



Regional Affordable Housing Task Force Presentation

**Bellevue City Council
December 3, 2018**



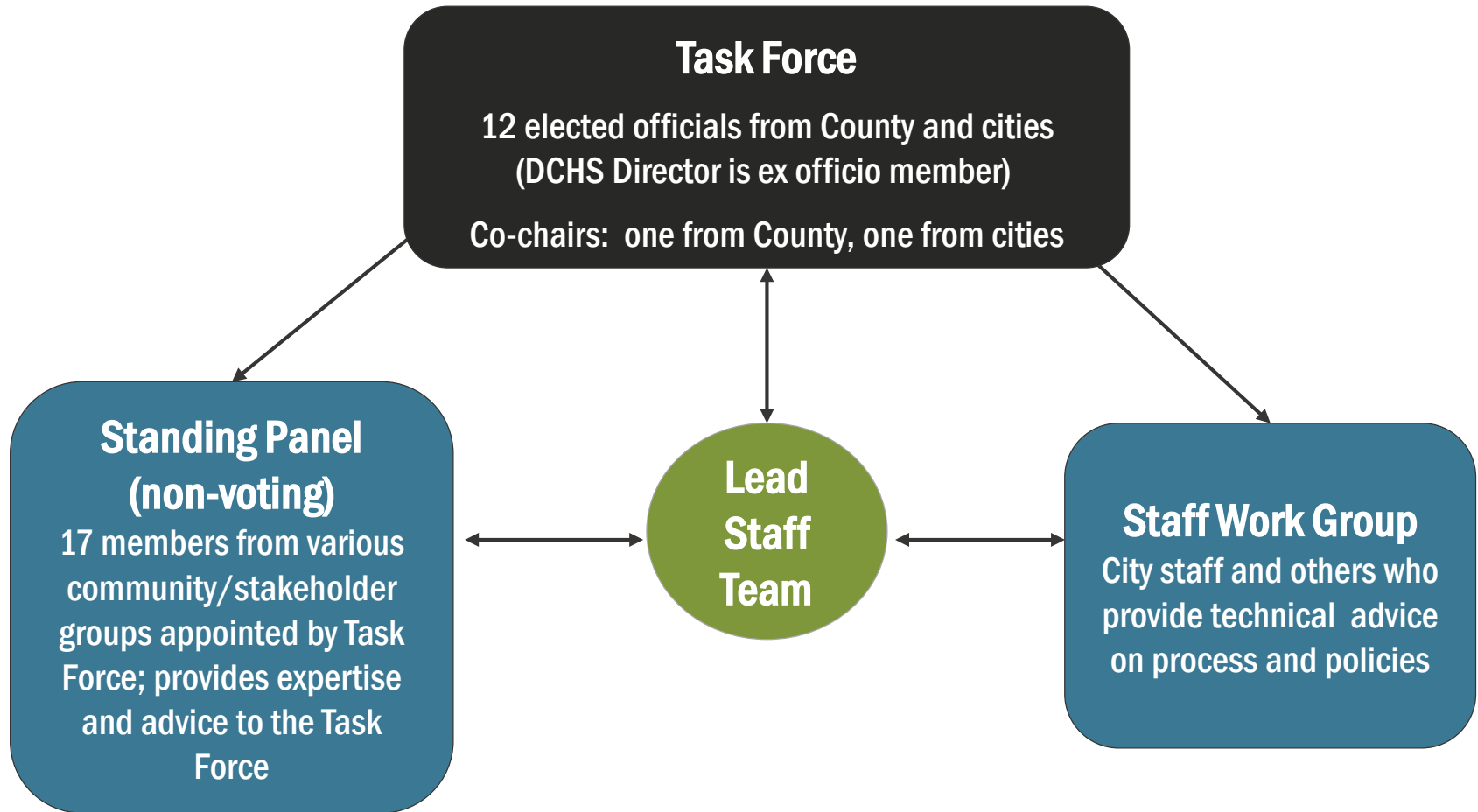
[Alison Mendiola](#), Housing Coordinator, King County Council

