

AFFORDABLE HOUSING COMMITTEE

Wednesday, March 24, 2021, 1:00 p.m. – 3:00 p.m.

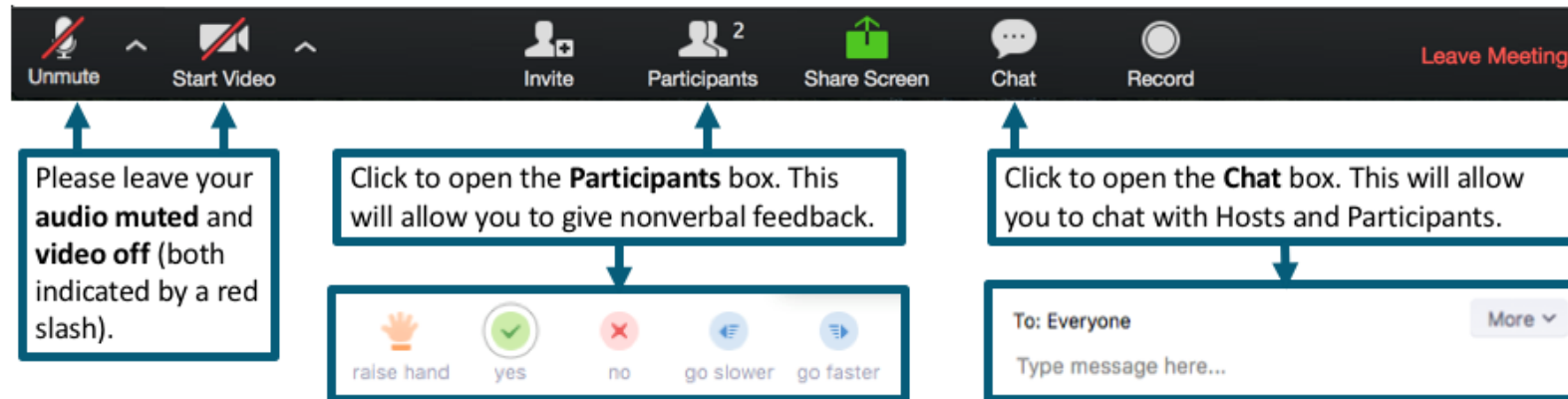
Zoom Logistics

- **For Committee members and presenters**

- You can ask questions by raising your hand or via the chat function
- Check to ensure you can find your hand raise function and have the chat function open
- If you are comfortable, please keep your video on to aid in deliberations and facilitation
- Keep your microphone muted when not speaking.

- **For everyone else**

- You may keep your video off.
- Please keep yourself muted



For Speakers, Staff, and Guests

- McCaela Daffern and Ali Saperstein are the main cohosts. We have administrative control over all meeting functions. Janet Lee and Sunaree Marshall are back-up cohosts in case we have technical issues.
- If you need any technical assistance during the meeting send a chat to McCaela via the Zoom Chat platform, email her or call her.
- Ali is the primary slide deck manager.
- Chat is open to all participants. You can address everyone or just privately to individuals. Be sure you are addressing the right audience before chatting. McCaela will monitor the chat box.
- Remember some listeners may not be able to see slides.
- Unruly or uncooperative attendees should be brought to the attention of a cohost. Cohost will put them in a waiting room to address the issue or remove them from the meeting.

Introductions

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:05 p.m. **Adoption of January 29, 2021 Meeting Minutes**, *action item*
- 1:10 p.m. **Adopt 2021 Work Plan**, *action item*
- 1:35 p.m. **Identify Next Steps to Advance the AHC's Shared Revenue Principles**, *discussion*
- 1:55 p.m. **Consult on the Health Through Housing Implementation Plan**, *briefing and discussion*
- 2:30 p.m. **State Legislative Priorities Update**, *briefing*
- 2:45 p.m. **GMPC Update**, *briefing*
- CPP Housing Chapter amendments
 - AHC charter amendments
 - AHC member concurrence
- 2:55 p.m. **Wrap Up and Next Steps**

Meeting Minutes

Reference material: [Draft January 29, 2021, AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

2021 Work Plan

Reference material:

[Revised Draft 2021 Work Plan, Chair's Amendments \(Marked Up\)](#)

[Revised Draft 2021 Work Plan, Chair's Amendments \(Clean\)](#)

[Proposed Amendments to the Chair's Draft](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair

King County Council

Advancing the AHC's Shared Revenue Principles

Reference material: [Shared Revenue Principles Next Steps Staff Report](#)

