

King County Affordable Housing Committee Meeting Minutes

September 5, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Introductions and Agenda Review

Members	Member Present	Alternates Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	Absent	Kate Brunette Kreuzer, Futurewise
Susan Boyd, Bellwether Housing	Absent	
Jane Broom, Microsoft Philanthropies	Absent	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	X	
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	Absent	Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Thatcher Imboden, Sound Transit	X	
Ryan Makinster, Washington Multi-Family Housing Association	X	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	Absent	Xochitl Maykovich, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine
Renton Councilmember Ryan McIrvn on behalf of Sound Cities Association	X	
Seattle Councilmember Cathy Moore	X	
King County Councilmember Teresa Mosqueda	Absent	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	X	
Robin Walls, King County Housing Authority	Absent	
Veronica Shakotko, Master Builders Association of King and Snohomish Counties	X	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	
	X	Shoreline Councilmember Annette Ademasu on behalf of Sound Cities Association (non-voting alternate)

- Affordable Housing Committee (AHC or Committee) Chair King County Councilmember Balducci welcomed the AHC. She reviewed the agenda for the meeting.
 - Chair Balducci shared that while there was no Community Partners Table briefing, there was a staff report sent out in the packet. AHC Manager McCaela Daffern linked the staff report in the chat.
 - Chair Balducci shared there were five comment letters under review and potential approval today: Seattle, Sammamish, Medina, Kirkland, and Kenmore.
- Chair Balducci welcomed Carson Hartmann who serves in a special duty position as the manager of the plan review program until Isaac Horwith returns from parental leave at the end of the year.
- Chair Balducci confirmed there was quorum.

Action Item: Adopt July 23, 2024 AHC Meeting Minutes

- Bellevue Mayor Robinson moved to adopt the July 23, 2024 meeting minutes.
- Kirkland Councilmember Falcone seconded the motion.
- The Committee unanimously passed the motion to approve the July 23, 2024 meeting minutes.
 - Renton Councilmember Ryan McIrvine arrived late and was not present to vote on the adoption of the minutes. He voted in later AHC motions following his arrival.

Briefing: Comprehensive Plan Review Program Updates

- Chair Balducci invited AHC staff member Carson Hartmann to provide an update on the Housing-focused Draft Comprehensive Plan Review Program.
- Carson shared that:
 - AHC has approved 11 comment letters: Algona, Auburn, Bellevue, Bothell, Burien, Covington, Federal Way, Issaquah, King County, Maple Valley, and Redmond.
 - Thirteen additional plans are under AHC review: Beaux Arts Village, Black Diamond, Enumclaw, Hunts Point, Kenmore, Kirkland, Medina, North Bend, Sammamish, Seattle, SeaTac, Tukwila, and Milton.
 - The AHC is tentatively scheduled to review Beaux Arts Village, Enumclaw, Hunts Point, North Bend, SeaTac, Tukwila, and Des Moines at their October 3 meeting.
- Councilmember McIrvine arrived at the AHC meeting.

Action Item: Approve Comprehensive Plan Review Comment Letters

- Chair Balducci shared there were five letters for review at today's meeting.
- Chair Balducci thanked jurisdictions for participating in the program and working with AHC staff. She shared how impressed she was with the major strides each city took to accommodate households of all incomes in the draft comprehensive plans reviewed.
 - Chair Balducci laid out that the approval process would be identical to last month: staff would provide a briefing on the jurisdiction, followed by an opportunity for jurisdictional representative to comment. After all the briefings, the Committee would move all or as many of the letters as possible, then move letters which have proposed amendments.
 - McCaela shared the Housing-focused Draft Comprehensive Plan Review Staff Report in the Teams chat.
- Chair Balducci invited Carson to begin the briefing.

