

AFFORDABLE HOUSING COMMITTEE

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

Housing-focused Draft Comprehensive Plan Review Program

Program Updates and Draft Comment Letter Review

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Plan Review Status

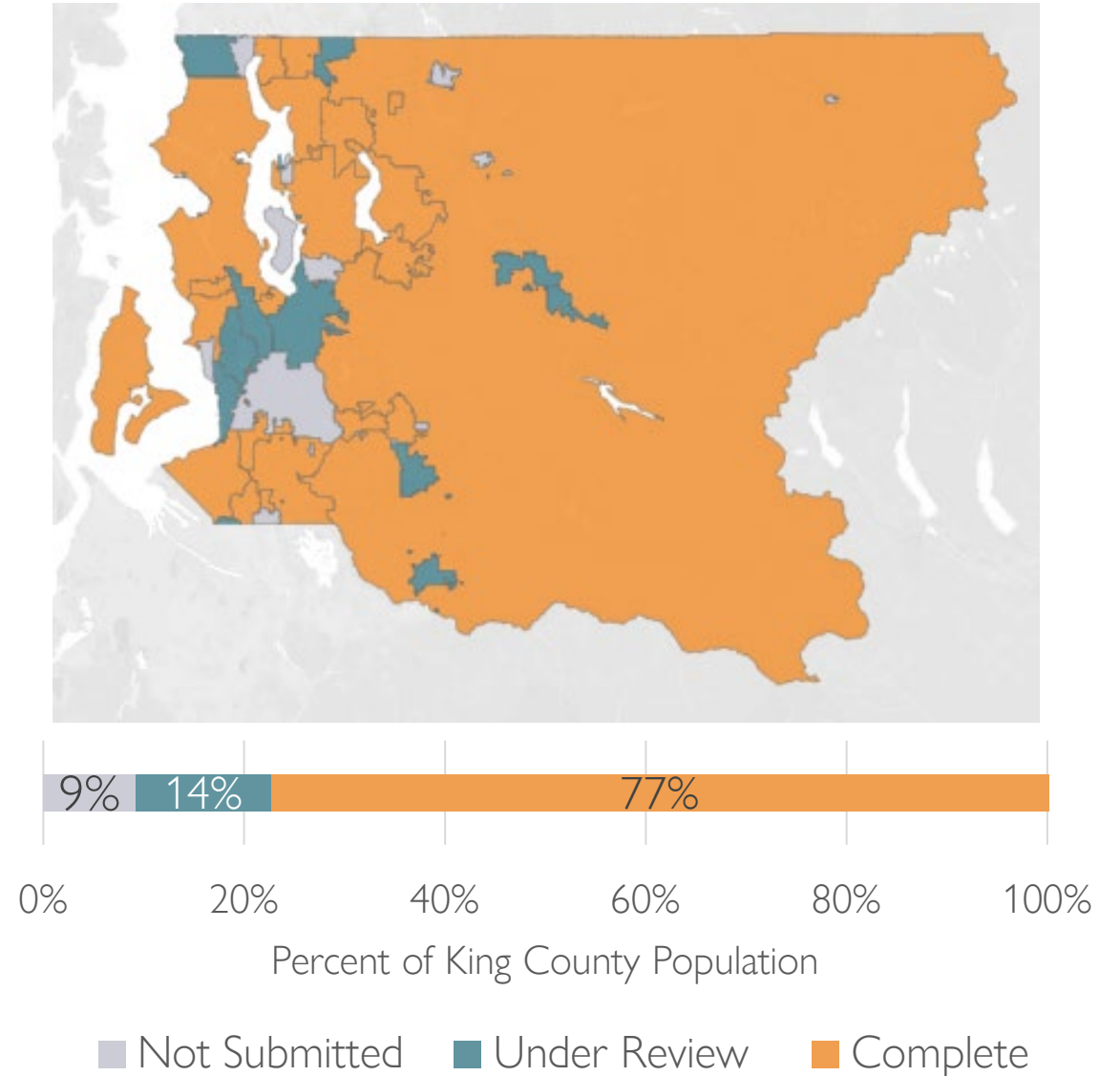
Reviewed

1. Algona
2. Auburn
3. Bellevue
4. Bothell
5. Burien
6. Covington
7. Federal Way
8. Issaquah
9. King County
10. Maple Valley
11. Redmond
12. Kenmore
13. Kirkland
14. Medina
15. Sammamish
16. Seattle

