

Memo

To: King County Affordable Housing Committee Members
From: Melissa Aguilar, Regional Affordable Housing Specialist
cc: Housing Interjurisdictional Team
Date: April 21, 2023
Re: Recommended 2023 Affordable Housing Committee Work Plan

Purpose of May 1 AHC Meeting

At the May 1 Affordable Housing Committee (AHC) meeting, members will be briefed on, discuss, and possibly approve the revised draft 2023 work plan shown in Exhibit A. Reference Exhibit B for a revised schedule of AHC meeting topics to implement the recommended work plan.

Background

In December 2022, the AHC concluded a multi-year effort to recommend Countywide Planning Policy (CPP) amendments that:

- align the Housing Chapter policies with existing regulations, plans, and guidance, including the Regional Affordable Housing Task Force Five Year Action Plan and the Growth Management Act;
- encourage jurisdictional use of an equity frame when planning for housing needs;
- strengthen jurisdictional housing planning monitoring and reporting requirements;
- establish countywide and jurisdictional housing needs; and
- establish an accountability framework for equitably planning for and accommodating those housing needs throughout King County.

At the March 16 AHC meeting, staff briefed members on a draft 2023 work plan aligned with the AHC recommended CPP amendments and inclusive of necessary activities to implement the recommended accountability framework. Members offered input and directed staff to incorporate the feedback into a revised work plan for AHC consideration and potential approval on May 1.

AHC Work Plan Feedback and Proposed Revisions

Several AHC members offered wide-ranging feedback on the proposed work plan during the March 16 meeting. Staff, in collaboration with the AHC Chair and the Housing Interjurisdictional Team, analyzed the feedback and proposed work plan revisions in response. Reference Table 1 for a summary of AHC member feedback, proposed staff responses, recommended work plan revisions, and analysis on impacts to the AHC meeting schedule and staff and AHC capacity.

Though the 2023 AHC meeting schedule remains the same, AHC meeting topics shifted to accommodate proposed work plan revisions, Growth Management Planning Council's (GMPC) early decision on the AHC's GMPC Motion 21-1 recommendations, and staff's latest thinking on project timelines. Reference Exhibit B for a revised recommended 2023 AHC meeting schedule.

Table 1: 2023 AHC Work Plan Feedback and Proposed Revisions

AHC Member Feedback	Proposed Response	Proposed Work Plan Revision	Analysis
<p><u>Bellevue Mayor Lynne Robinson:</u> I'm happy to see work plan item #3 (Develop a process to collect data, report on, and compare jurisdictional progress to plan for and accommodate housing needs). I would like to add that we use the data collected to inform our priorities.</p>	<p>Add a statement to work plan item #3.</p>	<p>3. Develop a process to collect data, report on, and compare jurisdictional progress to plan for and accommodate housing needs</p> <ul style="list-style-type: none"> • AHC staff will update the current Regional Affordable Housing Dashboard with limited new information to inform ongoing comprehensive planning. • The AHC will establish metrics to measure progress toward planning for and accommodating jurisdictional housing needs consistent with the CPPs and Regional Affordable Housing Task Force recommendations and compare jurisdictional efforts. • AHC staff, in consultation with the Housing Interjurisdictional Team, will develop a survey to collect jurisdictional data. • AHC staff will scope revisions to transform the dashboard into a tool for monitoring jurisdictional housing planning efforts. <u>Data collected will inform future AHC priorities.</u> 	<p>This revision aligns with staff goals and will not impact the AHC meeting schedule or staff capacity.</p>
<p><u>Bellevue Mayor Lynne Robinson:</u> Legislation coming out [of the state legislature] does not necessarily guarantee affordable housing. When the AHC does legislative agendas, we should specify that we want legislation that will create affordable</p>	<p>The AHC can consider adopting legislative priorities that create affordable housing and emphasize equity when developing their 2024 legislative priorities and set aside time during their 2023 legislative</p>	<ul style="list-style-type: none"> • None 	

AHC Member Feedback	Proposed Response	Proposed Work Plan Revision	Analysis
<p>housing and emphasize equity. In my city, House Bill 1110 is not applicable to neighborhoods with covenants, which tend to be wealthier. Densifying only poorer, less-organized neighborhoods is an equity problem. We need to spell out equity as a value in affordable housing legislation in work plan item #6.</p>	<p>session debrief to discuss the role that covenants play in the inequitable application of middle housing requirements.</p>		
<p><u>King County Councilmember Claudia Balducci</u>: Can we make sure our data work includes updating the Regional Affordable Housing Dashboard and having a regular cycle of updates? I want to ensure it continues to be a source of important data that informs public discussion.</p>	<p>Revise work plan item #3 to state the frequency of updates.</p>	<p>3. Develop a process to collect data, report on, and compare jurisdictional progress to plan for and accommodate housing needs</p> <ul style="list-style-type: none"> • AHC staff will update the current Regional Affordable Housing Dashboard with limited new information to inform ongoing comprehensive planning. • The AHC will establish metrics to measure progress toward planning for and accommodating jurisdictional housing needs consistent with the CPPs and Regional Affordable Housing Task Force recommendations and compare jurisdictional efforts. • AHC staff, in consultation with the Housing Interjurisdictional Team, will develop a survey to collect jurisdictional data. • AHC staff will scope revisions to transform the dashboard into an annually updated tool for monitoring jurisdictional housing planning efforts. 	<p>This revision aligns with staff goals and does not impact the AHC meeting schedule or staff capacity.</p>
<p><u>Issaquah Council President Lindsey Walsh</u>: The SCA caucus</p>	<p>Revise work plan item #6 to be more specific.</p>	<p>6. Support state and federal affordable housing solutions</p>	<p>This revision will impact the AHC and HIJT</p>

