

AFFORDABLE HOUSING COMMITTEE

Thursday, November 3, 2022, 1:00 p.m. – 3:30 p.m.

Agenda

- 1:00 p.m. **Introductions and Agenda Review**
- 1:10 p.m. **Adoption of September 29, 2022 Meeting Minutes**
- 1:15 p.m. **Briefing from Community Partners Table**
- 1:25 p.m. **Selection of Jurisdictional *by Income Level* Housing Need Option**
- 1:55 p.m. **Briefing on Jurisdictional *Special Housing* Needs Results**
- 2:20 p.m. **Direction on Comprehensive Plan Review Standards**
- 2:35 p.m. **Direction on Plan Certification Pilot**
- 2:45 p.m. **Direction on Countywide Planning Policy Amendments**
- 3:05 p.m. **Adoption of 2023 AHC State Legislative Priorities**
- 3:25 p.m. **Wrap Up and Next Steps**
- 3:30 p.m. **Adjourn**

Meeting Minutes

Reference material: [Draft September 29, 2022 AHC Meeting Minutes](#)

Council Chair Claudia Balducci
Affordable Housing Committee Chair
King County Council

Community Partners Table

Reference material: [Community Partners Table Letter to the AHC](#)

Sarah Ballew

Operations and Development Director
Headwater People

Selection of Jurisdictional *by Income Level* Housing Need Option

Reference material: [Staff Report](#)

Sunaree Marshall

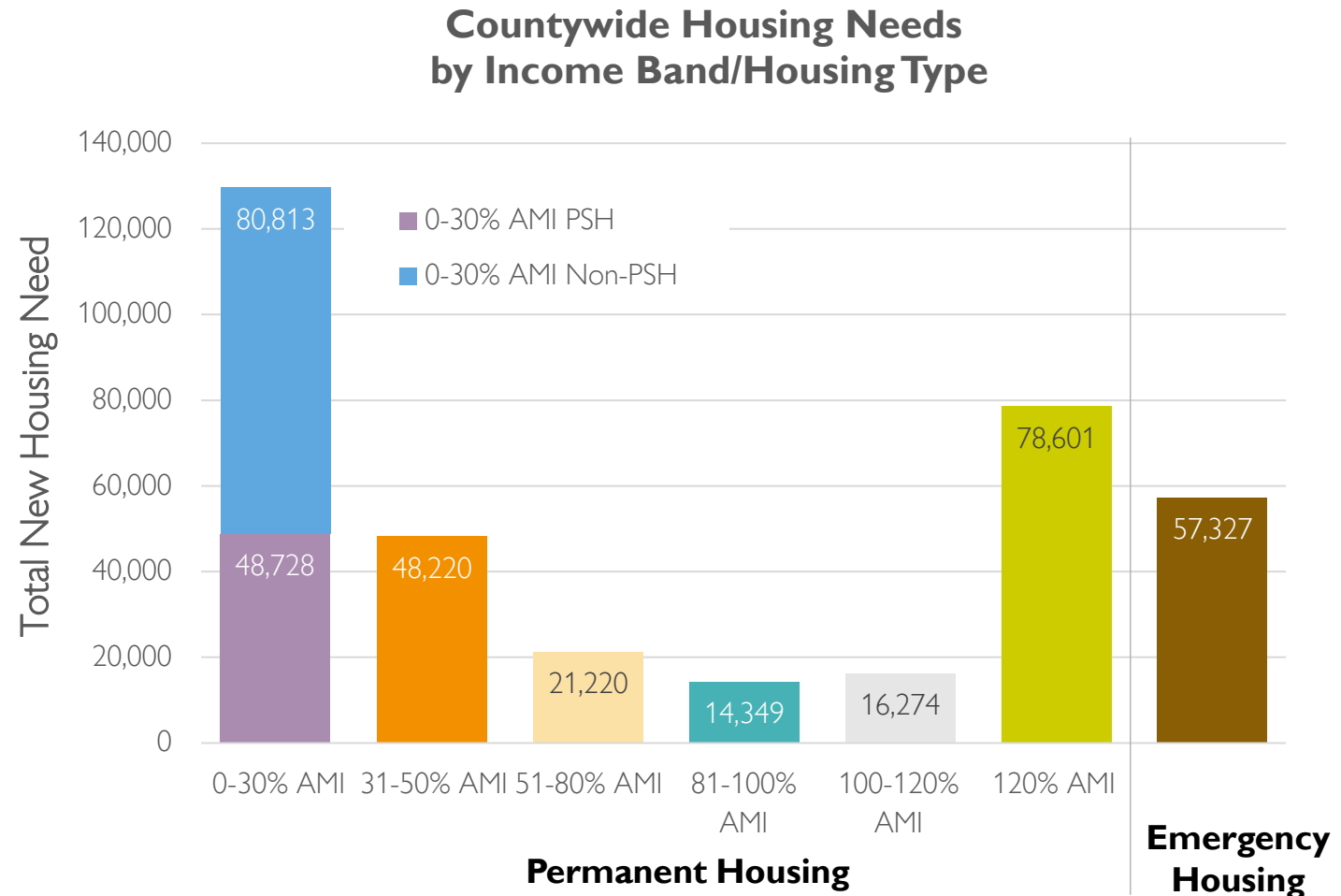
Housing Policy and Special Projects Manager
King County Department of Community and Human Services

