

Housing Development Consortium of Seattle-King County

Bellevue Network On Aging Housing & Transportation Committee August 6th, 2020

Our Vision

All people live with dignity in safe, healthy and affordable homes
within **communities of opportunity**



HOUSING
DEVELOPMENT
consortium

Presentation Overview

- The ABCs of HDC- Advocate, Broker, Convenor
- What do we mean by “Affordable Housing”
- HDC’s Efforts to Produce and Preserve Affordable Homes
- How can you get involved?
- Discussion

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The ABCs of HDC



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Advocate

Empowering the Advocate Community:

Through trainings, community events, and organized efforts like our Advocacy Intensive, Affordable Housing Week, and HHAD HDC seeks to create a community of housing advocates who have the tools and support to go out there and be the best, impactful housing advocate possible.



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Broker

- *Housing And...*

Cross sector partnerships where HDC brings the Housing expertise and we invite partner organizations to help explore the intersection around housing and that topic to show the holistic impact has in all aspects of all people's lives. Topics have included Housing & Transit, Refugees, Education, Health, Aging, and more to come.



Housing and Aging



Housing and Education

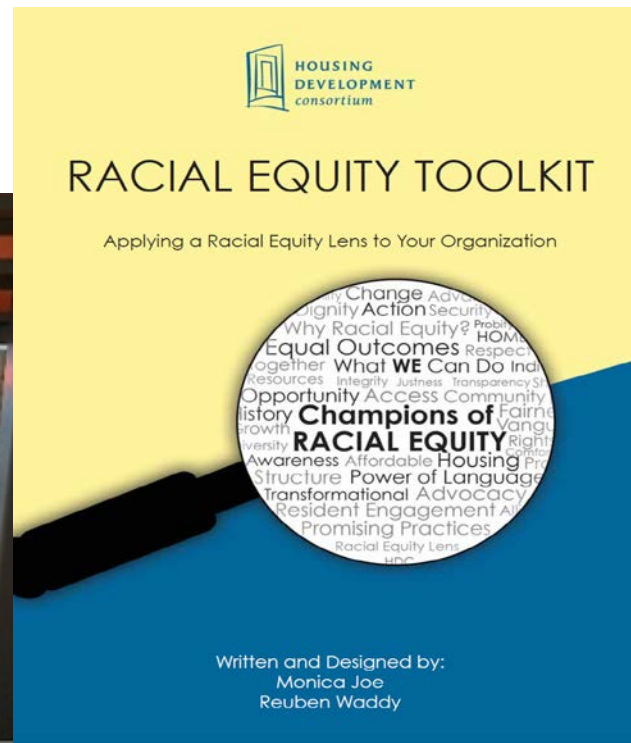
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Convener

- *Racial Equity Initiative*
 - Recruiting Diversity Task Force
 - Racial Equity Toolkit
 - Race-Based Caucusing



Housing Development Consortium of Seattle-King County **Race, Equity, and Inclusion Initiative**

The Housing Development Consortium of Seattle-King County (HDC) is committed to increasing racial equity in the affordable housing sector for both the residents we serve, and the staff who comprise our membership. HDC's **Race, Equity, and Inclusion initiative** aims to support our member organizations in countering institutional racism, on a number of fronts:

Racial Equity Toolkit and Learning Cohort

In 2014, HDC released a **Racial Equity Toolkit** to help HDC members be intentional in their work, as well as ground organizations in foundational information on racial equity. The REI Toolkit is designed to be customized to fit the needs and characteristics of HDC organizations and businesses.

At this time, HDC is focusing its efforts on **convening and supporting an inaugural cohort** of 5-10 nonprofit member organizations specifically interested in completing the Toolkit's organizational assessment and workplan. Our goal is to work together as a learning community to build organizational capacity, identify opportunities to leverage resources, and share best practices.

Recruiting Diversity Task Force

HDC's **Recruiting Diversity Task Force (RDTF)** is charged with providing recommendations to HDC and making the connections necessary to ensure racial equity is a cornerstone of our day-to-day work. The RDTF is currently focused on

- **Recruiting a diverse workforce** in the affordable housing sector
- Ingraining the principles of racial equity into HDC's member organizations to **increase POC retention and mobility throughout the sector.**

The RDTF is open to all member organizations and meets the **second Thursday of each month from 9 - 10:30 am** at Beacon Development Group

Housing Development Internship Pilot

The Housing Development Internship (HDI) pilot program is a 9-month paid internship designed to recruit, train, and retain racially and socio-economically diverse students who may not otherwise know about opportunities in the sector.

Contact Loren Tierney at loren@housingconsortium.org or call 206-682-9541 for more information on any of these programs or to get involved with one of our many working groups.

