

# AFFORDABLE HOUSING COMMITTEE

Wednesday, February 9, 2022, 1:00 p.m. – 3:30 p.m.

# Zoom Logistics

## **For Committee members and presenters**

- You can ask questions by raising your hand or via the chat function
- You are encouraged to keep your video on to aid in deliberations and facilitation
- Keep your microphone muted when not speaking

## **For the audience**

- You may keep your video off
- Please keep yourself muted

## **For everyone**

- We are recording today's session
- If you need assistance during the meeting, send a chat to one of the King County co-hosts
- Disruptive attendees will be put in the waiting room by a co-host to address the issue or remove them from the meeting

# Introductions

# Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:25 p.m. **Adoption of November 17, 2021 Meeting Minutes**, *action item*
- 1:30 p.m. **State-projected Housing Needs: Implementing HB 1220**, *briefing*
- 2:00 p.m. **Growth Management Planning Council (GMPC) Motion 21-1 Project Scope and Schedule**, *input*
- 2:30 p.m. **2022 AHC Work Plan**, *approval*
- 3:00 p.m. **State Legislative Session Update**, *briefing*
- 3:25 p.m. **Wrap Up and Next Steps**

# Meeting Minutes

Reference material: [Draft Nov. 17, 2021 AHC Meeting Minutes](#)

**Council Chair Claudia Balducci**

Affordable Housing Committee Chair  
King County Council

# State-projected Housing Needs: Implementing HB 1220

**Laura Hodgson**

Senior Planner

Washington State Department of Commerce

# State-Projected Housing Needs

Implementing HB 1220

---

Laura Hodgson

SENIOR PLANNER

2/9/2022



Washington State  
Department of  
**Commerce**

# We strengthen communities

---



**HOUSING  
HOMELESSNESS**



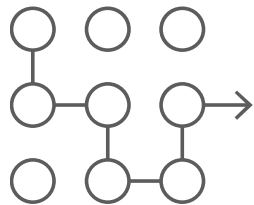
**INFRASTRUCTURE**



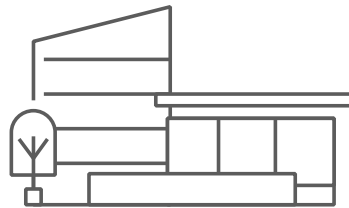
**BUSINESS  
ASSISTANCE**



**ENERGY**



**PLANNING**



**COMMUNITY FACILITIES**



**CRIME VICTIMS &  
PUBLIC SAFETY**



**COMMUNITY  
SERVICES**



## **Agenda:**

HB 1220: changes to housing element requirement

Project work plan and timeline

Early thoughts on methodology and assumptions

Stakeholder engagement/communications

Other Commerce housing updates



# HB 1220:

## Changes RCW 36.70A.070 (2) The Housing Element

---

### Changes GMA housing goal:

- “Plan for and accommodate ~~encourage the availability of affordable~~ housing affordable to all economic segments.”

### Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters

### Local housing element to:

- Identify sufficient capacity of land for identified housing needs
- Within UGAs, moderate density housing options including, but not limited to duplex, triplex, townhomes
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of ADUs

# HB 1220

## Disparate impacts, displacement and exclusion

---

- **Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing:**
  - Zoning that may have a discriminatory effect
  - Areas of disinvestment and infrastructure availability
- **Begin to undo racially disparate impacts, displacement and exclusion in housing**
- **Identify areas at higher risk of displacement and establish anti-displacement policies including:**
  - Preservation of historic and cultural communities
  - Investments in housing for lower income segments
  - Equitable development initiatives and land disposition policies
  - Inclusionary zoning and community planning requirements
  - Tenant protections