Objectives for Today

- Recap of housing need options under consideration
- Briefing on Committee questions and staff answers
- Potential selection of allocation method for by income level and permanent supportive housing needs

Updated Countywide Need Projections

- Commerce released new housing need projections on October 12
- Provides **first look at:**
 - Net new permanent supportive housing units needed
 - Emergency housing beds needed
 - Baseline supply estimates for these two special housing types
- Projections now grouped by:
 - **Permanent housing:** Includes by income level and permanent supportive housing
 - **Emergency housing:** Includes emergency housing/shelter



Key Principles for Option Selection

Jurisdictional by income level housing need option must align with these key principles

1

Increase housing choices for low- and moderate-income households in areas with fewer affordable options currently

2

Promote a more equitable distribution of housing choices across all jurisdictions

3

Align with the Growth Management Act (GMA), Regional Growth Strategy (RGS), Countywide Planning Policies (CPPs), and Commerce's minimum countywide need allocation standards

Three Options in Circulation

Option 1: Focus on New Growth

- Same shares of new housing **growth** are affordable in every jurisdiction

Option 2: Focus on 2044

- Same shares of total housing **stock** in 2044 are affordable in every jurisdiction

Option 3: Focus on New Growth Adjusted for Local Factors

- Same shares of new housing **growth** are affordable in every jurisdiction and **outputs adjusted** within affordable income bands by local factors that increase housing choice in places with:
 - fewer affordable housing options
 - fewer income-restricted housing options
 - a greater imbalance of low-wage workers to low-wage jobs

Sept. 29 AHC Meeting Recap | Jurisdictional Housing Needs

The AHC was asked to possibly:

- Select jurisdictional *by income level* housing need option (presented Options 1, 2, and 3)
- Provide direction on *jurisdictional special housing needs* method in partnership with King County Regional Homelessness Authority

AHC discussion included:

- Most support for Option 3 due to its focus on growth and distributing affordable housing to places with fewer housing options today
- Some support for Option 2 due to perceptions that needs allocations could be more easily planned for and accommodated
- Concerns about displacement impacts of Option 2
- Suggestion to evaluate options using the lens of racial equity, displacement, and homelessness

Sept. 29 AHC Meeting Recap | Jurisdictional Housing Needs

The AHC decided to:

- Delay selection of *by income level* housing needs option to allow time for Q&A
- Approve recommended approach to *special housing* needs allocation

Following the AHC meeting:

- Sammamish, Issaquah, Bellevue, and North Bend submitted questions and AHC staff responded
- Staff included Option 3 results and approved *special housing* allocation method in CPP amendments for AHC consideration today

