

Memo

To: King County Affordable Housing Committee (AHC) Members

From: Housing Interjurisdictional Team Countywide Planning Policies Housing Chapter Work Group

cc: HIJT

Date: September 25, 2020

Re: CPP Housing Chapter Update

Purpose

In November, the Affordable Housing Committee (AHC or Committee) will consider draft amendments to the King County Countywide Planning Policies (CPPs) Housing Chapter. At the September 30 meeting, the Committee will be asked to consider the suitability of the proposed health and equity frame developed by the Housing Interjurisdictional (HIJT) CPP Work Group to guide development of these amendments. This memo provides a summary of work to date. The proposed health and equity frame can be found on page 3.

Background and Summary of Work to Date

In 2018, the Regional Affordable Housing Task Force (RAHTF) found that King County needs 156,000 more affordable homes today and another 88,000 affordable homes by 2040 to ensure that all low-income families in King County have a safe and healthy home that costs less than 30 percent of their income. In light of these findings, the King County Growth Management Planning Council (GMPC) asked the AHC to recommend updates to the Housing Chapter of the CPPs in 2021 to support the regional need to address this shortfall.

The original 1992 CPPs assigned affordable housing targets for housing units in each income range for every jurisdiction. The 2012 amended CPPs eliminated these targets in exchange for a greater focus on policy implementation matched to local need. The amendments established a countywide need for affordable housing and directed jurisdictions to conduct a four-step continuous improvement cycle of assessment, policy adoption, monitoring, and strategy amendment.

Initial AHC Direction

The GMPC and AHC met in November 2019 to learn about housing challenges, discuss what the 2012 CPPs got right and wrong, identify opportunities to strengthen the CPPs, and provide research direction to the HIJT. The AHC held two study sessions in January about the housing chapter of the CPPs. In the meetings, AHC members expressed general support to:

1. **Take a regional, coordinated approach**
 - a. Encourage a regional, coordinated approach to addressing housing affordability rather than a fragmented, mismatched approach.

2. **Align "housing need" definition with the RAHTF's overarching goal**
 - a. Define "housing need" by the number of units needed to eliminate housing cost burden by 2040 for 0-30%, 31-50%, and 51-80% AMI households rather than the number of units required to maintain a proportional share of overall housing need.
3. **Share the county's affordable housing needs equitably rather than equally**
 - a. Create affordable housing countywide but target affordable housing in areas of opportunity with access to transit, jobs, high-quality schools, and parks and open space.
 - b. Address potential displacement of communities of color, low-income households, and other marginalized populations.
4. **Establish methods to ensure local and regional accountability**
 - a. The Committee and the dashboard to serve as accountability and CPP monitoring mechanisms.
 - b. Track jurisdictional share of affordable housing need.
5. **Strengthen the ability of the CPPs to address the housing need for 0-30% AMI households**
 - a. Create zoning and land use policies that increase the likelihood of 0-30% AMI housing preservation or production, e.g. manufactured home preservation or zoning for typical 0-30% housing typologies.
 - b. Incorporate accountability measures into the CPPs to provide housing for 0-30% AMI households.

Interjurisdictional Team Guiding Principles

Subsequently, the GMPC's staff work group, the Interjurisdictional Team, developed principles to guide chapter updates and shared them with the GMPC at the June GMPC meeting. These principles included the following elements applicable to the Housing Chapter update:

1. **Center social equity and health** within the CPPs to ensure comprehensive plans enable equitable health and quality of life outcomes for all.
 - a. This will be guided by data-based measures of equity and recent engagement with diverse communities (including low-income residents, Black, Indigenous, and People of Color residents, immigrant and refugee populations, LGBTQ+ communities, and persons with disabilities) in topics relevant to development of the CPPs and comprehensive plans.
 - b. Updated policies will acknowledge the disparate health and quality of life outcomes created and perpetuated by public policy and address current disparities between communities through pro-equity approaches.
2. **Integrate regional policy and legislative changes** that will have occurred since 2012 including:
 - a. **VISION 2050** and the Regional Centers framework.
 - b. **Policy recommendations from the GMPC's Affordable Housing Committee.**
3. **Provide clear, actionable direction for comprehensive plans** through specific policies that are adaptable to the variety of jurisdictions in the county. The 2021 CPPs will be a strong statement of King County jurisdictions' values for planning.
4. **Implement the Regional Growth Strategy** with 2044 growth targets that quantify land use, infrastructure, and other needs to be addressed in periodic comprehensive plan updates.

