

AFFORDABLE HOUSING COMMITTEE

Monday, May 1, 2023, 9:30 a.m. – 11:30 a.m.

Update on GMPC Motion 21-1 Recommendations

Reference material: [Staff Report](#)

McCaela Daffern

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

Background



June 2021

Growth Management Planning Council (GMPC) adopted Motion 21-1 recommending adoption of Countywide Planning Policies (CPP) amendments and directing the Affordable Housing Committee (AHC) to develop additional necessary CPP amendments in 2022

December 2022

AHC transmitted recommended CPP amendments, plan review standards, and accountability framework process details to the GMPC in response to GMPC Motion 21-1

January 2023

GMPC considered and discussed AHC recommended CPP amendments, plan review standards, and accountability framework process details

GMPC Approval | March 22



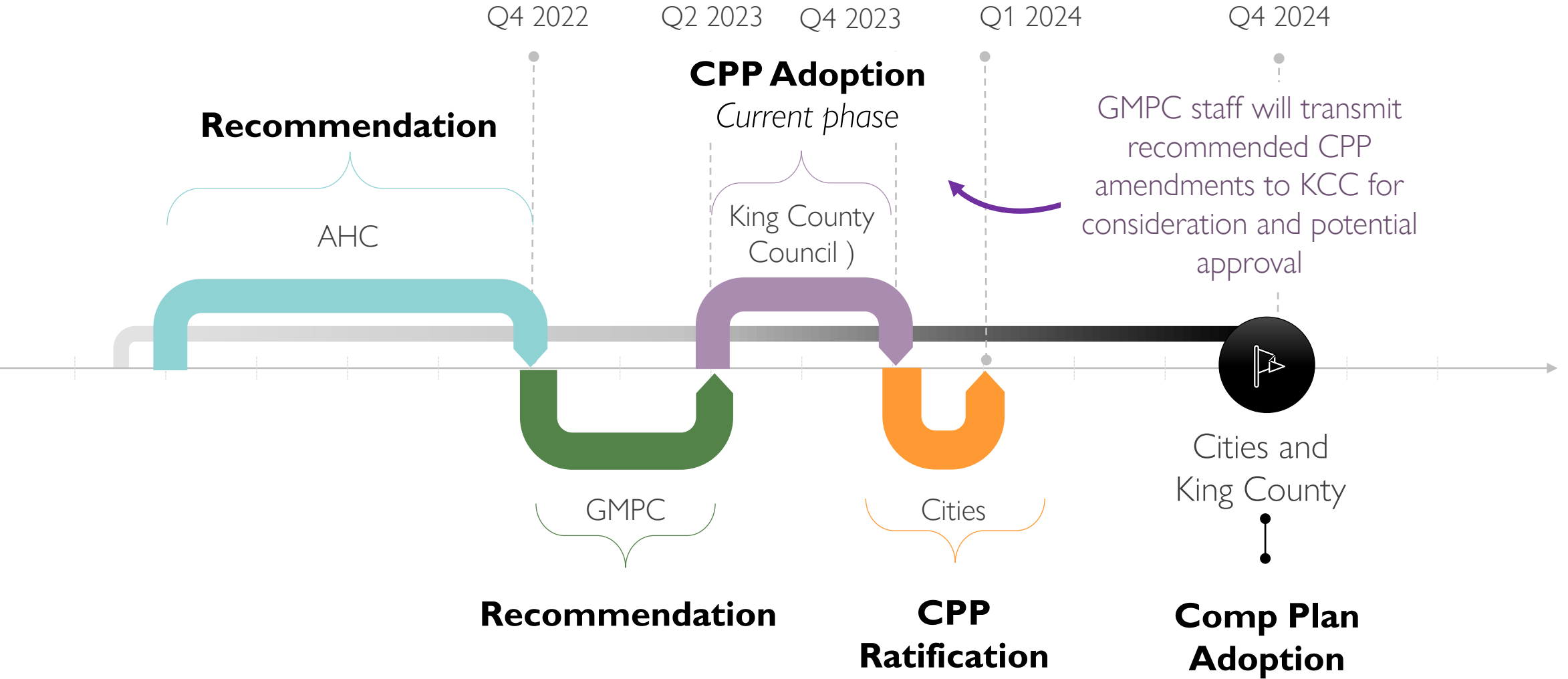
March 2023

- GMPC briefed on final changes to jurisdictional housing needs due to Commerce's release of final countywide need numbers
- Community Partners Table members spoke in support of AHC recommendations
- GMPC approved AHC-recommended CPP amendments (Motion 23-1) and plan review standards and accountability framework process details (Motion 23-2) with changes:
 - Noting countywide nature of housing needs
 - New language about services in the rural area
 - Revised AMI level labels and associated policy language for added clarity