Question & Answer Summary

	<u>Questions/Concerns</u>	<u>Staff Response</u>
Sammamish & Issaquah	<ul style="list-style-type: none"> • What were AHC meeting takeaways and how does Option 3 work? 	<ul style="list-style-type: none"> • Clarification of meeting takeaways and mechanics of Options
	<ul style="list-style-type: none"> • A decision needs to be reached as soon as possible to advance planning work 	<ul style="list-style-type: none"> • Agreement on urgency
Bellevue	<ul style="list-style-type: none"> • Heavy burdens placed on cities with high growth targets to accommodate affordable housing needs in Option 3 • Preference for Option 2 	<ul style="list-style-type: none"> • Clarified that Option 2, while providing lower 0-80% allocations to some cities, presents displacement concerns for others
	<ul style="list-style-type: none"> • Implications of Option 3 for 2044 housing stock in Eastside cities seem inequitable 	<ul style="list-style-type: none"> • Clarified how Option 3 weighting affects allocations and 2044 housing stock
	<ul style="list-style-type: none"> • The role of preservation and existing / successful affordable housing strategies (e.g., MFTE) considering high 0-30% need 	<ul style="list-style-type: none"> • Clarified staff understanding of “plan for and accommodate” and the role of existing programs and preservation
North Bend	<ul style="list-style-type: none"> • Feasibility of meeting need 	<ul style="list-style-type: none"> • Clarified “plan for and accommodate”
	<ul style="list-style-type: none"> • Long term implications of Options 2 and 3 	<ul style="list-style-type: none"> • Gave insights into long term impacts

Racial Justice, Homelessness, Displacement Impacts



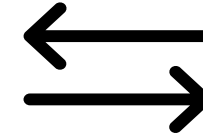
RACIAL JUSTICE

All options increase housing choice throughout the county, benefitting low-income households who are disproportionately Black, Indigenous and People of Color, but Option 1 does not promote a more equitable access to housing choices for low-income households



HOMELESSNESS

All options allocate 0-30 percent AMI housing need to every jurisdiction, increasing the chance that those transitioning out of homelessness can find somewhere affordable to live in the county with the supportive services they need



DISPLACEMENT

In Option 2, jurisdictions with an “oversupply” of affordable units must plan for *loss* of affordable housing, raising concerns about displacement

Next Steps

Date	Milestone
Today	Committee Selection <ul style="list-style-type: none"><li data-bbox="555 611 2313 668">• AHC briefed on updates to <i>by income level</i> housing needs and Q&A period<li data-bbox="555 682 2288 811">• AHC selects preferred option for allocating permanent housing needs (<i>by income level</i> and permanent supportive housing)
12/9	Committee Adoption <ul style="list-style-type: none"><li data-bbox="555 911 2400 1110">• AHC considers and possibly approves recommended CPP amendments to the GMPC. Amendments include Tables H-1 and H-2 establishing countywide and jurisdictional housing needs

Discussion



Which jurisdictional housing need option should the AHC recommend to the GMPC?

Establishing Jurisdictional *Special Housing Needs*

Reference material: [Staff Report](#)

McCaela Daffern

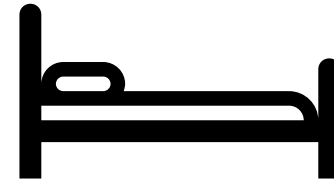
Regional Affordable Housing Implementation Manager
King County Dept. of Community and Human Services

Special Housing Types



Permanent Supportive Housing

- Permanent housing option with on-site services geared toward people who need comprehensive support to obtain and retain tenancy
- Categorized as “permanent housing” by Commerce in projections



Emergency Housing/Shelter

- Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless
- Categorized as “emergency housing” by Commerce in projections

Important Collaborations



- Projecting *special housing* countywide need and guiding counties and cities to collaborate in efforts to allocate that need to jurisdictions
- 24-year projections



- Projecting *special housing* needs for KCRHA-determined subregions
- 5-year projections

Proposed Approach to Establishing Jurisdictional Special Housing Needs



Permanent Supportive Housing

- Allocate need consistent with the Committee's preferred *by income level* option method

