

# AFFORDABLE HOUSING COMMITTEE

Thursday, February 6, 2025, 2:00 P.M.-3:30 P.M.

# 2025-2026 AHC Membership

Reference materials: [Staff Report](#)

## **McCaela Daffern**

Affordable Housing Committee Manager  
King County Dept. of Community and Human Services

# AHC Member Composition



## **Growth Management Planning Council (GMPC) Caucuses**

3 from King County

2 from Seattle

4 from Sound Cities Association

*Two must be GMPC members and one must serve on the Sound Transit Board*



## **Non-elected Representatives**

9-11 individuals with expertise in affordable housing, including displacement

*One must represent a housing authority operating in King County*

# Appointment Process

- Appointed every odd numbered year by the GMPC Chair with GMPC concurrence
- Each GMPC caucus recommends its own members for appointment
- If a non-elected individual is unable to complete their term, a represented organization may suggest a replacement
- Members serve in a provisional capacity with full voting rights pending appointment

# Recommended Membership

- 15 returning members
- GMPC Chair needs to fill at least two and up to five vacancies
- AHC staff recommend the GMPC Chair appoint Saghar Amini, Advocacy and Policy Organizer with Habitat for Humanity of Seattle-King & Kittitas Counties
- Fill the remaining vacancies through a open call for letters of interest from individuals:
  - Who represent communities most disproportionately impacted by housing cost burden
  - With expertise in affordable housing, including displacement
- Staff will provide recommendations to the Committee who will in turn make a recommendation to the GMPC
- Staff seek AHC concurrence on the recommended slate and input on the process to fill the remaining vacancies

# 2025-2026 Affordable Housing Committee Roster | Recommended

## King County

1. Councilmember Claudia Balducci
2. Sunaree Marshall, on behalf of Executive Constantine
3. Councilmember Teresa Mosqueda

## Seattle

1. Councilmember Cathy Moore
2. Maiko Winkler-Chin, on behalf of Mayor Harrell

## Sound Cities Association

1. Kirkland Councilmember Amy Falcone
2. Kenmore Mayor Nigel Herbig, Kenmore
3. Renton Councilmember Ryan McIrvin
4. Bellevue Mayor Lynne Robinson

## Non-elected Representatives

1. **NEW** Saghar Amini, Habitat for Humanity Seattle-King & Kittitas Counties
2. Alex Brennan, Futurewise
3. Jane Broom, Microsoft Philanthropies
4. Allison Butcher, Master Builders Association of King and Snohomish Counties
5. Kelly Coughlin, SnoValley Chamber of Commerce
6. Thatcher Imboden, Sound Transit
7. Robin Walls, King County Housing Authority

# Housing-focused Draft Comprehensive Plan Review

Reference materials: [Staff Report](#)

