

AFFORDABLE HOUSING COMMITTEE

Friday, April 8, 2022, 1:30 p.m. – 4:00 p.m.

Agenda

- 1:30 p.m. **Introductions and Agenda Review**
- 1:40 p.m. **Adoption of February 9, 2022 Meeting Minutes**, action item
- 1:45 p.m. **Community Partners Table**, briefing
- 1:55 p.m. **GMPC Motion 21-I Draft Accountability Framework**, decision
- 3:30 p.m. **State Legislative Session Wrap-up**, briefing
- 3:55 p.m. **Wrap Up and Next Steps**
- 4:00 p.m. **Adjourn**

Meeting Minutes

Reference material: [Draft Feb. 9, 2022 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair

King County Council

Community Partners Table

Reference material: [Recommendations Report](#)

Sarah Ballew

Change Management and Policy Consultant
Headwater People

Matthew Echohawk-Hayashi

Vice President
Headwater People

GMPC Motion 21-1 Draft Accountability Framework

Reference material: [Staff Report](#)

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Department of Community and Human Services

AHC 2022 Work Phases



Project Updates

1 Accountability framework

AHC staff consulted or briefed

- ✓ *Consulted:* HIJT CPP Work Group, IJT, AHC leadership
- ✓ *Briefed:* CPT, King County Planning Directors

Key Dates

- Input, direction, and approval to proceed
 - Affordable Housing Committee, 4/8
 - Growth Management Planning Council, 4/27
- Selection of preferred framework
 - Affordable Housing Committee, 5/18

2 Affordable housing targets & countywide need projections

Commerce staff consulted or briefed

- ✓ *Consulted:* Commerce focus groups, Commerce Advisory Committee, County AHC and Regional Planning staff, PSRC housing staff
- ✓ *Briefed:* HIJT CPP Work Group, IJT, King County Planning Directors, AHC, GMPC

Key Dates

- Staff input on draft guidance from Commerce
 - Joint IJT/HIJT CPP Work Group meeting to review Commerce's preliminary draft target methodology, 4/26
- Preliminary direction to staff
 - Affordable Housing Committee, 5/18

Framework Considerations

- ✓ **Compliment state and multicounty accountability systems**

- ✓ **Strengthen the CPP Housing Chapter accountability system**
 - Provide technical assistance on CPP Housing Chapter alignment
 - Review, comment on, or approve housing elements for alignment
 - Establish and review progress on benchmarks for adequacy of a jurisdiction's plan and policy implementation
 - Compare progress to other jurisdictions
 - Recommend or require adjustments if progress falls short

Framework Considerations

- ✓ **Consider GMPC member amendments**

- ✓ **Clarify role of affordable housing targets and other benchmarks**
 - Changes to the GMA point to the need for jurisdictional targets linked to countywide need and redefined countywide need projection
 - Other benchmarks needed
 - Jurisdictions don't have control over many barriers to meeting need
 - Unit production is a lagging indicator of effective policy implementation

- ✓ **Articulate a full range of options in the first draft**

Potential Framework Actions

Targets

Jurisdictional affordable housing targets established in CPP Housing Chapter to clarify what jurisdictions must plan for and accommodate

I Comprehensive Plan Adoption Oversight

Ia. Review Plans

Before comprehensive plan adoption, AHC County staff or the AHC reviews draft plans for alignment with the CPP Housing Chapter and comments

