

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE:	Affordable Housing Committee Updates
PRESENTED BY:	McCaela Daffern, Regional Affordable Housing Implementation Manager, Housing and Community Development Division, King County Department of Community and Human Services

Today's Meeting

At the March 27, 2024 Growth Management Planning Council (GMPC) meeting, Affordable Housing Committee (AHC) staff will brief members on:

1. proposed new AHC members,
2. the proposed GMPC's role in the AHC's 2024 work plan,
3. recent AHC work to implement a new CPP accountability framework for jurisdictions planning for and accommodating housing needs.

Following the briefing, the GMPC chair will ask GMPC to concur with two proposed AHC membership appointments.

AHC Overview

The GMPC formed the AHC in 2019 to recommend action and assess progress toward implementation of the Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan and function as a point of coordination and accountability for affordable housing efforts across King County. AHC membership includes both elected officials and non-elected representatives. Nine seats are held by elected or appointed officials representing King County, City of Seattle, and Sound Cities Association. The remaining eight members have expertise in affordable housing, including displacement. The Committee is chaired by King County Councilmember and GMPC member, Claudia Balducci. Alex Brennan of Futurewise serves as the vice chair.

Proposed New AHC Membership

Members of the AHC are appointed every odd numbered year by the Chair of the GMPC, with concurrence from the GMPC membership.¹ Members serve two-year terms. Each caucus of GMPC is responsible for recommending its own committee members for appointment by the GMPC Chair with concurrence from the GMPC membership. There are three GMPC caucuses: King County, Sound Cities Association, and the City of Seattle. Caucuses may assign their own alternates. Alternates are not subject to GMPC Chair appointment.

Last year, the GMPC Chair appointed and the GMPC concurred with all recommended members. This year, the GMPC Chair supports the continued appointment of 14 members and

¹ For more details on membership, see the AHC Charter [\[link\]](#)

proposes to appoint the following two new members in accordance with recommendations from their respective caucuses:

1. Seattle City Councilmember Cathy Moore to replace former Seattle Councilmember Theresa Mosqueda
2. King County Councilmember Theresa Mosqueda to replace King County Councilmember Dave Upthegrove.

At the March 27 GMPC meeting, members will be asked to consider and concur with these new member appointments. See Attachment 1 for all AHC members, both continuing and new, should the GMPC concur with these appointments.

GMPC Role in the AHC’s 2024 Work Plan Update

The Affordable Housing Committee adopted a 2024 work plan on November 16, 2023.² Table 1 summarizes each work plan item, includes a brief status update, and articulates the GMPC’s proposed role.

Table 1. GMPC’s Role in AHC’s 2024 Work Plan

Goal	Status	GMPC Role
Collaborate with the Community Partners Table (CPT) to advance housing priorities of communities most disproportionately impacted by housing cost burden	Ongoing through 2024. Table most recently provided input on the AHC’s review of jurisdictional; comprehensive plan policies to identify and repair harms to Black, Indigenous, and People of Color communities.	AHC staff will brief the GMPC on CPT input on annual monitoring and charter amendments.
Conclude Regional Affordable Housing Task Force Five Year Action Plan monitoring	The 2018 Regional Affordable Housing Task Force’s Five Year Action Plan concludes this year. AHC staff will complete its final update to the Regional Affordable Housing dashboard where progress to implement the plan is reported.	AHC staff will not brief the GMPC on this project.
Execute a housing-focused comprehensive plan review program	The amended King County Countywide Planning Policies (CPPs) established new authority for the AHC to review and comment on all King County jurisdiction’s comprehensive plans for alignment with the goals and policies of the CPP Housing Chapter. This year, the AHC will review and comment on 38 comprehensive plans in 2024.	AHC staff will brief the GMPC on insights from plan review throughout the year.

