

King County Affordable Housing Committee Meeting Minutes

February 6, 2025 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Call to Order and Roll Call

- Issaquah Council President Lindsey Walsh called the meeting to order.
- Affordable Housing Committee (AHC or Committee) Manager McCaela Daffern informed the Committee their first order of business was to elect a Chair Pro Tempore (Chair Pro Tem) to preside over the election of a new AHC Chair.
- King County Councilmember Claudia Balducci moved to nominate Council President Walsh to serve as Chair Pro Tem.
- Kenmore Mayor Nigel Herbig seconded the motion.
- The AHC passed the motion unanimously.
- Chair Pro Tem Walsh invited McCaela to call the roll.

Members	Member Present	Alternates Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Saghar Amini, Habitat for Humanity Seattle-King and Kittitas Counties	X	
Jane Broom, Microsoft Philanthropies	X	
Allison Butcher, Master Builders Association of King and Snohomish Counties	X	
Kelly Coughlin, SnoValley Chamber of Commerce	Absent	Rob Wotton, Umpqua Bank on behalf of Kelly Coughlin, SnoValley Chamber of Commerce
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	Absent	Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Thatcher Imboden, Sound Transit	X	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	X	
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	Absent	City of Shoreline Councilmember Annette Ademasu on behalf of Sound Cities Association
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	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	
	X	North Bend Councilmember Christina Rustik on behalf of Sound Cities Association (No voting rights)

- Chair Pro Tem Walsh led the Committee in electing an AHC Chair for 2025-2026. She shared the AHC Chair was required to be a member of the Growth Management Council (GMPC) and the AHC Vice Chair could not be an elected official.
 - Chair Pro Tem Walsh noted AHC members eligible for the Chair position were:
 - King County Councilmember Claudia Balducci
 - Renton Councilmember Ryan McIrvine
 - King County Councilmember Teresa Mosqueda
 - Shoreline Councilmember Annette Ademasu nominated Councilmember Balducci to serve as the AHC Chair.
 - Councilmember Balducci consented to the nomination. She shared that she was looking into succession planning for next year, suggesting the AHC rules be amended to allow more members to be eligible for the Chair position.
 - Chair Pro Tem Walsh asked for a second.
 - Habitat for Humanity Seattle-King and Kittitas Counties Advocacy and Policy Manager Saghar Amini seconded the motion.
 - Chair Pro Tem Walsh declared nominations for AHC Chair closed.
 - The AHC passed the motion to elect Councilmember Balducci as the AHC Chair unanimously.
- Council President Walsh relinquished the Chair Pro Tem and named Councilmember Balducci to preside over the meeting.
 - Chair Balducci thanked Council President Walsh, emphasizing the sustainability of the AHC resided in rotating leadership.
- Chair Balducci led the Committee in electing a Vice Chair for 2025-2026.
 - Chair Balducci noted AHC members eligible for the Vice Chair position were:
 - Habitat for Humanity Seattle-King and Kittitas Counties Advocacy and Policy Manager Saghar Amini,
 - Futurewise Executive Director Alex Brennan,
 - Microsoft Philanthropies Senior Director Jane Broom,
 - Master Builders Association of King and Snohomish Counties Senior Policy Analyst Allison Butcher,
 - SnoValley Chamber of Commerce Chief Executive Officer Kelly Coughlin,
 - Sound Transit Director of Community Development Thatcher Imboden, and
 - King County Housing Authority Executive Director Robin Walls.
 - Thatcher nominated Alex to serve as the AHC Vice Chair.
 - Alex consented to the nomination, and expressed interest in providing leadership opportunities for other Committee members.
 - Chair Balducci asked if there were any other nominations and called for a vote.
 - The AHC passed the motion to elect Alex as the AHC Vice Chair unanimously.

- Chair Balducci welcomed Saghar Amini from Habitat for Humanity Seattle-King, and Kittitas Counties. She expressed excitement for having Saghar as a part of the AHC.
- Chair Balducci elevated Vice Chair Brennan’s remarks on how the AHC could provide and develop opportunities for leadership in the Committee by reviewing the AHC Charter.

Action Item: Adopt December 5, 2024 Meeting Minutes

- Chair Balducci asked for motion to approve the meeting minutes.
- Vice Chair Brennan moved to approve. the December 5, 2024 meeting minutes
- Jane seconded the motion.
- The AHC passed the motion to approve the December 5, 2024 meeting minutes
 - Saghar abstained from the vote.

