

AFFORDABLE HOUSING COMMITTEE

Thursday, September 29, 2022, 1:00 p.m. – 3:30 p.m.

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:10 p.m. **Adoption of July 27, 2022 Meeting Minutes**, action item
- 1:15 p.m. **Community Partners Table**, briefing
- 1:25 p.m. **Selection of Jurisdictional *By Income Level Housing Need Option***, action item
- 2:15 p.m. **Direction on Establishing Jurisdictional *Special Housing Needs***, action item
- 2:35 p.m. **Direction on Responding to 2021 GMPC Member Amendments**, action item
- 3:05 p.m. **Draft 2023 AHC State Legislative Priorities**, discussion
- 3:25 p.m. **Wrap Up and Next Steps**
- 3:30 p.m. **Adjourn**

Meeting Minutes

Reference material: [Draft July 27, 2022 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair

King County Council

Community Partners Table

Sarah Ballew

Operations and Development Director
Headwater People

Selection of Jurisdictional *By* *Income Level* Housing Need Option

Reference material: [Staff Report](#)

Sunaree Marshall

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

Objectives for Today

- Briefing on analysis of jurisdictional by income level housing need option alignment with key principles
- Committee discussion and potential selection of a preferred jurisdictional *by income level* housing need option

Context for Discussion

Previous AHC Meeting (July)	Today's AHC Meeting (Sept)	Upcoming AHC Touchpoints* (Nov & Dec)
<ul style="list-style-type: none">• Briefed on <i>by income level</i> housing need allocation options, key principles for selection, and dashboard• As next steps, staff said they would refine options and analyze for key principle alignment	<ul style="list-style-type: none">• Review AHC staff analysis• Select a preferred jurisdictional <i>by income level</i> housing need option	<ul style="list-style-type: none">• AHC will review CPP amendments with preferred <i>by income level</i> housing need option on Nov 3• AHC will approve recommended CPP amendments on Dec 9• <i>Numbers may change slightly if/when Commerce releases updated draft countywide need projections</i>

What are housing needs?

The Growth Management Planning Council (GMPC) directed the AHC to establish **jurisdictional housing needs** this year

Countywide housing need

- Formerly *countywide affordable housing targets*

The number of net new units needed during planning period (2020-2044) to ensure everyone has a home they can afford, organized by income level and special housing type

Allocation of countywide housing need

- Sometimes called *disaggregation* or *distribution*

A new process for the numeric distribution of countywide housing need among local jurisdictions for planning purposes

Jurisdictional housing needs

- Formerly *jurisdictional affordable housing targets*

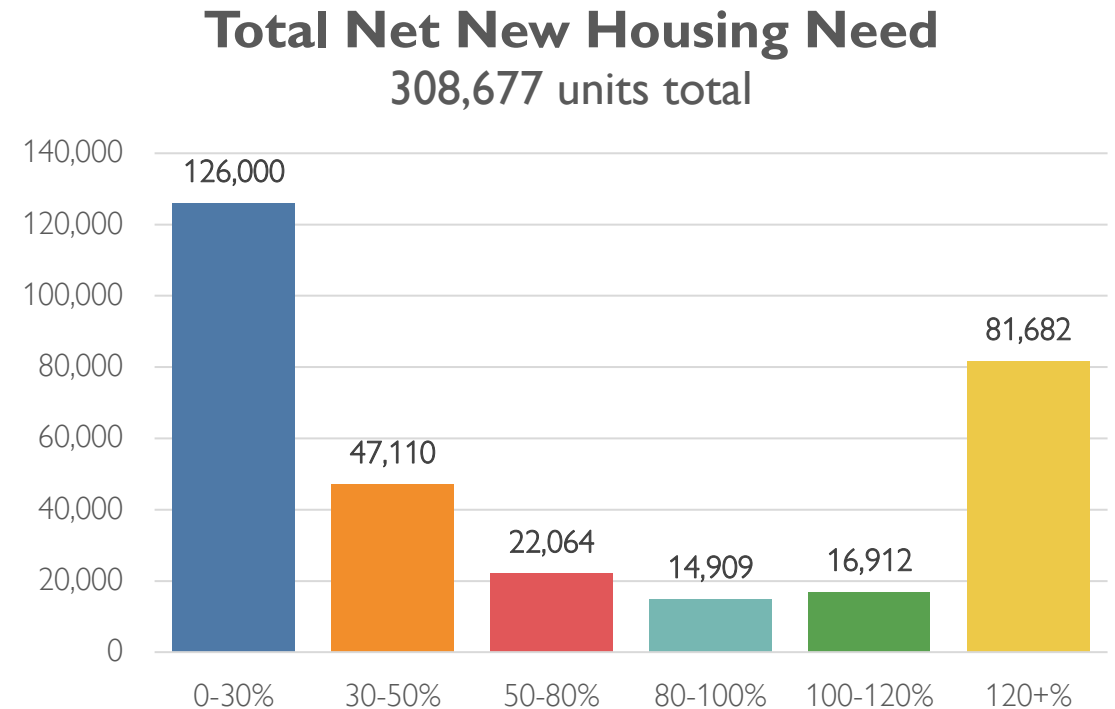
The share of countywide housing need a jurisdiction is responsible for planning for and accommodating in their plan for future growth (a comprehensive plan)