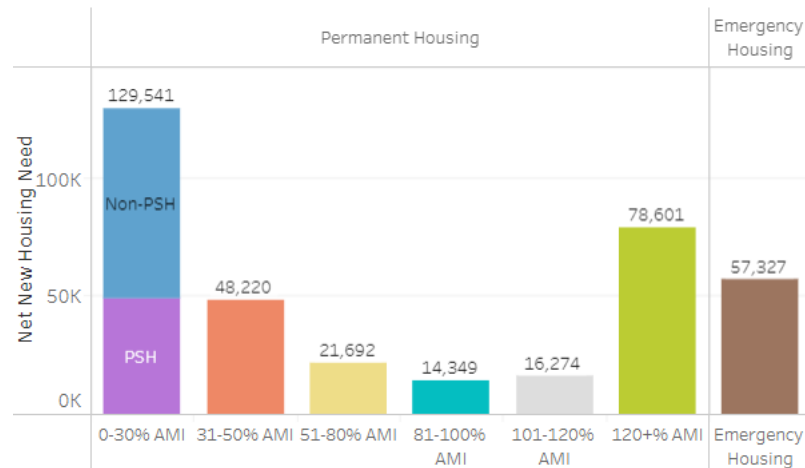


Emergency Housing/Shelter

- “Contingency plan” in place – allocate emergency housing using the percent of total countywide housing growth in a jurisdiction
- King County Regional Homelessness Authority emergency housing/shelter projections not available in time for AHC deliberations

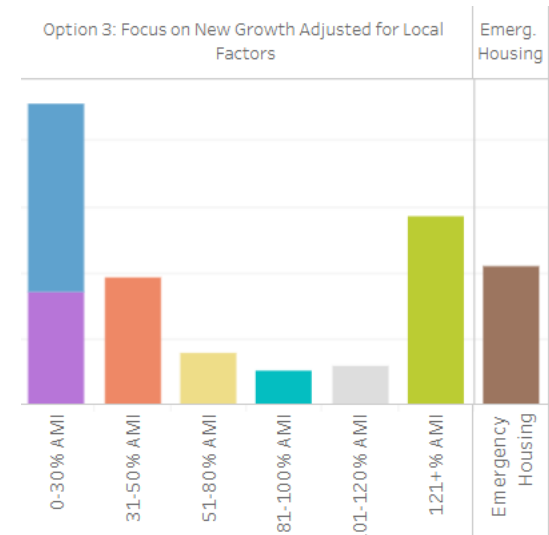
Emergency Housing Needs

Countywide Net New Housing Needed: 2019-2044



- Countywide emergency housing need now shown (**in brown**) in the dashboard
- Based on draft Commerce projections released 10/12 adjusted proportionate to the adjustment made for *by income level*

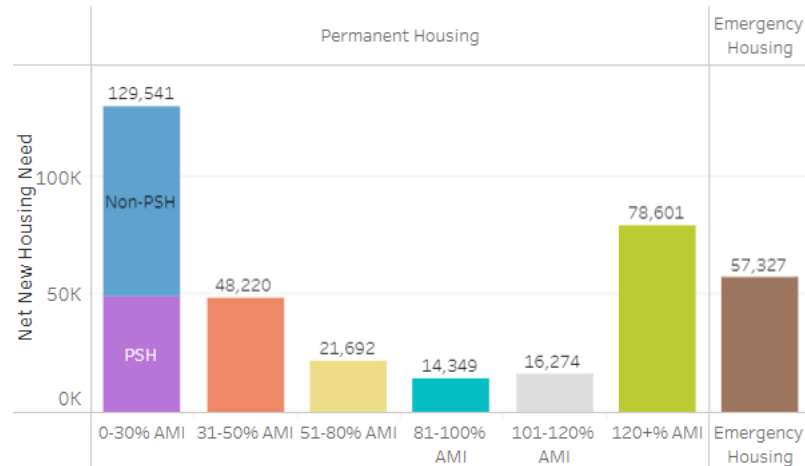
Seattle



- Jurisdictional emergency housing need allocation now shown (**in brown**) in the dashboard and draft CPP amendments

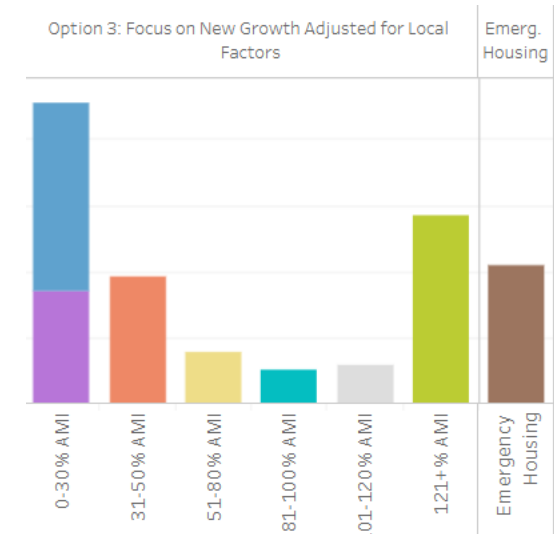
Permanent Supportive Housing Needs

Countywide Net New Housing Needed: 2019-2044



- Countywide permanent housing need now shown (**in pink**) in the dashboard
- Based on draft Commerce projections released 10/12 adjusted proportionate to the adjustment made for *by income level*

