

King County Affordable Housing Committee Meeting Minutes

November 3, 2022 | 1:00 p.m. – 3:30 p.m.

Location: Zoom Meeting

Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
CC Claudia Balducci	X		CM Marli Larimer	X	CM Lindsey Walsh
Don Billen	X	Thatcher Imboden	Ryan Makinster		
Susan Boyd	X		CM Ryan McIrvine	X	
Alex Brennan	X		CM Teresa Mosqueda	X	
Jane Broom	X		Michael Ramos	X	
Kelly Coughlin	X		Kelly Rider	X	
Russell Joe	X		Mayor Lynne Robinson	X	
CM Jeanne Kohl-Welles	X		Tim Walter	X	Robin Walls
Mayor Nigel Herbig	X	CM Amy Falcone	Maiko Winkler-Chin	X	

Non-voting Alternates

DM Dana Parnello	
CM Chris Stearns	X
CM Dan Strauss	
Rob Wotton	X

* CC = Council Chair, CM = Councilmember, CP = Council President, DM = Deputy Mayor

Introductions and Agenda Review

- The Chair welcomed Affordable Housing Committee (AHC or Committee) members and Community Partners Table (Table) members in attendance

Action Item: Adoption of September 29, 2022 Meeting Minutes

- Vote to approve by CM Amy Falcone, seconded by CM Ryan McIrvine
- Approved

Briefing: Community Partners Table

- Sarah Ballew, Operations and Development Director with Headwater People, provided an update on Table progress, including Table retreat outcomes and the Table's support for jurisdictional permanent housing need Option 3
- AHC staff shared a link to the [Table letter](#) in the chat
- Sarah invited present Table members to share comments:
 - A Table member shared that the Table appreciated being involved in the process to select a jurisdictional permanent housing need option. The Table very strongly supported Option 3 since it addresses current inequities. The Table feels like they still have a lot of information from communities to convey to the AHC and would like to

continue meeting. The member expressed appreciation to Headwater People for being incredible leaders and guides in the work.

- Sarah reiterated that Option 3 aligns best with the guiding principles and that in December, the Table will share a report on recommendations of how community voice can still be centered in AHC activities moving forward
- The Chair asked if at the Table retreat, there was an opportunity to talk about ways in which the Table could expand their impact and help the AHC be mindful of communities as they do their work
 - Sarah shared that ideas will be reflected in the forthcoming report

Action Item: Selection of Jurisdictional *By Income Level* Housing Need Option

- The Chair offered reflections on the AHC's work to select a jurisdictional *By Income Level* Housing Need Option. A lot of work has gone into getting the AHC to this point, and she appreciates the collaboration and open communication between stakeholders and AHC staff. The AHC is learning together in a space important to all of the constituents. Planning work this year will hopefully yield housing affordability results down the line. The housing need numbers could look daunting, but it took decades of policy action and inaction to get to level of need seen today. There is a risk communities will be negatively affected if nothing is done. The Chair acknowledged valid concerns, but that there is power in moving forward and learning along the way. She iterated the importance of a decision needed today on the jurisdictional by income level/permanent housing need option.
- Sunaree Marshall, Housing Policy and Special Projects Manager with King County's Department of Community and Human Services, briefed the AHC on:
 - The Washington Department of Commerce's updated countywide need projections, including decision to group permanent supportive housing in with by income level and relabel category as permanent housing needs
 - A recap of the three jurisdictional *by income level* housing need options
 - A recap of the September 29 AHC meeting, including decision, including approve recommended approach to *special housing* needs allocation which involves allocating permanent supportive housing using the by income level method
 - A summary of AHC questions and staff responses on the options
 - Racial justice, displacement, and homelessness impacts from the options
- The Chair opened the floor for questions:
 - A Committee member asked what year the data is from that inform the jurisdictional housing need options presented
 - Data staff Jesse Warren shared that various data sources were used, including 2018 Comprehensive Housing Affordability Strategy (CHAS) data and 2020 Office of Financial Management (OFM) data. For Option 3, 2019 data on low-wage job import/export ratio, income-restricted data from 2020, and 2018 CHAS data are used. All data is available in the dashboard and footnotes.
 - The Sound Cities Association (SCA) caucus expressed support for Option 3 because Option 3 was supported by the Table and it best aligns with the three key principles. Many of the SCA member cities have concerns about the process of monitoring housing needs and the implications of not meeting housing needs.
 - A Committee member expressed that, as an SCA member, they would vote for Option 3. They requested the Countywide Planning Policies (CPPs) include a proviso that describes what success looks like to plan for and accommodate housing need.

