

Memo

To: King County Affordable Housing Committee Members
From: McCaela Daffern, Regional Affordable Housing Implementation Manager and Melissa Aguilar, Regional Affordable Housing Specialist
cc: Housing Interjurisdictional Team
Date: September 23, 2022
Re: Draft Recommended Response to 2021 GMPC Member Amendments

Summary

At the September 29 Affordable Housing Committee (AHC or Committee) meeting, staff will review a recommended approach for addressing 2021 Growth Management Planning Council (GMPC) member amendments to the Countywide Planning Policies (CPP). Committee members will have 25 minutes to ask questions or provide direction on a preferred response to each amendment. Staff will incorporate Committee direction into draft CPP amendments for Committee consideration in November. See Table 1 for a high-level overview of the amendments and proposed actions and Exhibit 1 for a more detailed proposal.

Background

Through GMPC Motion 21-1, the AHC will consider the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021. Many of the proposed amendments focused on understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources. Throughout the past year, the AHC has made progress on these topics through a recommended accountability framework for equitably meeting King County affordable housing needs and a process for establishing jurisdictional housing needs. The proposed actions to address GMPC member amendments largely align with the direction set forth by the AHC.

AHC staff, in consultation with the HIJT, developed a proposed response to each amendment to serve as a starting point for Committee deliberations on September 29. Table 1 on page 2 contains the amendment number, sponsor name, a summary of the sponsor's proposed amendments to the adopted 2021 CPP, and a proposed AHC action with rationale.

Next Steps

Date	Activity
9/28	GMPC briefed on the proposed approach for addressing 2021 GMPC member amendments and provides feedback for consideration by the AHC on 9/29
9/29	AHC considers GMPC input, reviews proposal and provides direction on the approach for addressing 2021 GMPC member amendments
9/30-10/20	HIJT CPP Work Group drafts CPP amendments reflecting AHC feedback
11/3	AHC considers draft CPP amendments
11/30	GMPC briefed on status of CPP amendments
12/9	AHC approves CPP amendments

Table 1. Overview of GMPC Member Amendments and Proposed AHC Actions

Amend. # & Sponsor	Amend. Summary	Proposed AHC Action to Address Amend.	Action Rationale
12 Councilmember (CM) Thomas McLeod, Tukwila	Strike, clarify, and replace certain statements in the CPP Housing Chapter Narrative Text to: <ul style="list-style-type: none"> • add housing preservation as a tool for addressing need; and • address different historical housing patterns and actions needed based on that history. 	Include most of the clarifying text in CPP amendment draft for AHC review in November.	Most amendment text improves the narrative clarity. Some language excluded because: terms could be described using more accurate language; it indicated support for strategies that can lead to displacement; or was contradictory to the overarching goal that housing choice should be provided to every resident.
13 CM Thomas McLeod, Tukwila	Add text to CPP DP-14 to: <ul style="list-style-type: none"> • ensure comprehensive plans and zoning regulations are consistent with CPP affordable housing and equity goals; and • establish minimum growth targets for certain jurisdictions. 	Recommend adoption of different CPP amendments that: <ul style="list-style-type: none"> • establish a housing-focused accountability framework; • establish jurisdictional housing needs equal to growth targets; and • ensure future growth targets factor in housing needs. 	It would be disruptive to change growth targets now, but possible to set policy direction for the 2034 comprehensive plan update cycle to ensure that jurisdictions with large gaps in affordable housing supply plan to meet these housing needs.
14 CM Thomas McLeod, Tukwila	Strike first sentence in CPP H-1 and replace with text that clarifies that each jurisdiction has a role in addressing countywide need and should plan to: preserve, improve, and expand the housing stock; promote fair and equitable housing access; create or preserve housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and eliminate race-, place-, ability-, and income-based housing disparities.	Recommend adoption of different CPP amendments that reflect: <ul style="list-style-type: none"> • the AHC’s preferred jurisdictional housing need option; and • language consistent with recent changes to the Growth Management Act (GMA) about planning for and accommodating needs at a wider range of economic segments than the sponsor proposed. 	Proposed language was inconsistent with the recently amended GMA; promotion of fair housing policies is articulated in CPP H-21.
15 CM Pam Stuart, Sammamish	Add text to CPP H-1 to: <ul style="list-style-type: none"> • require comprehensive plans show how the jurisdiction will achieve minimum housing needs by income level; or • require jurisdictions to increase their 	Recommend adoption of different CPP amendments that: <ul style="list-style-type: none"> • establish new countywide need projections; and • articulate jurisdictional housing need by income level and special housing 	Requiring a funding plan would be inconsistent with prior planning practices; and to plan for only part of the need would be inconsistent with the GMA and Commerce’s draft minimum standards.

