

King County Affordable Housing Committee Meeting

January 29, 2021 | 11:00 a.m. – 1:00 p.m.

Welcome New Members and Introductions

Members & Voting Alternates	Present	Alternate	Members & Voting Alternates	Present	Alternate
Emily Alvarado	X		CM Kathy Lambert	X	
CC Claudia Balducci	X		Niki Krimmel-Morrison	X	
Don Billen	X		CM Ryan McIrvine	X	
Susan Boyd	X		CM Teresa Mosqueda	X	
Alex Brennan	X		Stephen Norman	X	
Jane Broom	X		Michael Ramos	X	
Caia Caldwell	X		Mayor Lynne Robinson	X	
Kelly Coughlin	X		CM Nancy Tosta	X	
DM Claude DaCorsi	X		Brett Waller	X	
Mark Ellerbrook	X				

Non-voting Alternates

CM Zach Hall	
CM Marli Larimer	X
DM Nigel Herbig	X
Chelsea Hicks	X
CM Dan Strauss	
CP Tanika Padhye	X

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

- Chair Claudia Balducci welcomed the Affordable Housing Committee (AHC) members and reviewed the agenda, reminding the Committee that they are grounded in the goal of building or preserving 44,000 affordable housing units by 2024.
- McCaela Daffern, Regional Affordable Housing Implementation Manager at King County, reviewed Zoom protocol and logistics.

Action Item: Adoption of November 13, 2020 Meeting Minutes

- The November 13, 2020 AHC meeting minutes were unanimously approved.

Action Item: Nomination and Selection of AHC Chair and Vice Chair

- Council Member Tosta nominated Chair Claudia Balducci for a new two-year term to serve as Chair of the AHC.
- Stephen Norman nominated Vice Chair Susan Boyd for a new two-year term to serve as Vice chair of the AHC.
- No other nominations were made, no objections were made, selections made by consensus.

Action Item: Adoption of Recommended AHC Charter Amendments

- McCaela Daffern summarized recommended amendments to the AHC Charter. One substantive proposal was to change one of the seats from a King County Council Member seat to a seat held by the King County Executive or designee. Other light edits include clarifying ambiguous language and updating procedures to be consistent with current practice.

- Sound Cities Association clarified that caucuses *select* Committee Members and GMPC *appoints* Committee members and requested the language in the amendments reflect that point.
- All proposed charter amendments were approved unanimously.
- Next step: Recommendations will go to GMPC for adoption at the next meeting in February.

Action Item: Adoption of Recommended Countywide Planning Policies Housing Chapter Amendments

Consideration of a proposal to adopt a recommendation to the GMPC to amend the Housing Chapter of the CPPs.

- Sunaree Marshall (Special Projects Manager, King County) summarized recent stakeholder engagement which has led to additional revisions since the last time the Committee was briefed on this work:
 - more accurate definition of “countywide need”
 - changes to metrics for monitoring
 - simplification and streamlining of language

Amendment 1:

- Members expressed some concern about what “reducing” parking meant. Others emphasized the potential benefits of reduced costs and increased flexibility if parking analysis shows lower need for parking.
- Chair Balducci emphasized this is a short list of non-mandatory examples of what cities could do, acknowledging that jurisdictions will need to determine what approaches meet local needs.
- Amendment 1 was adopted by consensus.

Amendment 2:

- The intent of the amendment is to make wording changes that ensure we have conditions that increase housing choices for everyone.
- Amendment 2 was adopted by consensus.

Amendment 3:

- Policy H-16 increases the ability for residents to live in the neighborhood of their choice, particularly families and larger households.
- Discussion of meaning of “providing access.” Intention is broad—could add in “provide access to and preserve...”.
- Amendment 3 adopted by consensus.

Amendment 4:

- Amendment withdrawn.

Amendment 5:

- Amendment 5a/5b: Adopting both would require rewriting 5b to incorporate 5a.
- The intent of 5a is to increase housing choices and make sure we are gathering data on types of housing jurisdictions are building. The amendment uses language from PSRC’s VISION 2050. Proposed moving information from the section about reporting “where feasible” up into the “must report annually” section.
- Members agreed that information that is currently not feasible for smaller cities to collect and report on annually should remain in the “where feasible” section.

- “Net new housing units” is a key phrase, because it gets at the issue of displacement and the loss of affordability in the whole market.
- Chair Balducci will underscore this point in the transmittal communication
- Amendment 5A adopted by consensus.
- Amendment 5b was intended to specify that what is meant by persons with special needs is, that is, persons with disabilities. That leads to the need for tracking the number of units accessible to persons with disabilities. Right now, that information is not widely available, so annual reporting should be moved to the “where feasible” section.
- Amendment 5B adopted by consensus.

