

AFFORDABLE HOUSING COMMITTEE

Friday, June 21, 2019, 1:00 – 3:00 p.m.

AGENDA

- 1:00 Welcome and Introductions
- 1:30 Regional Affordable Housing Task Force Overview
- 2:00 Governance and Logistics
- 2:30 Moving from Plan to Action
- 2:50 Next Steps
- 3:00 Adjourn

INTRODUCTIONS

1 minute

- Name
- Organization
- What is your motivation for serving on the committee?



IN YOUR BINDER

MEMBERSHIP

- Committee Roster and Biographies
- Committee Charter

MEETING MATERIALS

- Agenda
- Meeting Slides
- Public Records Act Training
- Example Briefing Memo

REFERENCE MATERIALS

- Regional Affordable Housing Task Force Final Report and Recommendations (“The Action Plan”)
- Action Plan Summary
- Affordable Housing Desk: Reference for Local Governments

REGIONAL AFFORDABLE HOUSING TASK FORCE

An overview

“We started the Regional Affordable Housing Task Force with the assumption that our housing crisis is a **regional problem that requires a regional solution**. Our work over the last 18 months has demonstrated that the cities and the County can come together and that **collaboration is the only way we will be able to address the affordable housing crisis.**”

- Councilmember Claudia Balducci and Mayor David Baker

GUIDING PRINCIPLES



- Develop **actionable, sustainable, and regional strategies** to address housing affordability
- Identify strategies which:
 - **Support homes close to jobs, transit and key services**
 - **Reduce the disproportional impacts** of housing affordability challenges
 - **Address affordability and accessibility for households with unique needs**
- Prioritize strategies that can be implemented at the regional level or through **jurisdictional collaboration** by 2024



WHO PARTICIPATED

- **12 Task Force members:** 6 King County, 2 Seattle, 4 Sound Cities Association (SCA)
- **2 Co-chairs:** Kenmore Mayor David Baker and King County Councilmember Claudia Balducci
- **17 Standing Advisory Panel members:** Community/ stakeholder groups provided expertise and advice to the Task Force
- **Staff Work Group and Lead Staff:** Provided technical advice on process and policies, as well as administrative support

PROCESS

- The Regional Affordable Housing Task Force kicked off in **July 2017 and met 14 times over 18 months**. Heard from dozens of stakeholders, experts, and staff, as well as hundreds of community members.
- Assessed the affordable housing need, identified potential solutions, and generated draft policy recommendations
- Adopted the Five Year Draft Action Plan in **December 2018**
- Recommendations endorsed by the **Sound Cities Association (SCA), King County Council, and Seattle City Council**



KEY FINDINGS



Growth

- King County's population growth has been greater than housing production since 2011
- Wages have not kept up with increased housing costs



Cost burden

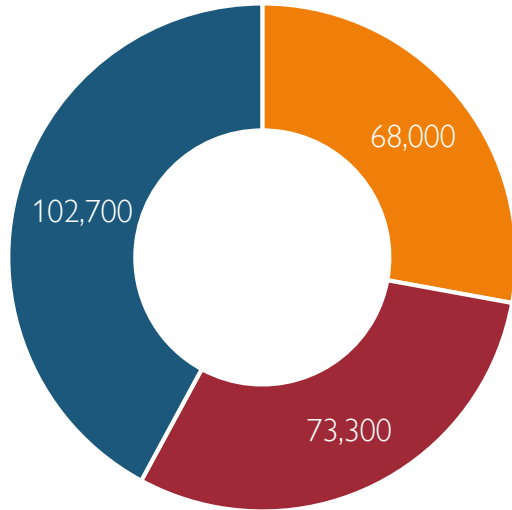
- More than 100,000 low-income households pay more than half their income for housing costs



