

AFFORDABLE HOUSING COMMITTEE

Thursday, May 1, 2025, 2:00 P.M.-3:30 P.M.

2025 Washington State Legislative Session

Reference materials: [Staff Report](#)

Isaac Horwith

Senior Housing Planner

King County Dept. of Community and Human Services

AHC 2025 State Legislative Priorities

2025 State Legislative Priorities - Approved December 5, 2024

1

Provide for the stability of affordable housing, housing providers, and residents

2

Preserve and increase the supply of affordable housing

3

Help jurisdictions implement the housing policies in their comprehensive plans and state housing laws

4

Strengthen renter rights and protections

1

Provide for the stability of affordable housing, housing providers, and residents

Budget

- Maintains overall funding levels for affordable housing and homelessness programs
- Reduces funding for encampment resolution

Passed

- Eliminating exemptions to the document recording fee (HB 1858)

2

Preserve and increase the supply of affordable housing

Budget

- \$605M to Housing Trust Fund, 15 percent increase
- \$100M to Connecting Housing to Infrastructure, 67 percent increase

Passed

- Establishing an \$80 mortgage origination fee to fund foreclosure mitigation programs (SB 5686)

Did Not Pass

- Authorizing local options for new real estate excise tax (HB 1480, HB 1867)
- Exempting affordable housing construction from sales tax (HB 1717/SB 5553, SB 5591)
- Authorizing a local option for short term rental tax (HB 1763/SB 5576)
- Establishing a revolving loan fund for affordable homeownership (HB 1808)
- Establishing a Progressive Real Estate Excise Tax (HB 2027)

3

Help jurisdictions implement the housing policies in their comprehensive plans and state housing laws

Budget

- \$3.8M to Department of Commerce to implement new land use and planning bills

Passed

- Allowing lot splitting (HB 1096)
- Amending comprehensive plans to address Growth Management Hearings Board finding (HB 1135)
- Simplifying the condominium liability law (HB 1403)
- Promoting transit-oriented housing development (HB 1491)
- Restricting designating historic landmarks (HB 1576)
- Enacting recommendations from the Covenant Homeownership Program Study (HB 1696)
- Ensuring compliance with the Growth Management Act (SB 5148)
- Limiting minimum parking requirements cities and counties can impose on new development (SB 5184)
- Commissioning report on jurisdictions meeting housing needs (SB 5587)

3

Help jurisdictions implement the housing policies in their comprehensive plans and state housing laws

Did Not Pass

- Siting emergency shelters, transitional housing, emergency housing, and permanent supportive housing (HB 1195/SB 5497)
- Establishing limitations on detached accessory dwelling units in rural areas (HB 1345)

4

Strengthen renter
rights and
protections

Budget

- Housing and Essential Needs received about \$132 million, about a 5 percent increase
- Small increase in funding to the Office of Civil Legal Aid to support tenants at risk of eviction

Passed

- Stabilizing rent increases for tenants (HB 1217)
- Authorizing superior courts to appoint housing court commissioners (HB 1621)
- Restricting provisions in rental agreements (SB 5313)

Bills Related to Future AHC Work

Two bills overlap with proposed Affordable Housing Committee (AHC) authority

1. HB 5148

- “Housing Accountability Act,” ensuring compliance with the Growth Management Act
- Commerce may review and certify up to ten jurisdiction’s comprehensive plans or development regulations annually
- Noncompliant jurisdictions must approve permits for affordable or moderate-income housing

2. HB 5587

- Commissions Washington Center for Real Estate Research to report biannually on each county’s progress in meeting its housing need, including emergency housing, emergency shelters, and permanent supportive housing



Are there any follow up questions about a specific bill?

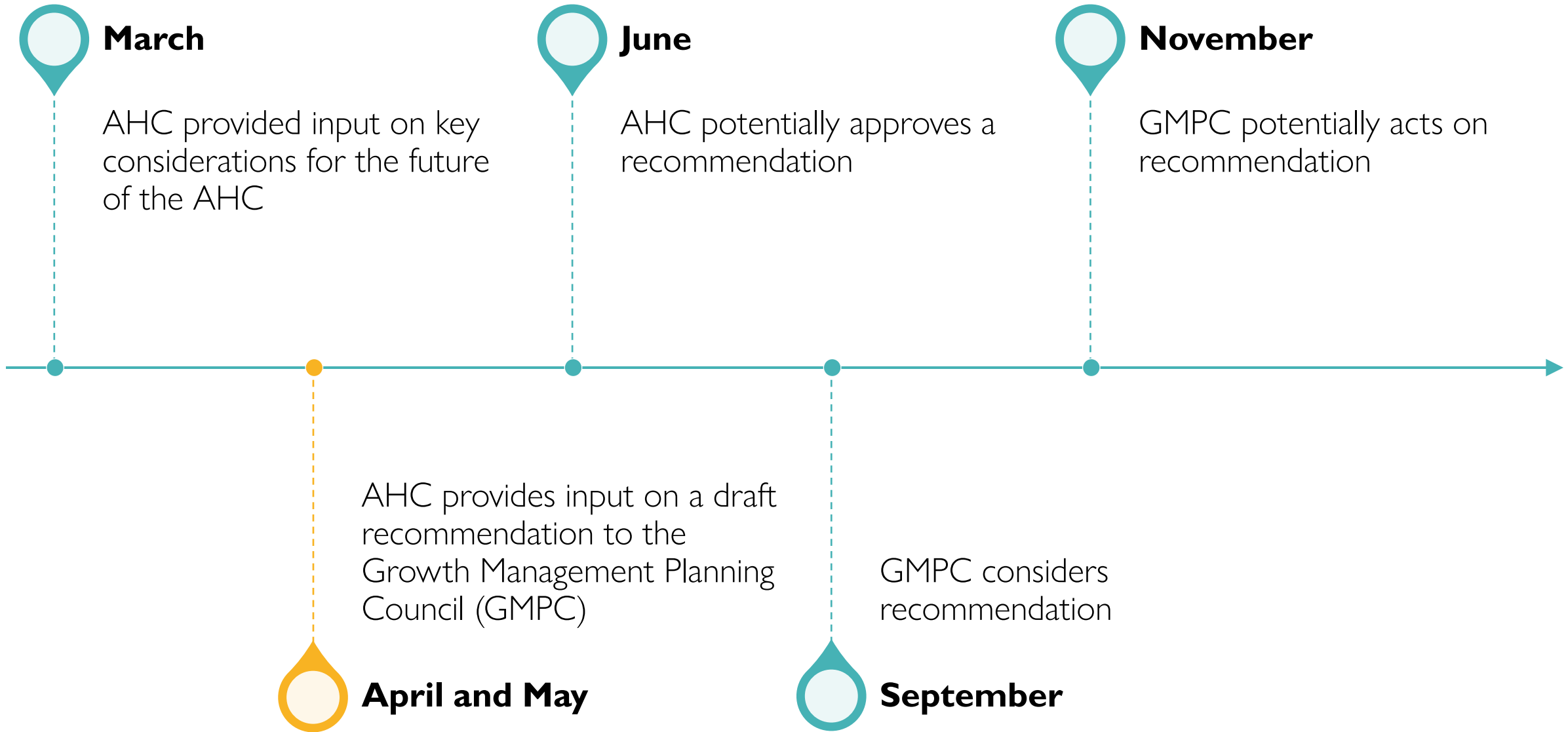
Are there any reflections about how this legislative session should inform future leg priorities or the AHC's work?

