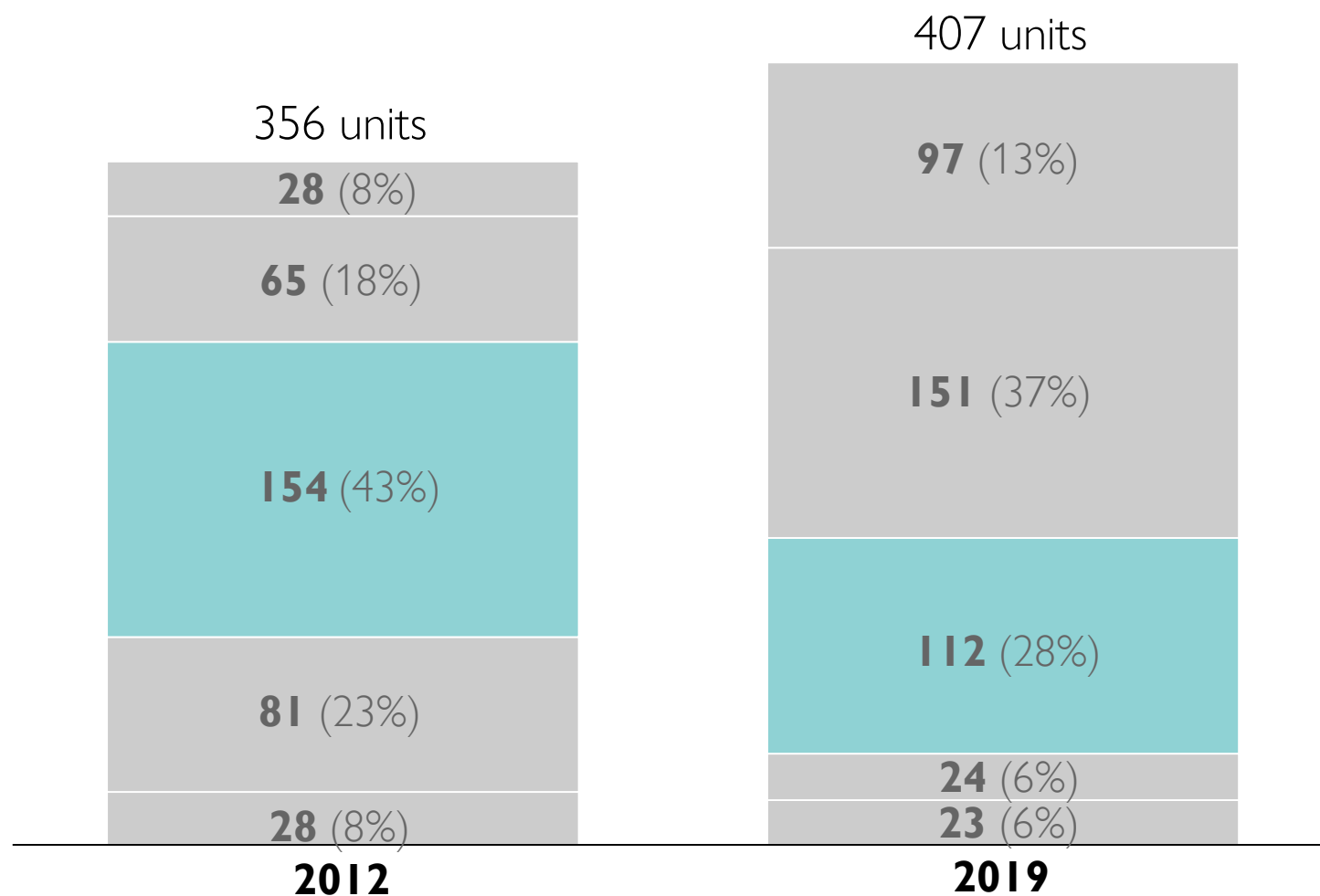
This is the fastest growing category, driven by rising rents for units which were previously affordable to 50-80% AMI and new construction

Legend: >100% (light gray), 80-100% (light blue), 50-80% (medium blue), 30-50% (dark blue), <30% (black)

Supply of Rental Units in King County by AMI Tier (Thousands of Units)  
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

