



SCA Public Issues Committee

AGENDA

December 12, 2018 – 7:00 PM

Renton City Hall

1. **Welcome and Roll Call** – Ed Prince, Renton, Chair 2 minutes
2. **Public Comment** – Ed Prince, Renton, Chair 10 minutes
3. [Approval of Minutes – November 14, 2018 Meeting](#) 2 minutes
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4. **Chair’s Report** – Ed Prince, Renton, Chair 5 minutes
5. **Executive Director’s Report** – Deanna Dawson, SCA Executive Director 10 minutes
6. [Election of 2019 PIC Chair and Vice Chair](#) 5 minutes
ACTION ITEM
Page 37
Deanna Dawson, Executive Director
7. [Regional Board and Committee Appointments](#) 10 minutes
ACTION ITEM
Page 39
Deanna Dawson, Executive Director
8. [Regional Affordable Housing Task Force Action Plan](#) 10 minutes
ACTION ITEM
Page 43
Brian Parry, Policy Director
9. [2019 Priorities](#) 60 minutes
DISCUSSION
Page 63
Deanna Dawson, Executive Director
10. **Upcoming Events**
 - a. SCA Public Issues Committee Meeting – Wednesday, January 9, 2019 – 7:00 PM – Renton City Hall
 - b. SCA Networking Dinner – Wednesday, January 30, 2019 – 5:30 PM – Renton Pavillion and Event Center

11. For the Good of the Order

12. Adjourn

Did you know?

Did you know since the summer of 2015, Auburn has had a guerilla street artist that has peppered the city with clay and concrete hearts molded in a Lego design? The hearts appear on buildings, utility boxes, and walls all over the city. While some are blank, many are adorned with the letters "JAW," or the phrase "May the Force Be With You." For the most part the hearts are embraced by the community and the residents have enjoyed the mystery and fun of finding the hearts and wondering about the artist that is placing them.

A local blogger has been writing about and mapping the locations of the hearts, and residents have long theorized about the mysterious artist and meaning behind them. Now, we know the source. In November of 2018 the creator was revealed to be a local artist who goes by Jakobi – and JAW stands for Jakobi Art Works.

In her 2018 State of the City Address, Auburn Mayor Nancy Backus featured photos of the mysterious hearts in a presentation themed "How to Love Your City." What art or special places add to the uniqueness of your city?

Sound Cities Association

Mission

To provide leadership through advocacy, education, mutual support and networking to cities in King County as they act locally and partner regionally to create livable vital communities.

Vision

Capitalizing on the diversity of our cities to lead policy change to make the Puget Sound region the best in the world

Values

SCA aspires to create an environment that fosters mutual support, respect, trust, fairness and integrity for the greater good of the association and its membership.

SCA operates in a consistent, inclusive, and transparent manner that respects the diversity of our members and encourages open discussion and risk-taking.

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SCA Public Issues Committee MINUTES

November 14, 2018 – 7:00 PM
Renton City Hall
1055 S Grady Way, Renton WA 98057

1. Welcome and Roll Call

PIC Chair Council President Ed Prince, Renton, called the meeting to order at 7:04 PM. 25 cities had representation ([Attachment A](#)). Guests present included Council President Angela Birney, Redmond (PIC Alternate); Deputy Mayor Davina Duerr, Bothell (PIC Alternate); Councilmember Janice Zahn, Bellevue (PIC Alternate); Councilmember Susan Boundy-Sanders, Woodinville; Alison Bennet, Bellevue staff, Alex Herzog, Woodinville staff; Jenny Huston, King County Executive Office staff; Michael Huddleston, King County Council staff; Colleen Kelly, Redmond staff; Doug Levy, City of Renton consultant; Joy Carpine-Cazzanti, King County Local Hazardous Waste Management Program staff; Alison Mendiola, King County Council staff; Kelly Rider, King County staff.

2. Public Comment

Chair Prince asked if any member of the public would like to provide public comment. Seeing none, Chair Prince closed the public comment portion of the meeting.

3. Approval of the October 10, 2018 PIC Minutes

Chair Prince asked if there were any amendments to the October 10, 2018 PIC minutes. **Councilmember Hank Margeson, Redmond, moved, seconded by Councilmember Janie Edelman, Black Diamond, to approve the October 10, 2018 minutes. The motion passed unanimously.**

4. Chair's Report

Chair Prince said that he would hold his comments until Item 8 on the agenda.

5. Executive Director's Report

SCA Executive Director Deanna Dawson reported that the PIC Nominating Committee is meeting on November 15. A call for nominations for PIC chair and vice chair for 2019 was sent to PIC members. Chair Prince and vice chair Malchow both expressed interest in continuing to serve. Dawson asked if any other PIC members were interested in being nominated.

Dawson said the SCA Annual Dinner is scheduled for December 5 at The Club at Snoqualmie Ridge and that Governor Jay Inslee will be the guest speaker. She reminded members that the SCA budget and assessment for 2019 will be voted on at the Annual Meeting and asked members to submit the name of their voting delegate prior to the Annual Meeting in writing to sca@soundcities.org.

Dawson said the SCA board elections for 2019 will be held at 6:00 PM, December 12, at Renton City Hall (prior to the December PIC meeting). Board seats from the Snoqualmie Valley or South Valley Caucuses will not be voted on this year, as terms are staggered. There are two seats up for election in the North Caucus, including the seat currently held by Councilmember Bruce Bassett, Mercer Island, and an open seat, currently held by Mayor Amy Walen, Kirkland, who will not be returning to the board due to her election to the state House of Representatives. There are two seats up for election in the South Caucus, including those currently held by Mayor Backus, Auburn, and Mayor Jeff Wagner, Covington. Dawson encouraged members to run for the board and asked that anyone interested in running provide notice to SCA at least 48-hours before the December 12 board election in order to appear on the ballot.

Dawson said that at the December 12 PIC meeting, members will vote on 2019 SCA regional board and committee appointments and hold a discussion of priority regional issues PIC would like to be engaged in for 2019.

Dawson encouraged members to attend an upcoming [Governing for Racial Equity Conference](#), co-sponsored by SCA, will be held on Friday, December 14, from 8:00 AM to 4:00 PM at Green River Community College. She said the conference will include breakout session discussions on best practices for elected officials.

Dawson reported on an email she sent to members regarding an upcoming three week-closure of SR 99 beginning on January 11, 2019 that is expected to have wide-ranging impacts on the regional transportation system.

Dawson noted the King County Council unanimously approved the county's 2019-2020 budget on Tuesday. She noted the budget includes funding for shelter services in Bellevue, Federal Way, and Snoqualmie Valley; restores the King County Sheriff Office's gang unit; establishes a new Department of Local Services that will focus on services provided by the county to residents living in unincorporated areas; and transit funding to implement a low- or no- cost fare program beginning in 2020 for residents making at or below 135% of the federal poverty level, as well as funding to develop work plans for passenger-only ferry service from Kenmore to Seattle and a citywide multimodal transit solution for the City of Renton.

6. 2019 SCA Legislative Agenda

Executive Director Deanna Dawson reported on the proposed 2019 SCA Legislative Agenda. She said that following the October PIC meeting, members were asked to submit any amendments so that they could be considered by the Legislative Committee at its meeting on October 22. Dawson highlighted changes to the draft agenda reviewed in October as shown in track changes on [page 26 of the PIC packet](#).

Mayor Leanne Guier, Pacific, chair of the SCA Legislative Committee, thanked Mayor David Baker, Kenmore; Mayor Amy Ockerlander, Duvall; Mayor Dana Ralph, Kent; and Deputy Mayor Catherine Stanford, Lake Forest Park for their participation on the SCA Legislative Committee. She said the Legislative Committee worked hard to be mindful of representing the interests of SCA members as a whole and that the feedback from member cities helped broaden the discussion of the Committee in a positive way.

Deputy Mayor Catherine Stanford, Lake Forest Park, thanked Guier for chairing the Legislative Committee. She said the Legislative Committee worked hard to develop an agenda that would be useable for all member cities as they communicate their specific needs to members of the Legislature.

Mayor Leanne Guier, Pacific, moved, seconded by Councilmember Kate Kruller, Tukwila, to recommend approval of the 2019 SCA Legislative Agenda as shown on [page 25 of the November 14 PIC packet](#) to the SCA Board of Directors.

Chair Prince asked if there was any discussion.

Councilmember Chris Roberts, Shoreline, moved, seconded by Councilmember Kate Kruller, Tukwila, to amend a priority of the 2019 SCA Legislative Agenda to say, “~~Expand capacity of~~ Support improving mobility along significant urban regional and state corridors, and by managing them as an integrated system that supports motor vehicle, transit, bicycle, and pedestrian travel.”

Guier said the Legislative Committee considered a similar amendment proposal at their meeting on October 22 and that members expressed concern about whether adding “urban” could be interpreted to exclude some SCA member priority transportation projects on roads that travel through rural areas before connecting to cities.

Roberts said he was concerned that as drafted, the language could be interpreted as supporting shifting funding away from city needs in support of large state facilities like I-5 and I-90. He added that the priority should be moving people and goods, and that “improving mobility” is a clearer term for this goal than “expanding capacity.”

Councilmember Toby Nixon, Kirkland, suggested a compromise could be to include urban corridors along with regional and state corridors to ensure all SCA member needs are represented.

Councilmember Toby Nixon moved, seconded by Councilmember Chris Roberts, Shoreline, to amend the amendment to say, “~~Expand capacity of~~ Support improving mobility along significant urban, regional, and state corridors, and by managing them as an integrated system that supports motor vehicle, transit, bicycle, and pedestrian travel.” The motion passed unanimously.

Chair Prince asked if there was further discussion on the motion as amended. **Seeing none, Chair Prince called for a vote on the motion as amended. The motion passed unanimously.**

Chair Prince asked if there was further discussion on the original motion to approve the 2019 SCA Legislative Agenda as amended. **Seeing none, Chair Prince called for a vote on the motion to recommend approval of the 2019 SCA Legislative Agenda, as amended, to the SCA Board of Directors. The motion passed unanimously. The Legislative Agenda will go before the SCA Board at its next meeting.**

7. Regional Affordable Housing Task Force Action Plan

SCA Policy Director Brian Parry reported on the draft Five Year Action Plan ([Attachment B](#)) under consideration by the King County Regional Affordable Housing Task Force. The proposed Action Plan outlines recommended strategies to address the region's affordable housing crisis. A draft Action Plan was discussed by PIC in October and subsequently revised by the Task Force to reflect PIC feedback. As stated in the Action Plan, the recommendations of the Task Force are not mandates for cities. Rather, the Action Plan presents a menu of policy options prioritized by numerous stakeholders, including Task Force members, city and county staff, housing providers, and members of the community impacted by the affordable housing crisis.

Parry said SCA representatives on the Task Force have emphasized the need for technical assistance, shared information, and recommended strategies that will support cities in their efforts to tackle the region's affordable housing crisis. He said that many of the actions identified in the draft Action Plan are already being implemented to some degree by cities in King County and that the intent of the Action Plan is to identify priority actions and build capacity to support expansion of successful programs where possible.

Parry said in addition to recommending potential strategies, the Action Plan calls for establishing a framework for ongoing collaboration among cities and with King County to support implementation of those strategies and monitoring results. This is proposed to come in the form of a standing committee of the King County Growth Management Planning Council (GMPC). He said the Task Force considered a range of options to support implementation and the preferred option was to utilize an existing body under the GMPC rather than stand-up an entirely new organization to both conserve resources and enable the region to move forward more quickly.

Parry said the GMPC is the body in King County that develops and updates the King County Countywide Planning Policies in the areas of housing, transportation, development patterns, the environment, the economy, and public facilities and services. Members of the GMPC include SCA, Seattle, Bellevue, and King County. This would be a significant new body of work for the GMPC and King County is currently considering redirecting staffing resources to support the new standing committee as part of its budget deliberations.

Parry said that SCA members have made clear that addressing affordable housing is a priority and that the region should be ambitious; however, any plan needs to ensure that local control is maintained and should focus on supporting cities' efforts instead of creating new unfunded mandates. He said SCA representatives on the Task Force feel the Action Plan accomplishes this goal. He said Task Force members asked that the Action Plan be brought to PIC to consider taking a policy position in support of the plan.

Parry said that unless significant changes to the Action Plan are proposed by PIC members, it is anticipated the Task Force will adopt the Action Plan as shown in [Attachment B](#) or with minor changes. He said the PIC could take action tonight to bring back a policy position in support of the Action Plan for consideration at the December 12 PIC meeting.

SCA Executive Director Deanna Dawson noted that Task Force co-chair and PIC member Mayor David Baker, Kenmore, was unable to be at the PIC meeting, but that he expressed his support for PIC to take a position in support of the Action Plan.

Deputy Mayor Catherine Stanford, Lake Forest Park, said that she supports moving forward with a policy position in support of the Action Plan. She expressed frustration that the region has developed a number of plans to address affordable housing, but that the crisis has continued to grow. She said she supported the approach of providing cities with strategies that have been vetted by a large body of housing providers, public and private sector entities, and community advocates.

Councilmember John Stokes, Bellevue, said that it has been a pleasure to represent SCA on the Task Force. He said there is a great deal of urgency to address the lack of affordable housing in the region and that the Action Plan creates an opportunity to do so. He said cities want to address the problem, but that they need to be able to do so in a way that fits with their city. He said cities are each different, but also share similarities and will benefit from working together regionally and ensuring there are resources available to assist cities with developing affordable housing plans. He said he is ready to move forward with the plan, but that feedback from PIC members is welcome.