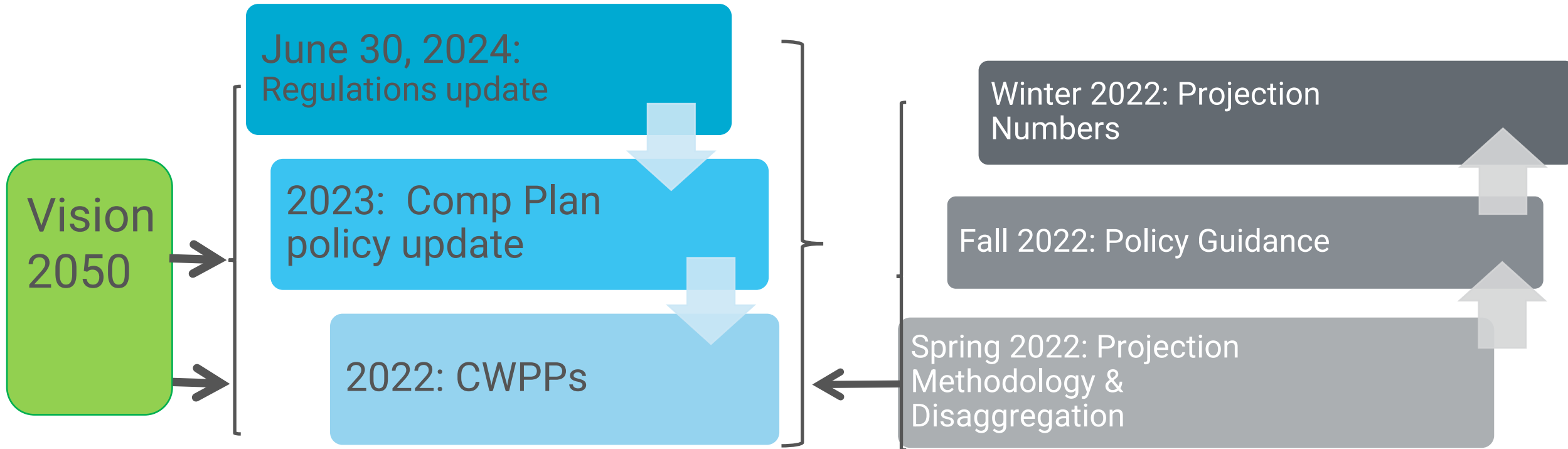
# Work Plan on Projected Housing Needs

Jan - Aug	Methodology for projecting countywide housing needs by income
Jan - May	Methodology for disaggregating projected housing needs
Jan - Jun	Methodology for projecting special housing needs
May – Nov	Policy guidance a) Guidance to evaluate barriers to achieving needed housing typologies b) Policies for missing middle housing, ADUs, housing location
Dec	Projections of housing needs by income band, including special housing needs (once OFM data is released)
Nov 2022 - Feb 2023	Two webinars
Feb – May 2023	Countywide housing needs data profiles

# 2024 Periodic Update Timeline

County/city periodic update process: working backwards

## Guidance Products



# Early Thinking about Methodology/Assumptions

---

## Projected housing needs methodology

- Consistent with OFM countywide population projections
- Account for household size, vacancy, group quarters
- Account for historic underproduction
- Test with various size counties

## Break down housing needs by income band

## Special housing needs

- Data: point-in-time counts (PIT), HMIS, and others
- Engage stakeholder groups in focus group meetings for more information

## Disaggregating countywide projections

- Recommendations for countywide planning policies
- Zoning assumptions

# Stakeholder Engagement

---

- **Webpage and list serve with quarterly updates**
  - <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>
- **Engage with county and city planners**
- **Two focus groups for PSRC region (projected housing needs and disaggregation methodologies)**
- **Focus groups to determine special housing needs**
- **Advisory group for all methodologies and guidance**
- **Public drafts of methodology and guidance with opportunity to comment**

# Advisory group membership

---

- State OFM / WSHFC / Commerce
- WSAC / AWC
- BIA / WLIHA
- Housing authorities and homelessness authority
- Buildable lands
- Western and eastern counties
- Large and small cities
- Rural housing



# GMS Grants

---

- **\$34.6 M for Connecting (affordable) Housing to Infrastructure Program (CHIP)**
  - For local governments or public utilities that imposed a sales and use tax
  - Pays for utility improvements or system development charge waivers
  - For projects with 25% affordable housing units for 25 years
  - Grants still open after first round; **second round due early March.**
- **\$5M for Housing Action Plan Implementation (HAPI) grants**
  - \$3.5M awarded to 44 cities in Round 1
  - **Round 2 funding closed Feb 4**
- **\$2.5 M for Transit-Oriented Development Implementation (TODI)**
  - 11 grants awarded for subarea planning and environmental review - **closed**

