

King County Affordable Housing Committee Meeting Minutes

March 16, 2023 | 2:00 p.m. – 4:00 p.m.

Location: Teams Meeting

Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
CM Claudia Balducci	X		Ryan Makinster	X	
Don Billen	X	Thatcher Imboden	Sunaree Marshall	X	
Susan Boyd	X		CM Ryan McIrvin	X	DM Dana Parnello
Alex Brennan	X		CM Teresa Mosqueda	X	
Jane Broom	X		Michael Ramos	X	
Kelly Coughlin	X		Mayor Lynne Robinson	X	
CM Amy Falcone	X		CC Dave Upthegrove	X	
Mayor Nigel Herbig	X		Robin Walls	X	
Russell Joe	X		Maiko Winkler-Chin		

Non-voting Alternates	Present
CM Larry Brown	X
CM Joseph Cimaomo Jr.	X
CM Dan Strauss	
CP Lindsey Walsh	X

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

Introductions and Agenda Review

- The Chair welcomed Affordable Housing Committee (AHC) members in attendance.
- The Chair shared Regional Affordable Housing Task Force history and background on the development of the AHC.
- McCaela Daffern, Regional Affordable Housing Implementation Manager with King County’s Department of Community and Human Services (DCHS), invited new AHC members and alternates to share introductory remarks:
 - Sunaree Marshall is the new DCHS Housing, Homelessness, and Community Development Division Deputy Director and is replacing Kelly Rider’s seat on the AHC.
 - King County Council Chair Dave Upthegrove represents South King County.
 - Kirkland Councilmember Amy Falcone will continue to be the Sound Cities Association (SCA) Caucus Chair and Kenmore Mayor Nigel Herbig will be Vice Chair.
 - Auburn Councilmember Larry Brown recently retired as president from the State Labor Council and is looking forward to being more involved in regional governance activities.
 - Covington Councilmember Joseph Cimaomo Jr. has always been interested in housing policies and doing the right thing for constituents, and recently left South King Housing and Homelessness Partners to focus on AHC efforts.

Action Item: AHC Membership Appointments and Leadership Elections

- McCaela briefed the AHC on:
 - Recommended 2023-2024 AHC membership
 - AHC staff will amend the recommended appointments to reflect Michael Ramos's resignation from the AHC.
 - What's next for appointment of AHC members
 - AHC leadership requirements and responsibilities
 - Per the chartered requirements, only Council Chair Dave Upthegrove and Councilmember Claudia Balducci were eligible for the AHC Chair position.
 - The Chair recommended amending the chartered requirements for the AHC Chair to be less narrow in the future.
- Council Chair Dave Upthegrove nominated Councilmember Claudia Balducci for the AHC Chair.
 - Motion moved and seconded by multiple AHC members
 - AHC members unanimously approved Councilmember Claudia Balducci as AHC Chair.
- The Chair expressed appreciation for Susan Boyd's service as AHC Vice Chair, thanked her, and suggested that Alex Brennan would be an excellent Vice Chair
 - Susan expressed appreciation for understanding the work of jurisdictions and gave special thanks to the non-elected members.
- Susan nominated Alex Brennan as AHC Vice Chair.
 - Motion moved by Council Chair Dave Upthegrove, seconded by Michael Ramos
 - Alex shared appreciative remarks for serving on the AHC and coming together for regional solutions to the affordable housing crisis.
- The Chair called for a vote for the AHC Vice Chair.
 - AHC members unanimously approved Alex Brennan as AHC Vice Chair.

Action Item: Adoption of December 9, 2022 Meeting Minutes

- Vote to approve by Councilmember Amy Falcone, seconded by DM Dana Parnello
- Approved

Discussion: Input on Proposed GMPC Amendments to the GMPC Motion 21-1 Recommendations

- McCaela briefed the AHC on:
 - The AHC recommendations in response to Growth Management Planning Council (GMPC) Motion 21-1
 - GMPC review of AHC recommendations to date
 - The Countywide Planning Policies (CPPs) amendment timeline
 - Two amendments submitted by the GMPC and draft positions
- The Chair shared that the AHC and GMPC SCA caucuses met in February to discuss the AHC recommendations.
- The Chair opened the floor for discussion:
 - An AHC member expressed appreciation for the work folks have put in on the AHC recommendations. They support the staff recommendation that helps clarify the intent of amendment 2. They are confused by the phrasing in DP-47, regarding locating services in cities in the rural area. Their understanding is that cities are not in the rural area. What cities are they referring to and what is the intent of that phrasing?
 - McCaela stated that cities in the rural area may be Snoqualmie or North Bend. Redmond abuts the rural area but is not designated in the rural area. The intent was that both types of cities play a role in providing services to the rural area. It

was a priority for Councilmember Sarah Perry to get across the concept of “access.”

