



INFORMATIONAL MEMORANDUM

TO: Planning and Economic Development Committee

FROM: Minnie Dhaliwal, Deputy Director Community Development

BY: Angela San Filippo, Executive Manager of South King County Housing and Homeless Partnership

CC: Mayor Ekberg

DATE: June 9, 2020

SUBJECT: South King County Housing and Homeless Partnership briefing

ISSUE

Angela San Filippo, Executive Manager of South King County Housing and Homeless Partnership (SKHHP) will provide progress report to the Committee and is seeking input on SKHHP's 2020-2021 work plan.

BACKGROUND

South King Housing and Homelessness Partners (SKHHP) is a partnership of ten jurisdictions formalized by an Interlocal Agreement. Tukwila City Council approved the Interlocal Agreement to join SKHHP in Jan 2019. The agreement supports South King County to work together and share resources to effectively address affordable housing and homelessness. Other jurisdictions that are part of SKHHP include Auburn, Burien, Covington, Des Moines, Federal Way, Normandy Park, Renton and King County. Interlocal Agreement that was approved by Tukwila City Council is available at <http://records.tukwilawa.gov/WebLink/1/doc/313479/page1.aspx>

DISCUSSION

See attached memo from Angela San Filippo, Executive Manager of SKHHP along with 2019 end of the year report and draft 2020-2021 work plan.

FINANCIAL IMPACT

Tukwila's annual contribution per the Interlocal Agreement is \$7,500 per year through 2022.

RECOMMENDATION

The Committee is being asked to provide input on the work plan and consider this item at the June 22, 2020 Committee of the Whole meeting.

ATTACHMENTS

Memo dated June 15, 2020 from Angela San Filippo, Executive Manager of SKHHP
Attachment 1: 2019 End of the Year Report
Attachment 2: Draft 2020-2021 Work Plan
Copy of PowerPoint presentation

Memorandum



South King Housing and Homelessness Partners

To: Tukwila Planning and Economic Development Committee
From: Angela San Filippo, SKHHP Executive Manager
Date: June 15, 2020
RE: SKHHP Briefing – 2019 End of Year Report and Draft 2020-2021 Work Plan and 2021-2022 Budget Overview

SUMMARY: South King Housing and Homelessness Partners (SKHHP) is a partnership of 10 jurisdictions formalized by an Interlocal Agreement. The implementation of SKHHP is the culmination of more than 10 years of work by the Housing Development Consortium, King County, and South King County cities to deepen jurisdictional collaboration around housing and homelessness. The agreement supports South King County to work together and share resources in order to effectively address affordable housing and homelessness. The purpose of SKHHP is to increase available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

Even before the coronavirus pandemic, affordable housing and homelessness were of vital concern in King County. As housing costs soared throughout the region more people were moving to areas like South King County with historically lower housing costs. This led to South King County experiencing some of the highest rent increases in the region and increasing concern over displacement of more vulnerable populations. With the economic impacts and jobs losses of the coronavirus pandemic the need for long-term policy and revenue solutions that help provide housing for all families becomes an even more critical issue.

The information contained in this memo is a summary of work done in 2019, a summary of the draft 2020-2021 Work Plan, and an overview of the projected 2021 and 2022 revenue contributions for SKHHP partner jurisdictions.

2019 SKHHP END OF THE YEAR REPORT: The 2019 SKHHP End of the Year Report is provided in Attachment 1. The SKHHP Interlocal Agreement became effective on January 1, 2019 and was signed by individual member jurisdictions throughout the first half of 2019. The SKHHP Executive Board and staff work group held monthly meetings throughout 2019 and collectively worked to: adopt operating procedures; draft a SKHHP Communication Plan; and facilitate educational materials and presentations.

The second half of 2019 included the following key actions:

- Identification of priority action items to inform the 2020-2021 SKHHP Work Plan.
- Advocacy for jurisdictions to enact the sales tax credit allowed by House Bill 1406 and coordination to pool those funds to address regional affordable housing needs.
- Recruitment and hiring process for SKHHP Executive Manager.
- Support as fiscal agent for regional South King County housing and policy needs assessment funded by Department of Commerce grants through House Bill 1923.