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TASK FORCE MEMBERS

King County	City of Seattle	Suburban Cities
Claudia Balducci, Councilmember Co-Chair	Mayor Jenny Durkan (represented by Steve Walker, Director of the Office of Housing)	Kenmore Mayor David Baker, Co-Chair
Dow Constantine, Executive		Bellevue Councilmember John Stokes
Rod Dembowski, Councilmember	Councilmember Rob Johnson	North Bend Mayor Ken Hearing
Larry Gossett, Councilmember		Renton Councilmember Ryan McIrvin
Jeanne Kohl-Welles, Councilmember		
Pete Von Reichbauer, Councilmember		
Director of King County Department of Community & Human Services, ex-officio		

WHO PARTICIPATES?



TIMELINE & PUBLIC PROCESS

- July 2017 Task Force Kickoff Meeting with community input
- January 2018 Community Meeting with over 200 people
- 3 Sub-Area meetings in Auburn, Bellevue, Shoreline to comment on draft Action Plan
- 3 presentations at the Regional Policy Committee
- 5 Discussions at the Public Issues Committee of the Sound Cities Association
- Staff presentations with the King County City Managers and Administrators, King County City Planners, and American Institute of Architects, Seattle, Housing Task Force with more presentations scheduled in the coming weeks

KEY FINDINGS

- King County's population growth has been greater than housing production since 2011
- Wages have not kept up with rising housing costs
- More than 100,000 low-income households pay more than half their income for housing costs
- Renters are twice as likely as owners 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 to ensure no low-income household is cost burdened

DRAFT FIVE-YEAR ACTION PLAN



OVERALL GOAL: The region should 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.