Draft Countywide Need | By Income

- Countywide need number could equal County's current growth target
- Total *by income level* net new housing needed (2020-2044) would be 308,677 units
- By capping a jurisdiction's need by their growth target, it allocates 65% of the need to regional centers and near high-capacity transit stations
- Each jurisdiction must plan for and accommodate their share

Note:

- Does not consider the cost of, resources available for, or barriers to building that housing
- Excludes *special housing* need projections (expected Commerce draft release in October)



Source: PSRC Vision 2050 (2044) scenario, Commerce's [DRAFT Housing Needs Allocation Tool](#), published 8/16/2022, scaled to match King County growth targets

Growth Targets are a Limiting Factor

- The total net new housing needs allocated to a jurisdiction is the same in each option and is equal to the jurisdiction's housing growth target
- Some jurisdictions expected to grow more than others, based on their role in the Regional Growth Strategy
- A jurisdiction's ability to meet an equitable share of housing need is limited to their amount of planned housing growth in Options 1 and 3

Jurisdiction's Ability to Plan for Need

Low
Moderate
High

Impact of Growth Targets on Reaching Equitable Shares

Regional Geography	Jurisdiction	Growth Target As Percent of Current Units	Percentage Point Difference From Equitable Share	Ability to Address Affordable Housing Needs (See Matrix Above)
Metropolitan Cities	Bellevue	59.8%	47.0%	
	Seattle	33.6%	35.1%	
	Metropolitan Cities Subtotal	37.5%	36.9%	
Core Cities	Auburn	47.3%	0.0%	
	Bothell	50.6%	35.4%	
	Burien	39.9%	12.2%	
	Federal Way	33.0%	4.5%	
Other Cities	Issaquah	22.4%	45.0%	
	Kent	22.0%	0.0%	
	Kirkland	36.5%	45.7%	
	Redmond	69.6%	48.2%	

i See dashboard Appendices 3 and 4 for more information

Key Principles for Option Selection

Jurisdictional by income level housing need option must align with these key principles

1

Increase housing choices for low- and moderate-income households in areas with fewer affordable options currently

2

Promote a more equitable distribution of housing choices across all jurisdictions

3

Align with the Growth Management Act (GMA), Regional Growth Strategy (RGS), Countywide Planning Policies (CPPs), and Commerce's minimum countywide need allocation standards

Three Options in Circulation

Option 1: Focus on New Growth

- Same shares of new housing **growth** are affordable in every jurisdiction

Option 2: Focus on 2044

- Same shares of total housing **stock** in 2044 are affordable in every jurisdiction

Option 3: Focus on New Growth Adjusted for Local Factors

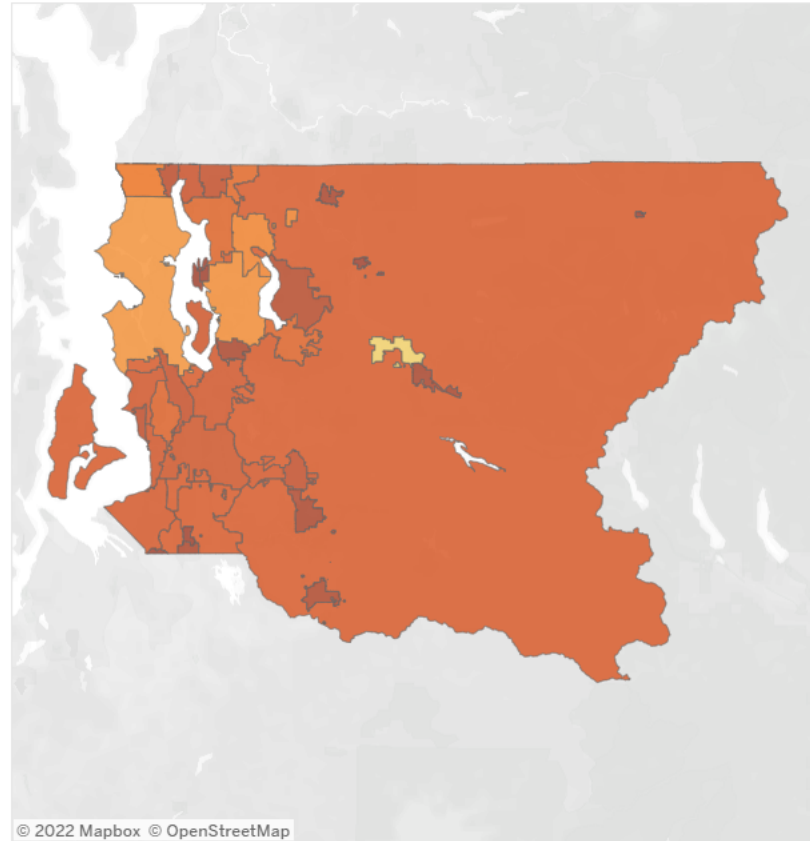
- Same shares of new housing **growth** are affordable in every jurisdiction and **outputs adjusted** within affordable income bands by local factors that increase housing choice in places with:
 - fewer affordable housing options
 - fewer income-restricted housing options
 - a greater imbalance of low-wage workers to low-wage jobs

