

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

AGENDA TITLE: Affordable Housing Committee Updates

PRESENTED BY: McCaela Daffern, Affordable Housing Committee Manager

Today's Meeting

At the March 26, 2025 Growth Management Planning Council (GMPC) meeting, Affordable Housing Committee (AHC) staff will brief members on recent and upcoming Committee work and seek GMPC concurrence on AHC appointments.

Overview

The GMPC formed the AHC in 2019 to serve as a regional advisory body that recommends actions and assesses progress toward implementation of the Regional Affordable Housing Task Force's Five-Year Action Plan and functions as a point of coordination and accountability for affordable housing efforts across King County.

Among other activities, the Committee was chartered to:

- adopt an annual work plan;
- review and provide guidance regarding alignment between the Action Plan and comprehensive plans; and
- regularly evaluate committee effectiveness and potential changes to its structure.

This report summarizes Committee activities in alignment with these chartered responsibilities since the last GMPC briefing on December 11, 2024.

AHC Provisional Membership and Selected Leadership

According to the [AHC Charter](#), all 18 to 20 AHC members are appointed every odd numbered year in January by the Chair of the GMPC, with concurrence from the GMPC. All AHC member terms expired on December 31, 2024.

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. Each GMPC caucus recommends its own committee members for appointment. At least two of the elected officials must be GMPC members and at least one must serve on the Sound Transit Board. The remaining eight to ten members must have expertise in affordable housing, including displacement, and one must represent a housing authority operating in King County.

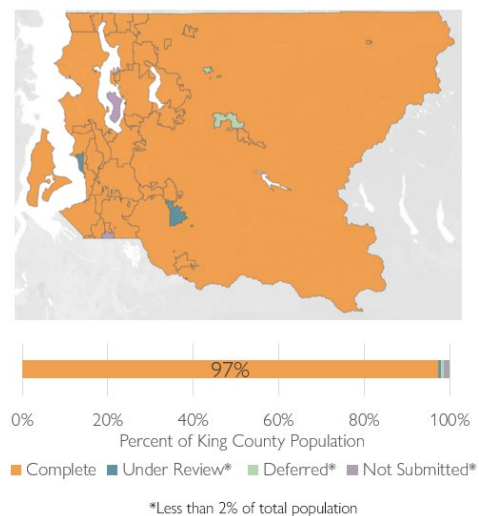
At the February 6, 2025 AHC meeting, AHC members concurred with a [provisional roster](#) of 14 members who agreed to serve another two-year term as recommended by their caucus or organization as well as with adding a new member from Habitat for Humanity as follows:

1. Saghar Amini, *Habitat for Humanity Seattle-King and Kittitas Counties*
2. King County Councilmember Claudia Balducci, *King County*
3. Alex Brennan, *Futurewise*
4. Jane Broom, *Microsoft Philanthropies*
5. Kelly Coughlin, *SnoValley Chamber of Commerce*
6. Councilmember Amy Falcone, *Kirkland, Sound Cities Association*
7. Mayor Nigel Herbig, *Kenmore, Sound Cities Association*
8. Thatcher Imboden, *Sound Transit*
9. Sunaree Marshall (on behalf of Executive Constantine), *King County Department of Community and Human Services*
10. Councilmember Ryan McIrvine, *Renton, Sound Cities Association*
11. Councilmember Cathy Moore, *Seattle City Council*
12. Councilmember Teresa Mosqueda, *King County Council*
13. Mayor Lynne Robinson, *Bellevue, Sound Cities Association*
14. Robin Walls, *King County Housing Authority*
15. Maiko Winkler-Chin (on behalf of Mayor Bruce Harrell), *Seattle Office of Housing*

The AHC intends to recruit three to five subject matter experts to fill the remaining vacancies prior to seeking GMPC concurrence and GMPC Chair appointment. Consistent with past practice, all members will serve in a provisional capacity with full voting rights until appointed.

At the February 6 meeting, AHC members selected King County Councilmember Claudia Balducci to serve as AHC Chair and Futurewise Executive Director Alex Brennan to serve as AHC Vice Chair.