# 2012 vs. 2019



## 50-80% AMI

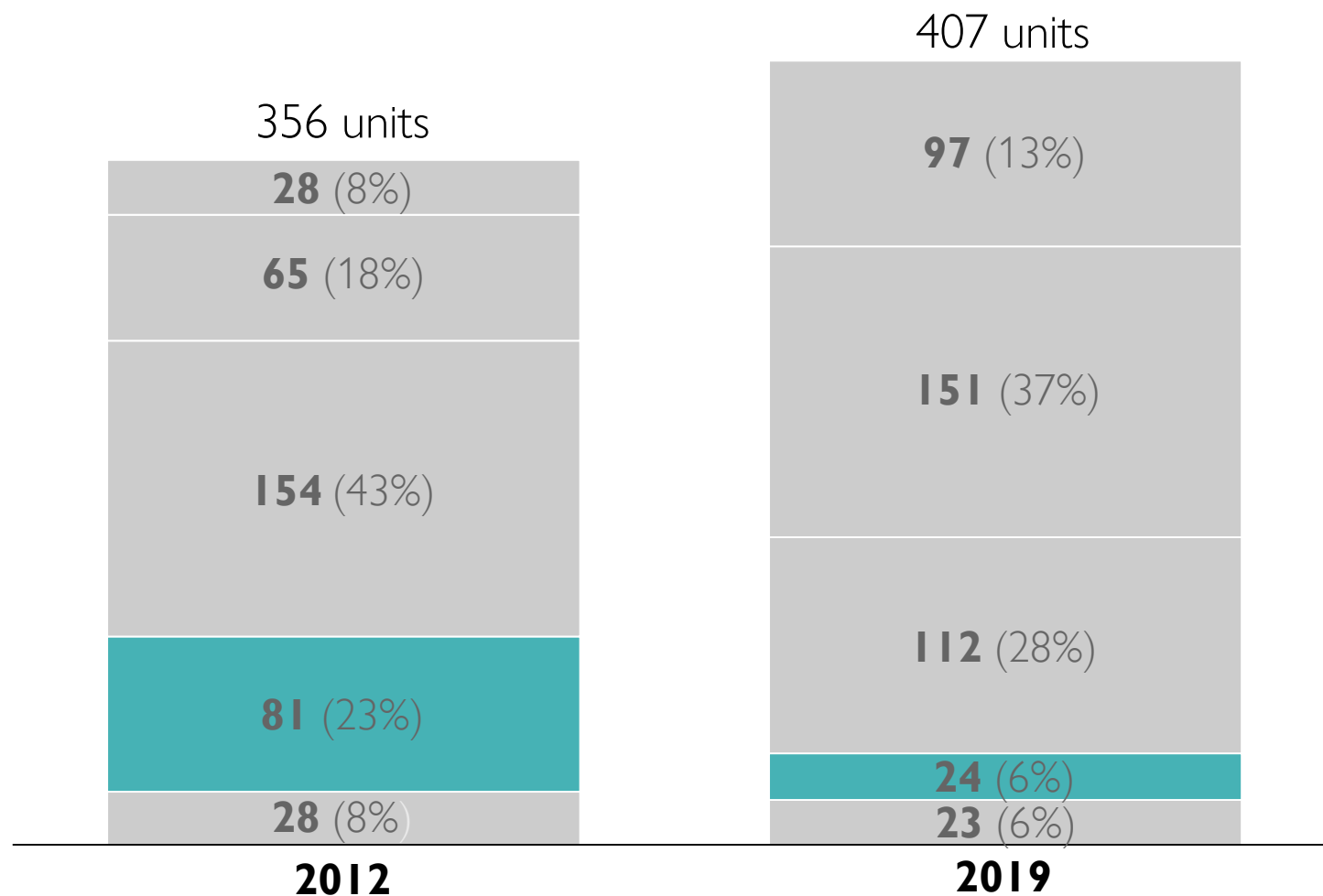
Additions driven by new LIHTC, MHA, and MFTE units and rising rents pushing units which were previously affordable to 30-50% AMI tier into 50-80% AMI tier don't offset losses from increasing rent

>100%
  80-100%
  50-80%
  30-50%
  <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)  
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