2020-2021 SKHHP WORK PLAN: The draft 2020-2021 SKHHP Work Plan is provided in Attachment 2. Attributable to the timing of hiring staff this is a two-year work plan, subsequent work plans will be developed annually. Consistent with the SKHHP Interlocal Agreement, the SKHHP work plan and budget must be approved by each legislative body and adopted by the SKHHP Executive Board. The 2020-2021 SKHHP Work plan and overview of the 2021-2022 budget will be presented to each member jurisdiction for feedback prior to approval and adoption by the SKHHP Executive Board. The expected timeline for work plan and budget adoption is as follows:

May – June: Partner jurisdiction presentations/briefings and feedback

July – August: SKHHP Executive Board adoption

August – October: Legislative adoption by partner jurisdictions

The 2020-2021 work plan operationalizes the priority action items identified by the Executive Board and staff work group in 2019 and incorporates actions necessary to address opportunities created by the 2019 legislative session. The work plan reflects the intention to hire a Program Coordinator and also identifies key allies with goals and activities that align with SKHHP that will augment staff capacity. The work plan is structured into three work areas: governance and administration; policy and planning; and outreach and education.

Governance and administration includes start-up procedures, program-wide management activities, the annual work plan and budget process, and establishing an Advisory Committee. Once established, the Advisory Committee will provide recommendations to the Executive Board that will help to ensure equitable and informed decision making. The key outcomes for this work area are:

- Functioning and collaborative entity with clear measures of success.
- Implementation that supports equitable outcomes across jurisdictions, community members, and stakeholders.

Policy and Planning includes establishing a SKHHP Housing Capital Fund, inventorying affordable housing vulnerable to market pressures, supporting development of housing action plans, and collaborating to enhance local policies and programs that accelerate access, protect existing housing stock, and provide housing security. The key outcomes for this work area are:

- Pooled local resources dedicated to affordable housing in South King County.
- Increased number of South King County cities with comprehensive housing action plans.
- Number of jurisdictions with new or enhanced legislation or programs to support affordable housing strategies.

Outreach and Education includes representing South King County at local and regional forums, furthering stakeholders’ and elected officials understanding of housing options and the range of needs and opportunities, and developing state and federal advocacy priorities. The key outcomes for this work area are:

- South King County is heard, considered, and supported by regional and state stakeholder groups and policy makers.
- Changes in policies, programs, and funding streams that support affordable housing and homelessness programs in South King County.
- Increased interest in South King County from non-profit and for-profit housing developers.

2021-2022 SKHHP BUDGET CONTRIBUTIONS: The SKHHP Executive Board is still working on finalizing a draft 2021-2022 SKHHP budget. However, in light of predicted revenue shortfalls and budget uncertainty within all jurisdictions, the Board has indicated commitment to keep jurisdiction revenue contributions stable through 2022. Maintaining current jurisdiction contributions is made possible by carrying over personnel cost savings from 2019 and 2020. The current contributions are based on population size (shown in the table below). Tukwila’s contribution would be \$7,500 per year through 2022.

Population	Contribution*
<10,000	\$4,000
10,001-35,000	\$7,500
35,001-65,000	\$15,000
65,001-100,000	\$26,000
>100,000	\$34,000

*King County contributes an additional \$41,000/year for a total annual contribution of \$75,000.

ATTACHMENTS:

1. 2019 End of Year Progress and Budget Report
2. 2020-2021 Draft SKHHP Work Plan



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

2019 end-of-year report

BACKGROUND

South King County cities, supported by the Housing Development Consortium of Seattle-King County (HDC) have led the South King Housing and Homelessness Partners (SKHHP) collaboration efforts. The establishment of this partnership comes from 10 years of work by HDC and South King County cities to deepen interjurisdictional coordination around housing and homelessness.

