

Memo

To: King County Affordable Housing Committee (AHC) Members

From: Janet Lee, Affordable Housing Planner and
McCaella Daffern, Regional Affordable Housing Implementation Manager

cc: Housing Interjurisdictional Team

Date: November 12, 2021

Re: Strengthening the Countywide Planning Policies in 2022

Purpose

On November 17, the Affordable Housing Committee (the AHC or Committee) will be briefed on the upcoming 2022 work plan item to strengthen the Countywide Planning Policies (CPPs). Staff will provide an update on ongoing scoping efforts, including:

- proposed 2022 AHC work plan components;
- alignment with other regional planning efforts; and
- proposed key stakeholder roles (*Exhibit A*).

Committee members may ask questions following the briefing. No concurrence or decision is needed at this time.

Background

On June 23, 2021, the Growth Management Planning Council (GMPC) adopted [recommended amendments to the King County CPPs](#), including amendments to further modify the draft Housing Chapter¹ to align with recent changes to the Growth Management Act and address stakeholder input. The GMPC discussions and proposed amendments to the Housing Chapter² fell into five categories of intent:

1. Create greater clarity to help jurisdictions understand and properly accommodate their share of countywide need.
2. Establish methods to hold jurisdictions accountable to planning for and accommodating their share of countywide need.
3. Establish funding priorities or funding requirements that ensure that higher opportunity areas of King County meaningfully reduce their gaps in countywide need and increase housing choice for low-income families.
4. Minimize the negative impacts of new housing growth on historically impacted BIPOC communities by preserving existing housing that is affordable but not income-restricted (also

¹ The A [recommended to the GMPC](#) draft CPP Housing Chapter amendments on January 29, 2021.

² See Consent Amendments 5-7 on pages 3-8 and Major Amendments 12-21, pages of the "[GMPC June 23, 2021 Amendment Packet](#)" matrix for all affordable housing-related amendments considered by the GMPC. Consent Amendments 5-7 and Major Amendments 11 and 21 passed.

referred to as naturally occurring affordable housing), minimizing displacement/ gentrification, and focusing new affordable housing growth in high opportunity areas of King County.

5. Create an accepted performance monitoring system.

Due to time constraints, the adopted Housing Chapter did not incorporate all proposed amendments or resolve all stakeholder concerns. As such, [Growth Management Planning Council Motion 21-2](#) directs the AHC to complete by the end of 2022 a collaborative effort to:

- **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.
- Establish **subregional or jurisdictional affordable housing needs**, informed by local data and the data and methodology provided by the Department of Commerce.
- 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, minimizing impacts to historically impacted BIPOC communities, holding jurisdictions accountable, and allocating resources.
- Recommend to the GMPC any **CPP amendments** necessary to implement the AHC’s recommendations.

Work Plan Components

Based on a review and crosswalk of GMPC member amendments to the CPPs, CPP public comment letters, and other related regulatory requirements and drivers, staff identified five components to this 2022 AHC work plan item. These components are presented in the table below:

Component	Brief Description
1. Allocation of Countywide Need	<ul style="list-style-type: none"> • Update the countywide need number to reflect changes in data and/or methodology as provided by the Washington State Department of Commerce • Specify subregional or jurisdictional housing needs to clarify how much of countywide need jurisdictions need to plan for in their comprehensive plans • Clarify what constitutes “plan for and accommodate” and “make adequate provisions for” existing and projected needs in a comprehensive plan • Reach community and jurisdictional consensus on an equitable approach to allocation of countywide need • Ensure that disproportionately housing cost-burdened communities’ priorities are reflected in the final outcomes
2. Accountability Mechanisms or Incentives	<ul style="list-style-type: none"> • Recommend appropriately compelling incentives or consequences to encourage jurisdictions to adequately plan for their share of countywide need or act if monitoring finds they fall short

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| 3. Monitoring & Reporting | <ul style="list-style-type: none"> • Increase the acceptance, visibility, and audience of monitoring • Include an objective standard for measuring jurisdictional performance and jurisdictional implementation gaps |
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| 4. CPP Amendment Adoption | <ul style="list-style-type: none"> • Recommend necessary amendments to the GMPC by December 2022 • Ensure that all stakeholder groups have sufficient time to understand implications, are engaged in the draft development process, see their feedback reflected in the amendments, and support the final recommendation |

Regional Planning Context

Committee staff are coordinating with colleagues at the Washington State Department of Commerce (Commerce) and Puget Sound Regional County (PSRC) on concurrent statewide, multi-county, and countywide planning work underway. Three aspects of the CPP work plan components will be impacted or influenced by these other efforts:

1. *Countywide Need*

The Growth Management Act requires all jurisdictions to include a housing element in their comprehensive plans. King, Kitsap, Pierce, and Snohomish counties, and the cities within those counties must update their comprehensive plans by June 30, 2024. The requirements for the housing elements of comprehensive plans developed under the Washington State Growth Management Act were significantly amended by [E2SHB 1220](#) in 2021.