Preservation Assumption

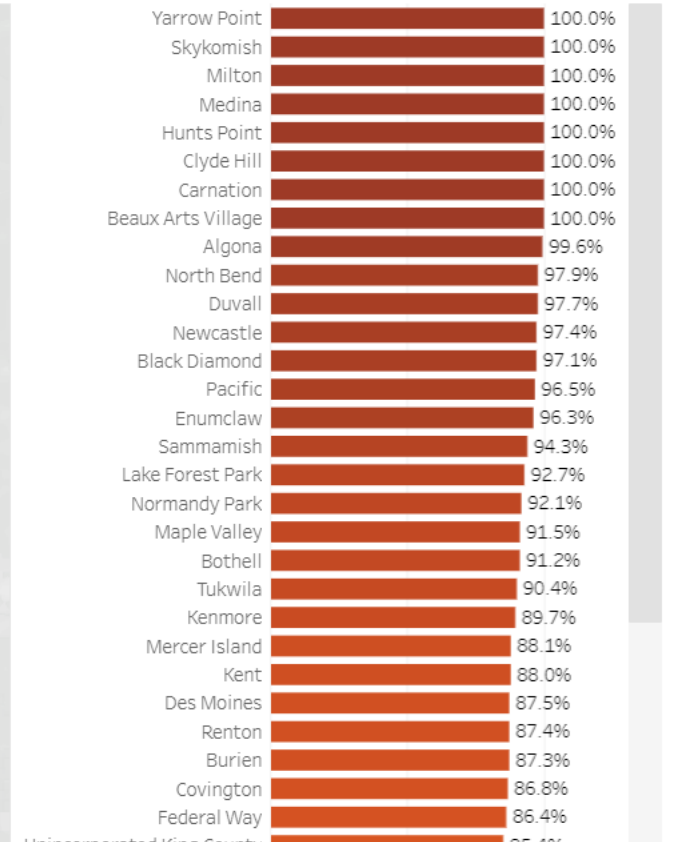
- All options showing positive numbers in certain income levels **assume preservation of all current units** in those levels
- Jurisdictions with the darkest colors have the least amount of their 0-80% AMI housing income-restricted and may struggle to preserve this affordable housing

i See dashboard Appendix 4 for more information

Jurisdictions with the darkest colors have the least amount of their 0-80% housing income-restricted, indicating that they may struggle to preserve this affordable housing.