Figure 1. Plan Review Submissions as of March 17, 2025



Housing-focused Draft Comprehensive Plan Review
By direction of the GMPC and [King County Countywide Planning Policies](#) (CPP) Housing Chapter policy H-26, the AHC conducts a housing-focused review of all King County jurisdictions’ periodic comprehensive plan updates, assessing the plans for alignment with the CPP Housing Chapter goals and policies prior to plan adoption and providing comments.¹ Since the start of the program in September 2023, the AHC has reviewed and issued comment for 33 of the 40 King County jurisdictions

¹ CPP H-26 states: “The Growth Management Planning Council or its designee will conduct a housing-focused review of all King County jurisdiction’s draft periodic updates for alignment with the Housing Chapter goals and policies prior to plan adoption and provide comments.”

representing more than 97 percent of King County residents, as shown in Figure 1. Refer to Table 1 for the status of each King County jurisdiction.

In February and March 2025, the AHC commented on Kent, Lake Forest Park, and Skykomish’s adopted comprehensive plans. Following the AHC’s [protocol](#), the comment letters for these jurisdictions recommend each jurisdiction amend their adopted plan in an annual plan update in 2025 to bring their plan into alignment with the CPP Housing Chapter.

At the next AHC meeting on April 3, 2025, the AHC will consider and potentially approve comment letters for the Cities of Black Diamond and Normandy Park. Given ongoing GMPC deliberations on their growth target reconciliation requests, the Cities of Snoqualmie and Carnation decided not to participate in plan review until the GMPC reaches a decision.

Table 1. Housing-focused Draft Comprehensive Plan Review Status, as of March 17 2025

Complete		Under Review	Not Submitted
1. Algona	18. Kirkland	<i>April 3, 2025</i>	1. Mercer Island
2. Auburn	19. Lake Forest Park	1. Black Diamond	2. Pacific
3. Beaux Arts Village	20. Maple Valley	2. Normandy Park	3. Yarrow Point
4. Bellevue	21. Medina		4. Carnation
5. Bothell	22. Milton		5. Snoqualmie
6. Burien	23. Newcastle		
7. Clyde Hill	24. North Bend		
8. Covington	25. Redmond		
9. Des Moines	26. Renton		
10. Duvall	27. Sammamish		
11. Enumclaw	28. SeaTac		
12. Federal Way	29. Seattle		
13. Hunts Point	30. Shoreline		
14. Issaquah	31. Skykomish		
15. Kenmore	32. Tukwila		
16. Kent	33. Woodinville		
17. King County			

AHC 2025 Work Plan

The AHC approved a [2025 work plan](#) on March 6, 2025. According to the work plan, the AHC will:

- conclude the Housing-focused Comprehensive Plan Review Program;
- establish a new strategic direction for the Affordable Housing Committee;
- evaluate emerging housing trends and issues; and
- support affordable housing policy solutions.

AHC’s Strategic Direction

At the March 6, 2025 AHC meeting, AHC staff briefed members on the AHC’s past work to review and evaluate the AHC’s effectiveness in furthering its goals, including past direction on what the AHC should continue doing and consider doing next. Members then offered input on what’s needed to meaningfully increase the number of affordable homes available to those who need them and what role the AHC, in its current or a different form, should play.

AHC staff will use this input to prepare a draft recommendation to the GMPC outlining a recommended new strategic direction for the AHC, including any charter amendments and/or alternative governance structures necessary to achieve that vision and carry out the work. The AHC will consider this draft at its April 3 and May 1 meetings before possibly adopting the recommendation on June 5. The GMPC will then consider and possibly act on the recommendation in the fall of 2025.

Future Activity

The AHC intends to seek GMPC concurrence on the full Committee membership slate at the June 25, 2025 GMPC meeting and introduce the AHC's adopted strategic direction recommendations at the September 17, 2025 GMPC meeting.

For More Information

Please contact AHC lead staff McCaela Daffern at mdaffern@kingcounty.gov or 206-263-3627.