

# **AFFORDABLE HOUSING COMMITTEE**

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

# Approve Comprehensive Plan Review Comment Letter

Reference materials: [Staff Report](#)

**Carson Hartmann**

Senior Housing Planner

King County Dept. of Community and Human Services

# Plan Review Status

as of April 2, 2025

## Under Review

April 3, 2025

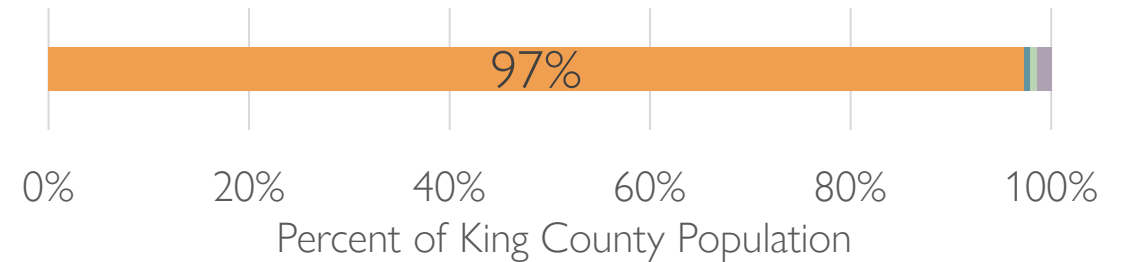
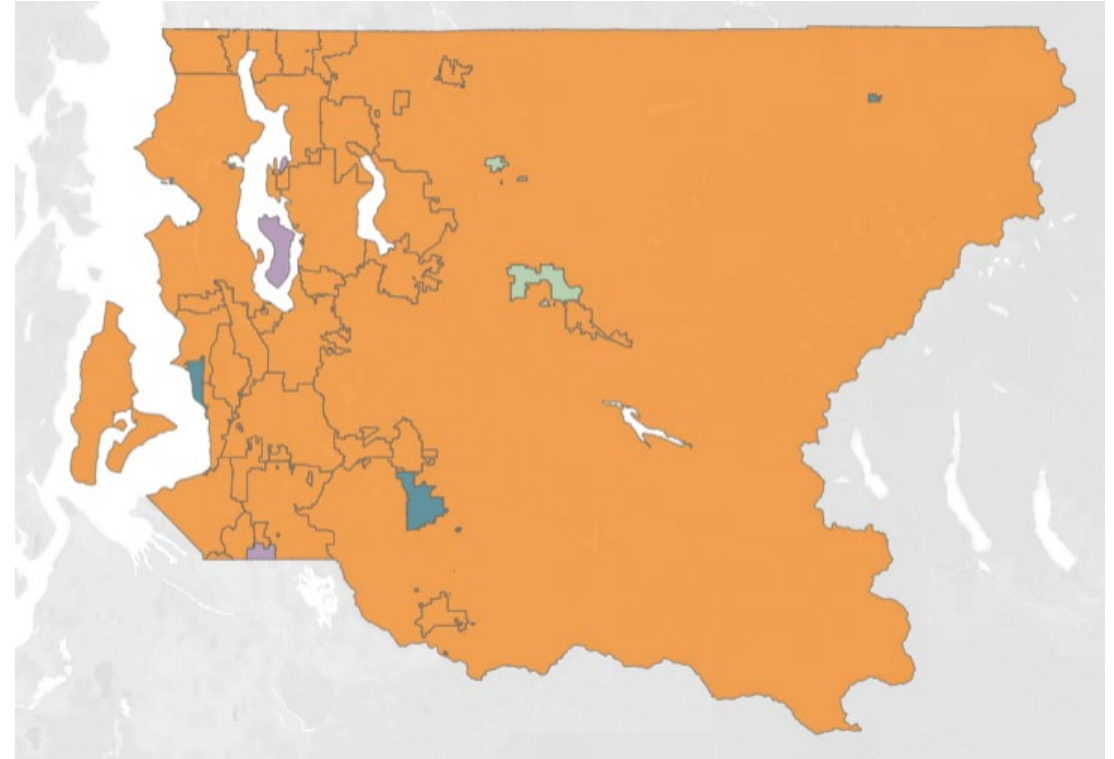
1. Black Diamond
2. Normandy Park

