

AFFORDABLE HOUSING COMMITTEE

Friday January 30, 2020, 5:00 – 7:00 pm

INTRODUCTIONS

AGENDA & MEETING MATERIALS

- 5:00 pm **Introductions and Agenda Review**
- 5:10 pm **Meeting Minutes**
- 5:15 pm **Study Session: Countywide Planning Policies, Issues 3 and 4**
- 6:40 pm **Emerging Issues**
- 6:55 pm **Next Steps**
- 7:00 pm **Adjourn**

MEETING MINUTES

January 17th, 2020

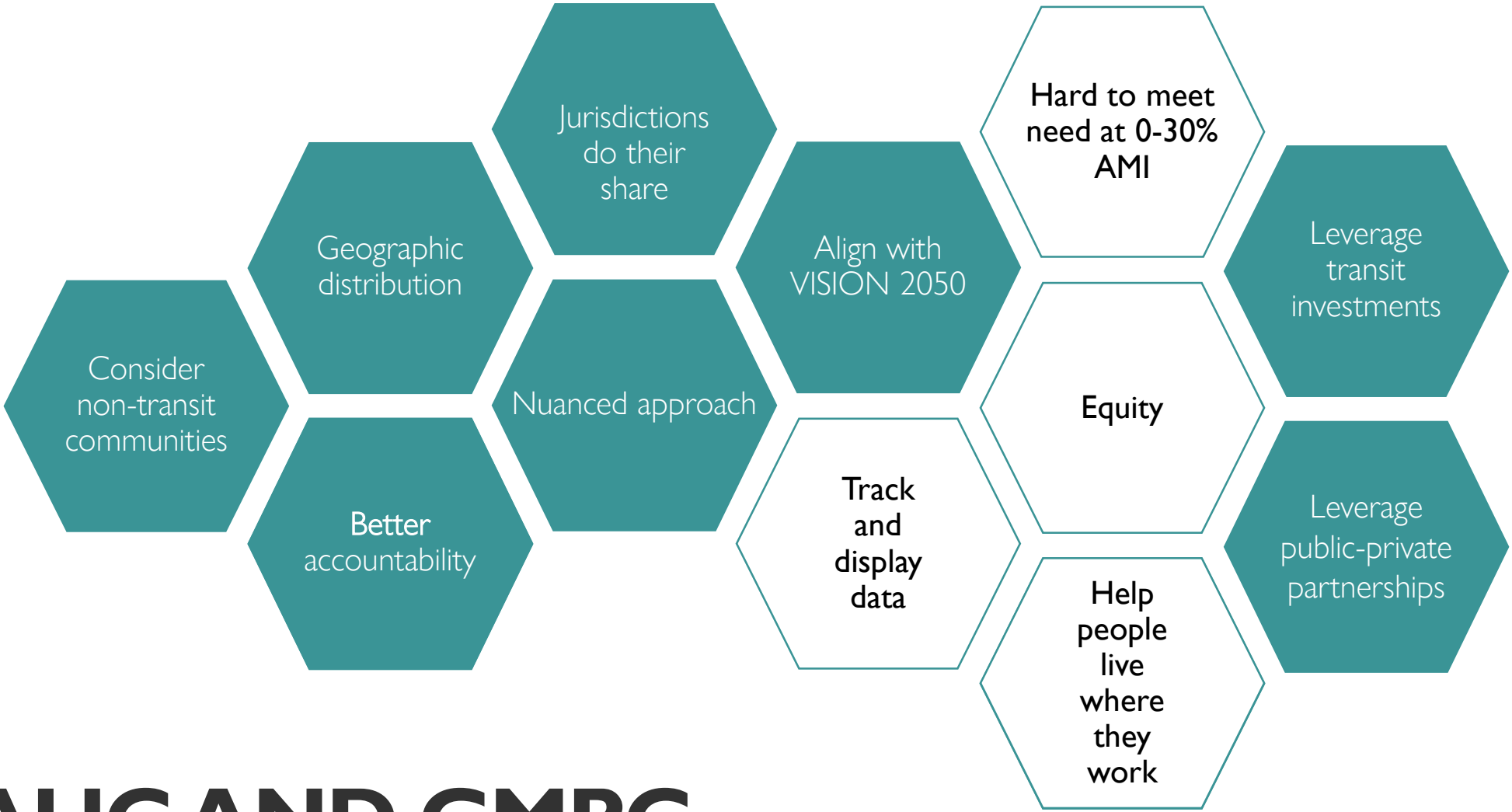
STUDY SESSION

COUNTYWIDE PLANNING POLICIES

ISSUES 3 AND 4

McCaela Daffern

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

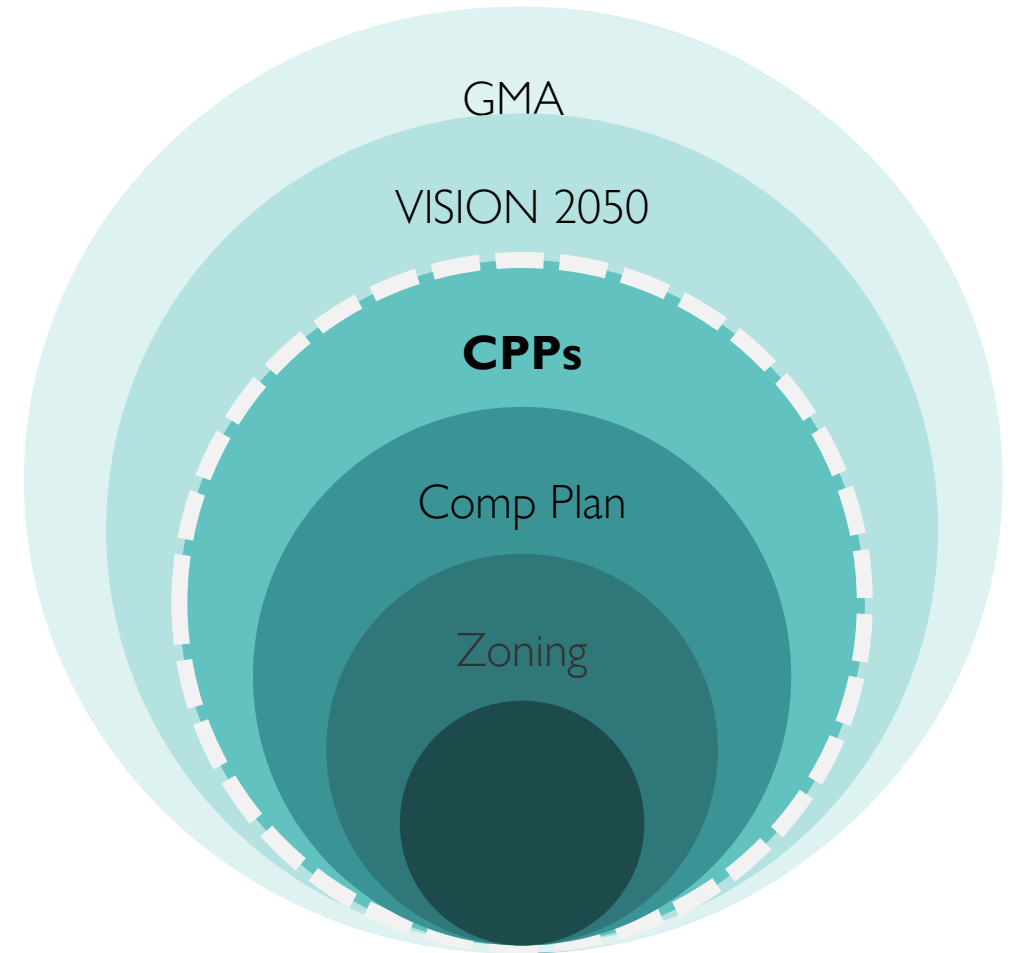


AHC AND GMPC DISCUSSION

IMPLEMENTING THE STATE GROWTH MANAGEMENT ACT (GMA)

- 1 The regional planning authority (PSRC) must adopt **multicounty planning policies**
- 2 The county, in cooperation with cities, must adopt **countywide planning policies**
- 3 Cities and counties must adopt a **comprehensive plan**
Counties must protect rural and natural resource uses
- 4 Cities must accommodate growth through the **zoning code** (e.g., height, floor area ratio, density)

Development, when it occurs, should implement the Growth Management Act



TIMELINE

Key Highlights



Jan 17 and 30

AHC briefed on CPPs and HIJT is prepared to draft an update

March 30

AHC reviews draft CPPs Housing Chapter update

May 15

AHC votes to adopt CPPs Housing Chapter update for GMPC consideration

June 24

GMPC reviews recommended CPPs update

Sept 30

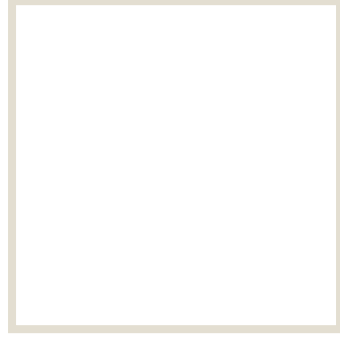
GMPC issues public review CPPs draft

Dec 4th

GMPC votes to recommend updated CPPs

ISSUE 3

Planning policies to address the need for housing affordable to very low-income households



