

AFFORDABLE HOUSING COMMITTEE

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

INTRODUCTIONS

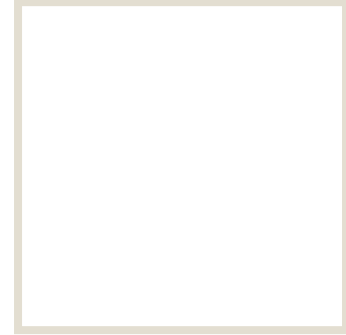
Name and organization

AGENDA

- 1:00 Introductions and Agenda Review
- 1:15 Meeting Minutes
- 1:20 Committee Procedures
- 1:30 Housing Interjurisdictional Team Update
- 1:40 Implementing House Bill 1406
- 2:10 2019-2020 Work Plan
- 2:55 Next Steps
- 3:00 Adjourn



IN YOUR PACKET



Section 1: Agenda

Section 2: Meeting Minutes, June 21, 2019

Section 3: Meeting Slides

Section 4: 2019-2020 AHC Meeting Calendar

Section 5: HIJT Member Roster

Section 6: Implementing House Bill 1406

- HIJT Memo: HB 1406 Implementation Overview and Analysis
- AHC Recommendations for Implementation of HB 1406 in King County

Section 7: 2019-2020 Work Plan Reference Materials

- “One Thing” Post-it Note Group Exercise Results
- Work Plan Survey Summary
- Work Plan Survey Results



COMMITTEE PROCEDURES

ALTERNATES

From the Charter

- Committee members may select an alternate to participate when they are unable to attend meetings
- To the extent possible, elected officials should select alternates that are also elected officials
- Members sending alternates should alert the Chair and lead committee staff in writing at least 24 hours in advance of the meeting. Alternates have full voting rights when the committee member is absent

Protocol for Engagement

- Consistent with Growth Management Planning Council (GMPC) practice, when Committee members are present, alternates can sit at the table, engage in discussion, but must abstain from voting

EXPEDITED DECISION MAKING

- Email issue proposal to the Chair, Vice Chair, and staff lead at least one week in advance of the Committee meeting and identify why this issue should be fast-tracked
 - Issue added to agenda if it aligns with the Committee's work plan and Action Plan
 - HIJT members notified and asked to screen for equity concerns or offer general comment
- The Committee is briefed on the issue at next meeting. The Committee deliberates
- The Committee can issue a recommendation without further process if:
 - Consensus is reached
 - The Committee finds that the action will have an ideally positive, if not neutral, impact on communities disproportionately affected by high housing cost burden
- If there is a need for further discussion, next steps will be identified at the meeting

EMERGING ISSUES

- 10 minutes will be reserved on future agendas for members to introduce emerging issues or make announcements
- You are encouraged but not required to notify the Chair, Vice Chair, and staff lead in advance
- Process may be revisited based on Committee feedback

2019-2020 MEETING SCHEDULE

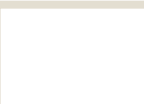


2019

- Friday, September 20th, 1:00-3:00 P.M.
- Friday, November 15th, 2:00-4:00 P.M.

2020

- Friday, January 17th, 1:00-3:00 P.M.
- Monday, March 30th, 1:00-3:00 P.M.
- Friday, May 15th, 1:00-3:00 P.M.
- Wednesday, July 22nd, 1:00-3:00 P.M.
- Wednesday, September 30th, 1:00-3:00 P.M.
- Friday, November 13th, 1:00-3:00 P.M.



RULES OF ENGAGEMENT



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 and approve summary meeting notes
- Develop recommendations
- Communicate with constituents and stakeholders about the work of the AHC



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

HOUSING INTERJURISDICTIONAL TEAM (HIJT) UPDATE

HOUSING INTERJURISDICTIONAL TEAM (HIJT) MEMBERS

Name	Organization/Jurisdiction
Lauri Anderson	City of Kenmore, Sound Cities Association
Melissa Arias	King County Department of Community and Human Services
Ana Bonilla	Enterprise Community Partners
Krista Camenzind	King County Council
McCaela Daffern	King County Department of Community and Human Services
Sharon Gavin	City of Sammamish, Sound Cities Association
Bin Jung/Jen LaBrecque	City of Seattle, Office of Housing
Colleen Kelly	City of Shoreline, Sound Cities Association
Janet Lee	King County Department of Community and Human Services
Janet Lewine	City of Bellevue, Sound Cities Association
Sarah Lovell	King County Metro
Patience Malaba	Housing Development Consortium
Sunaree Marshall	King County Department of Community and Human Services
Lindsay Masters/Mike Stanger	A Regional Coalition for Housing (ARCH)
David Miller	City of North Bend, Sound Cities Association
Brian Parry	Sound Cities Association
Arun Sambataro/Chris Bhang	King County Equity and Social Justice
Jeff Tate	South King Housing and Homelessness Partnership (SKHHP)

