

AFFORDABLE HOUSING COMMITTEE

Friday, December 9, 2022, 1:00 p.m. – 3:30 p.m.

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:10 p.m. **Action Item: Adopt November 3, 2022 Meeting Minutes**
- 1:15 p.m. **Briefing: Community Partners Table**
- Briefed on Table retreat outcomes and recommendations
- 1:35 p.m. **Briefing: Jurisdictional Permanent and Emergency Housing Needs Update**
- Briefed on recent changes and coordination with King County Regional Homelessness Authority and Commerce
- 2:00 p.m. **Action Item: Approve GMPC Motion 21-1 Recommendations**
- Discuss and potentially adopt recommendation
- 3:10 p.m. **Discussion: 2023 AHC State Legislative Priorities**
- Members share relevant legislative priorities
- 3:25 p.m. **Wrap Up and Next Steps**
- 3:30 p.m. **Adjourn**

Meeting Minutes

Reference material: [Draft November 3, 2022 AHC Meeting Minutes](#)

Council Chair Claudia Balducci

Affordable Housing Committee Chair

King County Council

Community Partners Table

Reference material: [Community Partners Table Report](#)

Sarah Ballew

Operations and Development Director
Headwater People

Jurisdictional Permanent and Emergency Housing Needs

Reference material: [Staff Report](#)

McCaela Daffern

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

Objectives for Today

- Review changes to permanent housing needs
- Learn about recent coordination around emergency housing needs with:
 - King County Regional Homelessness Authority
 - Washington State Department of Commerce
- Recap of GMPC discussion on housing needs and accountability framework
- Learn about a FAQ on housing needs and jurisdictional responsibilities

Changes to Jurisdictional Housing Needs

- Slight adjustment to jurisdictional housing needs due to identified rounding errors
 - Changes by +/- 1 unit except for Sammamish (-17 units)

- Affected jurisdictions:

Bellevue

Kent

Newcastle

Maple Valley

Yarrow Point

Seattle

Kirkland

Shoreline

North Bend

Unincorporated

Bothell

Redmond

Woodinville

Pacific

King County

Burien

Renton

Black Diamond

Sammamish

Issaquah

Des Moines

Enumclaw

Skykomish

- Errors in state projections led to inaccurate reporting and staff correction of countywide emergency housing baseline units
 - No effect on countywide or jurisdictional projected net new emergency housing needs
 - Commerce will correct projections with final release in February 2023

Status of Countywide Need Projections

- Countywide and jurisdictional needs shown in CPP housing need tables based on:
 - Draft October 12 projections from Commerce
 - Preferred method selected by the AHC for allocating permanent housing need (Option 3)
 - Emergency housing allocation method reviewed by the AHC at the last meeting
 - Percent share of planned countywide housing growth
- Countywide and jurisdictional needs draft until Commerce finalizes projections in February
 - AHC staff will update CPP housing need tables and brief GMPC on changes in March
- How needs might change:
 - Changes to percent share of need allocated to each income level and permanent supportive housing
 - Changes to countywide emergency housing need projection
 - Impacts jurisdictional allocations of emergency housing needs

Recent Coordination on Emergency Housing Needs

November

- KCRHA recommended allocating based on percent share of planned housing growth countywide
- Per Commerce guidance, jurisdictions can count a portion of their 0-30% land capacity as emergency housing capacity
- Commerce will release final emergency housing need projections in February 2023

December

- AHC set to recommend CPP amendments that would allocate emergency housing need based on the method reviewed in November
- Net new emergency housing needs remain unchanged since the last AHC meeting and are still draft

Nov. 30 GMPC Meeting Recap

AHC staff presented:

- Recap of work to-date on GMPC Motion 21-1:
 - AHC decision to recommend Option 3 as the method for allocating countywide permanent housing needs
 - Briefing on emergency housing needs and an update on AHC coordination with Commerce
 - AHC recommended accountability framework
 - Proposed CPP amendments

Nov. 30 GMPC Meeting Recap

GMPC members discussed:

