

Memo

To: King County Affordable Housing Committee Members

From: McCaela Daffern, Regional Affordable Housing Implementation Manager

cc: Housing Interjurisdictional Team

Date: November 3, 2020

Re: Proposed 2021 Work Plan

Background

The Affordable Housing Committee is required to adopt an annual work plan every year to guide efforts to recommend actions and assess regional progress to advance affordable housing solutions recommended within the Regional Affordable Housing Task Force Five Year Action Plan. The draft work plan was developed by the Chair in consultation with the Vice Chair and with staff support, for consideration by the full Committee at the November 13 meeting. The Affordable Housing Committee will have approximately five minutes to discuss the proposal. Staff will incorporate Committee feedback and present a revised work plan for adoption at the January 2021 Affordable Housing Committee meeting.

Recommendation

The proposed 2021 work plan seeks to build off recent Affordable Housing Committee successes and advance timely emerging issues that meaningfully advance the overarching goal 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. If this recommended work plan is adopted, the Affordable Housing Committee will advance efforts to equitably increase affordable housing production and preservation; increase housing stability for low-income renters; build support for these strategies; and strengthen tools to hold the region accountable towards advancing housing affordability strategies.

In 2021, the Committee with support from the Housing Interjurisdictional Team and King County staff will:

- 1. Equitably address the need to ensure that no low-income household in King County is cost burdened**
 - a. Equity
 - i. Build on the equity foundation laid in 2019 and 2020 to center equity within the Committee's work
 - ii. Establish the Community Partners Table and ensure strong partnership between the Table and the Committee
 - iii. Consider recommendations and priorities driven by the Community Partners Table, including but not limited to the 2022 AHC Work Plan, the Affordable

Housing Dashboard, and charter amendments

- iv. Prioritize Black, Indigenous, and People of Color and nonprofit stakeholders serving marginalized populations when seeking new Committee membership

2. Update zoning and land use regulations to increase affordable housing production and preservation

- a. Housing choice and diversity tools (Postponed from 2020 Workplan)
 - i. Promote the use of a toolkit of effective approaches and lessons learned to inform jurisdictional strategies to increase and diversify housing choices and maximize affordability especially in areas with access to frequent or high capacity transit
- b. 2021 Countywide Planning Policies (Wrap up 2020 Workplan Item)
 - i. Recommend to the Growth Management Planning Council (GMPC) amendments to Countywide Planning Policies Housing Chapter and track progress towards adoption and ratification

3. Identify and implement new and unused revenue tools to increase affordable housing production and preservation

- a. New and Unused Revenue (Proposed new item for Q1 2021)
 - i. Monitor the State legislative session and Federal activities for opportunities to support funding for affordable housing in King County
 - ii. Consider and inform the Health Through Housing sales tax implementation plan

4. Support tenant protections and other measures to increase housing stability and reduce risk of homelessness

- a. Housing Stability and Tenant Protections (Proposed new item for 2021)
 - i. Respond to the anticipated end of the eviction moratorium in the form of recommendations to the state or local governments and/or the creation of model tenant protection ordinances to fill gaps in statewide protections

5. Build the case for housing affordability and stability tools

- a. Community engagement toolkit (Postponed from 2020 Workplan)
 - i. Refine and make available existing communication and educational tools for regional partners to use to help build awareness of the AHC

6. Be accountable to each other and the community

- a. 2021 Dashboard Update
 - i. Update the Affordable Housing Dashboard to serve as an effective tool for tracking regional progress towards implementation of the Regional Affordable Housing Task Force Five Year Action Plan and ensuring coordination and accountability for affordable housing efforts across King County

7. Advance general Committee business

- a. 2020 Annual Report
 - i. Produce and adopt annual report
- b. 2022 AHC Work Plan
 - i. Produce and adopt annual work plan