INTERLOCAL AGREEMENT

Effective January 1, 2019, SKHHP was formalized by an interlocal agreement approved by the ten member jurisdictions (Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County) and the SKHHP Executive Board. The interlocal agreement formalizes the member collaboration to address affordable housing and homelessness in South King County. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas across the country. By pooling resources, jurisdictions in South King County can efficiently create new staff capacity that will work for each member jurisdiction to develop plans, policy legislation, new programs, work with private and non-profit developers, and help jurisdictions speak with one voice on these topics at regional and state forums. Midway through 2019 HDC and the Cedar River Group turned over SKHHP operations to the SKHHP Board and the SKHHP administering agency (City of Auburn).

SKHHP EXECUTIVE BOARD MEETINGS

SKHHP is governed by an Executive Board composed of either an elected official or City Manager/Administrator for each city and the King County Executive, or their designated representative of each member jurisdiction. The SKHHP Executive Board held monthly meetings throughout 2019. Early in 2019 the SKHHP Executive Board established the City of Auburn as the administering agency and adopted operating procedures and rules.

In 2019 the SKHHP Executive Board also prioritized action items for the SKHHP work plan identifying 'must do', 'should do', and 'could do' actions. This list provides the starting point for developing and executing a SKHHP work plan.

SKHHP STAFF WORK GROUP

The SKHHP staff work group met monthly during 2019. Members of this group include staff from the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, King County, Renton, and Tukwila. The staff work group identified items for SKHHP Board meeting agendas, facilitated educational materials and presentations, and developed budget proposals and SKHHP work and communication plans.

The staff work group was instrumental in drafting SKHHP position descriptions, and executing the hiring and recruitment process for the Executive Manager. The monthly SKHHP staff work group meetings provide the framework for coordination and collaboration between staff from SKHHP member jurisdictions. The monthly meetings are a regular opportunity for staff to share information, ideas, challenges, successes, and work together to advance SKHHP goals and priorities.

SKHHP RECRUITMENT AND HIRING

Midway through 2019 the SKHHP staff work group and Executive Board developed a position description and began the recruitment process for hiring a program manager. The position description went through several iterations and two recruitment and interview processes before SKHHP hired an Executive Manager in November 2019. The Executive Manager began full time in January 2020.

HOUSE BILL 1406 COORDINATION

2019 House Bill 1406 authorizes cities and counties, for a period of 20 years, to retain a portion of sales tax that is currently collected, held and used by Washington State; provided those funds are directed towards objectives that support affordable housing initiatives. In July 2019 SKHHP passed a resolution advocating legislative bodies of all member jurisdictions to enact the provisions authorized under HB 1406. If all nine SKHHP partner cities pool the revenues collected from HB 1406, the revenue projection provided by the department of revenue would be about \$1,000,000 annually over 20 years.

From July through November of 2019 the SKHHP Executive Board, supported by the SKHHP staff work group, tracked progress of member jurisdictions in enacting HB 1406 and advocated for SKHHP member cities to pool the revenues collected to advance the interlocal agreement and create a SKHHP capital funding source. By the end of 2019 all SKHHP member jurisdictions had passed a resolution of intent to enact HB 1406 and all but one member city had passed an ordinance enacting the collection of the sales tax credit.

In November 2019, the SKHHP Executive Board formally passed a resolution recommending each member city pool the revenues collected through HB 1406. By the end of 2019 three member cities passed a resolution to pool HB 1406 funds towards the SKHHP housing capital fund, and one member city created mayoral authority to pool HB 1406 in their enacting legislation.

SOUTH KING COUNTY JOINT HOUSING NEEDS AND POLICY ASSESSMENT GROUP

In October 2019 the SKHHP Executive Board provided general support to act as the fiscal agent for a joint planning effort between six of the nine SKHHP member cities. These six cities (Auburn, Burien, Federal Way, Kent, Renton, and Tukwila) each applied for a \$100,000 Washington State Department of Commerce Planning grant made available by 2019 House Bill 1923 for a collective total of about \$600,000. Each of the six cities will contribute \$20,000 to a collective pool of money that will be used for the purpose of developing a comprehensive assessment of the housing stock in South King County, including growth, housing type, associated demographics, and income/affordability. Each city will also retain approximately \$80,000 for housing policy and action plan development within its own boundaries. SKHHP will be the fiscal agent to execute the project and the City of Kent will manage the grant, consultant contracts, and provide project management.