Action Item: Approve Comprehensive Plan Review Comment Letters

- Chair Balducci shared that AHC staff prepared draft comment letters for Lake Forest Park, Kent, and Duvall for AHC consideration and potential approval and thanked the jurisdictions for their participation.
- Chair Balducci outlined the briefing process and invited AHC Senior Housing Planner Carson Hartmann to begin the briefing.
- Carson presented on the City of Lake Forest Park, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Lake Forest Park to align with the Countywide Planning Policies (CPP) Housing Chapter goals and policies.
 - Carson shared Lake Forest Park Community Development Director Mark Hoffman was unable to attend the AHC meeting due to the inclement weather. He shared Mark accepted the letter’s comments, had no big disagreements, and was appreciative of the plan review process.
 - Council President Walsh highlighted the lack of capacity noted in the Lake Forest Park comprehensive plan, particularly for emergency housing. She noted that without capacity, goals cannot be accomplished.
- Carson presented on the City of Kent, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Kent to align with the CPP Housing Chapter goals and policies.
 - Chair Balducci invited Kent Chief Administrative Officer Pat Fitzpatrick to comment.
 - Pat shared Kent received the draft letter and had already started evaluating options for incorporating change through their annual docket process. He highlighted two of the comments in the letter which regarded the need to prioritize affordable housing, and the need for affordable housing near transit in Kent.
 - Pat shared it was peculiar to receive those comments because those were something the City had done and continue to do, noting that Kent had proportionately more affordable housing than King County as a whole. He shared that Kent had six times less funding per capita to support human services compared to Eastside cities. He emphasized the importance of equitably addressing housing issues amongst jurisdictions.
 - Pat shared that in 2013, Kent upzoned and planned for affordable housing around their two incoming light rail station. He shared that to date, all housing development near the two incoming light rail stations relied on subsidies to pencil out.

- Pat shared Kent would continue to incentivize and through South King Housing and Homelessness Partners fund affordable housing in Kent.
 - Pat highlighted a unique housing market challenge in south King County and Kent in particular. He shared in integrated communities, health outcomes improve and kids perform better in school. He shared that, while Kent supports affordable housing development in their communities, the City also seeks tools and support to ensure their neighborhoods are comprised of mixed-income housing to achieve better outcomes for everyone.
 - Chair Balducci asked if there was a particular comment or recommendation that he recommend the AHC consider changing.
 - Pat asked if Kent Long Range Planner Kristen Holdsworth could answer that question.
 - Chair Balducci invited Kristen to speak.
 - Kristen expressed the City of Kent did not seek changes to the letter. She shared she wanted to highlight that the CPPs focused on topics south King County did not have tools for in terms of looking at preservation and mixed-income communities. She noted a strong bias on focusing on affordable housing, which Kent also needs and is planning for, but also need tools for market-rate housing. She shared there are good jobs in Kent people are commuting into the city for, when they could be living in the city. She shared that's something Kent desperately needs in order to achieve countywide equity objectives.
 - Chair Balducci noted the letter acknowledged the need for housing in Kent was largely above 80 percent of AMI which was something she had not heard in letters previously. She noted Kent had a need for a balanced housing market which seems to be lacking higher levels of affordability, a problem not faced by east King County jurisdictions.
 - Kristen shared challenges in Kent's housing market. She shared that market-rate housing built by private developers rented at 70 percent of AMI. She shared that all Kent apartments qualified for the Multifamily Tax Exemption (MFTE) program. She reassured that Kent didn't want extremely luxury housing, but market rate ones. She emphasized a desire for a mix and integration of market-rate and affordable housing to address these challenges.
 - Chair Balducci thanked them for their comments.
 - Chair Balducci confirmed with Kristen that the CPPs did not address the unique challenges Kent was facing.
 - Chair Balducci asked if members had any other questions or comments on Kent's letter at this time. She heard no questions and moved to discuss the Duvall letter.
- Carson presented on the City of Duvall, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Duvall to align with the CPP Housing Chapter goals and policies.
 - Chair Balducci invited Duvall Senior Planner Niomi Montes de Oca to comment.
 - Niomi shared she had no factual issues with the comment letter. She shared Duvall's housing element was in draft form and that the City intends to fully incorporate all of the work done in the housing action plan as recommended by their housing action plan.