- Concerns from several GMPC members over jurisdictional housing needs and jurisdictional responsibilities to plan for and accommodate housing needs, including:
 - Challenges to meet housing needs through incentives if market rate needs are low
 - Meeting needs vs. planning for and accommodating needs clarifications
 - Interest in exploring alternative options for permanent need allocations (Options 1 and 2)
- One member expressed disappointment over the plan certification pilot not advancing
 - AHC staff explained low volunteer rate, desire to focus on providing technical support to a more diverse array of jurisdictions, and AHC interest in revisiting the idea in the future

FAQ on Housing Needs

- Developed by King County Regional Planning staff in coordination with AHC staff
- Addresses concerns over:
 - ✓ Relationship between growth targets and housing needs
 - ✓ Exceeding growth targets while planning for and accommodating need
 - ✓ Planning for infrastructure considering housing needs
 - ✓ High allocations of 80% AMI and below housing needs and the use of development incentives
 - ✓ Funding challenges
 - ✓ Accountability and potentially penalties
- Leans heavily on guidance from Commerce and Revised Code of Washington language

Next Steps

Date	Milestone
<i>Today</i>	Committee will potentially approve CPP amendments codifying allocations of countywide housing needs to jurisdictions
<i>Feb 2023</i>	Commerce will finalize countywide permanent and emergency housing numbers. AHC Staff update jurisdictional housing tables to reflect numbers.
<i>Mar 2023</i>	AHC staff brief GMPC on updates made to jurisdictional housing needs

Discussion



Questions?

GMPC Motion 21-1 Recommendations

Reference materials:

- [Staff Report](#)
 - [Table 1. Nov. 3 Proposed Amendments to the CPPs](#)
 - [Table 2. Technical Amendments to the Nov. 3 Proposed Amendments to the CPPs](#)
 - [Table 3. Substantive Amendments to the Nov. 3 Proposed Amendments to the CPPs](#)

McCaela Daffern

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

Objectives for Today

- Review and potentially adopt final components of the AHC recommendation in response to GMPC Motion 21-1:
 - Processes to establish methods of allocating jurisdictional permanent and emergency housing needs
 - Accountability framework
 - Housing-focused comprehensive plan review standards
 - CPP amendments, including technical and substantive updates made following November 3 AHC meeting and process to ratification

GMPC Motion Requirements

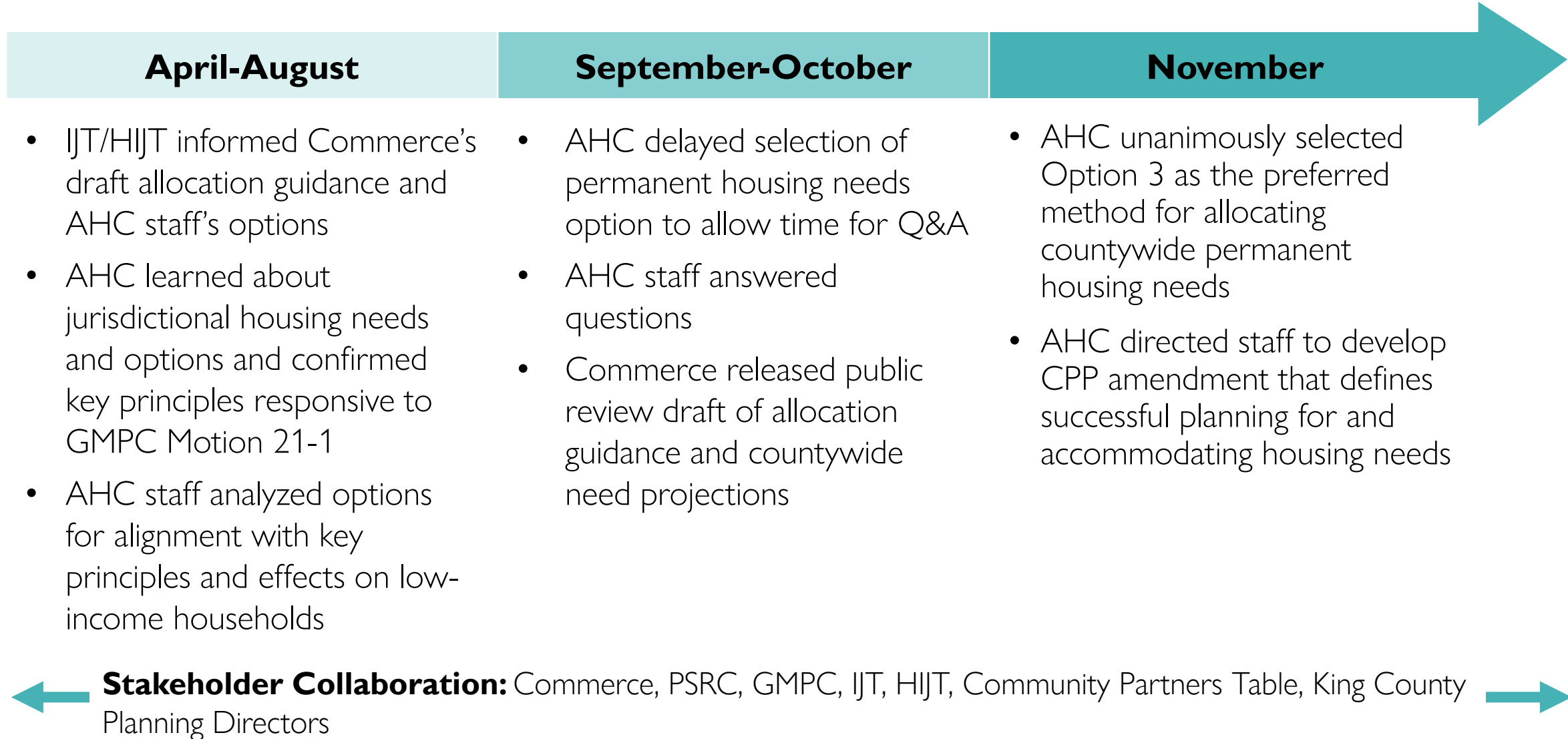
The AHC shall complete a collaborative effort by the end of 2022 to:

- 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 (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.
- 4. Recommend to the GMPC any CPP amendments necessary** to implement their recommendations.

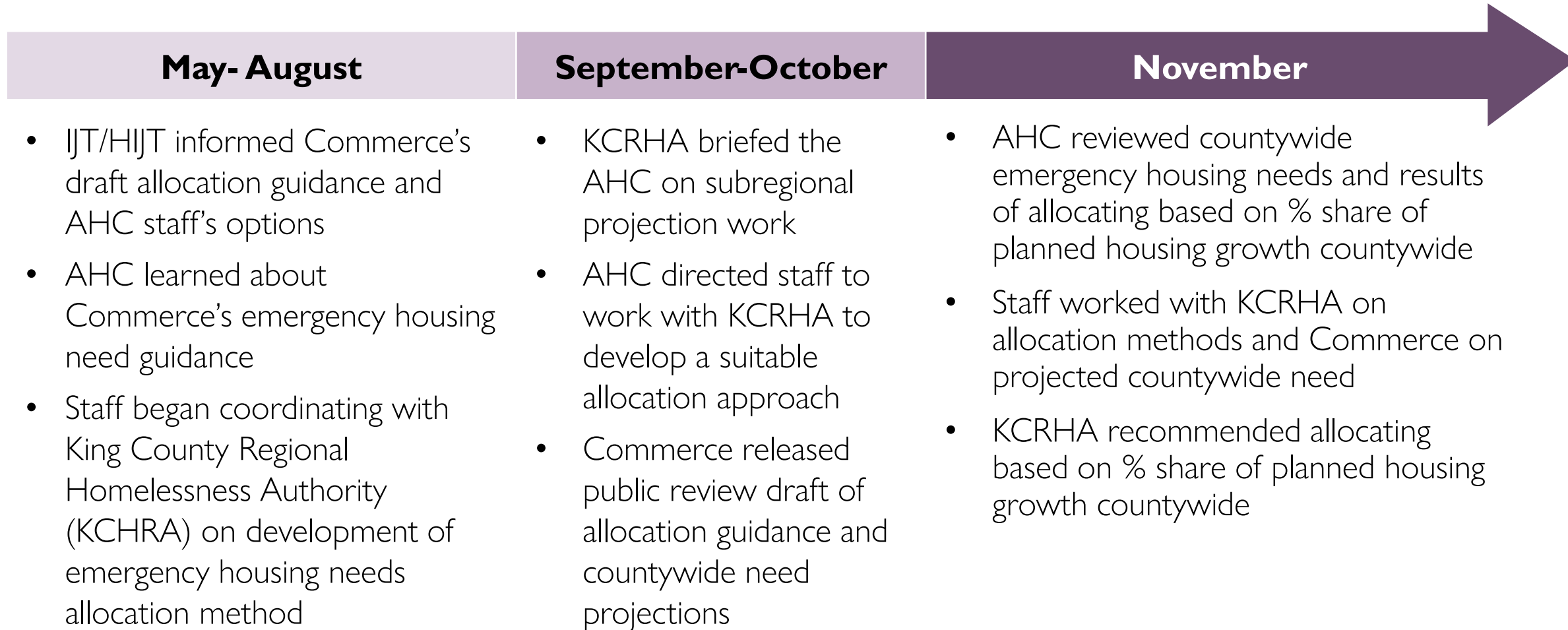
AHC Response to Motion

GMPC Motion 21-1 Component	AHC Response
<p>Monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels</p>	<ul style="list-style-type: none"> • Included in the recommended accountability framework
<p>Establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce</p>	<ul style="list-style-type: none"> • Will recommend methods for allocating jurisdictional need using draft Commerce countywide need projections via CPP amendments <ul style="list-style-type: none"> ○ Permanent housing need method approved ○ Emergency housing need method approval pending
<p>Recommend an accountability and implementation framework for equitably meeting affordable housing needs across the region. Consider GMPC member amendments about understanding and accommodating housing need, holding jurisdictions accountable & allocating resources</p>	<ul style="list-style-type: none"> • Approved an accountability framework consisting of housing-focused comprehensive plan review, strengthened monitoring and reporting, and jurisdictional adjustment to address significant shortfalls • Approved response to 2021 GMPC member amendments
<p>Recommend CPP amendments necessary to implement their recommendations</p>	<ul style="list-style-type: none"> • Approval of recommended CPP amendments pending

Establishing Jurisdictional Permanent Housing Needs



Establishing Jurisdictional Emergency Housing Needs



← **Stakeholder Collaboration:** Commerce, KCRHA, GMPC, IJT, HIJT, King County Planning Directors →

Accountability Framework Development

2021	Jan-July 2022	Aug-Oct 2022	Nov-Dec 2022
<ul style="list-style-type: none"> • HB 1220 signed into law • GMPC Motion 21-1 passed in June, directing the AHC to develop an accountability framework 	<ul style="list-style-type: none"> • Staff development of framework • Preliminary approval of three-part accountability framework • Development of plan review standards and advertisement for plan certification pilot 	<ul style="list-style-type: none"> • Development of plan review standards • Solicitation of volunteers for comprehensive plan certification pilot 	<ul style="list-style-type: none"> • AHC recommended to not advance plan certification pilot • AHC reviewed plan review standards—no substantive feedback • Development of CPP amendments to codify accountability framework

← **Stakeholder Collaboration:** Commerce, PSRC, GMPC, IJT, HIJT, Community Partners Table, King County Planning Directors →

AHC Recommended Accountability Framework

I. Housing-Focused Comprehensive Plan Review

- AHC offers early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter
- Before plan adoption, the AHC reviews and provide comments on plans, using comprehensive plan review standards

