Memo

To: Housing Interjurisdictional Team (HIJT)
From: Janet Lee, Planner, King County Department of Community & Human Services
Date: January 10, 2020
Re: Affordable Housing Dashboard Update

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In November and December 2019, staff finalized the metrics, methodology, data sources, phasing, and communication plan for the affordable housing dashboard.

Scope
The overall structure and features of the dashboard will be designed to be iterative, easy for the general public to interpret, and useful for advocates and legislators. The dashboard will include:

- **Jurisdictional and regional** numbers for housing affordability and availability year over year;
- **Explanatory text** to ensure correct interpretations of the data for every reader; and
- **Companion Pieces** to encourage widespread sharing and re-use.

To be an accountability tool for supporting regional collaboration, the final metrics are shaped by requirements and input from three different areas:

- **2020 Countywide Planning Policies,** which will track regional housing trends;
- **2018 Regional Affordable Housing Taskforce Final Report and Recommendations,** which called for tracking actions to increase the number of affordable units and decrease cost-burden; and
- **Timely stakeholder issues** from the scoping process that were important to non-governmental partners who build and preserve affordable housing.

Due to the availability of certain datasets, the dashboard will have a phased release of information throughout 2020 as regional datasets become available. For additional details on metrics, methodology, and data sources, please refer to *Attachment A*.

Stakeholder Engagement
To increase the impact and effectiveness of the dashboard, staff will conduct additional outreach to the media, policy staff, and members of the Affordable Housing Committee with each new dashboard release.

Schedule
The anticipated schedule for the 2020 dashboard release is:

March 30, 2020	*Share beta dashboard with AHC for feedback*
May 15, 2020	*Publish dashboard (Release 1)*
October 2020	*Publish new information to dashboard (Release 2)*

Attachment A. Dashboard Metrics

Policy Intent	Performance Metric	Data Sources	Target Date
Create and support an ongoing structure for regional collaboration (RAHTF Goal 1)	<u>Number of meetings and issues discussed</u>.	**AHC website** listing meeting dates and materials and annual report evaluating effectiveness of AHC efforts will provide sufficient accountability.	-
Increase construction and preservation of affordable homes for households earning less than 50% AMI (RAHTF Goal 2) ○ Measure resulting countywide outcomes that track the region's progress towards building or preserving 44,000 units affordable by 2024 for (AHC Charter) ○ Units in the development pipeline (Stakeholder Priority)	<u>Number of units built or preserved since the RAHTF report in 2017</u>: • At or below 30% AMI • At or below 50% AMI • At or below 80% AMI	**Puget Sound Regional Council** - Subsidized Housing Database **Washington State Housing Finance Commission** – Data on publicly funded affordable rental and homeownership projects in Washington state **King County Assessor/UW -** Rental data information on MFTE units **City of Seattle Office of Housing** – Mandatory Housing Affordability units	Q4
	<u>Rental & Home Ownership Units in the Development Pipeline</u>: • Units funded but not yet opened • Units applied for but were denied funding by City of Seattle, King County, and ARCH	*Needs to be created*	Q4
Measure countywide need and/or cost-burden gap that tracks the percentage of housing supply at various levels of AMI (AHC Charter) ○ Housing market trends including affordability of	[Paycheck-to-Paycheck Methodology:](#) For homeownership, calculate the income required to qualify for a mortgage on the median-priced home. Calculations are based on a 90 percent loan-to-value ratio and 97 percent loan-to-value ratio (that is, a 10 percent down payment or 3	**King County Assessor's/University of Washington** - Rental data **U.S. Department of Housing and Urban Development – Comprehensive Housing Affordability Strategy** data	Q2

| overall housing stock (2012 CPPs) | percent down payment plus the use of private mortgage insurance) and monthly payments that include loan principal and interest as well as estimated taxes and insurance. The monthly mortgage payments are annualized and assumed to comprise no more than 28 percent of gross annual income in accordance with conventional underwriting guidelines.

For rental housing, calculate the annual income that must be earned so that gross rent does not exceed 30 percent of gross income, a commonly accepted standard of affordability.

