

Memo

To: King County Affordable Housing Committee Members
From: McCaela Daffern, Regional Affordable Housing Implementation Manager
cc: Housing Interjurisdictional Team
Date: April 21, 2023
Re: Growth Management Planning Council Motion 21-1 Update

Purpose of the May 1 AHC Meeting

At the May 1 Affordable Housing Committee (AHC) meeting, AHC staff will brief the AHC on Growth Management Planning Council (GMPC) approval of Motion 23-1¹ and 23-2² and the status of King County Council transmittal of recommended Countywide Planning Policies (CPPs) amendments. AHC members will have an opportunity to ask questions.

Background

On December 29, 2022, the AHC transmitted to the GMPC recommended CPP amendments, plan review standards, and an accountability framework process details in response to GMPC Motion 21-1.³ These recommendations responded to the motion which directed the AHC to complete a collaborative process by the end of 2022 to:

1. **monitor and report** jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting;
2. establish subregional or **jurisdictional affordable housing needs**, informed by local data and the data and methodology provided by the Washington State Department of Commerce;
3. recommend to the GMPC an **accountability and implementation framework** for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and
4. recommend to the GMPC any **CPP amendments** necessary to implement their recommendations.

GMPC Response to AHC Recommendations for GMPC Motion 21-1

On March 22, AHC staff briefed the GMPC on final housing needs as well as the Interjurisdictional Team's, Housing Interjurisdictional Team's, and AHC's input on proposed GMPC member amendments. Three Community Partners Table members shared their support for the AHC's

¹ 2023 GMPC Motion 23-1 [\[link\]](#)

² 2023 GMPC Motion 23-2 [\[link\]](#)

³ 2021 GMPC Motion 21-1 [\[link\]](#)

recommendations to the GMPC. GMPC member and King County Councilmember Sarah Perry agreed on the staff approach for addressing her two proposed CPP amendments.⁴

At the meeting, GMPC member and Mercer Island Mayor Salim Nice suggested amending CPP Tables H-1 and H-2 labels to accurately capture area median income ranges. Staff agreed to make these changes prior to King County Council transmittal.

The GMPC then voted to approve two motions:

1. GMPC Motion 23-1 recommending King County Council adoption of CPP amendments needed to establish jurisdictional housing needs and an accountability framework for equitably meeting these needs; and
2. GMPC Motion 23-2 establishing a CPP Housing Chapter accountability framework and housing-focused comprehensive plan review standards.

As a condition of approval, the GMPC authorized changes to the AHC’s recommended CPP amendments to accommodate Mayor Salim Nice’s request, including:

- amending area median income labels in CPP Tables H-1 and H-2 for accuracy (i.e., changing the “>30%-50%” label to “>30% to ≤50%” to clarify the upper limit is less than or equal to 50 percent area median income);
- amending CPPs to ensure consistency with technical changes to CPP Tables H-1 and H-2 (i.e., replacing “at or below” phrases with “less than or equal to”); and
- amending extremely low-income, very low-income, low-income, and moderate-income households glossary terms to be consistent with the technical changes to CPP Tables H-1 and H-2.

The GMPC adopted the AHC-recommended accountability framework and housing-focused comprehensive plan review standards with no changes.

Next Steps

Per the GMPC’s interlocal agreement, the GMPC recommends amendments to the CPPs to King County Council for approval, followed by a 90-day city ratification period. The GMPC Chair will transmit recommended CPP amendments to King County Council in May. AHC staff will share the transmittal with the AHC once available. Upon receipt of the GMPC’s recommendations, King County Council may consider and potentially adopt their recommendations in the third or fourth quarter of 2023, followed by city and town potential ratification by the first quarter of 2024.

Date	Item
May 1, 2023	AHC briefed on GMPC approval of AHC recommendations
May 2023	GMPC Chair transmits recommended CPP amendments to King County Council
Q3/Q4 2023	King County Council potentially adopts CPP amendments
Q4 2023/Q1 2024	Cities and towns in King County potentially ratify CPP amendments

⁴ See Exhibit 1 for proposed CPP amendments [\[link\]](#)