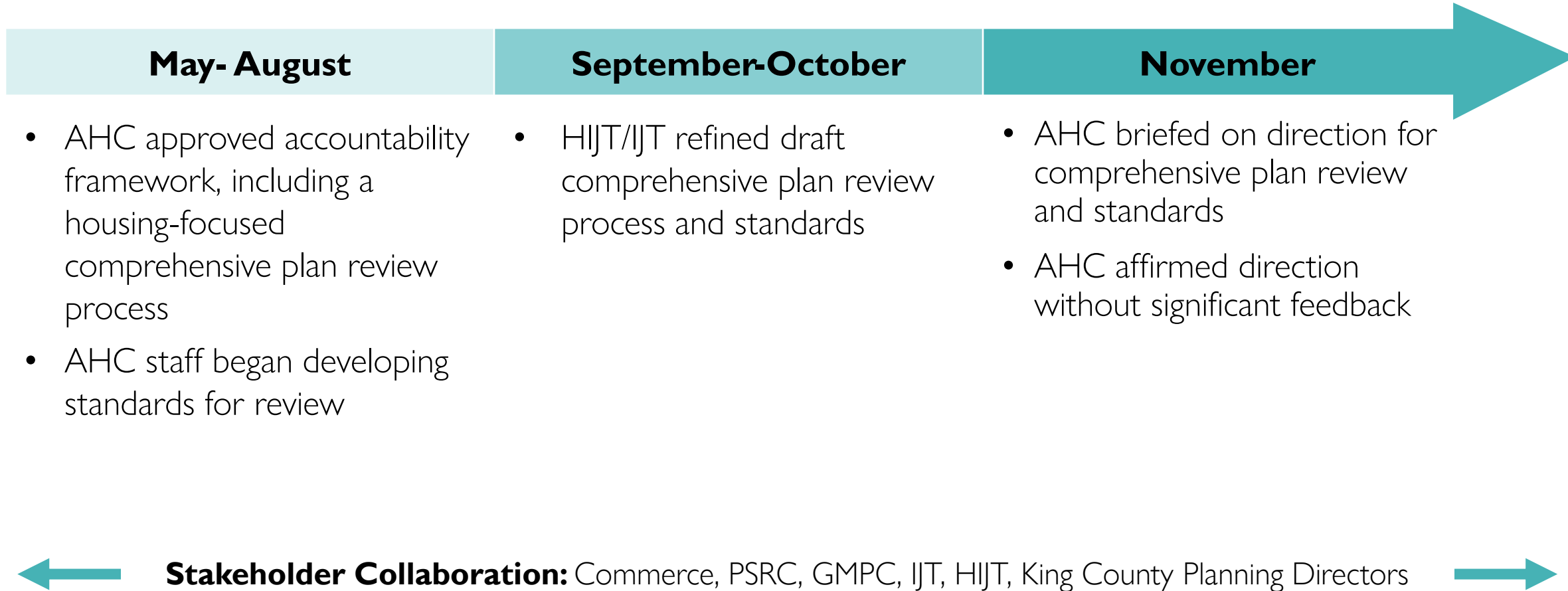
2. Annual Monitoring & Reporting

- AHC annually measures jurisdictional progress to plan for and accommodate housing needs in dashboard using standardized benchmarks, housing data trends, and comparative standards

3. Mid-cycle Check-in & Adjustment

- Five years after plan adoption, the GMPC identifies jurisdictions with significant shortfalls in planning for and accommodating affordable housing targets.
- The GMPC may recommend that those jurisdictions to take action to address significant shortfalls
- Jurisdictions with significant shortfalls in planning for and accommodating housing needs identify and implement actions to address them

Comprehensive Plan Review Development



Comprehensive Plan Review



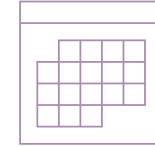
Standards

- Comprehensive plan review standards check for:
 - 1. Completeness**
 - 2. Implementation strategies**
 - 3. Meaningful action**
- Supplementary materials assist with tracking of CPPs addressed and alert planners to unique requirements of CPPs



Process

- Technical assistance offered throughout review process
- Staff draft comment letters, with oversight from AHC Chair
- AHC reviews and issues letter
- Communication with jurisdictional staff throughout the process



Timeline

- Plans submitted to AHC at earliest possible time prior to or concurrent with the release of a public review draft
- Allows adequate time for the jurisdictions to adjust plans based on AHC comments

Nov 3 Proposed CPP Amendments | Table 1

Motion 21-1 Requirement	Summary of Amendments	Amend. #s
1. Support implementation of the accountability framework	<ul style="list-style-type: none"> Added new policy to establish AHC review of housing-related elements of draft comprehensive plans Updated data and monitoring requirements Added new policy to establish GMPC check-in five years after comprehensive plan adoption and a period for adjustment of plans and policies, if needed 	14-19 26-30
2. Establish jurisdictional housing needs	<ul style="list-style-type: none"> Outlined countywide and jurisdictional housing needs using AHC-recommend allocation method Further amendments needed to align Development Patterns Chapter and Housing Need Chapter CPPs with Growth Management Act housing needs language 	4-10 13 20-25