Percent of 0-80% Housing Units That Are NOT Income-restricted



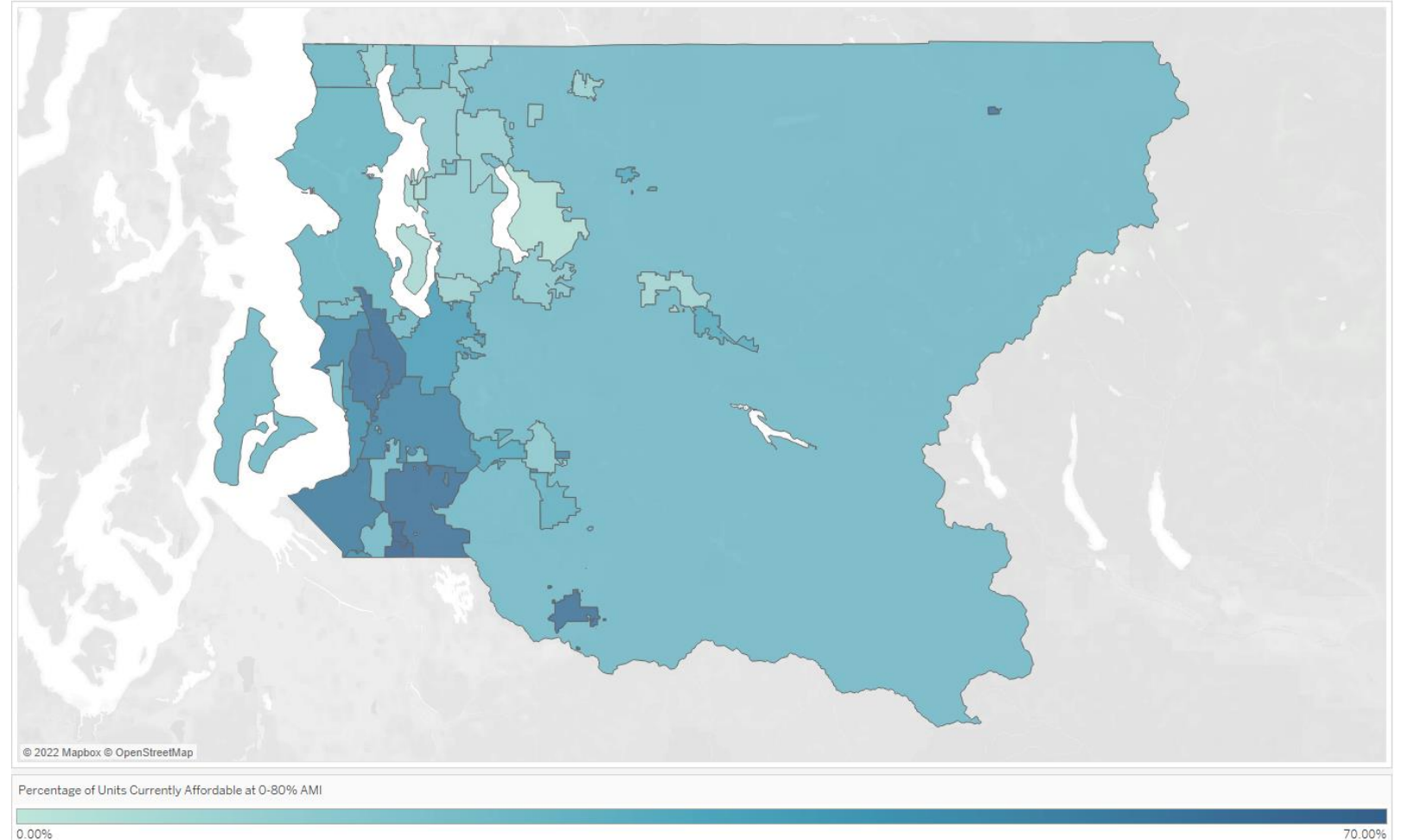
Data Notes: Income-restricted data from King County Income-restricted Housing Database. Current 0-80% AMI housing units data from commerce 2020 projections provided with HNAT. Produced by King County Department of Community and Human Services, Performance Measurement and Evaluation, September 20, 2022

Options | Implications

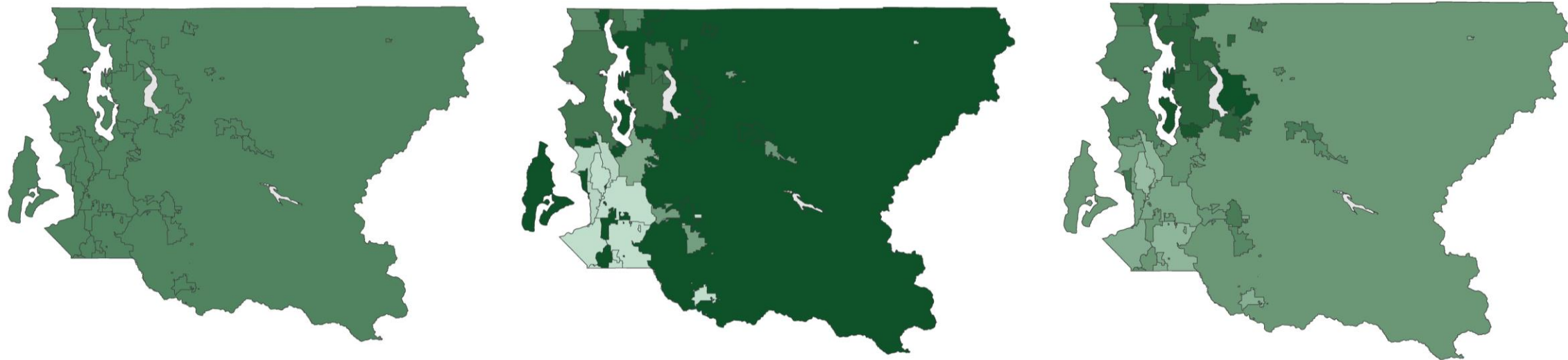
Option 1	Option 2	Option 3
<ul style="list-style-type: none"> Increases housing choices for low- and moderate-income households without equitably distributing units between jurisdictions Need met by new growth. Lower growth targets in unaffordable communities lead to little correction for a community's lack of existing affordable housing Jurisdictions plan for housing needs at all income levels 	<ul style="list-style-type: none"> Increases housing choices for low- and moderate-income households and equitably distributes units between jurisdictions Relies on potentially impractical redevelopment scenarios to meet needs, without which, jurisdictions would plan for housing growth in excess of their housing growth targets Jurisdictions do not plan for housing needs at all income levels—only where they have an undersupply 	<ul style="list-style-type: none"> Increases housing choices for low- and moderate-income households and factors in equitable outcomes when distributing units between jurisdictions Need met by new growth. Local factor adjustments corrects somewhat for a community's lack of existing affordable housing Jurisdictions plan for housing needs at all income levels