## Not Submitted

1. Mercer Island
2. Pacific
3. Yarrow Point

## Deferred

1. Snoqualmie
2. Carnation



Complete Under Review\* Deferred\* Not Submitted\*

\*Less than 3% 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

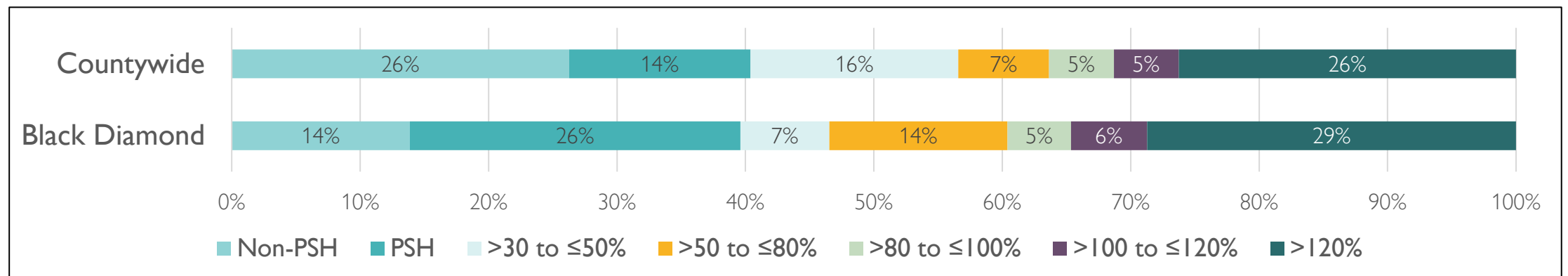
- Submission materials include strategies to implement policies addressing Housing Chapter CPPs

## Meaningful Action

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

# Overview | Black Diamond

- 6,602 people (<1% of King County) | \$144,728 median household income
- 82% of its housing stock consists of single-family detached structures, compared to 51% in King County
- 9.5% of homes are multifamily and 8% manufactured, with few units available for low-income earners or those with special needs
- Black Diamond's two master planned developments are expected to accommodate up to 6,050 new residential units at various densities, with 1,269 units built as of April 2024



Sources: Census Bureau. Census Data, 2020; OFM 1-year estimates 2023; Black Diamond's Draft Comprehensive Plan

# Recommendations | Black Diamond

- 1. Plan for, accommodate, and demonstrate capacity for Black Diamond's allocated housing needs (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. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to avoid and repair harm (CPPs H-5, H-9)
5. Clarify community engagement findings (CPP H-8)
6. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14, H-21)
7. Submit updated implementation strategies to support renter households (CPP H-23)

# Error in Draft Letter

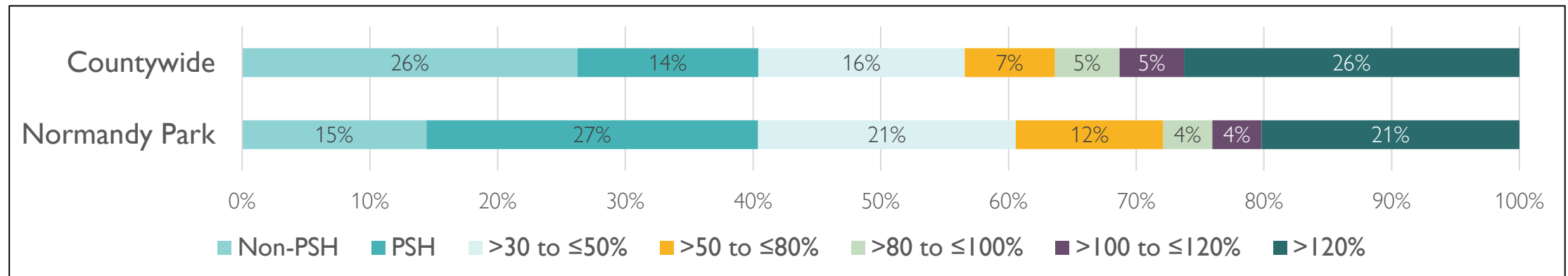
## Recommendation 1 on page 2 missing “include”

The AHC appreciates the City’s extra effort to predict the affordability of future development within Ten Trails and Lawson Hills; however, because the City does not **include** the land capacity in units for low-rise multifamily or moderate density land use zones within master planned developments, the AHC does not find that the analysis meaningfully aligns with CPP H-11, which requires Black Diamond to identify sufficient capacity of land for housing affordable to moderate-, low-, very low-, and extremely low-income households.