- Niomi commented that the housing action plan has four different implementation strategies. Based on the way the structure is right now, AHC staff will be able to see the results from the strategies, specifically related to permit review, code enforcement, and other areas of the code.
- Chair Balducci shared in the past the AHC elevated strategies jurisdictions engaged in to foster housing through their dashboard. She shared the importance of doing that, considering all the work that has gone into the comprehensive plans. She supported the idea of highlighting what happens next after writing and adopting the plan.
- Chair Balducci opened the floor for discussion.
- Alex clarified that the first two cities already adopted their plans, so amendments to respond to the AHC letter will need to be in their annual update. He clarified that Duvall's comprehensive plan was still draft.
 - Carson confirmed he understood correctly that Duvall's draft plan had not been adopted yet.
- Umpqua Bank Vice President Rob Wotton on behalf of the SnoValley Chamber of Commerce thanked all three cities for participating in the plan review program. He appreciated Kent taking on more affordable housing. He shared that as an elected official, he believed the County needed to balance being able to collect taxes to pay for services. He shared he matched Duvall's concerns because services are limited in rural King County. He highlighted that in North Bend and Snoqualmie, emergency housing targets were at almost 600 units.
 - Rob shared that North Bend and Snoqualmie are serviced by Reclaim Shelter Services, which shelters about 60 people any given night. He expressed that to move from 60 to 600 emergency housing units is very onerous on small communities. He noted Duvall is facing the same issue with 170 units. He agreed the emergency housing units are needed, but lamented a lack of metro services, regional support for communities, and resources to get people help.
 - Rob shared that the Snoqualmie Valley has one apartment complex with 191 units at 60 percent of AMI. He shared that there had been 400 service calls a year to that apartment complex. He shared the Valley had a second apartment complex at 30 percent of AMI which had 400 service calls for 30 units and a wait list in the hundreds. He agreed the need is great, but rural jurisdictions were stretched so far in providing the services they need.
 - Rob suggested rural jurisdictions needed a more measured approach, and preferred the approach be from the bottom up instead of top down. He remembered when the Growth Management Act was passed decades ago, and noted much has changed in King County since. He requested more accommodations in each community and reassured jurisdictions were moving in the right direction.
 - Chair Balducci thanked him for his words. She recalled when HB 1220 was passed, it required analytical review of housing needs at every level of affordability from emergency housing to market-rate housing. She observed housing needs had been accumulating for decades and are astoundingly high. She agreed it was necessary to have capacity programmatically to meet housing needs.
 - She shared the only way out of the housing crisis was through. She shared that all of the jurisdictions that had undergone the comprehensive planning process had done in good faith what was needed for each community. She noted the county may not meet the significant goals in one planning cycle, but through concerted efforts, will get a long way forward from where the county started and that is impressive.

- Thatcher flagged that there are things brought up by today's cities and brought up previously that would be important to bring up in the 2025 work plan discussion.
- Bellevue Mayor Lynne Robinson moved to approve the draft comment letters for the cities of Lake Forest Park, Kent, and Duvall.
- Councilmember Ademasu seconded the motion.
- The AHC unanimously passed the motion.

Action Item: Approve Recommended AHC Member Appointments and Input on Vacancies

- Chair Balducci invited McCaela to present to the AHC on the proposed 2025-2026 AHC membership.
- McCaela briefed the AHC on the charter-required AHC membership composition, membership appointment process, and the recommended 2025-2026 AHC membership.
 - McCaela shared AHC staff sought AHC concurrence on the recommended 2025-2026 AHC membership slate.
 - McCaela shared AHC staff intended to fill the remaining subject matter expert AHC vacancies through an open call for letters of interest from individuals who represent communities most disproportionately impacted by housing cost burden and have expertise in affordable housing, including displacement.
- Chair Balducci opened the floor for discussion.
 - Council President Walsh thanked staff for their thoughtfulness in including different voices in the Committee.
- Chair Balducci confirmed there was no objection to the approach as outlined.

Discussion: Draft 2025 AHC Work Plan

- Chair Balducci invited McCaela to present to the AHC on the AHC's draft 2025 work plan.
- McCaela shared that according to the AHC charter, the AHC adopts a work plan each year. She shared that AHC staff developed a draft work plan to present to the Committee and invites Committee input.
 - McCaela noted that the Committee's work plan may look underwhelming. She identified 2025 as a year for AHC to conclude its plan review responsibilities and for the Committee to intentionally identify what they want the Committee to look like for the next five to ten years.
 - McCaela shared the Committee would possibly review nine plans in 2025. She shared she couldn't predict if or when these cities will submit.
 - She noted there was work underway at the GMPC to reconcile growth targets for the cities of Snoqualmie and Carnation.
 - She shared that at the staff level, AHC staff will do a lot of work to define and develop a monitoring framework. She shared the monitoring framework would measure:
 - if jurisdictions implemented their implementation strategies;
 - the impact jurisdictions had; and
 - how jurisdictions compare to countywide trends and to peer jurisdictions.
 - McCaela shared she did not have staff capacity to bring the monitoring framework to the AHC in 2025, but will be working on it with the Housing Interjurisdictional Team.