- The AHC member suggested using slightly different language, (i.e., cities not a part of the contiguous growth area) but was not worried overall; they mainly wanted to understand the intent.
- The Chair asked the AHC member to share more information after the meeting for GMPC consideration.
- An AHC alternate shared that Maple Valley may abut to rural lands, but also shares a border with Covington, who shares a border with Kent, who shares a border with Renton, who shares a border with Seattle. It is unclear whether Maple Valley is contiguous with the urban growth area and whether they are considered a rural city. It would be great to have an understanding of who is contiguous with the urban growth area and how that impacts communities.
 - McCaela shared that she doesn’t foresee any impact on the amount of job or housing growth a jurisdiction plans for; the intent of the amendment is to emphasize that residents in rural King County rely on the services in cities and to make sure residents in Unincorporated King County have access to services. McCaela will take the question to Ivan, ask about any potential unintended consequences, and ask that he address the question when he briefs the GMPC on the proposed amendments next week.
- Jesse Warren, Affordable Housing and Housing Stability Evaluator with King County’s Department of Community and Human Services, briefed the AHC on:
 - Final countywide housing needs
 - Reasons for housing needs changes
 - Jurisdictional housing need changes
- The Chair opened the floor for questions:
 - An AHC member asked: “What ultimately changed is housing need distribution within area median income bands, not the actual jurisdictional housing need number?”
 - McCaela clarified that actual jurisdictional emergency housing needs did change, but not the total jurisdictional permanent housing need number.
 - An AHC member asked: “What is the difference between non-permanent supportive housing and regular affordable housing?”
 - Susan clarified that there is a distinction between permanent supportive housing and non-permanent supportive housing only in the 0-30% area median income band, because permanent supportive housing typically serves populations earning 0-30% area median income.
 - AHC members confirmed that the permanent supportive housing need and non-permanent supportive housing need should equal the total 0-30% area median income housing need.

Action Item: Approve 2023 AHC Work Plan

- McCaela briefed the AHC on:
 - The foundation for the draft 2023 AHC work plan
 - AHC purpose
 - AHC chartered responsibilities
 - AHC progress since 2019
 - 2023 draft AHC work plan items

- The Chair opened the floor for discussion:
 - An AHC member shared that they are 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) and would like to add that data collected should inform AHC priorities. Legislation coming out of the state legislature does not necessarily guarantee affordable housing. When the AHC does legislative agendas, we should specify that they want legislation that will create affordable housing and emphasize equity. In Bellevue, 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. Equity should be spelled out as a value in affordable housing legislation in work plan item #6.
 - An AHC member agreed with these suggestions.
 - An AHC member shared in the chat that they are interested in the topic as well. Sound Transit owns some property subject to those types of deed restrictions.
 - The Chair requested work plan item #3 include regularly updating the housing dashboard so it continues to be an important source of data that informs public discussion. She also agreed to include equity as a value in affordable housing legislation.
 - An AHC member speaking on behalf of the SCA caucus wondered 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, there is uncertainty on whether HB 1110 will impact homeownership within potentially affordable areas. Advocating for legislative priorities should be paired with taking a moment to react to changes to see if there are any policies worth analyzing that affect affordable housing in the region.
 - McCaela confirmed the AHC would analyze passed bills after the state legislation session ends.
 - McCaela shared that she will integrate these concepts in the work plan and revisit the work plan with the AHC to confirm we captured the sentiments correctly.
 - An AHC member shared that 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.
 - The Chair shared that the AHC can strive for best efforts, but it will be hard to achieve perfection for this idea.
 - An AHC member asked how to support more workers in housing services and how to create more living-wage job. There are huge vacancy and turnover rates in human services and permanent supportive housing services jobs. They may follow up with McCaela after the meeting about an adding a work plan item around supporting workers in these fields.

Discussion: 2023 AHC State Legislative Priorities

- Penny Lipsou, King County DCHS Government Affairs Manager, briefed the AHC on their adopted 2023 state legislative priorities and relevant bills.

- The Chair expressed appreciation for AHC alumni State Representative Emily Alvarado and Kenmore Councilmember David Baker, who contributed to work moving forward in the state legislative session.

Wrap-Up and Next Steps

- The Chair bid farewell to Michael Ramos and thanked him for his service on the AHC.
- Michael expressed appreciation for serving and working with AHC to prioritize the needs of the lowest-income people.
- The Chair shared that the next meeting is on May 1 at 9:30am on Teams. Agenda items include:
 - GMPC Motion 21-1 update
 - Community Partners Table update
 - Briefing and input on progress to develop guidance for jurisdictions on comprehensive plan alignment with the CPP Housing Chapter
 - Briefing and input on draft charter amendment concepts
 - Dashboard update
 - 2023 AHC state legislative priorities update
- The Chair shared that staff are planning for a hybrid meeting on June 15 from 2-4pm at Puget Sound Regional Council in downtown Seattle.
 - The meeting invite will be updated to reflect the new location.
 - Staff will be in touch with a registration process so we know who to expect in person
 - PSRC has parking and there will be snacks
 - AHC members are encouraged to join in person if possible