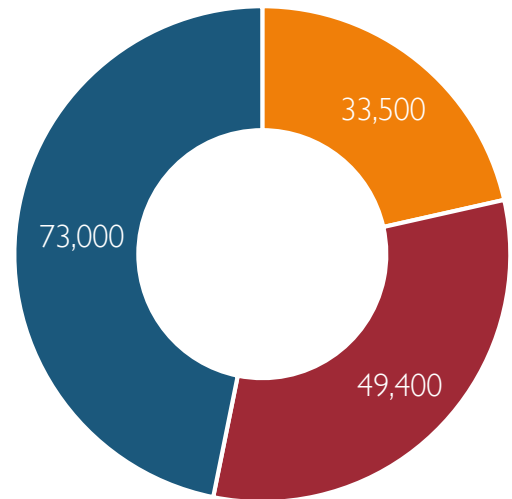
Disproportionality

- Renters are twice as likely to pay half their income for housing costs
- People of color are significantly more likely to be paying more than half their income on housing

244,000 Affordable Homes Needed by 2040



156,000 Affordable Homes Needed Today



■ 51-80% AMI ■ 31-50% AMI ■ 0-30% AMI



The Need

- Current estimates show a need for 156,000 affordable homes in King County now and an additional 88,000 affordable homes by 2040 for households earning 80% of Area Median Income (AMI) and below
- The need for new affordable homes is greatest for households earning 30% or less of AMI
- When low-income families spend more than 30% of their income for housing they are cost-burdened and struggle to afford other basic necessities like food, transportation, health care, and child care



THE RESULT

Five Year Action Plan



Overarching Goal

Strive 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

Action Plan: Goal I

Regional and sub-regional collaboration



Create and support an ongoing structure for regional collaboration

- A** Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)
- B** Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

Recent wins!

- ✓ Affordable Housing Committee created
- ✓ South King Housing & Homelessness Partners (SKHHP) created
- ✓ King County funding for sub-regional collaboration in North King County and the Snoqualmie Valley

Action Plan: Goal 2

Affordability for the lowest-income households



Increase construction and preservation of affordable homes for households earning less than 50% area median income

- A** The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources and track progress toward the funding goal to build or preserve 44,000 units in the next five years
- B** Make available at no cost, at deep discount, or for long term lease, under-utilized property from State, County, cities, and non-profit/faith communities
- C** Develop a short-term acquisition loan fund to enable rapid response to preserve affordable housing developments when they are put on the market for sale

Recent wins!

- ✓ Legislative approval of House Bill 1406, which redirects sales tax revenue to affordable housing

Action Plan: Goal 3

Affordability near frequent transit



Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

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- A** Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives to be identified by local jurisdictions
- B** Maximize resource available for Transit Oriented Development in the near term
- C** Create and implement regional land acquisition and development strategy
- D** Reduce transportation impacts from suburban communities and recognize the need for communities without bus or light rail stations to compete for affordable housing funding

Recent wins!

- ✓ Seattle implemented citywide Mandatory Housing Affordability (MHA)

Action Plan: Goal 4

Access for renters



Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness

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- A Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords
- B Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support
- C Expand supports for low-income renters and people with disabilities
- D Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections

Recent wins!

- ✓ Legislature adopted new eviction protections

Action Plan: Goal 5

Anti-displacement measures



Protect existing communities of color and low-income communities from displacement in gentrifying communities

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- A Authentically engage communities of color and low-income communities in affordable housing development and policy decisions
- B Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement

Recent wins!

- ✓ Veterans, Seniors and Human Services Levy funds awarded for Othello co-op development
- ✓ King County supported modular housing with Chief Seattle Club to serve members of the urban native community experiencing homelessness
- ✓ Seattle proposed updates to Affirmative Marketing and Community Preference policies

Action Plan: Goal 6

Increase development capacity and housing choices



Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County

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- A** Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices
- B** Decrease costs to build and operate housing affordable to low-income households
- C** Incentivize growth and affordability goals by expanding tools for investments in local infrastructure
- D** Expand and preserve homeownership opportunities for low-income households

Recent wins!