Under Review

1. Beaux Arts Village
2. Black Diamond
3. Enumclaw
4. Hunts Point
5. Milton
6. North Bend
7. Renton
8. SeaTac
9. Tukwila
10. Shoreline
11. Snoqualmie
12. Woodinville

Plan Review Submission Status in King County



Plan Review Process Overview

1 Jurisdiction Prepares

- Optional pre-submission meeting(s) with Affordable Housing Committee (AHC) staff
- [Housing-focused Draft Comprehensive Plan Review Guide](#) provides additional information

2 Jurisdiction Submits

- Housing-related components of draft comprehensive plan
- Draft land use map
- Countywide Planning Policies (CPP) completeness checklist
- Implementation strategies workbook

3 AHC Reviews

- Multiple touchpoints with jurisdiction staff
- See next slide for plan review standards

Comprehensive Plan Review Standards

AHC Staff used standards established in CPP H-26 and via GMPC Motion 23-2

Completeness

- Plan policies and related appendices evidently address all Housing Chapter CPPs

Implementation Strategies

- Submission materials include strategies to implement policies addressing Housing Chapter CPPs

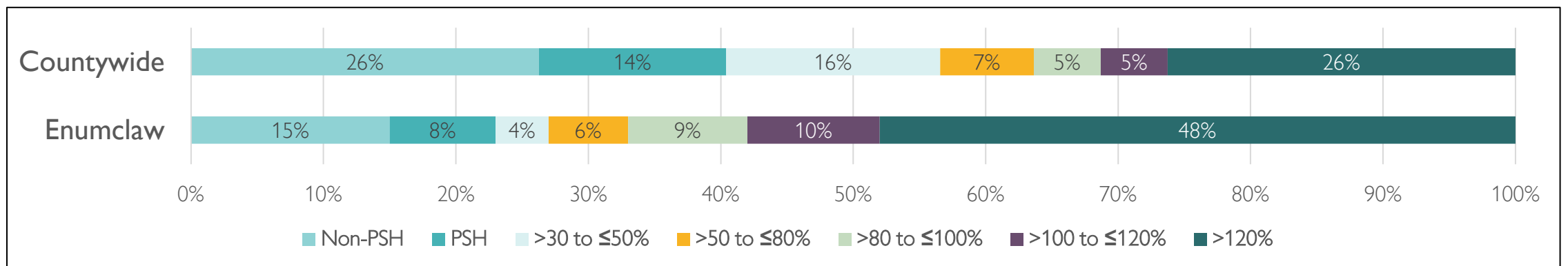
Meaningful Action

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

Overview | Enumclaw

Key Data Points

- 13,350 people (<1% of county) | \$110,789 median household income
- 40% of renters are cost-burdened, with lower-income households and renters under age 35 most burdened
- Enumclaw is outside the contiguous Urban Growth Area and not subject to middle housing requirements enacted with 2023 House Bill 1110



Strengths | Enumclaw

Strong areas of CPP alignment

- Thoughtful racially disparate impact analysis identifies multiple, specific strategies Enumclaw could adopt to address racial disparities in cost burden and homeownership (CPP H-5)
- Commitments to mitigate displacement, particularly in mobile home parks in Enumclaw (CPP H-21)