HIJT MEMBER CHARACTERISTICS

Individuals:

- Can identify and engage with equity stakeholders in their community or area of expertise
- Has time and capacity to meet, draft, and review work products
- Can attend 2-hour long meetings every month during regular business hours

Team as a whole:

- Represents geographic diversity of the county
- Holds expertise relevant to all seven goal areas
- Can incorporate voices of the people we serve, especially communities of color and low-income people
- Can deliver the HIJT responsibilities articulated in the Charter
- Strive for a balance of perspectives (race, class, gender, ability)
- Core group of 12 members; mailing list can be longer

HIJT RECRUITMENT

Find the roster in your packets

- 18 members currently with room to grow
- Who else should have a seat at the table?
- Contact McCaela with your ideas

Other Competencies/Areas of Expertise to Consider

Public/private partnerships

Tenant protections

Landlords

Land use policy

Transit oriented development

Equitable community engagement
in communities of color and
low-income communities

Anti-displacement

Real estate research

Regional planning

Communities of Opportunity

Equitable Development Initiative

Philanthropy

Business community

Housing preservation

Strategic communications

Homelessness expert

State or federal housing policy

Inclusionary/incentive housing
policies

Affordable homeownership

Community land trusts

Market rate housing development

Aging and disability housing issues

Health and housing

Foreclosure prevention

Labor

Faith community

Health care sector

IMPLEMENTING HOUSE BILL (HB) 1406

HB 1406 | Potential Use of Funds

Funds may only be used for housing & services for populations earning up to 60% of the county median income. In 2018, this was \$62,000/year for a family of four.



Housing

- **Acquisition, Rehabilitation, or Construction** of new units of affordable housing which may include new units of affordable housing within an existing structure or facilities providing supportive housing services
- **Repayment** of general obligation or revenue bonds



Services

- **Operations and Maintenance** of new units of affordable or supportive housing
- **Rental Assistance** available to cities with populations less than 100,000 persons

HB 1406 |

Tax Credit Rates

If levied, a “qualifying local tax” gives a city access to a higher amount:

	Qualifying Local Tax	No Qualifying Local Tax	City Doesn't Levy Tax Credit, County Does Participate
City	0.0146%	0.0073%	--
County	--	0.0073%	0.0146%

HB 1406 | Projected Annual Revenue by Sub-region and Countywide

Based on 2018 tax figures, estimated collection potential is **\$10 million** annually across all the jurisdictions within and including King County