Nov 3 Proposed CPP Amendments | Table 1

Motion 21-1 Requirement	Summary of Amendments	Amend. #s
3. Clarify the role of housing needs play in shaping development patterns	<ul style="list-style-type: none"> Clarified future role of housing needs in growth target setting Added housing needs alongside growth targets 	1-3
4. Address 2021 proposed GMPC member amendments	<ul style="list-style-type: none"> Added new policies to address gaps in partnerships, policies and dedicated resources to meet the jurisdiction's housing needs and in jurisdiction's ability to eliminate racial and other disparities in access to housing and neighborhoods of choice 	11 12 25

Technical Amendments to Nov. 3 Proposed CPP Amendments | Table 2

Motion 21-1 Requirement	Summary of Technical Amendments	Amend. #s
1. Establish jurisdictional housing needs	<ul style="list-style-type: none"> Jurisdictional housing needs adjusted to account for rounding errors Baseline emergency housing supply adjusted to reflect accurate figure from Commerce (no effect on emergency housing allocations) Change to “housing needs” definition and new definition for “net new housing need” to align with Commerce guidance 	20.1 31 32
2. Changes to analytic requirements	<ul style="list-style-type: none"> Elimination of requirement to analyze household size by race/ethnicity due to delays in release of decennial census data 	7.1

Substantive Amendments to Nov. 3 Proposed CPP Amendments | Table 3

Motion 21-1 Requirement	Summary of Substantive Amendments	Amend. #s
1. Support implementation of the accountability framework	<ul style="list-style-type: none"> • Edited new policy outlining midcycle review of plan for and accommodation progress, in response to submitted amendment from AHC member and Bellevue Mayor Lynne Robinson <ul style="list-style-type: none"> • Amendment removed requirement to adjust plans and directs GMPC to make recommendations to jurisdictions to address shortfalls in planning for and accommodating housing needs • Sponsored by SCA Caucus Chair and Kirkland Councilmember Amy Falcone 	19.1

Substantive Amendments to Nov. 3 Proposed CPP Amendments | Table 3

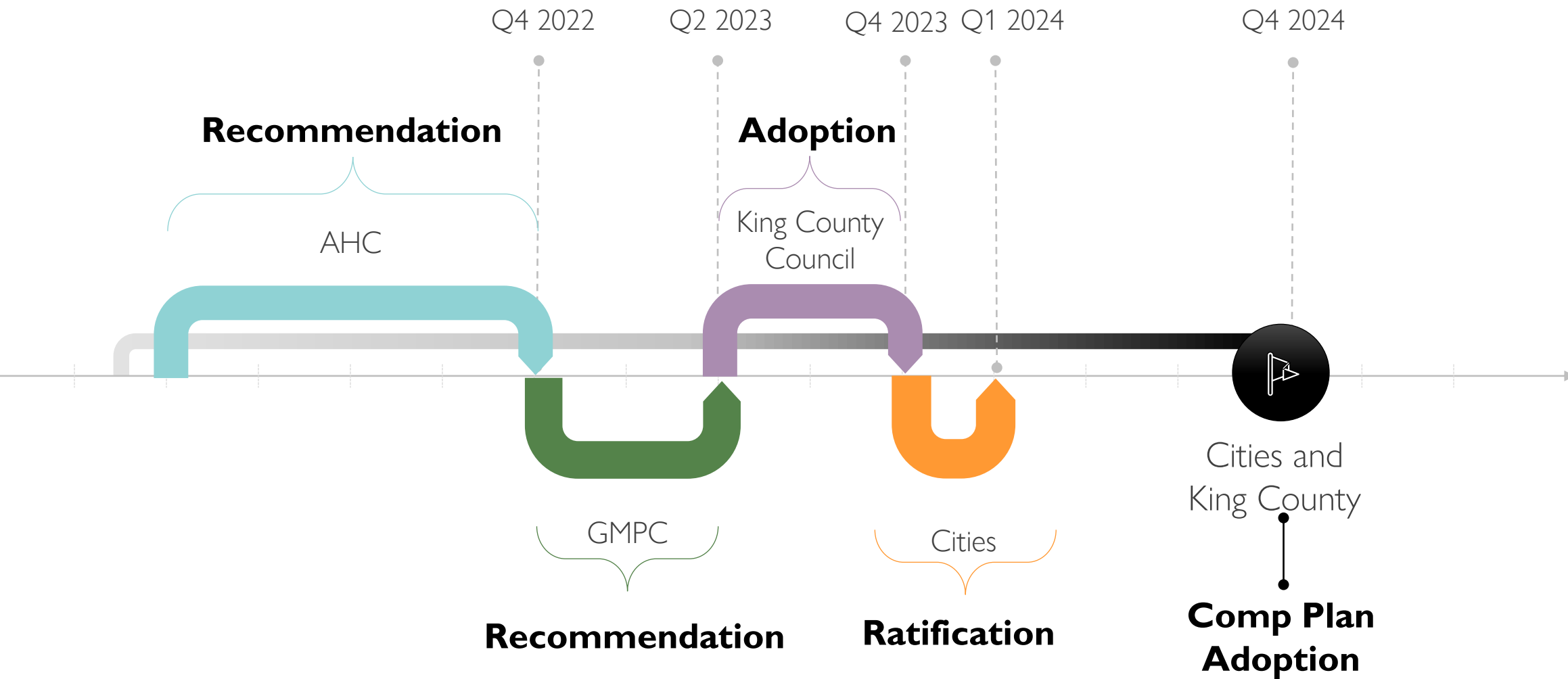
Motion 21-1 Requirement	Summary of Substantive Amendments	Amend. #s
1. Support implementation of the accountability framework	<ul style="list-style-type: none"> • HIJT, in collaboration with AHC staff, sponsored amendments that describe what successful plans and accommodations of housing need look both in introduction and policy outlining jurisdictional housing needs <ul style="list-style-type: none"> • Amendment leans on Revised Code of Washington and Washington State Administrative Code 	4.1 5.1