# Other Commerce Work

---

- **Multifamily Tax Exemption (MFTE) Guidance**
  - Developing guidance for local governments (Summer 2022)
  - Conducting study with per legislative direction (Winter 2022)
  - Developing auditing program.
- **Transit-Oriented Development (TOD) Proviso**
  - Awarded to Housing Development Consortium (HDC), in partnership with Sound Communities
  - Technical assistance for affordable housing and equitable TOD
- **Forthcoming Washington Advisory Code (WAC) update on housing changes**

# Questions?



Washington State  
Department of  
**Commerce**

[www.commerce.wa.gov](http://www.commerce.wa.gov)



**Anne Fritzel**

HOUSING PROGRAMS MANAGER

[Anne.Fritzel@commerce.wa.gov](mailto:Anne.Fritzel@commerce.wa.gov)

360.259.5216

**Laura Hodgson**

SENIOR PLANNER IMPLEMENTING HB 1220

[Laura.Hodgson@commerce.wa.gov](mailto:Laura.Hodgson@commerce.wa.gov)

360.764.3143

# Growth Management Planning Council Motion 21-1 Project Scope and Schedule

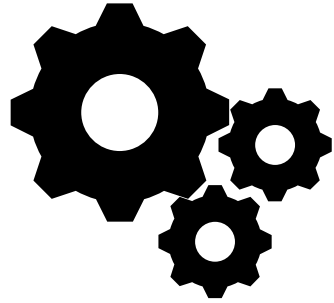
**Reference material:** [Growth Management Planning Council Motion 21-1 Project Scope and Schedule Staff Report](#)

**McCaela Daffern**

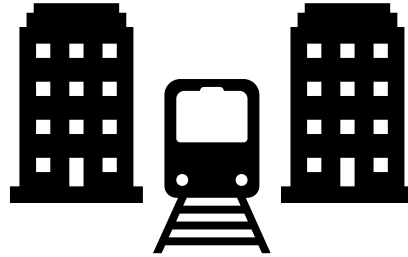
Regional Affordable Housing Implementation Manager  
King County Department of Community and Human Services

# What are the CPPs?

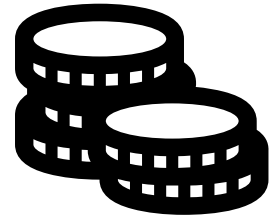
The Countywide Planning Policies are mandatory guidelines that address land use issues in King County



**COUNTY & CITY  
COMPREHENSIVE  
PLANS**



**LOCAL DEVELOPMENT  
REGULATIONS  
(ZONING)**



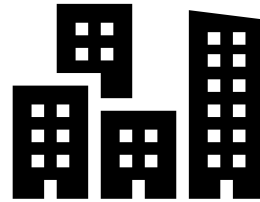
**CAPITAL BUDGET  
DECISIONS**

# What is the Housing Chapter?

The Housing Chapter frames affordable housing goals, metrics, and land use policies that apply across all King County jurisdictions.