# 2012 vs. 2019



## 30-50% AMI

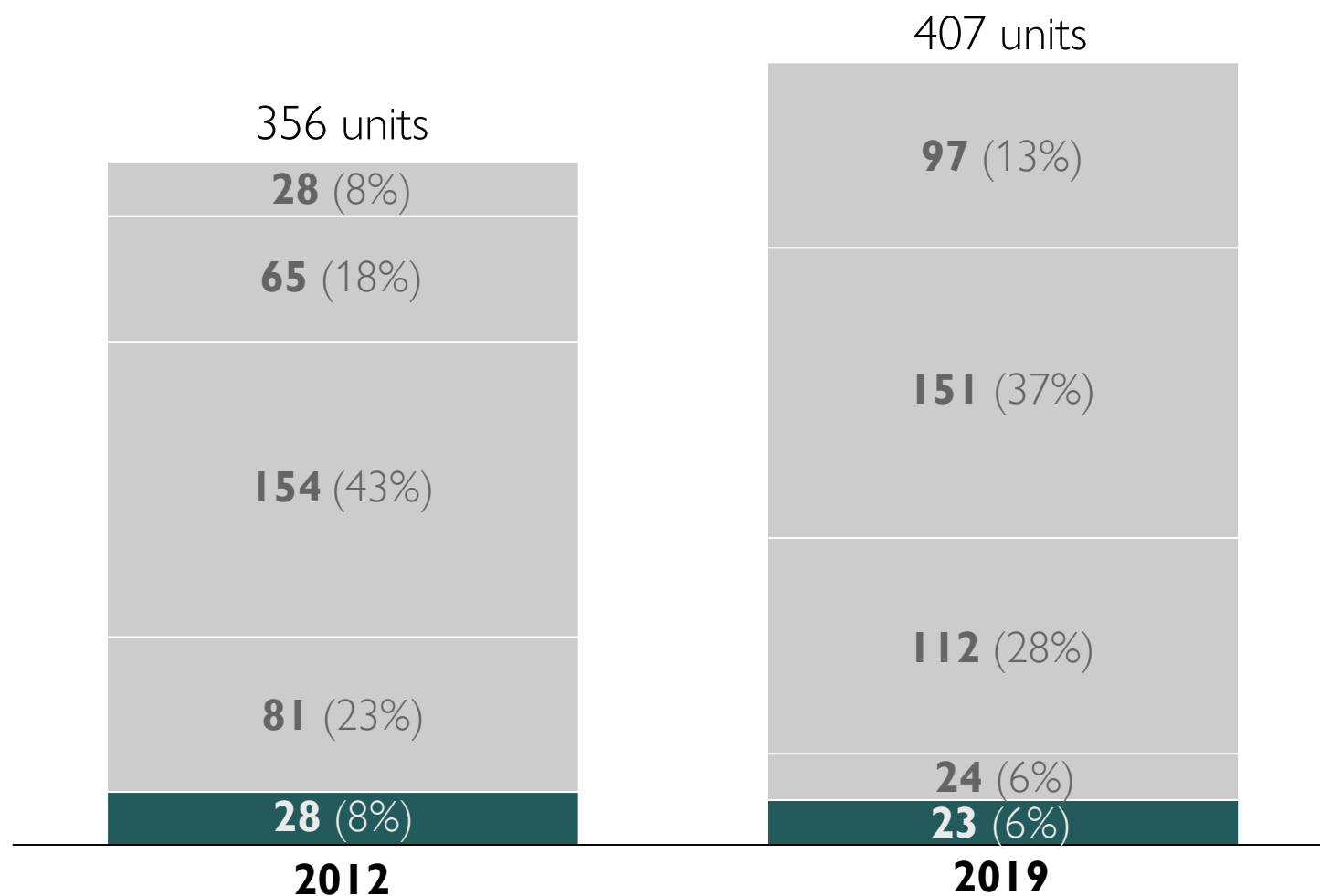
A majority of housing stock lost due to rising rents and insufficient new construction

Legend: >100% 80-100% 50-80% 30-50% <30%

Supply of Rental Units in King County by AMI Tier (Thousands of Units)  
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey

# 2012 vs. 2019



## 0-30% AMI

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

Legend: >100% (lightest gray), 80-100% (light blue), 50-80% (medium blue), 30-50% (dark blue), <30% (darkest blue)

Supply of Rental Units in King County by AMI Tier (Thousands of Units)  
Units affordable to households who make certain % of AMI

Source: McKinsey & Company, American Community Survey



An aerial photograph of a modern playground. In the center is a circular area with a large, light-colored, abstract sculpture. Surrounding this are various paths, including a wooden bridge on the right and a set of wooden steps on the left. Numerous children in colorful clothing are running and playing throughout the area. The playground is bordered by a black chain-link fence, and beyond that, a parking lot with several cars is visible. The overall scene is bright and active.