Councilmember Toby Nixon, Kirkland, said he appreciated the clarification from the Task Force that their recommendations are not binding, and that cities maintain their authority to implement those strategies that are right for them. He asked for clarification on who has formal authority to approve the Action Plan, and exactly what action is being sought from PIC.

Councilmember Chris Roberts, Shoreline, said that it is important to craft the policy position carefully to recognize that some of the recommendations from the Task Force will not be supported by all cities. He said the chart included in the Action Plan describing capital investments in affordable housing does not accurately capture all of the funding cities provide and that it should either be updated or removed from the report. Staff agreed to follow up on the issue.

Councilmember Ross Loudonback, North Bend, said that he would like to see coordination with the state such that funding from the state is made available for smaller communities to also invest in affordable housing.

Councilmember Hank Margeson, Redmond, agreed with Roberts that the capital funding chart should be corrected or removed from the Action Plan. He said that he supported the Action Plan providing a menu of options for cities and that what will work in one location may not in another and that there is room for this variety in the plan. He said he would like to see the region take action, and that otherwise we will continue to see the problem grow.

Councilmember Kate Kruller, Tukwila, asked for clarification about what it will mean for PIC to take a policy position in support of the plan. She noted that the Action Plan doesn't include mandatory actions, but support for the plan could still be read as supporting some strategies that not everyone will be comfortable with.

Staff agreed to draft a policy statement consistent with PIC member feedback for consideration at the December PIC meeting.

Councilmember Traci Buxton, Des Moines, said that she would like to see more clarity around how homeless services and affordable housing programs are governed and where there is overlap.

Councilmember Sue-Ann Hohimer, Normandy Park, said that she would like to see the Action Plan include a specific reference to the newly formed South King County Housing and Homelessness Partnership. Staff will follow up on this suggestion.

Councilmember Hank Margeson, Redmond, moved, seconded by Deputy Mayor Catherine Stanford, Lake Forest Park, to bring back to PIC in December a statement of support for the Regional Affordable Housing Task Force Five Year Action Plan for potential action. The motion passed unanimously.

8. Homelessness Update

SCA Executive Director Deanna Dawson reported on efforts underway in the region to improve service delivery to address homelessness. She said work is underway to look at the governance structure to address homelessness, as well as to undertake a critical assessment of existing investments, and to develop a plan moving forward. This work is being led by King County and the City of Seattle. Three sets of consultants have been retained to provide recommendations on governance of funding and services; review existing systems and investments; and make recommendations for making improvements. Dawson reminded members that she, SCA Senior Policy Analyst Christa Valles, and staff members Colleen Kelly of Redmond and Merina Hanson of Kent were representing SCA on a staff committee working on the proposal. Additionally, an Executive Leadership group had met twice. This group consisted of leaders from government (Seattle, King County, and SCA), philanthropy (Gates, Raikes, and Ballmer Foundations and United Way), business (Vulcan and Chamber), and lived experience.

King County and Seattle have made clear that they are interested in pursuing creation of a new “unified entity” to deal with homelessness throughout King County. She said the form this new entity would take, what funds would be overseen by this new agency, and what the board structure might look like, are all under discussion.

Dawson reported that at the Executive Leadership meeting held earlier in the day on November 14, 2018, members were asked to give feedback to the proposal of a unified entity by giving a “thumbs up” (supportive of proposal), “thumbs sideways” (open to idea, with questions), or “thumbs down” (meaning a hard no due to “personality or organizational conflicts” in the words of the meeting facilitator.) Backus and Prince (along with one other member representing members with lived experience) responded with “thumbs sideways” while the rest of the group was “thumbs up.” (Mayor Chelminiak was unable to attend the November 14 meeting due to work conflicts, but shared feedback with Dawson and other members of the group.)

Dawson highlighted questions and concerns that have been raised by SCA members engaged in the process, including:

- The timeline for the work to improve the homeless response system shows a critical assessment of current system being completed by March 2019. Members have asked whether it makes sense to commit to a new governance model before completing this assessment.
- How will the region ensure that any new, consolidated system does not carry forward or even exacerbate existing problems in the current system?
- What specific problems are we confident will be addressed by a unified entity? What problems will not?
- What is it about the current approach that is hampering a more regional response and how would a unified entity address these?
- What will the unified entity look like exactly, how will it operate and be governed, and what can we expect in terms of how this new entity will help provide services and programs for our communities impacted by homelessness?

Dawson encouraged PIC members to provide input on additional questions that should be raised as this process unfolds.

Mayor Leanne Guier, Pacific, asked about the origin of the proposed new governance structure, how it would be held accountable for results, and how its leadership will be chosen. Guier said that having separately elected leadership provides greater public accountability for the success of the system. Dawson said the proposal was made by consultants hired to assist with reviewing the region's homelessness system. The other questions are under discussion.

Deputy Mayor Catherine Stanford, Lake Forest Park, said that she shared Guier's concern about accountability and that a separately elected body may help facilitate that goal. She noted that SCA cities have greater population than the City of Seattle and unincorporated King County combined and said decision-making should be fair and representative.

Councilmember Toby Nixon, Kirkland, said that his city council discussed the proposal and are concerned that any new regional authority should be accountable and have equitable representation. He said he may be supportive of a system governed by a separately elected board with fair representation from subregions of the county.

Councilmember Traci Buxton, Des Moines, asked how any decisions about governance might impact providers that are having success combatting homelessness. Dawson said it was her understanding that the new agency is being discussed as having a coordination and funding oversight responsibility, and not to take-on the role of service providers.

Councilmember Kate Kruller, Tukwila, noted that the homelessness we see on the streets and in camps is just part of the overall crisis and that the region is working to address this emergency at the same time as trying to implement effective long-term solutions. She asked whether any

other region or part of the country has demonstrated a successful model. Dawson said the consultant team is expected to provide recommendations based on other models.

Councilmember Sue-Ann Hohimer, Normandy Park, said that she would like to see more information on the work being produced by the consultants and any recommendations on new governance models. She asked who was paying for the consultants. Dawson answered that the consultants addressing governance were retained by Seattle and King County. Other consultants have been engaged by philanthropy and business.

Dawson provided a handout ([Attachment C](#)), showing the expected timeline for this work. Staff will continue to gather more detail about the proposal and share that information with PIC members.

Councilmember John Stokes, Bellevue, said that cities need to be closely involved in decisions about spending on homelessness services and that SCA representation should be explicitly included in any new governing entity.

Councilmember Chris Roberts, Shoreline, said that revising the governance model before assessing system performance, as shown on timeline, was a concern. He added that homelessness services should be integrated with the work to address affordable housing. Roberts also asked what work would be done to individually brief cities.

Councilmember Hank Margeson, Redmond, agreed with Roberts that the region should consider the results we want to see before deciding on a governance model to get there. He said he is very concerned about the worsening crisis of people sleeping on the streets in Seattle and surrounding communities and that the region has to address the issue to build public confidence in the homelessness response system.

Councilmember Tola Marts, Issaquah, said that Issaquah has invested millions of dollars into A Regional Coalition for Housing (ARCH) and approved a very high number of housing units, but that the pace of growth in the region is overwhelming those efforts. He said he was skeptical that adding a new layer of government would contribute to the solution.

9. Local Hazardous Waste Management Program

SCA Senior Policy Analyst Christa Valles provided an update on recent activities of the Local Hazardous Waste Management Program (LHWMP) Management Coordination Committee (MCC). LHWMP is a multi-jurisdictional program serving 38 cities, 2 tribes, and unincorporated areas in King County. Valles reviewed recent actions, including new wastewater and solid waste service fees adopted by the Board of Health in July 2018, which pay for LHWMP programming and services. The new fees take effect January 1, 2019. Information about the new rates is available [online](#). In addition, in October 2018, the MCC adopted a new [Race Equity Strategic Plan](#). The Racial Equity Strategic Plan identifies gaps, challenges, and opportunities in LHWMP's services, policies, and operations and provides a roadmap for how LHWMP will improve services for all of King County residents and businesses.

LHWMP has hired a new intergovernmental planner, Joy Carpine-Cazzanti (present at PIC), who will be reaching out to city staff and elected officials early in 2019 to better understand how LHWMP can improve partnership opportunities and deliver effective services. Valles also updated PIC on upcoming LHWMP work, including work in 2019 to begin updating LHWMP's Comprehensive Plan, which must be reviewed and approved by the Board of Health and submitted to the Washington State Department of Ecology in 2020. Finally, Valles noted there will be an open house on December 12 from 6:00 to 8:00 PM at Algona City Hall that will provide information on the planned new South County Recycling and Transfer Station, which will include a hazardous waste collection services.

10. Future Levies and Ballot Measures in King County

SCA Policy Director Brian Parry reported on results of levies and ballot measures in King County from the November General Election. Parry provided a handout ([Attachment D](#)) providing results as of November 13, 2018.

11. Potential Upcoming SCA Issues

SCA Executive Director said that in December, the PIC will discuss issues that they want to prioritize for 2019 as well as ideas for pre-PIC workshops that members would like to see.

Councilmember Chris Roberts, Shoreline, said that he would be interested in having a workshop with the new CEO of the Greater Seattle Partnership, Brian McGowan. Dawson said that she recently spoke with McGowan about engaging with SCA, and possibly participating in an upcoming SCA Networking Dinner.

Councilmember Kate Kruller, Tukwila, asked if other cities were considering commenting on a new proposed immigration rule titled "Inadmissibility on Public Charge Grounds." The proposed rule seeks to deny immigrants who rely on public benefits – including health care, nutrition, or housing programs – from admission or extension of stay in the United States. Kruller noted the city has seen a steep decline in families seeking assistance at the food bank as a result of the proposal. Additional information can be found in [Attachment E](#) and [Attachment F](#).

12. Upcoming Events

Chair Prince said the SCA Public Issues Committee Meeting is on Wednesday, December 12, 2018 at 7:00 PM (6:00 Pre-PIC 2019 SCA Board Elections) at Renton City Hall.

Chair Prince noted that the SCA PIC Nominating Committee will meet on Thursday, November 15, 2018 to review applications to serve as PIC chair and vice chair in 2019 as well as to serve on regional boards and committees.

Chair Prince noted that the SCA Annual Meeting and Networking Dinner will be on Wednesday, December 5, 2018 at the Club at Snoqualmie Ridge. SCA member cities must select a voting delegate to represent the city at the annual meeting and submit in writing the name of the voting delegate no less than 48 hours prior to the annual meeting.

13. For the Good of the Order

Councilmember Chris Roberts, Shoreline, said that Councilmember Conrad Lee, Bellevue, is working with an organization seeking support for [federal legislation](#) to recognize Chinese-Americans who served during World War II. He encouraged members to contact Lee if they are interested in more information.

Councilmember Kate Kruller, Tukwila, noted that matches of the 2019 Americas Rugby Championship will be held at Starfire Sports. Team USA will host Uruguay on March 2 and Canada on March 8. Kruller also reported that she was recently selected to be vice chair of the National League of Cities Transportation, Infrastructure and Services Steering Committee.

SCA Executive Director Deanna Dawson said that she was asked recently if there are term limits for members serving on PIC. She said there are no term limits for PIC members in SCA policies, and that it is up to each city to determine who represents their city at PIC.

14. Adjourn

The meeting was adjourned at 8:43 PM.

**Public Issues Committee Meeting
November 14, 2018**

City	Representative	Alternate
Algona	Dave Hill	Bill Thomas
Auburn	Nancy Backus	John Holman
Beaux Arts Village	Tom Stowe	Aletha Howes
Bellevue	John Stokes	Janice Zahn
Black Diamond	Janie Edelman	Tamie Deady
Bothell	James McNeal	Davina Duerr
Burien	Austin Bell	Nancy Tosta
Carnation	Dustin Green	Kim Lisk
Clyde Hill	Barre Seibert	George Martin
Covington	Fran Hollums	Joseph Cimaomo, Jr.
Des Moines	Traci Buxton	Matt Mahoney
Duvall	Michelle Hogg	Jennifer Knaplund
Enumclaw	Anthony Wright	Mike Sando
Federal Way	Lydia Assefa-Dawson	Martin Moore
Hunts Point	Joseph Sabey	
Issaquah	Tola Marts	Chris Reh
Kenmore	David Baker	Nigel Herbig
Kent	Bill Boyce	Toni Troutner
Kirkland	Toby Nixon	Jay Arnold
Lake Forest Park	Catherine Stanford	Tom French
Maple Valley	Sean Kelly	Linda Johnson
Medina	Sheree Wen	Alex Morcos
Mercer Island	Benson Wong	Tom Acker
Milton	Shanna Styron Sherrell	Mary Tompkins
Newcastle	Allen Dauterman	Carol Simpson
Normandy Park	Sue-Ann Hohimer	Jonathan Chicquette
North Bend	Ross Loudenback	Ken Hearing
Pacific	Leanne Guier	David Storaasli
Redmond	Hank Margeson	Angela Birney
Renton	Ed Prince	Armondo Pavone
Sammamish	Christie Malchow	Pam Stuart
SeaTac	Erin Sitterley	Pam Fernald
Shoreline	Chris Roberts	Keith Scully
Skykomish	Henry Sladek	
Snoqualmie	Katherine Ross	Matt Larson
Tukwila	Kate Kruller	Zac Idan
Woodinville	James Evans	Elaine Cook
Yarrow Point	Dicker Cahill	
SCA	Deanna Dawson Brian Parry	Christa Valles Cynthia Foley

Voting members are highlighted. Cities represented are **bolded**.

