

Memo

To: King County Affordable Housing Committee Members
From: Carson Hartmann, Senior Housing Planner
cc: Housing Interjurisdictional Team
Date: August 30, 2024
Re: Proposal for Timing Issues and Jurisdictions That May Not Submit

Purpose of the September 5 AHC Meeting

At the September 5, 2024 Affordable Housing Committee (AHC or Committee) meeting, the AHC will potentially approve a protocol for plan review letters approved after October 3, 2024 or jurisdictions that may not submit to the AHC's Housing-focused Draft Comprehensive Plan Review Program.

Background

On average, the AHC takes two to three months to review a jurisdiction's submission to the Housing-Focused Draft Comprehensive Plan Review Program and approve a comment letter. Jurisdictions receiving a comment letter in the fall of 2024, specifically after the October 3 AHC meeting, may not find it feasible to incorporate AHC feedback into their comprehensive plans before the state-mandated adoption deadline of December 31, 2024. This could result in jurisdictions having to decide whether to adopt their plan without incorporating AHC feedback or delaying comprehensive plan adoption until 2025. Additionally, AHC staff have not received confirmation from a few jurisdictions of their intent to submit to the plan review program.

AHC staff briefed the AHC on a proposal at the July 23, 2024 and the Growth Management Planning Council on July 24, 2024. The AHC and Growth Management Planning Council did not offer substantive feedback, so the proposal remains unchanged from the one outlined in the July AHC plan review [staff report](#) (see pages 2-3). AHC staff seek Committee approval on the proposal at the September 5 AHC meeting.

Proposal

AHC staff propose the following protocol for submissions going forward:

1. AHC staff will strive to keep the review period as close to two months as possible.
2. AHC letters issued in October through December will acknowledge the challenge in incorporating feedback before the state-mandate adoption deadline of December 31, 2024.
3. AHC staff will encourage jurisdictions to amend plans in 2025 to incorporate AHC feedback if they do not do so in 2024.

If a jurisdiction has stated they intend not to submit to the program, or have not submitted by the November 7, 2024 AHC meeting, AHC staff propose preparing a letter for approval at the December 5, 2024 AHC meeting stating:

1. The AHC cannot conduct a review of the jurisdiction's draft plan because they have not submitted to the plan review program.
2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback.
3. The AHC recommends the jurisdiction submit to the plan review program and incorporate AHC feedback in 2025.