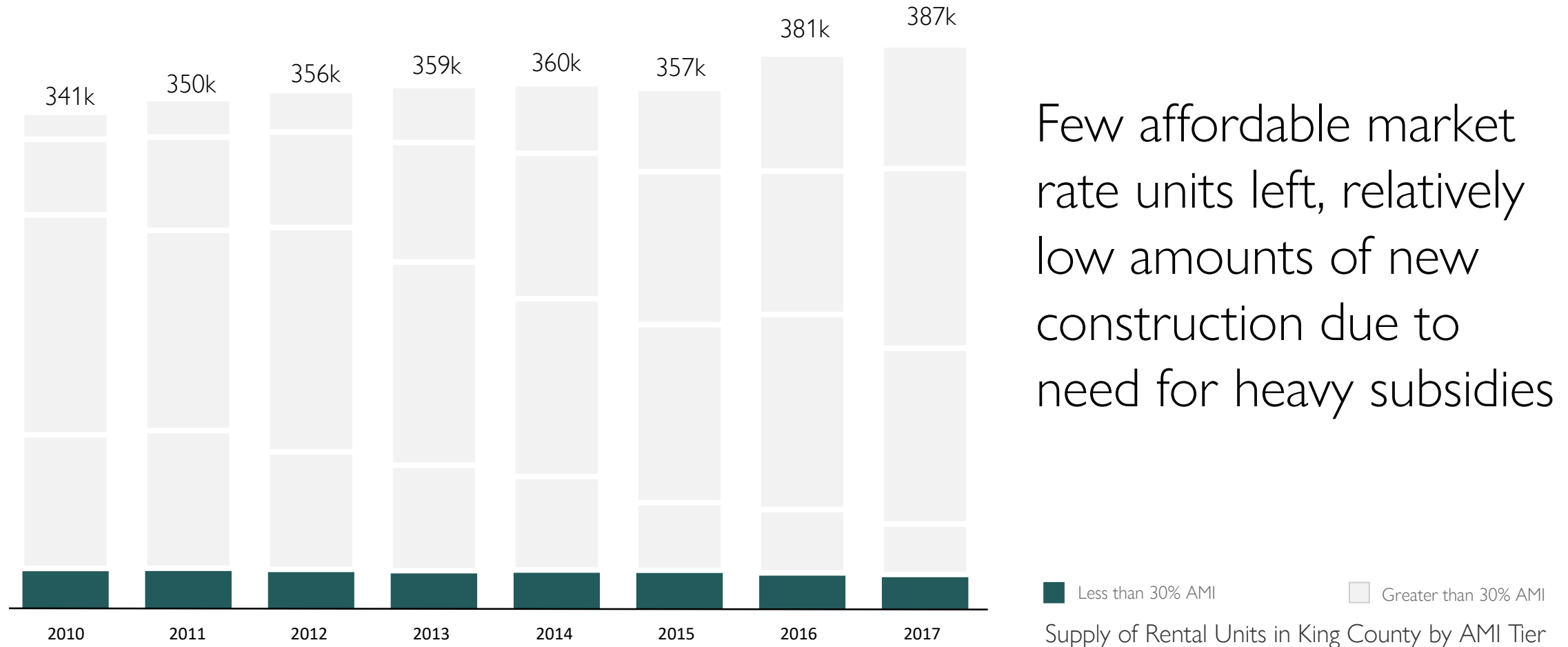
“The provision of housing affordable to very-low income households, those earning less than 30% of AMI, **is the most challenging problem and one faced by all communities in the county.** Housing for these very-low income households **cannot be met solely through the private market.** Meeting this need will require **interjurisdictional cooperation and support from public agencies,** including the cities and the county.”

-- Housing Chapter Introduction, 2012 King County Countywide Planning Policies

“Address the need for housing affordable to households at less than 30 percent AMI (very low-income), recognizing that **this is where the greatest need exists, and addressing this need will require funding, policies, and collaborative actions by all jurisdictions working individually and collectively.**”

