

# Memo

**To:** King County Affordable Housing Committee Members

**From:** McCaela Daffern, Regional Affordable Housing Implementation Manager

**cc:** Housing Interjurisdictional Team

**Date:** January 22, 2020

**Re:** Revised Proposed 2021 Work Plan

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## Background

The Affordable Housing Committee is required to adopt an annual work plan every year to guide efforts to recommend actions and assess regional progress to advance affordable housing solutions recommended within the Regional Affordable Housing Task Force Five Year Action Plan. An initial draft work plan was presented to the Affordable Housing Committee (AHC or Committee) on November 13. After further reflection, the Chair, in consultation with the Vice Chair and with staff support, has prepared a revised draft for consideration by the Committee at the January 29 meeting. The Committee will have approximately 20 minutes to discuss and adopt a 2021 work plan.

## Recommendation

The proposed 2021 work plan builds off recent Affordable Housing Committee successes, advances timely emerging issues that meaningfully advance the overarching goal to eliminate cost burden for households earning 80% Area Median Income and below, with a priority for serving households at or below 50% Area Median Income. If this recommended work plan is adopted, the Affordable Housing Committee will advance efforts to equitably increase affordable housing production and preservation and strengthen tools to hold the region accountable towards increasing housing affordability.

In 2021, the Committee, with support from the Housing Interjurisdictional Team and King County staff, will:

- 1. Equitably address the need to ensure that no low-income household in King County is cost burdened**
  - a. Equity: Build on the equity foundation laid in 2019 and 2020 to center equity within the Committee's work
    - i. Establish the Community Partners Table and ensure strong partnership between the Table and the Committee
    - ii. Consider recommendations and priorities driven by the Community Partners Table, including but not limited to the 2022 AHC Work Plan, the Affordable Housing Dashboard, and charter amendments
    - iii. Prioritize Black, Indigenous, and People of Color and nonprofit stakeholders serving marginalized populations when seeking new Committee membership
- 2. Update zoning and land use regulations to increase affordable housing production and preservation**
  - a. Housing choice and diversity tools (Postponed from 2020 Workplan)

- i. Identify and promote jurisdictional strategies that increase and diversify housing choices and maximize affordability, especially in areas with access to frequent or high capacity transit
  - b. 2021 Countywide Planning Policies (Wrap Up 2020 Work Plan Item)
    - i. Recommend to the Growth Management Planning Council (GMPC) amendments to Countywide Planning Policies Housing Chapter and track progress towards adoption and ratification
- 3. **Identify and implement new and unused revenue tools to increase affordable housing production and preservation**
  - a. New and Unused Revenue (Proposed new item for Q1 2021)
    - i. Discuss, identify, and take next steps to advance the AHC's Shared Revenue Principles
    - ii. Consider and inform the Health Through Housing sales tax implementation plan
- 4. **Be accountable to each other and the community**
  - a. Dashboard Release
    - i. Release the Affordable Housing Dashboard to serve as an effective tool for tracking and communicating regional progress towards implementation of the Regional Affordable Housing Task Force Five Year Action Plan, building awareness, and ensuring coordination and accountability for affordable housing efforts across King County
  - b. Scope Dashboard Updates
    - i. Provide input on what should be included in future dashboard updates.
- 5. **Advance general Committee business**
  - a. 2020 Annual Report
    - i. Produce and adopt annual report
  - b. 2022 AHC Work Plan
    - i. Produce and adopt annual work plan in consultation with the Community Partners Table
  - c. AHC Charter Revisions and Procedures
    - i. Revisit the Charter and propose changes in consultation with the Community Partners Table
    - ii.
  - d. Advocacy
    - i. Support and track 2021 state legislative agenda implementation
    - ii. Develop and adopt a 2022 state legislative agenda

## Considerations

Staff considered the following suitability factors while developing the recommended work plan scope:

- Impact: Projects that will have a high impact towards equitably advancing the overarching goal of the Regional Affordable Housing Task Force Five Year Action Plan.
- Timeliness: Projects that advance and build off of work launched or scoped by the Committee in 2020.
- Suitability: Issues that the Affordable Housing Committee is uniquely positioned and well-suited to advance or influence.
- Capacity: The Housing Interjurisdictional Team and staff have the capacity to support the work and the Committee has enough time at meetings to discuss and shape the work. To gauge Committee capacity and time constraints, please refer to an outline of proposed agenda topics for 2021 in *Exhibit 1*.

In addition to these recommendations, the near- and mid-term impacts from COVID on the homeownership and rental housing markets remain unclear. Furthermore, the Community Partners Table work plan will not be set until mid-2021, which makes it difficult to anticipate how their priorities will intersect with that of the Committee. As such the work plan should be considered a flexible, living document that's subject to change if the need arises.

## **Exhibits**

Exhibit 1: 2021 AHC Meeting Schedule

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Date	Main Topic (1 hour)	Other Topics (1 hour)
January	<ul style="list-style-type: none"> <li>Countywide Planning Policies, <i>adopt recommendation</i></li> </ul>	<ul style="list-style-type: none"> <li>New member welcome, <i>update</i></li> <li>AHC Chair and Vice Chair, <i>nominations and selection</i></li> <li>Charter amendments, <i>adopt</i></li> <li>2021 state legislative agenda, <i>adopt</i></li> <li>2021 work plan, <i>adopt</i></li> <li>Community Partners Table, <i>briefing</i></li> </ul>
March	<ul style="list-style-type: none"> <li>Health Through Housing Implementation Plan, <i>briefing and discussion</i></li> </ul>	<ul style="list-style-type: none"> <li>2021 state legislative update, <i>briefing</i></li> <li>Countywide Planning Policies, <i>GMPC update</i></li> <li>Dashboard release update, <i>briefing</i></li> <li>Community Partners Table, <i>update</i></li> <li>Revenue next steps, <i>discussion</i></li> </ul>
May	<ul style="list-style-type: none"> <li>Dashboard update scoping, <i>briefing and discussion</i></li> </ul>	<ul style="list-style-type: none"> <li>2021 state legislative update, <i>briefing</i></li> <li>Countywide Planning Policies, <i>ratification update</i></li> <li>Community Partners Table, <i>update</i></li> <li>Health Through Housing Implementation Plan, <i>update</i></li> <li>Revenue next steps, <i>discussion</i></li> </ul>
July	<ul style="list-style-type: none"> <li>Update regulations to increase housing choice and diversity, <i>briefing and discussion</i></li> </ul>	<ul style="list-style-type: none"> <li>Countywide Planning Policies, <i>update</i></li> <li>Health Through Housing Implementation Plan, <i>update</i></li> <li>2020 annual report, <i>adoption</i></li> <li>Community Partners Table, <i>update</i></li> <li>Dashboard scoping, <i>update</i></li> </ul>
September	<ul style="list-style-type: none"> <li>Community Partners Table, <i>briefing and discussion</i></li> </ul>	<ul style="list-style-type: none"> <li>Update regulations to increase housing density, <i>adoption</i></li> <li>Revenue next steps, <i>discussion</i></li> <li>2022 legislative agenda, <i>discussion</i></li> </ul>
October	<ul style="list-style-type: none"> <li>Special AHC/CPT meeting for 2022 work planning, <i>study session</i></li> </ul>	
November	<ul style="list-style-type: none"> <li>Charter amendments, <i>scoping</i></li> </ul>	<ul style="list-style-type: none"> <li>Update regulations to increase housing density <i>member update</i></li> <li>2022 work plan, <i>adoption</i></li> <li>2022 legislative agenda, <i>adoption</i></li> <li>Scope charter amendments, <i>discussion</i></li> </ul>