- The Chair stated that AHC members could propose specific language via the CPP amendment form by November 14 and the HIJT will work on language before the next AHC meeting.
 - Mayor Robinson noted that her staff may weigh in and email McCaela
 - A Committee member stated they are generally supportive of Option 3. They are scared of being held accountable to meeting the housing need since cities don't build housing. They expressed support for the information in the plan review standards since it addresses efforts to plan and track implementation. This marks success rather than the actual development of housing.
 - A Committee member stated that in Option 2 and 3, Snoqualmie and North Bend need 700 units each affordable to those earning 0-30 percent AMI. Snoqualmie doesn't have the land for this. The challenge for rural King County is that the current wraparound services like childcare, mental health, etc. may not be able to absorb the population growth resulting from the 0-30 percent AMI housing. Two new buses on Highway 18 will do more for the affordable housing crisis. The member expressed support for Option 2 since it is more adaptive to community needs, but is open to Option 3.
 - A Committee member asked if the tallying of affordable housing development will begin in 2020/21 since the most recent data used is from 2020.
 - AHC staff responded that that is a good question and one that will be addressed by the HIJT when they start designing the five-year check-in process and benchmarks for progress.
 - A Committee member shared that the purpose of the CPPs is to create the capacity in a jurisdiction and lay the foundation for housing to be built more easily. They stated that housing developers should be included in the conversation on accountability and what planning for and accommodating means.
 - AHC staff shared that draft guidance from Commerce suggests consulting with housing developers. The Housing Development Consortium board is exploring how to coordinate regionally to make outreach to housing developers easier for jurisdictions.
 - Futurewise expressed support for Option 3 and thanked the Table and all of the elected officials for their leadership. They emphasized that the need is really great and more guidance is forthcoming from Commerce on what planning for and accommodating housing needs means. They suggested analyzing what planning for and accommodating housing needs means at different income levels since revenue and public funding is needed to achieve deeper affordability.
- The Chair asked for a motion to authorize staff and the HIJT CPP work group to develop CPP amendments needed to implement Option 3 for consideration by the Committee in December.
 - Motioned by CM Amy Falcone, seconded by Michael Ramos
 - The Chair opened the floor for discussion on the motion. The Chair closed by saying that the ability to give direction today reflects a tremendous amount of effort and goodwill.
 - The Chair led a voice vote. All present Committee members signified by saying aye. Motion carried unanimously.

Briefing: Jurisdictional *Special Housing Needs Results*

- McCaela Daffern, Regional Affordable Housing Implementation Manager with King County's Department of Community and Human Services, briefed the Committee on:
 - Two types of special housing

- Key differences in complementary work underway
- The decision at the September AHC meeting to allocate permanent supportive housing using the by income level option selected by the AHC and progress to develop an allocation method in collaboration with the King County Regional Homelessness Authority. Staff reviewed results of allocating based on contingency plan approved by AHC at last meeting, since information from the authority wasn't available in time.
- Commerce's countywide and jurisdictional emergency housing need results
- The Chair opened the floor for questions:
 - The Chair shared that she felt like the process to select a method for jurisdictional emergency housing needs seems more rushed than the process for selecting jurisdictional *By Income Level* housing needs. She asked if there is any way to address that. There may be a similar pattern of jurisdictional concerns.
 - AHC staff explained that the draft special housing need projections came in late from Commerce. There is less complexity with emergency housing needs because they are not split up by income bands. The contingency plan mirrors how Option 1 works, the same philosophy is applied and there isn't a lot of nuance. The only other alternative is seeing what King County Regional Homelessness Authority (KCRHA) produces before the next AHC meeting to present a point of comparison. What is resonating with most folks is that the base number seems really high. There's a public comment period closing on November 11 and Commerce looking for feedback. AHC staff are meeting with Commerce tomorrow to understand assumptions driving the figure.
 - Sunaree inserted a [link](#) to Commerce's work on projecting housing needs. She directed members to the section on Public Input Opportunities. Comments are due November 11
 - McCaela shared that AHC staff will stay coordinated with KCRHA and Commerce