CPP Amendment Timeline

AFFORDABLE HOUSING COMMITTEE

5



Regional Affordable Housing Dashboard Update

Reference material: [Staff Report](#) and [Dashboard](#)

Carson Hartmann

Regional Affordable Housing Planner
King County Dept. of Community & Human Services

Jesse Warren

Housing Policy & Finance Lead Evaluator
King County Dept. of Community & Human Services

Regional Affordable Housing Dashboard Updates

- First update since dashboard launch in May 2021
- Three sections updated:
 1. Key Affordability Indicators
 2. Measuring Impact
 3. Jurisdictional Housing Affordability Snapshots
- Updates include new income-restricted housing unit and demographic data
 - King County Income-restricted Housing Unit Database 2019-2021
 - US Census American Community Survey 2017-2021 Five-Year estimates
 - Housing and Urban Development Comprehensive Housing Affordability Strategy 2015-2019

Increase in 0-50% AMI income-restricted housing units built or preserved since 2018

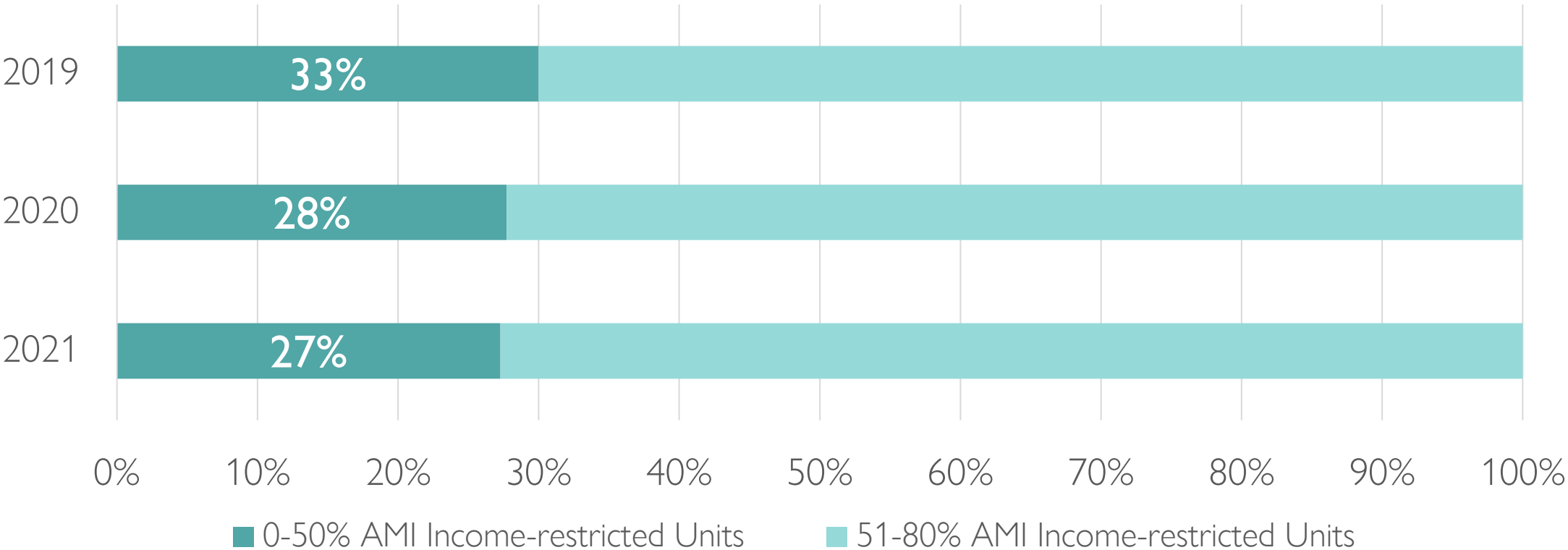
Progress to Build or Preserve 44,000 Homes Affordable \leq 50% AMI, 2019-2044