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	total housing stock in certain income bands if these minimum needs cannot be achieved	type.	Housing access across the county is addressed in the target-setting process; would accelerate displacement and reduce housing choice in low-opportunity areas; is not in aligned with SKHHP’s funding priorities; and CPT has expressed interest in shaping policies that create holistic communities countywide.
16 CM Thomas McLeod, Tukwila	Add a new policy (H-3X) to prioritize the use of resources to provide housing access for very low-income families in high opportunity areas	Consult with Community Partners Table (CPT) at their October 2022 meeting.	Housing access across the county is addressed in the target-setting process; would accelerate displacement and reduce housing choice in low-opportunity areas; is not in aligned with SKHHP’s funding priorities; and CPT has expressed interest in shaping policies that create holistic communities countywide.
17 CM Pam Stuart, Sammamish	Add text to CPP H-5 to require a plan to fill all identified gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities affecting housing choice. Failure to do so triggers a county review of the jurisdiction’s land use policies.	Recommend adoption of different CPP amendments that: <ul style="list-style-type: none"> • establish the AHC’s recommended accountability framework; and • require jurisdictions plan to address gaps in the <i>Implement Policies and Strategies to Meet Housing Needs Equitably</i> section. 	The AHC-recommended accountability framework helps ensure ongoing progress in planning for and accommodating housing need; policy CPP H-5 is about conducting a housing inventory and analysis, not the most suitable location for a policy about a plan to address identified gaps. Jurisdictions can’t fill gaps in meeting local need that are not in their control.
18 CM Pam Stuart, Sammamish	Add text to CPP H-8 to require jurisdictional support to housing technical assistance entities in an amount proportionate to jurisdictions’ median income and current housing gap.	Do not recommend	Many jurisdictions are members of entities that provide jurisdictional housing technical assistance. The amount of member contributions should be determined by these membership organizations.
19 CM Thomas McLeod, Tukwila	Add text to CPP H-26 to allow a third party to perform annual monitoring.	Include reference to third-party monitoring in recommended CPP amendment establishing the accountability framework.	Provides flexibility in meeting the monitoring requirement.
20 CM Jennifer Robertson, Bellevue	Add text to CPP H-27 recognizing unique characteristics within jurisdictions in addressing housing affordability when monitoring indicates that adopted strategies are not resulting in adequate affordable	Recognize the unique characteristics of each jurisdiction by recommending plan review standards that allow for jurisdictional variation in actions to address housing issues.	The AHC-recommended accountability framework includes reporting, monitoring, and requiring adjustments for all jurisdictions.

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	housing to meet countywide need.		

Exhibit 1: Draft AHC Response to 2021 GMPC Countywide Planning Policies Housing Chapter Proposed Major Amendments Referenced in GMPC Motion 21-1