Options | Current Affordability, 0-80% of AMI

- Darker jurisdictions indicate areas where a larger proportion of the current housing stock is affordable to households at or below 80% of AMI
- Examples:
 - Mercer Island: 7%
 - Bellevue: 15%
 - Seattle: 28%
 - Kent: 53%
 - Auburn: 62%



Options | Growth, 0-80% of AMI



OPTION 1

OPTION 2

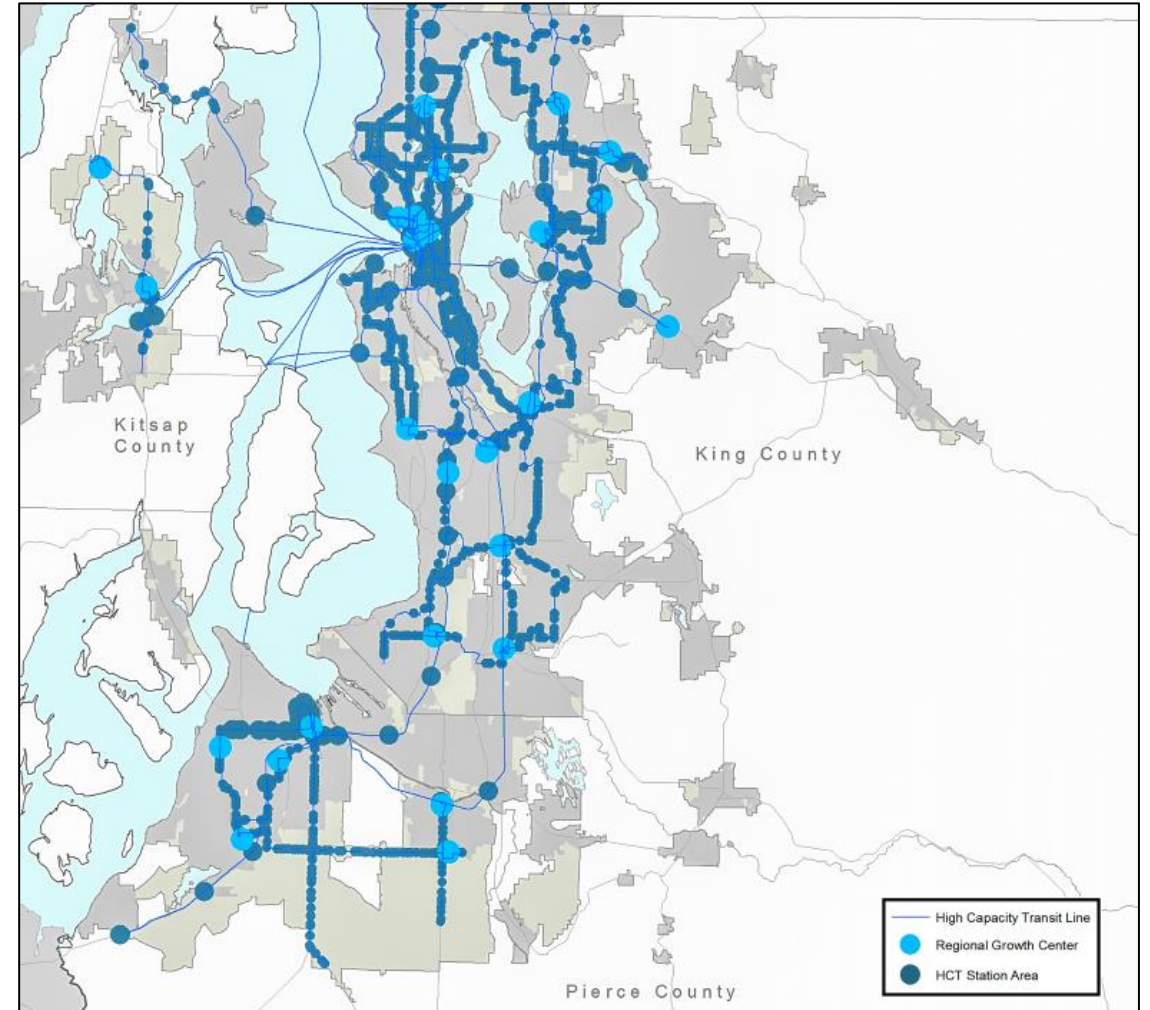
OPTION 3

Percent Net New Housing Growth, 0-80% of AMI



Options | Where Most Growth Will Occur

- **65% of the region's population growth** will be in the region's growth centers and high-capacity transit station areas, leveraging investments to expand public transit
- **94% of King County's planned housing unit growth** will occur in Metropolitan, Core Cities, and High-Capacity Transit Communities
- Providing housing near transit that is affordable to a full range of incomes is critical for creating and sustaining equitable places available to all residents



Source: PSRC, VISION 2050

Options | Pricetown and Affordaville



Pricetown

An expensive jurisdiction with **few housing units at 0-80% AMI** and an oversupply of units at higher income bands. Has a **low growth target** relative to its current number of housing units.



