

# **AFFORDABLE HOUSING COMMITTEE**

Thursday, November 7, 2024, 2:00 P.M.-3:30 P.M.

# Draft Comprehensive Plan Review Comment Letters

Briefings

Reference materials: [Staff Report](#)

**Carson Hartmann**

Senior Housing Planner

King County Dept. of Community and Human Services

# Plan Review Status

## Under Review

*November 7, 2024*

1. Des Moines
2. Milton
3. Shoreline
4. Woodinville

*December 5, 2024*

5. Renton
6. Clyde Hill
7. Newcastle

*Early 2025*

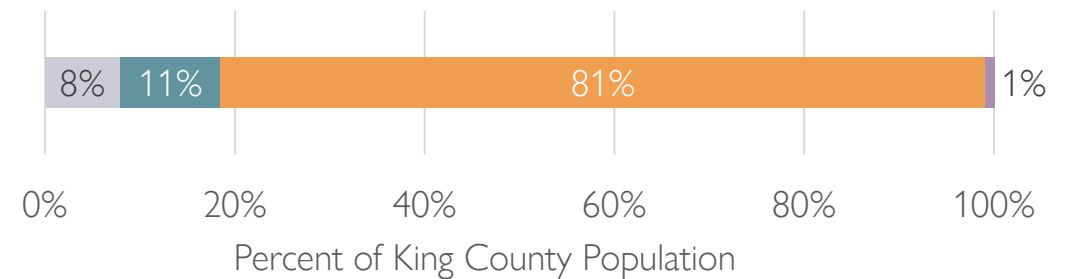
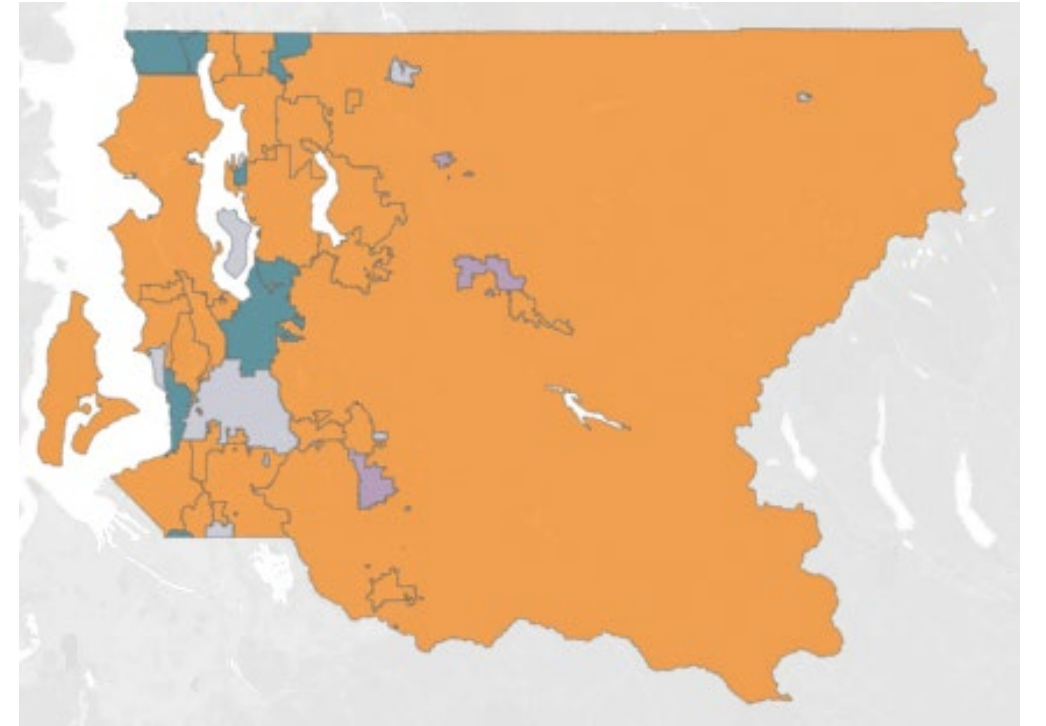
8. Lake Forest Park

