

AFFORDABLE HOUSING COMMITTEE

Thursday, June 5, 2025, 2:00 P.M.-3:30 P.M.

Affordable Housing Committee (AHC) Recommended Strategic Direction

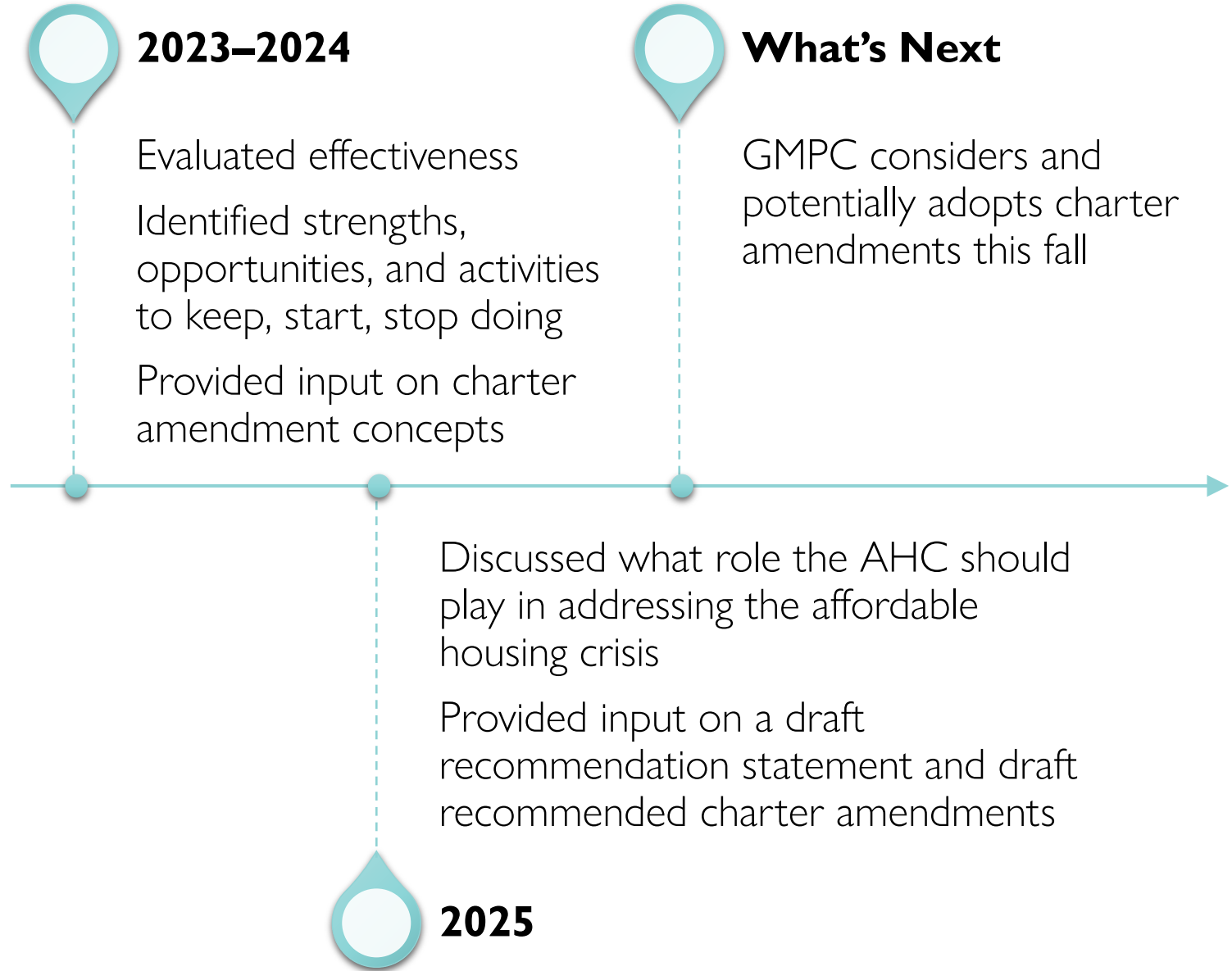
Reference material: [Staff Report](#)

