

King County Affordable Housing Committee Meeting Minutes

October 3, 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	X	
Susan Boyd, Bellwether Housing	Absent	
Jane Broom, Microsoft Philanthropies	X	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	Absent	Deputy Mayor Dana Parnello
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Thatcher Imboden, Sound Transit	X	
Ryan Makinster, Washington Multi-Family Housing Association	Absent	
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	Absent	Seattle Councilmember Morales
King County Councilmember Teresa Mosqueda	X	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	Absent	Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Robin Walls, King County Housing Authority	X	
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	
		Shoreline Councilmember Annette Ademasu

- Affordable Housing Committee (AHC or Committee) Chair King County Councilmember Balducci welcomed members and called the meeting to order.
- Chair Balducci called the roll and confirmed there was quorum.

- Chair Balducci shared that Master Builders Association’s representative, Veronica Shakotko will step down from the AHC following the October meeting. She will remain involved as an alternate. Master Builders Association’s Senior Policy Analyst, Allison Butcher, will replace Veronica following the October meeting.
- Chair Balducci reviewed the meeting agenda. She shared there were six comment letters ready for review: Enumclaw, Beaux Arts Village, Hunts Point, North Bend, SeaTac, and Tukwila. Following the comment letters, Growth Management Planning Council (GMPC) staff will provide a briefing on requests from Snoqualmie and Carnation to reconcile their housing growth target and housing needs.
- Chair Balducci invited members to participate in the Week Without Driving Challenge.

Action Item: Adopt September 5, 2024 AHC Meeting Minutes

- Alternate Issaquah Council President Lindsay Walsh moved to adopt the September 5, 2024 meeting minutes.
- SnoValley Chamber of Commerce Executive Director Kelly Coughlin seconded the motion.
- The Committee unanimously passed the motion to approve the September 5, 2024 meeting minutes.

Briefing: Comprehensive Plan Review Comment Letters

- Chair Balducci shared there were six comment letters prepared for review and potential approval. She thanked jurisdictions for their participation.
 - Chair Balducci noted the letters for review at the October through December AHC meetings will include an acknowledgement of the challenge jurisdictions will face in responding to AHC recommendations by the end of 2024.
- Chair Balducci outlined the briefing process and invited AHC staff member Carson Hartmann to begin the briefing.
- Carson shared that:
 - The AHC has approved 16 comment letters encompassing over 75 percent of King County’s population. Twelve additional plans are under AHC review.
 - Carson presented a quick overview of the Housing-focused Draft Comprehensive Plan Review Program’s process and evaluation plan review standards.
- Carson presented on the City of Enumclaw, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Enumclaw to align with the Countywide Planning Policies (CPP) Housing Chapter goals and policies.
- Chair Balducci invited City of Enumclaw Community Development Director Chris Pasinetti to comment.
 - Chris shared the City of Enumclaw hoped to make some of the recommended changes prior to plan adoption. He expressed slight concern over the language in the comment letter but accepted it. He appreciated the review experience with AHC staff.
- Skye D’Aquila presented on the towns of Beaux Arts Village and Hunts Point, providing town snapshots, outlining comprehensive plans’ strengths, and recommendations for Beaux Arts Village and Hunts Point to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited Beaux Arts Village and Hunts Point Town Planner Stacia Schroeder to comment.
 - Stacia shared the towns are working on incorporating the letter recommendations into their plans.