AHC Near-Term Steps

Date	Milestone
Today	AHC Potentially Adopts Recommendation <ul style="list-style-type: none"><li data-bbox="443 572 2346 691">• AHC considers GMPC input and possibly approves recommended CPP amendments and other components needed to implement the recommendations
Dec. 31	GMPC Transmittal <ul style="list-style-type: none"><li data-bbox="443 833 2206 952">• AHC Chair or staff transmit the AHC's recommendations to the GMPC, if approved by AHC

CPP Amendment Timeline

AFFORDABLE HOUSING COMMITTEE



2023 AHC State Legislative Priorities

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

AHC's Adopted 2023 State Legislative Priorities



Increase capital and operating resources for affordable housing

- Increase existing funding sources, create a permanent funding source, and authorize new progressive sources
- Ensure new housing revenue tools retain local flexibility to support uses including:
 - capital investments and ongoing operating and services support for new and existing 0-50% AMI projects
 - projects that promote access to opportunity, anti-displacement, and wealth building opportunities for disproportionately housing cost burdened BIPOC communities



Support local jurisdictions planning for increasing affordable housing

- Fund community-based organizations from impacted communities to engage in the comprehensive plan process and shape local strategies that prevent displacement and undo racially biased exclusionary policies



Support housing stability through increased financial support to low-income households, tenant protections, and civil legal assistance

- Maintain or expand the Housing and Essential Needs program
- Increase equitable opportunities for tenants to learn about and enforce their rights
- Increase legal assistance funding to fully implement Right to Counsel
- Ban discrimination against renters based on a prior criminal record



Preserve the supply of affordable housing

- Preserve manufactured housing communities through state policies that provide tenants and nonprofits the opportunity to purchase manufactured housing communities and require longer notices for closures

Legislative Priorities Updates & Next Steps

Completed

- [Adopted agenda](#) posted online
- Chair shared with state legislative delegation

Today's Objective

- AHC members encouraged to share emerging priorities that align with or relate to the adopted agenda

Next Steps

- AHC staff can provide email update to the Committee summarizing what made it through the policy and fiscal committee cutoffs in late February or early March
- AHC not likely to meet again until late is session

Discussion



Do you have any relevant state legislative priorities to share?

THANK YOU