Action Item: Direction on Comprehensive Plan Review Standards

- Carson Hartmann, Regional Affordable Housing Planner with King County's Department of Community and Human Services, briefed the AHC on:
 - Comprehensive plan review key principles
 - Draft comprehensive plan standards structure, process, and timeline
- The Chair opened the floor for questions:
 - A Committee member requested clarity on how to demonstrate meeting housing needs
 - Carson replied that demonstrating meeting housing needs essentially means planning for and accommodating housing needs
 - The Committee member asked if it involves changing land use capacity
 - Carson clarified that land use capacity is one aspect, but there are also adequate provisions that will be developed over the next year

Discussion: Direction on Plan Certification Pilot

- McCaela briefed the Committee on:
 - Progress to establish a comprehensive plan certification pilot
 - Pilot process details

- Pilot volunteer details
- The Chair asked the Committee if resources should be spent on a plan certification pilot or if the focus should be on implementing an effective plan review process and providing support to jurisdictions
 - A Committee member appreciated the enthusiasm from staff at Snoqualmie. They shared that their jurisdiction isn't in a position to commit the needed resources for a pilot.
 - A Committee member expressed disappointment in not seeing a lot of cities volunteer. They requested South King County cities share barriers to participation.
 - The Chair requested McCaela provide detail on the concerns and barriers to implementing a pilot program.
 - McCaela stated that a lot of jurisdictions didn't see the value add and had reservations about failing publicly with plan certification. From an internal analysis, AHC staff would like to provide broad technical assistance past the three volunteers. The HIJT struggled attracting jurisdictions who would have a hard time with certification, which would not be beneficial when trying to learn how conditional certification would work. A process where cities were anonymous would've been preferred, but staff couldn't figure out how to operationalize this.
 - Sunaree added that there's a lot of potential for confusion for jurisdictions by adding a new process, and AHC staff want to be able to support jurisdictions in setting strong housing policies. There are cities with few planning staff that aren't represented on the AHC or HIJT that will need support.
 - A Committee member expressed appreciation for the added detail and also prefers staff focus on providing technical assistance to jurisdictions
 - The Chair proposed to shelf the comprehensive plan certification pilot and ask the GMPC to reconsider it at a future date
 - A Committee member expressed that their jurisdiction didn't say no to volunteering at all, it was just a no for right now. They agreed the shelf is the right place for the pilot currently.

Discussion: Direction on Countywide Planning Policy Amendments

- McCaela briefed the Committee on:
 - Draft amendments to the CPP Development Patterns Chapter, Housing Chapter, and Housing Technical Appendix
 - The CPP amendments adoption process
- Members did not have any questions or comments on draft CPP amendments
- The Chair invited members to propose CPP amendments by completing and emailing a form to McCaela by November 14

Action Item: Adoption of 2023 AHC State Legislative Priorities

- Sunaree briefed the Committee on draft 2023 AHC state legislative priorities and the adoption process

- The Chair invited Committee members to ask questions or provide feedback on the proposed state legislative priorities:
 - A Committee member shared that their impression from state legislators is that they want to be bold on affordable housing policy this session. They will learn soon what's on the table and it may be worth waiting to see if there are other things to include in the AHC's state legislative priorities.
 - The Chair asked if it would make sense to adopt and amend the priorities later, or wait, amend and then adopt priorities
 - AHC staff recommended adopting priorities now with an option to enhance them later
- The Chair asked for a motion and second to begin discussion
 - Motion by CM Amy Falcone, seconded by Joe Russell
- The Chair opened the floor for discussion:
 - A Committee member stated that the sooner legislative priorities are adopted the better. Approving priorities today will give the AHC the ability to talk to decision makers in Olympia and get cities aligned with priorities.
- The Chair stated that the Committee will be updated on bills throughout the legislative session
- The Chair called for a vote.
 - All present Committee members signified by saying aye. None opposed or abstained. The 2023 AHC State legislative priorities were approved.

Wrap-Up and Next Steps

- The Chair wrapped up with possible agenda items for the next meeting on December 9, including:
 - Community Partners Table update
 - Adoption of recommendation statement to the GMPC, including:
 - Comprehensive plan review standards
 - CPP amendments
 - Recommendation of future work for AHC