



King County

BUILDING A FOUNDATION:

FIRST ANNUAL REPORT
OF THE AFFORDABLE
HOUSING COMMITTEE

2019

MEETING THE NEED:

A MESSAGE FROM THE CHAIR



King County Council Chair
CLAUDIA BALDUCCI
Affordable Housing Committee Chair

I am pleased to share the first annual report of the Affordable Housing Committee. In our first year, we established how we will work together, developed an ambitious work plan, began work on a data dashboard, and started to formulate and share recommendations on emerging affordable housing issues. In all, we have created a foundation from which we can scale up current efforts and advance creative solutions to ensure those most impacted by the housing crisis have an affordable place to live.

The Affordable Housing Committee is charged with implementing the recommendations of the Regional Affordable Housing Task Force, which concluded its work in December 2018. The Task Force estimated that by 2040 King County will need to add a total of 244,000 affordable units to ensure that no low-income household pays more than 30 percent of its income on housing. That means we need, on average, 8,800 new and preserved affordable units every year for the next twenty years. We know that this need has only increased—potentially astronomically—because of the COVID-19 induced economic recession.

The magnitude of the problem calls for creativity, ambition and political will. The members of the Committee are committed to this work because everyone needs and deserves a safe and healthy place to call home.



INTRODUCING THE AFFORDABLE HOUSING COMMITTEE

In June 2019, the Growth Management Planning Council established the King County Affordable Housing Committee (AHC or Committee) to recommend actions and assess regional progress to **advance affordable housing solutions** recommended within the Regional Affordable Housing Task Force Five Year Action Plan. The newly formed committee of 19 elected, nonprofit, and business leaders functions as a point of coordination and accountability for affordable housing efforts across King County. The overarching goal of the Affordable Housing Committee is to:

“ **STRIVE TO ELIMINATE HOUSING COST BURDEN FOR HOUSEHOLDS EARNING 80% AREA MEDIAN INCOME AND BELOW, WITH A PRIORITY FOR SERVING HOUSEHOLDS AT OR BELOW 50% AREA MEDIAN INCOME.** ”

A Regional Solution to a Regional Problem — 2019 Affordable Housing Committee Highlights

The Affordable Housing Committee commenced in 2019 and laid the groundwork for the years ahead. The Committee recommended to local jurisdictions ways the region could work together to rapidly maximize the impact of House Bill (HB) 1406 revenue. HB 1406 allows local governments to keep a portion of the state sales tax and use it for affordable housing, supportive housing, and in some instances, rental assistance.

Adopted a 2019-2020 work plan with the following priorities:

- **Build accountability** to those most impacted by the housing crisis by centering equity in the work
- **Develop a dashboard to monitor progress** towards building or preserving affordable housing and reducing cost burden
- **Take action to build and preserve more homes** by exploring new revenue sources to meet the need and help build the case for greater investment.

ADVANCING REGIONAL COLLABORATION AND NEW STRATEGIES IN 2019

The Affordable Housing Committee is proud to report on the region's progress to implement the goals, strategies, and actions in the Regional Affordable Housing Task Force Five Year Action Plan.

In 2019, Committee members and other participants countywide created the infrastructure for greater accountability and collaboration and advanced new strategies to meet the challenge we face. This includes jurisdictions, stakeholders, businesses, philanthropy and the community.

7 Goal Areas



GOAL 1: Create and support an ongoing structure for regional collaboration.

- Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County collectively established **South King Housing and Homelessness Partners**, a new subregional collaboration designed to promote creative strategies to build and preserve affordable housing in South King County.



GOAL 2: Increase construction and preservation of affordable homes for households earning less than 50% area median income.

- The State Legislature **adopted House Bill 1406**, which redirects sales tax revenue to affordable housing and is projected to generate \$160 million countywide over the next 20 years.
- The City of Seattle **passed Mandatory Housing Affordability**, requiring developments in certain areas to include affordable housing or pay into a fund, **resulting in an estimated 6,300 affordable homes** over the next decade.



GOAL 3: Prioritize affordability accessible within a half-mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.