EDUCATIONAL ITEMS

From June through November of 2019, each SKHHP Executive Board meeting included an educational component. The educational items help the Board to stay current on state and local legislation, gain insight on best practices and policies around affordable housing and homelessness, and stay informed and engaged in local and regional planning efforts, studies, and analyses of housing and homelessness. The educational items included in 2019 were as follows:

- June – House Bill 1406
- July – Non-profit versus public entity and funding sources
- August – Housing affordability and what it means within your community
- September – Healthy housing
- October – Burien rental housing rules
- November – King County Countywide Planning Policies

ATTACHMENT

2019 Quarter 4 and end-of-the-year budget report

2019 Quarter 4 and end-of-the-year budget report

SKHHP Fund	Budget	Actual	Remaining	Percent Used*
REVENUES				
Auburn	20,240	20,236	4	100.0%
Burien	11,670	11,676	(6)	100.1%
Covington	5,840	5,838	2	100.0%
Des Moines	5,840	5,838	2	100.0%
Federal Way	20,240	20,236	4	100.0%
Kent	26,460	26,464	(4)	100.0%
Normandy Park	3,110	3,114	(4)	100.1%
Renton	26,460	26,464	(4)	100.0%
Tukwila	5,840	5,838	2	100.0%
Unincorporated KC	26,460	27,000	(540)	102.0%
Contributions/Donations	68,000	31,000	37,000	45.6%
Other Outside Revenue**	-	48,000	(48,000)	
Interest Earnings	-	1,496	(1,496)	
Total	220,160	233,200	(13,040)	105.9%
EXPENDITURES				
SKHHP Cost Reimbursement	120,990	6,335	114,655	5.2%
Administration Fee	20,920	20,920	-	100.0%
Total	141,910	27,255	114,655	19.2%
Beginning Fund Balance	-	-		
Net Change In Fund Balance	78,250	205,945		
Estimated Ending Fund Balance - Dec	78,250	205,945		

SKHHP Cost Reimbursement Detail	Actual
EXPENDITURES	
Wages	171
Benefits	14
Supplies	-
Professional Services	6,150
Interfund Allocations	-
Total	6,335

*Percent used is the percentage of what was originally budgeted versus the actual contributions and expenditures. The entire ending fund balance was carried forward to 2020.

**Outside revenue sources include additional contribution from King County bringing the annual County contribution to \$75,000.



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

DRAFT 2020-2021 WORK PLAN

Purpose: Establish a 2020-2021 SKHHP Work Plan that is consistent with the SKHHP Interlocal Agreement and shaped by member jurisdictions. The 2020-2021 SKHHP Work Plan reflects individual jurisdiction needs and interests while furthering the overall purpose of SKHHP to increase the available options for South King County residents to access affordable housing and preserve existing affordable housing stock.

Introduction: The South King Housing and Homelessness Partners (SKHHP) was established through an interlocal agreement to work together and share resources to increase the available options for South King County residents to access affordable housing and preserve the existing affordable housing stock.

The SKHHP 2020-2021 work plan includes three major areas of work that will facilitate implementation of the SKHHP Interlocal Agreement: governance and administration; policy and planning; and education and outreach. These three major work areas are broken into five objectives.

Governance and administration is covered in Objective 1 and includes program-wide management activities that will be completed annually including developing and adopting an annual work plan and budget. This work area also includes start-up procedures including establishing decision-making protocols and reporting procedures, and convening a community advisory committee.

Policy and planning is covered in Objectives 2 and 3 and includes advocating for and establishing a SKHHP affordable housing capital fund; and collaborating with partners to enhance local policies and programs that accelerate access to affordable housing, protect existing housing stock, and provide housing security.

Outreach and education is covered in Objectives 4 and 5 and includes representing South King County and its unique affordable housing needs at all decision tables; and furthering the understanding of the spectrum of affordable housing options and the range of related needs and opportunities.

