

King County Affordable Housing Committee Meeting Minutes

February 1, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Microsoft Teams (virtual)

Attendance

Members	Present	Alternate Present
Councilmember Claudia Balducci	X	
Don Billen		Thatcher Imboden
Susan Boyd	X	
Alex Brennan	X (partial)	
Jane Broom		
Kelly Coughlin	X	
Councilmember Amy Falcone	X	
Mayor Nigel Herbig	X	
Ryan Makinster		
Sunaree Marshall		
Councilmember Ryan McIrvin		Council President Lindsey Walsh
Councilmember Cathy Moore	X	
Councilmember Teresa Mosqueda		
Mayor Lynne Robinson	X	
Robin Walls		Andrew Calkins
Veronica Shakotko	X	
Maiko Winkler-Chin	X	

Introductions and Agenda Review

- The Chair, Councilmember (CM) Claudia Balducci, welcomed Affordable Housing Committee (AHC or Committee) members in attendance.
- The Chair welcomed new members: Seattle City CM Cathy Moore and King County CM Teresa Mosqueda, returning in a new capacity
- New memberships will be ratified later this year at a Growth Management Planning Council (GMPC) meeting.
- Main topic this meeting is about possible AHC charter amendments. This follows an in-person workshop at Bellevue City Hall where people provided feedback on the proposed charter.
- Goal for next meeting is to bring amendments to the charter to be recommended to the GMPC.
- Today's agenda does not include a report from the Community Partners Table; they will return at a future meeting when they have updates to share.

Action Item: Adoption of November 16, 2023 and January 19, 2024 Meeting Minutes

- The Chair asked for a motion to approve the November 16, 2023 and January 19, 2024 AHC meeting minutes. CM Falcone approved the motion and Mayor Herbig seconded. No oppositions and minutes were approved.

- Member Alex Brennan was not present for the vote.

Affordable Housing Committee Workshop Debrief and Charter Amendment Proposal

- The Chair provided framing remarks:
 - Reminded the group that the AHC was created about five years ago in response to a Regional Affordable Housing Task Force recommendation to have an ongoing place for their recommendations to be overseen and addressed. The AHC is also a subcommittee to the GMPC on matters of housing affordability.
 - In reflection of the past five years, the AHC discussed the current structure of the AHC and what should be changed at the January 19 AHC meeting.
- McCaela Daffern, King County Department of Community and Human Services Regional Affordable Housing Implementation Manager, recapped themes from last month’s in-person workshop, divided into “keep doing,” “start doing,” and “stop doing” categories.

KEEP DOING	START DOING	STOP DOING
<ul style="list-style-type: none"> • work is data-driven • informed by community voices and subject matter experts • collaborative • implement CPPs • attract diverse champions • being a loud voice for affordable housing solutions 	<ul style="list-style-type: none"> • improve dashboard and data • be strategic • research • breakout of housing silo • refine CPP-related work • build political will for change • address emerging issues • adjust membership • improve operations 	<ul style="list-style-type: none"> • five-year action planning • excess content • things we’re not well-structured to do

- McCaela asked members to confirm if this summary accurately captured the AHC’s discussion.
- Kelly Coughlin noted one comment she made at the January 19 meeting that wasn’t covered in McCaela’s summary: the Washington State minimum salary is \$67,500/year now which is causing more people to be above the 30% AMI level and could lead to increased homelessness. This committee should be the place where issues like this get watched. She said this and it did not get recorded in the previous meeting minutes.
- AHC Chair CM Balducci suggested adding to the “start doing” category “anticipate and identify new issues in housing affordability and elevate.”
- Mayor Robinson suggested adding to the dashboard the minimum wage required to not be cost burdened to live in that jurisdiction.
- McCaela Daffern said that housing cost burden isn’t the only metric we should use to determine housing need. Housing cost burden could decrease in King County due to people of lower incomes moving to adjacent counties while still commuting into King County for work. Jesse Warren, King County data analyst, will look into additions to the dashboard to address this.
- McCaela then summarized a proposed core purpose and activities:
 - The AHC of the GMPC is a body that:
 - Serves as a regional advisory body that recommends actions and assesses progress toward implementation of the Countywide Planning Policies (CPPs) Housing Chapter
 - Functions as a point of coordination and accountability for housing-related elements of local comprehensive plans in King County
 - AHC proposed primary activities