# Overview | Normandy Park

- 6,527 people (<1% of King County) | \$144,821 median household income
- As of 2022, 25% of Normandy Park's households made over \$200,000 a year, and 38% made over \$100,000
- Most land zoned very low density, with small areas zoned multifamily along 1st Avenue S at the city's eastern border



Sources: Census Bureau. Census Data, 2020; OFM 1-year estimates 2023; Normandy Park's Comprehensive Plan

# Recommendations | Normandy Park

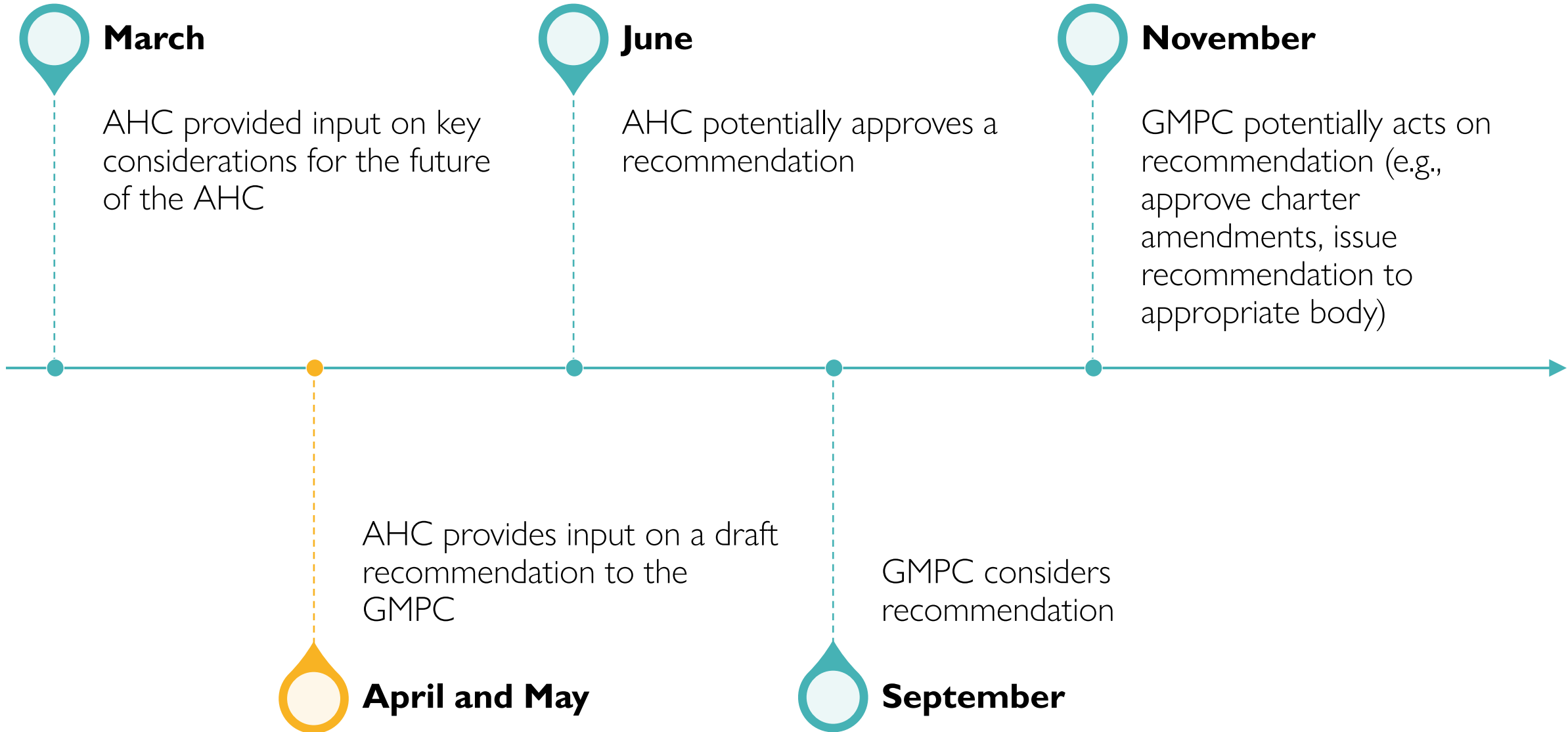
1. Identify sufficient capacity for housing needs (CPPs H-1, H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis and respond to findings (CPP H-3)
4. Evaluate and improve effectiveness and identify and address gaps (CPPs H-4, H-12, H-20)
- 5. Document the history of racially exclusive and discriminatory land use and housing policies and practices and racially disparate impacts and implement actions to repair harms and remedy inequities (CPPs H-5, H-9)**
6. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
7. Increase housing options for 0-80% AMI households throughout the city (CPPs H-18, H-22, H-25)
8. Provide more detailed implementation strategies (CPP H-27)