Data Source: King County Income-restricted Housing Database, 2021

Small drop in percent of 0-50% AMI income-restricted units created since 2019

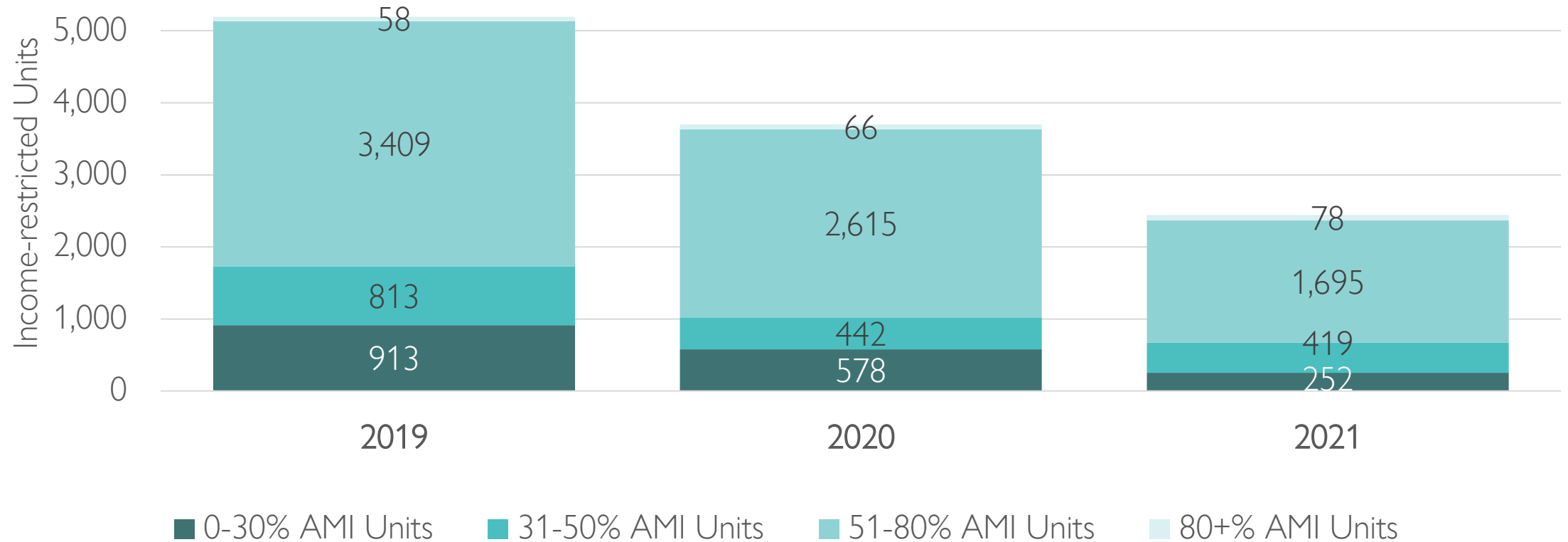
Percent of 0-80% AMI Income-restricted Units at 0-50% AMI, King County



Data Source: King County Income-restricted Housing Database, 2021

Significant decrease in income-restricted units created in 2020 and 2021

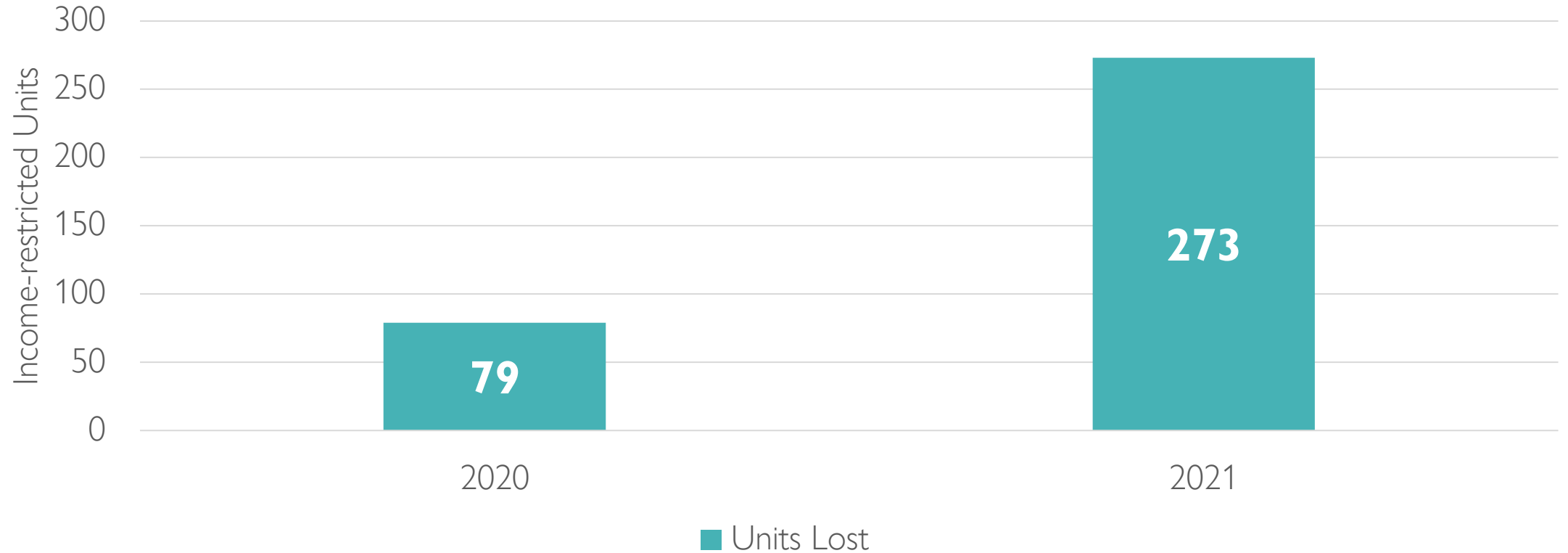
Income-restricted Units Created by AMI level, King County, 2019-2021