Convener

- *Leadership Development Initiative*
- *Affinity Groups and Workgroups*
- *Member Events*
- *Learn @ Lunches*



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What is affordable housing?

1. Residents pay at most 30% of their income in housing costs
 - Rental Housing Cost = **Rent + Utilities**
 - Ownership Housing Cost = **Principal + Interest + Taxes + Insurance**
2. Includes a wide range of housing types
 - **Special Needs** – fixed income, homeless, disabled, etc
 - **Seniors, Veterans, Farm Workers**
 - **Working “poor” minimum wage, 30% to 50%**
 - **Workforce 60% to 100%**
 - **Ownership** – Single Family, Townhouse, Condo

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Who provides affordable housing?

- Housing Authorities
- Non-profit / social service organizations
- Public Agencies
- Private Market

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What we know



Plaza Roberto Maestas- El Centro de la Raza

- Every community in Washington needs more affordable homes
- Our region's uneven economic growth has contributed to the need
- No city in King County is meeting the proportional need for homes affordable to households at or below 30% AMI

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3rd Door Coalition



- “unlikely bedfellows” recognizing a cost-effective and compassionate solution to chronic homelessness
- Looking to Build, lease, or otherwise create enough permanent supportive housing to meet the needs of people experiencing chronic homelessness in our region
- Construction of at least 4,500 new units and 1,000 acquired via scattered sites.

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What we know



30Bellevue- <https://imaginehousing.org/community/30bellevue/>

- Public/Private partnerships are needed (3rd Door, Microsoft investments, Enterprise, etc.)
- Land is Scarce- underutilized/surplus land should be leveraged to build more affordable homes
- Federal investment must be increased and sustained to meet the growing need for affordable homes.
- Land-use/zoning constraints are a major barrier to construction

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Each city has unique Housing Needs

May 2019



Image: Victor High, ESRI

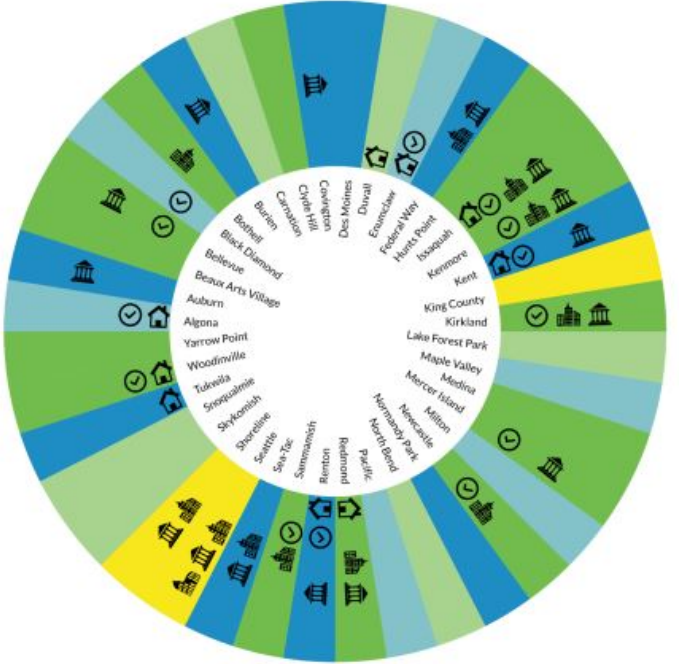
Growing Pains

Analyzing Jurisdictional Fragmentation of Affordable Housing Policy in King County



Rebecca Brunn Steven Le John Stovall

Housing Affordability Tools by City



■ South King County: non-SKHHP ■ East King County: non-ARCH
■ South King County: SKHHP ■ East King County: ARCH
■ Other

- 
 Developer Requirement Reductions/Exemptions
- 
 Inclusionary Zoning
- 
 MFTE
- 
 Housing Diversity in Single-Family Zones
- 
 Surplus Land Disposition

POLICY TRENDS BY POPULATION

Cities, on average, had the most robust packages of affordable housing policies when their populations were over 15,000. Between 50k and 100k had the highest median number of policies.

Small cities with populations under 15,000 tend to not have density bonus, inclusionary zoning, or incentive zoning programs. This is true across regions.

Medium to large cities (over 15,000) are far more likely to have MFTE and density bonus programs than smaller cities. Note: cities under 15,000 are precluded by state law from implementing MFTE programs.

Medium-size cities between 15,000 and 100,000 people tend to have impact fees more frequently than small or large cities.

