



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Motion 15432**

**Proposed No.** 2019-0138.3

**Sponsors** Kohl-Welles

1                   A MOTION approving the TOD Geographic Allocation  
2                   Plan in compliance with Ordinance 18835, Section 101,  
3                   Proviso P3.

4                   WHEREAS, the 2019-2020 Biennial Budget, Ordinance 18835, Section 101,  
5                   Proviso P3, requires the executive to prepare a TOD Geographic Allocation Plan to be  
6                   transmitted by March 1, 2019, and

7                   WHEREAS, the council has reviewed the plan submitted by the executive;

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

9                   The TOD Geographic Allocation Plan, which is Attachment A to this motion, is

10 hereby approved in accordance with Ordinance 18835, Section 101, Proviso P3.

11

Motion 15432 was introduced on 3/27/2019 and passed as amended by the Metropolitan King County Council on 6/26/2019, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci



KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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Rod Dembowski, Chair

ATTEST:

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Melani Pedroza, Clerk of the Council

**Attachments:** A. TOD Geographic Allocation Plan, dated June 26, 2019



**King County**

## **TOD Geographic Allocation Plan**

**Response to King County Ordinance 18835, Section 101, Proviso P3**

**Department of Community and Human Services**

**March 2019  
Revised June 26, 2019**

## **SECTION 1: Proviso Requiring the TOD Geographic Allocation Plan**

This report fulfills a Metropolitan King County Council proviso request included in Ordinance 18835, Section 101. Specifically, this TOD Geographic Allocation Plan responds to Proviso P3, which requires the plan to include:

*The plan shall include, but not be limited to:*

- A. A proposal to prioritize projects near existing or planned light rail station locations, including a description of how geographic equity will be attained;*
- B. A proposal to prioritize projects for which cities will provide a local match, including, but not limited to, project funding, provision of property at a below-market price, proposed or previously enacted increased zoning density or other amenities; and*
- C. A timeline for implementing the plan.*

## **SECTION 2: Coordination with Interbranch Task Force**

Per the requirements of Provisos P2, P3, and P4 of Section 101 of the 2019-2020 budget, the King County Executive and King County Council created an Interbranch Task Force (IBTF). The TOD Geographic Allocation Plan is one focus area of the IBTF and responds to budget Proviso P3.

The IBTF includes the King County Executive and the chairs of the King County Council’s Budget and Fiscal Management Committee, the Health, Housing, and Human Services Committee and the Chair of the King County Regional Affordable Housing Task Force. A staff team comprised of executive, council central staff, and council personal staff supported the work of the IBTF and met prior to and throughout the IBTF process. The full IBTF convened three times and has agreed to the Geographic Allocation Plan outlined in the sections below.

## **SECTION 3: Geographic Allocation Plan**

### **Vision and Principles**

While the general requirements for the funds are broad, King County will work to meet a focused vision for investments, as stated below.

***Create diverse, vibrant, mixed income communities in high capacity transit areas in South King County, North King County, East King County, and Seattle***

To ensure that projects supported with TOD funds support this vision, the following principles will guide investment decisions.

1. All TOD investments will strive to meet the County’s racial, ethnic and economic diversity principles.
2. TOD investments will be aligned with other relevant County initiatives and strategies, including Communities of Opportunity, surplus property opportunities, the Regional Equitable Development Initiative (REDI) and others to take full

advantage of these efforts.

3. TOD investments will address the significant need for affordable housing by delivering as many high quality units of transit-oriented affordable housing, as fast as possible.
4. To the extent feasible, TOD investments will serve lower income households (for example, between 30 and 60 percent of area median income), although projects serving the full range of households permitted by RCW 67.28.180 (between 30 and 80 percent of AMI) will be considered.
5. For a portion of the TOD investments, and within the context of timely delivery, the Executive should give preference to project proposals that serve or integrate units serving populations that have been identified as being in particular need, including but not limited to, families, veterans, survivors of domestic violence, people with developmental disabilities, households that are at risk of homelessness, or individuals re-entering the community after incarceration.
6. TOD investments will maximize housing outcomes by prioritizing funding in jurisdictions who have implemented recommendations from the Regional Affordable Housing Task Force.

### **Funding Considerations**

In making investment decisions, King County will adhere to the following funding considerations:

1. Per Expenditure Restriction 7, \$30 million of TOD funds will be apportioned as follows.
  - South King County: \$8 Million
  - Cities of Bothell, \$8 Million  
Lake Forest Park,  
Kenmore,  
Shoreline,  
Woodinville:
  - East King County: \$8 Million
  - City of Seattle: \$6 Million
2. As required by state statute, all projects must be within one-half mile of a transit station, as defined by RCW 9.91.025.
3. All housing funded with Transit-Oriented Development (TOD) funds must be for households earning between 30 percent and 80 percent of King County AMI, as required by RCW 67.28.180. In 2018, 30 percent AMI was approximately \$32,000 and 80 percent AMI was approximately \$83,000 for a family of four.
4. All TOD funds will be used to support projects within one half mile of a transit station, as defined by RCW 67.28.180.
5. Per RCW 67.28.180, TOD funds will only be awarded to nonprofit housing developers

and local housing authorities.

6. King County will prioritize projects in jurisdictions that have implemented recommendations of the Regional Affordable Housing Task Force.
7. In order to maximize housing outcomes, this funding should be allocated in ways that leverage or incentivize actions by the host jurisdiction or partners to implement recommendations of the Regional Affordable Housing Task Force.
8. DCHS will work with the King County Council to consider opportunities for strategic, small project acquisitions. Any such acquisition will meet the objectives identified in this document and will be made in conjunction with a qualified nonprofit housing developer or local housing authority.

### **Investment Strategy**

King County will seek nonprofit and partner agency proposed projects that align with the principles and funding considerations outlined above by requesting agency proposed projects that respond to unique opportunities or specific redevelopment goals of local areas. Proposals that leverage other public investments and/or available public property will be strongly encouraged. Specific criteria for agency proposed projects are outlined below.

1. Transit-oriented affordable housing investments will be prioritized in high capacity transit areas, as defined as locations within one-half mile of any Light Rail, RapidRide, Bus Rapid Transit (BRT), Sounder or Sound Transit Express bus station, or a key transfer point for varying transportation modes.
2. TOD funds will be utilized on new construction, acquisition/rehabilitation and/or preservation. King County strongly encourages partnerships between for-profit and nonprofit entities to create as many affordable housing units as possible.
3. TOD funds will support agencies working with municipalities and other local governments to take advantage of publicly owned property and other community assets.

### **Timeline**

Proposed projects will be solicited, submitted and evaluated as part of the standard 2019 annual Housing Finance Program RFP process. DCHS anticipates distributing award notifications in December 2019. Any funds remaining unallocated after the 2019 funding round will be included in succeeding year RFP processes. King County will determine when to issue interfund loans, bond anticipation notes, and bond debt based on King County debt protocols and project need.

### **SECTION 4: Next Steps and Conclusion**

Ensuring a fair geographic distribution of funds ensures the effects of our affordable housing efforts are felt across King County. DCHS will update and solicit feedback from Council in accordance with the proposed Council Engagement Plan to ensure a process of continual

improvement in aligning the priorities of King County. Additionally, funding outcomes will be included in the annual TOD report, transmitted by the Executive in August of each year.