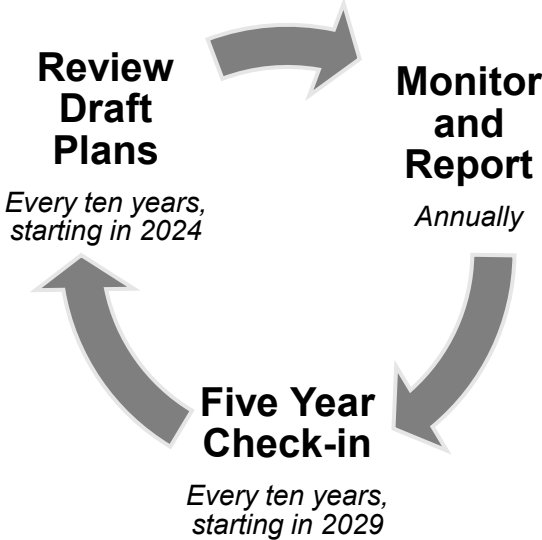
² For additional details, see the adopted 2024 AHC work plan [\[link\]](#).

Goal	Status	GMPC Role
Inform development of annual monitoring system to assess progress toward implementation of housing-related components of comprehensive plans	AHC staff will develop a measurement plan and seek AHC approval (time permitting).	AHC staff will seek GMPC input on the proposal.
Support state and federal affordable housing solutions	AHC staff briefed the AHC on the status of their adopted 2023 State Legislative in Q1 2024.	The AHC will develop new 2025 State and Federal Legislative Agendas in the fall. AHC staff will not brief the GMPC on this work.
Recommend AHC charter amendments and/or other governance structures to the Growth Management Planning Council to improve AHC effectiveness in meeting its goals	In Q1 2024, the AHC identified and discussed potential improvements to the Committee's governance structure and committee function. The AHC will consider a revised proposal at their April meeting.	AHC staff will brief the GMPC as this work unfolds and likely transmit the AHC's recommendations to the GMPC in Q1 of 2025.

CPP Housing Chapter Accountability Framework Overview

In 2023, the King County CPPs were amended to establish new authority for the GMPC and AHC to hold jurisdictions accountable to planning for and accommodating their housing needs, using a three-step process:

1. Review draft comprehensive plans for alignment with the CPP Housing Chapter and comment.
2. Monitor and report on progress annually.
3. Assess progress five years after plan adoption, identify the nature of any shortfalls which jurisdictions then have to address.



1. Housing-focused Comprehensive Plan Review Program Update

Plan Review Background

The King County CPPs establish a housing-focused draft comprehensive plan review program through CPP H-26. At a high level, the goal of the program is to review the housing-related components of each jurisdiction's draft plan for alignment with the CPP Housing Chapter goals and policies prior to plan adoption and provide comments. AHC staff will review jurisdiction's draft plans and prepare a comment letter for AHC members to review and potentially approve.

Plan Review Program Status Update

AHC staff have developed a resource library for jurisdictions, including the:

- Engrossed 2021 King County CPPs;
- Draft Housing-focused Draft Comprehensive Plan Review Guide;
- Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices;
- CPP Housing Chapter Frequently Asked Questions
- CPP Housing Chapter Completeness Checklist; and
- The Draft Implementation Strategies Workbook.

These resources are available in the "Housing-focused Draft Comprehensive Plan Review Program" drop down on the [Affordable Housing Committee's website](#) as well as the AHC-approved comment letters issued to date.

So far, the AHC has approved comment letters on King County and Redmond's draft plans, with 38 jurisdictions remaining.

AHC staff have begun reaching out to and meeting with jurisdiction staff to:

- ensure jurisdictions are aware of the program;
- learn about the status of jurisdiction's draft plans;
- provide assistance to jurisdiction staff as they prepare to submit to the program, and
- begin the review process for jurisdictions that have submitted to the program.

AHC staff presented at the September 2023 and February 2024 King County Planning Directors meetings and intend to continue to provide updates and receive feedback at meetings throughout 2024.

As of March 15, 2024, the cities of Algona, Bellevue, Burien, and Maple Valley have submitted to the program. AHC staff tentatively expect submissions from the cities of Sammamish, Seattle, and Tukwila in March. AHC staff's goal is to prepare comment letters for AHC consideration for the cities of Algona, Burien, and Maple Valley at the May AHC meeting.

King County continues to increase staff capacity to support this work. King County posted a job listing to hire a term-limited temporary position to support the housing-focused draft comprehensive plan review program Friday, March 15. Once hired, the program will have three full-time staff through December 31, 2024.

AHC staff will share any updates since March 15 verbally at the March GMPC meeting.