- c. Member-Driven Initiatives
 - i. Provide time at each meeting for members to share information and discuss timely affordable housing issues selected and driven by members
 - ii. Determine whether the Committee could make a positive impact on advancing the opportunities presented
 - iii. Identify next steps led by members to advance the work
- d. AHC Charter Revisions and Procedures
 - i. Revisit the Charter and propose changes, including recommendations from the Community Partners Table
 - ii. Refine procedures for member onboarding and offboarding
- e. Advocacy
 - i. Support and track 2021 state legislative agenda implementation
 - ii. Develop and adopt a 2022 state legislative agenda

Considerations

Staff considered the following suitability factors while developing the recommended work plan scope:

- Impact: Projects that will have a high impact towards equitably advancing the overarching goal of the Regional Affordable Housing Task Force Five Year Action Plan.
- Timeliness: Projects that advance and build off of work launched or scoped by the Committee in 2020.
- Suitability: Issues that the Affordable Housing Committee is uniquely positioned and well-suited to advance or influence.
- Capacity: The Housing Interjurisdictional Team and staff have the capacity to support the work and the Committee has enough time at meetings to discuss and shape the work. To gauge Committee capacity and time constraints, please refer to an outline of proposed agenda topics for 2021 in *Exhibit A*.

The near- and mid-term impacts from COVID on the homeownership and rental housing markets remain unclear. Furthermore, the Community Partners Table work plan will not be set until mid-2021, which makes it difficult to anticipate how their priorities will intersect with that of the Committee. As such the work plan should be considered a flexible, living document that's subject to change if the need arises.

Exhibits

Exhibit A: Proposed 2021 AHC Meeting Schedule

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Date	Main Topic (1 hour)	Other Topics (1 hour)
January	<ul style="list-style-type: none"> Countywide Planning Policies, <i>adopt recommendation</i> 	<ul style="list-style-type: none"> AHC Chair and Vice Chair, <i>nominations and selection</i> Charter amendments, <i>adopt</i> 2021 state legislative update, <i>adoption</i> Community Partners Table, <i>update</i> Member driven initiatives, <i>presentation and discussion</i>
March	<ul style="list-style-type: none"> Health Through Housing Implementation Plan, <i>staff briefing and discussion</i> 	<ul style="list-style-type: none"> 2021 state legislative update, <i>staff briefing</i> Countywide Planning Policies, <i>ratification update</i> 2021 dashboard scoping, <i>presentation and discussion</i> Community Partners Table, <i>update</i> Member driven initiatives, <i>presentation and discussion</i>
May	<ul style="list-style-type: none"> Tenant protection recommendation, <i>staff briefing and discussion</i> 	<ul style="list-style-type: none"> 2021 state legislative update, <i>staff briefing</i> Countywide Planning Policies, <i>ratification update</i> Health Through Housing Implementation Plan, <i>update</i> Community Partners Table, <i>update</i> Member driven initiatives, <i>presentation and discussion</i>
July	<ul style="list-style-type: none"> Transit-focused housing choice and diversity toolkit, <i>staff briefing and discussion</i> 	<ul style="list-style-type: none"> Countywide Planning Policies, <i>ratification update</i> Health Through Housing Implementation Plan, <i>update</i> Tenant protection recommendation, <i>adoption</i> Community engagement tools, <i>demonstration</i> 2020 Annual report, <i>adoption</i> Community Partners Table, <i>update</i> Member driven initiatives, <i>presentation and discussion</i>
September	<ul style="list-style-type: none"> Community Partners Table, <i>staff briefing and discussion</i> 	<ul style="list-style-type: none"> Update regulations to increase housing density, <i>adoption</i> Revisit charter and Committee onboarding/offboarding, <i>staff briefing</i> 2022 legislative agenda, <i>discussion</i> Member driven initiatives, <i>presentation and discussion</i>
October	<ul style="list-style-type: none"> Special AHC/CPT meeting for 2022 work planning, <i>study session</i> 	
November	<ul style="list-style-type: none"> 2021 dashboard updates, <i>staff briefing and discussion</i> 	<ul style="list-style-type: none"> 2022 work plan, <i>adoption</i> 2022 legislative agenda, <i>adoption</i> Revisit charter and Committee onboarding/offboarding, <i>adoption</i> Member driven initiatives, <i>presentation and discussion</i>