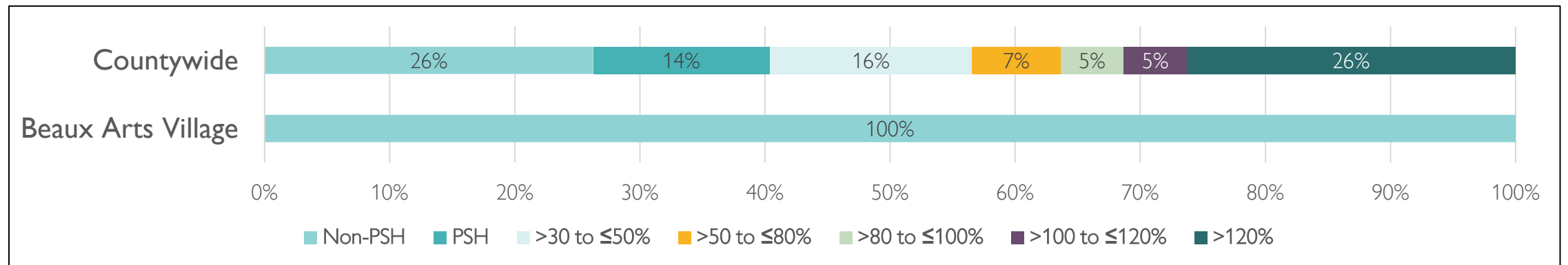
Recommendations | Enumclaw

1. **Adopt intentional, targeted actions to repair harm and address racially disparate impacts (CPPs H-9, H-19, H-20)**
2. Adopt policies and strategies that increase the supply of income-restricted housing, fill gaps in policy effectiveness, and remove cost barriers to affordability (CPPs H-4, H-10, H-12, H-13)

Overview | Beaux Arts Village

Key Data Points

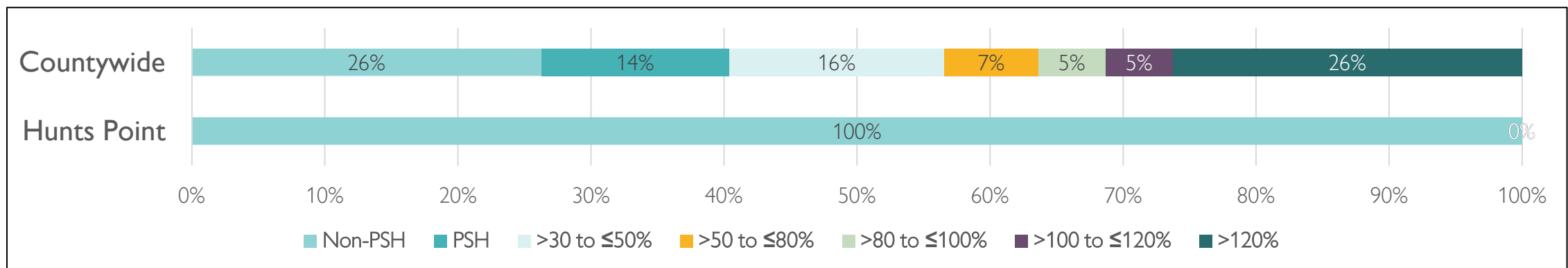
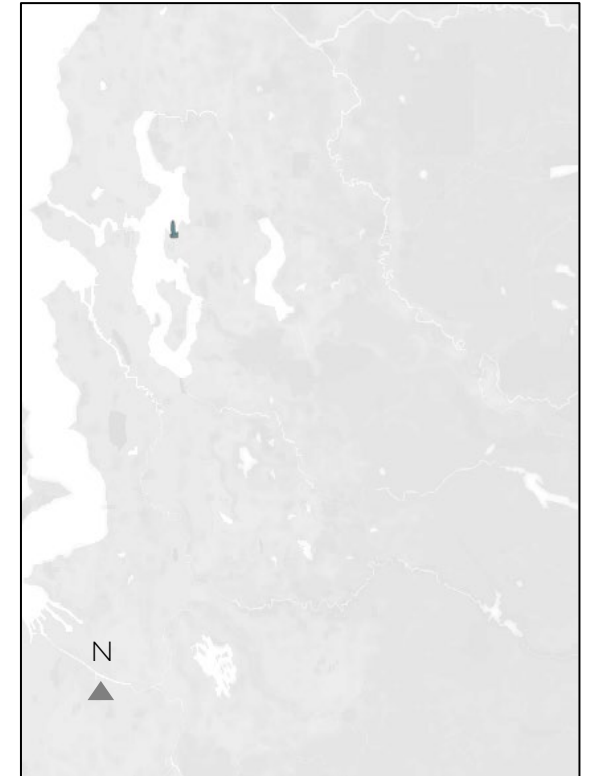
- 315 people (<1% of county) | >\$250,000 median household income
- In 2023, the median property value was \$2.46 million
- All residential land is zoned single-family and requires a minimum lot size of 10,000 square feet



Overview | Hunts Point

Key Data Points

- 460 people (<1% of county) | >\$250,000 median household income
- In 2023, the median property value was \$5.98 million
- All residential land is zoned single-family and requires minimum lot sizes ranging from 12,000-40,000 square feet



Strengths | Beaux Arts Village & Hunts Point

Strong areas of CPP alignment

- Ongoing membership and contributions to A Regional Coalition for Housing (CPP H-6)