Initial Plan Review Program Insights

AHC staff have identified initial insights into the program from meeting with jurisdiction staff, completing review of two draft plans, and beginning review of four draft plans.

Jurisdiction staff have raised questions or concerns about what happens if a jurisdiction:

- doesn't submit their plan for AHC comment;
- adopts a plan without addressing AHC feedback; or

- contributes capital funds to subregional collaborations for affordable housing.

Jurisdictions also shared concerns about the requirement to submit draft implementation strategies to the AHC.

In addition, AHC and jurisdiction staff have identified tensions between housing needs and growth targets, including:

- a mismatch between how a jurisdiction intended to meet their housing growth target and how they need to adjust capacity to plan for and accommodate their housing needs;
- planning for and accommodating more housing need than allocated by the CPPs;
- PSRC providing guidance on something the AHC did not; and
- how growth target reconciliation may affect a jurisdiction's housing needs.

2. Annual Monitoring and Reporting Project Update

In 2024, the AHC will begin development of a monitoring and reporting strategy to provide necessary, ongoing information on jurisdictions' progress toward planning for and accommodating their housing needs after comprehensive plans are adopted in late 2024. To aid in assessing local progress relative to countywide trends and other jurisdictions, the AHC will establish:

- a method for comparing jurisdictional progress;
- housing data trends; and
- standardized benchmarks.

Measurement will include at a minimum:

- the meaningful actions taken by a jurisdiction to implement their comprehensive plan housing element;
- housing unit production within jurisdictions; and
- any jurisdictional contributions to subregional housing collaborations to support the preservation or creation of income-restricted housing units throughout King County.

The AHC has begun development of a comparative standard, or a method of comparing jurisdictions on progress to plan for and accommodate their housing needs. The AHC reviewed and provided feedback on options on June 15, 2023. The AHC then reviewed a preliminary concept at the March 7, 2024 AHC meeting. The AHC will consider a more comprehensive monitoring and reporting strategy proposal in quarter four of 2024 or quarter 1 of 2025. AHC staff will work closely with the Housing Interjurisdictional Team (HIJT) on the proposal and brief the GMPC on progress and any key AHC decisions.

Future Activity

AHC staff will brief the GMPC at every GMPC meeting this year on the AHC's progress to implement its 2024 work plan.

For More Information

Please contact McCaela Daffern, AHC lead staff, at mdaffern@kingcounty.gov or 206-263-3627 or Ivan Miller, GMPC lead staff, at ivan.miller@kingcounty.gov or 206-263-8297.

Attachment 1: Recommended 2024 AHC Roster

King County

1. AHC Chair: Councilmember Claudia Balducci | King County Council
2. Sunaree Marshall (on behalf of Executive Dow Constantine) | King County Department of Community and Human Services
3. ***Recommended New Member** Councilmember Teresa Mosqueda | King County Council

City of Seattle

4. ***Recommended New Member** Councilmember Cathy Moore | City of Seattle
Alternate: Councilmember Tammy Morales | City of Seattle
5. Maiko Winkler-Chin (on behalf of Mayor Bruce Harrell) | City of Seattle Office of Housing
Alternate: Andréa Akita | City of Seattle Office of Housing

Sound Cities Association

6. SCA Caucus Chair: Councilmember Amy Falcone | City of Kirkland
7. Mayor Nigel Herbig | City of Kenmore
8. Councilmember Ryan McIrvine | City of Renton
9. Mayor Lynne Robinson | City of Bellevue

Alternates:

Deputy Mayor Larry Brown | City of Auburn
Councilmember Joseph Cimaomo, Jr. | City of Covington
Deputy Mayor Dana Parnello | City of Maple Valley
Council President Lindsey Walsh | City of Issaquah

Subject Matter Experts

10. AHC Vice Chair: Alex Brennan | Futurewise
11. Don Billen | Sound Transit
Alternate: Thatcher Imboden | Sound Transit
12. Susan Boyd | Bellwether Housing
13. Jane Broom | Microsoft Philanthropies
14. Kelly Coughlin | SnoValley Chamber of Commerce
Alternate: Rob Wotton | Umpqua Bank
15. Ryan Makinster | Washington Multi-Family Housing Association
16. Veronica Shakotko | Master Builders Association of King and Snohomish Counties
17. Robin Walls | King County Housing Authority