**What does that look like  
for families ?**

*Picture Credit: William Wright Photography*



**According to the 2013-2018 American Community Survey, this is where the median black family could afford to live...**



40% AMI  
Median income:  
**\$42,280**

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

## And this is where the median white family could live



83% AMI  
Median income:  
**\$90,208**

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

**A low income family's options are even more limited, yet they are a significant part of our work force.**



30% AMI  
Median income:  
**\$31,200**

Source: ACS 2013-2017 5-Year Estimates, Median Contract Rent Costs per Census Tract

# REFRESH: UNPACKING EQUITY

## Distributional Equity

- Fair access to community resources/benefits

## Process Equity

- Centers voice of those most affected, not just “mainstream” voices at the table
- Inclusiveness in decision-making process
- Accountable in execution and reporting

## Cross-Generational Equity

- Respect for past generations
- Future generations have access to community resources/benefits and do not inherit disadvantages

## Creative

# SMALL GROUP DISCUSSION



*What were the impacts of the county's previous approaches to the CPPs for each of these types of equity?*

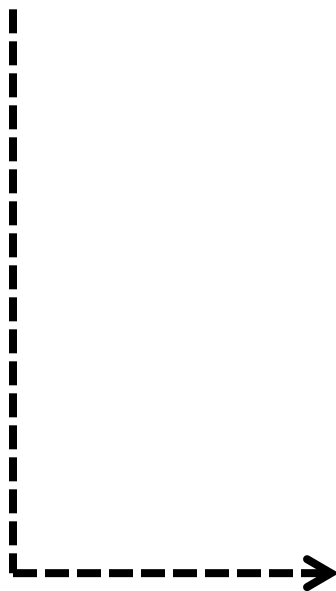
*What are some strategies this Committee could use to incorporate each framework into its CPP work?*

# HOUSE BILL 1406 RECOMMENDATION

An update

# HOUSE BILL 1406

- Approved, posted, and sent!
- Recommendation statement  
can be found at **kingcounty.gov/ahc**



## About the Affordable Housing Committee

The Affordable Housing Committee (AHC) of the [Growth Management Planning Council \(GMPC\)](#) serves as a regional advisory body to recommend action and assess progress toward implementing the Regional Affordable Housing Task Force (RAHTF) [Five Year Action Plan](#). The Committee functions as a point in coordinating and owning accountability for affordable housing efforts across King County.

The [Regional Affordable Housing Task Force](#) wrapped up its work in 2018, releasing the *Five Year Action Plan* which strives to "eliminate 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." The Action Plan contains seven goals to accomplish the overall goal, with supporting strategies and actions for each goal. Goal 1 is to "create and support an ongoing structure for regional collaboration." The Affordable Housing Committee implements Goal 1.

Housing Interjurisdictional Team (HIJT) is composed of staff from King County, the City of Seattle, other cities, transit agencies, and nonprofit and stakeholder groups which support the work of the AHC. The Regional Affordable Housing team in the Department of Community and Human Services (DCHS) supports and staffs this team.

## Committee Contact:

**McCaella Daffern**  
Department of Community and  
Human Services  
[\(206\)263-3627](tel:(206)263-3627)  
[mdaffern@kingcounty.gov](mailto:mdaffern@kingcounty.gov)

If you are using Internet Explorer, you may need to download the files in the links below in order to view them. To download a file, right-click on a link and select "save target as". Files should open automatically in all other browsers.

[Download the charter](#)

