

# King County Affordable Housing Committee Meeting Minutes

February 9, 2022 | 1:00 p.m. – 3:30 p.m.

Location: Zoom Meeting

## Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
Jennifer Anderson	X		CM Marli Larimer	X	
CC Claudia Balducci	X		CM Ryan McIrvine	X	
Don Billen		Thatcher Imboden	CM Teresa Mosqueda	X	
Susan Boyd	X		Michael Ramos	X	
Alex Brennan		Brady Nordstrom	Kelly Rider	X	
Jane Broom	X		Mayor Lynne Robinson	X	
Kelly Coughlin		Rob Wotton	Brett Waller	X	
CM Jeanne Kohl-Welles	X		Tim Walter	X	
Mayor Nigel Herbig	X				

## Non-voting Alternates

CM Amy Falcone	X
DM Dana Parnello	X
CM Chris Stearns	X
CP Lindsey Walsh	X
CM Dan Strauss	

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

## Introductions and Agenda Review

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

### Action Item: Adoption of November 17, 2021 Meeting Minutes

- Vote to approve by Mayor Nigel Herbig, seconded by Mayor Lynne Robinson
- Approved

### Briefing: State-projected Housing Needs: Implementing HB 1220

- McCaela Daffern, King County, provided a brief background on the intersection between the Washington State Department of Commerce and the Committee's work for this year:
  - The Growth Management Planning Council (GMPC) directed the AHC to resolve lingering concerns and strengthen the Countywide Planning Policies (CPPs) in 2022. This includes establishing subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce.
- McCaela introduced Laura Hodgson, a senior planner who is project managing Commerce's efforts to implement House Bill (HB) 1220.

Approved April 8, 2022

- Laura presented Commerce’s scope of work for HB 1220 implementation, including:
  - Changes to comprehensive plan housing element requirements
  - Development of methodologies for projecting countywide housing needs by income, disaggregating projected housing needs, and projecting special housing needs
  - Timeline for development, with a focus on special housing need projections, countywide need projections, and disaggregation methodology
  - Periodic update schedule
  - Early thinking about methodologies and assumptions
  - Stakeholder engagement
- Laura opened up the floor for discussion. Members discussed the following:
  - Cities should have accurate inventories of affordable housing as a first step in addressing the affordable housing crisis. It is overreaching to tell cities how to solve the problem of housing unaffordability; instead, cities should be given the tools, resources, and grants to hire staff needed to accomplish unique city goals.
    - Laura clarified that Commerce is not mandating how cities should accommodate housing need. Commerce is providing countywide need numbers. Counties will decide how those numbers are allocated to smaller regions. Commerce is providing guidance on disaggregation of housing need and a framework for reviewing land capacity to achieve housing need goals.
  - A question about whether communities with homeowner’s associations (HOAs) are exempt from increasing housing density
    - Laura acknowledged achieving moderate density housing in communities and single-family neighborhoods with HOAs is a big hurdle. Changes to make this easier must be addressed through the state legislature.
    - The Committee member suggested the Committee be kept apprised of this, otherwise a lot of communities will be exempt from increasing housing density which is not the intention.
    - Carol Helland, Redmond Planning Director, stated that there is a contractual agreement between the state and HOAs. There have been cases where the state ensured that certain types of commitments in the contractual agreements are preempted and non-enforceable. There is greater complexity on preempting HOAs, and more legal analysis is needed. Several bills do preempt future HOAs from placing restrictions on additional units, duplexes, and triplexes.
- Community Partners Table member Ginger Kwan, Executive Director of Open Door for Multicultural Families, shared that the housing needs of the intellectually and developmentally delayed populations they serve are unique. She questioned how the Committee will connect with communities such as these to better understand their needs.
  - The Chair shared that the Committee is at the beginning of the CPP work and will try to engage a variety of stakeholders to ensure a strong recommendation is delivered to the GMPC.

**Input: Growth Management Planning Council (GMPC) Motion 21-1 Project Scope and Schedule**

- McCaela Daffern presented on CPP basic facts, 2021 CPP update milestones, Housing Chapter evolution, the genesis of GMPC Motion 21-1, and the Committee’s recommended 2022 CPP scope of work and schedule, including:
  - Evaluating and refining accountability and implementation framework options