Amend. #, Sponsor, Sponsor Effect Statement	Sponsor's Proposed Amendments ¹ to the Adopted 2021 CPP	Proposed AHC Action	Action Rationale
<p>12 CM Thomas McLeod, Tukwila</p> <p>Clarifying text. Adds housing preservation as a tool for addressing need. Adds statement about different historical housing patterns and actions needed based on that history.</p>	<p>CPP Narrative Text, Housing Chapter The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment. The policies reflect the region's commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:</p> <ul style="list-style-type: none"> • Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and • Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden <p>While significant <u>new housing growth market activity is needed necessary to reach</u></p>	<p>Include most of the clarifying text (except text in yellow) in CPP amendment draft for AHC review in November.</p>	<p>Most amendment text improves the clarity of the narrative and does not change the intent.</p> <p>Rationale for not including yellow text:</p> <ul style="list-style-type: none"> • <i>First part:</i> Low-income is used elsewhere to describe a narrow segment of the population of households earning between 50-80% of AMI. Replace with the term "lower-income." • <i>Second part:</i> Replace the term with the more neutral term "homes currently affordable at or below 80 percent of area median income." • <i>Third part:</i> Focusing policies and incentives to attract higher cost housing can increase displacement pressures in low-income communities. Preservation of affordable homes at risk of price increases is a more equitable strategy addressed earlier in the text. • <i>Fourth part:</i> Statement is contradictory to the overarching goal that housing choice should be provided to every resident. It also seems redundant to the second part of the sentence

¹ Staff adjusted CPP policy numbers referenced by GMPC members to reflect the adopted CPP policy numbers.

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	<p>overall King County housing growth targets, new the ability of the region's housing market growth will not sufficiently to address the housing needs for of low-income households is limited. Consequently, A large majority much of the need for low-income housing will need to be addressed with through:</p> <p>A) the creation of units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”); and,</p> <p>B) the preservation of existing naturally occurring affordable housing where it still exists;</p> <p>Building on the Task Force’s work, this chapter establishes goals and policies intended to address the a countywide need for affordable housing. The purpose is to ensure the provision of sufficient defined as the additional housing units needed in King County by 2044 so that no household with an income at, or below, 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, These CPPs also recognize that housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels for low-income housing, while more affordable jurisdictions will need to take significant action to preserve affordability and plan for housing that serves all economic segments of the population. Moreover, to redress past inequities, less affordable jurisdictions will</p>		<p>stating, “take actions that eliminate race-, place-, ability-, and income-based housing disparities.”</p> <ul style="list-style-type: none"> Note: Narrative text may change based on jurisdictional affordable housing need option selected in September.

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	<p data-bbox="499 201 1024 597"> <u>need to subsidize and incentivize much more regulated affordable housing while historically affordable jurisdictions may need to work to attract market rate housing—to help reverse cycles of investment/disinvestment, lift households out of poverty and give more low-income people access to opportunity.</u> To succeed, all communities must address housing need where it is greatest—housing affordable to extremely low- income households. </p> <p data-bbox="499 634 1037 1057"> When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). The policies below set a framework for individual and collective action and accountability to meet the countywide need and eliminate disparities in access to housing and neighborhoods of choice. These policies guide jurisdictions through a four-step process: </p> <ol data-bbox="499 1062 999 1321" style="list-style-type: none"> 1. Conduct a housing inventory and analysis; 2. Implement policies and strategies to meet housing needs equitably; 3. Measure results and provide accountability; and 4. Adjust strategies to meet housing needs. <p data-bbox="499 1359 1003 1484"> <i>Overarching Goal:</i> Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions will work to: </p>		

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	<ul style="list-style-type: none"> • <i>preserve, improve, and expand their housing stock;</i> • <i>promote fair and equitable access to housing for all people;</i> • <i>create housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and,</i> • <i>take actions that eliminate race-, place-, ability-, and income-based housing disparities</i> 		
<p>13 CM Thomas McLeod, Tukwila</p> <p>I would like to hold jurisdictions to minimum growth standards.</p>	<p>CPP DP-14 All jurisdictions shall accommodate housing and employment by: Using the adopted growth targets as the land use assumption for their comprehensive plan; Establishing local growth targets for regional growth centers and regional manufacturing-industrial centers, where applicable; Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20- year growth targets and is consistent with the desired growth pattern described in VISION 2050; <u>and affordable housing and equity goals established in the CPP's:</u></p> <p>d) <u>Ensure growth for jurisdictions with less than 50% of their total housing stock affordable at or below 100% AMI, growth targets must be greater than or equal to 50% of the existing gap. Applicable to all jurisdictions with 1500 or more total housing units. For example, if a jurisdiction has 10,000 housing units and 4,000 are affordable at or below 100% AMI, the jurisdiction has a gap of 1000 units</u></p>	<p>Support the concept of holding jurisdictions to higher standards through recommend adoption of CPP amendments that:</p> <ul style="list-style-type: none"> • establish a housing-focused accountability framework; • establish jurisdictional housing needs equal to growth targets; and • ensure future growth targets factor in housing needs. <p>Consider amendments to the Development Patterns Chapter that clarify the relationship of growth targets to housing needs to ensure future growth targets factor in housing needs when set.</p>	<ul style="list-style-type: none"> • It would be disruptive to change growth targets now, as many jurisdictions have already started updating their comprehensive plans using their adopted growth targets as the basis for assumptions in their comprehensive plans. However, it would be possible to set policy direction for the 2034 comprehensive plan update cycle to ensure that jurisdictions with large gaps in the supply of homes affordable to low- and moderate-income households plan to meet these housing needs.