Federal Reserve Bank of Philadelphia Methodology:
Highly recommended by City of Seattle staff for calculating affordability and availability of rental units. Will result in a single number that is easier to digest - e.g. 49 available and affordable units per 100 renter households

<u>Percentage of affordable and available rental housing units at:</u>
• 0-30% AMI
• 30-50% AMI
• 50-80% AMI
• 80-120% AMI
• Greater than 120% AMI

<u>Percentage of affordable and available homeownership units:</u>
• 0-30% AMI
• 30-50% AMI
• 50-80% AMI
• 80-120% AMI
• Greater than 120% AMI

<u>Percentage of cost burdened and severely cost burdened households at each income level:</u>
• 0-30% AMI | on publicly funded & naturally occurring affordable housing (2012-2016)

American Community Survey – data on income and housing supply (2014-2018) | |

		• 30-50% AMI • 50-80% AMI • 80-120% AMI • Greater than 120% AMI		
🚆	Prioritize affordability accessible within a half-mile walkshed of existing and planned frequent transit service, with a priority for high-capacity transit stations. (RAHTF Goal 3) ○ Measure housing development and market trends in Urban Centers (2012 CPPs)	<u>Progress in meeting this goal will be measured using the following region-wide metrics (RAHTF p. 48)</u>: • 25% of existing housing remains 80% AMI and below • 50% of new housing is affordable at 80% AMI and below • 80% of available public land suitable for housing is prioritized for housing at or below 50%		Q2
🛏	Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness. (RAHTF Goal 4) ○ Measure number and nature of fair housing complaints and violations (2012 CPPs)	<u>% change in fair housing test results since 2019</u> • Differential treatment tests • Policy check tests	**King County Department of Community and Human Services** - Fair Housing Test dataset	Q4
		<u>% change in housing quality</u>	**U.S. Department of Housing and Urban Development – Comprehensive Housing Affordability Strategy** data on housing quality	
🚚	Protect existing communities of color and low-income communities from displacement in gentrifying communities. (RAHTF Goal 5) ○ Measure number of units lost to demolition, redevelopment, or conversion to non-residential use (2012 CPPs)	<u>Number and % of residential units lost (by type of unit) between 2012-2017</u> • Single Family • Multi-Family 1-2 units • Multi-Family 3-4 units • Multi-Family 5-9 units • Multi-Family 10-19 units • Multi-Family 20-49 units • Multi-Family 50+ units • Mobile Home Parks • Other	**Puget Sound Regional Council –** Building permit database (2017)	Q4
		<u>Amount of funding devoted to anti-displacement measures</u>	*Needs to be created*	

		Countywide and jurisdictional cost-burden by race, with each of the following race/ethnicities reported by AMI brackets (0-30%, 30-50%, 50-80%, 80-120%, >120%): • White, alone • Black, alone • American Indian or Alaska Native, alone • Native Hawaiian or other Pacific Islander, alone • Hispanic or Latino, alone • Asian, alone • Two or more races Countywide and jurisdictional population percentages by race, with each of the following race/ethnicities reported by AMI brackets (0-30%, 30-50%, 50-80%, 80-120%, >120%): • White, alone • Black, alone • American Indian or Alaska Native, alone • Native Hawaiian or other Pacific Islander, alone • Hispanic or Latino, alone • Asian, alone • Two or more races	**American Community Survey** - data on income and housing supply (2014-2018)	
	Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connection throughout King County (RAHTF Goal 6) ○ Measure the number and type of new housing units (2012 CPPs) ○ Measure changes in zoned capacity for housing, including	Number and type of new housing units: • Single Family • Multi-Family 1-2 units • Multi-Family 3-4 units • Multi-Family 5-9 units • Multi-Family 10-19 units • Multi-Family 20-49 units • Multi-Family 50+ units • Mobile Home Parks • Other	**Puget Sound Regional Council** – Building Permit Dataset (2017)	Q2
		% of residential areas zoned for single family Areas that have increased in zoned capacity for housing since 2012:	**King County Assessors** – Use analysis already done and vetted for Buildable Lands on changes in zoned capacity.	

housing densities and types (2012 CPPs) o Affordable housing policies implemented in each jurisdiction (Stakeholder Priority)	• Single Family to Multi-Family • Areas with inclusionary or incentive zoning		
	Type of affordable housing policies implemented in each jurisdiction from 2012-2019, cross-referenced with total number of affordable units created in each jurisdiction from 2012-2019. PSRC dataset has information from 37 of the 39 jurisdictions in King County (missing Carnation and Seattle). The dataset covers: • Density bonus • Incentive zoning • Inclusionary zoning • Multifamily Tax Exemption • Parking reduction/ elimination • Permitting priority/ fee reduction • Planning action Environmental Impact Statement • Public land for affordable housing • Transfer of development rights • "Missing middle" housing types allowed (accessory dwelling units, planned unit developments, cottage, duplex, triplex, micro units, townhomes)	**Puget Sound Regional Council Housing Survey** (2019)	
Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing (RAHTF Goal 7):	Amount and % of total project funding for affordable housing development from business and philanthropy for 2012-2019 Work with partners to survey affordable housing developers and operators	*Needs to be created*	*Q4*