- McCaela shared in 2025, the AHC will recommend charter amendments to the GMPC. She noted the AHC would need to finish charter amendments in June to bring it to the GMPC's last 2025 meeting in November.
 - McCaela shared the AHC will continue to shape and inform state affordable housing solutions. McCaela shared AHC staff will brief AHC members at the end of the legislative session wherein members can review legislative outcomes, determine if any outcomes necessitate community engagement, and begin to develop a legislative agenda for 2026.
- Chair Balducci added that the AHC hosted a productive charter amendment workshop in early February 2024, however the Committee ended up doing only comprehensive plan updates last year.
 - She reminded the Committee that the AHC was formed in response to the Regional Affordable Housing Task Force, which concluded its work in 2019. She shared the Task Force recommended a committee that would push the county forward. She shared the AHC was a committee within the GMPC, which is itself formed as a memorandum of agreement formed between cities and the County for purposes of land use planning. She shared the AHC is an advisory committee to an advisory committee. She reflected it wasn't surprising that the last few years the AHC had been effective at driving land use issues.
- Thatcher asked how the AHC would have a conversation about charter amendments without some data or insights into if cities are adopting their implementation strategies, their strategies' efficacy, and their cumulative effect on the housing goal. He expressed an interest in seeing some data in June. He shared MFTE programs were up for renewal soon and was interested to see how they performed against income-restricted affordable housing.
 - Chair Balducci agreed with Thatcher's concerns. She shared that at the King County Council, she introduced and passed a proviso study requirement to request an updated needs analysis.
 - Mayor Robinson shared that Chair Balducci said what she needed to hear, which was that the County needed to update the data. She shared that, to address the need, it was important to track the need. She agreed with the importance to tracking which strategies work and which don't work. She also expressed a desire for a dashboard which would show the progress of jurisdictions in the last four years.
 - Councilmember Ademasu shared the Shoreline City Council eliminated parking mandates to assist in affordable housing.
- Maiko reflected on the past five years, and flagged that affordable rents increased 38 percent. She doubted affordable housing renters had their income increase by 38 percent. She shared that light rail expansion has had an impact in the Seattle market. She agreed data could be beneficial.
 - Chair Balducci agreed. She shared if 30 percent of AMI has changed dramatically, the concept of affordability may not be comparable to previous concepts.
 - Maiko shared the LIHTC rent cap of 60 percent of AMI for an individual is \$31 an hour. She expressed doubts about affordability.
- Allison asked if there would be opportunities in the future for the Committee to identify emerging issues that could impact the supply of affordable housing or the ability of jurisdictions to implement their housing elements.
 - Chair Balducci confirmed McCaela was noting down the ideas, questions, and thoughts from the work plan discussion.

- Council President Walsh expressed a desire to reflect on the initial comprehensive plan review process prior to the midcycle comprehensive plan review. She shared the Committee heard from city planners and others who engaged in the process and expressed a desire for their reflections to be recorded so the Committee could improve next time.
 - Chair Balducci shared that request could dovetail into the closeout of the comprehensive plan review. She agreed it was sensible to extract any lessons learned.
- Sunaree shared that the Peace Corps cycle was to research, act, evaluate, and reflect. She shared the County and Maiko's teams were engaged in data analysis efforts. She shared there was a great deal of discussion around the state of the affordable housing sector including topics of construction, operations, and continuity. She expressed that the Committee's comprehensive plan work overshadowed the Committee's ability to stay abreast of the sector's conversations.
- Sunaree clarified if the intent for a data briefing would be for the Committee's awareness or if the Committee intended to act following a data briefing.
 - Chair Balducci shared that in reflection, lessons could be extracted and the Committee could recommend action, or the data would be given to AHC staff for their future knowledge.
 - Sunaree agreed reflections on the comprehensive plan review program would produce lessons learned which would influence the AHC's engagement with the state at the five year midcycle check-in.
 - Sunaree clarified if the Committee would identify actions to respond to data on the affordable housing sector, or if the Committee simply wanted awareness.
 - Chair Balducci reviewed the importance of understanding housing need and the impacts of implementation strategies compared to their intentions. She reminded the AHC there were staff doing great data work, including the City of Seattle's analysis of affordable housing funding and operations funding. She shared the results of the data could inform the AHC's legislative session advocacy.
- Chair Balducci proposed AHC staff provide an updated AHC work plan proposal informed by AHC member input along with an assessment of the Committee's abilities and resources.
 - McCaela thanked the Committee for their input.

Announcements and Adjourn

- Chair Balducci reminded the AHC their meetings will continue to be the first Thursdays of the month, with no meetings in July and August.
- Councilmember Ademasu shared three Shoreline councilmembers will attend a field tour of Habitat for Humanity's Yarrow Cottage Site.
- Chair Balducci adjourned the meeting.