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	<p><u>affordable at or below 100% AMI. Therefore, their housing target must be at least half of the 1000 unit gap or 500 units.</u></p> <p>d e) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments among agencies, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and</p> <p>e f) Transferring and accommodating unincorporated area housing and employment targets as annexations occur.</p>	-	
<p>14 CM Thomas McLeod, Tukwila</p> <p>Clarifies that each jurisdiction has a role in planning for affordable housing, promoting fair housing, and creating or preserving housing as part of addressing countywide need.</p>	<p>CPP H-1 All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, at a level that calibrates with the jurisdiction's identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The combination of all the comprehensive plans in King County should address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including people with special needs. Each jurisdiction's comprehensive plan should: 1) preserve, improve, and expand the local housing stock, 2) promote fair and equitable access to housing, 3) create, or preserve where already existing, housing opportunities for Black, Hispanic, Indigenous, and extremely</p>	<p>Support the concept of clarifying jurisdictional roles through amendments that reflect the AHC's preferred jurisdictional housing need option and language about Housing Elements from the Growth Management Act (RCW 36.70A.020).</p> <p>Anticipated changes include:</p> <ul style="list-style-type: none"> • a new statement about planning for and accommodating housing affordable at each economic segment, • replacing information about countywide housing need with Commerce's countywide housing need projections, and • a table showing jurisdictional shares of countywide need by income band and special housing type. 	<ul style="list-style-type: none"> • Proposed language about low-income households is inconsistent with the Growth Management Act, which requires jurisdictions to plan for the housing needs of households earning above 80% AMI. • The need option selected and amendments to CPP H-1 will clarify each jurisdiction's responsibility in meeting their share of countywide need at each income level and for special housing types. • Promotion of fair housing policies is articulated in CPP H-21.

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	<p><u>low-income households, and 4) eliminate race-, place-, ability-, and income-based housing disparities.</u> The countywide need for housing in 2044 by percentage of AMI is:</p> <ul style="list-style-type: none"> • 30 percent and below AMI (extremely low) 15 percent of total housing supply • 31-50 percent of AMI (very low) 15 percent of total housing supply • 51-80 percent of AMI (low) 19 percent of total housing supply 		
<p>15 CM Pam Stuart, Sammamish</p> <p>The effect is to ensure that the concerns raised in public comment from many individuals and jurisdictions across the county are addressed and that imbalances in affordable housing are being addressed by every jurisdiction. We should have CPPs that ensure every jurisdiction is making plans that will achieve progress towards providing our region housing in the needed price points. The CPPs should ensure we stop the trends whereby continuing to concentrate affordable housing in areas with the fewest resources perpetuates current inequities. While there is recognition that these imbalances cannot be corrected immediately, concrete plans need to be put in place from every jurisdiction where</p>	<p>CPP H-1 All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, at a level that calibrates with the jurisdiction's identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:</p> <ul style="list-style-type: none"> • 30 percent and below AMI (extremely low) 15 percent of total housing supply • 31-50 percent of AMI (very low) 15 percent of total housing supply • 51-80 percent of AMI (low) <u>19 percent of total housing supply</u> <p><u>AND each jurisdiction's comprehensive plan must show how the jurisdiction will achieve a minimum:</u></p> <ul style="list-style-type: none"> • <u>30 percent and below AMI (extremely low) 8 percent of total housing supply</u> • <u>31-50 percent of AMI (very low) 8 percent of total housing supply</u> • <u>51-80 percent of AMI (low) 10 percent of total housing supply</u> 	<p>Support the concept of jurisdictional accountability for planning for and accommodating housing needs at all income levels through alternative amendment text that establishes new countywide need projections and articulates jurisdictional shares of those needs by income level and special housing type.</p>	<ul style="list-style-type: none"> • The Growth Management Act does not require jurisdictions to demonstrate the ability to achieve or attain the projected housing needs, which would necessitate a plan for funding the projected housing needs. To require a funding plan would be a departure from prior comprehensive planning practices and would compel jurisdictions to make many assumptions that are beyond their direct control, such as whether federal funding for affordable housing would increase in the future. • To plan for only part of the need would be inconsistent Commerce's draft minimum standards for allocating need, which state that the sum of all allocated housing needs to local jurisdictions in a county must equal the total countywide housing need projection. This should be true for each income