## Deferred

1. Black Diamond
2. Snoqualmie
3. Carnation

## Not Submitted

1. Duvall
2. Kent
3. Mercer Island
4. Normandy Park
5. Pacific
6. Skykomish
7. Yarrow Point



■ Not Submitted ■ Under Review ■ Complete ■ Deferred

# 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

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

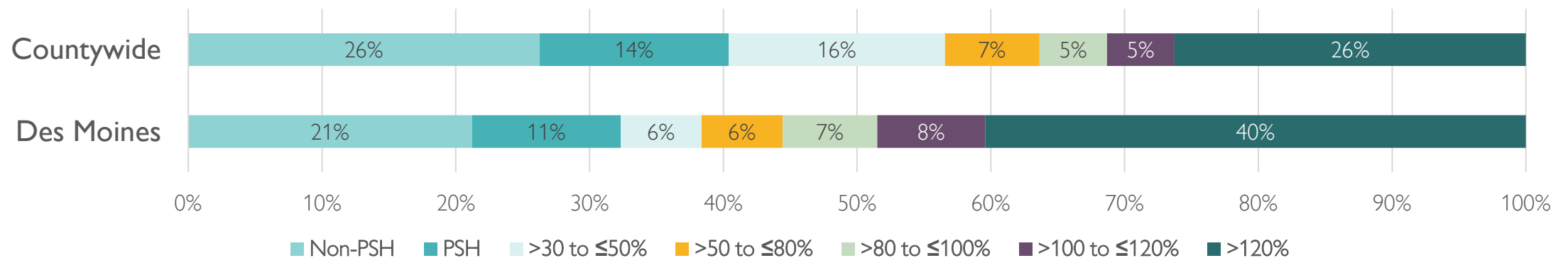
- Policies should be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs

# Briefing Process

- Staff will brief the AHC on draft letters for Des Moines, Milton, Shoreline, Woodinville
- After each briefing:
  - Jurisdictional staff have option to speak
  - AHC members discuss
- After all briefings, AHC members will possibly approve letters
  - AHC members will possibly propose amendments to letters

# Overview | Des Moines

- 31,988 people (1.4% of county) | \$142,500 median household income
- 50% of Des Moines' population identify as White with the Black, Indigenous, and People of Color (BIPOC) population growing faster than the population overall
- Between 2010 and 2020, Des Moines' median household income increased 18% while the median rent increased 56%
- The Kent Des Moines light rail station on the Federal Way Link Extension will open in 2026, connecting riders to Highline College



# Strengths | Des Moines

1. Des Moines' draft plan shows a strong commitment to collaboration with diverse partners and populations most disproportionately impacted by housing cost burden, which aligns with CPPs H-6 and H-8
2. Des Moines' draft plan, including its Housing, Land Use, and the Healthy Des Moines Elements, demonstrates a meaningful effort to address CPP H-25, which requires planning for healthy and sustainable communities

