

# AFFORDABLE HOUSING COMMITTEE

Thursday, June 6, 2024, 2:00-3:30 P.M.

# Agenda

- 2:00 P.M.     **Introductions and Agenda Review**
- 2:10 P.M.     **Action Item: Adopt May 2, 2024 Meeting Minutes**
- 2:15 P.M.     **Briefing: Comprehensive Plan Review Program Update**
- Briefing on new staff, updated Housing-focused Draft Comprehensive Plan Review Program Guide, prioritizing the need for housing affordable to 0-30 percent of area median income (AMI) households, and Housing Interjurisdictional Team peer review pilot
- 2:30 P.M.     **Action Item: Approve Comprehensive Plan Review Comment Letter**
- Briefing on Burien’s draft comprehensive plan alignment with the King County Countywide Planning Policies Housing Chapter
  - Discuss and possibly approve comment letter
- 3:20 P.M.     **Chair’s Report**
- Work Plan update
  - Next meeting: July 23, 2024, 11:30 A.M. – 1:00 P.M.
- 3:30 P.M.     **Adjourn**

# Housing-focused Draft Comprehensive Plan Review Program

Briefing and Program Updates

Reference materials: [Staff Report](#)

**Isaac Horwith**

Affordable Housing Planning Program Manager

King County Dept. of Community & Human Services

# Program Updates | Staffing and Guidance

## Adding capacity

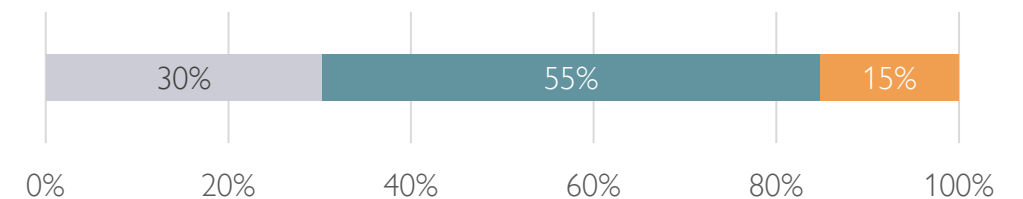
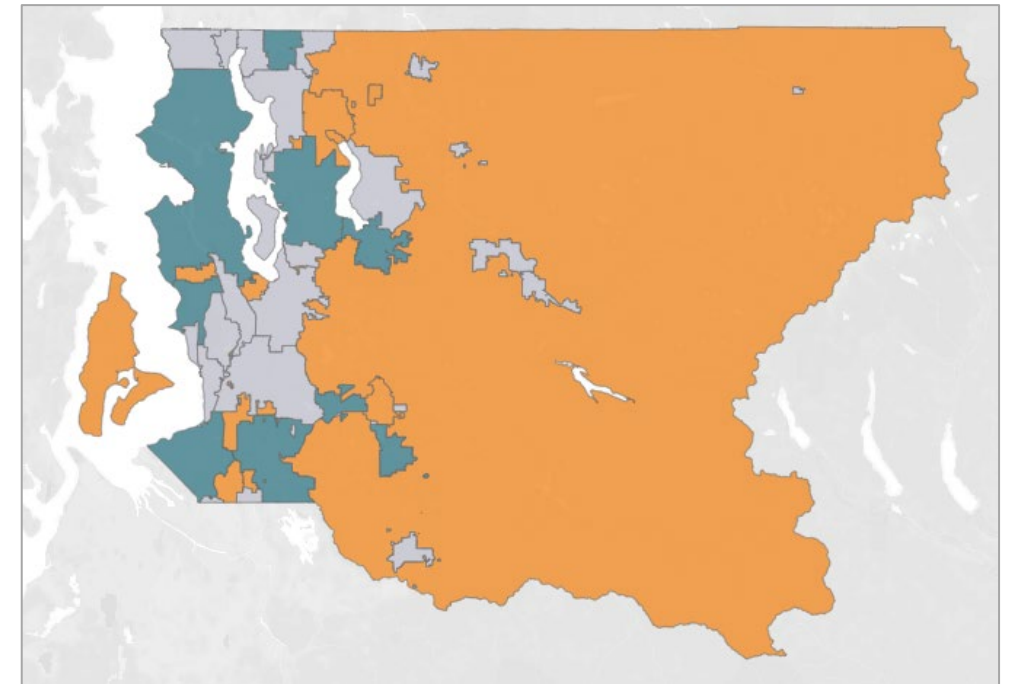
- Team continues to staff up
  - Christoph Strouse, temporary plan review support
  - Cacima Lee, career service general Affordable Housing Committee (AHC) support