- ✓ Legislature approved condo liability reform law
- ✓ King County Sewer Capacity Charge Reduction for new affordable units approved

Action Plan: Goal 7

Community engagement



Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

- A** Support engagement of local communities and residents in planning efforts to achieve more affordable housing
- B** Expand engagement of non-governmental partners (philanthropy, employers, investors, private developers and faith communities) to support efforts to build and site more affordable housing

Recent wins!

- ✓ Microsoft announced \$500 million contribution for affordable housing
- ✓ Faith communities countywide donate, discount, or hold for sale land for affordable housing construction

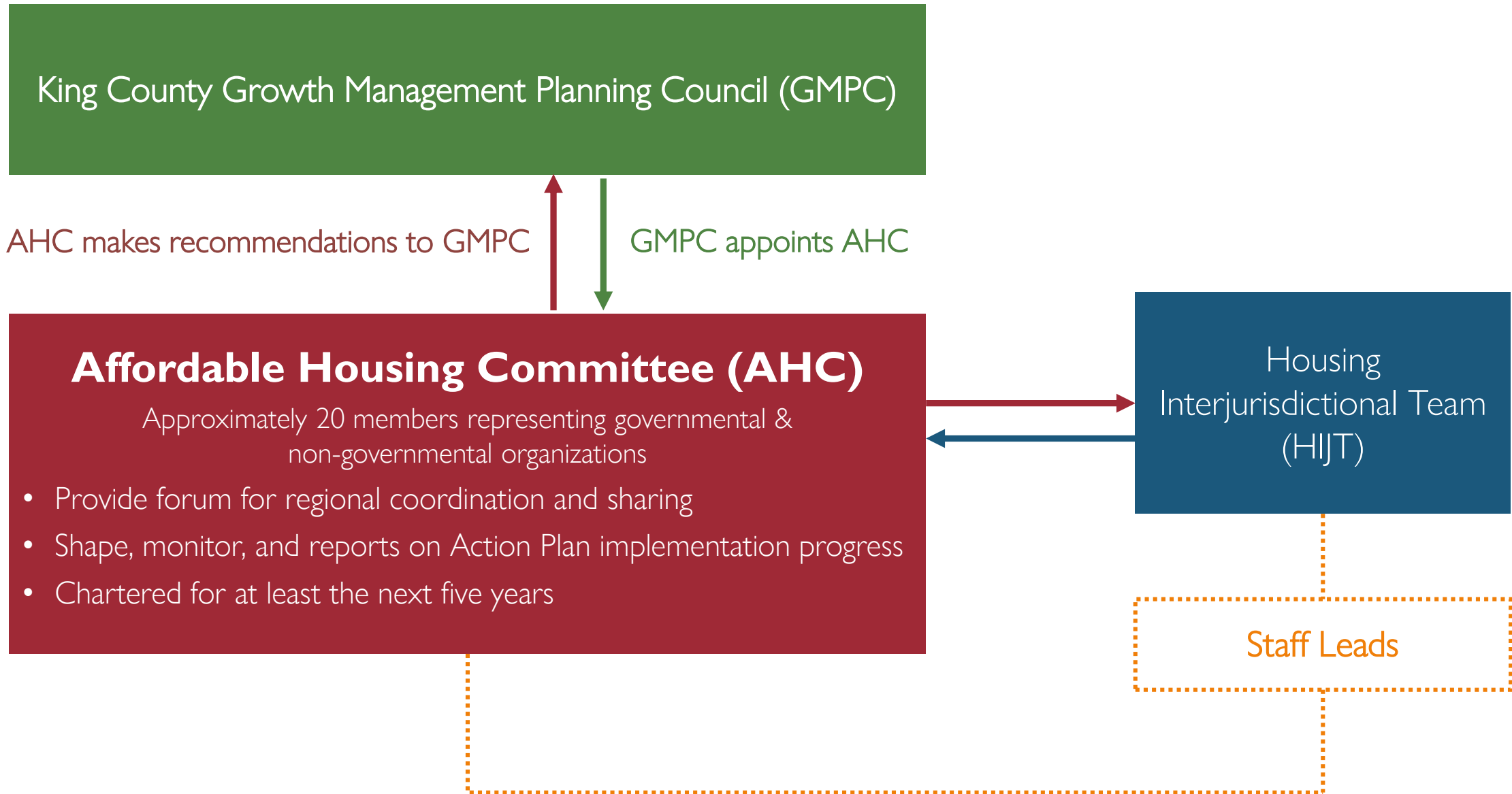
ONETHING

What one action, strategy or goal would you like to see prioritized first?

GOVERNANCE AND LOGISTICS

AFFORDABLE HOUSING COMMITTEE ROSTER

Name	Organization/Jurisdiction
Patricia Akiyama	Master Builders Association of King & Snohomish Counties
Don Billen	Sound Transit
Susan Boyd	Bellwether Housing
Jane Broom	Microsoft Philanthropies
Kelly Coughlin	SnoValley Chamber of Commerce
Chelsea Hicks	Northwest Justice Project
Nicole Vallesterro Keenan-Lai	Puget Sound Sage
Stephen Norman	King County Housing Authority
Brett Waller	Washington Multi-Family Housing Association
Bryce Yadon	Futurewise
Councilmember (CM) Claudia Balducci	King County
CM Larry Gossett	King County
CM Jeanne Kohl-Welles	King County
Mayor David Baker, Kenmore	Sound Cities Association
Mayor Debbie Bertlin, Mercer Island	Sound Cities Association
CM Claude DaCorsi, Auburn	Sound Cities Association
CM Nancy Tosta, Burien	Sound Cities Association