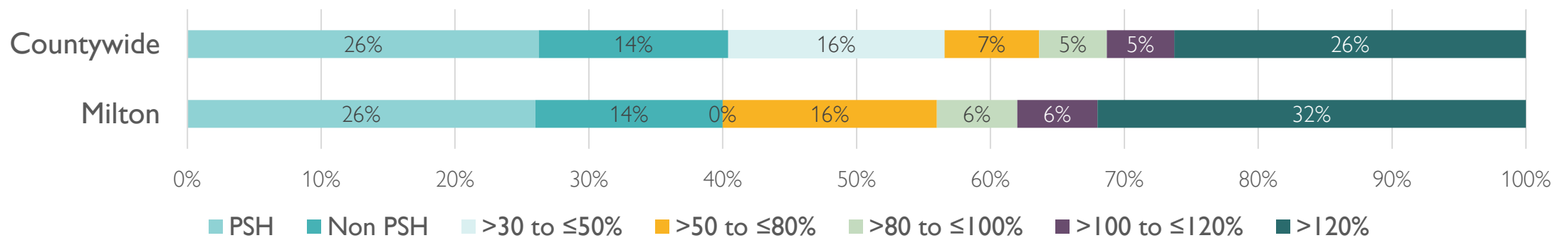


# Recommendation | Des Moines

1. Identify sufficient land capacity for permanent and emergency housing needs (CPPs H-1, H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPPs H-3, H-4, H-20)
4. **Complete a racially disparate impact analysis and adopt intentional, targeted actions to repair harms (CPPs H-5, H-9)**
5. Support the development and preservation of income-restricted affordable housing within walking distance to planned and existing high-capacity and frequent transit (CPPs H-16, H-17)
6. Provide more detailed implementation strategies policies for CPPs requiring implementation or adoption (CPPs H-10, H-12, H-13, H-21, H-27)

# Overview | Milton

- 8,693 people (<1% of county) | \$90,372 median household income
- Mostly situated in Peirce County, with part in King County
- While predominantly White, Milton became more racially diverse 2010-2022
- High rates of housing cost burden citywide, with higher rates for BIPOC



# Strengths | Milton

1. Milton plans to provide financial assistance, fee waivers, and other incentives to homeowners who construct an accessory dwelling unit and rent it to households earning less than 50% of area median income (AMI), which will contribute to income-restricted housing throughout low-density residential zones (CPPs H-10, H-18)
2. Thorough racially disparate impact analysis sets reasonable expectations that many of the proposed policies and strategies will meaningfully address identified racial disparities (CPP H-5)

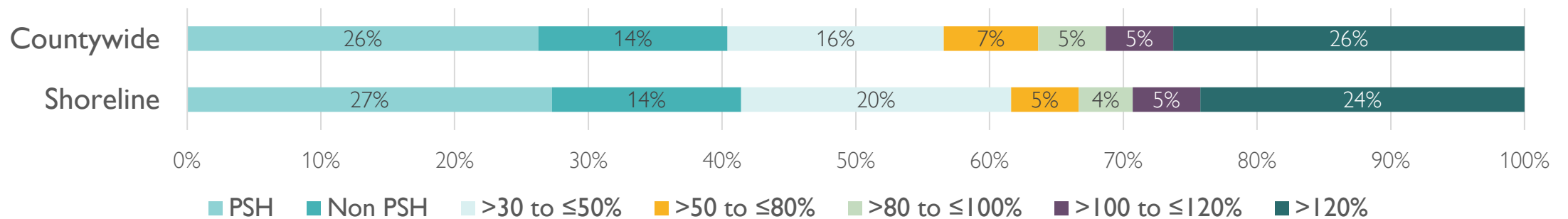
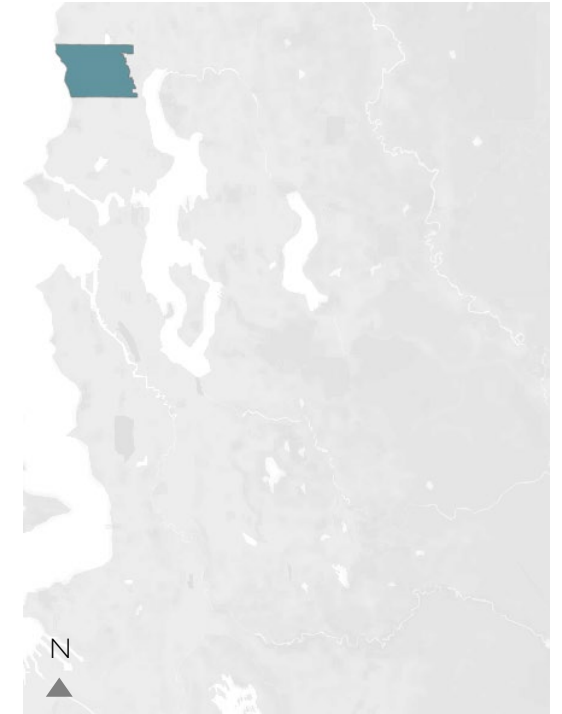
# Recommendations | Milton