**Carson Hartmann**

Senior Housing Planner

King County Dept. of Community and Human Services

# Plan Review Status

as of February 5, 2025

## Under Review

February 6, 2025

1. Lake Forest Park
2. Kent
3. Duvall

March 6, 2025

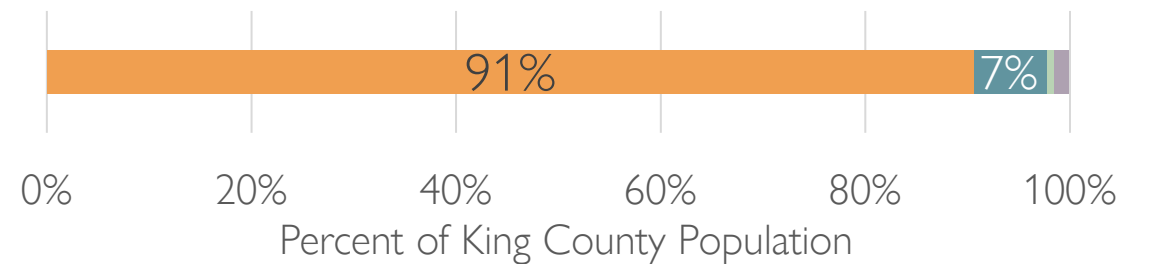
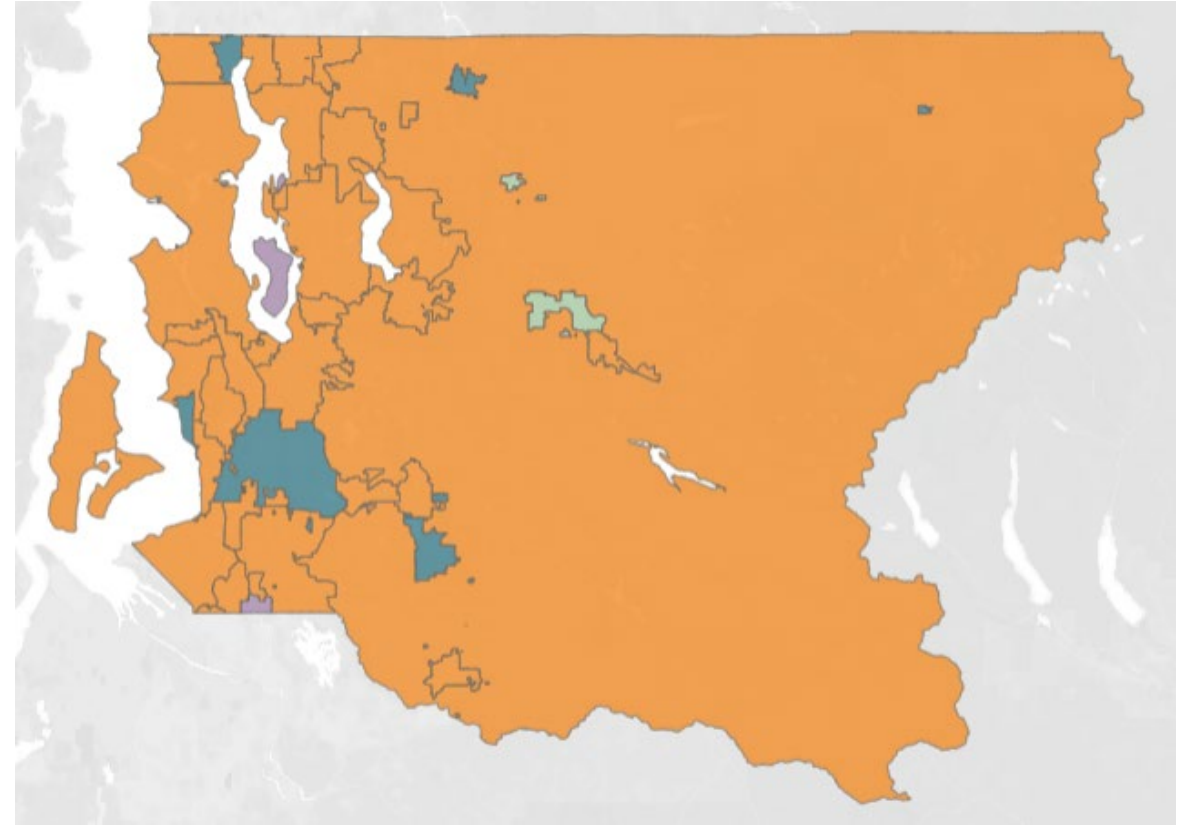
1. Black Diamond
2. Skykomish
3. Normandy Park

## Deferred

1. Snoqualmie
2. Carnation

## Not Submitted

1. Mercer Island
2. Pacific
3. Yarrow Point



Complete Under Review Deferred\* Not Submitted\*

\*Less than 2% of total population



# 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 (GMPC) Motion 23-2

## Completeness

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

## Implementation Strategies

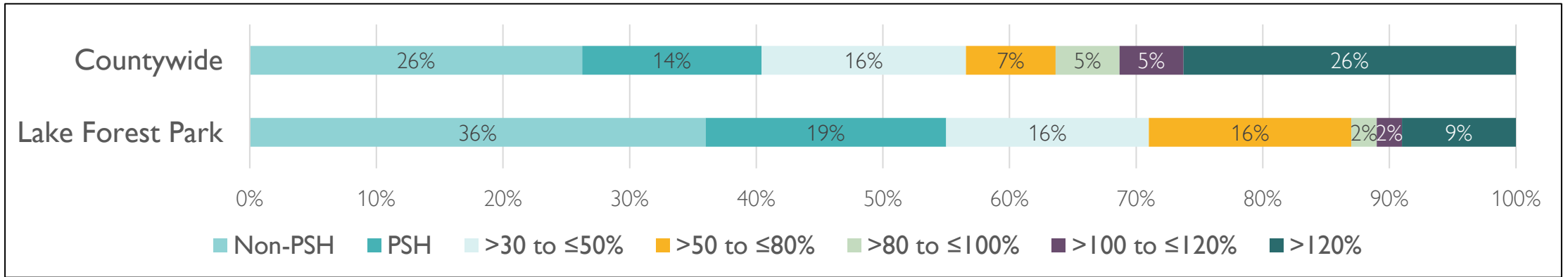
- Submission materials include strategies to implement policies addressing Housing Chapter CPPs