- In 2019, King County competitively awarded \$12.6 million in Lodging Tax revenue to **create 964 affordable homes near transit** in Seattle, Seatac, and Federal Way.
- Sound Transit, City of Bellevue, King County, and A Regional Coalition for Housing (ARCH) sought proposals to develop property near the future Spring District-120th Light Rail Station. The development team may receive up to \$14 million in funding and the land transferred at no cost to **create 200+ units of affordable housing** as a part of the mixed-use, mixed-income development.



GOAL 4: Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.

- The State Legislature **adopted a suite of new eviction protections**. Senate Bill 5600 and House Bill 1440, combined, provided tenants with additional notice before evictions filings and rent increases, as well as expanded a landlord mitigation fund and limited certain fees.
- The City of Burien adopted an affordable housing demonstration program, a suite of policies designed to **protect renters and improve renter-landlord relationships**, and an inspection program to ensure healthy housing in their city.



GOAL 5: Protect existing communities of color and low-income communities from displacement through gentrification.

- The City of Seattle proposed updates to its Affirmative Marketing guideline and developed a Community Preference policy to **promote housing opportunities** in high risk of displacement neighborhoods.
- The City of Kenmore **adopted zoning to protect manufactured housing communities**.



GOAL 6: Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs and housing connections throughout King County.

- King County **implemented a reduction to the sewer capacity charge** for new affordable units.
- The Cities of Woodinville, Bellevue, and Kenmore **adopted or renewed their Multifamily Tax Exemption programs** to provide more income-restricted units.



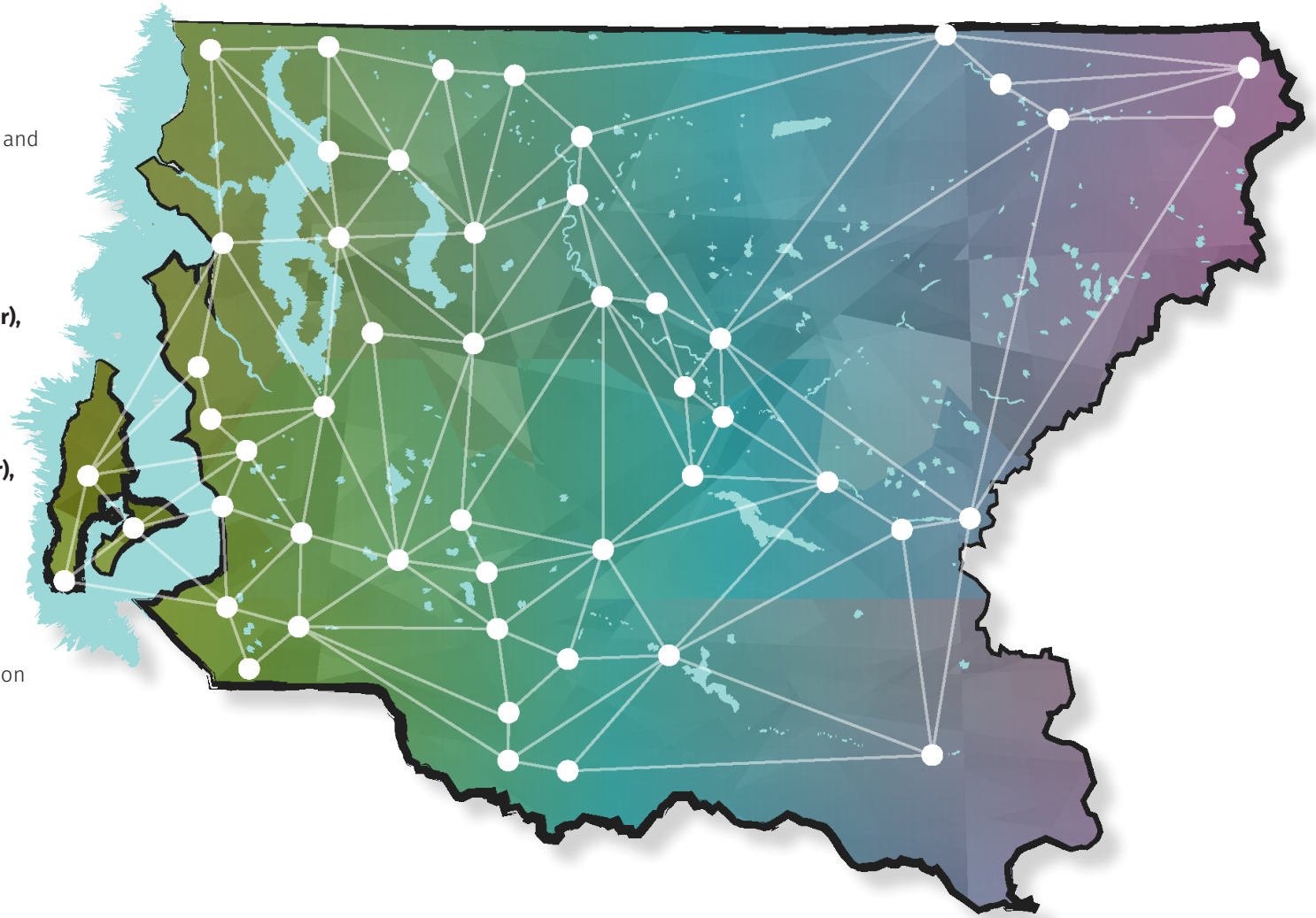
GOAL 7: Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.