DRAFT FIVE-YEAR ACTION PLAN

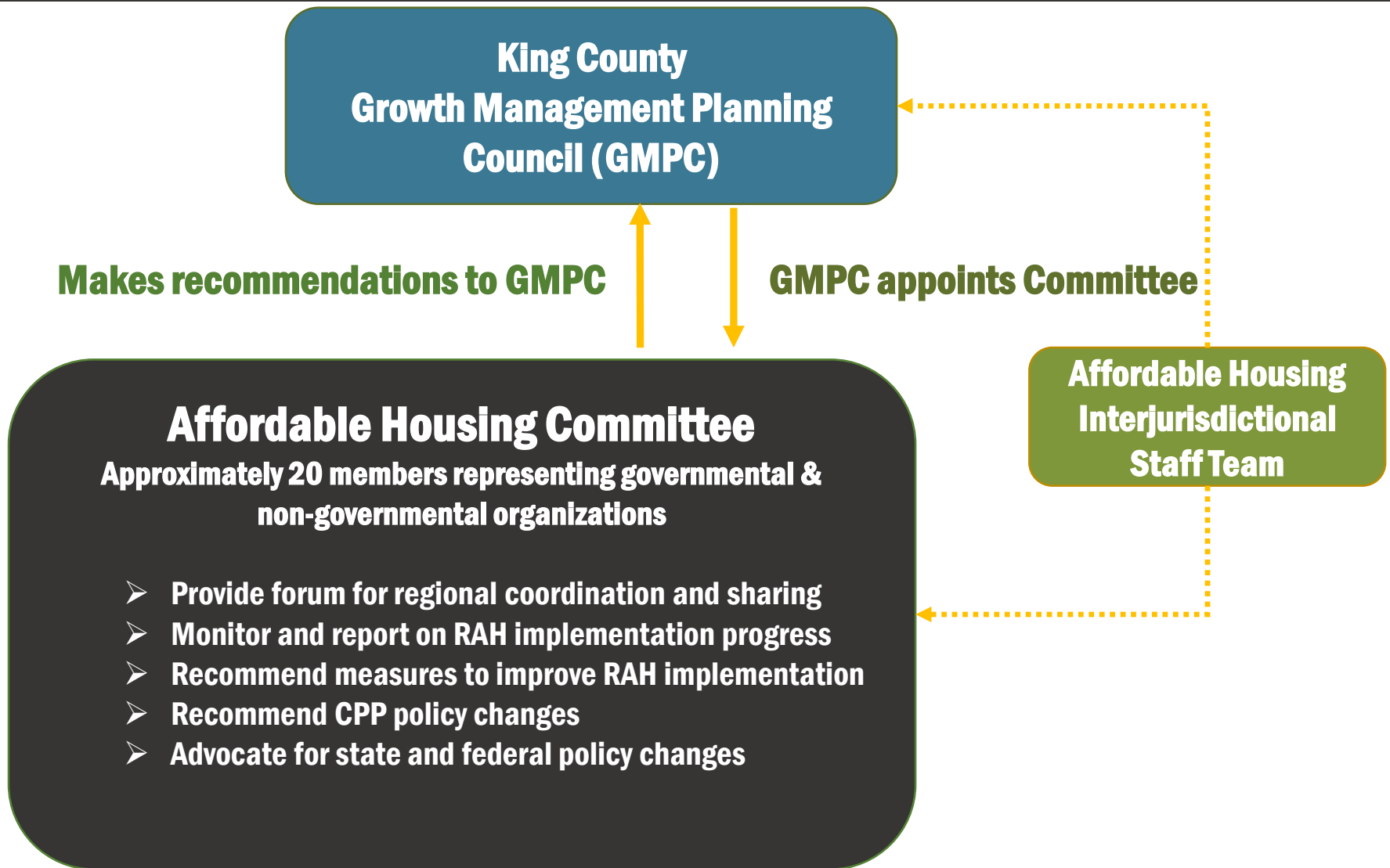


Create and support an ongoing structure for regional collaboration

- 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

The Task Force recommends the creation of an Affordable Housing Committee of the Growth Management Planning Council to implement the Task Force recommendations.

PROPOSED GMPC AFFORDABLE HOUSING COMMITTEE



DRAFT FIVE-YEAR ACTION PLAN



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

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- A The Affordable Housing Committee will work with cities and the County to identify and prioritize new resources and track progress toward the goal
- 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

The Task Force recommends 44,000 units of affordable housing be produced within the next 5 years; including building, preserving and subsidizing units.

DRAFT FIVE-YEAR ACTION PLAN



Prioritize affordable housing accessible within a half mile 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 to achieve affordability for the lowest income households possible through land use incentives to be identified by local jurisdictions
- B** Maximize resources available for transit oriented development in the near term
- C** Create and implement regional land acquisition and development strategy

The Task Force recommends the development of affordable housing near high-capacity transit stations and along transit corridors, as well as at regional growth centers.

DRAFT FIVE-YEAR ACTION PLAN



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

The Task Force recommends strategies to increase tenant protections and where possible, prevent unnecessarily evictions which create barriers to future housing, increase the risk of homelessness and are costly and time-consuming for both tenants and property owners.

DRAFT FIVE-YEAR ACTION PLAN



Protect existing communities of color and low-income communities from displacement.

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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

The Task Force recommends that the region support community-led preservation strategies that enable people to stay in their communities and allow them to benefit from the opportunities of growth of redevelopment.

DRAFT FIVE-YEAR ACTION PLAN



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

The Task Force recommends that the region adopt policies that streamline regulations and allow for diverse housing choices, at all income levels.

DRAFT FIVE-YEAR ACTION PLAN



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

Most decisions regarding land use and planning for affordable housing happen at the city and neighborhood level. The Task Force recommends supporting efforts to better engage residents around planning efforts to achieve more affordable housing.

NEXT STEPS PROPOSED

- **December 7, 2018: Last meeting of the Task Force, Action Plan scheduled for adoption**
- **December 12, 2018: Sound Cities Association Public Issues Committee consideration of Action Plan**
- **By December 31, 2018: Final report and Action Plan transmitted to and accepted by the King County Council for its review and consideration**

First quarter of 2019:

- **GMPC appoints Affordable Housing Committee members**
- **Establish Housing Interjurisdictional Team**
- **Create work plan**

QUESTIONS?

THANK YOU!

[KingCounty.gov/affordablehousing](https://kingcounty.gov/affordablehousing)