REGIONAL AFFORDABLE HOUSING TASK FORCE FIVE-YEAR ACTION PLAN

PROBLEM STATEMENT:

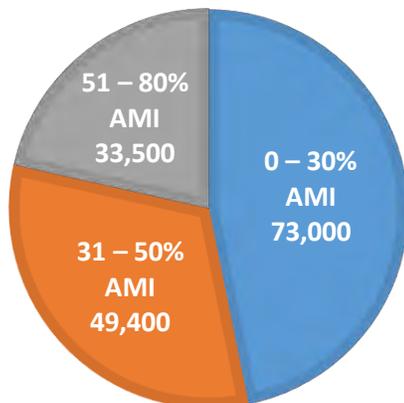
Current estimates show a need for 244,000 additional, affordable homes in King County by 2040 so that no household earning 80% of Area Median Income (AMI) and below is cost-burdened.¹ This includes 156,000 homes for households currently cost-burdened and an additional 88,000 homes for growth in cost-burdened households between now and 2040. When low-income families spend more than 30% of their income for housing they are cost-burdened and struggle to afford other basic necessities like food, transportation, health care, and child care.

The need for new affordable homes is greatest for households earning 30% or less of AMI.

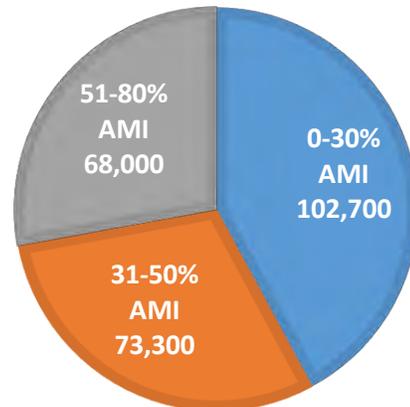
	0 – 30% AMI	31 – 50% AMI	51 – 80% AMI
EXISTING NEED	73,000	49,400	33,500
GROWTH TO 2040	29,700	23,900	34,500
SUBTOTAL	102,700	73,300	68,000
% TOTAL NEED IN 2040	42%	30%	28%

Over the last decade, King County’s stock of housing affordable to households at or below 80% AMI decreased by a net average of 5,500 rental homes per year, due to demolition and rising rents. If current trends continue, by 2040, the county is set to lose all unsubsidized homes at less than 50% AMI and nearly half of units affordable to households earning 50 to 80% AMI.

AFFORDABLE HOMES NEEDED TODAY



HOMES NEEDED BY 2040



¹ An individual or family that pays more than 30% of its income for housing costs is considered cost-burdened.

OVERALL GOAL: 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.

The region should adopt strategies to ensure an adequate housing supply countywide to meet the needs of low-income individuals and families who are cost-burdened. This includes constructing new housing, preserving the quality and affordability of existing housing, and providing subsidies when needed. Public resources should be prioritized for serving households earning 50% AMI and below, while also leveraging private investments to support affordability from 50% to 80% AMI. However, private market participation alone will be insufficient to address the full need at 80% AMI and below.² These recommendations are not mandates. They are not intended to place limits on local actions or override local control.

GOAL 1: CREATE AND SUPPORT AND ONGOING STRUCTURE FOR REGIONAL COLLABORATION.

In recognition of the need for significantly more affordable housing, individual cities and the County have been working to address affordability within their jurisdictions. There are strong examples of interjurisdictional coordination, however, these efforts to date have not collectively made sufficient progress to meet the full need of the community. The drivers and effects of the affordable housing challenge are regional.

Strategy A: Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)

The Committee will serve as a regional advisory body with the goal of advocating and assessing progress toward implementation of the Action Plan. It will function as a point of coordination and accountability for affordable housing efforts across King County.

Action Plan:

The GMPC will appoint members of the committee which shall be comprised of approximately twenty members representing an equal balance of both governmental and non-governmental organizations, including representation of communities impacted by displacement. The committee will:

- Hold regular meetings
- Maintain a website of information and/or release an annual report to accomplish the following:

² With significant public support (reduced land costs and fees and significant density), some markets may be able to incorporate lower affordability into private market developments.

- Review qualitative and quantitative metrics regarding countywide and jurisdictional progress to implement the Action Plan and address the countywide need and/or cost-burden gap, including a measurement plan that will, at a minimum, track the percentage of housing supply at various levels of AMI and track the region's progress to meeting the overall goal identified by the Regional Affordable Housing Task Force
- Review and make recommendations to other governing bodies regarding actions to implement the Action Plan, including:
 - Funding/pursuing new and innovative financing strategies to significantly address the affordable housing need in King County for adoption by jurisdictions and/or voters in 2020
 - Land use policies
 - State legislative agenda items, such as increasing state funding for affordable housing, expanding options for local funding, supporting the creation and preservation of affordable housing, and creating uniform statewide laws for tenant protections
- Recommend policy positions for PSRC's Growth Management Policy Board's consideration and approval
- Review and provide guidance regarding alignment between the Action Plan and comprehensive plans
- Recommend amendments to the Countywide Planning Policies including regional goals/metrics and land use policies
- Coordinate support for increased federal funding for affordable housing
- Work with existing and new sub-regional collaborations, such as ARCH
- Provide incentives for regional solutions which promote strategies that are broader than one jurisdiction at a time
- Provide technical assistance to the cities and the County on affordable housing policy, including identification and sharing of best practices and model legislation
- Review and evaluate existing committee and recommend alternative governance structures needed to accomplish the Action Plan
- Be supported by an Inter-Jurisdictional Team (IJT) that builds on but will meet separately from the GMPC IJT. The Committee IJT would include staff representing:
 - King County Council, Department of Community and Human Services, Office of Performance Strategy and Budget, Department of Local Services (Division of Permitting), ARCH, SKHHP/SKC representatives, City of Seattle, additional city staff in proportion to County staff, and additional staff from external/non-governmental partners

NOTE: The Regional Affordable Housing Task Force recognizes that the “One Table” effort to address the root causes of homelessness, which includes but is broader than affordability, is also engaged in discussions about governance. As One Table and the Task Force finalize their governance recommendations, they should work together to harmonize their recommendations.

Strategy B: Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

Action Plan:

- Cities and the County to support the creation of regional collaborations in all parts of King County, including a North and a South King County sub-regional collaboration as opportunities arise
- Cities and the County to fund operations of sub-regional collaborations
- Cities and the County to encourage the growth and success of existing sub-regional collaborations, including A Regional Coalition for Housing (ARCH) in East King County

GOAL 2: INCREASE CONSTRUCTION AND PRESERVATION OF AFFORDABLE HOMES FOR HOUSEHOLDS EARNING LESS THAN 50% AREA MEDIAN INCOME.³

Currently, 236,000 King County households earn less than 50% AMI, and yet only 128,000 homes are affordable at this income level. Traditionally, the private housing market has not been positioned to address the housing needs at this income level and government bears this responsibility. The region must increase housing supply and other supports for the lowest-income households. This will both secure housing stability for these households and also reduce pressure on existing and future housing, improving housing access for all incomes across the region.

The Task Force recognizes that local government revenue streams are limited and not structured to sustainably keep up with rising costs to maintain existing services. Identifying and implementing new revenues for affordable housing at the local level will require careful consideration of the impact to other critical services and the capacity for communities to accept additional tax burden without further contributing to the affordability crisis. The Task Force recommends that each jurisdiction consider the suitability of options available to them under current law, and work collaboratively to increase funding available to support affordable housing preservation and development.

³ “Low-income” is defined as a person or family earning at or below 80% of AMI (\$82,700 for a family of four or \$57,900 for an individual).

While implementing the land use and policy changes identified in the Five-Year Action Plan will help meet the need, the Regional Affordable Housing Task Force’s work has clearly pointed to a need for significant new resources if the region is to meet the goal of reducing the number of cost-burdened households at 80% of AMI and below, with a particular focus on the distinct needs of households who earn at or below 50% AMI.

On average in the last five years, roughly \$384 million a year is invested in affordable housing in King County from Federal, State and Local sources:

Current Capital Investments		
Annual averaged based on 2012-2017		
		Annual Amount
Federal		
	9% LIHTC	\$61,500,000
	4% LIHTC	\$163,500,000
	Subtotal	\$225,000,000
State		
	Housing Trust Fund	\$12,000,000
	Subtotal	\$12,000,000
King County		
	Lodging Tax	\$7,500,000
	Document Recording Fee	\$2,300,000
	VSHSL Property Tax	\$2,500,000
	MIDD Sales Tax	\$2,000,000
	HOME Funds	\$2,000,000
	Subtotal	\$16,300,000
Cities		
	Seattle	\$49,000,000
	ARCH	\$4,700,000
	Subtotal	\$53,700,000
Private		
	Fundraising	\$19,000,000
	Debt Financing	\$58,000,000
	Subtotal	\$77,000,000
ANNUAL TOTAL		\$384,000,000

In recent years, the cost to purchase or build of affordable housing has increased, just like the cost of all housing types. That means that public dollars have been able to purchase fewer units

over time and that going forward it is reasonable to assume that affordable units will cost, on average, \$350,000 to preserve or build.

In this context, the Regional Affordable Housing Task Force has set the goal of building or preserving 44,000 units of affordable housing to serve people earning less than 50% AMI over the next five years.

Achieving this production goal will require the region to employ all the tools it has available, including land use and zoning changes. It is also important to note that not all of the funding for those units must or will be raised locally. The Federal government will and should play a significant role in funding affordable housing, primarily through the Low Income Housing Tax Credit Program (LIHTC). Assuming that the Federal government continues to make contributions on a par with the last five years, 58% of the need will be met with Federal resources.

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

Throughout the Task Force process, Task Force members, Standing Advisory Committee members and members of the public cited the need to expand the types of funding available to fund affordable housing, particularly given the regressive nature of Washington State’s tax code. Examples of more progressive funding sources include a capital gains tax and an income tax.

Action Plan:

- Cities and the County should identify revenue sources available to them sufficient to support the local share of funding 44,000 units over five years

Examples of Potential Local Government Fund Sources for Consideration
-Inclusionary Housing In-Lieu Fee
-Proceeds from Land Sales
-Property Tax
-.01% Sales Tax
-Sales Tax Credit
-Real Estate Excise Tax
-Capital Gains Tax

- Cities and the County should collectively advocate to maintain and increase Federal resources directed toward affordable housing in King County, which might include increasing expanding the 9% LIHTC or maximizing the bonding capacity of the 4% LIHTC

- Cities and the County should collectively advocate for increased State resources to support affordable housing in King County, which might include increasing contributions to the Housing Trust Fund, a sales tax credit, or allowing cities to collect up to a 0.25% Real Estate Excise Tax
- Cities and the County should explore unused authority to raise revenue to support the goal of building or preserving 44,000 units over five years. Unused authority might include a countywide property tax, a countywide sales tax, free or discounted publicly owned land
- Cities and the County should work with business and philanthropy to increase and effectively leverage private investments in affordable housing
- Cities and the County should pursue strategies to reduce the cost of developing affordable units, which might include the reduction or elimination of impact or connection fees, or a sales tax fee exemption on affordable developments
- The Affordable Housing Committee will monitor County and city progress toward raising funds necessary to produce 44,000 units in the next five years

Strategy 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

Action Plan:

- State, the County, and cities to expand coordination to identify, acquire and develop property for affordable housing.
- The Affordable Housing Committee will track and report progress on REDI fund and Home & Hope.
- Jurisdictions to identify one or more parcels in their boundaries to prioritize for affordable housing (for-profit or non-profit, new or preserved)
- The County to develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities

Strategy 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

Action Plan:

- Cities and the County to identify entity to inventory all large (50+ unit) privately owned affordable multifamily properties at risk of redevelopment or rapid rent escalation
- The Affordable Housing Committee will measure and monitor progress in preserving privately owned affordable housing through nonprofit acquisition or other means
- Cities and the County to partner with existing efforts and organizations and support additional funding to fill gaps in current preservation efforts
- Cities and the County to consider dedicating a portion of new funding streams to this strategy

GOAL 3: Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

Progress in meeting this goal will be measured, using the following region wide metrics^{4,5}

- 25% of existing housing remains affordable at 80% AMI and below
- 50% of new housing is affordable at 80% AMI and below
- 80% of available public land suitable for housing is prioritized for housing affordable at or below 50% AMI.

The region's continuing expansion of high capacity transit, including light rail and bus rapid transit, provide one of the best opportunities to expand housing options available to a wide range of incomes. Such housing will be particularly valuable to low-income households, who are the most dependent on transit and yet often the least able to benefit from these neighborhood amenities due to increasing costs nearby. This recommendation recognizes that the region must promote or require affordable housing near high-capacity transit stations and along transit corridors, as well as in regional growth centers. Additionally, an emphasis should be placed on developing and preserving units that meets the needs of the lowest income households, including families and a balanced mix of unit sizes (studio through three-bedroom units).

Strategy A: 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, which may include:

- a. Increased density
- b. Reduced parking requirements
- c. Reduced permit fees
- d. Exempted impact fees
- e. Multi-family property tax exemptions
- f. Programmatic EIS

Action Plan:

- County or Affordable Housing Committee to provide technical assistance in designing inclusionary/incentive housing programs

⁴ PSRC anticipates that more than 50% of housing growth will occur in TOD.