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<p>imbalances exist in order to meet the overall countywide goals. Providing minimums for every jurisdiction is a safety net only as every jurisdiction with imbalances should be submitting plans to correct those imbalances per the CPPs. If jurisdictions are meeting all goals stated in the CPPs, these minimums will never be needed.</p>	<p><u>OR a minimum of 40% of total housing supply at or below 100% AMI</u> <u>OR if neither of the above can reasonably be achieved, for each AMI bracket not meeting the county wide targets of 15%, 15%, and 19%, respectively, the jurisdiction must submit a plan to increase their total housing stock in that bracket by 20%.</u></p>		<p>level, permanent supportive housing, and emergency shelter/housing.</p>
<p>16 CM Thomas McLeod, Tukwila</p> <p>Promotes seeking to invest in access to affordable housing in high-opportunity areas.</p>	<p><u>H-3X (New Policy) Prioritize the use of local and regional resources to provide housing access for very low-income families in high opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) and avoid actions that perpetuate historical patterns of poverty concentration and unequal access to opportunity for BIPOC and low-income communities.</u></p>	<p>Consult with the Community Partners Table at their October 2022 meeting.</p>	<ul style="list-style-type: none"> • This amendment would accelerate displacement and reduce housing choice in low-opportunity areas. • It would also require low-opportunity parts of South King County to send their resources to high opportunity parts of East King County, which is not in alignment with the goals of SKHHP. • Housing access for very low-income households in high opportunity areas is addressed in the target-setting process. • The Community Partners Table may be interested in shaping this amendment to reflect promotion of amenities in low-opportunity areas and creating holistic communities countywide.
<p>17 CM Pam Stuart, Sammamish</p> <p>To ensure ongoing progress toward filling gaps in affordable housing and the inequities that</p>	<p>CPP H-5 Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and</p>	<p>Support the concept of identifying gaps, providing plans to address gaps, and the concept of review through different amendments more aligned with the AHC's recommended</p>	<ul style="list-style-type: none"> • The AHC-recommended accountability framework helps ensure ongoing progress in planning for and accommodating housing need.