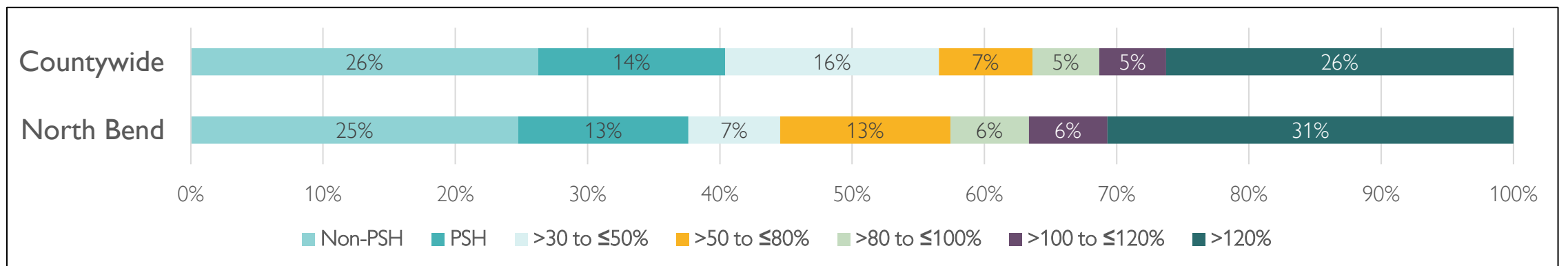
Recommendations | Beaux Arts Village & Hunts Point

1. Demonstrate sufficient land capacity (CPPs H-1, H-11)
- 2. Meaningfully plan for and accommodate allocated housing needs and prioritize extremely low-income households (CPPs H-1, H-2)**
3. Increase supply of income-restricted housing and diversify housing types (CPPs H-10, H-13, H-14, H-18)
4. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
5. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-5, H-9)
6. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)

Overview | North Bend

Key Data Points

- 8,260 people (<1% of county) | \$171,078 median household income
- About 91% of households with a disability status in North Bend are extremely low-income



Sources: ACS 5-year estimates 2017-2021; OFM 1-year estimates 2023; North Bend Housing Element

Strengths | North Bend

Strong areas of CPP alignment

- Request for proposal currently open for an organization/entity/consortium to develop and manage long-term income-restricted rental units on a half-acre, publicly-owned parcel downtown (CPPs H-1, H-10, H-14)

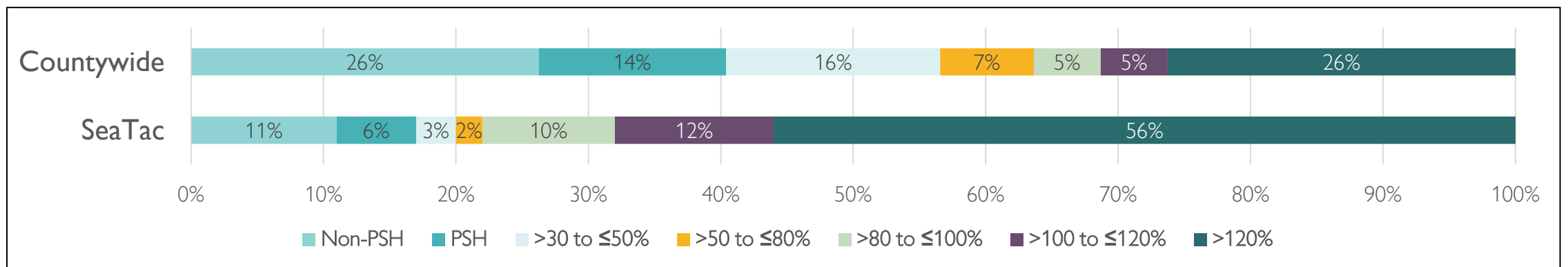
Recommendations | North Bend

1. **Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)**
2. Complete the housing inventory and analysis (CPP H-3)
3. Identify sufficient capacity of land for emergency housing needs (CPPs H-1, H-11)

Overview | SeaTac

Key Data Points

- 32,710 people (1.4% of county) | \$79,433 median household income
- 48% of renter households are cost burdened, compared to 28% of homeowners
- 1,134 new multifamily housing units built since 2012, with 1,650 units in development