Amendment 6:

- The intent of Amendment 6 is to allow changes to land use maps and comprehensive plans as a necessary step to support progress toward our housing affordability goals.
- A flag on wording: cities have “future land use maps” and County has “land use map,” so that wording would need to be further edited.
- Agreement that as Committee goes forward, it will also consider underutilized land that are available for additional affordable housing. This is supported by the CPPs.
- Amendment 6 adopted by consensus.

Table H-2

- The Sound Cities Association expressed concern about Table H-2. Some of the data being analyzed in housing action plans don’t match the numbers in Table H-2.
- Consensus on the record that any approval today is contingent upon our staff continuing to work on a regionally consistent, replicable methodology for Table H-2.

Earlier amendments:

- Matrix in Exhibit 2 of meeting packet reflects changes to the January 6 draft. Because there were not suggested changes to that draft, we are accepting those changes from the 2012 CPPs.
- Sound Cities Association expressed concerns about the lack of feasibility for many smaller jurisdictions to meet mandated data collection in Policy 23.
- Chair Balducci committed to conveying SCA’s concerns to GMPC.

Countywide Planning Policies Housing Chapter Recommendations adopted.

- Chair Balducci extended congratulations to all for the level of effort and resulting set of recommendations and appreciation to the Housing Interjurisdictional Team and especially McCaella and Sunaree for their work.
- Councilmember Tosta requested a calendar showing how housing planning efforts fit together, such as CPPs, GMPC approval, Vision 2050, growth targets, and housing action plans.

Next steps: Amendments go to GMPC for adoption, then to King County Council, then a certain number of cities need to ratify. Staff will address data and methodology issue on Table H-2.

Action Item: Adoption of a 2021 State Legislative Agenda

Consideration of a proposed 2021 state legislative agenda. Four proposed amendments.

- Northwest Justice Project, Sound Transit, and Master Builders Association abstain from all legislative agenda votes.

Amendment 1:

- The amendment adjusts language in the Washington Low Income Housing Alliance's request. It would add that the money can be used for preserving existing subsidized low-income housing that is at risk of opting out of their restrictions. This is an issue in high cost area, and needed to prevent displacement.
- Amendment 1 adopted.

Amendment 2:

- This adds a caveat that supports reasonable protections for tenants impacted by Covid-19 after the eviction moratorium is lifted. Intended to ensure provision of reasonable time for payment of rental arrears and to minimize displacement and eviction as a result of Covid-19.
- Some members expressed concerns about landlord protections. Others pointed out that foreclosure protections and rental assistance provisions in place would protect homeowners and small landlords.
- Amendment 2 adopted.

Amendment 3:

- This amendment creates a local option for cities, creating the ability to generate resources to do planning and land use banking around transit stops.
- Some Committee members expressed strong support, some expressed strong opposition, and some fall somewhere in the middle. Committee may not be in a place to take a shared position on this issue.
- Amendment 3: Did not carry to level of consensus required. More discussion on this issue is in order as we move forward.

Amendment 4

- This amendment strengthens the housing element in comprehensive plans to have stronger goals around achieving affordability while also providing flexibility and local control for local government. It also allows shelters to be located in multifamily, mixed use and commercial areas that allow other types of short-term rentals. There is no funding source currently attached, but they are working to find one.
- One Member expressed concern about impacts on jurisdictions' ability to build in multifamily zones.
- Amendment 4 adopted by consensus, but the vote was not unanimous. Members may document a dissent in writing to Chair.

Overall agenda:

- Agenda as a whole approved by consensus
- Northwest Justice Project, Sound Transit, and Master Builders Association abstained

Action Item: Adoption of a 2021 AHC Work Plan

Consideration of a proposal to adopt a 2021 AHC work plan

- Meeting ended before this agenda item.
- Staff will send the proposed work plan out to Members for comments between meetings and bring to the Committee for vote at the next meeting.

Briefing: Update on the Community Partners Table

Progress update

- Meeting ended before this agenda item.
- Staff will send RFP to members for consultant to manage the Community Partners Table.

Information

- 2021 Meeting Schedule
- 2021 AHC Roster

Members are asked to send headshot and bio to McCaela.

Wrap-up and Next Steps

- Next meeting (March 24, 2021, 1-3 p.m.)