Draft AHC Strategic Direction Recommendation

Reference materials: [Staff Report](#)

McCaela Daffern

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



Preliminary Draft Recommendation Statement

Overview

- Staff prepared preliminary draft recommendation statement for initial consideration today (Exhibit 2)
- The statement:
 - recommends the GMPC amend the AHC charter to improve its effectiveness and set the AHC on a more effective path;
 - articulates key findings from the AHC's work to evaluate its effectiveness;
 - documents the evaluation process; and
 - includes recommended charter amendments as an exhibit.

Preliminary Draft Recommendation Statement

Key Excerpts

Introduction

- Based on this evaluation, the Committee:
 - remains committed to ensuring that everyone in King County has a place to live that they can afford in the community of their choice;
 - finds that the King County Countywide Planning Policies (CPPs) Housing Chapter, amended after adoption of the Action Plan, serves as an effective and flexible vehicle for carrying out its work;
 - agrees that meaningful local housing policy implementation, substantial new revenue for affordable housing, and new financing strategies are critical to meeting the stated goals of the CPP Housing Chapter and the Committee should have authority to recommend action on all fronts;
 - concludes that the most appropriate governance structure for carrying out this renewed purpose is to remain an advisory body of the GMPC; and
 - recommends the GMPC amend the AHC charter to improve its effectiveness and set the Committee on a more effective path.

Preliminary Draft Recommendation Statement

Key Excerpts

AHCs Recommended New Strategic Direction

- The Committee envisions itself as body that serves as a point of coordination and accountability for implementation of the CPP Housing Chapter.
- In pursuit of this new core purpose, the Committee would:
 - carry out the plan review, monitoring and reporting, assessment of shortfalls, and adjustment activities established in the CPP Housing Chapter;
 - recommend additional affordable housing revenue and new financing strategies;
 - recommend CPP amendments to the GMPC; and
 - engage in this activity of periodic evaluation of Committee effectiveness.

Revised Draft Charter Amendments

Overview

- Staff revised charter amendments in April in response to input from AHC members, King County Executive staff, Housing Interjurisdictional Team members, and AHC leadership in April (Exhibit 3)
- Staff documented and responded to feedback in a comment matrix (Exhibit 1)

Revised Draft Charter Amendments

Summary of Changes

Revenue Advocacy Authority

- Replaced "make recommendations to other governing bodies" with "recommends action to further the goals and policies of the CPP Housing Chapter, including, but not limited to, State legislative agenda items and revenue and financing strategies to help meet affordable housing needs in King County"
- Used "recommend" rather than "advocate" since staff are limited in their ability to support lobbying

Dashboard Authority

- Added language to clarify that the Committee has the responsibility to monitor and annually report in public-facing tools and that staff are responsible for preparing and maintaining the public facing tools

Member Appointments

- Added language making the Committee responsible for ensuring the recommended slate of organizational representatives will provide the collective subject matter expertise needed to carry out Committee work and staff are responsible for recruitment
- Revised language to clarify that AHC subject matter experts are organizational appointments

Revised Draft Charter Amendments

Summary of Changes

GMPC Representation

- Revised language to require the Committee Chair or their designee serve on and represent the GMPC.
- Removed redundant language under membership.
- Added language that the GMPC must approve the election of the Committee Chair and Vice Chair
- Made staff responsible for providing updates to the GMPC on Committee activities, which formalizes current practice

Meeting Frequency

- Revised language to indicate the Committee should be scheduled to meet at least quarterly, which means meetings can be cancelled as needed

Other

- Replaced all references to “AHC” with “Committee” for clarity

What's Next

- Today, AHC will:
 - Direct staff on any changes needed to the preliminary draft recommendation statement
 - Determine if there are additional topics or changes the Committee would still like to discuss, reach consensus on today, and direct staff to include in the draft charter
- On June 5, the AHC will consider and possibly approve a revised recommendation statement and charter amendments
- If the AHC approves the recommendation on this schedule:
 - GMPC will consider the recommendation on September 17
 - Possible GMPC action on November 19