## Sharing insights from early plan review

- [Housing-focused Draft Comprehensive Plan Review Program Guide](#) updated
  - Added frequently asked questions and common gaps observed in early plan review

# Program Updates | Submissions and Review Status

- Four plans reviewed
  - Algona, King County, Maple Valley, Redmond
- Nine plans under review
  - Auburn, Bellevue, Black Diamond, Bothell, Burien, Covington, Federal Way, Issaquah, Seattle



Percent of King County Population

■ Not Submitted ■ Under Review ■ Complete

# Spotlight on Common Gaps | Prioritize Housing Needs of 0-30% AMI Households

**Countywide Planning Policies (CPPs) H-2\*** *Prioritize* [emphasis added] the need for housing affordable to households less than or equal to 30 percent AMI (extremely low-income) by implementing tools such as: . . .

**Recommendation to Burien:** Burien should amend its Housing element and the implementation strategies submitted to the AHC to more explicitly demonstrate how its policies and strategies prioritize the housing needs of 0 to 30 percent AMI households to align with CPP H-2. For examples of strategies jurisdictions should use to align with CPP H-2, see the CPP Housing Chapter Technical Appendix.

\*See CPP H-2 on page 41 of the [King County Countywide Planning Policies Housing Chapter](#) for full text

# Program Updates | Housing Interjurisdictional Team (HIJT) Peer Review Pilot

## **AHC staff takeaways**

- Administrative burden coordinating with and identifying peer reviewers
- Bottlenecks caused by review timelines
- Limited jurisdictional staff capacity

## **HIJT member takeaways**

- HIJT members trust AHC staff reviews
- HIJT members have limited capacity
- Puts peer reviewers in politically uncomfortable position
- HIJT members could make themselves available as-needed basis if AHC staff encounter unexpected challenges in a plan.

# Housing-focused Draft Comprehensive Plan Review Program

Burien

Reference materials: [Staff Report](#)

**Isaac Horwith**

Affordable Housing Planning Program Manager  
King County Dept. of Community & Human Services



# Plan Review Process Overview

Staff follow the process outlined in the [Housing-focused Draft Comprehensive Plan Review Guide](#)

## 1. AHC staff provide technical assistance

## 2. Jurisdiction submits materials

- Housing-related components of the draft comprehensive plan
- Draft land use map
- CPP completeness checklist
- Implementation strategies workbook

## 3. AHC review

- AHC staff conduct review
- Jurisdiction staff meet with AHC staff at least twice and review preliminary comment letter
- AHC review and approve comment letter

# Comprehensive Plan Review Standards

Staff used standards established in CPP H-26 and via Growth Management Planning Council Motion 23-2

## 1. **Completeness**

Plan policies and related appendices evidently address all Housing Chapter CPPs

## 2. **Implementation Strategies**

Submission materials include strategies to implement policies addressing Housing Chapter CPPs

## 3. **Meaningful Action**

Policies should be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs

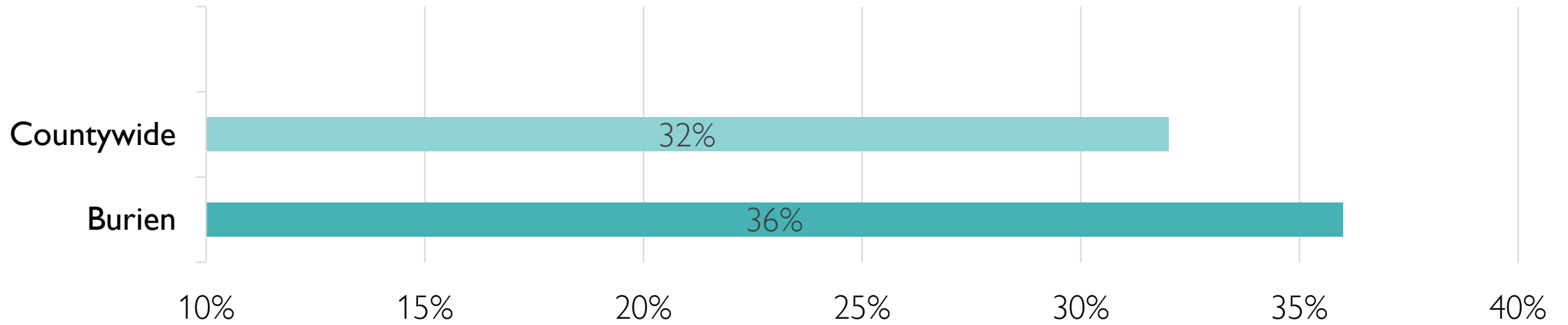
# Overview | Burien

## Key Data Points

- 51,985 people (2.2% of King County)
- \$79,797 median household income (\$106,326 King County AMI)
- Housing stock mostly comprised of single-family (61%) and multifamily homes (34%)
- About 100-200 unhoused people in Burien; the jurisdiction has two shelters that serve only families or women