## Recommendations

- 1. Prioritize extremely low-income households (CPP H-2)**
2. Complete the housing inventory and analysis (CPP H-3)
3. Clarify community engagement findings (CPP H-8)

# Overview | Shoreline

- 61,353 people (2.7% of county) | \$106,184 median household income
- 76% of Shoreline homeowners are White, although just 64% of residents are White, illustrating the racial disparities in homeownership
- Shoreline had a high number of racially restrictive covenants
- In 2024, two light rail stations in Shoreline opened at 148<sup>th</sup> and 185<sup>th</sup> streets



# Strengths | Shoreline

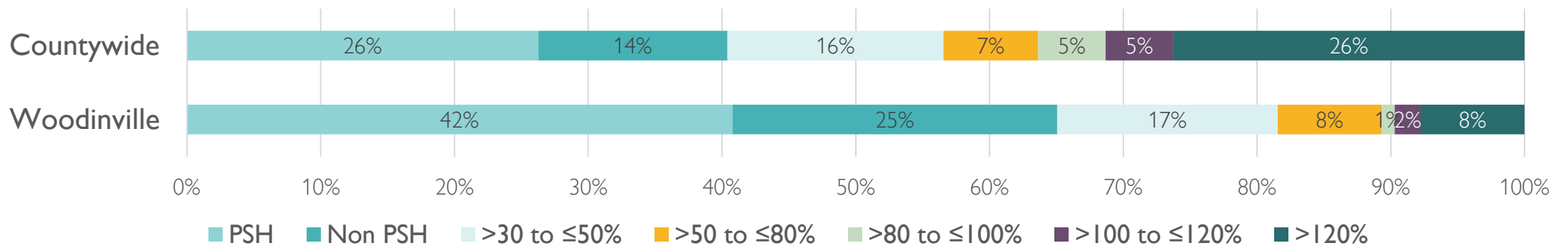
1. Racial Equity Analysis thoroughly documents the history of racially exclusive and discriminatory land use and housing practices (CPP H-5)
2. Intentional, targeted actions including inclusionary zoning policies, increased zoned capacity, commitments to inclusive community engagement, and rental assistance to repair harm to BIPOC communities from past and current racially exclusive and discriminatory land use and housing practices (CPP H-9)
3. Draft plan includes policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing and overcome cost barriers to housing affordability (CPPs H-10, H-13)
4. Housing element goals and policies outline a framework for meaningfully expanding the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments (CPP H-16)

# Recommendations | Shoreline

1. **Prioritize extremely low-income housing (CPPs H-1, H-2)**
2. Complete the housing inventory and analysis (CPP H-3)

# Overview | Woodinville

- 13,718 people (<1% of county) | \$142,500 median household income
- About 81% of residents are White alone, compared to 56% countywide
- Renters are much more likely to be cost burdened than owners
- About 98% of Woodinville jobs are held by non-residents





# Strengths | Woodinville

1. Membership and contributions to A Regional Coalition for Housing increases subregional collaboration, partnership, and prioritizes resources for income-restricted housing (CPPs H-6, H-7, H-14)
2. Draft Housing Element policy H-10.1 commits Woodinville to adopt inclusionary housing provisions in areas where development capacity increases are adopted in existing and/or new multifamily and mixed-use zoning districts (CPPs H-10, H-18, H-21)

# Recommendations | Woodinville

1. Complete the housing inventory and analysis (CPP H-3)
2. Include community engagement findings in the comprehensive plan (CPP H-8)
- 3. Increase housing options for 0-80% AMI households in Residential zones (CPPs H-9, H-18, H-22)**
4. Plan for residential neighborhoods that protect and promote the health and well-being of residents (CPP H-25)