# Establishing a New Strategic Direction for the AHC

Reference materials: [Staff Report](#)

## **McCaela Daffern**

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



# March 2025 AHC Discussion | Summary

- The AHC should implement the CPP Housing Chapter accountability framework and use monitoring data and collective expertise to assess what's working, what's not, and why
- Members did not reach consensus on what role, if any, the AHC should play in coordinating efforts to increase revenue to meet affordable housing needs
- Other feedback:
  - State legislation may impact what role the AHC should play
  - Ideal to set direction after designing the assessment of shortfalls five years after comprehensive plan adoption and clarifying the AHC's role
  - Concern with inviting additional community members into the AHC's highly complex discussions without compensation, noting community representatives already serve on the AHC

# Draft AHC Charter Amendment Scope

1. Defines the AHC's core purpose as a steward of the CPP Housing Chapter with authority over each phase of the accountability framework
  - Maintains regional housing review capacity
  - Opportunities to assess what's working and adjust
  - Affordable homeownership a CPP policy priority
2. Retains AHC authority to recommend to other governing bodies
  - Could include revenue and legislative recommendations
3. Diversifies membership while maintaining balance
4. Updates and streamlines descriptions of member appointments, meeting procedures, and staff functions

**Review plans**  
Every ten years,  
starting in 2024

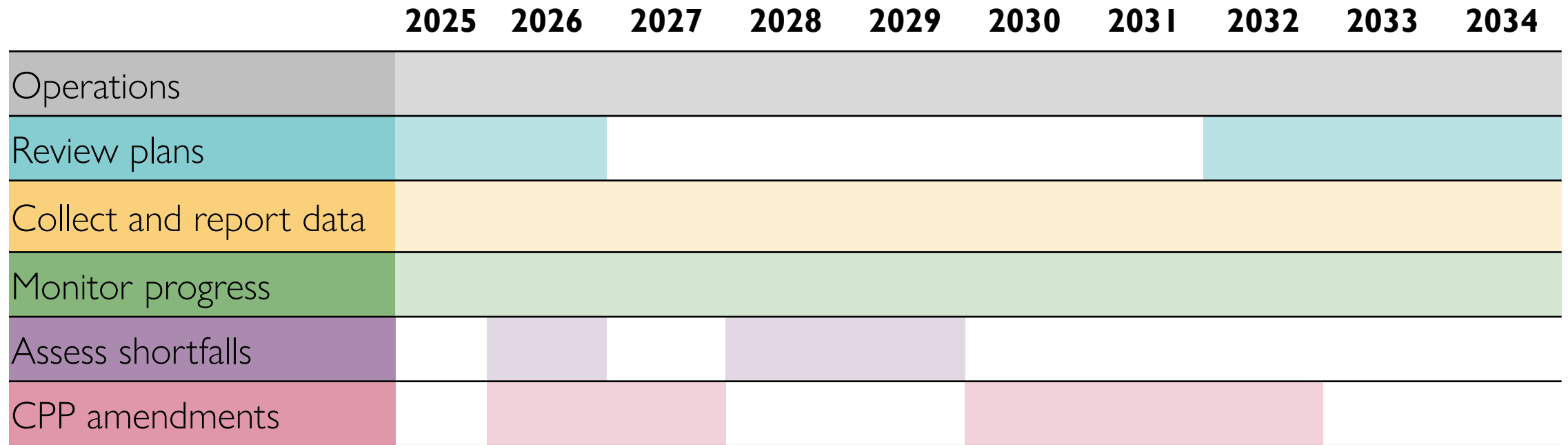
**Monitor & report**  
Annually

**Check-in & adjust**  
Every ten years,  
starting in 2029



# Sample AHC Activities

AFFORDABLE HOUSING COMMITTEE



# What's Next

- Staff can revise the draft charter amendments based on today's discussion and prepare an accompanying motion/statement/letter articulating the AHC:
  - Recommends remaining a committee of the GMPC
  - Requests the GMPC approve the accompanying recommended charter amendments
  - Does not recommend the creation of another entity to carry out other affordable housing activities outside of the AHC's new authority
- AHC may direct staff to prepare a recommendation to the GMPC outlining a different direction. Options include:
  - Give CPP Housing Chapter oversight to the GMPC and sunset the AHC
  - Support formation of a new entity, with the purpose and authority clearly defined



# Housing Growth Target Reconciliation

Reference materials: [Staff Report](#)

## Rebecca Maskin

Demographic Planner, GMPC Staff

King County Office of Performance, Strategy, and Budget

# Briefing Outline

- Reconciliation process background and status update
- GMPC findings on reconciliation
- Reconciliation and housing need
- GMPC Motion 25-1
- What's next and discussion

# Background and Status Update

- Reconciliation is a process to amend growth targets introduced by VISION 2050 and CPP changes
- Two cities requested reconciliation
- Requests were evaluated against GMPC’s guiding principles for reconciliation
- GMPC considered whether to reduce the countywide total allocation
- GMPC members directed the Interjurisdictional Team to prepare a motion:
  - Amending growth targets and housing need by reducing the countywide growth total
  - Explore including a “hybrid option” or incentives for another jurisdiction to adopt the reconciled growth and housing need

## Summary of Reconciliation Requests

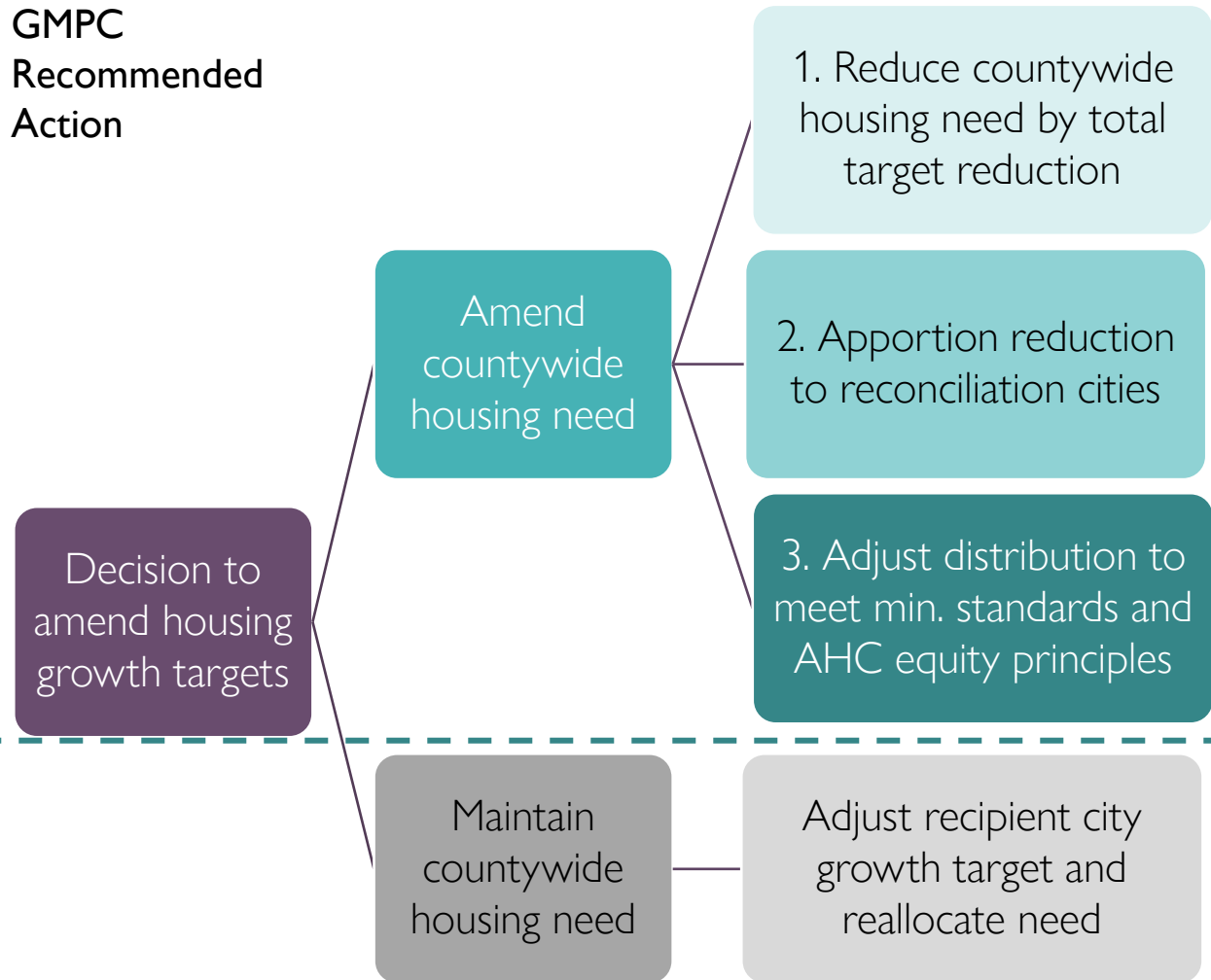
	Carnation	Snoqualmie
Adopted Target	799	1,500
Requested Target	350	719
Difference	-449	-781
Changed Local Circumstances Since Targets Set	Understanding of target meaning, emergency management system failures	Development plans supporting targets extinguished, limited water supply