Mayor Ken Hearing, North Bend (alt.)	Sound Cities Association
CM Marli Larimer, Kent (alt.)	Sound Cities Association
CM Ryan McIrvine, Renton (alt.)	Sound Cities Association
Dep. Mayor Lynne Robinson, Bellevue (alt.)	Sound Cities Association
Councilmember Mike O'Brien	City of Seattle
Emily Alvarado, Office of Housing (<i>on behalf of Mayor Jenny Durkan</i>)	City of Seattle



AFFORDABLE HOUSING COMMITTEE RESPONSIBILITIES

- Recommend **Countywide Planning Policy changes**
- Recommend **measures to improve Action Plan implementation**
- Recommend **incentives for regional solutions**
- Recommend **Action Plan implementation strategies** to other regional governing bodies
- **Advocate for state and federal policy changes**
- **Provide guidance** regarding alignment between the Action Plan and comprehensive plans
- Adopt an **annual work plan**
- Release an **annual report** to measure countywide and jurisdictional progress to implement the Action Plan, the countywide need, and the cost-burden gap
- **Evaluate the effectiveness of the Committee** in furthering the Action Plan

HOUSING INTERJURISDICTIONAL TEAM (HIJT)



Structure

- 12-24 staff from Sound Cities Association cities, King County, transit agencies, ARCH, SKHHP and stakeholder groups
- Provide diverse knowledge on activities and issues in King County communities
- Directed by the Committee
- Present at AHC meetings as-needed
- Meet monthly



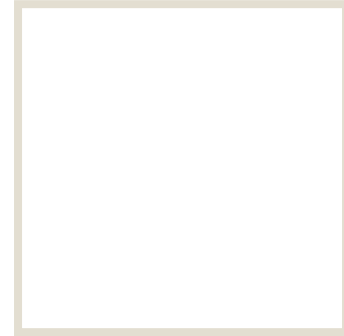
Responsibilities

- Draft Committee's annual work plan, schedule, agendas and materials
- Provide technical assistance to jurisdictions; share best practices and model legislation
- Prepare data dashboard and annual report
- Engage communities of color and low-income communities