Particularly relevant was an amendment specifying the types of housing units that should be included in jurisdictional comprehensive plan housing elements:

- units for moderate, low, very low, and extremely low-income households; and
- emergency housing, emergency shelters, and permanent supportive housing.³

The amendments also specified that Commerce should develop these projections. This is notable because the countywide need established in the draft CPPs recommended by the GMPC in 2021 did not include projections for moderate income or the special housing types. Revised countywide need information is expected to be available in the third or fourth quarter of 2022.

2. *Allocation of Countywide Need*

Commerce recently released a [Request for Proposals](#) for consultants to lead the housing need data and methodology work and included King County staff on the committee to review responses. Commerce anticipates providing the existing and projected countywide housing need data and methodology guidance required by House Bill 1220 in the fourth quarter of 2022. Commerce will also provide guidance to counties on a methodology for disaggregating countywide need number to determine the jurisdictional share of affordable housing need. The disaggregation methodology is expected to be available in the third or fourth quarter of 2022.

3. *Accountability Mechanism or Incentives*

At the multicounty level, PSRC staff are finalizing the [Regional Housing Strategy](#). This document will serve as a guide for King, Kitsap, Pierce, and Snohomish Counties by elevating

³ [RCW 36.70A.070](#)

the highest priority goals and actions to best implement VISION 2050,⁴ and informing housing planning actions at the county and local levels. Following the adoption of the Regional Housing Strategy at the end of 2021, PSRC will work with stakeholders in 2022 to develop a classification framework of housing tools by place to provide a regionally coordinated approach tailored to the needs and opportunities of specific development typologies. This framework will group communities with common characteristics together and identify appropriate tools, strategies and actions to support current and future housing access and affordability as these places change and grow. This information could be integrated into a countywide framework that sets clear expectations about what it looks like for jurisdictions of different classifications to plan for and accommodate their share of countywide need.

Staff are actively following the development of these projects to better understand how this work will affect the AHC’s timelines and will provide a more detailed update at the next AHC meeting.

Stakeholder Engagement

Staff recommend a robust stakeholder engagement process in 2022.

Due to the need for closer coordination and reporting with the GMPC on this work plan item, AHC members should expect at least one joint meeting with the GMPC in 2022. In addition, the two supporting staff groups, the Housing Interjurisdictional Team (HIJT) and the Interjurisdictional Team, will also begin to have joint meetings about this topic, and two subcommittees of the HIJT – the CPP Work Group and the Technical Advisory Group – will begin to meet as well. Finally, the Community Partners Table, Sound Cities Association, and King County Planning Directors will likely be more engaged in the upcoming year.

See *Exhibit A* for details about key stakeholder groups and their respective roles in the process.

Schedule

Date	Activity
Nov 2021	AHC briefing on key developments and issue identification
Early 2022	AHC briefing and scoping discussion of current affordable housing conditions, case studies, and confirmation of work scope

⁴ VISION 2050 will guide local comprehensive plan updates, due by June 30, 2024.

Exhibit A. Stakeholder Groups in the 2022 Countywide Planning Policies Housing Chapter Update Process

Stakeholder	Type	Role
Affordable Housing Committee	Elected, nonprofit, business leaders	<ul style="list-style-type: none"> Establish updated guidance on subregional or jurisdictional allocation of countywide need and suitable monitoring and reporting Recommend accountability & implementation framework and necessary CPP amendments to the GMPC
Growth Management Planning Council	Elected, special purpose districts, and Port of Seattle leaders	<ul style="list-style-type: none"> Briefed on progress at every meeting; input sought on key issues to ensure AHC alignment
Housing Interjurisdictional Team CPP Work Group	Jurisdictional and nonprofit staff	<ul style="list-style-type: none"> Lead allocation, accountability framework development, and CPP amendments; consult on monitoring and reporting components
Housing Interjurisdictional Team Technical Advisory Group	Jurisdictional, nonprofit, and housing authority staff	<ul style="list-style-type: none"> Lead monitoring and reporting development, consult on allocation, accountability framework, and CPP amendments
Interjurisdictional Team	Jurisdictional and special purpose district staff	<ul style="list-style-type: none"> Briefed on progress at every meeting; input sought on options to ensure alignment between GMPC and AHC
Community Partners Table	Nonprofit staff	<ul style="list-style-type: none"> Provide countywide need allocation recommendation to the AHC and HIJT
Housing Interjurisdictional Team	Jurisdictional and nonprofit staff	<ul style="list-style-type: none"> Briefed on Work Group/Technical Advisory Group progress and Community Partners Table input:
Sound Cities Association	Elected leaders	<ul style="list-style-type: none"> Inform and/or consult on key components at their recurring meetings
King County Planning Directors	Jurisdictional and nonprofit staff	<ul style="list-style-type: none"> Inform and/or consult on key components at their recurring meetings