## Meaningful Action

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

# Overview | Lake Forest Park

- 13,006 people (<1% of King County) | \$92,292 median household income
- 77% of residents identify as White, more than the countywide percentage
- 81% of the housing stock is single family and no units of emergency housing or permanent supportive housing
- Many properties in the city once subject to racially restrictive covenants, which restricted the residence of people of color in the early 20<sup>th</sup> century
- Expansion of Sound Transit high-capacity bus rapid transit Stride in 2028



Sources: ACS 5-year estimates 2019-2023; OFM 1-year estimates 2023; Lake Forest Park’s Draft Comprehensive Plan

# Strengths | Lake Forest Park

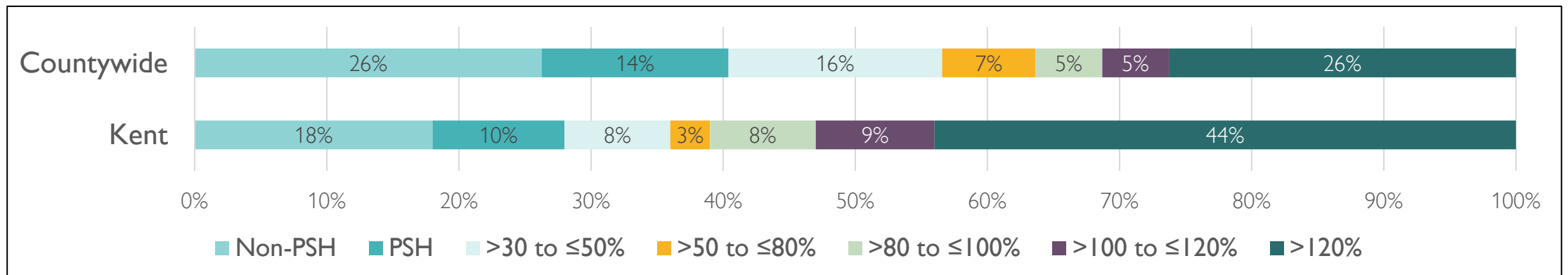
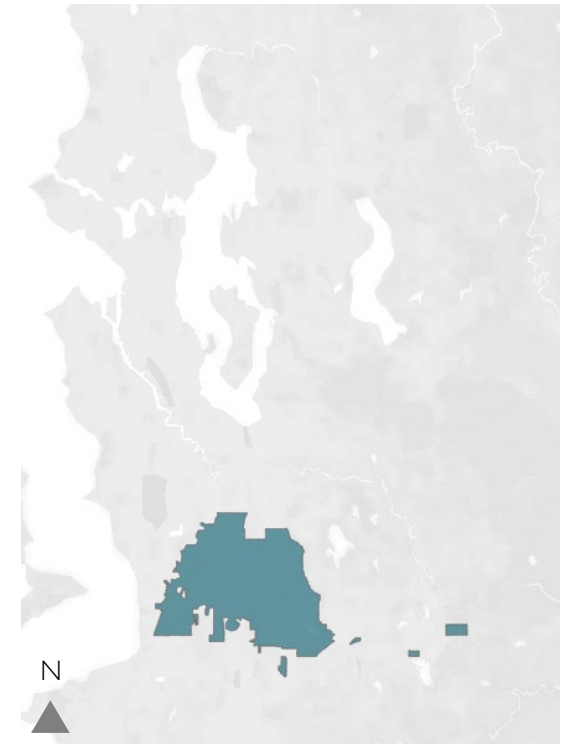
1. Thorough documentation of the local history of racially exclusive land use and housing practices in alignment, including information on properties once subject to racially restrictive covenants (CPP H-5)

# Recommendations | Lake Forest Park

1. Identify capacity for emergency housing (CPPs H-1, H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPP H-3)
- 4. Provide for affordable housing to rent and own throughout the jurisdiction (CPPs H-5, H-9, H-18(a))**
5. Expand and support the supply of income-restricted housing near high-capacity and frequent transit (CPPs H-16, H-17)
6. Submit necessary implementation details (CPP H-27)

# Overview | Kent

- 133,378 people (5.9% of King County) | \$90,416 median household income
- Kent ranks among the most racially and ethnically diverse cities in the nation
- Black, Hispanic, and Native Hawaiian/Pacific Islander households more likely to be cost burdened than other racial and ethnic groups
- Currently served by Sound Transit's Sounder train and King County Metro's RapidRide A, with a Sound Transit Link light rail station opening in 2026
- Significant recent in-migration of low-income households, likely due to increased housing prices outpacing wages in other areas of the county