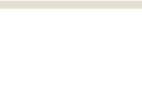
STAFF LEADS

- 3 King County Department of Community and Human Services (DCHS) staff—a manager, a coordinator, and data planner
- Convene and lead the HIJT
- Primary staff support for the AHC
- Works closely with AHC chair and vice chair and is in regular contact with all members of the AHC and HIJT

COMMITTEE MEETINGS



- Committee members are encouraged to attend meetings in person, but can participate and vote via telephone or other electronic means as technology allows
- Members participating remotely should alert the Chair and lead committee staff in writing at least 24 hours in advance of the meeting
- Meet bimonthly at a minimum



ALTERNATES

- Committee members may select an alternate to participate when they are unable to attend meetings
- Members sending alternates should alert the Chair and lead committee staff (McCaela) in writing at least 24 hours in advance of the meeting
- Alternates have full voting rights when the committee member is absent

SCHEDULING

- Meet June 21st, July 30th, then every other month
- Polls for September, November, and all of 2020
- Meeting materials can be found on King County DCHS's Housing, Homelessness and Community Development Division's webpage
 - www.kingcounty.gov/depts/community-human-services/housing/affordable-housing-committee.aspx

RULES OF ENGAGEMENT



Draft Expectations

- Review the meeting materials in advance
- Engage with the subject matter
- Arrive at meetings on time and stay until the agenda is completed
- Review meeting materials in advance
- Review and approve summary meeting notes
- Develop recommendations
- Communicate with constituents and stakeholders about the work of the AHC



Draft Ground Rules

- Commit to finding common solutions
- Everyone participates
- Listen and talk
- Seek the highest good for the entire community
- Maintain positive atmosphere: respect, balance, no accusations, no blaming
- Be willing to hear new information and change your mind
- Propose something better
- Consider those not present

ETHICS & PUBLIC DISCLOSURE



Conflict of Interest

- Think you might have a conflict of interest on a matter?
 - Alert Chair
 - Recuse yourself from relevant votes



Public Records Retention

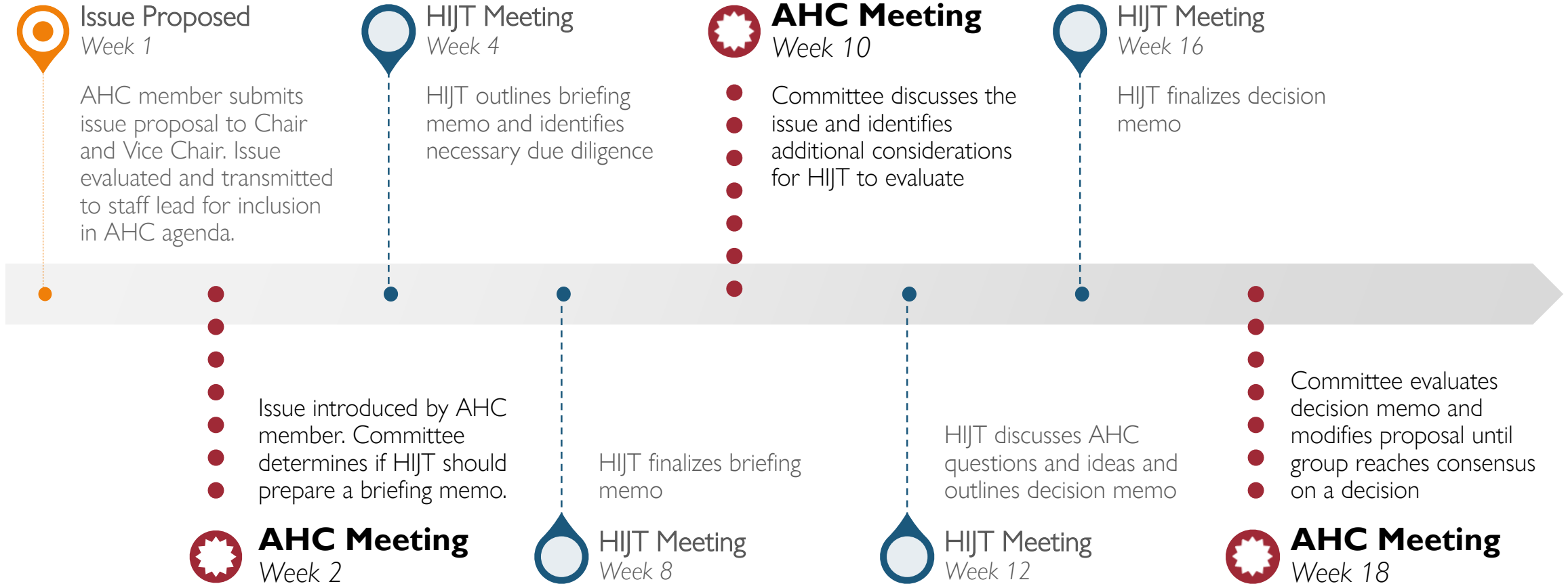
- The business of the committee is subject to the Public Records Act RCW 42.56
- Please review the Public Records Act training slide deck in your binder
- Non-elected members should copy their County-assigned email addresses when communicating about committee business