McCaela Daffern

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

Context

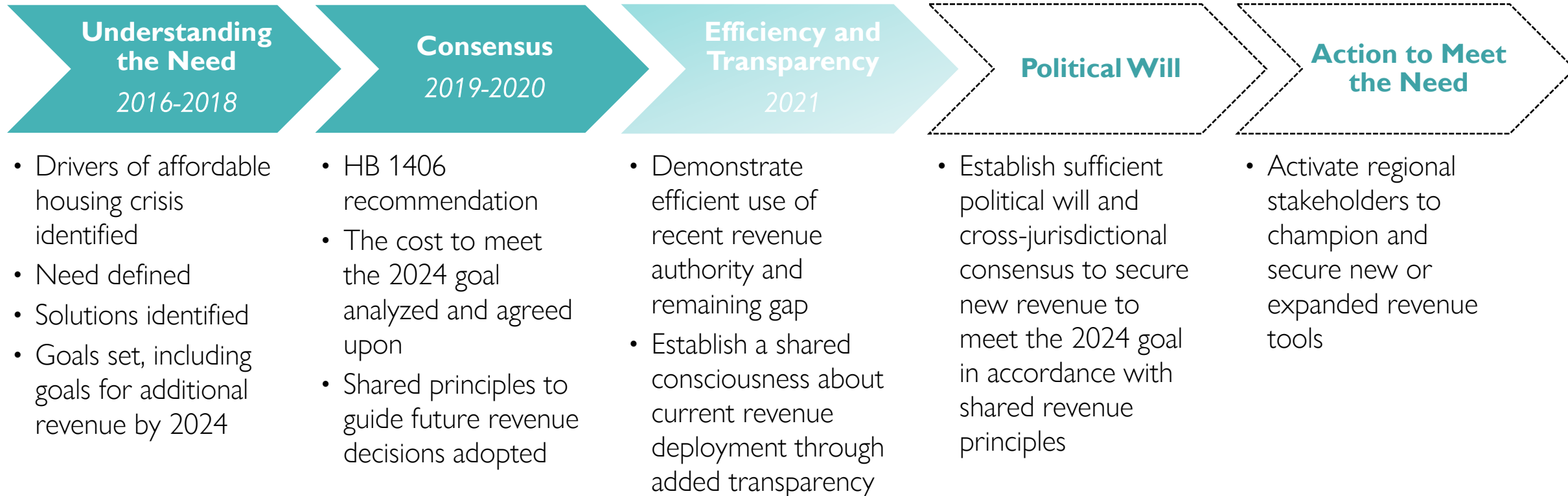
2018 Task Force Goal: The region must build or preserve 44,000 homes affordable for people earning 50% of AMI and below by 2024 to make progress towards the goal to eliminate housing cost burden among low-income households.

2021 AHC Work Plan Outcome: To spur action to meet this need, the Affordable Housing Committee will identify and implement new and unused revenue tools to increase affordable housing production and preservation

Related Past Task Force and Committee Work:

- Identified the need and set a near- and long-term goal (2016-2018)
- Provided recommendations for HB 1406, a new revenue tool (2019)
- Analyzed total cost and revenue gap to meet the short-term goal (2020)
- Adopted shared principles to guide future decisions related to pursuing & implementing revenue (2020)

The AHC's Roadmap to 44,000 units



Proposed Next Step | Efficiency & Transparency

In 2021, the AHC will increase efficiency, transparency, coordination, and communication around two existing revenue sources and monitor and possibly shape new revenue authority

AHC Role

1. Collectively monitor progress on implementation of HB 1406 and HB 1590
2. Articulate regional and local challenges that inhibit implementation of these revenue sources
3. Identify and recommend actions that address these challenges
4. Monitor new revenue authority from 2021 legislative session
5. If a new revenue tool creates local authority, the AHC will speak in a collective voice on how the tool could be implemented in a regionally coordinated manner. This could take the form of issuing a guidance memo, co-authoring public comment to lawmakers, publishing an op-ed

HIJT Role

1. Prepare briefing on HB 1406 and HB 1590, including known challenges that inhibit implementation
2. Identify to AHC possible actions to address these challenges
3. Brief AHC on possible new revenue authority in state legislature
4. Collect data and create visuals via the dashboard to show progress and gaps

Outcomes and Impact

This work will:

- ✓ Build trust among cities, the County, and stakeholders
- ✓ Further establish the AHC's role as a strong, coordinated, influential voice that shapes new revenue decisions
- ✓ Maintain forward momentum in an election year during an economic recovery
- ✓ Improve transparency, efficiency, and accountability of existing resources
- ✓ Increase public trust in effective use of revenue
- ✓ Ignite political will for seeking new revenue sources with a unified voice

As a result, the AHC will:

- ✓ Be better positioned in the future to implement untapped and generate new revenue sources sufficient to support the federal, state, countywide, and local (County and city) funding needed to build or preserve 44,000 units affordable for those making up to 50% of AMI by 2024

Other Concepts Considered



Regional or Statewide Revenue Tool

Select a high-impact countywide, multi-county, or statewide tax to champion in 2022 to meet the 44,000-unit goal by 2024.

- Need to first demonstrate efficient use of existing authority & consensus on deployment strategies



Local Revenue Challenge

Identify a suite of viable city- and County-level revenue tools that don't require state authority. Issue a challenge to all cities and King County to evaluate the potential for implementing these tools in 2022 and report back to the Committee on their progress.

- Need to first establish a practice of transparency, coordination, communication, alignment and accountability



Roadmap to 44,000 Units by 2024 Goal

Establish a progressive, regionally coordinated plan for raising the \$5 billion that's needed locally to build and operate 44,000 units of affordable housing by 2024.