# Percent Increase in Housing Growth Over Current Housing Supply in Burien and King County, 2019-2044



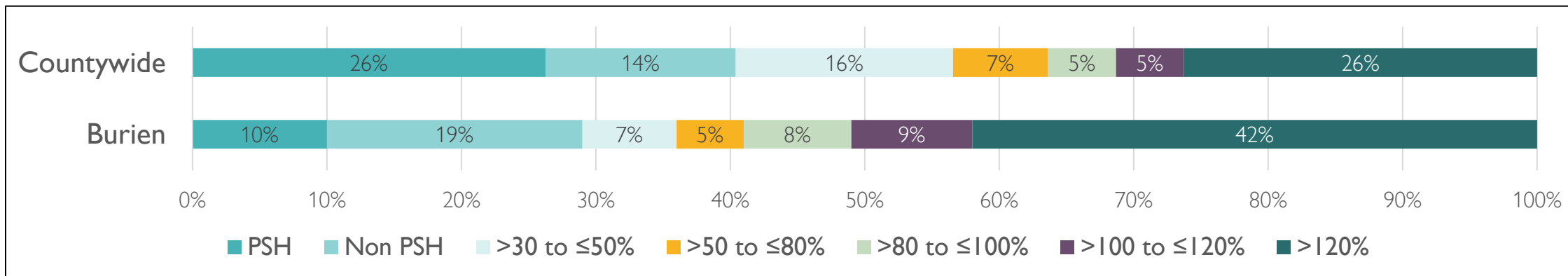
Source: 2021 King County Countywide Planning Policies, Table H-2

# Future Housing Needs | Burien

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## Permanent Housing Needs

	Total	0 to ≤30%		>30 to ≤50%		>50 to ≤80%		>80 to ≤100%		>100 to ≤120%		>120%		Net New Emergency Housing Need
		PSH	Non PSH											
Baseline Supply: 2019	20,785	-	990	3,933	5,442	3,772	2,704	3,944						250
Net New Need: 2019-2044	7,500	759	1,444	524	407	574	650	3,142						1,433
Total Future Need: 2044	28,285	759	2,434	4,457	5,849	4,346	3,354	7,086						1,683



# Other Key Context | Burien

- Draft includes three land use alternatives:
  1. No Action
  2. Neighborhood Centers
  3. Downtown Core
- Affordable Housing Demonstration Program
- Rapid Ride H opened downtown Burien in 2023
- Burien identifies 13 of 15 census tracts as at high risk of displacement
- Recent Ambaum Corridor and Boulevard Park Community Plans

# Draft AHC Feedback | Burien

## Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis (CPP H-3)
3. Address gaps in emergency housing (CPPs H-1, H-4, H-9, H-11, H-12)
4. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14, H-17)
5. Increase housing choice near employment opportunities (CPP H-15)

# CPPs for Recommendation 3 | Burien

- **CPP H-1** Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for . . . emergency housing
- **CPP H-4** Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.
- **CPP H-9** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices . . .
- **CPP H-11** Identify sufficient capacity of land for . . . emergency housing; emergency shelters . . .
- **CPP H-12** Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.



# Draft AHC Feedback | Burien

**Recommendation 3:** To meaningfully plan for and accommodate emergency housing needs consistent with CPP H-1, be responsive to the findings in CPP H-4, and align with CPPs H-9, H-11, and H-12, Burien should demonstrate that its proposed land use and zoning changes provide sufficient capacity for emergency housing, consistent with guidance from the Washington State Department of Commerce. Burien should also provide the AHC with complete and meaningful implementation strategies to address its gap of having no emergency housing designated for single men, youth, and couples. Burien can wait until after comprehensive plan adoption to submit the implementation strategies but must conduct and document the land capacity analysis within the adopted comprehensive plan.



# Discussion