-- Policy H2, 2012 King County Countywide Planning Policies

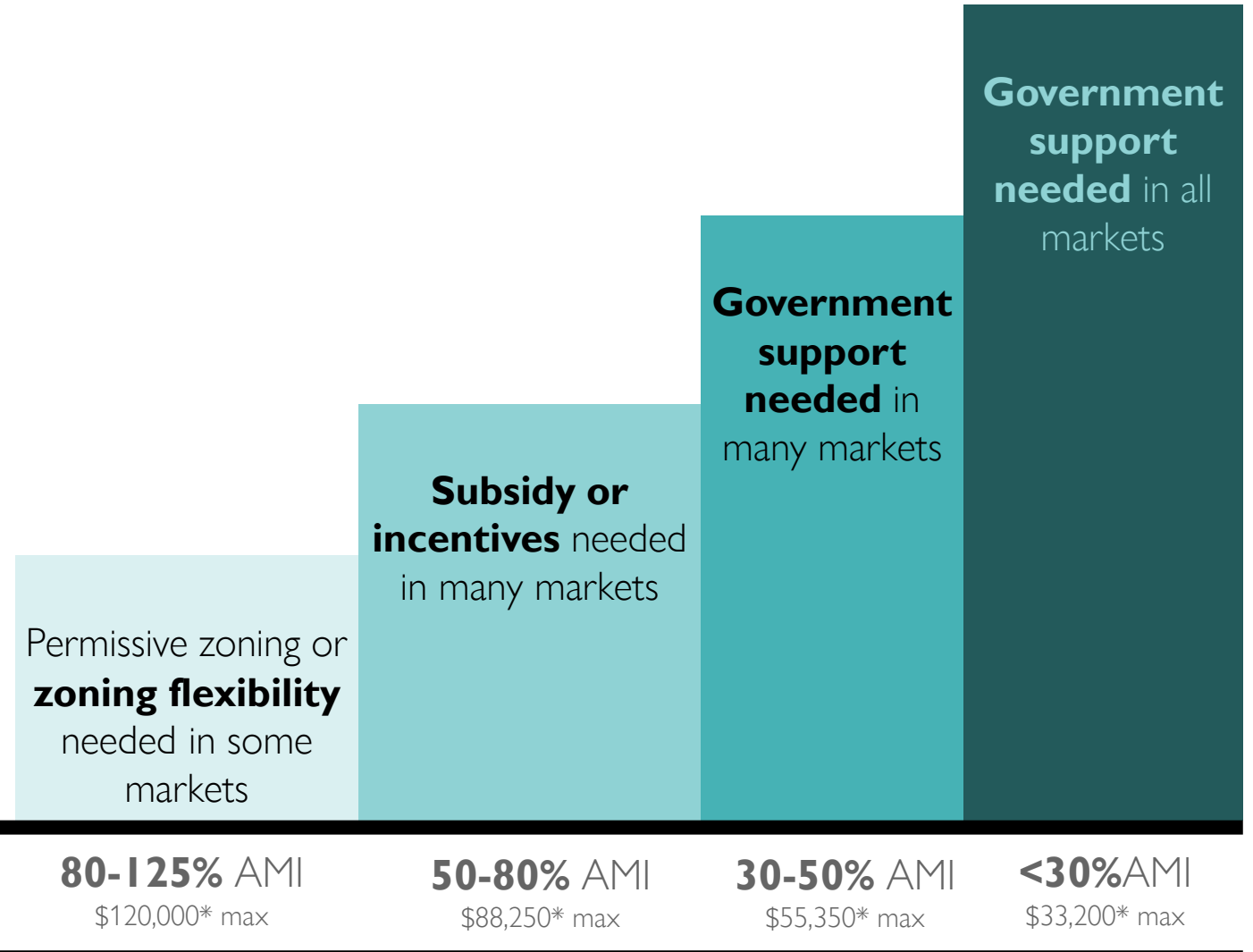
Current Environment | Net Loss



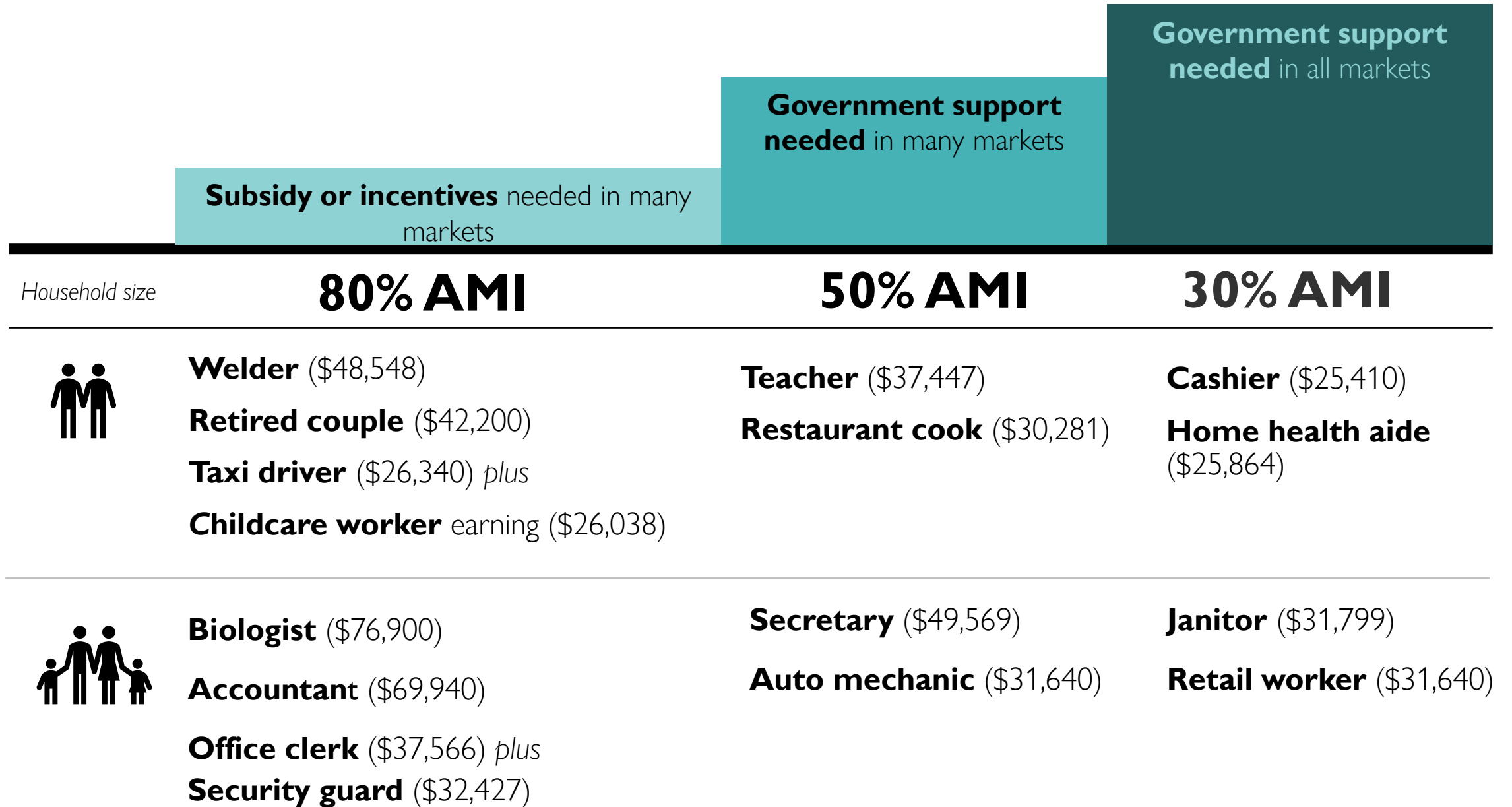
Notes: 1) Includes units affordable at the high end of the range and unaffordable at the low end of the range 2) Assumed that >100% AMI rental stock will grow at same rate as households in that income category