DECISION MAKING

- Decisions made by consensus
 - Commitment to finding solutions that everyone actively supports, or at least can live with
 - Takes into account all opinions, ideas and concerns
 - You shouldn't overrule minority opinions, rather work to find a solution that addresses everyone's concerns
- If consensus is not possible, then decisions can be put to a vote and require the majority of the members present
 - A quorum must be present for a vote
 - Quorum is 50% of total members, plus one

Courtesy of www.seedsforchange.org.uk/consensus.pdf

PROPOSED DELIBERATION PROCESS



LEADERSHIP

Chair

Qualifications

- Elected official who serves on the GMPC

Responsibilities

- Develop the draft annual work plan, in consultation with Vice Chair and with staff support
- Set meeting agendas in consultation with Vice Chair
- Work with staff to recommend and approve meeting materials
- Chair meetings
- Provide guidance to staff
- Provide regular update to the GMPC

LEADERSHIP



Vice Chair

Qualification

- Non-elected representative

Responsibilities

- Consult on the meeting agenda
- Consult on the draft annual work plan
- Serve in the Chair's stead when they are unable to perform the duties

LEADERSHIP SELECTION

- Call for nominations
- Select Chair and Vice Chair



MOVING FROM PLAN TO ACTION

WHAT WE HEARD

The Committee should . . .

- Maintain focus on the equity principles in the Action Plan
- Measure and visualize need and progress by jurisdiction and collectively
- Prioritize both production and preservation
- Focus on strategies that serve those most in need
- Acknowledge that it will take significant new funding (traditional and nontraditional) to meet Action Plan goals
- Leverage existing momentum to realize significant early wins
- Tackle issues that leverage the strength of a regional collaborative framework

OPPORTUNITY

House Bill 1406: A sales tax credit encouraging investments in affordable and supportive housing

- Gives cities and counties authority to recapture a portion of their sales tax or enact a local levy to fund affordable and supportive housing
- Eligible Use: Housing and services for persons at or below 60% of the county median income
- King County and larger cities can only spend funds on affordable or supportive housing production, operations and maintenance, while smaller cities also can use for rental assistance.
- Cities must adopt a resolution of intent within six months (January 28, 2020) of the effective date of the bill and impose the tax within one year (July 28, 2020)
- Cities that have or will create certain affordable housing or human services levies can claim the full .0146% otherwise tax credit is split between the city and the County
- Cities or counties may issue bonds
- Local governments may enter into interlocal agreements to pool their resources for bonds
- Total annual revenue for all jurisdictions in King County except Seattle exceeds \$5.3 million

THANK YOU

Next meeting:

Tuesday, July 30, 2019, 1:00 – 3:00 p.m.

at Puget Sound Regional Council