Ib. Review & Certify Plans

After plan review and adoption, GMPC issues plan certification decision

2 Comprehensive Plan Implementation Oversight

2a. Monitor & Report

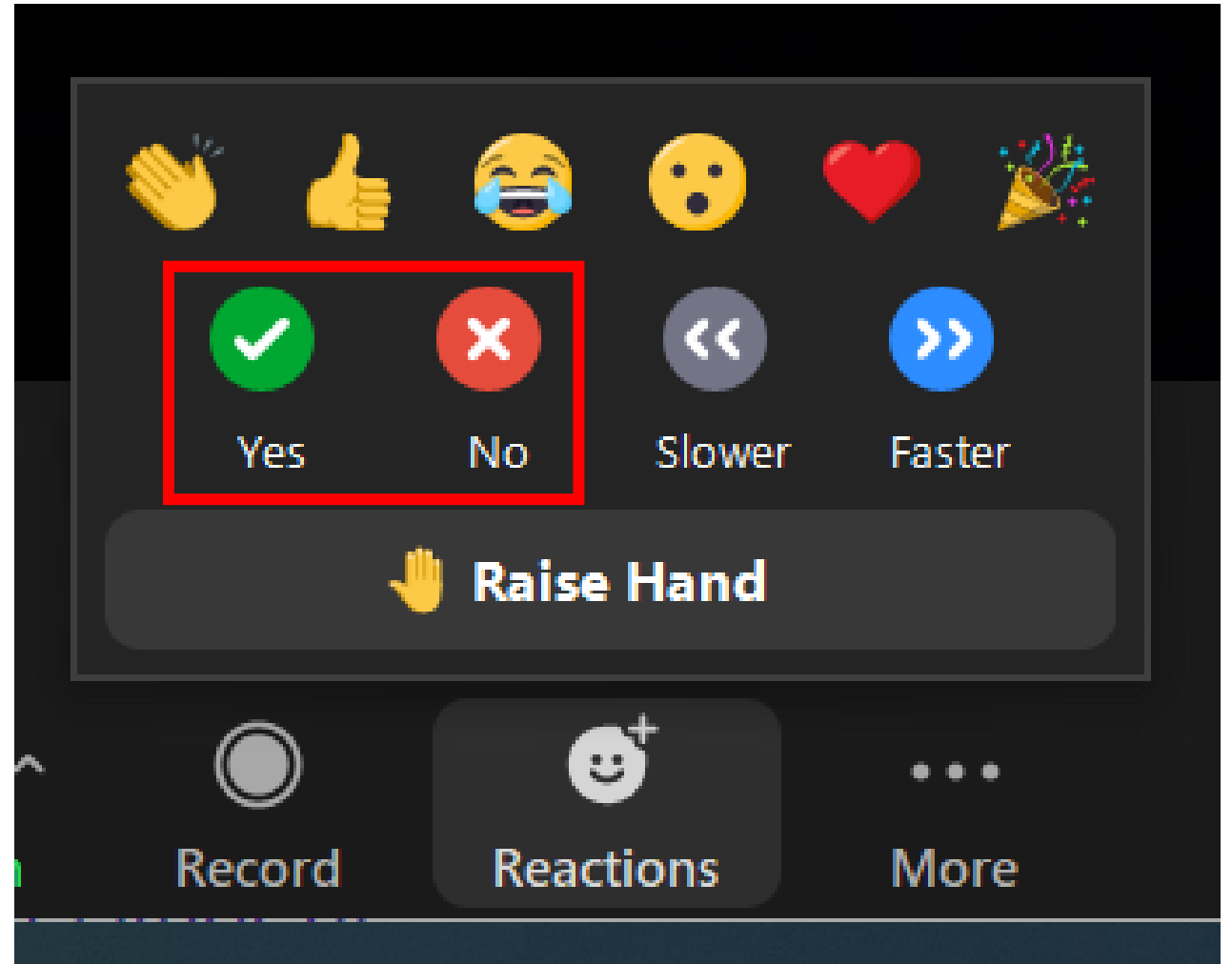
Annually after plan adoption, the AHC measures jurisdictional progress to plan for and accommodate affordable housing targets in dashboard using standardized benchmarks and housing data trends

2b. Monitor, Report & Require Adjustments

Five years after plan adoption, GMPC reviews the monitoring information, identifies jurisdictions with significant shortfalls in planning for and accommodating affordable housing targets, and requires those jurisdictions to take reasonable measures to adjust plans or land use maps to address significant shortfall

Discussion Approach

- Staff will summarize an action
- Members will determine if it should be further analyzed or amended
- Repeat for each action



Ia. Review Plans

Summary

Before adoption of a periodic update to a comprehensive plan, County AHC staff or the AHC reviews draft plans for alignment with the CPP Housing Chapter and comments

Roles

- a. County AHC staff work with PSRC and Commerce to identify opportunities to align guidance, review standards, and processes
- b. AHC establishes plan review standards, issues early jurisdictional guidance, and invites staff to seek assistance from AHC County staff well in advance of adoption
- c. Jurisdictions submit draft plans to the County AHC staff for review at least 60 days prior to planned adoption
- d. County AHC staff review draft plans, including the land use map, and coordinate with jurisdictional staff on plan adjustments to address misalignment and resolve potential certification issues before the plan is finalized and adopted
- e. County AHC staff review draft housing elements and prepare comment letters for AHC issuance. Comments focus on areas of additional work needed to align with CPP Housing Chapter before the plan is finalized and adopted
- f. Jurisdictions with adopted housing elements that remain inconsistent with the CPPs assume the risk of a potential legal challenge

Considerations

- AHC will spend most of its meeting time in 2024 and early 2025 and every ten years thereafter issuing comment letters if plan certification is not recommended. See Action 2b for impacts if plan certification is recommended.
- Jurisdictional, AHC County, ARCH/ SKHHP staff will spend significant time once every ten years engaging in county-level plan review
- Jurisdictions will need to allocate additional staff resources. Small and medium-sized cities may struggle more with the incremental staffing impact.
- AHC members may feel uncomfortable commenting on jurisdiction's plans

Ib. Review & Certify Plans

Summary

Everything in *Action 1a* plus, after adoption of periodic update to a comprehensive plan, GMPC issues plan certification decision for alignment with the CPP Housing Chapter.