Source: McKinsey & Company, ACS

Greater government intervention is required at lower AMI levels

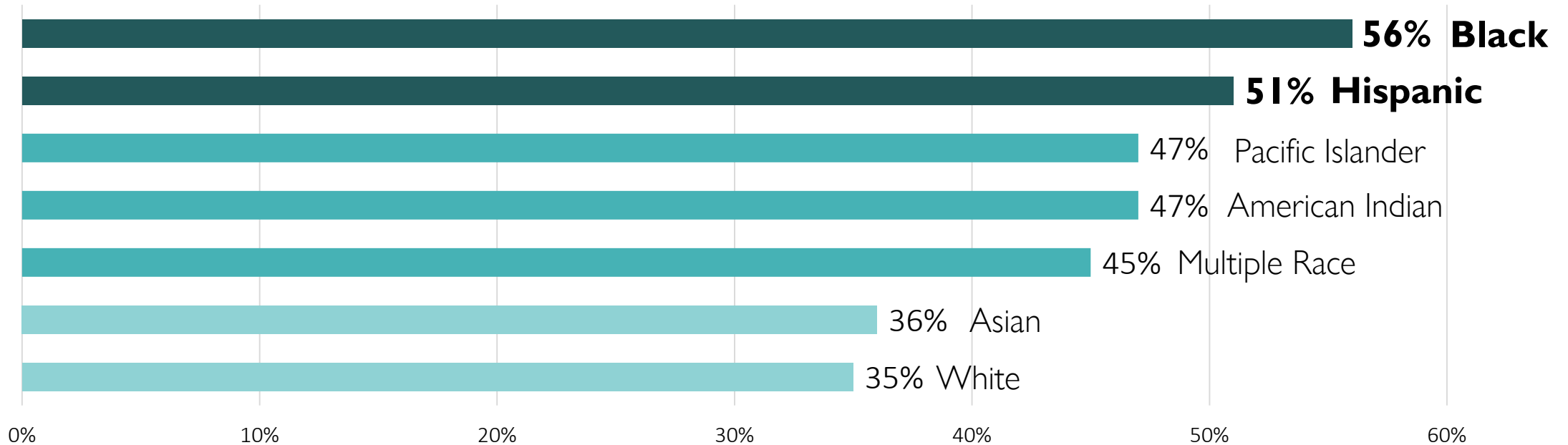


* These income limits are for a household of 4 in King County (2017)