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follow. Without any action if gaps are not addressed, the policies will likely not be effective.	eliminating racial and other disparities in access to housing and neighborhoods of choice. <u>Provide a plan to fill all identified gaps. Failure to provide a revised plan to fill the identified gaps will trigger a county review of the jurisdiction's land use policies.</u>	<p>accountability framework. Planned amendments include those that:</p> <ul style="list-style-type: none"> • Establish the AHC's recommended accountability framework, including: <ul style="list-style-type: none"> ○ AHC review of the housing-related components of a jurisdiction's comprehensive plan; ○ Annual measurement of jurisdictional progress to plan for and accommodate affordable housing targets in dashboard using standardized benchmarks, housing data trends, and comparative standards; and ○ AHC and GMPC review of monitoring and reporting data, identification of jurisdictions with significant shortfalls in planning for and accommodating affordable housing targets, and authority to require those jurisdictions to take reasonable measures to adjust plans or land use maps to address significant shortfalls. • Require jurisdictions to propose policies and implementation details that demonstrate a plan to address gaps in the <i>"Implement Policies and Strategies to Meet Housing Needs Equitably"</i> section, such as: <u>H-XX Adopt and implement policies that improve the effectiveness of existing housing policies and strategies to meet jurisdictional housing needs and fill gaps in</u> 	<ul style="list-style-type: none"> • Policy H-5 is about conducting a housing inventory and analysis, not the most suitable location for a policy about a plan to address gaps is in the <i>"Implement Policies and Strategies to Meet Housing Needs Equitably"</i> Housing Chapter section. • Jurisdictions can't fill gaps in meeting local need that are out of their control. Language softened to require a plan to address gaps, not all gaps. <p><i>Note: Draft policy language will be provided to the AHC at their November meeting.</i></p>

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<p>18 CM Pam Stuart, Sammamish</p> <p>To ensure that all jurisdictions are contributing proportionately to the fill the affordable housing gaps.</p>	<p>CPP H-8 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter. <u>Provide support proportionate to jurisdictions' median income and current housing gap – ie where gaps in affordable housing stock are the larger and median incomes are higher, financial support will be proportionately more.</u></p>	<p><u>partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.</u></p> <p>Do not recommend</p>	<ul style="list-style-type: none"> Many jurisdictions are members of subregional collaborations that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of goals of this chapter (e.g., A Regional Coalition for Housing and South King Housing and Homelessness Partners). The amount of member contributions should be determined by these membership organizations.
<p>19 CM Thomas McLeod, Tukwila</p> <p>H-21 says, enforce fair housing policies and practices..., and CPPs say each jurisdiction has a responsibility to address its share of the countywide housing need. What I question is how are we enforcing, or overseeing that each jurisdiction does their fair share? I feel using data on the KC Affordable Housing Dashboard does not elevate jurisdictional performance enough. I would like to see a 3rd-party consultant report that highlights, promotes each jurisdictional effort, measured</p>	<p>CPP H-26 The county, <u>or third-party consultant,</u> will annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-25, using public-facing tools such as the King County's Affordable Housing Dashboard.</p>	<p>Include reference to third-party monitoring in recommended CPP amendment establishing the AHC-recommended accountability framework. Draft policy language will be provided to the AHC at their November meeting.</p>	<ul style="list-style-type: none"> Provides flexibility in meeting the monitoring requirement. <p><i>Note:</i> In amendment proposal, the sponsor bolded some text in policy H-21 to draw a connection between those contents and his proposed amendment. For clarity, that background text was excluded from the proposed amendment text shown.</p>

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<p>against CPP and individual Comprehensive Plan. I don't know how else to enforce jurisdictional performance other than to report our on jurisdictional progress. Perhaps it would be an Affordable Housing Report Card, not just data on a dashboard, but a performance measure to what jurisdiction said they would do.</p>			
<p>20 CM Jennifer Robertson, Bellevue</p> <p>The proposed changes to Policies H-25, H-26 and H-27 are being recommended by the city of Bellevue with the intent of ensuring that the data collection, monitoring and analysis of housing data across jurisdictions results in data that is consistent. The proposed language also provides for collaboration with regional data collection efforts so that significant burden is not placed on individual jurisdictions to fulfill the data collection and monitoring requirements.</p>	<p>CPP H-27 Review and amend countywide and local housing strategies and actions when monitoring in Policy H-25 and H-26 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need <u>with the recognition of unique characteristics within jurisdictions in addressing housing affordability</u>. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.</p>	<p>Recognize the unique characteristics of each jurisdiction by supporting plan review standards that allow for jurisdictional variation in actions to address housing issues.</p>	<ul style="list-style-type: none"> The AHC-recommended accountability framework includes reporting, monitoring, and requiring adjustments for all jurisdictions. <p><i>Note:</i> Original sponsor effect statement refers to proposed changes to policies H-25 and H-26, which passed in 2021.</p>