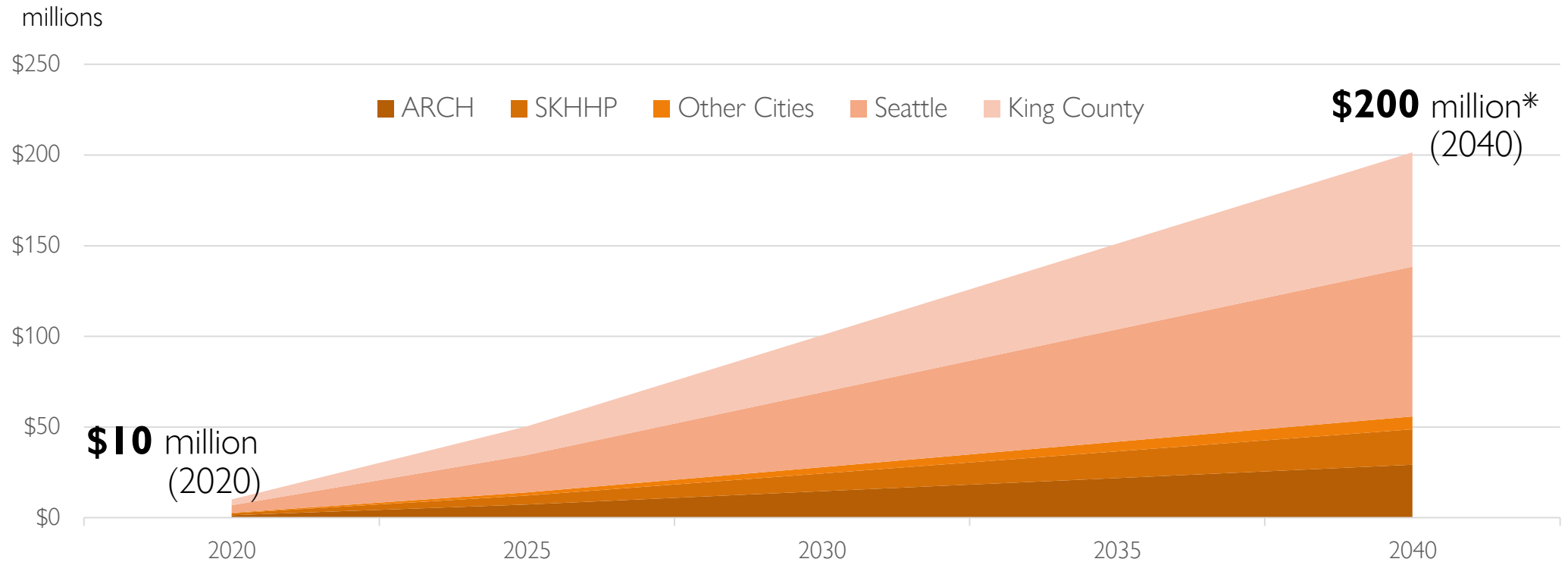
SUB REGIONAL AREA	CITIES*	COUNTY	TOTAL
<i>A Regional Coalition for Housing (ARCH) cities</i>	\$1,460,740	\$1,460,740	\$2,921,480
<i>South King Housing & Homelessness Partnership (SKHHP) cities</i>	\$976,952	\$976,952	\$1,953,905
<i>Seattle</i>	\$4,130,642	--	\$4,130,642
<i>Other Cities in King County</i>	\$354,850	\$354,850	\$709,699
<i>Unincorporated King County</i>	--	\$360,973	\$360,973

\$10,076,698

* Assumes current conditions wherein Seattle is the only city to have a qualifying local tax

HB 1406 | Cumulative Impact

The annual amount to individual cities may not seem large, but **pooled together** and looked at **cumulatively** – it creates a significant new revenue source for affordable housing



*this value does not reflect inflation

RECOMMENDATIONS

Prioritize construction and preservation of affordable homes for households earning less than 30% AMI

Cities, sub-regional housing collaboratives, and the County should align resources and target the use of funds for those with the greatest need by supporting projects serving households earning less than 30% of Area Median Income (AMI).



Should the Committee recommend a coordinated approach to serving:

1. *At or below **50%** AMI?*
2. *At or below **30%** AMI?*
3. **Homeless** households?
4. *Take **no position**?*

RECOMMENDATIONS

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

Jurisdictions should consider racial and ethnic groups with high cost burden and/or communities at risk of displacement in the use of these funds. Examples include: 1) Identifying low-income, housing cost-burdened communities for community preservation efforts; and 2) prioritizing the use of funds to preserve communities with a high risk of displacement.



How can the Committee recommendation support the needs of racial and ethnic groups with high cost burden and/or communities at risk of displacement in the use of these funds?

- *For example, should the Committee recommend that jurisdictions prioritizing use of funds for preserving existing low-income/high-cost-burdened communities at high risk of displacement?*

RECOMMENDATIONS

Prioritize construction and preservation of affordable homes for households earning less than 30% AMI

King County should offer an incentive through its capital fund request for a proposal process that prioritizes those jurisdictions that contributed HB 1406 proceeds to 0-30% AMI projects, to encourage more jurisdictions to prioritize lower income households.



Should the Committee:

1. *Recommend that King County offer an incentive?*
2. *Take **no position**?*

RECOMMENDATIONS |


Pool funds to the extent possible with existing sub-regional collaborations or new partners

1. Cities that are members of ARCH or SKHHP should take advantage of existing Interlocal Agreements (ILAs) to pool their resources to create fund sources large enough to have an impact in the realm of capital funding.
2. Cities that are not part of an existing ILA should consider joining an ILA to increase the impact of the resource.
3. King County should reach out proactively to jurisdictions not in a sub-regional collaboration to determine their interest in partnership and any technical assistance needs.
4. Seattle and King County should continue to coordinate with sub-regional entities on investment of housing funds, including HB 1406.



Thoughts or questions?