Race

Over half of Black and Hispanic households are cost burdened



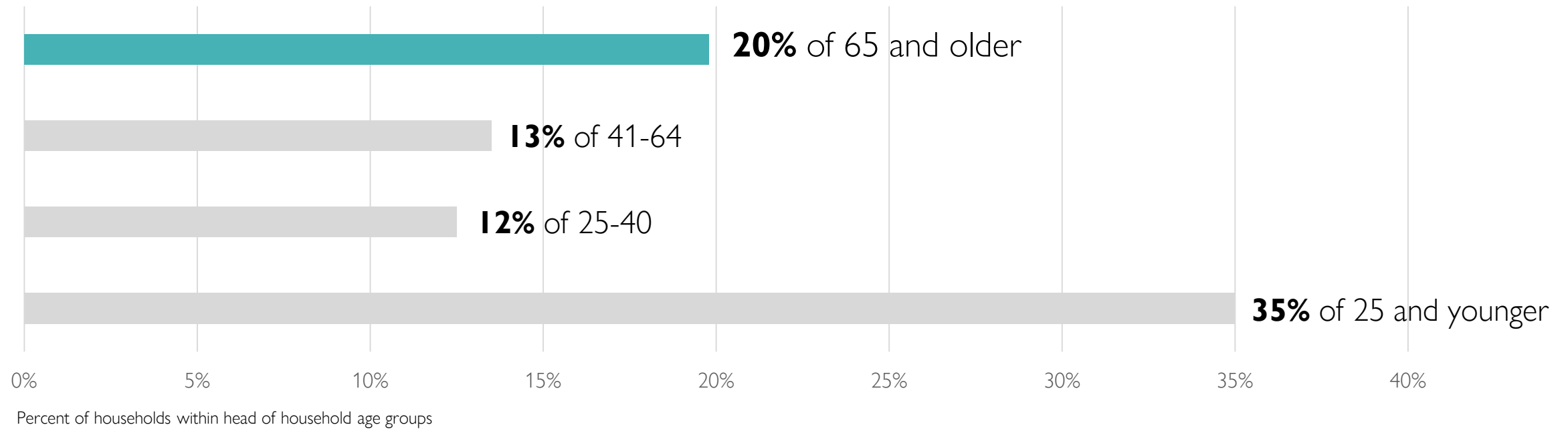
Percent of King County Households by Race

King County Households Spending 30% or More of Their Income on Housing by Race

Sources: King County Dept. of Community and Human Services 2017; Community Attributes 2017

Age

1 in 5 seniors are severely cost burdened

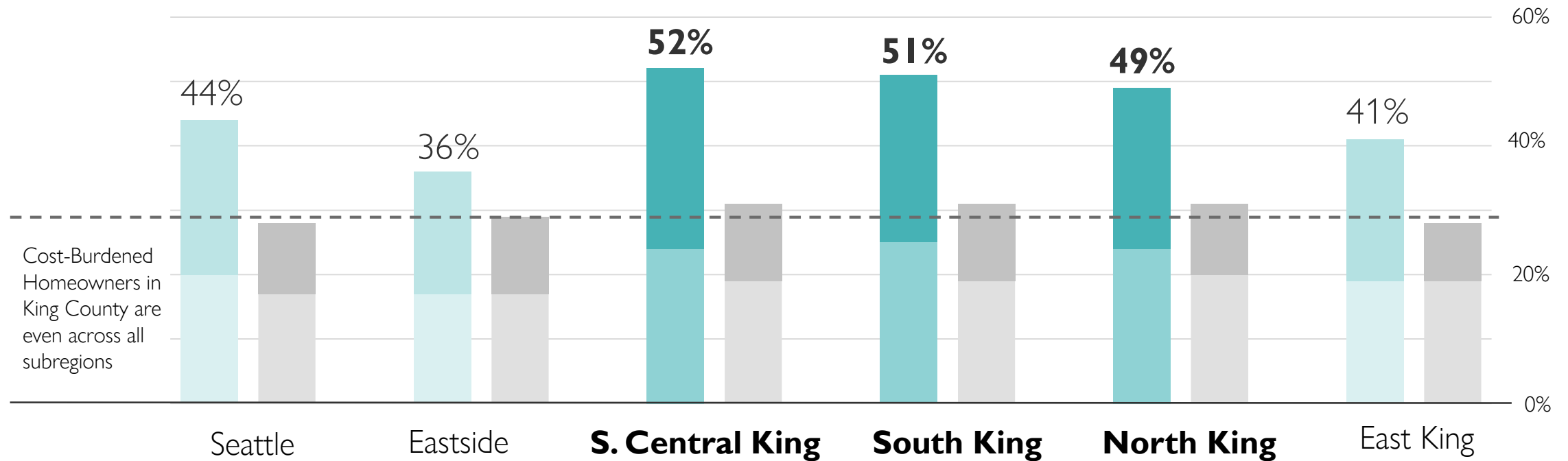


King County Households Spending 50% on Housing by Age

Sources: King County Dept. of Community and Human Services 2017; Community Attributes 2017

Location

More renters in South & North King County are cost burdened



King County Cost Burdened & Severely Cost-Burdened Owners and Renters by Location

Sources: King County Dept. of Community and Human Services 2017; Community Attributes 2017

■ Cost burdened/Severely Cost burdened Renters
■ Cost burdened/Severely Cost burdened Owners

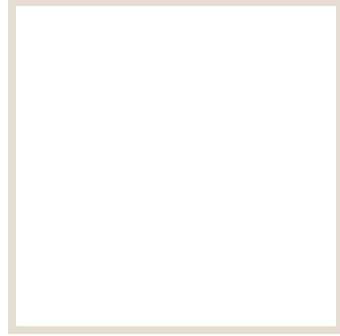
DISCUSSION | Issue 3



What types of strategies would better support the efforts of nonprofits, businesses, and jurisdictions to meet the need for households at 0-30% AMI?