Background: During 2018 and 2019 staff of member jurisdictions discussed a wide range of work plan ideas for SKHHP; the goal was to identify objectives and action items for an 18-month work plan. In June 2019, each jurisdiction was asked what SKHHP “must do”, “should do”, or “could do” during the course of the first 18-months. In June 2019, the SKHHP Executive Board reviewed and approved the list by focusing on the “must do” and “should do” items.

The 2020-2021 work plan operationalizes the list approved by the SKHHP Executive Board in 2019 and incorporates the HB 1406 sales tax credit and the sub-regional housing assessment made possible by HB 1923 grant funds. The sub-regional housing assessment is being coordinated by six of the nine SKHHP partner cities (SoKiHo). The 2020-2021 work plan also identifies allies like the Housing Development Consortium (HDC) and King County with goals that align with SKHHP that will augment staff capacity. The 2020-2021 work plan prioritizes the “must do” and “should do” activities for 2020. Activities that were part of the 2019 list of activities will be reassessed for possible incorporation in the 2022 work plan.

In February 2020 King County had its first reported case of COVID-19, the disease caused by the coronavirus. Since February, the pandemic has continued to expand and we have yet to see the full extent of the virus. On March 23, 2020 Governor Inslee announced a statewide order requiring everyone in the state to stay home for two weeks. The order required everyone to stay home except to pursue essential activities, banned all gatherings for social, spiritual, and recreational purposes, and closed all businesses except those deemed essential. The Stay Home, Stay Healthy initiative has since been extended through May, 2020 with a four phase approach to opening businesses that will begin on May 5, 2020.

In response to the impacts of the COVID-19 crisis, federal, state, and local governments have mobilized emergency operations centers, implemented temporary policies to prevent residential and business evictions, and passed unprecedented stimulus packages in the hopes to lessen the impacts of COVID-19 to individuals and businesses. The impacts of this crisis are still unfolding and much of the recovery effort has yet to be determined. During this unprecedented time, staff capacity and local resources may need to adapt. This may require SKHHP to reanalyze priorities and/or shift the timeline for the work identified in the work plan.

Progress reports: Consistent with the Interlocal Agreement, the SKHHP Executive Manager will submit quarterly budget performance and progress reports on the status of the work plan elements to the SKHHP Executive Board and the legislative body of each member jurisdiction. To be consistent with the administering agency’s finance department, quarterly progress reports will be provided as follows:

- Quarter 1: May
- Quarter 2: August
- Quarter 3: November
- Quarter 4: February

Next steps: In accordance with the Interlocal Agreement, the 2020-2021 SKHHP Work Plan will be approved by the legislative body of each member jurisdiction and the SKHHP Executive Board. The timeline for review and adoption of the 2020 SKHHP Work Plan is as follows:

- **May-June** – Draft 2020-2021 SKHHP Work Plan and Draft 2021 operational budget reviewed by legislative body of each jurisdiction and SKHHP Executive Board.
- **July-August** – review and adoption of 2020-2021 SKHHP Work Plan and 2021 operational budget by SKHHP Executive Board.
- **August-October** – adoption of 2020-2021 SKHHP Work Plan and 2021 operational budget by legislative body of each jurisdiction.

Acronyms: The 2020-2021 work plan includes several acronyms or abbreviations defined as follows:

AdvCom: SKHHP Advisory Committee to be formed during 2020 made up of 12 to 15 community members appointed by the Executive Board to provide advice and recommendation to the Executive Board.

EB: SKHHP Executive Board

Enterprise: Enterprise Community Partners

HDC: Housing Development Consortium

SKC: South King County

SKCJPD: South King County Joint Planners and Developers group convened by HDC

SoKiHo: South King County housing group (six of the nine SKHHP cities) managing the sub-regional housing needs and policy assessment

Objective 3: Work with partner jurisdictions to enhance and develop new local policies and programs that protect existing affordable housing stock, provide housing security, and accelerate access to affordable housing.

Outcomes:

- 1) Increased number of South King County cities with comprehensive housing strategy plans.
- 2) Number of jurisdictions that adopt new or enhanced legislation or programs that support affordable housing production and preservation strategies.
- 3) Increased number of affordable rental housing units in participating programs.