⁵ Background: Between 2010-2015:

- 20% of population growth occurred in station areas
- 45% of population in station areas are people of color v. 34% in the region
- 1/3 of housing permits issued were in station areas
- 34,000 homes were added in station areas
- Currently, approximately 25% of housing in station areas is affordable at less than 80% AMI (19% in SEA, 4% in EKC, 80% in SKC)

- County or Affordable Housing Committee to provide website of example ordinances
- All parties propose and apply for State planning dollars
- City and the County to evaluate and update zoning in transit areas in advance of transit infrastructure investments
- Cities and the County to evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact
- County or Affordable Housing Committee to regularly measure implementation against goal

Strategy B: Maximize resources available for Transit Oriented Development in the near term

Action Plan:

- The County to consider bonding against future Lodging Tax revenues for Transit Oriented Development and use a portion of the funds to incentivize cities to support more affordable housing in their jurisdictions
- The County to evaluate potential for the current Transfer of Development Rights program, which preserves rural and resource lands, to incentivize affordability outcomes if a receiving site is within a transit walkshed, among other places

Strategy C: Create and implement regional land acquisition and development strategy

Action Plan:

- Cities and the County to identify priority “pipeline” of property for acquisition and development
- The County to adopt and implement property value discount legislation/guidance as needed, including updated valuation guidance
- Cities and the County to fund land acquisition, aligned with Goal 2, Strategy B
- Cities and the County to adopt increased zoning to maximize affordable housing on acquired parcels
- Cities, the County, and Affordable Housing Committee to identify entity to purchase and hold land prior to construction
- Cities and the County to fund capital construction and preservation, including private sector investments

GOAL 4: PRESERVE ACCESS TO AFFORDABLE HOMES FOR RENTERS BY SUPPORTING TENANT PROTECTIONS TO INCREASE HOUSING STABILITY AND REDUCE RISK OF HOMELESSNESS.

In 2017, approximately 4,000 renters were evicted from their housing. Evictions create barriers to future housing for those households, increase risk of homelessness, and are costly and time-consuming for property owners and tenants. In addition, particularly at a time of low vacancies, tenants have few opportunities to quickly secure housing stability when their incomes can't keep up with rising rents. The region should support a comprehensive approach for increasing

education, support and eviction prevention to increase stability for renters and predictability for property owners.

Strategy A: Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords

- a. Just Cause Eviction
- b. Notice of rent increase
- c. Increase protections for renters facing relocation or displacement
- d. Expand eviction prevention, relocation and other services and assistance
- e. Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history

Action Plan:

- Cities and the County to support the development and adoption of statewide legislation and policy related to tenant protections
- County or Affordable Housing Committee to review proposed statewide policies and legislation
- Affordable Housing Committee to develop tools landlords can use to help maintain low-income renters, such as a fund landlords can access to make repairs so costs are not passed on to low-income renters.

Strategy B: Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support for:

- a. Source of Income discrimination protection
- b. Just Cause Eviction
- c. Notice of rent increase
- d. Tenant relocation assistance
- e. Rental inspection programs
- f. Prohibiting discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history

Action Plan:

- County or Affordable Housing Committee to provide model ordinances
- County or Affordable Housing Committee to pursue a signed ILA for enforcement support
- County or Affordable Housing Committee to identify resources to conduct work
- County or Affordable Housing Committee to increase education for tenants and property owners regarding their respective rights and responsibilities
- Cities and County to adopt ordinances as appropriate

Strategy C: Expand supports for low-income renters and people with disabilities

Action Plan:

- County to utilize funds from the Veterans, Seniors and Human Services Levy for shallow rent subsidies to help keep people in their homes
- Cities and the County to increase funding for emergency rental assistance
- Cities and the County to increase deep subsidies (in addition to shallow)
- Cities and the County to fund services to address barriers to housing, including tenant screening reports
- Cities and the County to expand civil legal aid support
- Cities and the County to expand education of tenant and property owner rights and responsibilities
- Cities and the County to increase funding for services that help people with disabilities stay in their homes and/or age in place

Strategy D: Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections**Action Plan:**

- Cities and the County to adopt and implement proactive rental inspection policies
- Cities and the County to implement robust, proactive code enforcement programs, in partnership with marginalized communities to avoid inequitable impacts
- Cities and the County to invest in community health workers to promote healthy housing education and housing maintenance for highest risk of adverse health outcomes
- Cities and the County to partner with Aging & Disability organizations to integrate accessibility services

GOAL 5: PROTECT EXISTING COMMUNITIES OF COLOR AND LOW-INCOME COMMUNITIES FROM DISPLACEMENT IN GENTRIFYING COMMUNITIES.

Communities throughout the region are experiencing dramatically increasing housing costs and a growing demand for housing especially, but not exclusively, within urban areas. This places communities with a high population of low-income renters and people of color at an increasing risk of displacement, further compounding the historic injustice of exclusion these communities have experienced as a result of laws and policies on the local and federal level. The same communities that were once limited by law to living in specific geographic areas are now being pushed out of those areas when the neighborhood is gentrified and becomes more desirable to higher-income households. The region should support community-led preservation strategies that enable existing residents to remain in their communities and allow them to benefit from the opportunities of growth of redevelopment.

Strategy A: Authentically engage communities of color and low-income communities in affordable housing development and policy decisions

Action Plan:

- County or Affordable Housing Committee to provide capacity grants to small organizations representing communities of color or low-income communities to support their engagement in affordable housing development
- County or Affordable Housing Committee to contract for a toolkit/checklist on community engagement in planning discussions
- All jurisdictions to utilize the toolkit and intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees

Strategy 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

Action Plan:

- Cities and the County to use Seattle's Equitable Development Initiative as a model for how government can invest in under-represented communities to promote community-driven development
- Cities and the County to build upon the work of the Communities of Opportunity⁶
- Include cities, investors, and community-based organizations in development of certification process and matching dollars for socially responsible, equitable Opportunity Zone⁷ investments that prevent displacement
- Cities and the County to expand requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to Affirmatively Further Fair Housing
- Cities and the County to encourage homeownership opportunities as a way to prevent displacement within communities of color while also promoting the growth of intergenerational wealth
- Where appropriate, cities and the County to acquire and preserve manufactured housing communities to prevent displacement

⁶ Communities of Opportunity, a King County and Seattle Foundation partnership, is an inclusive table where community members and leaders, organizations, and institutions share power, voice, and resources. COO has four priority areas: quality affordable housing; providing healthy, affordable food and safe places outside to be physically active, especially for youth; increased economic opportunity; and strong community connections. The County portion of COO is funded with 10% of the Best Starts for Kids Levy proceeds.

⁷ Opportunity Zones are a community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. A low-income community is one with a poverty rate of at least 20% and low-income is a household earning up to 80% AMI. King County Opportunity Zones can be found on the state Department of Commerce website (commerce.wa.gov).

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.

From 2011 through 2017, more than 96,200 new households came into King County, but only 64,600 new units were built. Despite a building boom, the private market is not keeping pace with population growth in recent years, which contributes to rapid increases in home purchase costs and rents, as well as low vacancy rates. In addition, much of the new production is at the high end of the market and does not meet the needs of all household types. The region should adopt policies that streamline regulations and provide greater zoning flexibility in order to increase and diversify market-rate housing production to better keep pace with population growth. In addition, greater land use and regulatory support is needed to address the needs of older adults, larger households, and people with disabilities. Cities should intentionally plan for and promote affordable housing in the same locations where they are accommodating future growth and density.

Strategy A: Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices, including but not limited to:

- a. Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs)
- b. Duplex, Triplex, Four-plex
- c. Zero lot line town homes, row houses, and stacked flats
- d. Micro/efficiency units

Action Plan:

- County or Affordable Housing Committee to provide model ordinances
- County or Affordable Housing Committee to incentivize cities adopting and implementing strategies that will result in the highest impact towards addressing the affordable housing gap, specifically at the lowest income levels
- Cities to review and update zoning and land use code to increase density
- Cities and the County to explore opportunities to pilot innovative housing in industrial zones, with a focus on TOD and industrial buffer zones
- Cities and the County to update building codes to promote more housing growth and innovative, low-cost development
- As part of any updated zoning, cities and the County to evaluate feasibility of incorporating affordable housing provisions
- Cities and the County to promote units that accommodate large households and/or multiple bedrooms

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

Action Plan:

- Cities and the County to maximize and expand use of Multi-Family Tax Exemption

- County to reduce sewer connection fees
- Cities to reduce utility, impact and other fees for affordable housing developments and ADUs
- Jurisdictions to streamline permitting process for affordable housing development and ADUs
- Cities and the County to support condominium liability reform
- State legislature to exempt affordable housing from sales tax
- County or Affordable Housing Committee to explore incentives similar to the Multi-Family Tax Exemption for the development of ADUs for low-income households

Strategy C: Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

Action Plan:

- Cities and the County to advocate for a strong, equitable financing tool that captures value from development to fund infrastructure and affordable housing investments (aka: value-capture or tax-increment financing tools)
- Cities and the County to advocate for state public works trust fund investments—connect to local affordable housing outcomes

Strategy D: Expand and preserve homeownership opportunities for low-income households

Action Plan:

- Cities and the County to increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals
- Cities and the County to support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, co-ops, and rent to own models
- Cities and the County to expand targeted foreclosure prevention
- Where appropriate, cities and the County to preserve existing manufactured housing communities through use-specific zoning or transfer of development rights
- Cities and the County to encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to participate in and benefit from infill development opportunities

GOAL 7: BETTER ENGAGE LOCAL COMMUNITIES AND OTHER PARTNERS IN ADDRESSING THE URGENT NEED FOR AND BENEFITS OF AFFORDABLE HOUSING.

Most decisions regarding land use and planning for affordable housing happen at the city and neighborhood level. Therefore, the region should better support engagement of local communities and city governments to create informed communities and implement strategies to meet the full range of housing needs. This includes using new, creative strategies to better

engage residents around the benefits of having affordable housing in all parts of the County and in their neighborhoods. It also includes providing greater transparency and accountability on actions taken and results delivered. Given the significant countywide need for affordable housing, the region needs more urgent and scalable action to be taken at the neighborhood, city, and regional level.

Strategy A: Support engagement of local communities and residents in planning efforts to achieve more affordable housing

Action Plan:

- County or Affordable Housing Committee to develop toolkits and strategies to better engage neighborhoods and residents in affordable housing development
- County or Affordable Housing Committee use existing data and tools to greatest extent possible, i.e. PSRC Vision 2050 work
- Jurisdictions to use community engagement techniques, which may include providing evening meetings, translation services, food, and child care, or travel stipends for low-income individuals and historically marginalized communities to participate, that promote more equitable engagement in zoning and siting decisions

Strategy 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

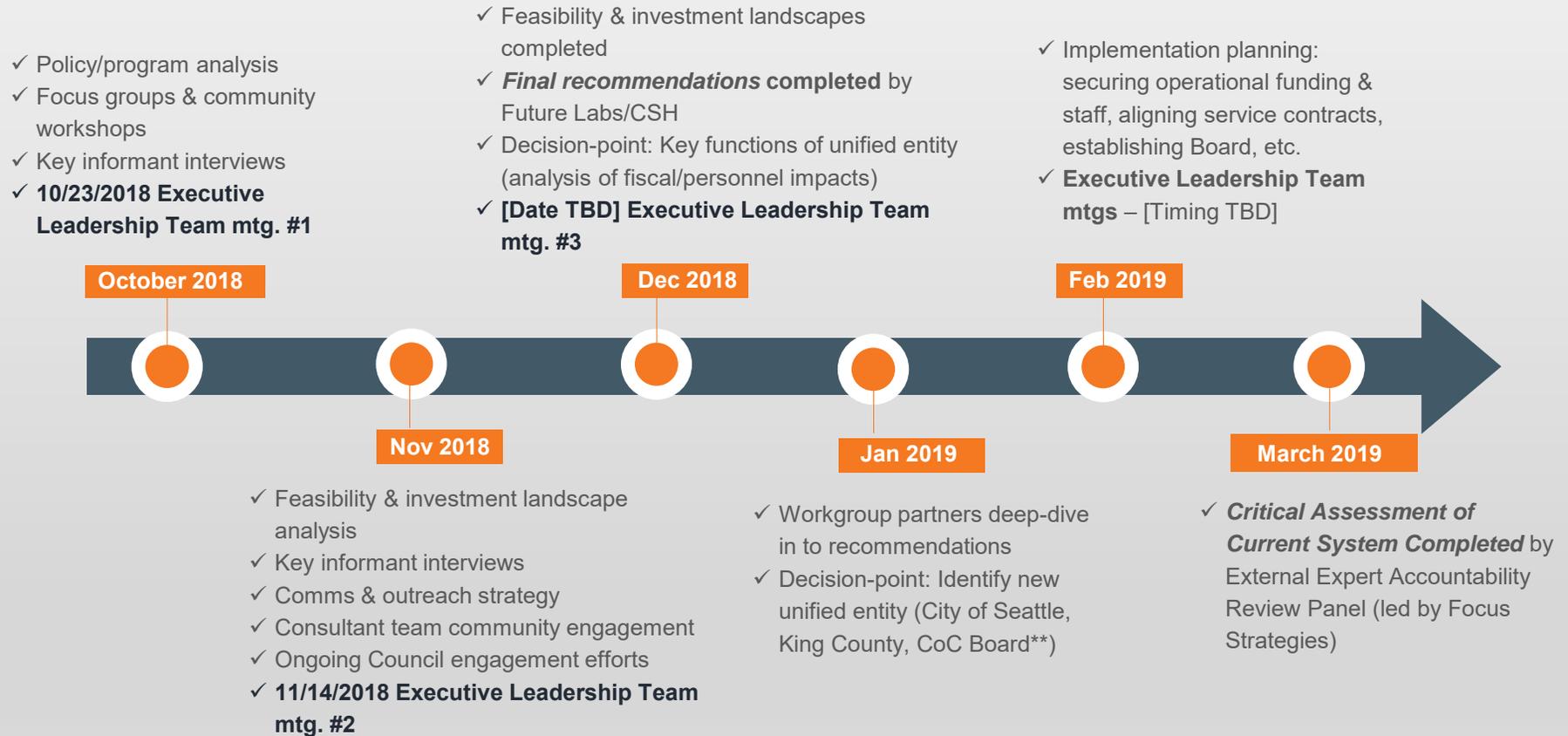
Action Plan:

- Cities, the County, and Affordable Housing Committee to create stakeholder partnerships with business, philanthropy, non-profits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing
- Cities, the County, and Affordable Housing Committee to encourage business, organized labor, and philanthropy to support public dialogue on affordable housing

Homeless System Action & Accountability System Redesign Timeline

Key Milestones for Initial 6-month Timeframe*

*Other milestones will be added as recommendations are developed and key decision-points are identified.