Affordaville

A more affordable jurisdiction with **a lot of housing units at 31-80% AMI** but few units at 0-30% AMI, and an undersupply at higher income bands.

Has a **moderate-to-high growth target** relative to its current number of housing units.

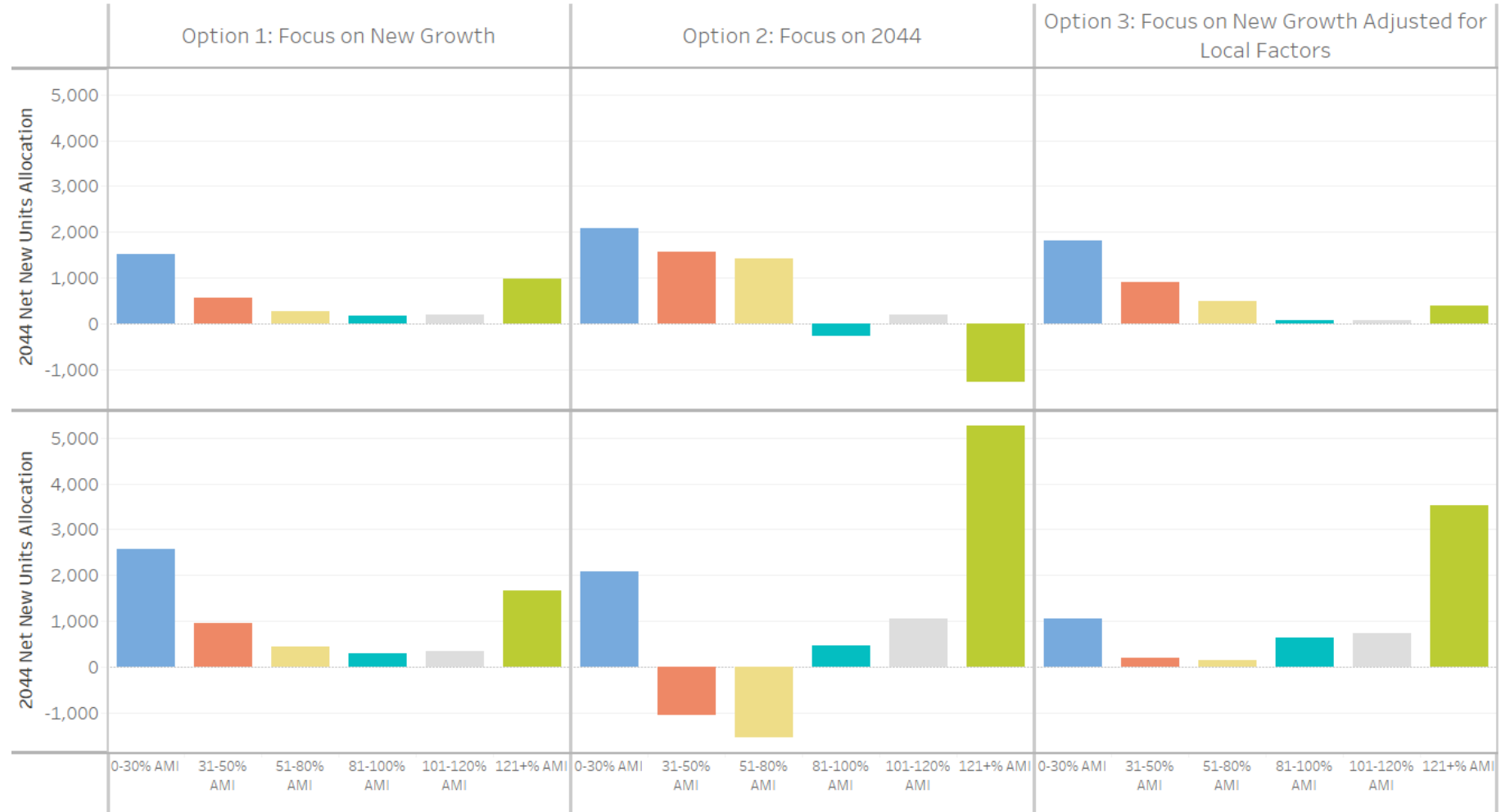
Options | Jurisdictional Effects

Pricetown

Less affordable housing, low growth target relative to size

Affordaville

More affordable housing, moderate-to-high growth target relative to size



i See the dashboard Options Comparison Bar Chart for more information

Options | Household Effects



Suzie

- Lives in Pricetown
- Retired on a fixed income



The Watsons







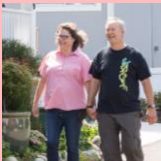

- Live in Affordaville, lots of homes available to them
- Work minimum-wage jobs in the city where they live