# Draft 2025 AHC State Legislative Priorities

Reference material: [Staff Report](#)

**McCaela Daffern**

Affordable Housing Committee Manager

King County Dept. of Community and Human Services

# Priorities Development Approach

The draft priorities:

- Are informed by Housing Interjurisdictional Team member input
- Are consistent with potential King County priorities
- Support implementation of housing goals and policies in the CPPs and local comprehensive plans
- Align with the AHC's 2020 Shared Revenue Principles
- Resurface certain 2024 AHC state legislative priorities that did not pass

# Draft

## I. Provide for the stability of affordable housing, housing providers, and residents

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- a. Replace expiring or reduced operating funds to continue essential housing and homelessness services.
- b. Increase operations, maintenance, and services funding for permanent supportive housing to keep pace with rising costs.
- c. Sustain and strengthen mobile or on-site mental health and substance use disorder services and treatment at housing sites and increase Foundational Community Supports resources to promote stability for residents.

# Draft

## 2. Preserve and increase the supply of affordable housing

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- a. Increase and find a dedicated source of funding for the Housing Trust Fund, the state's primary source of financial equity for developing and preserving affordable housing in Washington. This is a critical source of leverage for housing development in King County. Increased funding is critical to our region's ability to repair and preserve aging affordable housing buildings. It can also help us expand and sustain affordable and permanent supportive housing options throughout King County, including:
- housing affordable and accessible to people with disabilities and seniors to support aging in place;
  - affordable housing near planned and existing high capacity and frequent transit, including buildings with larger units for families; and
  - community-driven affordable housing.

# Draft

## 2. Preserve and increase the supply of affordable housing

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- b. Create or authorize a new permanent funding source for affordable housing that minimizes disproportionate burden on low-income households to the greatest extent possible, keeps pace with rising capital and operating costs, and retains local flexibility to support uses including:
- New and existing projects serving households below 50 percent of area median income, including permanent supportive housing and housing serving households below 30 percent area median income.
  - Projects with an affordable housing component that promote access to opportunity, prevent and mitigate displacement, and create wealth building opportunities for Black, Indigenous, and People of Color communities most disproportionately impacted by housing cost burden, including funding for:
    - capacity building for community organizations to develop community-driven projects,
    - land acquisition,
    - affordable homeownership, and
    - the non-housing project components that meet the needs identified by communities most disproportionately impacted by housing cost burden.

## Draft

### 2. Preserve and increase the supply of affordable housing

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- c. Exempt the construction and rehabilitation costs of publicly funded affordable housing developed by nonprofits and affordable to households with incomes at or below 80 percent of area median income from sales tax.
- d. Increase funding in the capital budget for the Connecting Housing to Infrastructure Program, which has awarded nearly \$43 million in grants and deferred loans to support the development of more than 2,840 affordable homes throughout King County since 2021.



## Draft

### 3. Help jurisdictions implement the housing policies in their comprehensive plans

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- a. Fund Commerce to provide grants and technical assistance to jurisdictions to support effective and equitable implementation of comprehensive plan housing-related policies.

# Draft

## 4. Strengthen renter rights and protections

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- a. Maintain or expand the Housing and Essential Needs program to keep up with rising rents for the lowest income community members.
- b. Increase equitable opportunities for tenants to learn about and enforce their rights.
- c. Increase funding for legal assistance to help keep tenants housed.
- d. Ban discrimination against renters based on a prior criminal record.
- e. Protect tenants from excessive rent increases and related fees by strengthening statewide requirements for notice of residential rent increases.

# Adoption Process

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<b>Date</b>	<b>Milestone</b>
<b>Nov. 7</b>	<b>Review</b> AHC reviews and provides input on draft priorities
<b>Dec. 5</b>	<b>Adopt</b> AHC considers a revised draft and possibly adopts priorities
<b>By Dec. 31</b>	<b>Share</b> Chair circulates to state legislators representing King County and staff post online

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