ISSUE 4

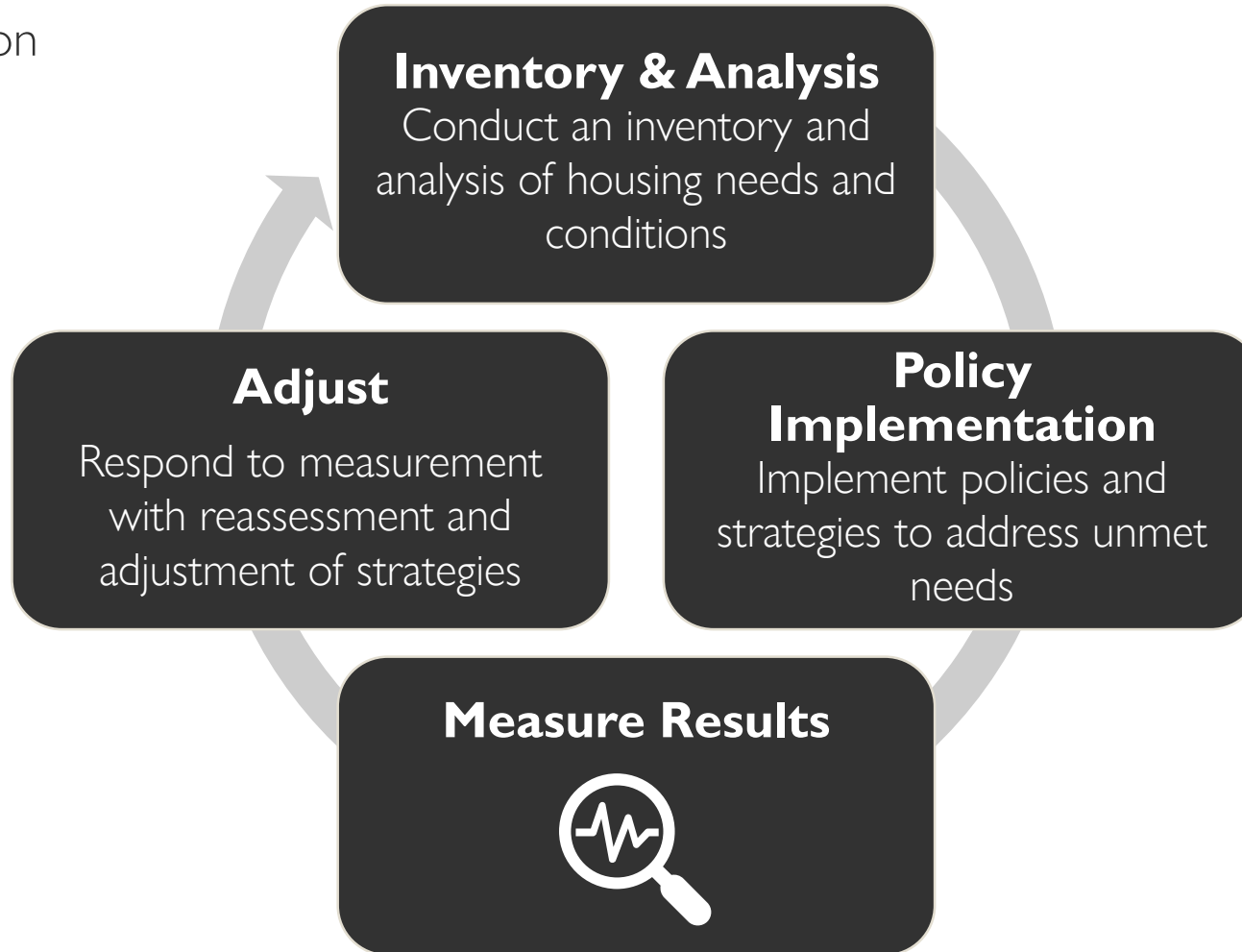
Affordable housing goals and housing need by AMI percentage



The Growth Management Act requires jurisdictions to create housing elements in comprehensive plans that make **“adequate provisions for existing and projected needs of all economic segments of the community.”**

2012 CPPs PROVIDED A FRAMEWORK

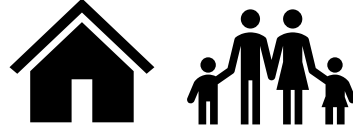
These policies envision cities and the county following a four-step process



HIJT ANALYSIS

The region fell short in assessing effectiveness of individual housing strategies & adjusting