Strengths | SeaTac

Strong areas of CPP alignment

- Expanding housing density near high-capacity transit areas (CPPs H-16, H-17)
- Policies support a diverse range of housing types and densities within newly designated Neighborhood Residential zones (CPP H-18)
- Strong racially disparate impact analysis (CPP H-5) and intentional targeted actions (CPP H-9)
- SeaTac submitted 131 meaningful implementation strategies (CPP H-26)

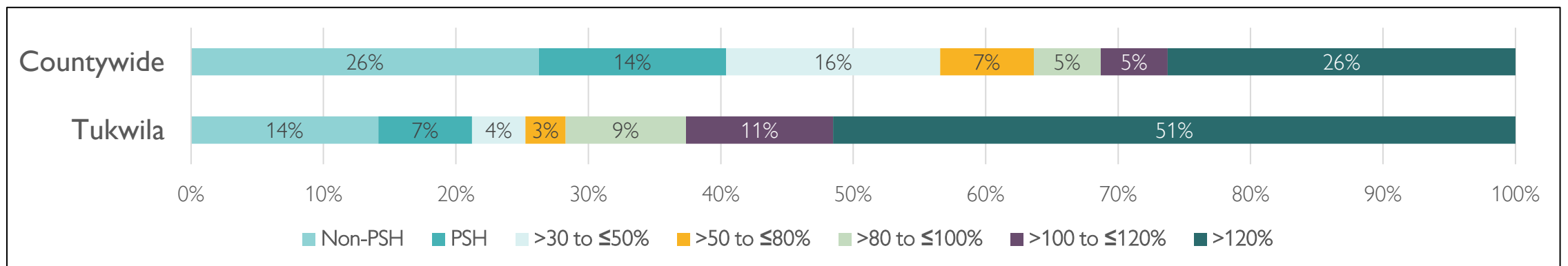
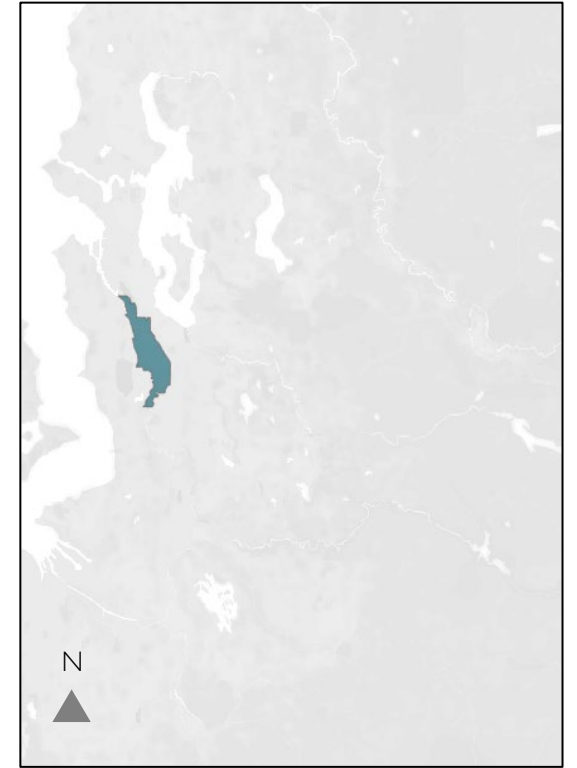
Recommendations | SeaTac

- I. **Complete the housing inventory and analysis (CPP H-3)**

Overview | Tukwila

Key Data Points

- 22,930 people (1% of county) | \$76,331 median household income
- 49% of renters are cost burdened and are disproportionately Black, Indigenous, or a People of Color and lower-income
- Sound Transit Link light rail station at International Boulevard, Metro RapidRide bus stops, and Sounder heavy rail commuter rail station



Strengths | Tukwila

Strong areas of CPP alignment

- Land capacity analysis provides a detailed review of existing housing stock, land availability, and potential for future development (CPPs H-1, H-11)
- Prioritization of economic development and job creation in areas designated for mixed-use development. (CPP H-15)

Recommendations | Tukwila

1. Plan for and accommodate housing needs (CPP H-1)
2. Identify sufficient capacity of land for emergency housing needs (CPPs H-1, H-11)
3. Prioritize extremely low-income households (CPP H-2)
4. Complete the housing inventory and analysis (CPP H-3)
5. Identify and address gaps in policies to meet the jurisdiction's housing needs (CPPs H-4, H-12, H-13)
6. Prioritize the use of local and regional resources for income-restricted housing (CPP H-14)
7. **Prioritize affordable housing near employment and transit centers while mitigating displacement (CPPs H-16, H-17, H-21, H-23)**