- Skye presented on the City of North Bend, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for North Bend to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of North Bend Senior Planner and Housing Interjurisdictional Team (HIJT) member Jamie Burrell to comment.
 - Jamie shared Washington State Department of Commerce found their permanent supportive housing regulations similarly out of compliance. She shared that North Bend will pass an ordinance by November 19 which would permit permanent supportive housing in residential zones.
 - Jamie shared, regarding recommendation 2, the City of North Bend is working on compiling the information required by CPP H-3. Additionally, for recommendation 3, the North Bend's staff will update the land capacity analysis to show land capacity for allocated emergency housing needs by next week.
 - Jamie shared the City hoped to adopt their comprehensive plan by December 3.
 - Chair Balducci thanked Jamie for serving on the HIJT.
- Christoph Strouse presented on the City of SeaTac, providing a city snapshot, outlining comprehensive plan strengths, and a recommendation for SeaTac to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of SeaTac Planning Manager Jenn Kester to comment.
 - Jenn shared Evan Maxim, their Planning Director who serves on the HIJT, was unable to attend. Jenn shared she organizes the monthly King County Planning Directors meetings and that AHC staff had been prompt and responsive to all planners who attend. She appreciated AHC staff members she worked with.
 - Jenn understood their plan was missing several data points and assured the data points would be in their comprehensive plan upon adoption.
- Carson presented on the City of Tukwila, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Tukwila to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of Tukwila Long Range Planning Manager Nancy Eklund to comment.
 - Nancy thanked AHC staff for their review. Nancy shared Tukwila's intent to achieve the housing goals of both the City of Tukwila and the county.
- Chair Balducci opened the floor for discussion.
 - Council President Walsh appreciated seeing emphasis in the letters about what cities have done right and their recommendations. She expressed a desire to ensure the AHC also emphasize the recommendations which were more serious that the AHC wanted to see cities able to accomplish. She noted capacity for housing needs being a key item she wanted to ensure AHC staff emphasized through conversation or a letter. She additionally expressed a need for follow up and adherence with the monitoring.
 - Chair Balducci shared that staff reviewed hundreds of pages of submission materials for each submission and provided overarching large-scale recommendations.
 - Carson shared that AHC staff looked for alignment across all the CPP Housing Chapter policies which are treated equally. He noted that staff look at the land capacity analysis first as it is explicitly required by CPP H-11 and essential to CPP H-1. Carson shared that the land capacity analysis helps

- explain the inner workings of a plan and includes the emergency housing capacity analysis. Carson shared that the AHC will look at and potentially adopt in 2025 a dashboard to monitor and report progress on planning and accommodating housing needs.
- Vice Chair Futurewise Executive Director Alex Brennan asked, in conversations on land capacity analysis, if AHC staff flagged plans for missing the land capacity analysis or for not having enough capacity for housing types given. He additionally provided concerns that the review process only allowed for a point in time review.
 - Carson shared that staff took sufficient capacity very seriously. He explained that when looking at analyses, staff scrutinized the capacity at each level and where the capacity is located. He shared that a missing land capacity analysis would be the first thing staff would comment on in a draft letter.
 - AHC Manager McCaela Daffern added Puget Sound Regional Council (PSRC) comprehensive plan certification, which occurs after plan adoption, also looks for a land capacity analysis.
 - Chair Balducci agreed that an adopted comprehensive plan would look different from the draft AHC staff reviewed. She shared there was no formal second step to review an updated land capacity analysis, but also nothing would stop the Committee from doing so.
 - Chair Balducci requested a motion to approve the letters for Enumclaw, Beaux Arts Village, Hunts Point, North Bend, SeaTac, and Tukwila.
 - Seattle Councilmember Morales moved to approve the letters as a package.
 - Kenmore Mayor Herbig seconded the motion to approve.
 - Chair Balducci proposed a friendly amendment to commend Beaux Arts Village and Hunts Point for aligning well with CPP H-7 which related to working collaboratively with the Puget Sound Regional Council and subregional collaborations, citing the jurisdictions' contributions to A Regional Coalition for Housing (ARCH).
 - The original commendation section read: "The AHC acknowledges the substantial amount of time and effort that went into Beaux Arts Village's / Hunts Point's draft comprehensive plan. During review, the AHC noted that Beaux Arts Village's / Hunts Point's membership and contributions to A Regional Coalition for Housing (ARCH) align well with CPP Housing Chapter policies. Specifically, this aligns with CPP H-6, which requires jurisdictions to collaborate with diverse partners on provision of resources and programs to meet countywide housing need."
 - The updated commendation section would read: "The AHC acknowledges the substantial amount of time and effort that went into Beaux Arts Village's / Hunts Point's draft comprehensive plan. During review, the AHC noted that Beaux Arts Village's / Hunts Point's membership and contributions to A Regional Coalition for Housing (ARCH) align well with CPP Housing Chapter policies. Specifically, this aligns with CPPs H-6 and H-7, which require jurisdictions to collaborate with diverse partners on provision of resources and programs to meet countywide housing need, and work cooperatively with subregional collaborations to support development, implementation, and monitoring of strategies that achieve the goals of this chapter."
 - Councilmember Morales accepted Chair Balducci's friendly amendment.
 - The motion to approve the comment letters passed unanimously.