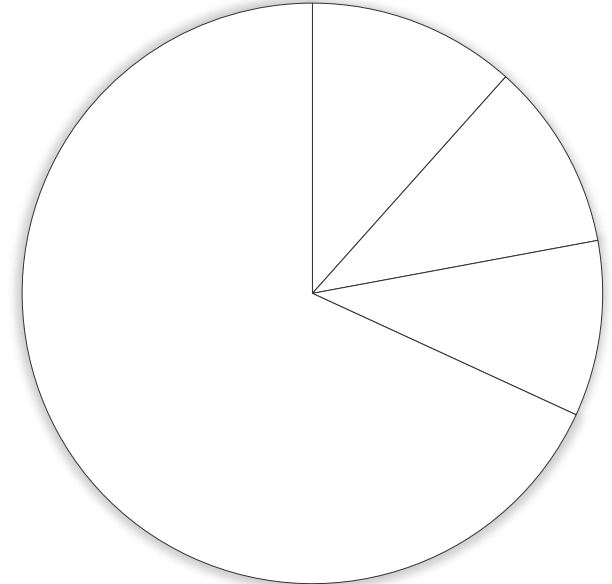
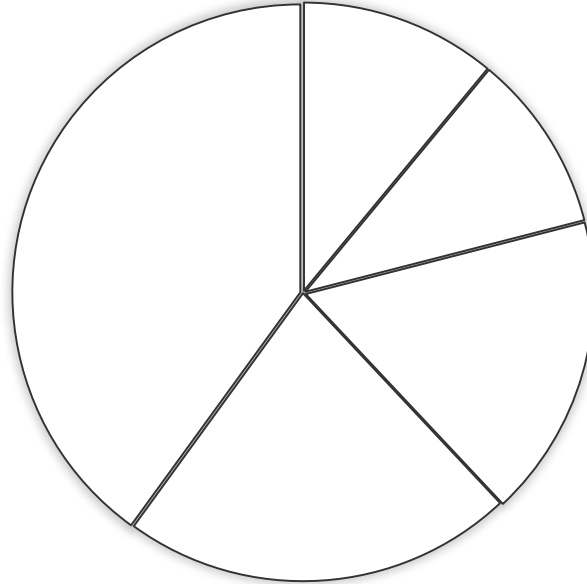
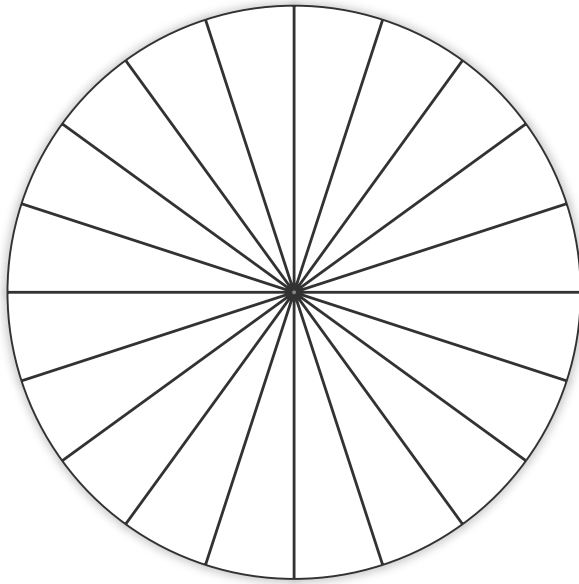
- Jurisdictional monitoring and adjustment **didn't always occur** and fell by the wayside
- Jurisdictional assessment **not well-connected** to regional oversight
- The region **lacked accurate information** on whether housing needs of all economic and demographic groups were met within all jurisdictions
- The Regional Affordable Housing Task Force **analyzed countywide need and recommend new strategies**, calling for the creation of the AHC and a dashboard to track progress towards plan goal (eliminating cost burden among households earning $\leq 80\%$ AMI)



Proportionate Ratio of Units
at each AMI level

Proportionate to Households
at each AMI level

Past and Future Cost-Burden
for households



DISCUSSION | Issue 4



What values should guide our understanding of affordable housing “need?” Should we seek to maintain a proportionate mix of all housing types for all income levels throughout the county or meet past and future cost burden?

EMERGING ISSUES

AHC Member Updates

NEXT STEPS

AHC (*March 30th*)

- Select a new Vice Chair (must be a non-elected official)
- Review and discuss draft CPP policy options
- Received dashboard update
- Receive initial summary briefing on the revenue work plan item
- Learn about emerging issues relevant to the City of Auburn

HIJT (*now-March 30th*)

- Use AHC feedback and HDC stakeholder input to draft updates to the CPPs Housing Chapter
- Develop work plan for revenue strategy
- Initiate development beta affordable housing dashboard
- Reach out to equity stakeholders

THANK YOU

Next meeting is March 30th, 2020, 1-3 P.M. at PSRC