

# AFFORDABLE HOUSING COMMITTEE

Thursday, October 2, 2:00 P.M.-3:30 P.M.

# **Amending Preliminary Draft 2026 Affordable Housing Committee (AHC) State Legislative Priorities**

Reference material: [Staff Report](#)

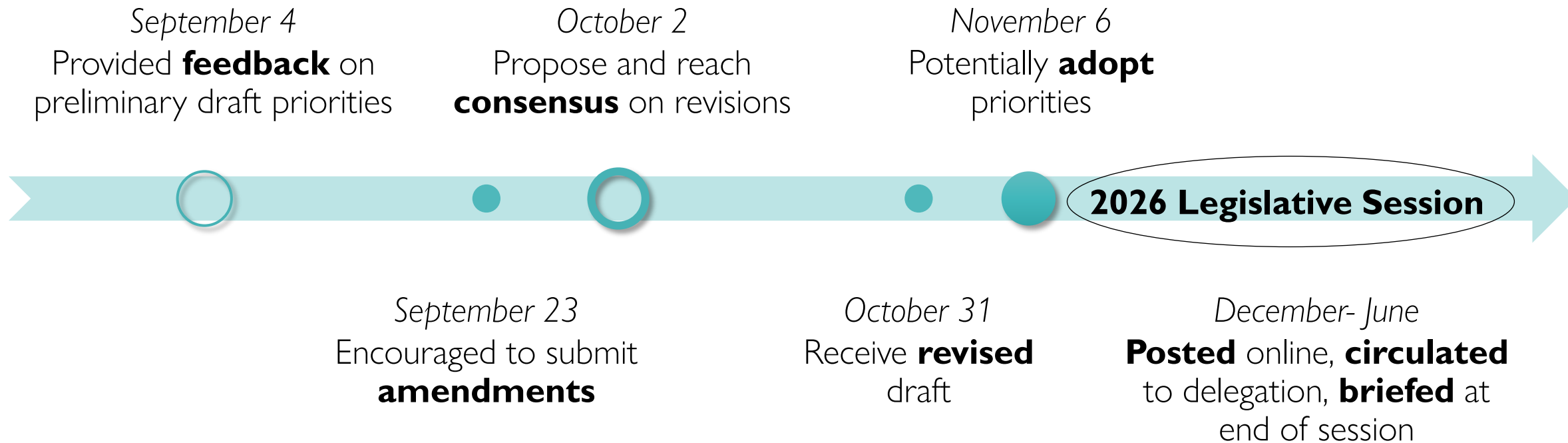
**Isaac Organista**

Senior Housing Analyst

King County Dept. of Community & Human Services

# AHC 2026 State Legislative Priorities

## Timeline



# Amendment #1

Sponsor	Proposed Amendment	Rationale
<p>Allison Butcher, Senior Policy Analyst, Master Builders Association of King and Snohomish Counties</p>	<p><i>Amend priority #3 by adding a new item, letter c, as follows:</i></p> <p><b>3. Maximize opportunities for King County residents to live in a home they can afford in the community of their choice.</b></p> <p>c. <u>Support policies that lower barriers to housing of all types to increase supply and address King County's housing shortage.</u></p>	<p>Most of the proposed AHC 2026 state legislative priorities are focused on addressing a funding shortfall for affordable housing. This proposed amendment is intended to recognize we have a critical housing shortage in King County, and funding alone will not solve our housing crisis. To make progress, we must also work on solutions to increase supply of the full spectrum of housing choices.</p>

# Draft 2026 AHC Work Plan

Reference material: [Staff Report](#)

## **McCaela Daffern**

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

# Draft 2026 Work Plan | Briefing Overview

- Staff will review:
  - How the draft AHC 2026 work plan and meeting schedule was developed
  - Draft work plan and meeting schedule
  - What happens next
- AHC members will discuss and identify necessary revisions

# Draft 2026 Work Plan

## Approach

- Developed by AHC staff as directed by AHC Chair
- Informed by Housing Interjurisdictional Team input
- Staff briefed the GMPC on potential focus areas

## Result

- Implements AHC's recommended new core purpose: a regional advisory body that serves as a point of coordination and accountability for implementation of the King County Countywide Planning Policies (CPPs) Housing Chapter

## What's Next

- AHC will consider and potentially adopt a revised draft for potential adoption at the next meeting

# 2026 AHC Work Plan | Draft

- 1. Leverage emerging housing trends to inform affordable housing policy solutions**
  - a. Review findings from the King County Countywide Housing Needs Assessment and learn about the policy implications of identified gaps
  - b. Review outcomes from the 2026 state legislative session and determine whether any items necessitate further AHC engagement
  - c. Develop and adopt the AHC's 2027 state legislative priorities
- 2. Build and sustain accountability to the CPP Housing Chapter**
  - a. Conclude the Housing-focused Draft Comprehensive Plan Review Program
  - b. Monitor data on countywide and jurisdictional progress to plan for and accommodate housing needs
  - c. Recommend protocols, procedures, and CPP amendments to identify significant shortfalls in planning for and accommodating housing need and recommend action to address shortfalls



# Draft 2026 AHC Meeting Schedule

*All meetings held virtually on Microsoft Teams  
from 2:00-3:30 P.M. Meeting topics tentative.*

## March 5

- Approve recommended AHC member appointments
  - Briefing: Plan review program updates (possible action)
  - Briefing: King County Countywide Housing Needs Assessment
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## June 4

- Briefing: Plan review program updates (possible action)
  - Input: Draft assessment of shortfalls policies, procedures, protocols
  - Briefing: 2026 state legislative session outcomes
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## September 3