- The information about what it will take to meet the need was produced for the AHC in the consensus phase. What's needed is political will to act on those findings.

Health Through Housing Implementation Plan

Reference material: [Health Through Housing Staff Report](#)

Mark Ellerbrook

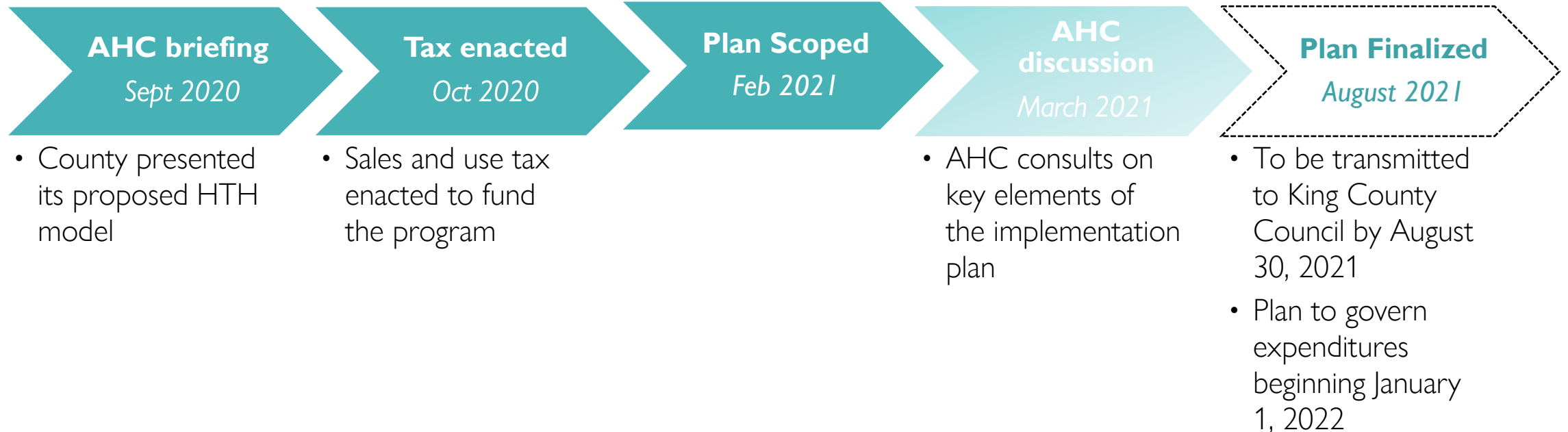
Division Director of King County Department of Community and Human Services
Affordable Housing Committee Member

Health Through Housing Overview

The Health Through Housing (HTH) program will create new, service-enriched housing to serve chronically homeless residents

- Funded by 0.01% sales tax expected to raise \$50 million per year countywide
- County will bond against 50% of this revenue to generate roughly \$350 million in capital funds
- Acquire single-room settings like hotels
- Convert into permanent supportive housing over time
- Projected to create 1,600 permanent affordable housing units
- Housing will have dedicated supportive services to keep people healthy and housed
- Will count toward goal of building or preserving 44,000 units between 2019 and 2024 to households with incomes at or below 50% of area median income

Implementation Plan Timeline and AHC Touchpoints



Required Elements of Implementation Plan

The Ordinance requires the following:

- **Goals and strategies:** paramount goal shall be creation and operation of 1,600 units with supportive services
- **Performance measures and reporting requirements**
- **Annual expenditure plan:** 2022-2028
- **Responsibilities of an advisory committee:** must include representatives from other boards, commissions, committees
- **How the County will work with other jurisdictions:** to align with other efforts
- **Process to site affordable housing and behavioral health facilities:** including a consultation process between the County and City where an HTH facility is proposed
- **Communication and partnership plan:** including protocols for working with individual cities as well as through ARCH and SKHHP
- **Satisfaction of state law requirements**

State Legislative Session Update

Reference material: [AHC State Legislative Agenda Staff Report](#)

Kelly Rider

Government Affairs Manager

King County Department of Community & Human Service

2021 AHC State Legislative Priorities

1. Increase document recording fee to meet demand – HB 1277
2. Invest \$250 million in the Housing Trust Fund (HTF) – HB 1080 / SB 5083
3. Support housing stability, through tenant protections and COVID-19 recovery efforts – HB 1277, SB 5160, HB 1236
4. Make existing revenue sources more responsive to local needs – HB 1070
5. Maintain funding for ABD/HEN participants – HB 1093 / SB 5091
6. Update the Washington Growth Management Act (GMA) to better meet housing need – HB 1220

Growth Management Planning Council Update

Reference material: [Affordable Housing Committee Project Updates Staff Report](#)

McCaela Daffern

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

Growth Management Planning Council

February 2021 Meeting

AHC Recommendations Adopted by GMPC:

- ✓ Committee Member appointments for 2021-2022
- ✓ Amendments to AHC Charter

AHC Recommendations Introduced to GMPC:

- ✓ Amendments to Countywide Planning Policies Housing Chapter