Bellevue Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 147,599 East King County Owners: 56.5% Renters: 43.5%		Land Zoned Residential: 88.57% (including mixed-use) Single-Family Zoning: 75.62% Multifamily Zoning: 12.95%		Median Estimated Rent: \$2,835 Median Rent Change (2018-19): 3.77% <small>Source: Zillow, calculated using ZRI from 6/2018 and 6/2019</small>		Median Estimated Home Value: \$907,400 Median Home Value Change (2018-19): -2.94% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
People Experiencing Homelessness: Sheltered (East King County): 569 people Unsheltered (East King County): 337 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us in report</small>		Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 36% of rental households are cost-burdened • 31% of households with a mortgage are cost-burdened <small>Source: 2011 American Community Survey estimates</small>					
FUND SOURCE		ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> • Evaluate housing cost & supply implications of proposed regulations & procedures. • Assess housing fund guidelines regularly to ensure alignment with community needs/priorities. • Explore all federal, state, local programs and private options for financing AH. • Ensure that all AH created with public funds or regulation remains affordable for the longest possible term. 	<ul style="list-style-type: none"> • Encourage revitalization of neighborhoods where private investment isn't enough. • Maintain character of single-family neighborhoods. • Encourage mixed-use development throughout city. • Support development of diverse housing types, sizes, & styles, affordable at all incomes. • ADUs in single-family zones, DADUs where allowed by neighborhood subarea plans. • Allow demonstration projects to model housing choices that are not currently being built. • Evaluate surplus city land for use for AH. 	<ul style="list-style-type: none"> • Provide financial assistance to low-income residents for home maintenance/repairs. • Support the Fair Housing Act & affirmatively further fair housing. • Work with colleges & private developers to support student housing on-campus and transit-served areas. • Support aging in place with a range of housing types. • Promote awareness of Universal Design standards. • Provide relocation assistance to displaced low-income households. • Provide accommodations and limit concentrations for housing people with special needs in all areas. 	<ul style="list-style-type: none"> • Use incentives & other tools to encourage development of AH. • Explore exemptions to offset increased cost of AH. • Use incentives, regulation exemptions, and city investment to provide appropriate amenities throughout the city for families with children. • Use the Planned Unit Development to provide opportunities & incentives building diverse housing types. 	<ul style="list-style-type: none"> • Collaborate regionally to address homelessness and create diverse, affordable housing. • Partner with Committee to End Homelessness Strategic Plan. 		
	<ul style="list-style-type: none"> • Contributes to ARCH Eastside Housing Trust Fund • Adopted HB 1406 state sales tax pass-through for AH. 4.12.028 	<ul style="list-style-type: none"> • One ADU allowed on single family zoned lots, requires owner occupancy. Maximum of 800 square feet. 20.20.120 • One off-street parking spot required for an ADU. • Council may authorize sale or disposition of property intended for public utility purposes. 4.32.070 • Affordable duplexes allowed in single-family zones, provided they're part of a subdivision plan, exterior is comparable to existing aesthetic. May not exceed 15% of lots. 20.20.128D <small>*City has donated, leased, and sold surplus land for affordable housing development</small>	<ul style="list-style-type: none"> • Emergency utility assistance for income eligible households. 24.10.060 <small>*Incentive for small senior citizen dwellings units. 20.20.010.22</small> <small>*Banned Source of Income Discrimination. 9.20.045</small> 	<ul style="list-style-type: none"> • 12-year property tax exemption in residential target areas when 20% of units are affordable. 4.52 • Density Bonus - 1:1 ratio of market rate: affordable. Up to 15%+ max. underlying density. 20.20.128 B1 • Up to 75% compact parking in AH buildings citywide. Up to 85% in downtown and BelRed. 20.20.128 C2 • Max of 5% increase in lot coverage for properties with AH units. 20.20.128 C1 • Open space req. reduced by 35% for AH development. 20.20.128 C5 <small>* FAR density bonus in BelRed. 20.25D.090</small> <small>* Downtown & Eastgate density incentive for AH. Downtown 20.25A.070. Eastgate 20.25P.060</small> <small>*Transportation Impact Fee waiver for AH - Affordability required for life of project. 22.16.070</small> 	<ul style="list-style-type: none"> • ARCH • EHSF • SCA • AWC 		
POLICIES							

So what does HDC do?

- **Regional & Sub regional Collaboration-** HIJT, ARCH, NKC & Snoquamie Valley
- **Budget & Policy Advocacy** (ARCH Housing Trust Fund, Local and State levels efforts)
- **Educational events, workshops, and sector empowerment**
- **Support our 28 members who operate on the Eastside.**

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How can you get involved?

- Sign up for weekly email advocacy round-ups
<https://housingconsortium.salsalabs.org/subscribe/index.html>
- Partner with us to elevate the calls for deeper investment in preservation and production of affordable homes
- Consider hosting an event during 2020 Affordable Housing Week
October 12th-16th
- Talk to your friends, neighbors and others in your life about the real need King County has for more affordable homes!

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Thank You!

Visit our website and sign-up for our weekly action alerts.

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