McCaela Daffern

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

New Strategic Direction

- The AHC is nearing completion of a multi-year effort to envision its future
- The AHC is poised today to approve recommendations to the Growth Management Planning Council (GMPC) to improve AHC effectiveness



AHC Input on Draft Recommendations

May 1, 2025

AHC Support

- Including language in the recommendation statement that recommends the GMPC adopt the AHC recommended charter amendments in collaboration with the AHC
- Staff proposed revised language that promotes the spirit of this concept, while recognizing the GMPC has ultimate and sole authority to approve the charter amendments
 - **Old:** “Based on this evaluation, the Committee recommends the GMPC amend the Affordable Housing Committee charter to improve its effectiveness and set the Committee on a more effective path.”
 - **New:** “Based on this evaluation, the Committee recommends the GMPC adopt amendments to the Affordable Housing Committee charter, as proposed by the Committee.”

AHC Input on Draft Recommendations

May 1, 2025

Lack of Consensus

- Change the nature of the AHC's relationship to the GMPC
- The role the AHC should play in advancing affordable housing revenue solutions
- Whether the statement and charter amendments provide sufficient flexibility for the AHC to:
 - Identify the cost to build the affordable housing the region needs and propose recommendations to achieve those levels of funding
 - Identify and promote strategies to reduce the cost to build affordable housing

Housing-focused Draft Comprehensive Plan Review Program Evaluation

Reference material: [Staff Report](#)

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Briefing Purpose

Surface challenges and opportunities

- AHC staff documented challenges and successes observed while administering the new Housing-focused Draft Comprehensive Plan Review Program
- Observations supplemented by input from Housing Interjurisdictional Team members
- AHC members have an opportunity to offer additional insights and identify lessons learned to inform future planning efforts and engagement

Plan Review Program | Authority and Intent

- In 2021 and 2022, the AHC recommended substantive amendments to the Countywide Planning Policies (CPPs) to:
 - Align with new state laws and local and regional plans
 - Achieve health and equity outcomes
 - Strengthen methods of local and regional accountability
- New CPP H-26 directed the GMPC/AHC to review and comment on draft periodic updates to comprehensive plans
- Intent of plan review was to:
 - Offer early guidance and assistance to jurisdictions on alignment with the CPP Housing Chapter
 - Ensure plans address all CPP Housing Chapter goals and policies and include required analyses
 - Evaluate the meaningfulness of plan responses
 - Collect implementation details to inform future monitoring and evaluation

Plan Review Program Insights | Summary

Program Outcomes

- Most jurisdictions participated
- No draft plan was perfectly aligned
- Future work will assess adopted plans

Keys to Success

- Early guidance ensured awareness
- Early plan review improvements were necessary
- Interagency and interjurisdictional coordination during review was vital
- Adequate resources, a good consultant, and political will were key to a strong plan

Structural Issues

- Lack of consequences discouraged aligned, complete, and timely submissions
- CPP meaningfulness standard difficult to invoke
- Public process involving AHC legitimized program but created tensions
- Draft implementation details were difficult to prepare and assess

Administrative Burdens

- Regulatory fatigue and constrained resources impacted submissions
- Detailed nature of review strained jurisdiction staff capacity