Briefing: Growth Target Reconciliation

- Chair Balducci serves as a member of the GMPC, the parent body of the AHC. She provided background information for the adopted housing growth target reconciliation briefing.
 - GMPC received requests from the cities of Snoqualmie and Carnation to reconcile their adopted housing growth targets. The GMPC has been debating the process, eligibility, and principles for reconciliation. PSRC's VISION 2050 created the expectation that CPPs include a reconciliation process.
- Chair Balducci invited King County Demographic Planner and growth targets lead staff Rebeccah Maskin to begin the briefing.
- Rebeccah provided a detailed briefing on the background for the reconciliation process, GMPC's guiding principles for reconciliation, and next steps in the reconciliation process.
 - Rebeccah reviewed the relationship between adopted housing growth targets in the CPPs and growth assumptions used in comprehensive plans which were developed by the GMPC, adopted by King County Council, and ratified by the cities in 2021. She detailed PSRC's VISION 2050 which directed the GMPC to develop CPP amendments that allow reconciliation of growth targets. She shared other counties have used reconciliation, but this would be the first time for King County. She covered the requested reconciliation requests from Snoqualmie and Carnation and shared Black Diamond withdrew their reconciliation request.
 - Rebeccah detailed the GMPC guiding principles for reconciliation which covered:
 - conditions in which reconciliation could be allowed or pursued;
 - how jurisdictions request reconciliation;
 - a requirement for reconciliation requests to preserve the integrity of the original target-setting process and housing needs allocation;
 - a requirement for GMPC coordination with PSRC and Commerce; and
 - a requirement that reconciliation should not impact jurisdictions not requesting amended targets.
 - Rebeccah detailed the relationship between adopted housing growth targets and housing needs, noting they are interrelated. As a result, adjustments to growth targets would necessitate adjustments to housing needs. If housing needs are adjusted, the housing needs must meet Commerce's minimum standards and AHC's housing need allocation equity principles. Additionally, the housing needs adjustment would require updates to each income band for the jurisdiction.
 - Rebeccah explained where the GMPC was in the reconciliation process, sharing there were two approaches under consideration:
 - Approach 1: Maintain the countywide housing need. This would require adjusting the requesting jurisdiction's growth target and reallocating the need elsewhere, such as to other jurisdictions.
 - Approach 2: Reduce countywide housing need equal to the total housing growth target reductions requested as recommended by the Interjurisdictional Team to the GMPC in September. This was the approach could either:
 - apportion the reduced housing need and growth target to cities amenable to taking on more growth and need; or
 - adjust the distribution of countywide housing need of all jurisdictions to meet the minimum standards and AHC equity principles.

