

May 13, 2022

## **Community Partners Table's May 2022 Recommendations Report to the Affordable Housing Committee**

*The Community Partners Table works to understand housing needs of people who are low income, Black, Indigenous, and People of Color (BIPOC), gender diverse, experiencing homelessness, have developmental / intellectual and physical disabilities, aging adults, elders, people who are lesbian, gay, bisexual, trans, queer, intersex, and asexual (LGBTQIA+), youth, families, cost - burdened renters, immigrants, refugees, and undocumented individuals.*

### **Recommendations for Targets**

There is a huge need for affordable housing in East King County. The bulk of the housing supply is affordable to those earning above 80% AMI, and more is needed for those earning between 30% - 50% AMI. Many low-wage workers cannot afford to live in East King County and often have to take multiple buses to get to work.

South King County provides affordable housing and also needs more affordable housing to grow with the increasing demand. More Seattle affordability (Central and South) is also needed as many people are being displaced to South King County where affordable housing is easier to find.

**Solutions for BIPOC communities are beyond just providing shelter; it takes a community and services. A healthy community means not just access to affordable housing, but access to good schools, healthcare, parks, jobs, and having services available to each resident nearby their home or work.** We want cities to start shifting to design for neighborhoods where essential services, community amenities, and cultural spaces are within a short walk of a person's home. To support thriving BIPOC communities, the Table recommends that resources are allocated where needs are the greatest for people earning 50% AMI and below. 70% of funding should go towards building affordable housing options that meet the need for people earning 50% AMI and below.

### **Characteristics and Weighted Factors To Analyze**

The Table suggests that jurisdictions with fewer affordable housing options plan for more of the countywide need than areas with more options. Affordable housing needs should be weighted, and the Table uplifts some factors to analyze. Community partners at the table have been and continue to review data, conduct outreach, and consider where affordable housing is needed most in King County. Partners considered what principles or characteristics should be considered when determining how much affordable housing a city should plan for.

There is a challenge experienced by some communities not being represented in an accessible data category because of harm occurring in the process to collect and define. The Table suggests that if a data source isn't available to determine the affordable housing need in a jurisdiction for a certain community, then a city should develop the criteria to study and a planning policy to collect that data.

Universal design in housing policy supports a process of designing housing affordability options to be functional for as many people as possible, to the greatest extent possible, without the need for adaptation or specialized design. The Table recommends using the principle of universal design. A previous example shared in the first recommendations report includes creating a universal standard in housing development that establishes a much higher percentage for how many new units include ADA modifications already as a baseline. This allows people of all abilities to age in place and allows for a variety of family sizes.

**The Table recommends:**

1. The AHC could consider the information below when developing a comprehensive plan review (and certification, if adopted) checklist that articulates a clear threshold for determining alignment between a comprehensive plan and each of the CPP Housing Chapter policies.
2. The AHC could consider this information below when developing jurisdictional benchmarks and housing data trends to measure outputs and, where feasible, outcomes, to better understand the housing affordability landscape in the county and whether jurisdictional efforts are having the intended effect.

- Inventories include:

- Units with 3-4 bedrooms, large enough for families with 4+ people
- Enforcement of ADA
- Available ADA units
- Substandard housing
- Intergenerational families living in one home
- Displacement risk
- Job locations vs. where they live
- Seniors and aging adults
- Job growth
- Language access

- Intersections to analyze:

- Race and:
  - Access to healthcare and use of preventative services
  - Access to healthy foods
  - Home ownership rates
  - Access to Mental Health services
  - Access to elder care and childcare
  - Access to green space
  - Access to clean air and water
- Seniors and:
  - Access to elder care
  - Home ownership rates
- Families with 4+ people and:
  - Access to elder care and childcare

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- Home ownership rates
- Aging Adults
  - Access to low-cost maintenance repair for homes
  - Rate of increasing property values and property tax caps
  - Access to mixed-use housing

These characteristics should be reviewed by each city to determine if more units are needed to provide specific communities with affordable options. For example, if a city finds their inventory of housing units with 3 or more bedrooms to be much lower than the number of families living in the city with 4+ people, then that would reflect an increased need for that community. The Table recommends that public policies and investments need to be made in housing development that increases the production of larger home sizes (3–5-bedroom units) for low income BIPOC households and vulnerable populations at Transit Oriented Development sites.

Another question to ask after a city’s inventory is completed, are the current housing unit numbers for income restricted housing reflective of the seniors and aging populations with limited income? If a city has a high number of seniors and aging adults, but a current low amount of income restricted housing units available, then that would reflect an increased need for that community to be able to obtain or keep affordable housing.

**Next Steps:**

- The Community Partners Table is interested in joint meeting opportunities and would like to invite delegations from the AHC to attend at their meetings. Upcoming Table meetings dates include:
  - June 1
  - June 21
  - July 13
  - August 1

**Appendix of data sources referenced**

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| <a href="#">King County Planning Policies</a>  | King County <a href="#">Regional Affordable Housing Dashboard</a>    |
| Puget Sound Regional Council, <a href="#">Regional Housing Needs Assessment</a> , <a href="#">Opportunity Mapping</a> , <a href="#">Regional Income-Restricted Housing Inventory, 2020</a> | King County, Quarterly <a href="#">Housing Repair Program Report</a> |
| <a href="#">King County Community Health Assessment, 2021-2022</a>   | King County Comprehensive Plan <a href="#">2022 Measures Report</a>  |
| King County <a href="#">Eviction Tracker</a>   | King County <a href="#">Equity Impact Tool</a> , 2020.               |
| King County <a href="#">EPRAP Data</a>   | AARP <a href="#">Livability</a> Index                                |
| King County <a href="#">Regional Hazard Mitigation Plan</a>  | <a href="#">Home and Hope Planning Tool</a>                          |
| FRED Economic Data, <a href="#">Homeownership rates</a>  |  |