

AFFORDABLE HOUSING COMMITTEE

Wednesday, November 17, 1:00 p.m. – 3:00 p.m.

Zoom Logistics

For Committee members and presenters

- You can ask questions by raising your hand or via the chat function
- You are encouraged to keep your video on to aid in deliberations and facilitation
- Keep your microphone muted when not speaking

For the audience

- You may keep your video off
- Please keep yourself muted

For everyone

- We are recording today's session
- If you need assistance during the meeting, send a chat to Janet Lee

Introductions

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:05 p.m. **Adoption of September 29, 2021 Meeting Minutes,** *action item*
- 1:10 p.m. **2022 State Legislative Agenda,** *action item*
- 1:35 p.m. **Increase & Diversify Housing Choices and Maximize Affordability,** *discussion*
- 2:00 p.m. **Community Partners Table,** *discussion*
- 2:10 p.m. **Advance Shared Revenue Principles,** *discussion*
- 2:20 p.m. **Countywide Planning Policies Housing Chapter,** *briefing*
- 2:35 p.m. **Work Plan and Committee Functioning,** *discussion*
- 2:55 p.m. **Wrap Up and Next Steps**

Meeting Minutes

Reference material: [Draft Sep 29, 2021 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

2022 State Legislative Agenda

Reference material: [2022 AHC State Legislative Agenda Staff Report](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

Increase and Diversify Housing Choice and Maximize Affordability

Reference material: [Increase and Diversify Housing Choice and Maximize Affordability Staff Report](#)

Council Chair Claudia Balducci
Affordable Housing Committee Chair
King County Council

Janet Lee
Affordable Housing Planner
King County

Prior Committee Conversations

July 2021

- AHC Vice Chair presented a Hierarchy of Affordable Housing Developer Needs based on developer interviews
- Within the hierarchy:
 - political will remains the most important barrier to tackle
 - planning for density/development capacity most foundational

September 2021

- Futurewise and Master Builders presented recommended zoning, land use, development regulations, or process strategies that the region should prioritize for widespread implementation that either:
 - maximize affordability by decreasing costs to build housing affordable to low-income households or
 - increase and diversify housing choice
- Staff recommended a strategy to encourage jurisdictional implementation (challenge letter, event, and accountability framework) and the Committee expressed general support

AHC Chair Input

- Limit the number of actions in the challenge letter
- The actions should be:
 - A Regional Affordable Housing Task Force and Futurewise or Master Builders recommendation
 - A zoning, land use, development regulation, or process strategy that will have the biggest impact in either:
 - ✓ maximizing affordability by decreasing costs to build housing affordable to low-income households; or
 - ✓ increasing and diversifying housing choice
 - Most foundational for affordable housing development according to Bellwether's Hierarchy of Affordable Housing Developer Needs

Letter Proposal and Framing

Proposal Overview

- The AHC creates a “sign on” letter
- AHC sends “sign on” letter individual elected officials, advocates and community members around the county with a goal of getting as many people to sign on as possible
- AHC then delivers the letter to all King County jurisdictions early enough to inform comprehensive plan updates

General Framing

- 2024 comprehensive plan represents opportunity to scale up the region’s response to the housing affordability crisis by:
 - ✓ Dramatically and equitably increase development capacity to make room for the additional housing units to meet the need
 - ✓ Ensuring that all new commercial and residential development contributes to create affordable homes by requiring or incentivizing inclusion of affordable housing onsite or contribution to support the development of affordable housing

Letter Substance

Increase development capacity in specific places

- Add capacity everywhere by allowing a greater quantity and variety of housing types in what are now single-family zones
- Add *more* capacity in areas of high opportunity and areas with historical and current exclusion
- Add some but relatively *less* capacity in areas with high displacement risk and pair capacity increases with implementation of anti-displacement strategies

Inclusionary requirements or incentives as part of upzoning

- All jurisdictions are asked to:
 - Base fee structure on third-party market data
 - Include on-site performance and fee in-lieu options
- Jurisdictions without inclusionary zoning to evaluate, identify, and execute inclusionary zoning whenever they upzone commercial and residential areas
 - Programs should be mandatory
- Jurisdictions with inclusionary requirements or incentives to evaluate, identify, and execute opportunities to increase the program's effectiveness. Activities could include:
 - Evaluating results
 - Making voluntary programs mandatory or do a mix
 - Expanding the reach of their program
 - Recalibrating in-lieu fee structures