AHC Member Feedback	Proposed Response	Proposed Work Plan Revision	Analysis
<p>wonders whether the AHC will have an opportunity to react to and work within the implementation of some of the passed state-level policies. For example, we are unsure whether HB 1110 will impact homeownership within potentially affordable areas. For us, it's not just about advocating for legislative priorities, but taking a moment to react to changes and seeing if there are any policies worth analyzing that affect affordable housing in our region.</p>		<ul style="list-style-type: none"> The Committee will review the status of their 2023 state and 2021 federal legislative priorities ((, determine whether work plan adjustments are needed based on this review)) <u>and discuss which enacted state legislation necessitates further AHC analysis and engagement.</u> <u>The Committee will</u> potentially adopt 2024 state and federal legislative priorities. 	<p>meeting schedules due to added meeting time for reactions and discussion on passed state policies and whether the AHC should engage in implementation. This means less time for discussion on the other proposed work plan items.</p>
<p><u>Michael Ramos, Church Council of Greater Seattle:</u> There should be some stated desire to cooperate with other King County sectors that have relevant data, experience, or impacts on affordable housing, such as King County Regional Homelessness Authority (KCRHA). For example, different organizations have different methodologies for counts. Coordination between KCRHA and the AHC should be prioritized where possible, or at least a sharing of information.</p>	<p>Revise work plan item #4 to show that the Community Partners Table will recommend perspectives to consider for future AHC work, and revise work plan item #5 to clarify that charter amendments may include a new membership structure to better advance affordable housing solutions.</p>	<p>4. Partner with the Community Partners Table to advance housing priorities of communities most disproportionately impacted by housing cost burden (contingent on funding)</p> <ul style="list-style-type: none"> The Community Partners Table will continue to meet and offer recommendations to the AHC that reflect the housing priorities of their communities, <u>including recommendations for perspectives missing from AHC work.</u> The Table will begin implementing their final December recommendations report to determine how to maximize their impact. <p>5. Scope AHC charter amendments</p> <ul style="list-style-type: none"> Since 2019, the Charter directed the AHC to advance actions within the 	<p>This revision aligns with staff goals and will not impact the AHC meeting schedule or staff capacity.</p>

AHC Member Feedback	Proposed Response	Proposed Work Plan Revision	Analysis
		<p>Regional Affordable Housing Task Force Action Plan. The AHC must update the charter to reflect the Committee’s role in housing comprehensive plan review and monitoring and increasing accountability to plan for and accommodate housing needs. Charter amendments could include an updated purpose, membership structure, emphasis on equity, details on the future implementation of the Regional Affordable Housing Task Force Action Plan, and a Community Partners Table role.</p>	
<p><u>Seattle City Councilmember Teresa Mosqueda:</u> In the Board of Health meeting, we looked at the work plan as well. How do we support more workers in housing services and create more living-wage jobs? There are huge vacancy and turnover rates in human services and permanent supportive housing services jobs. I may follow up with McCaela after the meeting about adding a work plan item around supporting workers in these fields.</p>	<p>The AHC can consider adopting legislative priorities that increase wages for people who work in human services and permanent supportive housing when developing their 2024 legislative priorities.</p>	<ul style="list-style-type: none"> • None 	

