



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 15539

Proposed No. 2019-0377.3

Sponsors Gossett, Kohl-Welles, McDermott
and Dembowski

1 A MOTION requesting the executive to conduct a study
2 that identifies concrete actions that King County can take to
3 develop and retain existing affordable housing in Skyway-
4 West Hill and North Highline.

5 WHEREAS, the Joint Center for Housing Studies of Harvard University has
6 stated that a large and growing share of United States households cannot find housing
7 that they can afford, and

8 WHEREAS, the Haas Institute for a Fair and Inclusive Society defines "linkage
9 fees" as fees that cities charge on new development to account for the increased demand
10 for governmental services, such as affordable housing; those fees are also often referred
11 to as "impact fees," and

12 WHEREAS, in 2016 the Center for Housing Policy defined inclusionary housing
13 programs as generally referring to "city and county planning ordinances that require or
14 incentivize developers to build below-market-rate homes (affordable homes) as part of
15 the process of developing market-rate housing developments" and cited that more than
16 five hundred local jurisdictions in the United States that have implemented inclusionary
17 housing polices, and

18 WHEREAS, the regional affordable housing task force's 2018 five-year action
19 plan includes a recommendation for King County to "coordinate with local housing

20 authorities to use project-based rental subsidies with incentive/inclusionary housing units
21 to achieve deeper affordability," and

22 WHEREAS, the regional affordable housing task force's 2018 five year action
23 plan defines inclusionary zoning as a wide range of policies that link the production of
24 affordable housing to the production of market-rate housing. Most programs provide
25 incentives, such as density bonuses, in exchange for a certain percentage of units to be
26 affordable for low- or moderate-income households, and

27 WHEREAS the regional affordable housing task force's 2018 five year action
28 plan includes a recommendation to "make available at no cost, at deep discount, or for
29 long-term lease, under-utilized property from state, county, cities and nonprofit /faith
30 communities," including a recommendation to "expand coordination to identify, acquire
31 and develop property for affordable housing," and

32 WHEREAS, the regional affordable housing task force 2018 five year action plan
33 also states that communities of color and renters are disproportionately likely to be
34 severely cost burdened, paying more than half of their income toward housing costs, and
35 renters are more likely than home owners to be severely cost burdened, and

36 WHEREAS, the regional affordable housing task force's 2018 five year action
37 plan was accepted by the council with Motion 15372, and

38 WHEREAS, the city of Seattle recently issued executive order 2019-02, Actions
39 to Increase Affordability and Address Residential Displacement, which mandated that
40 Community Preference be implemented in the leasing and sale of city-funded rental and
41 ownership housing located in high risk of displacement neighborhoods and be consistent
42 with local, state and federal Fair Housing laws, and

43 WHEREAS, the Harvard Joint Center for Housing Studies defines "community
44 land trusts" as place-based nonprofits that hold land in perpetuity on behalf of a
45 community and with the ability to help preserve affordability in hot markets and help
46 revitalize neighborhoods in cold markets, and

47 WHEREAS, the Skyway-West Hill and North Highline communities are among
48 the most racially, ethnically and economically diverse in King County, including being
49 home to significant immigrant and refugee communities, and

50 WHEREAS, in 2014 and 2015, King County Motions 14421 and 14351 called for
51 a comprehensive update to the West Hill Community Plan, and the community developed
52 a local action plan called the Skyway-West Hill Action Plan, and

53 WHEREAS, the 2016 King County Comprehensive Plan adopted a Workplan
54 Action that directed the county to work with the community to review the Skyway-West
55 Hill Action Plan and to update the West Hill community Plan within the context of the
56 new subarea planning program, and

57 WHEREAS, the executive's proposed Skyway-West Hill Land Use Subarea Plan
58 that was released for public review in July 2019 states that among the action items the
59 County will undertake is the creation of an equitable housing development program,
60 which will focus on retaining and creating affordable housing and consider options for
61 thresholds for mandatory inclusionary housing, and

62 WHEREAS, the John D. and Catherine T. MacArthur Foundation and the Urban
63 Institute have provided research on how housing matters to other pivotal drivers of
64 individual and community success and have defined "no net loss" policies as one-to-one
65 replacement of affordable units lost in development, and

66 WHEREAS, the Community Reinvestment Act was passed in 1977 and requires
67 the Federal Deposit Insurance Corporation to assess an institution's record of helping to
68 meet the credit needs of the local communities in which the institution is chartered, and

69 WHEREAS, New York City has had community preference policies in place
70 since the 1980s that set aside units for neighborhood residents during initial leasing, and

71 WHEREAS, the King County Comprehensive Plan requires a community service
72 area subarea plan be developed and transmitted for approval to the council for the urban
73 unincorporated areas of Skyway-West Hill in 2019 and North Highline in 2020;