Discussion

Housing Growth Target Reconciliation

Briefing

Reference materials: [Staff Report](#)

Rebecca Maskin

Demographic Planner, GMPC Staff

King County Office of Performance, Strategy, and Budget

Briefing Outline

- Background and reconciliation request status
- GMPC guiding principles for reconciliation
- Reconciliation and housing need
- GMPC feedback on reconciliation requests
- What's next and discussion

Background and Reconciliation Requests

- Growth targets are used as a plan's growth assumptions (CPP DP-14)
- A reconciliation process would align adopted growth targets in the CPPs and growth assumptions used in 2024 comprehensive plans (CPP DP-13c)
- VISION 2050 directs countywide planning groups to develop processes to reconcile discrepancies between comprehensive plans and the CPPs (RGS-Action-9)
- King County has not run this process before
- Two cities are requesting reconciliation
- Requests to be evaluated against GMPC's guiding principles for reconciliation

Reconciliation Requests

City	Adopted Target	Requested Target	Difference
Snoqualmie	1,500	719	-781
Carnation	799	350	-449

GMPC Guiding Principles for Reconciliation

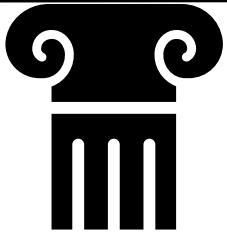
Guiding Principles

- 1 Reconciliation/amendments may be pursued when **significant changes to the planning framework or local circumstances that could not have been anticipated** have occurred since target adoption.
- 2 Reconciliation/amendments may be allowed where adherence to the adopted targets creates a **conflict with other Growth Management Act goals** (e.g., environmental issues, infrastructure to serve growth).
- 3 **Jurisdictions are responsible for demonstrating need**, consistent with the threshold and principles for reconciliation, for the requested target change.
- 4 Jurisdictions should **directly request reconciliation** or amendment of their target.
- 5 Amended targets must **further King County's alignment with the Regional Growth Strategy and protect the integrity of the growth target setting** process.
- 6 GMPC staff will **coordinate with PSRC and Commerce** to minimize any risk to plan certification.
- 7 Growth targets should only be redistributed when **countywide housing needs are addressed**.
- 8 Reconciliation **should limit impacts to jurisdictions** not requesting amended targets.

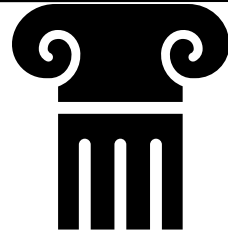
Growth Target Reconciliation and housing need

Growth targets and housing need are interrelated

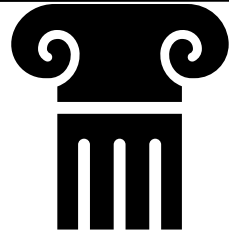
Growth Targets-Housing Need Relationship