- **Microsoft Corporation pledged \$500 million** to preserve existing affordable housing, spur construction of new units, and partner with nonprofits to address the affordable housing crisis.

2019 AFFORDABLE HOUSING COMMITTEE

PATRICIA AKIYAMA, Master Builders Association of King and Snohomish Counties
DON BILLEN, Sound Transit
SUSAN BOYD, Bellwether Housing
JANE BROOM, Microsoft Philanthropies
KELLY COUGHLIN, SnoValley Chamber of Commerce
CHELSEA HICKS, Northwest Justice Project
NICOLE VALLESTERO KEENAN-LAI (Committee Vice Chair), Puget Sound Sage
STEPHEN NORMAN, King County Housing Authority
BRETT WALLER, Washington Multi-Family Housing Association
BRYCE YADON, Futurewise
COUNCILMEMBER CLAUDIA BALDUCCI (Committee Chair), King County Council
COUNCILMEMBER LARRY GOSSETT, King County Council
COUNCILMEMBER JEANNE KOHL-WELLES, King County Council
EMILY ALVARADO (on behalf of Mayor Jenny Durkan), City of Seattle, Office of Housing
COUNCILMEMBER MIKE O'BRIEN, Seattle City Council
MAYOR DAVID BAKER, KENMORE, Sound Cities Association
MAYOR DEBBIE BERTLIN, Mercer Island, Sound Cities Association
COUNCILMEMBER CLAUDE DACORSI, Auburn, Sound Cities Association
COUNCILMEMBER NANCY TOSTA, Burien, Sound Cities Association
MAYOR KEN HEARING (alternate), North Bend, Sound Cities Association
COUNCILMEMBER MARLI LARIMER (alternate), Kent, Sound Cities Association
COUNCILMEMBER RYAN MCIRVIN (alternate), Renton, Sound Cities Association
DEPUTY MAYOR LYNNE ROBINSON (alternate), Bellevue, Sound Cities Association

“Our housing crisis is a regional problem



that requires a regional solution.”

Affordable Housing Committee 2019 Annual Report

For more information about the Affordable Housing Committee, including membership and meeting information, **[visit kingcounty.gov/ahc](http://www.kingcounty.gov/ahc)**.

Additional Photo Credits:

Cover Image: King County Housing Authority's Greenbridge community in White Center. Photograph by William Wright Photography.

Illustrated Map of King County: Antonio Herrera Garza



King County

Department of Community and Human Services

401 Fifth Avenue Suite 500

Seattle, WA 98104

206-263-9105

www.kingcounty.gov/dchs