John

- Works in a restaurant in Pricetown
- Lives in Affordaville which is far away from the city where he works


Options | Effects on household housing choice and displacement risk

	 HOUSING OPTIONS			 DISPLACEMENT RISK		
	 Suzie	 The Watsons	 John	 Suzie	 The Watsons	 John
Option 1: Focus on New Growth	+	+	+/-	+	+/-	+/-
Option 2: Focus on 2044	+	-	+/-	-	+	+/-
Option 3: Focus on New Growth and Adjust for Local Factors	+	+/-	+	-	+/-	+/-

Options | Key Principles Alignment

Jurisdictional by income level housing need option must align with these key principles

1. Increase housing choice for low- and moderate-income households in areas with fewer affordable options
2. Promote a more equitable distribution of housing options
3. Align with GMA, Regional Growth Strategy, CPPs, and Commerce's minimum standards

	Option 1	Option 2	Option 3
1. Increase housing choice for low- and moderate-income households in areas with fewer affordable options			
2. Promote a more equitable distribution of housing options			
3. Align with GMA, Regional Growth Strategy, CPPs, and Commerce's minimum standards			

Dashboard

- Explore each option on the dashboard: <https://tinyurl.com/5n7zzybd>
- If asked for a password, **just close the box**; dashboard is not password protected
- The dashboard is still evolving

Establishing Jurisdictional *Special Housing* Needs

Reference material: [Staff Report](#)

Sunaree Marshall

Housing Policy and Special Projects Manager
King County Dept. of Community and Human Services

Alexis Mercedes Rinck

Director of Sub-Regional Planning and Equitable Engagement
King County Regional Homelessness Authority

Objectives for Today

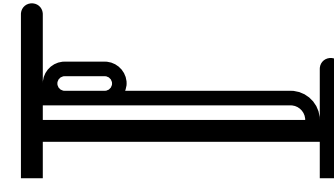
- Briefing on a proposed process to develop a *special housing* needs allocation option, including permanent supportive housing and emergency housing/shelter needs
- Committee discussion and approval of an approach to establish jurisdictional *special housing* needs

Special Housing Types



Permanent Supportive Housing

Permanent housing option with on-site services geared toward people who need comprehensive support to obtain and retain tenancy



Emergency Housing/Shelter

Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless

Important Collaborations



- Projecting *special housing* countywide need and guiding counties and cities to collaborate in efforts to allocate that need to jurisdictions
- 24-year projections



- Projecting *special housing* needs for KCRHA-determined subregions
- 5-year projections



KCRHA
King County Regional Homelessness Authority

Five Year Plan (2023 –2028)

Our Strategic Roadmap to Transform the System

- Required through the KCRHA Interlocal Agreement
- Recommended by our Implementation Board; Approved by Governing Committee Slated for December Approval
- The Plan covers
 - Six System Goals
 - Sub-Population Strategies (ex. Youth & Young Adults, Families, Veterans, LGBTQ+)
 - Special Housing Gaps Analysis with Year – Allocated to Sub-Regions
 - Built on the Understanding Unsheltered Homelessness Project qualitative data



KCRHA
King County Regional Homelessness Authority

Defining Sub-Regions

Learning from Lived Experience -- Patterns in Regional Access to Services

North King County: Shoreline, Lake Forest Park, Bothell, Kenmore, Woodinville and Lake City (UKC)

East King County: Kirkland, Redmond, Bellevue, Mercer Island, Sammamish, Issaquah**

Snoqualmie Valley: North Bend, Snoqualmie, Carnation, Duvall, Fall City (UKC), Issaquah**

South King County: Tukwila, Burien, Renton, Kent, Auburn, SeaTac, Federal Way, Pacific, Algona, Normandy Park, Des Moines, Newcastle.

South East King County: Maple Valley, Black Diamond, Covington, Milton, Enumclaw.

Urban Unincorporated King County: Skyway, White Center

Seattle Metro: Seattle, Vashon Island (UKC)

Proposed Approach to Establishing Jurisdictional Special Housing Needs

Permanent Supportive Housing

- Allocate need consistent with the Committee's preferred by income level option method

Emergency Housing/Shelter

Preferred approach

- Allocate needs to KCRHA-defined subregions and then allocate to jurisdictions based on % share of planned housing growth in the subregion
- AHC sees preliminary results on Nov 3*

Contingency plan

- KCRHA develops a recommended alternative allocation method
- Preliminary results presented to the AHC on Nov 3, Committee determines if they want to wait for KCRHA's subregional allocations or select the alternative method

**Contingent on subregional data availability and Commerce projection availability*

Responding to 2021 GMPC Member Amendments

Reference material: [Staff Report](#)