- Rebecca shared GMPC's mixed response to Carnation and Snoqualmie's reconciliation requests.
 - Some GMPC members voiced support for "Approach 2, noting:
 - The reconciliation requests were in alignment with the Regional Growth Strategy, the scale of requests were modest, and motion language could be constructed to avoid setting a precedent.
 - The reduction of countywide growth targets would support the growth targets / housing need relationship and maintain a commitment to planning for greatest need.
 - Circumstances had changed within the two cities since growth targets were adopted that warrant a lower housing growth target.
 - Some members of the GMPC expressed concerns about the reconciliation requests, specifically about reducing housing growth targets amid a housing crisis, setting a precedent for other jurisdictions to request reductions, and affecting jurisdictions which were not seeking reconciliation.
- Rebecca shared that she would brief the GMPC on AHC feedback and new reconciliation options at the October GMPC meeting and seek GMPC direction on the reconciliation requests. Rebecca shared that an additional GMPC meeting may be needed in 2024 or early 2025 based on the timing of when the GMPC makes a decision.
- Chair Balducci shared that at the last GMPC meeting, she heard empathy for the jurisdictions requesting reconciliation. However, she shared she did not hear anything that met the first criteria for seeking reconciliation which was unanticipated circumstances that occurred after growth targets were adopted. Chair Balducci emphasized the importance of approaching reconciliation with integrity to maintain public trust. She recalled many jurisdictions ambitiously taking on higher housing numbers when growth targets were set and concern with asking jurisdictions to continue taking on more housing growth. She expressed a desire to see jurisdictions meet the reconciliation criteria GMPC set prior to approving reconciliation.
- Mayor Herbig echoed Chair Balducci's concerns. He additionally expressed concern over the scale of housing reduction the jurisdictions requested. He noted that Carnation and Snoqualmie requested a 30 to 50 percent reduction in their adopted housing growth targets. He hoped to see reconciliation done only when necessary due to concerns of other jurisdictions asking for reconciliation down the line.
- Kelly Coughlin shared that the Snoqualmie Tribe had purchased land targeted by the City of Snoqualmie for future residential growth, diminishing the City's development capacity. Kelly asked if unincorporated King County could take on the housing growth targets shed by Snoqualmie and Carnation.
 - Rebecca noted the suggestion from Kelly and shared it would require further engagement.
- Council President Walsh echoed Mayor Herbig's concerns. She expressed difficulty in accepting the change in housing growth targets and shared her concerns over how the process would unfold.
- Vice Chair Alex Brennan requested clarification on if the reduction of targets for the two cities would result in an increase of targets elsewhere in the county. He understood VISION 2050 provided a number for King County to distribute and noted there seemed to be flexibility in the numbers.

- Rebecca shared that the Puget Sound Regional Council Regional Growth Strategy provided King County with a share of population growth it needed plan for. King County then converted this population projection range into housing units before apportioning this countywide growth target range to regional geography cohorts. These cohorts used the ranges as a starting place to set housing growth targets. The Cities and Towns regional geography cohort—of which Carnation and Snoqualmie both belong—were allowed to set higher growth targets than the Regional Growth Strategy recommended. Due to the overallocation of housing growth targets, and no city stepping forward requesting a commensurate increase in their targets, the reduced housing growth target could not be allocated elsewhere without impacting a jurisdiction not requesting amended targets.
- Chair Balducci noted the reduction in housing growth targets was miniscule. However, she expressed concerns over the message sent.
- Deputy Mayor Dana Parnello requested consideration that, while developable land will change in the next twenty years, the need doesn't change. As such, density would be one possible solution to respond to loss of developable land.
- Renton Councilmember Ryan McIrvine, who also sits on the GMPC, echoed Deputy Mayor Parnello's concerns. He expressed a desire to avoid a slippery slope of other jurisdictions requesting reconciliation down the line.

Chair's Report

- Chair Balducci reminded the Committee that the next AHC meeting will be on November 7, 2024 from 2:00 p.m. - 3:30 p.m.
- Chair Balducci set out a tentative AHC meeting agenda of approving comprehensive plan review draft letters for Des Moines, Milton, Shoreline, and Woodinville and an initial briefing on draft 2025 AHC state legislative priorities. She shared AHC staff recommended postponing draft 2025 federal legislative priorities until early 2025.