Roles

- a. AHC conducts plan review process outlined in Action 1a, except County AHC staff communicate recommended plan improvements to jurisdictions prior to plan adoption and report to the AHC on efforts
- b. County AHC staff work with PSRC to identify opportunities to align
- c. County AHC staff review adopted plans and prepare a staff certification recommendation
- d. AHC issues a plan certification recommendation to GMPC
- e. GMPC issues a certification decision, a conditional certification, or decision not to certify
- f. Jurisdictions with conditionally certified plans enter into an agreement with the GMPC to address remaining work items to be in full conformity with criteria for certification
- g. Jurisdictions with uncertified plans assume the risk of a potential legal challenge

Considerations

- AHC will spend a lot of meeting time in 2025 and early 2026 and every ten years thereafter reviewing and approving certification recommendations
- Jurisdictional, AHC County, HIJT/IJT, ARCH/ SKHHP staff will need to spend time once every ten years engaging in plan certification
- Jurisdictions will need to allocate additional staff resources. Small and medium-sized cities may struggle with the incremental staffing impact more
- Jurisdictions may not want other jurisdictions issuing plan certification decisions
- Represents a substantive role change for the GMPC

2a. Monitor & Report

Summary

After comprehensive plans are adopted, AHC measures jurisdictional progress to plan for and accommodate affordable housing targets in dashboard using standardized benchmarks and housing data trends

Roles

- a. County AHC staff determine what housing data trends and performance benchmarks will be tracked annually across all jurisdictions or subregions
- b. County AHC staff work with PSRC to align jurisdictional housing data collection efforts
- c. County AHC staff or consultant monitors jurisdictional progress to reach countywide or subregional benchmarks annually in the dashboard
- d. Annual dashboard update includes annual jurisdictional comparisons against the countywide or subregional benchmarks set and progress relative to other jurisdictions
- e. In response to monitoring, AHC periodically issues reports or recommendations on how to reach targets more effectively

Considerations

- AHC will spend time in 2022 deliberating and setting benchmarks and data trends to track
- Jurisdictional, AHC County, HIJT/IJT, ARCH/ SKHHP staff will need to spend time in 2022 establishing recommended benchmarks and data trends to track annually and what standard jurisdictions will be compared to
- Staff will experience annual impacts to support annual monitoring and reporting, but likely not more than was already anticipated in the adopted 2021 CPPs
- Challenges associated with deciding on benchmarks and data trends to track and issuing comparisons/evaluations of jurisdictional performance
- Concerns that annual reporting alone—without the ability to hold jurisdictions accountable for poor performance or require adjustments if needed—may not meaningfully drive policy change

2b. Monitor, Report & Require Adjustments

Summary

Everything in *Action 2a* plus, five years after plan adoption, the GMPC reviews the information collected through monitoring and identifies jurisdictions with significant shortfalls in planning for and accommodating affordable housing targets and requires those jurisdictions to take reasonable measures to adjust plans or land use maps to address significant shortfalls

Roles

- a. The AHC conducts the activities in *Action 2a*
- b. County AHC and jurisdictional staff establish adequacy standards for jurisdictional efforts
- c. County AHC staff work with Commerce to identify opportunities to align implementation progress report standards and processes
- d. Staff compile midcycle comprehensive plan assessment of progress toward housing benchmarks using data collected and possibly information reported to Commerce
- e. AHC makes preliminary determination about whether a jurisdiction's efforts to plan for and accommodate their targets was adequate
- f. GMPC reviews the AHC's recommendation and issues a determinations of adequacy
- g. Jurisdictions that do not demonstrate adequate progress must work with AHC to explain and/or take reasonable steps to address inadequacies
- h. Jurisdictions that do not take reasonable measures assume the risk of a potential legal challenge

Considerations

- AHC/GMPC will spend a lot of meeting time in 2029/2030 and every ten years thereafter reviewing assessments and determining adequacy
- Jurisdictional, AHC County AHC staff, HIJT/IJT staff, and ARCH and SKHHP staff will need to spend time once every ten years compiling assessments
- Jurisdictions will need to allocate new resources to staff the effort. Small and medium-sized cities may struggle with the incremental staffing impact more.
- Challenges associated with setting standards for adequacy/ inadequacy

State Legislative Session Wrap-up

Reference material: [2022 AHC State Legislative Priorities Update](#)

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THANK YOU