- Approve assessment of shortfalls policies, procedures, protocols
  - Briefing: Plan review program updates (possible action)
  - Input: Draft 2027 AHC work plan
  - Input: Draft 2027 AHC state legislative priorities
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## November 5

- Adopt 2027 state legislative priorities
- Adopt 2027 AHC work plan
- Briefing: Plan review program activities (possible action)
- Briefing: CPP housing monitoring

# Draft Housing-focused Comprehensive Plan Review Program Update

Reference materials: [Staff Report](#)

**McCaela Daffern**

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

# Comprehensive Plan Review Status

## AHC Plan Review Status

- AHC conducts a housing-focused review of all King County jurisdictions' periodic comprehensive plan updates for alignment with the CPP Housing Chapter
- AHC has issued comments for 35 of 40 King County jurisdictions
- Carnation's draft plan under review
  - AHC expected to consider comment letter on November 6
- AHC has not reviewed Mercer Island, Pacific, Snoqualmie, and Yarrow Point's plans

# Relevant Appeals

## Overview

- The Growth Management Hearings Board provides a pathway for settling claims about noncompliance with the Growth Management Act (GMA) when a comprehensive plan, development regulation, or a Shoreline Master Program is adopted
- Housing-related appeals
  - Clyde Hill
  - Duvall
  - Kitsap County
  - Mercer Island
  - Hunts Point
- Recent Mercer Island and Kitsap County decisions provide first interpretations of what it means to plan for housing and accommodate housing since passage of House Bill 1220 in 2021
- Has potential implications for the AHC's work

# Kitsap County Decision | Highlights

- Kitsap County failed to identify sufficient capacity of land for housing and make adequate provisions for the existing and projected housing needs for all income groups
  - Emphasized jurisdictions cannot adopt development regulations over time to provide sufficient capacity
  - *“A deficit is no longer permitted to language”*

# Mercer Island Decision | Highlights

- Mercer Island's interim zoning ordinance and comprehensive plan found noncompliant with the GMA
- Ruled on five issues:
  1. Identify sufficient land capacity
  2. Make adequate provisions
  3. Complete light rail station area subarea plan
  4. Participate in the AHC's housing-focused comprehensive plan review program
  5. Comply with other CPPs

# Mercer Island Decision

## Identify sufficient land capacity

- **Did not identify sufficient land capacity for its permanent housing needs**
  - Failed to demonstrate in the land capacity analysis that there would be an incentive or subsidy program in place to house the allocated permanent housing needs
  - *“If the City cannot show that subsidies or incentives are available for each of those units, then the City cannot claim those units in its capacity analysis.”*
- **Did identify sufficient land capacity for its emergency housing needs**
  - Emergency housing exempt from subsidy/incentive-based land capacity analysis

# Mercer Island Decision

## Make adequate provisions

- **Did not make adequate provisions for existing and projected needs of all economic segments**
  - Required to make adequate provisions through its comprehensive plan and development regulations at the time of the periodic update, not at the five-year implementation progress report
  - Needed to demonstrate that comprehensive plan policies, incentives, and subsidies will generate sufficient units to meet its housing needs
  - *“Vague aspirations to generate unspecified quantities of affordable housing are insufficient in a post-ESSHB 1220 world.”*
- **Not required to distribute of affordable housing across all neighborhood**
  - No provision in the GMA, CPPs, or other source of law requiring Mercer Island to distribute affordable housing throughout the jurisdictions
  - Acceptable to concentrate where most feasible



# Mercer Island Decision

## Complete station area subarea plan

- **Did not complete the required subarea plan for the light rail station area**
  - Multicounty planning policies (MPPs) required the City to develop a light rail station area subarea plan by the time it adopted its periodic comprehensive plan
- **Met requirements of other transit-focused housing policies in the MPPs and CPPs**
  - CPPs H-3(i), H-16, H-17 establish vague policy goals, not specific targets

# Mercer Island Decision

Participate in the AHC's plan review program

- **Not required to participate in the AHC's housing-focused plan review program**
  - CPP H-26 does not impose a legal obligation on the City to provide the AHC needs to conduct its review
  - *"At the end of the day, the burden is on the AHC to obtain whatever materials it thinks it needs, not on the City to supply whatever materials the AHC requests."*

# Mercer Island Decision

## Comply with other CPP Housing Chapter policies

- **Complied with CPP Housing Chapter policies that lacked measurable, timebound, demanding language**
  - Deadline to implement CPPs was at the time of the periodic update, not when the implementation progress report is due
  - Failed to implement anti-displacement measures prior to or concurrent with development capacity increases, as required by CPP H-21
  - With the other ten cited CPPs, the Board repeatedly stressed:
    - The policies articulate vague requirements that fail to establish the level of effort required or a target/result that must be achieved
    - Some effort is all that's required

# What's Next

- Mercer Island filed petition for judicial review with King County Superior Court
- Decisions apply to Mercer Island and Kitsap specifically, yet reasoning could have implications for the AHC and jurisdictions throughout the state
- AHC staff tracking appeals of Clyde Hill, Duvall, and Hunts Points' comprehensive plans to the GMHB
- Appeals could take months to resolve
- Staff will keep the AHC apprised

# Recommended AHC Charter Amendments and Member Appointments Update

Reference materials: [Staff Report](#)

**McCaela Daffern**

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

# Updates on AHC Recommended Action

## **Charter Amendments**

- Draft motion to approve the AHCs recommended charter amendments introduced at the September 17 Growth Management Planning Council (GMPC) meeting
- GMPC will consider and potentially adopt on November 19

## **Member Appointments**

- GMPC concurred with the recommended members appointments on September 17
- GMPC Chair will issue appointment letters this fall