# GMPC Findings on Reconciliation

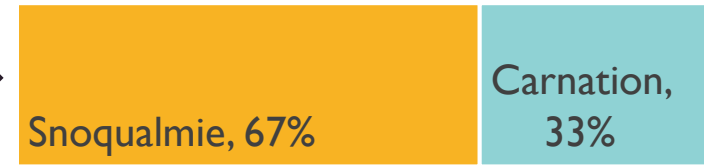
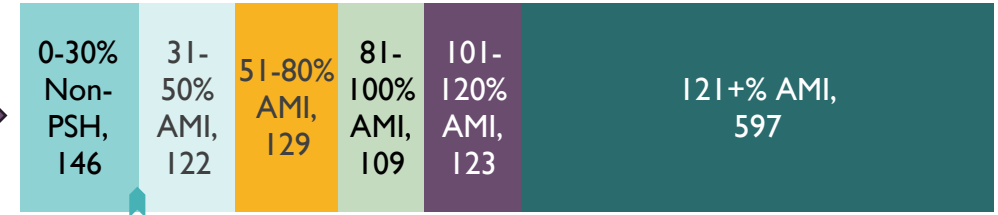
- Significant changes to the planning framework have occurred since CPPs and growth target adoption in 2021
- Unanticipated local changes since target adoption have occurred
- Maintain commitment to planning for housing need
- Reduction for *Cities and Towns* aligns with Regional Growth Strategy
- This process does not set precedent for the future
- Create incentive for another jurisdiction to take up reconciled growth
- Seek more information on where jurisdictions could take more growth

# Amending Housing Need with Reconciled Housing Growth Targets

GMPC  
Recommended  
Action



Total reduction: 1,230 of 309k units



Legend: 0-30% Non-PSH (light blue), 0-30% PSH (teal), 31-50% AMI (light teal), 51-80% AMI (orange)

# GMPC Motion 25-1

## Recommends three actions

- 1. Amends housing growth targets and housing need for Carnation and Snoqualmie in the Countywide Planning Policies**
  - Preserves 99.8% of need for units affordable to low-income households
- 2. GMPC staff will work with a willing jurisdiction to increase their growth targets and housing need by the amounts removed by reconciliation, if consistent with policy and reconciliation guiding principles**
  - Staff will co-pursue funding opportunities and provide technical assistance
- 3. GMPC staff will review comprehensive plan growth and capacity assumptions and report back to GMPC**

# What's Next and Discussion

- Transmit CPP amendments to King County Council for consideration
  - Should Council agree, cities will have 90 days to ratify after their action
- Reconciliation cities may begin to update their comprehensive plans
- In 2025-26, GMPC staff will work with a jurisdiction that seeks to increase its growth target and housing need by reconciled amounts, if consistent with policy and guiding principles
- In 2026, GMPC staff will analyze plan capacity and growth assumptions for future reporting