## Statements Issued by the Committee

HB 1406 Recommendation Statement

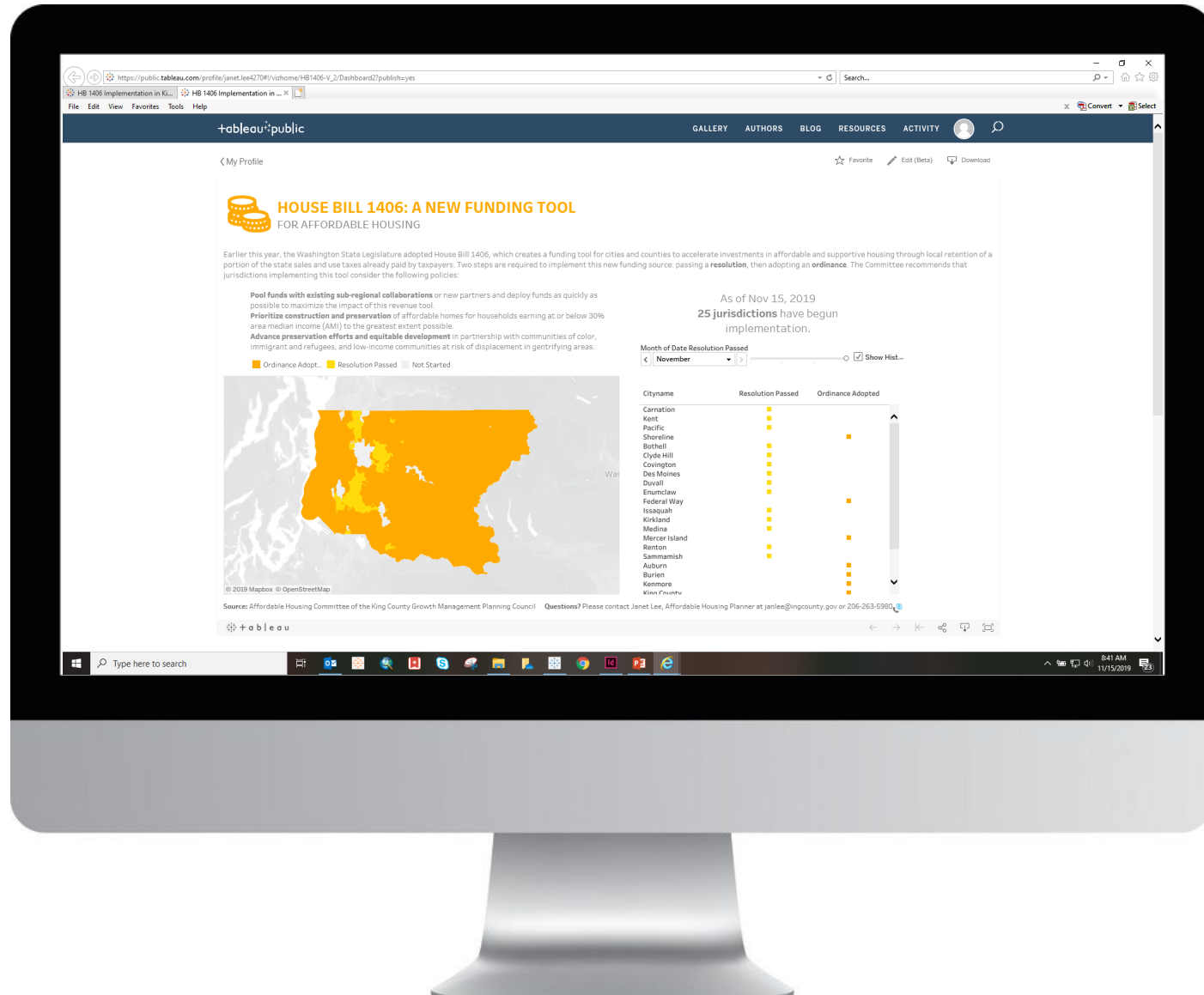


# HOUSE BILL 1406



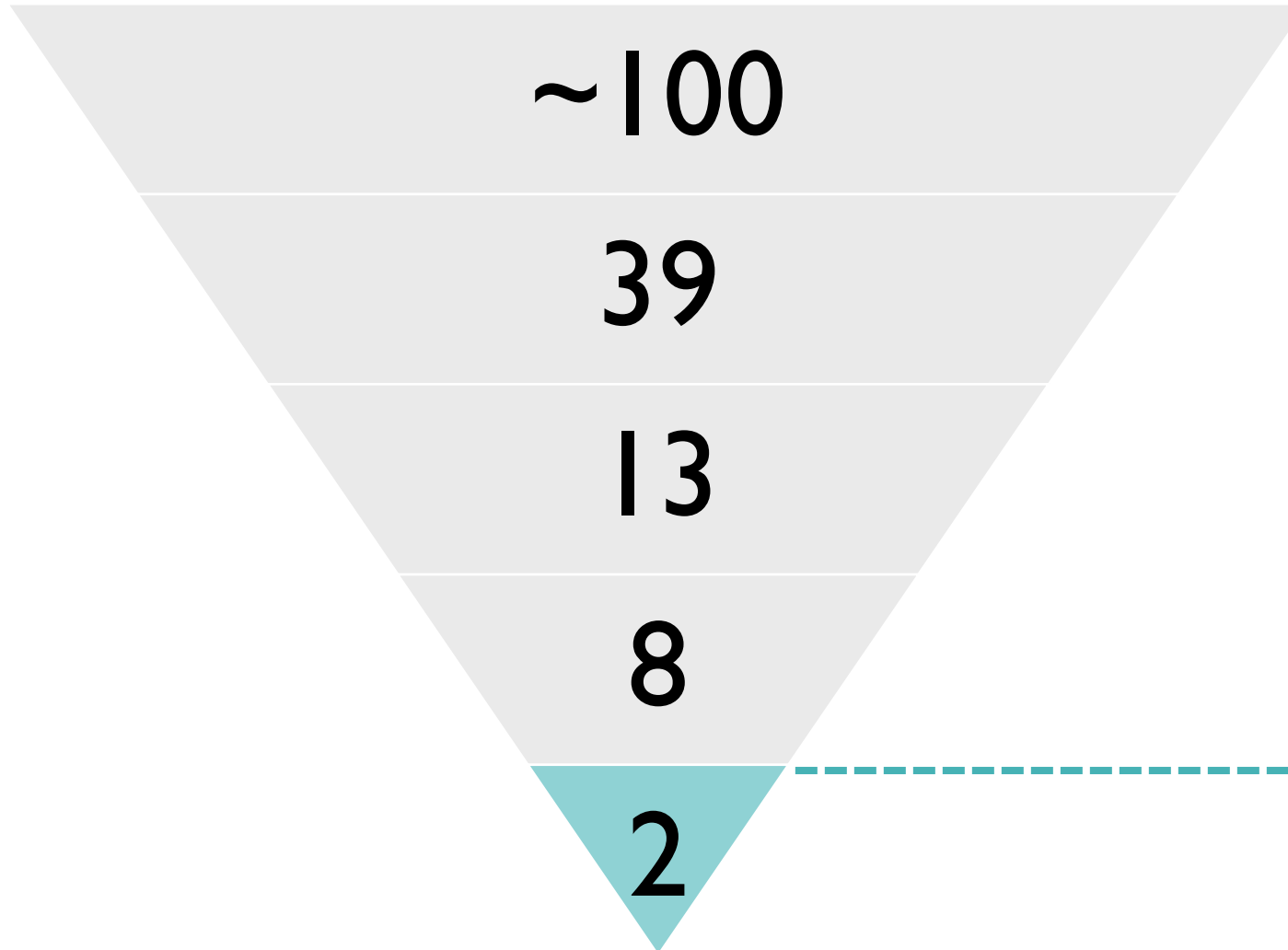
*Are there any HB 1406 announcements/updates to share?*





# 2020 WORK PLAN

# ACTION PRIORITIZATION PROCESS



## **JULY - AUG**

Staff reduced the original 100 actions to 39, filtering for status, urgency, equity potential, AHC member priority, etc.