NEXT STEPS

1. Consider and take possible action on the proposed *Affordable Housing Committee Recommendations for Implementation of House Bill 1406 in King County*
 -  a. *Has the committee reached consensus on the recommendations?*
 - b. *Should the chair send out a letter with the recommendation statement to all King County jurisdictions and sub-regional collaborations in August?*
2. Provide HIJT with guidance on any additional analysis requested, such as: use of funds for capital, Operations and Maintenance, and rental assistance
3. Determine AHC mechanism for reporting progress on the use of these and other funds in addressing Five-Year Action Plan goals
4. Determine need for any technical assistance for cities or sub-regional collaborations

2019-2020 WORK PLAN

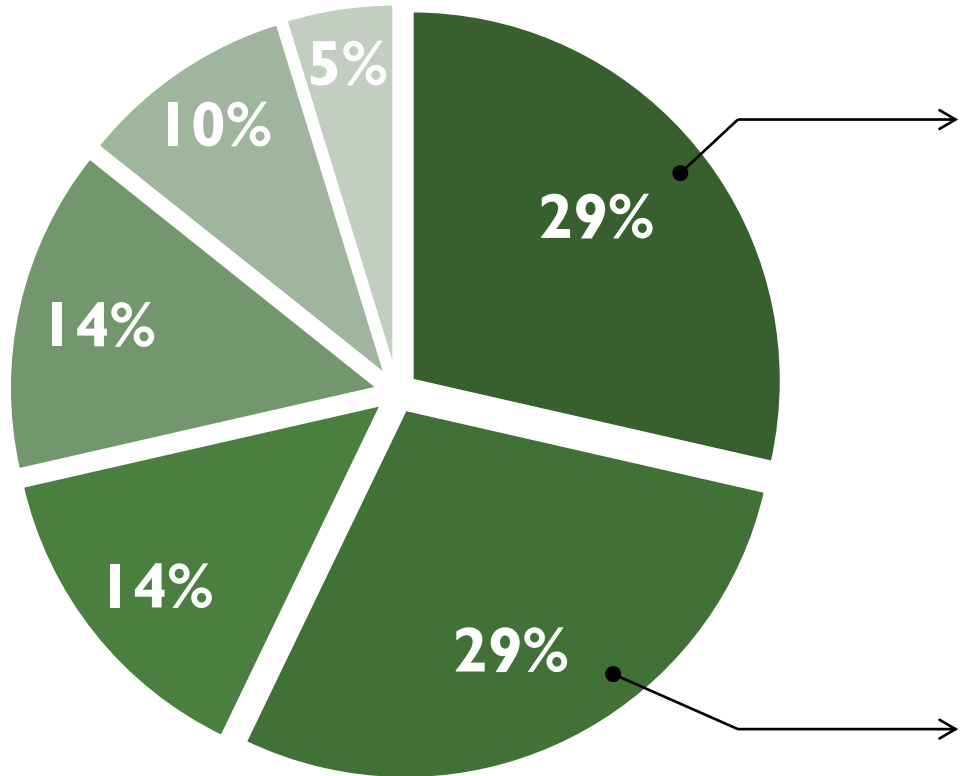
A proposal

INPUT INTO WORK PLAN

- One-on-one meetings with AHC members
- “One thing” Post-it Note exercise from the June 21 AHC meeting (in your packet)
- *Affordable Housing Committee Work Plan Survey Results* (in your packet)
- Review of Affordable Housing Committee (AHC) Charter and Regional Affordable Housing Task Force (RAHTF) Action Plan
- Housing Interjurisdictional Team (HIJT) and County staff technical expertise

PRIORITIZATION |

Write on a Post-In Note the one action, strategy or goal would you like to see prioritized first



- Goal 2: Affordability for the lowest-income households
- Goal 6: Increase development capacity and housing choices
- Goal 5: Anti-displacement measures
- Goal 7: Community engagement
- Goal 3: Affordability near frequent transit
- Goal 4: Access for renters

Increase housing production, preservation, and diversity

- Goal 2: Increase construction and preservation of affordable homes for households earning less than 50% area median income
- Goal 6: 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

Ensure communities are protected from displacement and can shape growth

- Goal 5: Protect existing communities of color and low-income communities from displacement in gentrifying communities
- Goal 7: Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing

SURVEY HIGHLIGHTS |

Imagine it's July 2024 and the Seattle Times is writing a feature story about the success of the AHC. What is the headline and opening lines for the article?