CPP Housing Chapter Health and Equity Frame

The HIJT CPP Work Group identified three principles in addition to the Interjurisdictional Team's principles to guide the Housing Chapter update:

1. Ensure the policies are useful to jurisdictional staff in understanding how the CPPs relate to their housing element.
2. Be specific, add subjects to policy language, and recognize that lofty ideals are difficult to operationalize.
3. Provide clarity on the outcomes desired from the policy language, but still ensure jurisdictions have discretion in adapting policies to meet their local needs.

The Work Group then developed a vision statement to guide the update:

The 2021 CPP Housing Chapter update will drive the region to advance housing access and choice, end housing disparities by race and identity, account for the needs of future generations, facilitate more inclusive community engagement, repair harms caused by racially-biased policies, address climate resilience, and eliminate housing cost burden and other inequities among low-income households. The revised chapter will also strengthen methods of accountability by encouraging tracking and monitoring of regional and jurisdictional progress within the Affordable Housing Dashboard. To do this, the updated policies must:

1. **Promote distributional equity:** An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice.
2. **Promote cross-generational equity:** The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations.
3. **Promote process equity:** The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders. Process equity relies on all affected parties having access to and meaningful experience with civic engagement, public participation, and jurisdictional listening.
4. **Promote reparative policies:** The policies implemented will actively seek to repair harms caused by racially-biased policies.
5. **Align with existing plans:** Further the goals of VISION 2050, the Regional Affordable Housing Task Force Five Year Action Plan, and the Interjurisdictional Team's Guiding Principles.

CPP policy amendments will be structured and aligned to achieve the following health and equity outcomes:

1. Intentionally plan for meeting the needs of very low-income households.
2. Reduce racially disparate outcomes in housing through swift and meaningful action to increase housing choice in more places.
3. Address past displacement impacts and prevent and reduce future displacement risk.
4. Create affordable housing in areas with reliable and easy access to job centers.
5. Ensure that all households in King County live in homes and communities that promote good physical and mental health and access to opportunity
6. Create housing stability for low-income residents.
7. Promote affordable homeownership to further reduce the racial homeownership gap.
8. Increase affordable housing in high opportunity areas.
9. Affirmatively ensure fair housing.
10. Ensure equitable community engagement when planning
11. Increase policy and programmatic awareness to ensure that opportunities and benefits reach all intended members of the community, including those most disproportionately cost burdened.
12. Continually evaluate and plan for reducing racially disparate outcomes in housing.

13. Create more effective methods of accountability and regional collaboration to ensure achievement of equity outcomes.

Timeline

Date	Action
September 2020	Draft CPP Housing Chapter Development The HIJT CPP work group develops an initial draft for stakeholder input.
October and early November 2020	Stakeholder Consensus Building Regional stakeholders preview and shape the AHC draft, including the HIJT, Interjurisdictional Team, Sound Cities Association, and King County Planning Directors.
November 13, 2020	Draft First Look The AHC reviews the draft CPP Housing Chapter amendments and provides comment.
December 2020	More Consensus Building and Revisions The draft is revised to reflect AHC input. HIJT, IJT, and King County Planning Directors are consulted.
January 2021	AHC Recommendation The AHC reviews and possibly adopts the recommendation for CPP Housing Chapter amendments.

Next steps

The HIJT CPP Work Group will circulate draft amendments for the AHC's consideration approximately two weeks prior to the November 13, 2020 Committee meeting.