

Task Force Discussion Draft Recommendations

Part 1 - GOALS

OVERALL GOAL: Strive to Achieve Zero Cost-Burdened Households

All Task Force recommendations strive to reduce or eliminate cost-burden for households earning less than 80% Area Median Income.

Current estimates show a need for 244,000 additional, affordable homes by 2040 to eliminate cost-burden for all households earning 80% of Area Median Income (AMI) and below. When low-income families spend more than 30% of their income for housing costs, they can't afford other basic necessities like food, transportation, or child care. The region should adopt strategies locally, regionally and at the state level to ensure there is an adequate housing supply countywide to meet the needs of low-income¹ cost burdened individuals and families and those at risk of becoming cost-burdened.

GOAL: Secure Housing Stability for the Lowest-Income Households

Task Force recommendations work to increase construction and preservation of affordable homes for households earning less than 50% Area Median Income.

Currently, 17% of King County households (236,000) earn less than 50% Area Median Income, and yet only 128,000 homes are affordable at this income level. Traditionally, the private housing market has not been positioned to address the housing needs at this income level. Instead, the public/nonprofit sectors are assumed to be primarily responsible for providing housing at 50% of Area Median Income (AMI) and below. The region should increase housing supply and other supports for the lowest-income households. This will both secure housing stability for these households and also reduce pressure on the existing and future housing stock, improving housing access for all incomes across the region.

GOAL: Prioritize Affordability Accessible to Transit

Task Force recommendations strive toward a countywide goal for the proportion of affordable homes to be provided within a half mile of existing and planned transit², with a particular priority for high-capacity transit stations.

The region's continuing expansion of high capacity transit, including light rail and bus rapid transit, provide one of the best opportunities to expand housing options available to a wide

¹ "Low-income" is defined as a person or family earning at or below 80% of AMI (\$82,700 for a family of four or \$57,900 for an individual).

² Background: Between 2010-2015:

- 20% of population growth occurred in station areas
- 45% of population in station areas are people of color v. 34% in the region
- 1/3 of housing permits issued were in station areas
- 34,000 homes were added in station areas
- Currently, approximately 25% of housing in station areas is affordable at less than 80% AMI (19% in SEA, 4% in EKC, 80% in SKC)

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range of incomes, with the added benefit that this housing provides easy access to fast, frequent and reliable transportation. Such housing will be particularly valuable to low-income households, who are the most dependent on transit and yet often the least able to benefit from these neighborhood amenities due to increasing demand for housing nearby. This recommendation recognizes that the region must promote or require affordable housing near high-capacity transit stations, as well as in regional growth centers.

Option 1	25% of station areas should be affordable (inclusive of net preservation need) ³
Option 2	50% of new housing in station areas should be affordable below 80% ⁴
Option 3	80% of station areas should be affordable at less than 80% AMI ⁵

GOAL: Preserve Access to Affordable Homes for Renters at risk of Displacement

Task Force recommendations support tenant protections to increase housing stability and reduce risk of homelessness.

In 2017, approximately 4,000 renters were evicted from their housing. Evictions create barriers to future housing for those households, increase risk of homelessness, and are costly and time-consuming for property owners. In addition, particularly at a time of low vacancies, tenants have few opportunities to quickly secure housing stability when their incomes can't keep up with rising rents. The region should support a comprehensive approach for increasing education, support and eviction prevention in order to increase stability for renters and predictability for property owners.

GOAL: Protect Communities of Color and Low-Income Communities against Displacement

Task Force recommendations will focus investments in communities of color and low-income communities to preserve affordability for existing residents.

Over the last decade, King County has lost a net average of 5,500 homes per year that were affordable below 80% AMI. At the current pace, by 2040, the region is set to lose all unsubsidized homes at less than 50% AMI and nearly half of units affordable 50-80% AMI. Communities throughout the region are experiencing dramatically increasing housing costs and a growing demand for housing within urban areas. This places communities with a high population of low-income renters and people of color at an increasing risk of displacement, further compounding the historic injustice of exclusion these communities have experienced as a result of laws and policies on the local and federal level. The same communities that were once limited by law to living in specific geographic areas are now being pushed out of those

³ According to PSRC, this is the current affordability of regional station areas.

⁴ Currently, 44% of households earn less than 80% AMI.

⁵ By state statute, Sound Transit is required to work toward achieving 80% of land built for affordable housing, with 80% of the units constructed being affordable at less than 80% AMI under the "80/80/80 rule."

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areas when the neighborhood is gentrified and becomes more desirable to higher-income households. The region should support community led preservation strategies that enable existing residents to remain in their communities and allow them to benefit from the opportunities of growth of redevelopment.

GOAL: Promote Greater Housing Growth & Diversity

Task Force recommendations strive to achieve a variety of housing types at a range of affordability spread throughout King County to meet the wide range of needs at all income levels.

In 2017, King County population growth outpaced housing growth by more than 5,000 households. An additional 200,000 households⁶ are expected to move to King County by 2040, of which 88,000 are expected to earn 80% AMI or below. The region should adopt policies that streamline regulations and provide greater zoning flexibility in order to diversify and increase market-rate housing production to better keep pace with population growth. Additionally, cities should intentionally plan for and promote affordable housing in the same locations where they are accommodating future growth and density. This includes opportunities to work with the private market to support affordability at 50- 80% AMI⁷. However, private market participation alone will be insufficient to address the full need at this income.

GOAL: Better Engage Local Communities in the Creation and Preservation of Affordable Homes

Task Force recommendations support engagement of local communities and city governments in addressing the urgent need for policy change to create and preserve affordable housing countywide.

Most decisions regarding land use and planning for affordable housing happen at the city and neighborhood level. Therefore, the region should better support engagement of local communities and city governments in order to implement strategies to meet the full range of housing needs. Given the significant countywide need for affordable housing, the region needs more urgent and scalable action to be taken at the neighborhood, city, and regional level to meet the countywide need.

⁶ Based on estimates from Community Attributes

⁷ With significant public support (reduced land costs and fees and significant density), some markets may be able to incorporate lower affordability into private market developments.

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The countywide need⁸ for affordable housing could be determined through one of the following approaches:

	Methodology	Income Band	Percent of Countywide Need
Option 1	Current CPPs	50-80% of AMI	16% of total housing supply
		30-50% of AMI	12% of total housing supply
		30% and below AMI	12% of total housing supply
Option 2	Current Income Distribution	50-80% of AMI	20% of the population
		30-50% of AMI	11%
		30% and below AMI	19%
Option 3	Cost burdened ⁹ HH proportions	50-80% of AMI	23% (67,000 ¹⁰) of the population
		30-50% of AMI	25% (72,200)
		30% and below AMI	35% (101,100)

⁸ The Countywide Planning Policies currently use the “countywide need” as the measurement standard for countywide comprehensive planning.

⁹ Includes both cost burdened and “severely cost burdened” households which is defined as an individual or family paying more than 50% of their income for housing costs.

¹⁰ Based on 2017 numbers – *add reference from slide (Oct 2017)*