Legislation Details (With Text)

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On agenda:		**Final action:**	2/1/2021
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Title:	A MOTION requesting the executive create a housing development strategic plan.		
Sponsors:	Kathy Lambert		
Indexes:	Executive, Housing, Planning		
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Date	Ver.	Action By	Action	Result
7/29/2020	1	Community, Health and Housing Services Committee	Deferred	
7/21/2020	1	Metropolitan King County Council	Introduced and Referred	

Clerk 07/16/2020

A MOTION requesting the executive create a housing development strategic plan.

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

WHEREAS, 2009 Census data indicates a homeownership rate in King County of 60 percent, which is lower than both the Washington state and United States averages, and

WHEREAS, the 2014 Buildable Lands Report indicates a housing capacity of 417,203 units throughout King County, with 12,761 units of capacity in unincorporated King County, and

WHEREAS, 2016 King County Comprehensive Plan policy H-102 states that King County "shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector to encourage a wide range of housing and to

reduce barriers to the development and preservation of a wide range of housing," and

WHEREAS, the King County regional affordable housing task force's 2018 five-year action plan includes a goal of increasing construction and preservation of affordable homes for households earning less than 50 percent area median income, and

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

WHEREAS, the council is committed to finding solutions to the lack of both affordable and market-rate housing options in King County;

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

A. The council requests that the executive create a housing development plan to anticipate and accommodate the growing housing needs in King County. The housing development plan should include at least the following components:

1. Estimates of how many housing units can be developed in King County over the next ten years, when considering buildable land capacity, current zoning, and anticipated rates of new construction;

2. Identification of potential barriers to development, including legislative barriers and permitting capacity;

3. Identification of potential locations that can be developed over the next three, five, seven and ten years; and

4. Overview of how the executive will promote the development of a range of housing options in King County, including affordable housing, single-family market-rate housing, multifamily market-rate housing and alternative housing.

B. The council requests that the executive develop and conduct a request for information to for-profit and nonprofit developers to identify current capacity to build housing units needed to meet demand over the next ten years. The results of the request for information should be included in the housing development

strategic plan.

C.1. The council requests that the executive create the housing development strategic plan in collaboration with housing developers providing a range of housing options in both the for-profit and nonprofit context, including:

a. agencies building below-market-rate affordable housing;

b. developers building market-rate housing;

c. developers creating workforce housing;

d. developers building alternative housing options;

e. local housing authorities; and

f. local builders associations.

2. Additionally, the executive should collaborate with the following: Master Builders Association; Association of General Contractors of Washington; HomeSight; the King County Housing Authority; and the United States Department of Housing and Urban Development.

D. The council requests that the executive file the housing development strategic plan by January 31, 2021, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all

councilmembers, the council chief of staff and the lead staff of the community, health and housing services committee, or its successor.