Activities/Actions	Responsible	Status	2020												2021											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1 Support creation of housing policy assessment tool	SoKiHo & SKHHP staff	In progress																								
2 Support development of housing strategy/action plans	SKHHP staff & SoKiHo	Not started																								
3 Maintain inventory & assessment of existing city preservation programs for affordable rental & ownership housing	SKHHP staff & work group	In progress																								
4 Coordinate SKC participation in identification of potential locations for future TOD to include affordable housing	SKHHP staff, Sound Transit, King County, Enterprise	Not started																								
5 Catalog successful affordable housing development projects	SKHHP staff	Ongoing																								
6 Develop examples of potential design standards and desired requirements	SKHHP staff & work group	Not started																								

OUTREACH AND EDUCATION

Objective 4: Represent South King County and its unique affordable housing needs at all decision tables.

Outcomes:

- 1) Establish credibility of SKHHP with potential partners and funders.
- 2) South King County is authentically heard, considered, and supported by regional and state stakeholders and policy makers.
- 3) Changes in policies, practices, and funding streams that support affordable housing and homelessness programs in South King County.

Activities/Actions	Responsible	Status	2020												2021											
			Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1 Create schedule of priority meetings and designate SKC representatives	SKHHP staff, work group & EB	Not started																								
2 Represent SKHHP at local & regional meetings and forums.	SKHHP staff	In progress (ongoing)																								
3 Develop SKHHP State advocacy priorities	SKHHP staff, work group & EB	In progress																								
4 Develop SKHHP Federal advocacy priorities	SKHHP staff, work group & EB	In progress																								
5 Develop advocacy presentation and messaging toolkit	SKHHP staff, work group & EB	Not started																								
6 Conduct work sessions with state legislators	SKHHP staff, work group & EB	Not started																								

South King Housing and Homelessness Partners

Angela San Filippo, Executive Manager

Tukwila Planning and Economic Development Committee

June 15, 2020

South King Housing and Homelessness Partners

- Partnership of 10 jurisdictions to enable South King County to work together and share resources in order to effectively address affordable housing and homelessness.
- 10+ years of work by HDC and South King County cities to deepen jurisdictional collaboration around housing and homelessness.

Purpose

To increase available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

South King Housing and Homelessness Partners

- Provides unified voice for South King County
- Develops shared solutions for regional housing needs
- Keeps our neighbors in the region and in their homes
- Serves our most vulnerable residents