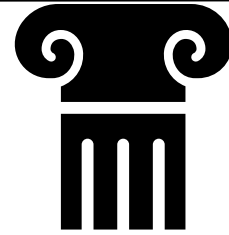
Growth Target
= Total Housing
Need



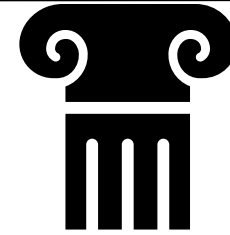
Determine
Countywide
Housing Need
First



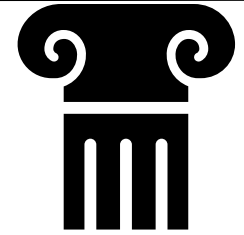
Meet
Commerce's
Minimum
Standards



AHC Housing
Need Equity
Principles



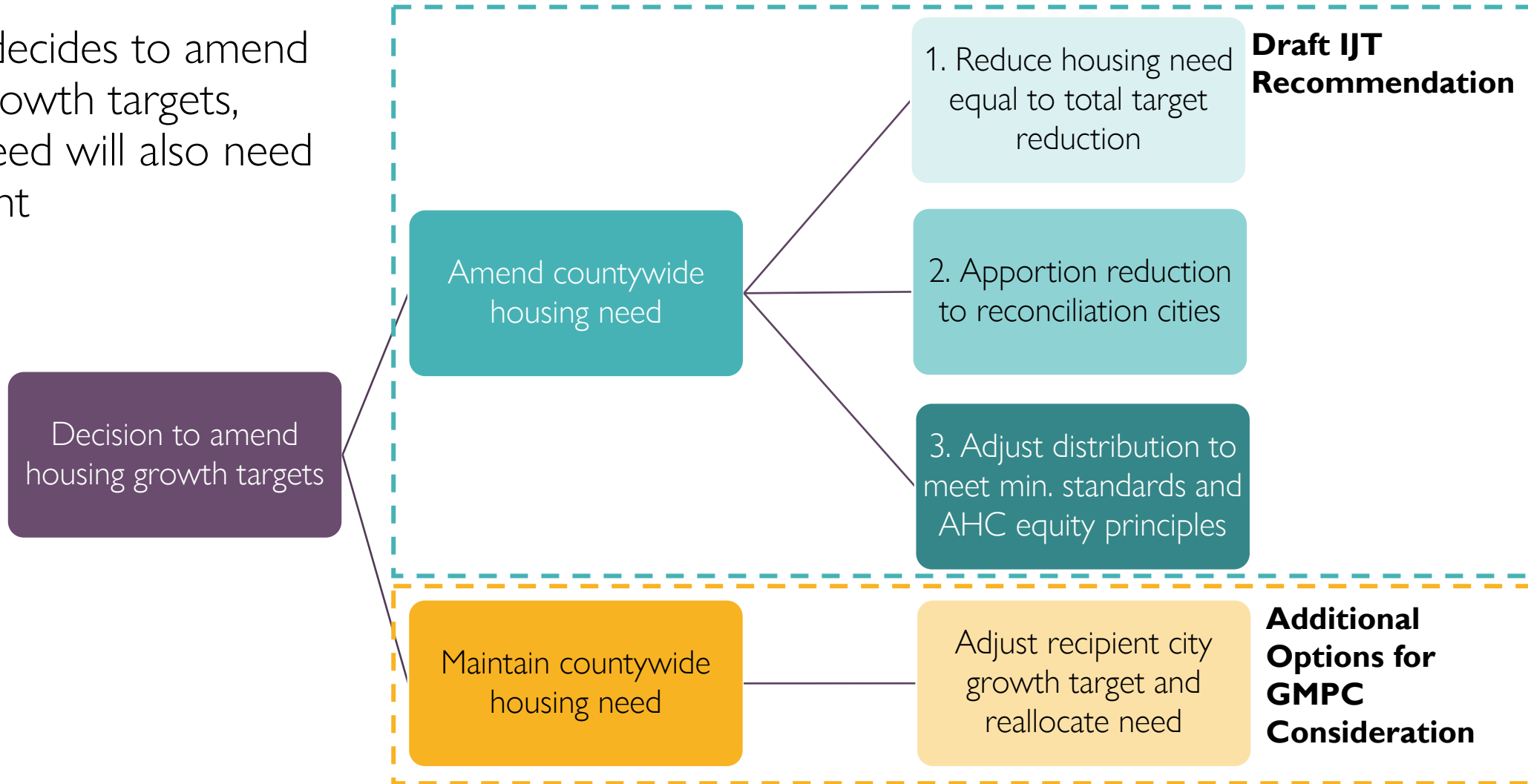
Update
Growth Targets
and
Housing Need
(CPP DP-13a)



Consistency
between
Comprehensive
Plans and CPPs

Amending Housing Need with reconciled Housing Growth Targets

If GMPC decides to amend housing growth targets, housing need will also need amendment



GMPC Feedback on Reconciliation Requests

Support for amending targets and housing need given:

- Changed policy framework
- Alignment with Regional Growth Strategy
- Scale of requests
- Adjustment methods support the growth targets-housing need relationship and maintain commitment to planning for greatest need
- Motion construction to avoid setting precedent

Concerns about:

- Reducing countywide housing growth and need amid housing crisis
- Negative precedent setting, local motivation for requests
- Affecting jurisdictions that are already planning for existing targets and need, not seeking reconciliation

What's Next

- Share additional context and reconciliation options that maintain countywide growth and need level with GMPC at October meeting
 - Include AHC feedback
- Seek GMPC direction on reconciliation requests and accommodating need, timing
- If action is taken, it will likely require an additional GMPC meeting in 2024 or take place in early 2025