Program Outcomes

Most jurisdictions participated

- 35 of King County's 40 jurisdictions participated

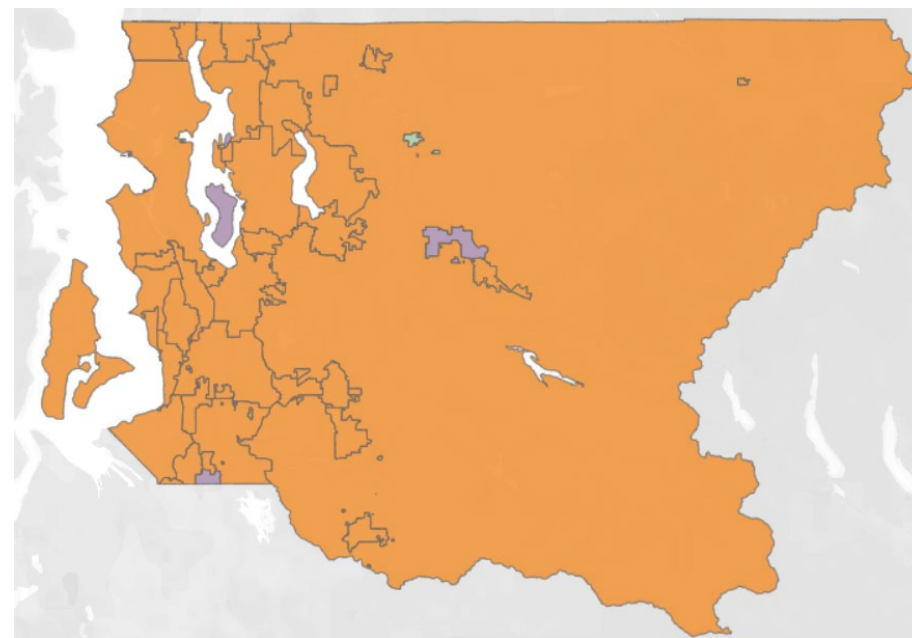
No draft plan was perfectly aligned

- AHC commented on 328 misalignments across the plans

Future work will assess adopted plans

- AHC does not review and certify adopted plans, so staff don't know how many adopted plans meaningfully and fully align
- AHC staff reviewed a sample of 13 adopted plans, of the 56 misalignments identified, 21 were addressed
- Future monitoring and reporting will assess outcomes of adopted plans

Housing-focused Draft Comprehensive Plan Review Status



■ Complete
 ■ Deferred
 ■ Not Submitted

Keys to Success

Early guidance ensured awareness

- AHC staff published multiple resources and met with jurisdictions to help them navigate the program

Early plan review improvements were necessary

- AHC staff incorporated early lessons learned into a plan review manual to guide other jurisdictions

Interagency and interjurisdictional coordination during review was vital

- AHC staff met monthly with Commerce and PSRC staff to align review requirements and progress

Adequate resources, a good consultant, and political will were key to a strong plan

- Successful cities typically had:
 - ✓ The resources and staff for a prolonged and iterative planning process
 - ✓ A strong consultant team
 - ✓ Political will to align with the CPP Housing Chapter requirements

Structural Issues

Lack of consequences discouraged aligned, complete, and timely submissions

- AHC lacked means of encouraging or enforcing participation in plan review
- Jurisdiction staff prioritized compliance with state requirements over CPPs

CPP meaningfulness standard difficult to invoke

- CPP H-26 did not provide guidance on the scale, scope, or potential impact of a material, positive change necessary to qualify a plan as "meaningful"

Public process involving AHC legitimized program but created tensions

- Peer-led nature of program designed to increase trust and transparency, but some jurisdiction staff still considered the plan review program to be County-led

Draft implementation details were difficult to prepare and assess

- Flexibility in how jurisdictions could describe draft implementation strategies led to significant variation
- Jurisdictions struggled to articulate draft implementation strategies with confidence prior plan adoption

Administrative Burdens

Regulatory fatigue and constrained resources impacted submissions

- From 2021 to 2024, the state legislature passed over 40 housing-related bills and King County Council amended the CPPs twice
- Jurisdiction staff struggled to comply with these substantive new requirements

Detailed nature of review strained jurisdiction staff capacity

- It took jurisdictions significant time to prepare submission materials
- Smaller jurisdictions felt they were held to an unrealistic standard
- Program impacted jurisdiction staff, consultants, planning commissions, elected officials, AHC and GMPC members, AHC staff, and King County staff