**Decision-maker may depend on the legal structure proposed



November 14, 2018
SCA PIC Meeting

Item 10- HANDOUT – November 14, 2018:
Levies and Ballot Measures in King County

SCA Staff Contact

Brian Parry, SCA Policy Director, brian@soundcities.org, (206) 499-4159

Results: November 6, 2018 General Election

Levies and Ballot Measures

Jurisdiction	Measure	Results as of 11/14
Bothell	Public Safety Levy Lid Lift. Increase public safety funding for new fire, police and traffic officers, mental health professionals and support staff and other public safety expenses. Maximum 2019 rate of \$1.96 per \$1,000 of assessed value.	Approved: 59.97 Rejected: 40.03
Bothell	Fire Station Bonds. Issuance of \$35.5 million of general obligation bonds to reconstruct or renovate and equip two fire stations and make related capital improvements.*	Approved: 64.49 Rejected: 35.51
Covington	Sales and Use Tax for Transportation Improvements. Authorize a sales and use tax at a rate of 0.2% for up to 10 years for transportation maintenance and improvement projects. Measure would replace existing \$20 annual vehicle license fee.	Approved: 46.99 Rejected: 53.01
Kirkland	Sales and Use Tax for Enhanced Police Services and Community Safety. Increase the sales and use tax by 0.1% to provide ongoing funding for public safety purposes including additional police officers in middle schools, after school programs and expanded programs focusing on gun safety, homelessness, domestic violence, suicide prevention, and related public safety issues.	Approved: 57.28 Rejected: 42.72
Mercer Island	Levy Lid Lift for Public Safety, Youth, Family and Senior Services, and Parks and Recreation. Increase the city's regular property tax levy by \$0.238 per \$1,000 of assessed value and set the limit factor for 2020-2024 at 103% of the prior year's regular levy.	Approved: 42.40 Rejected: 57.60
Shoreline	Sales and Use Tax for Sidewalk and Pedestrian Improvements. Authorize a sales and use tax at a rate of 0.2% for up to 20 years to construct, maintain, and rehabilitate sidewalks and pedestrian improvements.	Approved: 52.10 Rejected: 47.90

Seattle	Families, Education, Preschool, and Promise Levy. Replace two expiring levies and initially fund expanded early learning and preschool, college and K-12 education support, K-12 student health, and job readiness opportunities through an increase to the regular property tax levy by up to \$0.365 per \$1,000 of assessed value.	Approved: 68.82 Rejected: 31.18
King County Fire Protection District No. 45 (Duvall Fire)	Bonds to Construct and Renovate Fire Stations. Issuance of \$7.65 million of general obligation bonds to construct a new fire station as well as renovate, repair, and improve existing fire stations.*	Approved: 67.25 Rejected: 32.75
Snoqualmie Pass Fire Protection District No. 51	Proposition No. 1. Increase the size of the District's Board of Commissioners from three to five members.	Approved: 83.33 Rejected: 16.67
Si View Metropolitan Park District	Improvement Bonds to Connect and Protect Parks, Trails and Recreation Facilities. Issuance of \$14.8 million in general obligation bonds to construct and improve multiuse trails, improve parks, and acquire and develop property for recreational use.	Approved: 61.06 Rejected: 38.94
Statewide	Initiative 1631 concerning pollution	Approved: 43.50 Rejected: 56.50
Statewide	Initiative 1634 concerning taxation of certain items intended for human consumption	Approved: 55.61 Rejected: 44.39
Statewide	Initiative 1639 concerning firearms	Approved: 59.68 Rejected: 40.32
Statewide	Initiative to the Legislature 940 concerning law enforcement	Approved: 59.61 Rejected: 40.39

*Requires 60% for passage

Other Notable Races

Office	Candidates	Results as of 11/14
District 5 State Representative	Bill Ramos Chad Magendanz	51.44 48.56
District 32 State Senator	Jesse Salomon Maralyn Chase	68.17 30.83
District 48 State Representative	Amy Walen Cindi Bright	73.12 26.88

TO: Community Development and Neighborhoods Committee

FROM: Mia Navarro, Community Engagement Manager

CC: Mayor Ekberg

DATE: 11/07/2018

SUBJECT: Public Comment on Proposed Federal Rule: "Inadmissibility on Public Charge Grounds"

ISSUE

The Trump Administration is proposing a new immigration rule titled "Inadmissibility on Public Charge Grounds." This rule seeks to strengthen existing language ensuring that immigrants to the United States will be self-sufficient, and will not be dependent on public benefits such as health care, nutrition, or housing programs. The purpose of this agenda item is to discuss whether or not to submit formal comments. Staff will provide draft comments.

BACKGROUND

Executive Summary of proposed rule "Inadmissibility on Public Charge Grounds"
<https://www.federalregister.gov/documents/2018/10/10/2018-21106/inadmissibility-on-public-charge-grounds>

DHS [Department of Homeland Security] seeks to better ensure that aliens subject to the public charge inadmissibility ground are self-sufficient, i.e., do not depend on public resources to meet their needs, but rather rely on their own capabilities, as well as the resources of family members, sponsors, and private organizations.[2] DHS proposes to define the term "public charge" in regulation and to identify the types, amount, and duration of receipt of public benefits that would be considered in public charge inadmissibility determinations. DHS proposes to amend its regulations to interpret the minimum statutory factors for determining whether an alien is inadmissible because he or she is likely to become a public charge. This proposed rule would provide a standard for determining whether an alien who seeks admission into the United States as a nonimmigrant or as an immigrant, or seeks adjustment of status, is likely at any time to become a public charge under section 212(a)(4) of the Act, 8 U.S.C. 1182(a)(4). DHS also provides a more comprehensive framework under which USCIS will consider public charge inadmissibility. DHS proposes that certain paper-based applications to USCIS would require additional evidence related to public charge considerations. Due to operational limitations, this additional evidence would not generally be required at ports of entry.

DHS also proposes amending the nonimmigrant extension of stay and change of status regulations by exercising its authority to set additional conditions on granting such benefits. Finally, DHS proposes to revise its regulations governing the discretion of the Secretary of Homeland Security (Secretary) to accept a public charge bond under section 213 of the Act, 8 U.S.C. 1183, for those seeking adjustment of status.

If enacted, this rule would negatively impact immigrant families here in Tukwila and the region. While refugees and other special cases would be exempt from this rule, immigrants applying for entry to the United States, and non-immigrant visitors seeking to extend their stay or change their status to immigrant, would be evaluated as to whether or not they would have to rely on

public benefits in order to be successful in this country. If yes, they would be denied admission or denied extension.

DISCUSSION

With an estimated 41% of Tukwila residents being foreign born, this rule would have a significant impact on our neighbors and our community.

This rule would impact families that have been separated in the process of immigrating to the United States and are trying to reunite. It would also impact immigrant families that are here already by discouraging them from applying for needed benefits, stating:

...the proposed rule would also result in a reduction in transfer payments from the federal government to individuals who may choose to disenroll from or forego enrollment in a public benefits program. Individuals may make such a choice due to concern about the consequences to that person receiving public benefits and being found to be likely to become a public charge for purposes outlined under section 212(a)(4) of the Act, even if such individuals are otherwise eligible to receive benefits. For the proposed rule, DHS estimates that the total reduction in transfer payments from the federal and state governments would be approximately \$2.27 billion annually due to disenrollment or foregone enrollment in public benefits programs by aliens who may be receiving public benefits. DHS estimates that the 10-year discounted transfer payments of this proposed rule would be approximately \$19.3 billion at a 3 percent discount rate and about \$15.9 billion at a 7 percent discount rate. (Section II.B. Costs and Benefits)

FINANCIAL IMPACT

None.

RECOMMENDATION

The Council is being asked to review the DRAFT comments prepared by staff in opposition to this proposed rule, and authorize staff to submit formal comments on this proposed rule on behalf of the City. The public comment period ends December 10th.

ATTACHMENTS

DRAFT Comments on proposed "Public Charge" rule.

DRAFT Comments on proposed “Public Charge” rule

The City of Tukwila opposes the Department of Homeland Security’s proposed rule, “Inadmissibility on Public Charge Grounds.”

If enacted, this rule would negatively impact immigrant families here in Tukwila and the region. With an estimated 41% (7,790) of Tukwila residents being foreign born, this rule would have a significant impact on our neighbors and our community.

This rule would impact families that have been separated in the process of immigrating to the United States and are trying to reunite. It would also impact immigrant families that are here already by discouraging them from applying for needed benefits. This proposal would prevent immigrants from using the programs their tax dollars help support, preventing access to healthy, nutritious food and secure housing.

The City of Tukwila asks that the Trump Administration withdraw this proposal.

Item 06:

Election of the 2019 PIC Chair and Vice Chair

ACTION ITEM

Staff Contact

Deanna Dawson, Executive Director, 206-495-3265, deanna@soundcities.org

SCA PIC Nominating Committee Members

Councilmember Ross Loudenback, North Bend, Chair; Mayor Leanne Guier, Pacific; Council President Ed Prince, Renton; Councilmember Chris Roberts, Shoreline

Action

Election of the 2019 SCA Public Issues Committee Chair and Vice Chair.

Background information

The PIC Nominating Committee received one nomination each for PIC Chair and Vice Chair. Current PIC Chair Council President Ed Prince of Renton was nominated to serve a second terms as PIC Chair, and current PIC Vice Chair Christie Malchow of Sammamish was nominated to serve a second term as PIC Vice Chair. The PIC Nominating Committee met on November 15, 2018 and reviewed these nominations. The PIC Nominating Committee recommends that Councilmember Ed Prince, Renton, be elected 2019 PIC Chair and Mayor Christie Malchow, Sammamish, be elected 2019 PIC Vice Chair.

Per the PIC Operating Policies:

Committee Leadership shall be a Chair and Vice-chair elected by the committee. The nominating committee of the PIC shall solicit names for the Chair and Vice-chair of the PIC and make a recommendation to the PIC by December 15th of each year. The Chair may serve a one year term with a two term maximum.

Next Steps

The full PIC will vote to elect a 2019 PIC Chair and Vice Chair at the December 12, 2018 PIC meeting.

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December 12, 2018
SCA PIC Meeting

Item 07:
Regional Board and Committee Appointments
ACTION ITEM

Staff Contact

Deanna Dawson, Executive Director, 206-495-3265, deanna@soundcities.org

SCA PIC Nominating Committee Members

Councilmember Ross Loudanback, North Bend, Chair; Mayor Leanne Guier, Pacific; Council President Ed Prince, Renton; Councilmember Chris Roberts, Shoreline

Action

The PIC Nominating Committee will recommend a slate of appointments for 2019. The PIC is anticipated to take action on December 12, 2018 to recommend appointments to the SCA Board of Directors.

Background

A nominating committee of the Public Issues Committee (PIC) consisting of one representative of each SCA Regional Caucus (South, North, South Valley, and Snoqualmie Valley) is appointed annually by the Chair of the PIC, and makes recommendations to the PIC on appointments. The PIC in turn makes recommendations on regional board and committee appointments to the SCA Board of Directors.

Per SCA Bylaws, appointees to major regional committees shall be selected from among elected officials otherwise qualified to serve in such positions, in accordance with the terms of the enabling documents creating such boards and committees. Appointees shall represent the positions of all SCA member cities. Equitable geographic distribution shall be considered in recommending appointments to the Board of Directors.

No member shall serve more than six (6) consecutive years on a regional board or committee appointed by SCA. This limitation shall not apply to alternates to regional boards and committees. Once a member has served six (6) consecutive years on a regional board or committee, they shall be ineligible to serve on said committee for a minimum of one (1) year. Pursuant to a bylaw amendment adopted on December 2, 2015, "In extraordinary circumstances, the Board may make exceptions to the six-year term limit upon the recommendation of the PIC nominating committee and the PIC when a supermajority (2/3) of Board members present and voting at a meeting finds that doing so would be in the best interests of SCA and its member cities."