Letter Process

- Individuals have 2-3 months to sign on
- The letter will be sent to all cities with a list of signatories
- Cities will be encouraged to sign on to the letter or report back to the AHC on any progress they make on the priority topics (e.g., comprehensive plan or code updates)
- Select individuals (mostly elected officials) who sign on will be invited to a convening with local community advocates and staff to understand the opportunities in their specific community
- AHC members and staff will monitor what cities do in response to the sign on letter

Community Partners Table

Reference material: [Community Partners Table Membership Recommendation](#)

Sarah Ballew

Change Management and Policy Consultant
Headwater People

Matt Echohawk-Hayashi

Vice President
Headwater People

ORGANIZATION KEY

Open Doors

BIPOC individuals • Immigrants and refugees • People with disabilities • Seniors • Youth and families

Lavender

BIPOC individuals • People with disabilities • Cost-burdened renters • LGBTQ+ individuals • People with criminal records • People who have experienced homelessness

Lived Experience

BIPOC individuals • People who have experienced homelessness

African Community Housing and Development

BIPOC individuals • Immigrants and refugees • Cost-burdened renters • Youth and families

Chief Seattle Club

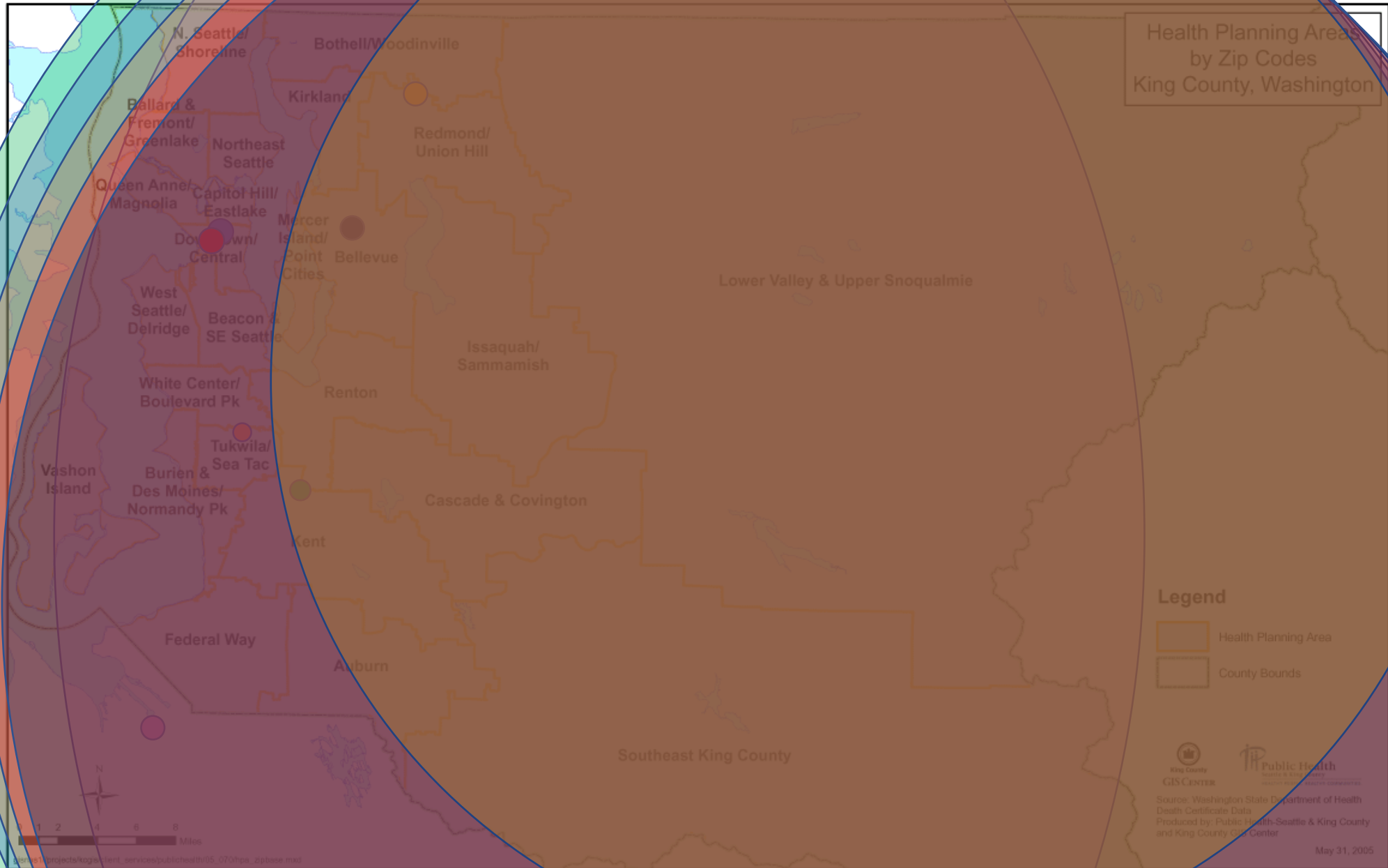
BIPOC individuals • Cost-burdened renters • People with criminal records • People who have experienced homelessness