- Carson presented a quick overview of the Housing-focused Draft Comprehensive Plan Review Program’s process and evaluation plan review standards. Carson reiterated the briefing process Chair Balducci stated earlier.
- Carson presented on the City of Seattle, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Seattle to align with the CPP Housing Chapter goals and policies.
 - Carson noted recommendations two and three for discussion.
 - Recommendation two states that Seattle should increase access to housing in historically exclusive neighborhoods. AHC staff found the City of Seattle’s draft comprehensive plan did not meaningfully repair harms done by historical racially exclusive and discriminatory land use practices to Black, Indigenous, and People of Color (BIPOC) communities. The plan did not set reasonable expectations that historically exclusive neighborhoods would become affordable or accessible to low-income households. Carson cited King County Countywide Planning Policies (CPPs) H-9, H-18(a), and H-20 regarding recommendation two.
 - Carson noted AHC staff drafted and finalized the Seattle letter in July. Letters drafted after July which invoked H-18(a) additionally cited CPP H-22 which required the promotion, implementation, and enforcement of fair housing practices.
 - Carson shared AHC staff found a lack of specificity in Seattle’s plan around increases in density near future light rail stations as well as considerations of upzones along streets that have frequent transit routes. Carson cited CPPs H-16, H-17, and H-18(c) and shared recommendation three for Seattle was to maximize benefits from transit investments by:
 - reevaluating opportunities to increase density around frequent transit investments without exposing a disproportionate number of BIPOC households to pollution, and
 - considering expanding its mandatory housing affordability areas commensurately with the scale of proposed upzones.
- AHC Manager McCaela Daffern shared she recused herself as an AHC staff reviewer as she co-chairs the Seattle Planning Commission. Chair Balducci confirmed McCaela responsibly recused herself.
- Chair Balducci shared the City of Seattle informed her they would not provide comment on the letter. She thanked Seattle staff for participating in the comprehensive plan review process.
- City of Seattle Office of Housing Director Winkler-Chin asked if the final letter would have references to H-22.
 - Carson answered such a reference would require an amendment.
- Chair Balducci opened the floor for discussion.
 - Sound Transit Community Development Director Thatcher Imboden noted the AHC staff reviewed jurisdictions of varying scales in population and capacity. He identified and asked for clarification on the slight nuances in how staff approached the comment letters.
 - Carson shared that AHC staff tracked consistency in comments across each letter and that conversation between AHC and jurisdiction staff the comment letters.

- Carson shared the Bellevue and Seattle letters included an extra introductory paragraph due to the size of the jurisdictions to highlight their roles in the Regional Growth Strategy.
 - Chair Balducci commented the AHC aimed to provide a short number of impactful comments rather than a thorough number of detailed responses to the submissions. She shared the AHC aimed to be consistent in pointing out themes of which CPPs were challenging for jurisdictions to integrate.
 - Futurewise Director of External Affairs Kate Brunette Kreuzer, serving as an alternate to Vice Chair Alex Brennan, shared she would like to introduce an amendment to Seattle’s letter later to include CPP H-22.
 - Carson shared this was possible and could be integrated in the letter.
 - Seattle Councilmember Morales’ Chief of Staff Andra Kranzler shared Councilmember Morales would support the H-22 amendment.
 - Claudia Balducci clarified that as an alternate, Councilmember Morales could not vote as the primary member (Seattle Councilmember Moore) was in attendance. However, she could call into the meeting to voice her support.
 - Seattle Councilmember Moore asked for more clarification on how the strategies suggested in recommendation two would encourage affordable housing in historically exclusive neighborhoods, especially for 0-50 percent and 30-60 percent% of AMI residents.
 - Carson responded that historically exclusive neighborhoods tended to be expensive, and as such, unaffordable to low-income residents. He shared that allowing for more affordable housing on publicly or religiously owned land or targeted upzoning in historically exclusive neighborhoods would create housing which would welcome low-income residents.
 - Councilmember Moore noted recommendation two was not helpful and asked for directed, specific strategies.
 - Alternate Department of Community and Health Services’ Deputy Division Director Xochitl Maykovich, serving on behalf of County Executive Dow Constantine, shared one of the goals of the comment letters was to not be too prescriptive as cities have and want the power to create their own solutions. She shared lower income units need some level of density to scale appropriately.
 - Carson noted the City of Seattle’s land capacity analysis stated that denser buildings with subsidies was a key strategy.
 - Chair Balducci empathized with Councilmember Moore’s frustration in addressing the housing crisis. She encouraged Councilmember Moore to lean on the very expert and knowledgeable planners at the City of Seattle.
 - Councilmember Moore expressed concerns about the assumption that higher levels of density would result in affordable housing, noting it was a flawed analysis. She pointed out the density in Seattle did not lead to affordability. She shared the private market would not create affordability, but rather subsidies such as Mandatory Housing Affordability (MHA) and Multi-Family Tax Exemption would. She shared the Seattle Mayor’s office was considering ending MHA. Councilmember Moore critiqued the assumption that density would allow for trickle-down housing affordability. She appreciated the AHC

attempting to respect the autonomy of each city but critiqued that there wasn't an opportunity to respond to the letter's recommendations.