The PIC Nominating Committee met on November 15, 2018 to develop a list of recommended appointments for consideration by the PIC. [Attachment A](#) provides those recommendations.

Next Steps

Following action by the PIC, recommendations will be forwarded to the SCA Board for final approval at their next meeting.

Attachment

- A. [PIC Nominating Committee Recommended 2018 Regional Board and Committee Appointments](#)

Recommended 2019 SCA Regional Board & Committee Appointments

Advisory Council on Aging and Disability Services (ADS Advisory Council)

Seat	Name	City	Caucus
Member	David Baker	Kenmore	N
Member	Marli Larimer	Kent	S

All Home Coordinating Board

Seat	Name	City	Caucus
Member	Nancy Backus	Auburn	S
Member	Keith Scully	Shoreline	N

Board of Health (BOH)

Seat	Name	City	Caucus
Member	Angela Birney	Redmond	N
Member	Susan Honda	Federal Way	S
Alt	David Baker	Kenmore	N
Alt	Krystal Marx	Burien	S

Children and Youth Advisory Board (CYAB)

Seat	Name	City	Caucus
Member	Bill Boyce	Kent	S
Member	Elaine Cook	Woodinville	N

Domestic Violence Initiative Regional Task Force (DVI)

Seat	Name	City	Caucus
Member	Traci Buxton	Des Moines	S
Member	Christie Malchow	Sammamish	N
Member	Yolanda Trout-Manuel	Auburn	S
Member	Anthony Wright	Enumclaw	SV
Alt	Tanika Padhye	Redmond	N
Alt	Dana Parnello	Maple Valley	S
Alt	Satwinder Kaur	Kent	S
Alt	Jennifer Robertson	Bellevue	N

Emergency Management Advisory Committee (EMAC)

Seat	Name	City	Caucus
Member	Marianne Klaas	Clyde Hill	N
Member	Bob Baggett	Auburn	S
Member	Wendy Weiker	Mercer Island	N
Alt	Toby Nixon	Kirkland	N
Alt	Linda Olson	Maple Valley	S
Alt	David Carson	Redmond	N

Key:

- Yellow = New appointment
- Green = Moving from alternate to member
- Grey = Unexpired term
- Purple = Moving from member to alternate
- Blue = Term limit reached, recommend finding of "exceptional circumstances" to reappoint
- Red = New Seat
- No color = Returning member

Growth Management Planning Council (GMPC)

Seat	Name	City	Caucus
Member	Debbie Bertlin	Mercer Island	N
Member	Leanne Guier	Pacific	SV
Member	Matt Larson	Snoqualmie	SNO
Member	Tola Marts	Issaquah	N
Member	Thomas McLeod	Tukwila	S
Member	Ed Prince	Renton	S
Alt	Satwinder Kaur	Kent	S
Alt	Chris Roberts	Shoreline	N
Alt	Pam Stuart	Sammamish	N
Alt	Fran Hollums	Covington	S

HealthierHere Governing Board

Seat	Name	City	Caucus
Member	Erin Sitterley	SeaTac	S
Alt	Semra Riddle	Lake Forest Park	N

Joint Recommendations Committee (JRC)

Seat	Name	City	Caucus
Member	Ken Hearing	North Bend	SNO
Member	Clyde Hill	SeaTac	S
Member	De'Sean Quinn	Tukwila	S
Member	Chris Ross	Sammamish	N

King Conservation District Advisory Committee (KCDAC)

Seat	Name	City	Caucus
Member	Brenda Fincher	Kent	S
Member	Mark Phillips	Lake Forest Park	N
Member	Wendy Weiker	Mercer Island	N
Alt	Amy McHenry	Duval	SNO
Alt	Ryan McIrvine	Renton	S
Alt	Victoria Hunt	Issaquah	N

King County Flood Control District Advisory Committee (KCFCDAC)

Seat	Name	City	Caucus
Member	Leanne Guier	Pacific	SV
Member	Henry Sladek	Skykomish	SNO
Member	Marla Mhoon	Covington	S
Member	Michelle Hogg	Duval	SNO
Alt	Anthony Wright	Enumclaw	SV
Alt	Karen Moran	Sammamish	N
Alt	Linda Johnson	Maple Valley	S
Alt	Salim Nice	Mercer Island	N

King County Law Enforcement Officers' and Fire Fighters' Plan 1 (LEOFF1) Disability Retirement Board

Seat	Name	City	Caucus
Member	Verna Seal	Tukwila	N

Recommended 2019 SCA Regional Board & Committee Appointments

Local Hazardous Waste Management Program (LHWMP) Management Coordination Committee (MCC)

Seat	Name	City	Caucus
Member	Hank Myers	Redmond	N

Mental Illness and Drug Dependency (MI DD) Oversight Committee King County

Seat	Name	City	Caucus
Member	Dave Asher	Kirkland	N
Alt	Brenda Fincher	Kent	S

PSRC Economic Development District Board (EDDB)

Seat	Name	City	Caucus
Member	Mariah Bettise	Issaquah	N
Member	Ed Prince	Renton	S
Alt	Lydia Assefa-Dawson	Federal Way	S
Alt	Sheree Wen	Medina	N

PSRC Executive Board

Seat	Name	City	Caucus
Member	Amy Ockerlander	Duvall	SNO
Member	Chris Roberts	Shoreline	N
Member	Catherine Stanford	Lake Forest Park	N
Alt	Bruce Bassett	Mercer Island	N
Alt	Christie Malchow	Sammamish	N
Alt	Allan Ekberg	Tukwila	S
2nd Alt	Dave Hill	Algona	SV
2nd Alt	David Baker	Kenmore	N

PSRC Growth Management Policy Board (GMPB)

Seat	Name	City	Caucus
Member	Jay Arnold	Kirkland	N
Member	John Holman	Auburn	S
Member	Hank Margeson	Redmond	N
Alt	Paul Winterstein	Issaquah	N
Alt	Nancy Tosta	Burien	S
Alt	Traci Buxton	Des Moines	S

PSRC Operations Committee

Seat	Name	City	Caucus
Member	Nancy Backus	Auburn	S
Alt	Chris Roberts	Shoreline	N

PSRC Transportation Policy Board (TPB)

Seat	Name	City	Caucus
Member	Kate Kruller	Tukwila	S
Member	Dana Ralph	Kent	S
Member	Davina Duer	Bothell	N
Alt	Mary Lou Pauly	Issaquah	N
Alt	Peter Kwon	SeaTac	S
Alt	Debbie Bertlin	Mercer Island	N

Regional Law, Safety and Justice Committee (RLSJC)

Seat	Name	City	Caucus
Member	Krystal Marx	Burien	S
Member	James McNeal	Bothell	N
Member	Jon Pascal	Kirkland	N
Member	Yolanda Trout-Manuel	Auburn	S
Member	Toni Troutner	Kent	S
Member	Ramiro Valderrama-Aramayo	Sammamish	N
Member	Lydia Assefa-Dawson	Federal Way	S
Member	Luisa Bangs	Des Moines	S

Puget Sound Clean Air Agency (PSCAA) Advisory Council

Seat	Name	City	Caucus
Member	Satwinder Kaur	Kent	S

Regional Policy Committee (RPC)

Seat	Name	City	Caucus
Member	Angela Birney	Redmond	N
Member	Bill Peloza	Auburn	S
Member	John Stokes	Bellevue	N
Member	Austin Bell	Burien	S
Alt	Dave Hill	Algona	SV
Alt	James McNeal	Bothell	N

Regional Transit Committee (RTC)

Seat	Name	City	Caucus
Member	Dave Asher	Kirkland	N
Member	Bruce Bassett	Mercer Island	N
Member	Claude DaCorsi	Auburn	S
Member	Leanne Guier	Pacific	SV
Member	Kathy Hougardy	Tukwila	S
Member	Hank Margeson	Redmond	N
Member	Amy Ockerlander	Duvall	SNO
Member	John Wright	Lake Forest Park	N
Alt	John Chelminiak	Bellevue	N
Alt	Dennis Higgins	Kent	S
Alt	Ryan McIrvine	Renton	S
Alt	Susan Chang	Shoreline	N

Regional Water Quality Committee (RWQC)

Seat	Name	City	Caucus
Member	Leanne Guier	Pacific	SV
Member	Penny Sweet	Kirkland	N
Member	Benson Wong	Mercer Island	N
Member	John Wright	Lake Forest Park	N
Alt	Conrad Lee	Bellevue	N
Alt	Yolanda Trout-Manuel	Auburn	S

Solid Waste Advisory Committee (SWAC)

Seat	Name	City	Caucus
Member	Phillippa Kassover	Lake Forest Park	N
Member	Penny Sweet	Kirkland	N



December 12, 2018
SCA PIC Meeting

Item 08:

Regional Affordable Housing Task Force Action Plan

ACTION ITEM

SCA Staff Contact

Brian Parry, SCA Policy Director, brian@soundcities.org, (206) 499-4159

SCA Regional Affordable Housing Task Force Members

Mayor David Baker (Task Force Co-Chair), Kenmore; Councilmember John Stokes, Bellevue; Councilmember Ryan McIrvine, Renton; Mayor Ken Hearing, North Bend

King County Regional Affordable Housing Task Force Members

Councilmember Claudia Balducci (Task Force Co-Chair); County Executive Dow Constantine; Councilmember Rod Dembowski; Councilmember Larry Gossett; Councilmember Jeanne Kohl-Welles; Councilmember Pete von Reichbauer

Seattle Regional Affordable Housing Task Force Members

Mayor Jenny Durkan; Councilmember Rob Johnson

Potential Action

To recommend the following policy position to the SCA Board of Directors:

- The Sound Cities Association (SCA) supports the Regional Affordable Housing Task Force Five-Year Action Plan and recommends approval by the King County Council;
- Given the differing housing challenges across the region, SCA supports the approach taken by the Task Force to recommend a menu of options for cities to address their areas of greatest need; and,
- SCA is committed to partnering regionally through the proposed new committee of the Growth Management Planning Council to promote affordable housing preservation and production.

Background

At its meeting in November, PIC voted to direct SCA staff to draft a policy recommendation in support of the Regional Affordable Housing Task Force Five-Year Action Plan for consideration by PIC at its December meeting.

The Task Force is scheduled to have its final meeting on Friday, December 7. The final draft plan that will be considered by the Task Force ([Attachment A](#)) includes modest changes from the draft reviewed by PIC in November. These include calling out support for the recently formed

South King Housing and Homelessness Partnership (SKHHP); clarifying the plan supports efforts to increase the supply affordable housing in suburban communities; and clarifying information related to historical capital expenditures for affordable housing. Further substantive changes to the plan are not anticipated to be made prior to final adoption by the Task Force.

At its December meeting, PIC will be provided an update on any changes to final plan approved by the Task Force prior to considering a policy position in support of the plan.

History

The [King County Regional Affordable Housing Task Force](#), co-chaired by Kenmore Mayor David Baker and King County Councilmember Claudia Balducci, began meeting in July 2017 to recommend a countywide affordable housing strategy to the County Executive and County Council by December 2018.

The proposed Action Plan outlines recommended strategies to address the region's affordable housing crisis. As stated in the Action Plan, the recommendations of the Task Force are not mandates for cities. Rather, the Action Plan presents a menu of policy options prioritized by numerous stakeholders, including Task Force members, city and county staff, housing providers, and members of the community impacted by the affordable housing crisis.

As discussed by PIC previously, SCA representatives on the Task Force have emphasized the need for technical assistance, shared information, and recommended strategies that will support cities in their efforts to tackle the region's affordable housing crisis.

Many of the actions identified in the draft Action Plan are already being implemented to some degree by cities in King County. The intent of the Action Plan is to identify priority actions and build capacity to support expansion of successful programs where possible.

In addition to recommending potential strategies, the Action Plan calls for establishing a framework for ongoing collaboration among cities and with King County to support implementation of those strategies and monitoring results. This is proposed to come in the form of a standing committee of the King County Growth Management Planning Council.

The Task Force considered a range of options to support implementation and the preferred option was to utilize an existing body (the GMPC) rather than stand-up an entirely new organization to both conserve resources and enable the region to move forward more quickly. The GMPC is the body in King County that develops and updates the King County Countywide Planning Policies in the areas of housing, transportation, development patterns, the environment, the economy, and public facilities and services. Members of the GMPC include SCA, Seattle, Bellevue, and King County. This would be a significant new body of work for the GMPC and the King County Council recently approved additional staffing resources to support the new standing committee as part of its budget deliberations.

Further details on the recommendations of the Task Force can be found in the [June 13](#), [July 11](#), and [September 12](#), and [October 10](#) and [November 14, 2018](#) PIC packets.

Next Steps

The final meeting of the Regional Affordable Housing Task force is scheduled for December 7, 2018 from 2:00 to 4:00 PM at Kenmore City Hall (18120 – 68th Avenue Northeast, Kenmore). At its December meeting, PIC will be provided an update on any changes to final plan approved by the Task Force prior to considering a policy position in support of the plan. The King County Council is expected to consider a motion to adopt the plan following the conclusion of the work of the Task Force.

For more information, contact SCA Policy Director Brian Parry at brian@soundcities.org or 206-499-4159.