Centro Cultural Mexicano

BIPOC individuals • Immigrants and refugees • Cost-burdened renters • Youth and families

Indian American Community Services

BIPOC individuals • Immigrants and refugees • Seniors • Cost-burdened renters • Youth and families



Health Planning Areas by Zip Codes King County, Washington

Legend

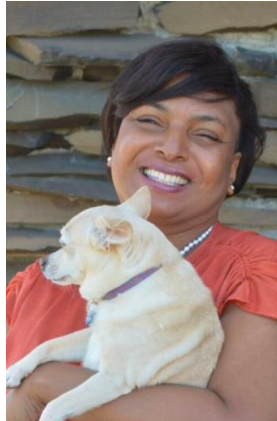
- Health Planning Area
- County Bounds

King County GIS Center
 Public Health
 Source: Washington State Department of Health Death Certificate Data
 Produced by: Public Health-Seattle & King County and King County GIS Center
 May 31, 2005

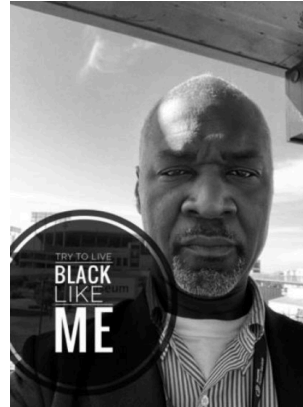
Feedback and Q&A



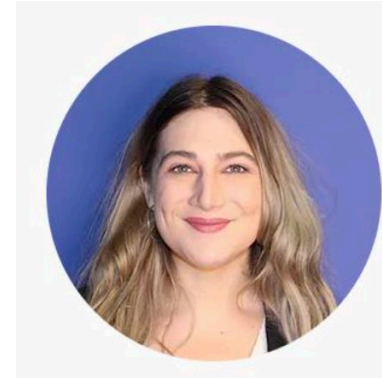
Ginger Kwan
She/her



Jaelynn Scott
She/her



Harold Odem
He/his



Bree Nicolello
She/her

Youth mentee:
Coleen Ruwsyda



Jeremy Garretson
He/his

Alternate:



Ebo Barton
He/they



Angie Hinojos
She/her

[Indian American Community Services](#)

Co-President Madhusri Movva
Co-President Simone Misra
Executive Director
Lalita Uppala

Advance Shared Revenue Principles

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

Countywide Planning Policies

Reference material: [Countywide Planning Policies Staff Report](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County

Overarching Goals

Growth Management Planning Council Motion 21-2 directs the AHC to complete by the end of 2022 a collaborative effort to:

- 1) Monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting.
- 2) Establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce.
- 3) Recommend to the GMPC an accountability and implementation framework for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing need, minimizing impacts to historically impacted BIPOC communities, holding jurisdictions accountable, and allocating resources.
- 4) Recommend to the GMPC any CPP amendments necessary to implement the AHC's recommendations.

Work Plan Components

Component	Description
Allocation of Countywide Need	<ul style="list-style-type: none"> Specify subregional or jurisdictional housing needs Reach community and jurisdictional consensus on an equitable approach to allocation of countywide need Clarify what constitutes “plan for and accommodate” and “make adequate provisions for”
Accountability Mechanisms or Incentives	<ul style="list-style-type: none"> Recommend appropriately compelling incentives or consequences to encourage jurisdictions to adequately plan for their share of countywide need or act if monitoring finds they fall short
Monitoring & Reporting	<ul style="list-style-type: none"> Increase the acceptance, visibility, and audience of monitoring Include an objective standard for measuring jurisdictional performance and jurisdictional implementation gaps
CPP Amendment Adoption	<ul style="list-style-type: none"> Recommend necessary amendments to the GMPC by December 2022 Ensure that all stakeholder groups have sufficient time to understand implications, are engaged in the draft development process, see their feedback reflected in the amendments, and support the final recommendation