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Dept. of Community and Human Services

Presentation Objectives

- Briefing on proposed approach to responding to the CPP housing-related amendments proposed by GMPC members in 2021
- Committee discussion and confirmation of approach or provision of alternative direction

2021 GMPC Member Amendments Process

Overview

- GMPC Motion 21-1 directs the AHC to consider the GMPC member amendments proposed during approval of the 2021 CPP amendments
- AHC staff drafted proposed actions for addressing each GMPC member amendment that align with AHC direction on an accountability framework and jurisdictional housing needs
- AHC asked today to confirm the staff recommendation or provide alternative direction

Next Steps

- Any 2021 GMPC member amendments requiring a CPP amendment will be considered by AHC and GMPC in November and potentially recommended by AHC in December

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
12, Councilmember (CM) Thomas McLeod, Tukwila	Strike, clarify, and replace certain statements in the CPP Housing Chapter Narrative Text to: 1) add housing preservation as a tool for addressing need; and 2) address different historical housing patterns and actions needed based on that history
19, CM Thomas McLeod, Tukwila	Add text to CPP H-26 to allow a third party to perform annual monitoring.

Proposed AHC Action: *Recommend*

- Most amendment text improves clarity or provides flexibility in monitoring requirements

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
13, CM Thomas McLeod, Tukwila	Add text to CPP DP-14 to: 1) ensure comprehensive plans and zoning regulations are consistent with CPP affordable housing and equity goals; and 2) establish minimum growth targets for certain jurisdictions.
17, CM Pam Stuart, Sammamish	Add text to CPP H-5 to require a plan to fill all identified gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities affecting housing choice. Failure to do so triggers a county review of the jurisdiction's land use policies.

Proposed AHC Action: *Address intent through different CPP amendments that:*

- Establish a housing-focused accountability framework
- Establish jurisdictional housing needs equal to growth targets
- Ensure future growth targets factor in housing needs
- Require jurisdictions plan to address gaps in the Implement Policies and Strategies to Meet Housing Needs Equitably section

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
14, CM Thomas McLeod, Tukwila	Strike first sentence in CPP H-1 and replace with text that clarifies that each jurisdiction has a role in addressing countywide need and should plan to: preserve, improve, and expand the housing stock; promote fair and equitable housing access; create or preserve housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and eliminate race-, place-, ability-, and income-based housing disparities.

Proposed AHC Action: *Address intent through different CPP amendments that reflect:*

- The AHC's preferred jurisdictional housing need option
- Language consistent with recent changes to the Growth Management Act (GMA) about planning for and accommodating needs at a wider range of economic segments than the sponsor proposed

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
15, CM Pam Stuart, Sammamish	Add text to CPP H-1 to: 1) require comprehensive plans show how the jurisdiction will achieve minimum housing needs by income level; or 2) require jurisdictions to increase their total housing stock in certain income bands if these minimum needs cannot be achieved.

Proposed AHC Action: *Address intent through different CPP amendments that:*

- Establish new countywide need projections
- Articulate jurisdictional housing need by income level and special housing type

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
20 , CM Jennifer Robertson, Bellevue	Add text to CPP H-27 recognizing unique characteristics within jurisdictions in addressing housing affordability when monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet countywide need.
16, CM Thomas McLeod, Tukwila	Add a new policy (H-3X) to prioritize the use of resources to provide housing access for very low-income families in high opportunity areas.

Proposed AHC Action: *Address intent through different CPP amendments that:*

- Recognize the unique characteristics of each jurisdiction by recommending plan review standards that allow for jurisdictional variation in actions to address housing issues
- Include consultation with the Community Partners Table

2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
18, CM Pam Stuart, Sammamish	Add text to CPP H-8 to require jurisdictional support to housing technical assistance entities in an amount proportionate to jurisdictions' median income and current housing gap.

Proposed AHC Action: *Do not recommend*

- Many jurisdictions are members of entities that provide jurisdictional housing technical assistance. The amount of member contributions should be determined by these membership organizations.

Draft 2023 AHC State Legislative Priorities

Reference material: [Staff Report](#)

Sunaree Marshall

Housing Policy and Special Projects Manager
King County Dept. of Community and Human Services

Adoption Process

Date	Milestone
Today	Committee Review <ul style="list-style-type: none"><li data-bbox="555 606 2254 664">• AHC reviews and provides input on draft 2023 state legislative priorities
9/30-10/20	Members Propose Amendments <ul style="list-style-type: none"><li data-bbox="555 763 2254 892">• Members propose amendments and share other relevant state legislative agendas<li data-bbox="555 906 1579 963">• Send to McCaela by 10/20 for compilation
11/3	Committee Adoption <ul style="list-style-type: none"><li data-bbox="555 1063 1949 1120">• AHC considers amendments and possibly adopts priorities

THANK YOU