Attachments

- A. [Regional Affordable Housing Task Force Draft Five-Year Action Plan](#)

REGIONAL AFFORDABLE HOUSING TASK FORCE FIVE-YEAR ACTION PLAN

PROBLEM STATEMENT:

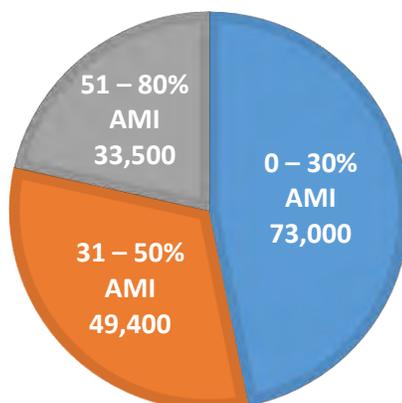
Current estimates show a need for 244,000 additional, affordable homes in King County by 2040 so that no household earning 80% of Area Median Income (AMI) and below is cost-burdened.¹ This includes 156,000 homes for households currently cost-burdened and an additional 88,000 homes for growth in cost-burdened households between now and 2040. When low-income families spend more than 30% of their income for housing they are cost-burdened and struggle to afford other basic necessities like food, transportation, health care, and child care.

The need for new affordable homes is greatest for households earning 30% or less of AMI.

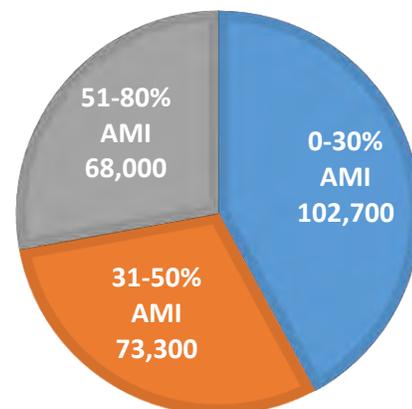
	0 – 30% AMI	31 – 50% AMI	51 – 80% AMI
EXISTING NEED	73,000	49,400	33,500
GROWTH TO 2040	29,700	23,900	34,500
SUBTOTAL	102,700	73,300	68,000
% TOTAL NEED IN 2040	42%	30%	28%

Over the last decade, King County's stock of housing affordable to households at or below 80% AMI decreased by a net average of 3,600 rental homes per year, due to demolition and rising rents. If current trends continue, by 2040, the county is set to lose all unsubsidized homes at less than 50% AMI and nearly half of units affordable to households earning 50 to 80% AMI.

**AFFORDABLE HOMES NEEDED
TODAY**



HOMES NEEDED BY 2040



¹ An individual or family that pays more than 30% of its income for housing costs is considered cost-burdened.

OVERALL GOAL: 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.

The region should adopt strategies to ensure an adequate housing supply countywide to meet the needs of low-income individuals and families who are cost-burdened. This includes constructing new housing, preserving the quality and affordability of existing housing, and providing subsidies when needed. Public resources should be prioritized for serving households earning 50% AMI and below, while also leveraging private investments to support affordability from 50% to 80% AMI. However, private market participation alone will be insufficient to address the full need at 80% AMI and below.² These recommendations are not mandates. They are not intended to place limits on local actions or override local control.

GOAL 1: CREATE AND SUPPORT AND ONGOING STRUCTURE FOR REGIONAL COLLABORATION.

In recognition of the need for significantly more affordable housing, individual cities and the County have been working to address affordability within their jurisdictions. There are strong examples of interjurisdictional coordination, however, these efforts to date have not collectively made sufficient progress to meet the full need of the community. The drivers and effects of the affordable housing challenge are regional.

Strategy A: Create an Affordable Housing Committee of the Growth Management Planning Council (GMPC)

The Committee will serve as a regional advisory body with the goal of advocating and assessing progress toward implementation of the Action Plan. It will function as a point of coordination and accountability for affordable housing efforts across King County.

Action Plan:

The GMPC will appoint members of the committee which shall be comprised of approximately twenty members representing an equal balance of both governmental and non-governmental organizations, including representation of communities impacted by displacement. The committee will:

- Hold regular meetings
- Maintain a website of information and/or release an annual report to accomplish the following:

² With significant public support (reduced land costs and fees and significant density), some markets may be able to incorporate lower affordability into private market developments.

- Review qualitative and quantitative metrics regarding countywide and jurisdictional progress to implement the Action Plan and address the countywide need and/or cost-burden gap, including a measurement plan that will, at a minimum, track the percentage of housing supply at various levels of AMI and track the region's progress to meeting the overall goal identified by the Regional Affordable Housing Task Force
- Review and make recommendations to other governing bodies regarding actions to implement the Action Plan, including:
 - Funding/pursuing new and innovative financing strategies to significantly address the affordable housing need in King County for adoption by jurisdictions and/or voters in 2020
 - Land use policies
 - State legislative agenda items, such as increasing state funding for affordable housing, expanding options for local funding, supporting the creation and preservation of affordable housing, and creating uniform statewide laws for tenant protections
- Recommend policy positions for Puget Sound Regional Council's (PSRC) Growth Management Policy Board's consideration and approval
- Review and provide guidance regarding alignment between the Action Plan and comprehensive plans
- Recommend amendments to the Countywide Planning Policies including regional goals/metrics and land use policies
- Coordinate support for increased federal funding for affordable housing
- Work with existing and new sub-regional collaborations, such as A Regional Coalition for Housing (ARCH)
- Provide incentives for regional solutions which promote strategies that are broader than one jurisdiction at a time
- Provide technical assistance to the cities and the County on affordable housing policy, including identification and sharing of best practices and model legislation
- Review and evaluate existing committee and recommend alternative governance structures needed to accomplish the Action Plan
- Be supported by an Inter-Jurisdictional Team (IJT) that builds on but will meet separately from the GMPC IJT. The Committee IJT would include staff representing:
 - King County Council, Department of Community and Human Services, Office of Performance Strategy and Budget, Department of Local Services (Division of Permitting), ARCH, South King Housing and Homelessness Partnership (SKHHP)/South King County representatives, City of Seattle Council and Office of

Housing, additional city staff in proportion to County staff, and additional staff from external/non-governmental partners

NOTE: The Regional Affordable Housing Task Force recognizes that the “One Table” effort to address the root causes of homelessness, which includes but is broader than affordability, is also engaged in discussions about governance. As One Table and the Task Force finalize their governance recommendations, they should work together to harmonize their recommendations.

Strategy B: Support the creation and operation of sub-regional collaborations to increase and preserve affordable housing

Action Plan:

- Cities and the County to support the creation of sub-regional collaborations in all parts of King County, including North and South King County sub-regional collaborations as opportunities arise
- Cities and the County to fund operations of sub-regional collaborations
- Cities, the County, and the Affordable Housing Committee to encourage the growth and success of existing sub-regional collaborations, including A Regional Coalition for Housing (ARCH) in East King County and SKHHP in South King County

GOAL 2: INCREASE CONSTRUCTION AND PRESERVATION OF AFFORDABLE HOMES FOR HOUSEHOLDS EARNING LESS THAN 50% AREA MEDIAN INCOME.³

Currently, 236,000 King County households earn less than 50% AMI, and yet only 128,000 homes are affordable at this income level. Traditionally, the private housing market has not been positioned to address the housing needs at this income level and government bears this responsibility. The region must increase housing supply and other supports for the lowest-income households. This will both secure housing stability for these households and also reduce pressure on existing and future housing, improving housing access for all incomes across the region.

The Task Force recognizes that local government revenue streams are limited and not structured to sustainably keep up with rising costs to maintain existing services. Identifying and implementing new revenues for affordable housing at the local level will require careful consideration of the impact to other critical services and the capacity for communities to accept additional tax burden without further contributing to the affordability crisis. The Task Force recommends that each jurisdiction consider the suitability of options available to them under

³ “Low-income” is defined as a person or family earning at or below 80% of AMI (\$82,700 for a family of four or \$57,900 for an individual).

current law, and work collaboratively to increase funding available to support affordable housing preservation and development.

While implementing the land use and policy changes identified in the Five-Year Action Plan will help meet the need, the Regional Affordable Housing Task Force's work has clearly pointed to a need for significant new resources if the region is to meet the goal of reducing the number of cost-burdened households at 80% of AMI and below, with a particular focus on the distinct needs of households who earn at or below 50% AMI.

On average in the last five years, roughly \$384 million a year is invested in affordable housing in King County from Federal, State and Local sources (see Appendix A).

In recent years, the cost to purchase or build of affordable housing has increased, just like the cost of all housing types. That means that public dollars have been able to purchase fewer units over time and that going forward it is reasonable to assume that affordable units will cost, on average, \$350,000 to preserve or build.

In this context, the Regional Affordable Housing Task Force has set the goal of building or preserving 44,000 units of affordable housing to serve people earning less than 50% AMI over the next five years.

Achieving this production goal will require the region to employ all the tools it has available, including land use and zoning changes. It is also important to note that not all of the funding for those units must or will be raised locally. The Federal government will and should play a significant role in funding affordable housing, primarily through the Low Income Housing Tax Credit Program (LIHTC). Assuming that the Federal government continues to make contributions on a par with the last five years, 58% of the need will be met with Federal resources.

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

Throughout the Task Force process, Task Force members, Standing Advisory Committee members and members of the public cited the need to expand the types of funding available to fund affordable housing, particularly given the regressive nature of Washington State's tax code. Examples of more progressive funding sources include a capital gains tax and an income tax.

Action Plan:

- Cities and the County should identify revenue sources available to them sufficient to support the local share of funding 44,000 units over five years

Examples of Potential Local Government Fund Sources for Consideration
<ul style="list-style-type: none"> -Inclusionary Housing In-Lieu Fee -Proceeds from Land Sales -Property Tax -.01% Sales Tax -Sales Tax Credit -Real Estate Excise Tax -Capital Gains Tax

- Cities and the County should collectively advocate to maintain and increase Federal resources directed toward affordable housing in King County, which might include increasing expanding the 9% LIHTC or maximizing the bonding capacity of the 4% LIHTC
- Cities and the County should collectively advocate for increased State resources to support affordable housing in King County, which might include increasing contributions to the Housing Trust Fund, a sales tax credit, or allowing cities to collect up to a 0.25% Real Estate Excise Tax
- Cities and the County should explore unused authority to raise revenue to support the goal of building or preserving 44,000 units over five years. Unused authority might include a countywide property tax, a countywide sales tax, free or discounted publicly owned land
- Cities and the County should work with business and philanthropy to increase and effectively leverage private investments in affordable housing
- Cities and the County should pursue strategies to reduce the cost of developing affordable units, which might include the reduction or elimination of impact or connection fees, or a sales tax fee exemption on affordable developments
- The Affordable Housing Committee will monitor County and city progress toward raising funds necessary to produce 44,000 units in the next five years

Strategy 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

Action Plan:

- State, the County, and cities to expand coordination to identify, acquire and develop property for affordable housing.
- The Affordable Housing Committee will track and report progress on the Regional Equitable Development Initiative fund and Home & Hope.
- Jurisdictions to identify one or more parcels in their boundaries to prioritize for affordable housing (for-profit or non-profit, new or preserved)

- The County to develop policies for the sale of County-owned property at reduced or no cost when used for affordable housing, which may be used as a model ordinance by cities

Strategy 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

Action Plan:

- Cities, the County and the Affordable Housing Committee to identify entity to inventory all large (50+ unit) privately owned affordable multifamily properties at risk of redevelopment or rapid rent escalation
- The Affordable Housing Committee will measure and monitor progress in preserving privately owned affordable housing through nonprofit acquisition or other means
- Cities and the County to partner with existing efforts and organizations and support additional funding to fill gaps in current preservation efforts
- Cities and the County to consider dedicating a portion of new funding streams to this strategy

GOAL 3: Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations

Progress in meeting this goal will be measured, using the following region wide metrics^{4,5}

- 25% of existing housing remains affordable at 80% AMI and below
- 50% of new housing is affordable at 80% AMI and below
- 80% of available public land suitable for housing is prioritized for housing affordable at or below 50% AMI.

The region's continuing expansion of high capacity transit, including light rail and bus rapid transit, provide one of the best opportunities to expand housing options available to a wide range of incomes. Such housing will be particularly valuable to low-income households, who are the most dependent on transit and yet often the least able to benefit from these neighborhood amenities due to increasing costs nearby. This recommendation recognizes that the region must promote or require affordable housing near high-capacity transit stations and along

⁴ PSRC anticipates that more than 50% of housing growth will occur in TOD.

⁵ Background: Between 2010-2015:

- 20% of population growth occurred in station areas
- 45% of population in station areas are people of color v. 34% in the region
- 1/3 of housing permits issued were in station areas
- 34,000 homes were added in station areas
- Currently, approximately 25% of housing in station areas is affordable at less than 80% AMI (19% in SEA, 4% in EKC, 80% in SKC)

transit corridors, as well as in regional growth centers. Additionally, an emphasis should be placed on developing and preserving units that meets the needs of the lowest income households, including families and a balanced mix of unit sizes (studio through three-bedroom units).