Regional Planning Context

Component

Allocation of
Countywide Need

Accountability
Mechanisms or
Incentives

Monitoring &
Reporting

CPP Amendment
Adoption

Allocation of Countywide Need

- Washington State Department of Commerce will develop projections for countywide need and methodology for disaggregating the county number for jurisdictional need
 - Revised methodology expected Q2 2022; projections expected Q3 2022
- Countywide need will incorporate new, wider range of variables: moderate housing units (81-120% AMI), emergency housing, emergency shelters, and permanent supportive housing

Accountability Mechanisms or Incentives

- Puget Sound Regional Council (PSRC) is developing a classification framework of housing tools by place to provide a regionally coordinated approach tailored to the needs and opportunities of specific typologies
 - Expected Q2 2022
 - Could be integrated into a countywide framework that sets clear expectations about what it looks like for jurisdictions of different classifications to plan for and accommodate their share of countywide need

Stakeholder Engagement

Component

Allocation of
Countywide
Need

Accountability
Mechanisms or
Incentives

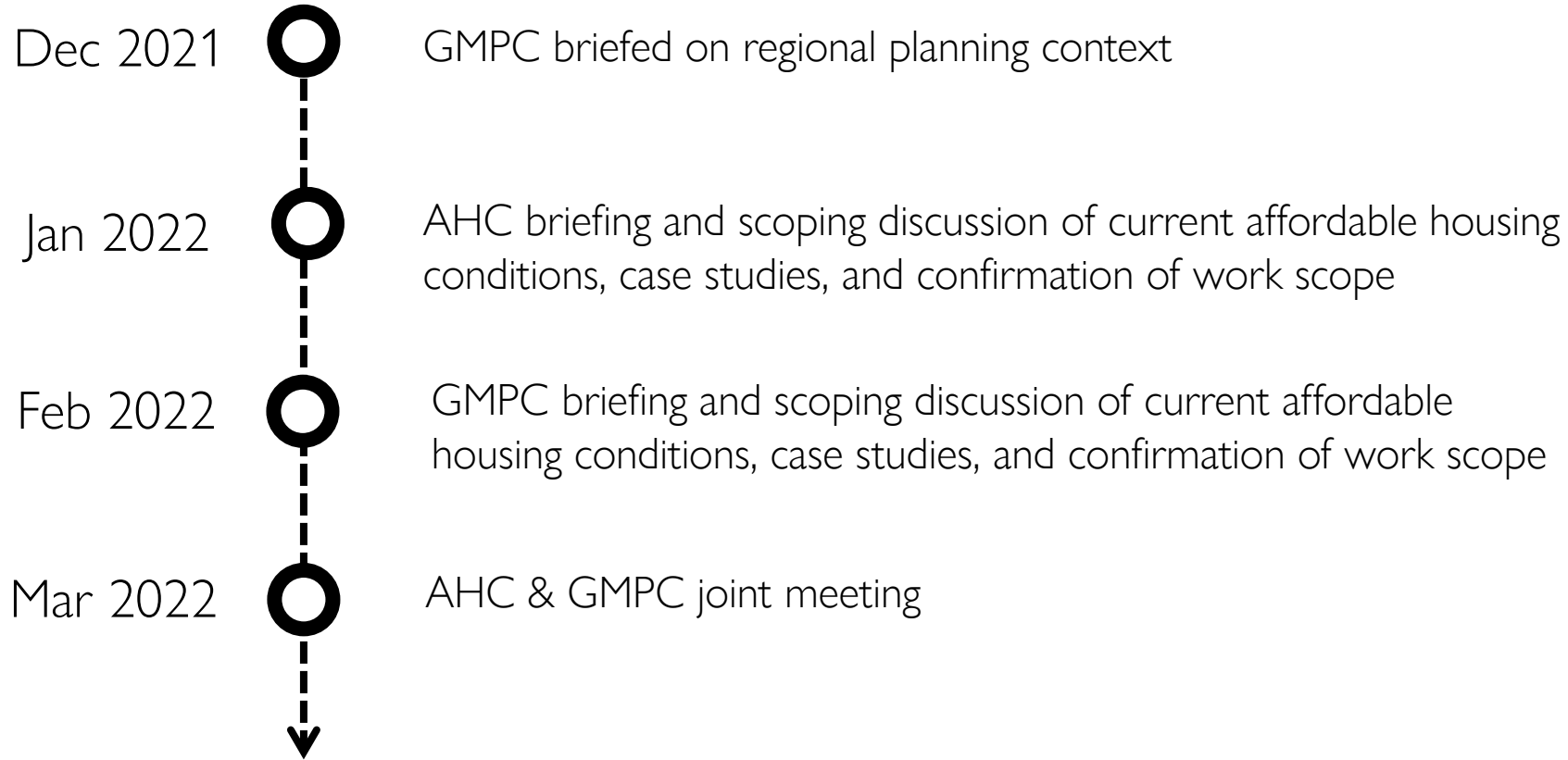
Monitoring &
Reporting

CPP Amendment
Adoption

CPP Amendment Adoption

- Proposing at least one joint AHC/GMPC meeting in 2022 to ensure close coordination
- Staff work will be led by the HIJT CPP Work Group with support from:
 - The full HIJT
 - GMPC's Interjurisdictional Team
 - Technical Advisory Group
- Stakeholders that will be consulted and informed:
 - Community Partners Table
 - Sound Cities Association
 - King County Planning Directors

Next Steps



Work Plan and Committee Functioning Survey

Reference material: [AHC Work Plan and Committee Functioning Survey Staff Report](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair
King County Council

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County

Survey Highlights

- Low response rate (27%)
- Respondents want:
 - **to meet in person**, at least some of the time
 - **more discussion time** in meetings
 - regular updates and **engagement with the Community Partners Table**
 - spend meeting time **adopting regional recommendations, setting state and federal advocacy priorities**
- To most effectively advance the Shared Revenue Principles, respondents recommend the AHC:
 - **identify, shape and advocate for sufficient local revenue (44%)**
 - prioritize existing funds for long-term affordable housing by working with local jurisdictions and public funders (33%)
 - advocate for state and federal funding by adopting legislative agendas (22%)

Survey Highlights

Most respondents (78%) find the AHC's structure poorly suited to meet the goal to build or preserve 44,000 affordable units by 2024 and are most interested in exploring options 1 and 2

Governance Structures considered by the Regional Affordable Housing Task Force