**IDENTIFY AND  
ASSESS NEED**

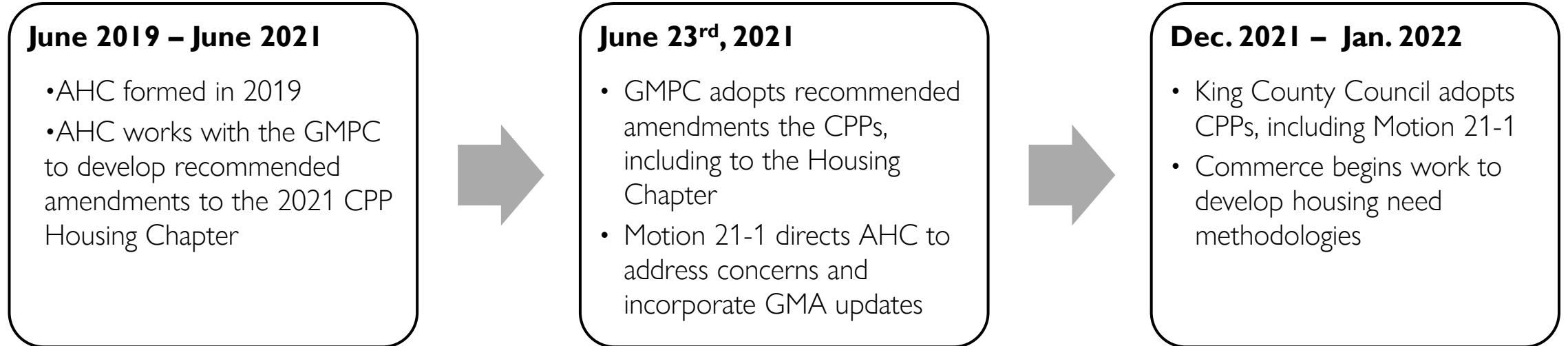


**PLAN FOR AND  
ACCOMMODATE  
THE NEED**



**MONITOR, REPORT,  
AND ADJUST**

# 2021 CPP Housing Chapter Adoption



# Evolution of CPP Housing Chapter

1992-1994

2012

2021

Assessed only new construction

- Jurisdictions report estimates to GMPC after comprehensive plan adoption for all economic segments
- Jurisdictional requirement to plan for future need <50% AMI with 17% of net household growth at 51-80% AMI; 20-24% of net household growth at <50% AMI, based on Affordable Housing Job/Housing index

*Identify, Assess and Plan for Countywide Need*

Total housing supply

**“Countywide Need” ratio**

- 16% housing supply 0-30% AMI
- 12% housing supply 31-50% AMI
- 12% housing supply 51-80% AMI

Total housing supply

**Ratio adjusted, need definition refined and 2044 countywide targets set**

- 12% housing supply 0-30% AMI (144,000)
- 15% housing supply 20-50% AMI (63,000)
- 19% housing supply 50-80% AMI (56,000)
- “at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need”

*Implement Policies and Strategies*

Jurisdictions to show in comp plans how policies meet its share of need and apply strategies as appropriate to local conditions

**Jurisdictions to implement policies that match local needs**

**Jurisdictions to implement policies that equitably meet housing needs** and incorporate Regional Affordable Housing Task Force recommendations to greatest extent possible

*Report & Monitor*

Annual monitoring by jurisdiction and County; Affordable Housing and Data Technical Forum to unify monitoring

**Annual reporting to the GMPC** on the state of housing

**Operationalize monitoring** through AHC dashboard

*Accountability Mechanisms*

GMPC to provide technical assistance, evaluate progress, and recommend additional actions every five years where region falls short

**Assessment framework** for jurisdictional self-assessment with annual self-monitoring encouraged

**Assessment framework** for jurisdictional self-assessment, pegged to new annual monitoring system and consider **land use policies and map amendments** when they present a significant barrier to equitable affordable housing distribution



# GMPC Member Concerns

GMPC members raised several concerns and ideas to further strengthen the Housing Chapter

- **Clarify how a jurisdiction can properly “plan for and accommodate” their share of countywide need**
  - What portion of countywide need is a jurisdiction expected to plan for and accommodate?
  - Should all jurisdictions plan for the same percent share of their housing stock to be affordable at each economic segment?
- **Improve the performance monitoring system** to increase trust and clarify what standard jurisdictions will be held to
- **Establish mechanisms for encouraging jurisdictions to take appropriate action** to plan for and accommodate countywide need and hold jurisdictions accountable when they do not
- **Region should align with changes to the Growth Management Act** (E2SHB 1220), including incorporating recommended methodologies for determining and disaggregating countywide housing need into regional planning frameworks

# Housing-Related Amendments | Motion 21-1

The Affordable Housing Committee (AHC) of the Growth Management Planning Council (GMPC) will, no later than early 2022, commence a collaborative effort to:

1. **monitor and report** jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting;
2. **establish subregional or jurisdictional affordable housing needs**, informed by local data and the data and methodology provided by the Department of Commerce;
3. **recommend to the GMPC an accountability and implementation framework** for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and
4. **recommend to the GMPC any CPP amendments necessary** to implement their recommendations; and

The AHC will complete its housing needs work by the end of 2022 and will report back to the GMPC quarterly on its progress;

# AHC 2022 Work Phases

Work Phase	Description
<p><b>Evaluate and refine</b> accountability and implementation framework options</p>	<p>The AHC will consider options to set and measure jurisdictional performance on meeting housing targets, including clarifying expectations, benchmarks, and authorities responsible for ensuring implementation.</p>
<p><b>Review and incorporate</b> new data and guidance from Commerce</p>	<p>The AHC will review and provide feedback on Commerce’s work to develop countywide housing need methodologies, in alignment with recent changes to the GMA.</p>
<p><b>Review and recommend</b> any amendments to the CPPs necessary</p>	<p>The AHC will recommend amendments to CPPs in order to implement other recommendations related to accountability, housing goals and targets, and performance monitoring.</p>

# Stakeholders

**Several government bodies that will develop recommendations and approve or ratify any needed CPP amendments:** The Affordable Housing Committee (recommend reforms and CPP amendments), Growth Management Planning Council (approve reforms outside of CPPs and recommend CPP amendments), King County Council (adopt CPP amendments), and King County cities (ratify CPP amendments) all have a role in finalizing the amendments to the CPPs

**Affiliated bodies that will inform the work** include the Housing Interjurisdictional Team (AHC), Community Partners Table (AHC), Interjurisdictional Team (GMPC), Sound Cities Association (cities) and King County Planning Directors (cities and King County)

**Commerce's work will inform the AHC's recommendations** for performance monitoring and accountability and implementation frameworks

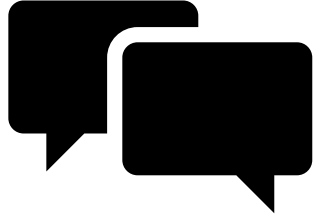
# Schedule

	<u>2021 CPPs Ratified</u>				<u>2022 CPPs Ratified</u>				<u>Comp Plans Adopted</u>		
	<b>2022</b>				<b>2023</b>				<b>2024</b>		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
<b>GMPC Motion 21-1 AHC Work</b>											
<i>Evaluate and refine accountability and implementation framework options</i>	Workplan scoping Option development	Refinement and selection of preferred options	Review of recommended process adjustments that won't be embedded in the CPPs	Adoption of recommended process adjustments that won't be embedded in the CPPs							
<i>Review and incorporate new data and guidance from Commerce.</i>	Workplan scoping Review of preliminary guidance	Evaluation of disaggregation methodology and draft countywide need methodology	Review of draft countywide need projections Public review draft of CPP amendments		Review of final countywide need projections						
<i>Review and recommend any amendments to the CPPs necessary</i>		HljT identification of necessary CPP amendments	Public review draft Review public feedback	Final draft for adoption and transmittal to GMPC	Updates countywide need with Commerce numbers	GMPC recommends	King County Council adopts	Cities ratify CPP amendments			
<b>Comprehensive Plans</b>									Jurisdictions adopt comp plans	60-day plan review	

# CPP 2022 Amendment Process Recap

- In 2022, the AHC will address GMPC Motion 21-1 by:
  - Evaluating and refining accountability and implementation framework options
  - Reviewing and incorporating new data and guidance from Commerce
  - Reviewing and recommending any amendments to the CPPs necessary
- Dynamic process that requires close collaboration with several stakeholders
- Final amendment recommendations to GMPC by December 2022

# Questions?



General questions?

What opportunities and challenges do you see with this work?

# 2022 AHC Work Plan

Reference material: [2022 AHC Work Plan Staff Report](#)

**Council Chair Claudia Balducci**

Affordable Housing Committee Chair  
King County Council

**McCaela Daffern**

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



# State Legislative Session Update

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

**Kelly Rider**

Government Relations Officer

King County Department of Community and Human Services

# THANK YOU