Exhibit A: Recommended 2023 Affordable Housing Committee Work Plan and Schedule

1. **Support adoption of the 2022 Affordable Housing Committee recommended response to GMPC Motion 21-1**
 - AHC staff will support GMPC and King County Council review and possible approval of [AHC recommendations](#) and report back to the Committee on progress.
 - AHC staff will coordinate with the Washington State Department of Commerce as they finalize their countywide need projections and House Bill 1220 implementation guidance and disseminate this information to local jurisdictions.
2. **Design and test housing-focused comprehensive plan review**
 - AHC staff will offer technical assistance to jurisdictions on how to craft comprehensive plan updates that are responsive to the Countywide Planning Policies (CPP) Housing Chapter policies and meet the AHC's recommended housing-related comprehensive plan review standards. Technical assistance will include a resource for documenting the history of racially discriminatory and exclusive housing and land use practices in jurisdictions.
 - The AHC will pilot the comprehensive plan review process on jurisdictions that opt in to early comprehensive plan review, improve the process, and then review other plans publicly released prior to the potential ratification of the CPPs in early 2024.
3. **Develop a process to collect data, report on, and compare jurisdictional progress to plan for and accommodate housing needs**
 - AHC staff will update the current Regional Affordable Housing Dashboard with limited new information to inform ongoing comprehensive planning.
 - The AHC will establish metrics to measure progress toward planning for and accommodating jurisdictional housing needs consistent with the CPPs and Regional Affordable Housing Task Force recommendations and compare jurisdictional efforts.
 - AHC staff, in consultation with the Housing Interjurisdictional Team, will develop a survey to collect jurisdictional data.
 - AHC staff will scope revisions to transform the dashboard into an [annually updated](#) tool for monitoring jurisdictional housing planning efforts. [Data collected will inform future AHC priorities.](#)
4. **Partner with the Community Partners Table to advance housing priorities of communities most disproportionately impacted by housing cost burden (*contingent on funding*)**
 - The Community Partners Table will continue to meet and offer recommendations to the AHC that reflect the housing priorities of their communities, [including recommendations for perspectives missing from AHC work.](#) The Table will begin implementing their final December recommendations report to determine how to maximize their impact.
5. **Scope AHC charter amendments**
 - Since 2019, the Charter directed the AHC to advance actions within the Regional Affordable Housing Task Force Action Plan. The AHC must update the charter to reflect the Committee's role in housing comprehensive plan review and monitoring and increasing accountability to plan for and accommodate housing needs. Charter amendments could include an updated purpose, [membership](#) structure, emphasis on equity, details on the future implementation of the Regional Affordable Housing Task Force Action Plan, and a Community Partners Table role.
6. **Support state and federal affordable housing solutions**

- The Committee will review the status of their 2023 state and 2021 federal legislative priorities, ~~determine whether work plan adjustments are needed based on this review~~ and discuss which enacted state legislation necessitates further AHC analysis and engagement.
- The Committee will potentially adopt 2024 state and federal legislative priorities.

Exhibit B: Recommended 2023 Affordable Housing Committee Meeting Schedule*

Date	Topics
March 16 (2 hours)	<ul style="list-style-type: none"> • Input on GMPC amendments to GMPC Motion 21-1 recommendations, <i>action item</i> • Elect AHC leadership, <i>action item</i> • Input on 2023 AHC work plan, <i>briefing and discussion</i> • Update on 2023 AHC state legislative priorities, <i>briefing</i>
May 1 (2 hours)	<ul style="list-style-type: none"> • Adopt 2023 AHC work plan, <i>action item</i> • Update on GMPC Motion 21-1 recommendations transmittal, <i>briefing</i> • Input on jurisdictional CPP Housing Chapter technical assistance, <i>briefing and discussion</i> • Findings from Regional Affordable Housing Dashboard updates, <i>briefing</i> • Update on 2023 AHC state legislative priorities, <i>briefing and discussion</i>
June 15 (2.5 hours hybrid meeting)	<ul style="list-style-type: none"> • Comprehensive plan review update, <i>briefing</i> • Input on metrics, comparative standards, and annual reporting procedures, <i>briefing and discussion</i> • TBD: Update on Community Partners Table, <i>briefing</i> • Input on draft charter amendments, <i>briefing and discussion</i> • Resources for Documenting the Local History of Racially Discriminatory and Exclusive Land Use and Housing Practices, <i>briefing</i> • Update on 2023 AHC state legislative priorities and 2021 AHC federal legislative priorities, <i>briefing and discussion</i>
September 21 (2.5 hours)	<ul style="list-style-type: none"> • TBD: Approve comprehensive plan review comment letter for jurisdictions that opt in to early plan review, <i>action item</i> • TBD: Update on Community Partners Table, <i>briefing</i> • Update on GMPC Motion 21-1 recommendations transmittal, <i>briefing</i> • Input on charter amendments, <i>briefing and discussion</i> • Input on 2024 AHC work plan, <i>briefing and discussion</i> • Input on comprehensive plan review lessons learned, <i>briefing and discussion</i> • Input on 2024 state and federal legislative priorities, <i>briefing and discussion</i>
November 16 (2 hours)	<ul style="list-style-type: none"> • TBD: Approve comprehensive plan review comment letter for jurisdictions that opt in to early plan review, <i>action item</i> • TBD: Update on Community Partners Table, <i>briefing</i> • Update on GMPC Motion 21-1 recommendations transmittal, <i>briefing</i> • Adopt recommended charter amendments, <i>action item</i> • Adopt 2024 state and federal legislative priorities, <i>action item</i> • Adopt 2024 AHC work plan, <i>action item</i>

* Meeting schedule subject to change