

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: Affordable Housing

PRESENTED BY: Interjurisdictional Staff Team (IJT)

Background:

The State Growth Management Act (GMA) calls for affordable housing that is available to all segments of the population of the state. Local governments are to identify sufficient land for a variety of housing types and to ensure the vitality and character of established residential neighborhoods. Further, the GMA specifically requires that countywide planning policies address the need for affordable housing within the county.

The 2012 King County Countywide Planning Policies (CPPs) do not depend on explicit affordable housing targets tailored for each jurisdiction as was done in the previous CPPs. Instead, the GMPC made an explicit decision to take a different approach with the approval of the 2012 CPPs. In place of targets based on a percentage of housing growth, a countywide need for affordable housing within several income categories has been established to reflect the various conditions and situations within each jurisdiction. All jurisdictions are working to achieve a proportional share of housing stock affordable to households in the established categories of need through strategies tailored to their local conditions. The strategies will range from policies and programs that create more new affordable housing units to those that rehabilitate, preserve and maintain existing affordable housing stock. The strategies employed by each jurisdiction will depend on their unique situation. The CPPs prescribe a four-step process for cities to address housing needs:

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

In accordance with Policy H-1, the categories of Countywide Need for Affordable Housing by percentage of Area Median Income (AMI) are:

50-80% of AMI (moderate)	16% of total housing supply
30-50% AMI (low)	12% of total housing supply
30% and below (very low)	12% of total housing supply

In accordance with Policy H-2, the need for households with less than 30% of AMI is identified as a necessary focus for all jurisdictions. The provision of housing affordable to very-low income households will only be fulfilled with interjurisdictional cooperation and public subsidies. All jurisdictions within the county will be expected to work to meet this obligation both at the jurisdictional level and cooperatively on a countywide or sub-county basis.

Panel Presentation:

The panel will review and discuss projects from Seattle, South King County and East King County to highlight current strategies and resources and to place the King County situation within a regional context. Panel members include:

1. Arthur Sullivan, Program Manager, A Regional Coalition for Housing (ARCH)
2. Maureen Kostyack (Emily Alvarado), Seattle Office of Housing
3. Marty Kooistra, Executive Director, Housing Development Consortium
4. Susan Boyd, Director of Real Estate Development, Bellwether Housing
5. Valerie Kendall, King County Housing & Community Development Program
6. Michael Hubner, Principal Planner, Puget Sound regional Council

Work in Progress to Maintain/Increase Affordable Housing Resources

- State legislative amendment to allow King County to bond now against hotel/motel tax revenue available in 2021; use for affordable workforce housing near high capacity transit centers and transportation corridors (2015 legislative action);
- Increase the State Housing Trust Fund (maintain at a minimum – 2015 legislative action);
- Regional Equitable Development Initiative (REDI) Fund, an outcome of the Growing Transit Communities grant. REDI fund partners, facilitated by the PSRC, are working to create a \$25 million fund for acquiring property near high capacity transit stations and corridors for development of affordable housing (in progress);
- Renewal of the Seattle Housing Levy (upcoming); and
- Preserve state-authorized document recording fee surcharge revenues for affordable housing and homelessness (upcoming).

Current and Emerging Strategies, Trends, and Opportunities:

- Adoption/implementation of policies that result in the production of affordable units, such as: allowing a mix of housing types, including micro-units, cottages, modular housing and accessory dwelling units; linking affordability to up-zones and increases in density; expanding fee waivers and other waivers for affordable

housing; expediting permitting for affordable units; donating or writing down the cost of public land for affordable housing.

- Growing Transit Communities Compact Agreement has been signed by many jurisdictions and other partners in the region to work on common goals, including collective work to vastly increase housing in Transit Oriented Developments.
- Fair Housing and Equity Assessment (FHEA) – The FHEA was conducted for the Central Puget Sound Region and has allowed the region to gather fair housing data and feedback collectively, and to analyze the findings from the FHEA on a regional level. FHEA contains actions that can be taken collectively to improve access to safe, decent affordable housing throughout the region.
- KC Health and Human Services Transformation Plan and Communities of Opportunity – aligned investments that will catalyze improvement of the housing stock, infrastructure and community spaces of struggling communities to improve health, well-being and opportunities for success and self-reliance.
- Building healthy places and making healthy place improvements to existing communities that help people to thrive, including, but not limited to: housing near jobs; mixed housing types and affordability near amenities; access to healthy food; useful open space; safe and inviting community connectivity, walking and bicycle infrastructure; healthy and sustainable infrastructure elements, such as bio swales and other features.
- Dense and large scale housing projects that include market rate and affordable units and/or use 4%/bond financing for the mid-range affordable units (50% & 60% AMI) to add to affordable housing stock with less need for public subsidy.

Next Steps:

This is the first annual briefing on affordable housing before the GMPC. Staff will continue to work on housing issues throughout the year and brief the GMPC on progress made and issues identified at each Fall GMPC meeting. In the meantime, all local jurisdictions are preparing updated housing inventories as part of the required update to their comprehensive plans.

Staff will continue to work on:

1. Updating comprehensive plans by the June, 2015 deadline;
2. Developing and implementing the REDI Fund;
3. Updating needs and housing data and developing a comprehensive view of the status of our region's housing inventory to be presented to the GMPC during the Fall, 2015 meeting; and
4. Other priorities established by the GMPC.