1. **A single purpose government for housing** – aka a Sound Transit for housing that would have taxing authority
2. **A regional committee empowered to set land use standards** for the cities and County with the ability to incentivize the cities and County to meet standards – this is somewhat similar to the Puget Sound Regional Council
3. **A voluntary interlocal agreement or memorandum of agreement among willing governments** – this would be akin to the King County Cities Climate Collaboration (K4C)
4. **A subcommittee of the Growth Management Planning Council** – this option was ultimately selected and became the Affordable Housing Committee

Possible Changes

Prioritize high impact, high interest actions

- ✓ Focus on actions that:
 - ✓ will have biggest impact towards building or preserving 44,000 affordable homes by 2024
 - ✓ align with member interests from the survey

Explore alternative governance models

- ✓ Set aside time for strategic planning in early 2022

Improve AHC meeting logistics

- ✓ Schedule hybrid meetings once it is safe to do so and continue holding meetings between 11am-4pm

Make room for more discussion

- ✓ Increase time for discussion of substantive items by focusing on fewer topics
- ✓ Don't spend Committee meeting time on least prioritized activities (dashboard updates, charter amendments)
- ✓ Increase the use of written-only briefings
- ✓ Explore different deliberation methods like virtual breakout rooms, subcommittees, or retreats

Build relationship with the CPT

- ✓ Hold joint meetings and updates/stories at each AHC meeting for Community Partners Table updates

Possible Approach Next Year

- **Strategic planning** discussions to improve Committee effectiveness or recommend alternative governance models
- **Strengthen the Countywide Planning Policies** by providing actionable recommendations to the Growth Management Planning Council to address local planning expectations for countywide need and hold jurisdictions accountable
- Identify, shape, and advocate for a substantial increase in **local revenue** available to build or preserve homes affordable to low-income housing cost burdened households
- Seek input from the **Community Partners Table** on how the Committee can effectively advance the priorities of communities most disproportionately impacted by housing cost burden in King County
- Issue a **challenge to local jurisdictions** to create the development capacity needed to meet future countywide need and capture some of this growth as affordable
- **Advocate at the state and federal level** in support of efforts that advance the Committee's overarching goal
- **Report on progress** of the Affordable Housing Committee and impact of local efforts to address housing cost burden among low-income households through the dashboard

Discussion



Reflections on survey results (surprises/alignment)?

Do you want to have a strategic planning retreat?

THANK YOU