- Reviewing and incorporating new data and guidance from Commerce to align with recent changes to the GMA
- Reviewing and recommending any other CPP amendments necessary to implement Committee recommendations
- Key decision points for the AHC to influence Commerce’s work
- The Chair opened up the floor for discussion. Members discussed the following:
  - Gratitude to Laura, McCaela and their respective teams for their clarity and intentionality around the process to update the CPPs.
  - A recommendation to read or listen to the King County Regional Homelessness Authority CEO Marc Dones' presentation to Congress the prior week.
  - An acknowledgement that the Committee’s efforts to address the severe lack of affordable housing will have an incredibly important impact on the homelessness crisis, and the various Committees should connect and coordinate to help move goals forward.
  - A recognition of Community Partners Table members Harold Odem and Ginger Kwan.
    - Laura mentioned that Marc Dones is on Commerce’s Advisory Committee
  - A question about what citywide ratification means
    - Ivan Miller, lead staff to the GMPC, mentioned that the challenges with the CPP Housing Chapter amendments last year that led to GMPC Motion 21-1 reflected the lack of time needed for coordination between the AHC’s recommendations and the GMPC’s approval. Many of the issues could have been resolved with more coordination time that wasn’t available due to deadlines. Policy FW1 states that 30% of jurisdictions representing 70% of the population must ratify CPP amendments. Cities have 90 days to ratify. If cities choose not to act, it counts as a yes vote. If not ratified, existing CPPs would remain in effect. If ratification is not achieved, GMPC may look to do additional work and collaborate with King County Council to try and resolve issues.
  - There should be more robust conversation about local control vs. unified actions, including exploring unintended consequences to school and transit infrastructure. A recommendation to provide a menu of options for cities with accountability measures and more awareness of implications from different perspectives such as cities and developers.
  - If cities don’t want the state directing housing policy in jurisdictions, cities should be effective in addressing housing on their own. Current collective efforts are not meeting the housing need.
  - A comment in the chat: “I am not a committee member, so take my comment purely as a suggestion: When it comes to assessment stuff, I would encourage you to consider including need and production up to 80% AMI instead of just sub 50% AMI as is the case with the current dashboard. By limiting it to 50% and below, you miss out on a huge swath of people in significant need, but don’t get counted because of their income (and affordable homeownership doesn’t get included, which is typically 60%-80% AMI).”
  - Track goals and zoning changes in conjunction with what actually gets built over time in a city. Increasing density zoning may not always result in additional housing.
  - An agreement to measure zoning allowances and what is actually built. Intention should match results. Affordable homeownership and providing tools for cities to implement targets should be focused on as well. King County and the Committee can help develop tools such as draft policies and convenings of regional partnerships among neighboring cities so cities can be set up for success on targets.

- Housing prices in rural communities like North Bend and Snoqualmie are rising. Two thirds of service workers commute from outside the community. Regional coordination of efforts should continue with an acknowledgment of rural communities where affordability is increasingly challenged.

**Approval: 2022 AHC Work Plan**

- McCaela reviewed the proposed 2022 AHC work plan:
  - Must Do
    - Strengthen the Countywide Planning Policies (GMPC Motion 21-1) by developing recommendations to the GMPC to improve systems to monitor and report housing affordability needs/conditions, establish jurisdictional affordable housing needs, establish an accountability and implementation framework for equitably meeting affordable housing needs; and CPP amendments necessary to implement AHC recommendations
  - Should Do
    - Collaborate with the Community Partners Table
    - Report on AHC progress through the Regional Affordable Housing Dashboard. This would take place instead of an annual report
    - Improve Committee effectiveness through recommendations to the GMPC about alternative governance structures and/or revisions to the AHC structure
  - Optional
    - State and federal legislative advocacy to advance the Committee's goal
- The Chair opened up the floor for feedback on the proposed work plan. Members discussed the following:
  - Appreciation for the Regional Affordable Housing Dashboard
  - Support for the focused and straightforward work plan
- The Chair called for a vote to adopt the proposed 2022 AHC work plan
  - Motion to approve by Council President Lindsey Walsh, seconded by Mayor Nigel Herbig
  - Motion passed with 16 votes in favor, 0 votes against, and 0 abstentions
    - Committee Chair Claudia Balducci, aye
    - Jennifer Anderson, aye
    - Committee Vice Chair Susan Boyd, aye
    - Jane Broom, aye
    - Councilmember Jeanne Kohl-Welles, aye
    - Mayor Nigel Herbig, aye
    - Thatcher Imboden, aye
    - Councilmember Marli Larimer, aye
    - Councilmember Ryan McIrvine, aye
    - Councilmember Teresa Mosqueda, aye
    - Brady Nordstrom, aye
    - Michael Ramos, absent
    - Kelly Rider, aye
    - Mayor Lynne Robinson, aye
    - Brett Waller, aye
    - Tim Walter, aye
    - Rob Wotton, aye

- The Chair asked Sarah Ballew, lead staff with the consultant team managing the Community Partners Table (Table), to introduce Table members
- A Committee member asked what role the Table will play
  - The Chair elaborated that the Table is newly formed with roles and priorities evolving. The structure is in development, but the Table will bring in perspectives of communities they work with who are challenged by housing unaffordability.
  - The Committee member encouraged the Committee to partner with the Table as much as possible to empower their voices and honor their recommendations

**Briefing: State Legislative Session Update**

- Kelly presented an update on the state legislative session and bills relevant to the Committee’s adopted state legislative priorities
- Kelly opened the floor for questions and invited members to share other housing-related legislation for informational and advocacy purposes. Members discussed the following:
  - A question on the status of the Washington State Housing Finance Commission debt limit increase legislation
    - It was referred to Rules Committee as [House Bill 1738](#)
  - [House Bill 1769](#) sunsets community councils in Bellevue and Kirkland. The community councils have authority to veto certain land use decisions by the larger cities but only in their areas, which is an impediment to local efforts on housing and affordability. Several people have signed in favor of the sunset provision.
    - A member echoed support for House Bill 1769 because community councils have negatively impacted affordable housing
    - Habitat for Humanity and Futurewise have strongly supported House Bill 1769
  - [House Bill 1241](#) provides an extra six months for central Puget Sound area comprehensive plans

**Wrap-Up and Next Steps**

- The Chair wrapped up with a few announcements:
  - Staff will send another meeting poll to find the next meeting date
  - Possible agenda items for the next meeting include:
    - Community Partners Table update
    - Discussion of CPP accountability and implementation framework options
    - State legislative session update