74 NOW, THEREFORE, BE IT MOVED by the Council of King County:

75 A. The council requests that the executive conduct a study, including a feasibility
76 and legal analysis that identifies concrete actions that King County or King County in
77 partnership with other agencies, can take to develop and retain existing affordable
78 housing in Skyway-West Hill and North Highline. As part of the study, the executive
79 shall identify concrete recommendations that can be implemented in the next three years
80 for each of the following:

81 1. Implementing mandatory or voluntary inclusionary zoning legislative
82 strategies that include:

83 a. A goal of a minimum of seven hundred affordable units, with a focus on two
84 or more bedroom units, at fifty percent of the area median income or below, with area
85 median income to be calculated in the same manner traditionally determined by the
86 department of community and human services, over the next ten years in Skyway-West
87 Hill and North Highline;

88 b. A proposal for a commercial linkage or impact fee on developers; and

89 c. A proposal for King County to provide a density bonus to developers, such
90 as additional square footage, more units per acre or other benefits as determined by the
91 executive;

92 2. Implementing local and inclusionary employment prioritization strategies,
93 like priority hire or community workforce agreements, specifically for new affordable
94 housing developments that are greater than \$15,000,000 in Skyway-West Hill and North
95 Highline;

96 3. Implementing a community preference policy for local neighborhood
97 residents impacted by new development that encourages prioritization of members of the
98 surrounding neighborhood to be housed in any new affordable housing developments in
99 Skyway-West Hill and North Highline;

100 4. Increasing home ownership strategies through innovative strategies
101 developed in partnership with the community, that includes:

102 a. Rent-to-own strategies;

103 b. Community land trusts; and

104 c. Down-payment assistance programs;

105 5. Expanding property tax exemption opportunities for low-income seniors;

106 6. Strategies to implement community land trusts, including:

107 a. A proposal for a year-long community engagement process with monthly
108 meetings to ensure that the North Highline and Skyway community voices are being
109 included in the process to shape any possible strategy; and

110 b. Exploration into a variety of potential funding sources for such a community
111 land trust, including the Community Reinvestment Act moneys, a possible property tax or

112 a capital gain fund; and

113 7. Implementing "no net loss" provisions for the development of affordable
114 housing units.

115 B. In addition, the King County executive shall:

116 1. Utilize the equity impact review tool developed by the office of equity and
117 social justice in developing the study;

118 2. Determine any outreach and communication needed to implement the
119 proposed legislation or policies by consulting with a wide array of stakeholders in the
120 Skyway-West Hill and North Highline communities;

121 3. Work with the department of local services, the office of equity and social
122 justice and the department of community and human services to ensure coordination in
123 the implementation of any recommendations from this study and minimize any possible
124 disproportionate impact to communities of color;

125 4. Identify whether the recommendations in the study require supplemental
126 budget appropriation;

127 5. Evaluate whether the recommendations in the study should be tested through
128 a demonstration project or projects in Skyway-West Hill or North Highline. The
129 demonstration project ordinance shall include deliverables, evaluation criteria and timing;
130 and

131 6. Identify recommendations and strategies in the study that the county can take
132 to maintain the current demographics of both race and income level in North Highline
133 and Skyway-West Hill as of the date of passage of this motion;

134 7. Identify recommendations and strategies in the study that the county can take

135 to maintain or improve economic opportunity or income level, without further displacing
136 communities from North Highline or Skyway-West Hill.

137 C. The King County executive is requested to transmit to the council the study
138 and additional deliverables requested in sections A. and B. of this motion and a proposed
139 motion that should accept the study, within one year after the date of passage of this
140 motion. The executive is requested to transmit to the council any proposed ordinance or
141 ordinances that are necessary to implement the recommendations in the study no later
142 than December 31, 2021. The study, proposed motion and proposed ordinance or
143 ordinances should be filed in the form of a paper original and an electronic copy with the
144 clerk of the council, who shall retain the original and provide an electronic copy to all
145 councilmembers, the council chief of staff and the lead staff to the health, housing and
146 human services committee or its successor. Should the executive need additional time to
147 meet the legislative objectives of this motion, the executive shall provide a quarterly
148 written report on its progress to the clerk of the council, who shall distribute the report to

149 all members of the health, housing and human services committee, or its successor, until
150 the executive has satisfied the requirements.
151

Motion 15539 was introduced on 9/11/2019 and passed by the Metropolitan King County Council on 10/23/2019, by the following vote:

Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove and Ms. Kohl-
Welles

Excused: 1 - Ms. Balducci



KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Rod Dembowski, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

Attachments: None