2019 at-a-glance



▲ Interlocal Agreement Effective

City of Auburn, SKHHP administering agency



Identified priority action items



HB 1923 planning and policy SKC joint assessment



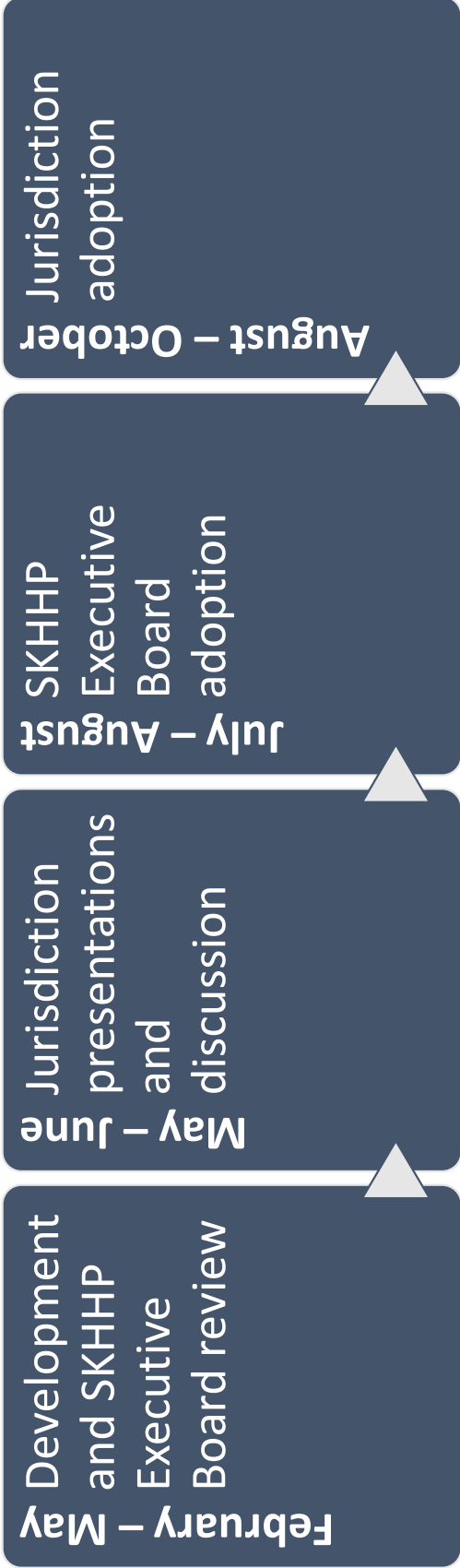
Hire Executive Manager



HB 1406 pooling resolution



2020-2021 Work Plan and 2021-2022 Budget



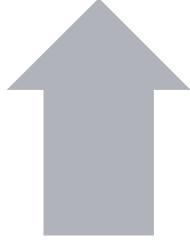
2020-2021 Work Plan

Governance and Administration

- Program-wide management activities.
- Start-up procedures.
- Annual work plan and budget process.
- Establish Advisory Committee.

Outcomes

- Collaborative entity with clear measures of success.
- Implementation supports equitable outcomes.



2020-2021 Work Plan

Policy and Planning

- Advocate for SKHHP Housing Capital Fund.
- Develop administration program for housing capital fund.
- Inventory affordable housing vulnerable to market pressures.
- Collaborate on local policies and programs that accelerate access, protect housing stock, and provide housing security.
- Support development of housing action plans.

Outcomes

- Increased resources dedicated to affordable housing in SKC.
- Increased number of SKC cities with housing action plans.
- Number of jurisdictions with new or enhanced legislation or programs to support affordable housing strategies.

2020-2021 Work Plan

Outreach and Education

- Represent South King County at local and regional decision tables.
- Further stakeholders' understanding of housing options and range of needs and opportunities.
- Develop state and federal advocacy priorities.

Outcomes

- South King County is heard, considered, supported.
- Changes in policies, practices, and funding streams.
- Increased interest in SKC from nonprofit and for-profit developers.

2021-2022 Budget Overview

- Personnel cost savings in 2019 and 2020 will be used to:
 - Maintain current jurisdiction contributions through 2022
 - Hire SKHHP Program Coordinator

Population	Contribution
<10,000	\$4,000
10,001-35,000	\$7,500
35,001-65,000	\$15,000
65,001-100,000	\$26,000
>100,000	\$34,000

Before COVID-19, 1 out of 3 households in King County were cost-burdened

□ Growth

- King County's population growth has been greater than housing production since 2011.
- Wages have not kept up with increased housing costs.

□ Disproportionality

- Renters are twice as likely to pay half their income for housing costs.
- People of color are significantly more likely to be paying more than half their income on housing.

□ Cost burden

- More than 100,000 low-income households pay more than half their income for housing costs.

□ Need

- 244,000 affordable homes needed by 2040.

Likely Scenarios from COVID-19 Pandemic

- ✓ **Cost burden rises** because housing supply is still so low that home prices are not likely to go down. Home prices are less responsive to recessions because housing is an absolute need.
- ✓ **Disproportionate impacts** on vulnerable populations.
- ✓ **Renters and owners face evictions/foreclosures** at the end of moratorium, and **existing affordable housing units are at risk** if they have a foreclosure.
- ✓ **Immediate crisis response pulls attention from long-term needs.**
- ✓ **Funding sources uncertain** during recession.

QUESTIONS??

South King Housing and Homelessness Partners

Angela San Filippo, Executive Manager

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Auburn | Burien | Covington | Des Moines | Federal Way | Kent | Normandy Park | Renton | Tukwila | King County