Councilmember Moore expressed concerns about leaning on church and publicly owned land to develop affordable housing on. She thanked the Committee for the opportunity to vent.

- Bellevue Mayor Robinson shared Bellevue was seeing decreased rent prices due to increased rental housing stock. She shared Bellevue saw a migration of people out of affordable units into units made naturally affordable by increased housing stock. She hoped to see the Regional Affordable Housing Dashboard reflect recent increases in affordable housing. She expressed concerns about high interest rates which put a freeze on affordable housing development.
- Chair Balducci appreciated the substantive discussion. For the sake of time, she moved the meeting along.
- Carson presented on the City of Sammamish, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Sammamish to align with the CPP Housing Chapter goals and policies.
 - Carson noted recommendation four for discussion. AHC staff found Sammamish concentrated affordable housing in the city's town centers. Carson shared AHC staff recommended the City of Sammamish provide opportunities for affordable housing throughout the jurisdiction, rather than just in the city's town centers, citing CPPs H-9, H-18, and H-22.
- Chair Balducci invited City of Sammamish Department of Community Development's Senior Management Analyst Evan Fischer to comment.
 - Evan thanked the AHC review team and provided positive remarks on the plan review experience. He expressed the City of Sammamish's intent to take big steps forward to create robust mixed-use and affordable housing opportunities around transit and town centers. He shared the City of Sammamish intends to work with their City Council to integrate AHC recommendations into their comprehensive plan.
- Chair Balducci shared her appreciation for the City of Sammamish's hard work, vision, and courage.
- Chair Balducci opened the floor for comments or questions. There was no discussion.
- Carson presented on the City of Kirkland, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Kirkland to align with the CPP Housing Chapter goals and policies.
 - Carson shared AHC staff had one recommendation for Kirkland. Carson shared Kirkland did not submit a land capacity analysis and as a result, AHC staff could not determine if the City of Kirkland demonstrated capacity for their allocated housing needs. Carson shared AHC staff recommended the City of Kirkland complete their land capacity analysis to demonstrate capacity for their allocated housing needs, citing CPPs H-1 and H-11.
- Chair Balducci shared the City of Kirkland expressed to her in 2007 or 2008 that they wanted affordable housing to be their top priority. She thanked the City of Kirkland for their leadership.
- Chair Balducci invited City of Kirkland Senior Planner Scott Guter to comment.
 - Scott expressed appreciation working with the AHC review team. He appreciated the constructive dialogue, AHC staff's questions, and their recommendation.
- Kirkland Councilmember Falcone thanked AHC and Kirkland staff for their hard work.

