


# South King Housing and Homelessness Partners

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Auburn City Council Study Session  
June 8, 2020

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## 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.

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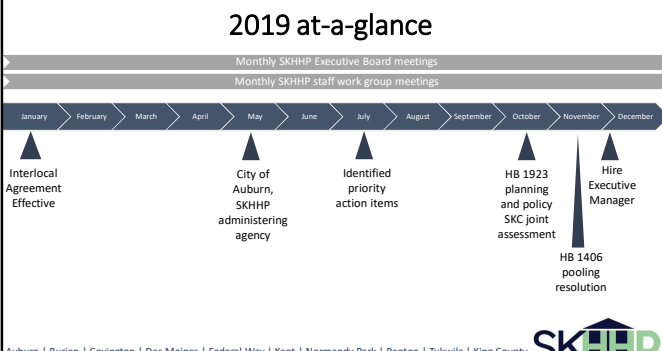
## South King Housing and Homelessness Partners

- 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

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## 2019 at-a-glance



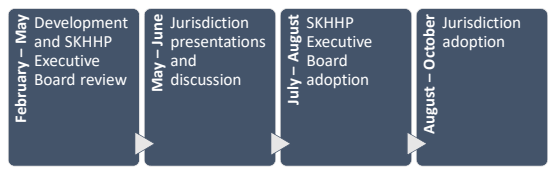
Timeline of 2019 events for SKHHP:

- Monthly SKHHP Executive Board meetings (ongoing)
- Monthly SKHHP staff work group meetings (ongoing)
- January: Interlocal Agreement Effective
- May: City of Auburn, SKHHP administering agency
- July: Identified priority action items
- October: HB 1923 planning and policy SKC joint assessment
- November: Hire Executive Manager
- December: HB 1406 pooling resolution

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## 2020-2021 Work Plan and 2021-2022 Budget



Flowchart of 2020-2021 Work Plan and 2021-2022 Budget:

- February – May: Development and SKHHP Executive Board review
- May – June: Jurisdiction presentations and discussion
- July – August: SKHHP Executive Board adoption
- August – October: Jurisdiction adoption

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## 2020-2021 Work Plan

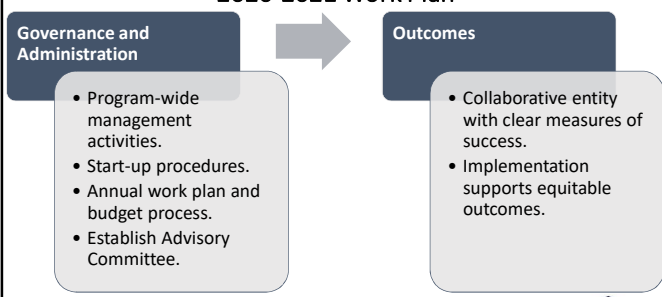



Diagram showing Governance and Administration leading to Outcomes:

- 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.

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### 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.

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### 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.

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### 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

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### 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.

**Cost burden**

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

**Need**

- 244,000 affordable homes needed by 2040.

Affordable Housing Committee - May 15, 2020

### 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.

Affordable Housing Committee - May 15, 2020

## South King Housing and Homelessness Partners

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