- Implement accountability framework established in the CPP Housing Chapter
 - Report data, communicate results, and leverage insights
 - Advise GMPC on amendments to the CPPs and alternative governance structures and/or charter amendments
- McCaela noted outstanding issues on primary activities (differences of opinion on if the AHC should do these things):
 - Technical assistance and model ordinances are not something King County currently thinks it could staff. Need to be clearer about what type of technical assistance the Committee would want and if it's feasible with current staffing structure.
 - Recommendations outside the scope of the CPP Housing Chapter include creating new revenue; state and federal legislative priorities; public education, organizing, advocacy; broad recommending authority to a range of bodies.
- The Chair opened the floor for members to discuss and provide input.
- AHC Chair said that, since the AHC sits under the GMPC, we tend to have the most success on things related to comprehensive planning and land use. Historically, the AHC has tried broadening this scope and found they were not as well structured to do some of these other things (e.g., legislative agendas, etc.).
- No comments on the three proposed primary activities. The Chair interpreted silence as consent
- AHC members then discussed the outstanding issues.
- CP Walsh: There are other organizations that are charged with providing technical assistance and creating model ordinances. However, they can be slow and the model ordinances that are emerging are designed to meet a minimum standard, so there are some gaps of needs not being met. The AHC may not be the structure to take this work on though.
- Chair: Silence as consent. We have not provided technical assistance and model ordinances and we are not planning on expanding our charter to do that work
- Chair: Due to diversity of committee members (elected officials, nonprofits, for profits) we are in different places in levels of comfort around lobbying for new revenue.
- Susan Boyd supports that this is not the group for lobbying for new revenue.
- Mayor Nigel Herbig: If it's not the AHC it needs to be someone else because we need to be talking about the revenue it takes to meet our housing needs.
- Chair: We could collect, compile, and share critical information about housing in King County (i.e., cost of housing, cost burden rates, number of units needed to fulfill housing need). This is all aligned with what we are currently doing with the dashboard.
- Andrew Calkins: Probably does not make sense for lobbying for additional revenue to be a primary Committee activity, but we also have to recognize that land use changes won't address the needs of people earning less than 50% AMI, understand what it will actually take to address these issues and acknowledge we need revenue and resources to solve this problem.
- Chair: Let us come back next meeting with a written proposal.
- Thatcher Imboden: Some advocacy groups have overlap but they are not going to cover everything we are working on. The AHC should make sure we are not missing things by discussing legislative priorities.
- Chair: under the category of "information sharing" we could track legislative session, what other housing related advocacy groups are working on, and identify gaps. We could do this without having our own legislative agenda.

- McCaela Daffern: There are concerns/limitations about government employees and elected officials lobbying.
- Alex Brennan: The AHC has a good mix of people/perspectives that could lend well to thinking through legislative priorities. It is important to think through policies within their political and community context. Members could share strategies with each other on how they conduct public education in their jurisdictions to support certain types of legislation. An initial step could be creating a non-elected caucus to share strategies and information among themselves and have a system for following-up with one another. Members could also present during the meetings.
- Chair: The AHC has a very valuable forum of people and some members might think we have not quite figured out how to take advantage of that.
- Mayor Robinson: As part of information sharing, jurisdictions should be less shy of promoting the good work they do successfully.
- McCaela briefed the Committee on proposed membership:
 - Maintain diverse membership composed of electeds, non-electeds, and subject matter experts.
 - Continue to invite the Community Partners Table to provide insights on AHC work and priorities.
- McCaela identified the following as outstanding issues:
 - Reserving a seat for the City of Bellevue, who is currently a member of Sound Cities Association (SCA)
 - Changes to non-elected subject matter experts
- The Chair then opened the floor for discussion.
- Mayor Robinson: Bellevue is one of two “metro cities” and has their own seat at the GMPC and PSRC. Giving Bellevue their own seat on the AHC is consistent with other policies regionally. Bellevue will continue to caucus with SCA, and it would open up a seat for a smaller city to join SCA.
- Chair: There are population thresholds for PSRC and GMPC membership so, by virtue of cities growing, these memberships continue to grow.
- Maiko Winkler-Chin: Bellevue is one of the largest cities in the State, big economic driver, and may have different perspectives and needs than the rest of the SCA cities.
- The Chair: Clarifying that this is not necessarily about a seat, because they currently have one through SCA, it’s about the independence to take a position as a city rather than a coalition. The Chair will reach out to some key stakeholders to learn more about this issue and return with a proposal for the next meeting.

Briefing: 2024 State Legislative Session Update

- Isaac Horwith, Affordable Housing Planning Program Manager, briefed the Committee on the AHC 2024 State Legislative Priorities and relevant updates from the 2024 state legislative session.
- The AHC’s state legislative priorities fall into three overarching categories:
 1. Preserve and increase supply of affordable housing
 2. Support local jurisdictions in planning for and accommodating housing affordable to households at or below 80% AMI
 3. Increase housing stability for low-income renters
- Isaac then reviewed active bills, as of February 1, 2024, that are most responsive to AHC legislative priorities:

- [HB 2160](#) Promoting community and transit-oriented housing development
- [HB 2219](#) Sales tax exemption for construction and maintenance of affordable housing by nonprofits
- [HB 2329](#) Study on the property and liability coverage for 0-30% AMI housing
- Other active bills of interest:
 - [HB 1245](#) Lot splitting
 - [HB 1892](#) Workforce Housing Accelerator Program
 - [HB 2113](#) Housing development regulation state certification requirement with builder's remedy
 - [HB 2114/SB 5961](#) Rent stabilization
 - [SB 6015](#) Residential parking configurations
 - [SB 6152](#) Measuring the gap between existing housing units and existing housing needs
- Budget and revenue bills
 - Revenue bills
 - [HB 1473/SB 5486](#) Wealth tax
 - [HB 2276/SB 6191](#) New 1% real estate "transfer" tax for \$3M+
 - [SB 5770](#) Property tax reform/3% cap
 - [SB 6136](#) Business and occupation tax on rent
 - Governor's proposed budget
 - "Status Quo+"
 - Specific AHC Legislative Priorities requests not reflected

Briefing: Housing-related Draft Comprehensive Plan Review Update

- Isaac Horwith briefed the Committee on the status of the new housing-focused draft comprehensive plan review program.
- King County AHC team has a new staff person to assist in comprehensive plan review, Skye D'Aquila, and is in the process of hiring another staff person.
- AHC staff anticipate receiving submissions from Seattle, Sammamish, Bellevue, and Maple Valley in Q1 of this year and doesn't expect to bring comment letters to the AHC for approval until May.

Good of the Order, Wrap-up, and What's Next

- Chair: The 2024 Affordable Housing Symposium (1/31/24) in Redmond was incredibly encouraging for the work we are doing.