# Strengths | Kent

1. Thorough housing inventory and analysis, evaluation of existing programs, identification of gaps, and documentation of the local history of racially exclusive and discriminatory land use and housing practices (CPPs H-3, H-4, H-5)
2. Commitment to ongoing collaboration with diverse partners on the provision of resources and programs to meet countywide housing needs, including ongoing membership in South King Housing and Homelessness Partners (SKHHP) and collaboration with the AHC (CPPs H-6, H-7)
3. Unique and meaningful programs that help ensure healthy and safe homes for residents, including the rental housing inspection and home repair programs in (CPP H-24 )

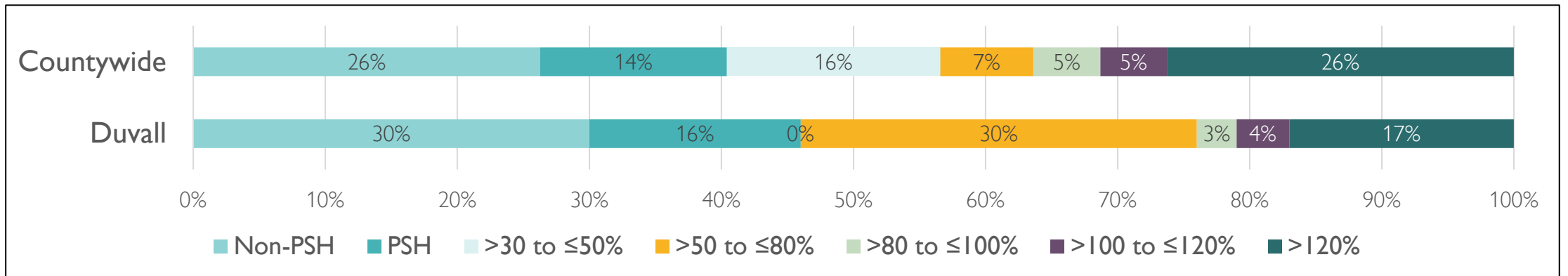
# Recommendations | Kent

1. Prioritize extremely low-income households (CPP H-2)
2. Identify capacity for allocated housing needs by income level (CPPs H-1, H-11)
3. Explicitly plan for income-restricted affordable housing in proximity to high-capacity transit (CPP H-17)
4. **Provide more detailed implementation strategies (CPP H-27)**



# Overview | Duvall

- 8,517 people (<1% of King County) | \$178,821 median household income
- 70% of Duvall's population is White, more than countywide
- Over 80% of current housing stock are single family homes and less than 2% multifamily housing
- 2023 average rents in Duvall were significantly higher than nearby cities of Snoqualmie, North Bend, and Redmond



Sources: ACS 5-year estimates 2019-2023; OFM 1-year estimates 2023; Duvall's Comprehensive Plan and Housing Action Plan

# Strengths | Duvall

1. Thorough housing action plan that demonstrates engagement with diverse members of the community to inform housing policy (CPP H-7)
2. Careful analysis of effectiveness of existing housing policies and strategies to meet housing needs, and commitments to address gaps in existing partnerships, policies, and dedicated resources for meeting housing needs (CPPs H-4, H-12)

# Recommendations | Duvall

- 1. Identify sufficient land capacity (CPPs H-1, H-11)**
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPP H-3)
4. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
5. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-4, H-5, H-9, H-20)
6. Provide implementation strategies (CPPs H-10, H-12, H-13, H-18, H-19, H-21, H-22, H-23, H-27)

# AHC's Draft 2025 Work Plan

Reference materials: [Staff Report](#)

## **McCaela Daffern**

Affordable Housing Committee Manager  
King County Dept. of Community and Human Services

# 2025 Work Plan | Draft

## 1. Conclude the housing-focused comprehensive plan review program

- *Required by CPP H-26*
  - a. Review and issue comments to jurisdictions that submit to the program
  - b. Inform the GMPC's growth target reconciliation decision
  - c. Encourage submission to the program from remaining jurisdictions

## 2. Recommend AHC charter amendments

- *Required in charter*
  - a. Develop and recommend to the GMPC AHC charter amendments and/or new governance structures necessary to improve AHC effectiveness

## 3. Support state affordable housing solutions

- *Authorized in charter*
  - a. Review housing outcomes from the 2025 state legislative session, determine if any outcomes necessitate AHC engagement, and adopt 2026 state legislative priorities