BOTHELL-KENMORE
REPORTER

SEATTLEWEEKLY

the Stranger

The Atlantic

The Seattle Times

Crosscut.

SURVEY HIGHLIGHTS

Questions 2-7: Top ranked strategies for the goals you would you like to prioritize first

Action Plan Goal

Highest Priority Strategies

Goal 2* Increase construction and preservation of affordable homes for households earning less than 50% area median income

Strategy A: The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources to build or preserve 44,000 units in the next five years and track progress toward the goal

Strategy B: Make available at no cost, at deep discount, or for long term lease, underutilized property from State, County, cities, and non-profit/faith communities

Goal 6 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

Strategy B: Decrease costs to build and operate housing affordable to low-income households

*There was even prioritization of these two strategies

SURVEY HIGHLIGHTS |

Question 8: Which strategy do you think has the best chance of making meaningful progress this year if the Committee were to make it a focus?

Goal 2A

- The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources to build or preserve 44,000 units in the next five years and track progress toward the goal
- 37.5% (6 respondents) selected this strategy

Goal 3A

- 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
- 12.5% (2 respondents) selected this strategy

MEMBER BRIEFING HIGHLIGHTS

Committee members interested in:

- Measuring and visualizing need and progress by jurisdiction and collectively
- Focusing on production and preservation
- Implementing strategies that serve those most in need
- Securing more resources to support scaling up
- Leveraging recent statewide legislative wins
- Building community support for affordable housing
- Taking swift action to implement the plan
- Getting more people and partners involved in plan implementation
- Maximizing transit expansion opportunities for affordable housing

HIJT INPUT

Centering Equity

- HIJT and AHC have not meaningfully engaged the people most affected by the AHC decision in formulating or prioritizing the work plan
- HIJT and AHC are not significantly representative of communities of color, low-income populations, or other groups that face high housing cost burden
- The AHC work plan should place equity at the forefront, define a process for accountability to the people it serves, and build community engagement and decision-making into its way of doing business
- By prioritizing the need for an equitable accountability structure now, the AHC will be more equipped to implement strategies in 2020 that are reflective of community priorities

Feasibility

- The work plan should be realistic about the available staff resources, including HIJT member capacity and set achievable targets.

PROPOSED 2019-2020 WORK PLAN

Build Accountability

Take Action

To each other:

Establish procedures for Affordable Housing Committee

Emerging opportunities

Take advantage of timely opportunities to increase regional collaboration

To the people we serve:

Center equity in the Committee's work

Work with the community

Build support for affordable housing through a community engagement strategy

To achieving our goals:

Develop the data dashboard and reporting systems

Produce more homes

Increase housing production, preservation, and diversity

HIGH-LEVEL TIMELINE

September 2019	November 2019	January 2020	March 2020	May 2020	July 2020	September 2020	November 2020
Equity Foundation		Equity Foundation and Analysis to Inform Action Work					
Engagement Plan Development		2 – 4 Action Items					
Data Dashboard Development		Community Engagement Plan Implementation & Emerging Opportunities					

Staff work to support the committee and implement its decisions will be ongoing throughout 2019 and 2020

CENTER EQUITY

- Develop a structure to ensure equity is embedded in the Committee's work and decisions
- Build the capacity of AHC and HIJT members to incorporate equity into their work
- Authentically engage the people most negatively impacted by the affordable housing crisis, particularly Native and Indigenous Peoples, communities of color, low-income populations and immigrants and refugees
- Will be the focus of the September and November 2019 meetings



1. *How can staff best support the Committee in establishing a culture of equity over the next two meetings?*
2. *How should the Committee effectively and meaningfully partner with communities most negatively impacted by the housing crisis and historic inequities?*

WHAT ACTIONS WILL THE COMMITTEE WORK ON IN 2020?

Activities

- Identify 10 or so Actions from the Regional Affordable Housing Action Five Year Plan
- Vet the list with the community and stakeholders in 2019
- Narrow the list to 2 – 4 in January 2020



1. *What Actions would have the greatest impact on production?*
2. *What Actions are important to your community or the group you represent?*
3. *What Actions would potential result in early wins?*
4. *What Actions would set us on the course for long-term victories?*

NEXT STEPS

1. Committee Members vet Action list with their communities
2. HIJT vets Action list
3. HIJT/County staff develop Equity Foundation
4. HIJT starts developing Community Engagement Plan
5. County staff begin data dashboard development