- Skye D’Aquila presented on the City of Medina, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Medina to align with the CPP Housing Chapter goals and policies.
 - Skye shared the City of Medina didn’t have income restricted housing and did not provide strategies to demonstrate sufficient land capacity or remove significant barriers to providing housing to households making less than 80 percent of AMI. Skye shared recommendation seven suggested Medina plan for and prioritize income-restricted housing and to implement inclusionary housing where appropriate. Skye cited CPPs H-4, H-10, H-12, H-13, H-14, and H-18(c).
- Chair Balducci invited Dane Jepsen, a consultant at LDC working with the City of Medina on their comprehensive plan, to comment.
 - Dane thanked the AHC. He shared he is aware of the weight of the recommendations and would bring them to the Medina City Council.
- Chair Balducci appreciated the City of Medina taking on the challenge of producing a draft comprehensive plan despite their staff turnover and limited resources.
- Chair Balducci opened the floor for comments. There was no discussion.
- Skye presented on Kenmore, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Kenmore to align with the CPP Housing Chapter goals and policies.
 - Skye shared AHC staff recommended the City of Kenmore plan for and accommodate their allocated housing needs. AHC staff found Kenmore’s draft plan would likely meet their housing needs. However, there was no policy that explicitly committed the City to accommodate permanent supportive and emergency housing types. The City also needed to complete a land capacity analysis to demonstrate they had sufficient capacity for its allocated housing needs. Skye cited CPPs H-1 and H-11.
- Chair Balducci invited City of Kenmore Principal Planner Todd Hall to comment.
 - Todd Hall appreciated the process and feedback and shared the City of Kenmore had already integrated each of the recommendations proposed by AHC staff into their draft comprehensive plan.
- Chair Balducci opened the floor for comments. There was no discussion.
- Chair Balducci requested a motion to approve the letters for Sammamish, Kirkland, Medina, and Kenmore.
 - Councilmember Falcone moved to approve the letters as a package.
 - Sound Cities Association Alternate Issaquah Council President Walsh seconded the motion to approve the letters as a package.
 - Chair Balducci opened the floor for discussion. There was no discussion.
 - The motion passed unanimously.
- Chair Balducci requested a motion to approve the letter for Seattle.
 - Councilmember Falcone moved.
 - Council President Walsh seconded.
 - Director Brunette Kreuzer moved to propose an amendment to add CPP H-22 to the list of CPPs on recommendation two to match the recommendations for City of Sammamish and the City of Kenmore.
 - Xochitl seconded the amendment.
 - Xochitl proposed some language for the amendment.
 - The letter text read: “CPP H-9 requires jurisdictions adopt intentional, targeted actions that repair harms to Black, Indigenous, and other people of

color (BIPOC) households from identified past and current racially exclusive and discriminatory land use and housing practices. CPP H-18(a) requires all jurisdictions to adopt inclusive planning tools and policies that increase the ability of all residents in jurisdictions throughout King County to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity. Finally, CPP H-20 requires jurisdictions adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice."

- Xochitl proposed adding to the end of the text "H-22 requires jurisdictions to implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice."
- Additionally, the letter text box read: "Recommendation 2: To align with CPPs H-9, H-18, H-20, and Seattle's proposed growth strategy policy 1.2, Seattle should plan for and accommodate housing types affordable to 0 to 50 percent AMI households in all neighborhoods in Seattle. Seattle does not necessarily need to propose a Neighborhood or Urban Center in each of the neighborhoods listed in the AHC's findings above, but does need to demonstrate how it will provide opportunities for 0 to 50 percent AMI households in each neighborhood. Some strategies Seattle could employ to increase access to historically exclusive areas include, but are not limited to: proactively pursuing affordable housing on publicly-owned properties or properties owned by faith organizations or funding more deeply affordable housing projects that would be feasible in the Urban Neighborhood areas. Seattle should ensure code changes to implement this recommendation provide feasible opportunities for the development of affordable housing."
 - Xochitl proposed adding "H-22" to the list of CPPs.
 - The AHC voted on the amendment. The AHC passed the amendment unanimously.
 - Chair Balducci opened the floor for discussion. There was no discussion.
 - The AHC voted on Seattle's letter. The AHC passed the motion unanimously.
 - Director Winkler-Chin abstained.

Action Item: Approve Timing Issues with Submittals

- Chair Balducci shared the AHC has approved plans for jurisdictions home to 75 percent of King County's population.
- Chair Balducci reminded the AHC of the staff briefing during the July AHC meeting in which AHC staff proposed protocol for jurisdictions struggling to submit in time.
 - For late submissions, AHC staff proposed they would encourage jurisdictions to amend their draft comprehensive plans in 2025.
 - For jurisdictions which didn't submit by the end of the year, AHC staff proposed to issue a letter to the jurisdiction that their plan cannot be found in alignment until they submit to the AHC, and recommend the jurisdiction submit and incorporate AHC feedback in 2025.

- Chair Balducci shared the AHC and Growth Management Planning Council did not express concerns or provide substantive feedback on the proposed protocol.
- Xochitl moved to approve the proposed timing issues protocol.
- Mayor Robinson seconded.
- The vote passed unanimously.

Chair's Report

- Chair Balducci reminded the Committee that the next AHC meeting will be on October 3, 2024 from 2:00 p.m. - 3:30 p.m.
- Chair Balducci set out a tentative AHC meeting schedule of comprehensive plan review draft letters, a presentation on growth target reconciliation, and the draft 2025 state legislative priorities.