Strategy A: 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, which may include:

- a. Increased density
- b. Reduced parking requirements
- c. Reduced permit fees
- d. Exempted impact fees
- e. Multi-family property tax exemptions
- f. Programmatic Environmental Impact Statements

Action Plan:

- County or Affordable Housing Committee to provide technical assistance in designing inclusionary/incentive housing programs
- County or Affordable Housing Committee to provide website of example ordinances
- All parties propose and apply for State planning dollars
- City and the County to evaluate and update zoning in transit areas in advance of transit infrastructure investments
- Cities and the County to evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact
- Affordable Housing Committee to regularly measure implementation against goal

Strategy B: Maximize resources available for Transit Oriented Development in the near term

Action Plan:

- The County to consider bonding against future Lodging Tax revenues for Transit Oriented Development (TOD) and use a portion of the funds to incentivize cities to support more affordable housing in their jurisdictions
- The County to evaluate potential for the current Transfer of Development Rights program, which preserves rural and resource lands, to incentivize affordability outcomes if a receiving site is within a transit walkshed, among other places

Strategy C: Create and implement regional land acquisition and development strategy

Action Plan:

- Cities and the County to identify priority “pipeline” of property for acquisition and development

- The County to adopt and implement property value discount legislation/guidance as needed, including updated valuation guidance
- Cities and the County to fund land acquisition, aligned with Goal 2, Strategy B
- Cities and the County to adopt increased zoning to maximize affordable housing on acquired parcels
- Cities, the County, and Affordable Housing Committee to identify entity to purchase and hold land prior to construction
- Cities and the County to fund capital construction and preservation, including private sector investments

Strategy D: Reduce transportation impacts from suburban communities and recognize the need for communities without bus or light rail stations to compete for funding for affordable housing funding

Action Plan:

- Subject to performance standards for achieving affordable housing, provide equitable footing with TOD housing projects for suburban communities to receive competitive affordable housing funding

GOAL 4: PRESERVE ACCESS TO AFFORDABLE HOMES FOR RENTERS BY SUPPORTING TENANT PROTECTIONS TO INCREASE HOUSING STABILITY AND REDUCE RISK OF HOMELESSNESS.

In 2017, approximately 4,000 renters were evicted from their housing. Evictions create barriers to future housing for those households, increase risk of homelessness, and are costly and time-consuming for property owners and tenants. In addition, particularly at a time of low vacancies, tenants have few opportunities to quickly secure housing stability when their incomes can't keep up with rising rents. The region should support a comprehensive approach for increasing education, support and eviction prevention to increase stability for renters and predictability for property owners.

Strategy A: Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords

- Just Cause Eviction
- Notice of rent increase
- Increase protections for renters facing relocation or displacement
- Expand eviction prevention, relocation and other services and assistance
- Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history

Action Plan:

- Cities, the County and the Affordable Housing Committee to support the development and adoption of statewide legislation and policy related to tenant protections

- County or Affordable Housing Committee to review proposed statewide policies and legislation
- Cities, the County and the Affordable Housing Committee to develop tools landlords can use to help maintain low-income renters, such as a fund landlords can access to make repairs so costs are not passed on to low-income renters

Strategy B: Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support for:

- a. Source of Income discrimination protection
- b. Just Cause Eviction
- c. Notice of rent increase
- d. Tenant relocation assistance
- e. Rental inspection programs
- f. Prohibiting discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history

Action Plan:

- County or Affordable Housing Committee to provide model ordinances
- Cities and the County to pursue a signed inter-local agreement for enforcement support
- County or Affordable Housing Committee to identify resources to conduct work
- County or Affordable Housing Committee to increase education for tenants and property owners regarding their respective rights and responsibilities
- Cities and County to adopt ordinances as appropriate

Strategy C: Expand supports for low-income renters and people with disabilities

Action Plan:

- County to utilize funds from the Veterans, Seniors and Human Services Levy for shallow rent subsidies to help keep people in their homes
- Cities and the County to increase funding for emergency rental assistance
- Cities and the County to increase deep subsidies (in addition to shallow)
- Cities and the County to fund services to address barriers to housing, including tenant screening reports
- Cities and the County to expand civil legal aid support
- Cities and the County to expand education of tenant and property owner rights and responsibilities
- Cities and the County to increase funding for services that help people with disabilities stay in their homes and/or age in place

Strategy D: Adopt programs and policies to improve the quality of housing in conjunction with necessary tenant protections

Action Plan:

- Cities and the County to adopt and implement proactive rental inspection policies
- Cities and the County to implement robust, proactive code enforcement programs, in partnership with marginalized communities to avoid inequitable impacts
- Cities and the County to invest in community health workers to promote healthy housing education and housing maintenance for highest risk of adverse health outcomes
- Cities and the County to partner with Aging & Disability organizations to integrate accessibility services

GOAL 5: PROTECT EXISTING COMMUNITIES OF COLOR AND LOW-INCOME COMMUNITIES FROM DISPLACEMENT IN GENTRIFYING COMMUNITIES.

Communities throughout the region are experiencing dramatically increasing housing costs and a growing demand for housing especially, but not exclusively, within urban areas. This places communities with a high population of low-income renters and people of color at an increasing risk of displacement, further compounding the historic injustice of exclusion these communities have experienced as a result of laws and policies on the local and federal level. The same communities that were once limited by law to living in specific geographic areas are now being pushed out of those areas when the neighborhood is gentrified and becomes more desirable to higher-income households. The region should support community-led preservation strategies that enable existing residents to remain in their communities and allow them to benefit from the opportunities of growth of redevelopment.

Strategy A: Authentically engage communities of color and low-income communities in affordable housing development and policy decisions

Action Plan:

- County to provide capacity grants to small organizations representing communities of color or low-income communities to support their engagement in affordable housing development
- County to contract for a toolkit/checklist on community engagement in planning discussions
- All jurisdictions to utilize the toolkit and intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees

Strategy 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

Action Plan:

- Cities and the County to use Seattle's Equitable Development Initiative as a model for how government can invest in under-represented communities to promote community-driven development
- Cities and the County to build upon the work of the Communities of Opportunity⁶
- Include cities, investors, and community-based organizations in development of certification process and matching dollars for socially responsible, equitable Opportunity Zone⁷ investments that prevent displacement
- Cities and the County to expand requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to Affirmatively Further Fair Housing
- Cities and the County to encourage homeownership opportunities as a way to prevent displacement within communities of color while also promoting the growth of intergenerational wealth
- Where appropriate, cities and the County to acquire and preserve manufactured housing communities to prevent displacement

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.

From 2011 through 2017, more than 96,200 new households came into King County, but only 64,600 new units were built. Despite a building boom, the private market is not keeping pace with population growth in recent years, which contributes to rapid increases in home purchase costs and rents, as well as low vacancy rates. In addition, much of the new production is at the high end of the market and does not meet the needs of all household types. The region should adopt policies that streamline regulations and provide greater zoning flexibility in order to increase and diversify market-rate housing production to better keep pace with population growth. In addition, greater land use and regulatory support is needed to address the needs of older adults, larger households, and people with disabilities. Cities should intentionally plan for and promote affordable housing in the same locations where they are accommodating future growth and density.

⁶ Communities of Opportunity, a King County and Seattle Foundation partnership, is an inclusive table where community members and leaders, organizations, and institutions share power, voice, and resources. COO has four priority areas: quality affordable housing; providing healthy, affordable food and safe places outside to be physically active, especially for youth; increased economic opportunity; and strong community connections. The County portion of COO is funded with 10% of the Best Starts for Kids Levy proceeds.

⁷ Opportunity Zones are a community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide. A low-income community is one with a poverty rate of at least 20% and low-income is a household earning up to 80% AMI. King County Opportunity Zones can be found on the state Department of Commerce website (commerce.wa.gov).

Strategy A: Update zoning and land use regulations (including in single-family low-rise zones) to increase and diversify housing choices, including but not limited to:

- a. Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs)
- b. Duplex, Triplex, Four-plex
- c. Zero lot line town homes, row houses, and stacked flats
- d. Micro/efficiency units

Action Plan:

- County or Affordable Housing Committee to provide model ordinances
- County to incentivize cities adopting and implementing strategies that will result in the highest impact towards addressing the affordable housing gap, specifically at the lowest income levels
- Cities and the County to review and update zoning and land use code to increase density
- Cities and the County to explore opportunities to pilot innovative housing in industrial zones, with a focus on TOD and industrial buffer zones
- Cities and the County to update building codes to promote more housing growth and innovative, low-cost development
- As part of any updated zoning, cities and the County to evaluate feasibility of incorporating affordable housing provisions
- Cities and the County to promote units that accommodate large households and/or multiple bedrooms

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

Action Plan:

- Cities and the County to maximize and expand use of Multi-Family Tax Exemption
- County to reduce sewer connection fees
- Cities to reduce utility, impact and other fees for affordable housing developments and ADUs
- Jurisdictions to streamline permitting process for affordable housing development and ADUs
- Cities, the County, and the Affordable Housing Committee to support condominium liability reform
- State legislature to exempt affordable housing from sales tax
- County or Affordable Housing Committee to explore incentives similar to the Multi-Family Tax Exemption for the development of ADUs for low-income households

Strategy C: Incentivize growth and affordability goals by expanding tools for investments in local infrastructure

Action Plan:

- Cities and the County to advocate for a strong, equitable financing tool that captures value from development to fund infrastructure and affordable housing investments (aka: value-capture or tax-increment financing tools)
- Cities and the County to advocate for state public works trust fund investments—connect to local affordable housing outcomes

Strategy D: Expand and preserve homeownership opportunities for low-income households**Action Plan:**

- Cities and the County to increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals
- Cities and the County to support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, co-ops, and rent to own models
- Cities and the County to expand targeted foreclosure prevention
- Where appropriate, cities and the County to preserve existing manufactured housing communities through use-specific zoning or transfer of development rights
- Cities and the County to encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to participate in and benefit from infill development opportunities

GOAL 7: BETTER ENGAGE LOCAL COMMUNITIES AND OTHER PARTNERS IN ADDRESSING THE URGENT NEED FOR AND BENEFITS OF AFFORDABLE HOUSING.

Most decisions regarding land use and planning for affordable housing happen at the city and neighborhood level. Therefore, the region should better support engagement of local communities and city governments to create informed communities and implement strategies to meet the full range of housing needs. This includes using new, creative strategies to better engage residents around the benefits of having affordable housing in all parts of the County and in their neighborhoods. It also includes providing greater transparency and accountability on actions taken and results delivered. Given the significant countywide need for affordable housing, the region needs more urgent and scalable action to be taken at the neighborhood, city, and regional level.

Strategy A: Support engagement of local communities and residents in planning efforts to achieve more affordable housing**Action Plan:**

- County or Affordable Housing Committee to develop toolkits and strategies to better engage neighborhoods and residents in affordable housing development

- County or Affordable Housing Committee use existing data and tools to greatest extent possible, i.e. PSRC Vision 2050 work
- Jurisdictions to use community engagement techniques, which may include providing evening meetings, translation services, food, and child care, or travel stipends for low-income individuals and historically marginalized communities to participate, that promote more equitable engagement in zoning and siting decisions

Strategy 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

Action Plan:

- Cities, the County, and Affordable Housing Committee to create stakeholder partnerships with business, philanthropy, non-profits, faith-based organizations, the health care sector, and others to encourage investments in affordable housing
- Cities, the County, and Affordable Housing Committee to encourage business, organized labor, and philanthropy to support public dialogue on affordable housing

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Appendix A

Current Capital Investments		Annual Amount
Annual averaged based on 2012-2017		
Federal		
	9% LIHTC	\$61,500,000
	4% LIHTC	\$163,500,000
	Subtotal	\$225,000,000
State		
	Housing Trust Fund	\$12,000,000
	Subtotal	\$12,000,000
King County		
	Lodging Tax	\$7,500,000
	Document Recording Fee	\$2,300,000
	VSHSL Property Tax	\$2,500,000
	MIDD Sales Tax	\$2,000,000
	HOME Funds	\$2,000,000
	Subtotal	\$16,300,000
Cities*		
	Seattle	\$49,000,000
	ARCH	\$4,700,000
	Subtotal	\$53,700,000
Private		
	Fundraising	\$19,000,000
	Debt Financing	\$58,000,000
	Subtotal	\$77,000,000
ANNUAL TOTAL		\$384,000,000

*This list may not be inclusive all of cities' capital contributions from 2012-2017. Jurisdictions that have provided incentives or contributions in-lieu of capital funding (land donations, fee waivers, etc.) may not be reflected in this chart.

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December 12, 2018
SCA PIC Meeting

Item 09:
2019 Priorities
DISCUSSION

SCA Staff Contact

Deanna Dawson, Executive Director, 206-495-3265, deanna@soundcities.org

Discussion

At the December PIC meeting, members will have a roundtable discussion of priority regional issues in 2019. Members are encouraged to share priority issues for their cities and provide input on regional issues that are most important for PIC to become engaged in the coming year. Topics identified by PIC could be the basis for future discussion items or pre-PIC workshops in 2019.

Potential Issues

Based on ongoing regional discussions and feedback from members, staff have identified a variety of issues that may be of interest in 2019, including:

- Homelessness and governance of the region's response system
- Affordable housing and implementation of the Regional Affordable Housing Task Force Five-Year Action Plan
- Countywide Parks Levy renewal
- Charter review and the role of regional committees in setting countywide policy
- King Conservation District workplan and rates
- Transportation, mobility, and preparing for emerging transportation technologies
- Regional airport capacity and the impacts of future expansion of SeaTac Airport on surrounding communities
- Managing growth and the update to VISION 2050
- Economic development and expanding opportunity for prosperity
- Solid waste and the future of recycling
- Preparing for the 2020 US Census
- Emergency management coordination
- Addressing toxic social media, increasing civility in public discourse, and finding opportunities for collaborative problem solving

If you or your city has additional items to be added to the list of potential upcoming SCA issues, or items to suggest for future trainings or workshops, please contact SCA Policy Director Brian Parry, brian@soundcities.org or 206-499-4159.