## **SEPT 4**

HJIT members prioritized 13 actions out of 39

## **SEPT 20**

AHC members prioritized 8 actions out of 13

## **SEPT 30 – OCT 29**

AHC members solicited constituent input, HJIT analyzed 8 actions and recommend 2

## **NOV 15**

AHC members assess recommendation and vote on final 2 actions for work plan

# PROPOSED 2019-2020 WORK PLAN

## Build Accountability

1. To each other  
Establish procedures for Affordable Housing Committee

2. To the people we serve  
Center equity in the Committee's work

3. To achieving our goals  
Develop the data dashboard and reporting systems

## Take Action

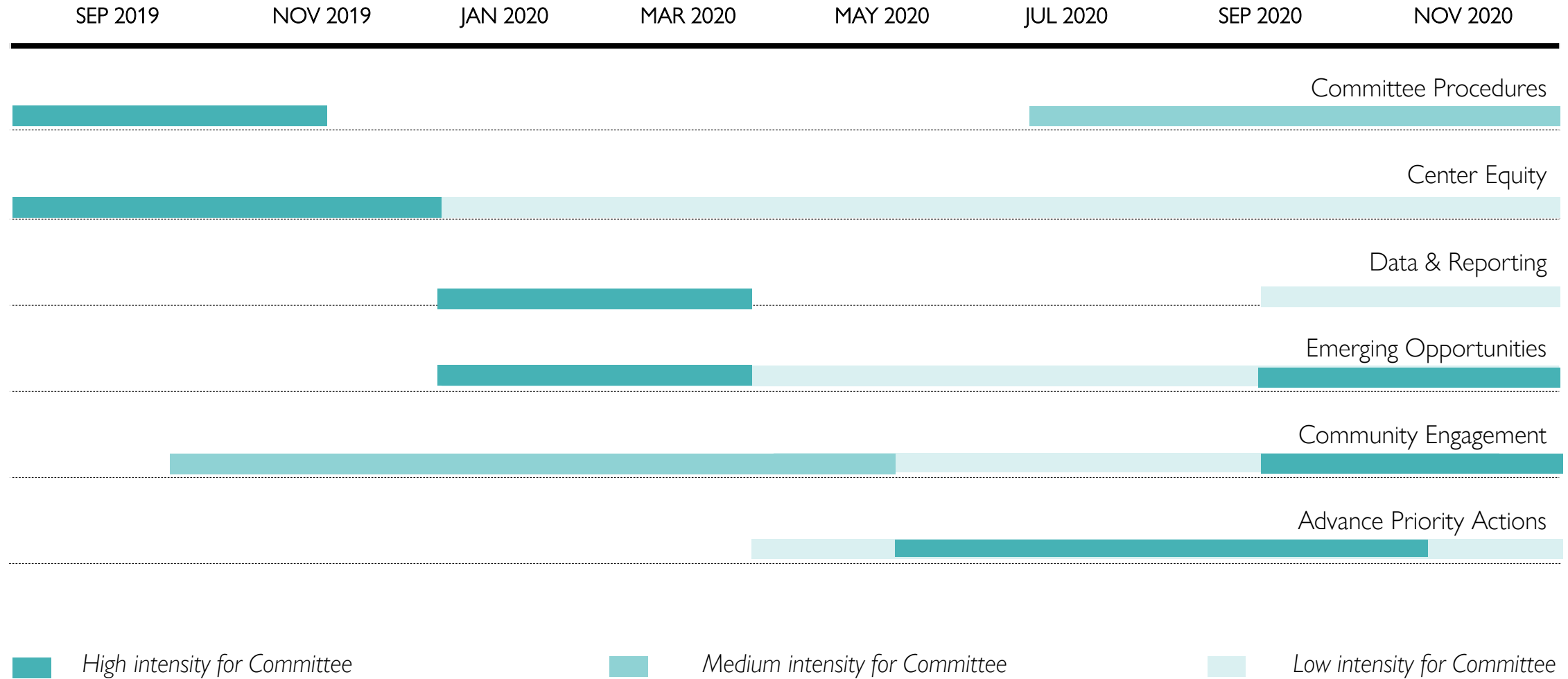
4. Emerging opportunities  
Take advantage of timely opportunities to increase regional collaboration

5. Work with the community  
To build support for affordable housing, develop a community engagement strategy

6. Advance Committee priority areas to produce more homes

- Analyze and identify unused and new revenue sources and help 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

# 2020 WORK PLAN



# HIJT RECOMMENDATION

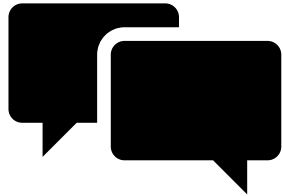
The HIJT recommends two actions:

1. **Analyze and identify unused and new revenue sources** sufficient to support the countywide share of **funding** to build or preserve 44,000 affordable units within 5 years of implementation and **help build the public case** for greater investment in long-term affordable housing (see *action #1 in Attachment C: Priority Actions Matrix*).
2. **Review and recommend zoning and land use actions to increase and diversify housing choices and maximize affordability**, particularly in areas with current or planned high-capacity transit



*Thoughts?*

# 2020 WORK PLAN



*Are we ready to vote to adopt this 2020 work plan?*



# EMERGING ISSUES

# NEXT STEPS

## GMPC Meeting

- Wednesday, November 20<sup>th</sup> from 4-6 pm at Puget Sound Regional Council
- HIJT is leading this housing-focused meeting

## January 17<sup>th</sup> AHC Meeting Agenda Topics

- Countywide Planning Policies study session
- Dashboard update
- Equity stakeholder outreach update