Data Source: King County Income-restricted Housing Database, 2021

More income-restricted units lost in 2021 than 2020

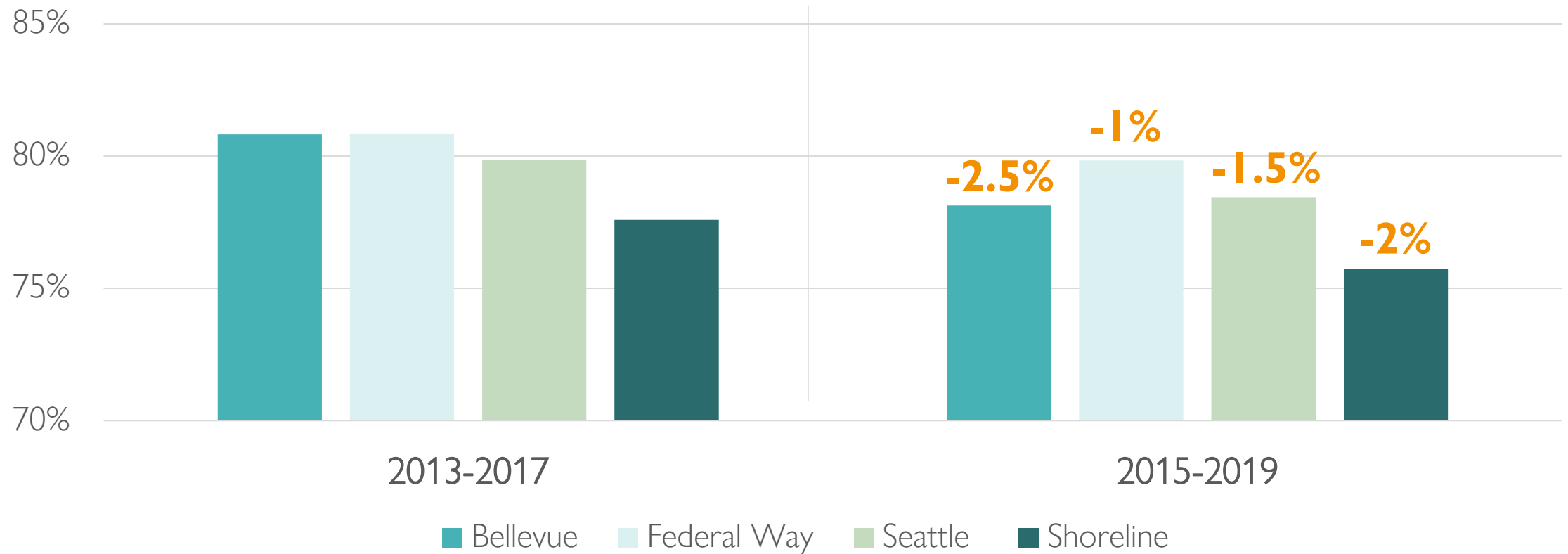
Income-restricted Units Lost in King County, 2020-2021



Data Source: King County Income-restricted Housing Database, 2021

Slight drop in housing cost burden rate for 0-50% AMI households in some jurisdictions

Rates of Cost Burden, 0-50% AMI Households, Select King County Jurisdictions, 2017-2019



Data Source: HUD CHAS 2013-2017, 2015-2019

Additional Updates and Data Collection

- Further updates planned for summer 2023
 - Countywide cost burden
 - Regional Affordable Housing Task Force Five Year Action Plan implementation progress
 - Housing policies enacted in jurisdictions as of August 2022, using Puget Sound Regional Council's Housing Incentives and Tools Survey
- AHC staff will launch a survey in 2023 to collect data for 2024 dashboard update

THANK YOU