

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE:	Affordable Housing Committee Updates
PRESENTED BY:	McCaela Daffern, Affordable Housing Committee Manager, and Carson Hartmann, Senior Housing Planner, Housing and Community Development Division, King County

Today's Meeting

At the September 18, 2024 Growth Management Planning Council (GMPC) meeting, Affordable Housing Committee (AHC) staff will brief members on progress to implement the [AHC's 2024 work plan](#).

AHC 2024 Work Plan Overview

The GMPC's AHC functions as a point of coordination and accountability for affordable housing efforts across King County. The AHC adopts a work plan each year. The 2024 adopted work plan set forth six goals for the AHC this year:

1. Collaborate with the Community Partners Table (CPT) to advance housing priorities of communities most disproportionately impacted by housing cost burden
2. Conclude Regional Affordable Housing Task Force Five Year Action Plan monitoring
3. Execute a housing-focused comprehensive plan review program
4. Inform development of annual monitoring system to assess progress toward implementation of housing-related components of comprehensive plans
5. Support state and federal affordable housing solutions
6. Recommend AHC charter amendments and/or other governance structures to the GMPC to improve AHC effectiveness in meeting its goals

Below are updates on AHC progress to implement each work plan goal.

1. Collaborate with the Community Partners Table

The CPT advises the AHC on the housing priorities of communities most disproportionately impacted by housing cost burden. At a retreat in October 2024, the CPT will develop recommendations on how the AHC can most effectively incorporate the perspectives from the communities that the CPT members represent in its work going forward. See this August 30, 2024 [AHC Community Partners Table Staff Report](#) for more information.

2. Conclude Regional Affordable Housing Task Force Five Year Action Plan monitoring

AHC staff will update the data in the Regional Affordable Housing Dashboard this fall and communicate key insights from this update to the AHC in December.

3. Execute a housing-focused comprehensive plan review program

The King County Countywide Planning Policies (CPPs) establish a housing-focused draft comprehensive plan review program through CPP H-26. In 2024, the AHC was charged with reviewing the housing-related components of 38 jurisdictions' plans for alignment with the CPP Housing Chapter goals and policies prior to plan adoption and providing comments.

As of September 9, 2024, the AHC has reviewed and issued 16 comment letters for jurisdictions representing more than 75 percent of King County residents (see Figure 1). The AHC must review and comment on 24 remaining plans prior to the end of this year.

Refer to Table 1 for the status of each King County jurisdiction.

Figure 1. Status of submissions to the Housing-focused Draft Comprehensive Plan Review

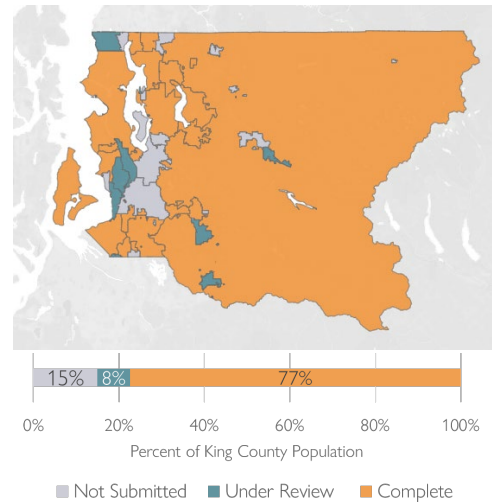


Table 1. Housing-focused Draft Comprehensive Plan Review Status, as of September 9, 2024

Complete*	Under Review	Submission Expected by Mid-October	Not Submitted
1. Algona	1. Beaux Arts Village	1. Kent	1. Carnation
2. Auburn	2. Black Diamond	2. Lake Forest Park	2. Clyde Hill
3. Bellevue	3. Des Moines	3. Newcastle	3. Duvall
4. Bothell	4. Enumclaw	4. Renton	4. Mercer Island
5. Burien	5. Hunts Point		5. Normandy Park
6. Covington	6. North Bend		6. Pacific
7. Federal Way	7. SeaTac		7. Skykomish
8. Seattle	8. Tukwila		8. Snoqualmie
9. Issaquah	9. Milton		9. Yarrow Point
10. Kenmore	10. Shoreline		
11. Kirkland	11. Woodinville		
12. King County			
13. Maple Valley			
14. Medina			
15. Redmond			
16. Sammamish			

*Click the link to view issued comment letters

On average, the AHC takes two to three months to review a submission. Jurisdictions receiving a comment letter in the fall of 2024 may not find it feasible to incorporate AHC feedback into their comprehensive plans before the state-mandated adoption deadline of December 31, 2024.

This could result in jurisdictions having to decide whether to adopt their plan without incorporating AHC feedback or delaying adoption until 2025.

On July 24, AHC staff briefed the GMPC on a proposed protocol for submissions between September and December 2024. The AHC approved this protocol on September 5. AHC staff have also begun another round of outreach to jurisdictions who have not submitted to the program, requesting they submit as soon as possible and informing them of the recently approved protocol (below).

Approved Protocol

For submissions going forward:

1. AHC staff will strive to keep the review period as close to two months as possible.
2. AHC letters issued in October through December will acknowledge the challenge in incorporating feedback before the state-mandate adoption deadline of December 31, 2024.
3. AHC staff will encourage jurisdictions to amend plans in 2025 to incorporate AHC feedback if they do not do so in 2024.

If a jurisdiction has explicitly stated they intend not to submit to the program, or have not submitted by the November 7, 2024 AHC meeting, AHC staff will prepare a letter for approval at the December 5, 2024 AHC meeting stating:

1. The AHC cannot conduct a review of the jurisdiction's draft plan because they have not submitted to the plan review program.
2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback.
3. The AHC recommends the jurisdiction submit to the plan review program and incorporate AHC feedback in 2025.

4. Inform development of annual monitoring system

In 2024, the AHC set out to inform development of annual monitoring system to assess progress toward implementation of housing-related components of comprehensive plans. In the May 2024, the AHC provided input on a method to compare jurisdictional progress to implement comprehensive plans. As the number of comprehensive plans under review increased, the demands on AHC staff and AHC time grew. AHC staff made the decision to pause the monitoring work to keep focused on plan review in 2024. The staff and AHC will pick this work up again in 2025.

5. Support state and federal affordable housing solutions

Before the end of the year, the AHC will consider and possibly adopt 2025 state legislative priorities. The AHC will also direct staff on when to develop and adopt federal legislative priorities, choosing possibly to delay this until after the November 5, 2024 election.

6. Recommend AHC charter amendments and/or other governance structures to the GMPC to improve AHC effectiveness in meeting its goals

The AHC provided substantial input on the future direction of the AHC in the first quarter of 2024 but delayed further action on charter amendments to free up meeting time in 2024 for the AHC to review and approve draft comprehensive plan comment letters. The AHC will take up charter

amendments again in 2025 and expects to transmit recommendations to the GMPC by the end of next year.

For more information

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