Seattle



- Jurisdictional permanent supportive housing need allocation (**in pink**) now shown in the dashboard and draft CPP amendments

Next Steps

Date	Milestone
Today	Committee Review <ul style="list-style-type: none"><li data-bbox="555 611 1740 668">• AHC briefed on updates to special housing needs<li data-bbox="555 682 2397 811">• AHC gets first look at permanent supportive housing and jurisdictional emergency housing need allocation results in dashboard and CPP amendments
12/9	Committee Adoption <ul style="list-style-type: none"><li data-bbox="555 911 2397 1110">• AHC considers and possibly approves recommended CPP amendments to the GMPC. Amendments include Tables H-1 and H-2 establishing countywide and jurisdictional housing needs

Questions?



Do you have any questions or concerns about the methods of allocating special housing needs?

Draft Comprehensive Plan Review Standards

Reference material: [Staff Report](#)

Carson Hartmann

Regional Affordable Housing Planner

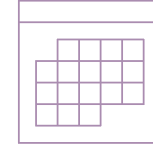
King County Dept. of Community and Human Services

Comprehensive Plan Review Key Principles

Comprehensive plan review should . . .

1. Have a **substantive effect on comprehensive planning**, such that housing elements clearly plan for and accommodate countywide housing need and align with the CPP Housing Chapter
2. **Be achievable** by the jurisdictional staff preparing the submission and AHC staff performing the review
3. Have **simple and easy to understand standards**
4. **Complement and/or fill gaps** in Puget Sound Regional Council (PSRC) and State reviews of housing elements
5. **Give jurisdictions ample time** to communicate with AHC staff throughout plan review process and to meaningfully respond to plan review feedback (“no surprises”)

Comprehensive Plan Review Standards



Structure

- Comprehensive plan review standards that check for:
 - 1. Completeness**
 - 2. Implementation details**
 - 3. Meaningful action**
- Supplementary materials assist with tracking of CPPs addressed and alert planners to unique requirements of CPPs

Process

- Technical assistance offered throughout review process
- Staff draft letters, with oversight from AHC Chair
- AHC reviews and issues formal comments
- Communication with jurisdictional staff throughout the process

Timeline

- Plans submitted to AHC at earliest possible time before the release of a public review draft
- New timeline allows adequate time for the jurisdictions to adjust plans based on AHC comments

Standard #1 | Check for Completeness

- Ensure all Housing Chapter CPPs are addressed. Documentation submitted to AHC via Checklist A
- Includes required analyses
- Table 1 provided to highlight unique CPP requirements compared to GMA and VISION 2050

CPP	ADDRESSED	Page or Policy #	Implementation Details Page #
H-1	<input type="radio"/>		
H-2	<input type="radio"/>		
H-3	<input type="radio"/>		
H-4	<input type="radio"/>		
H-5	<input type="radio"/>		
H-6	<input type="radio"/>		
H-7	<input type="radio"/>		
H-8	<input type="radio"/>		
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H-22	<input type="radio"/>		
H-23	<input type="radio"/>		
H-24	<input type="radio"/>		
H-25-27	<input type="radio"/>		

Standard #2 | Implementation Details

- Reference to implementation details for Housing Chapter CPPs in Checklist A
- Plan should include details about an implementation strategy for policies addressing the Housing Chapter CPPs, including:
 - the regulatory or nonregulatory measures to be used to implement the comprehensive plan's goals and policies
 - a timeline for adoption of measures
- Some measures may already be in existence and consistent with the plan
- Details important for the monitoring of jurisdictional progress and jurisdictional comparisons

Standard #3 | Meaningful Policies

- “Meaningful” policies can be reasonably expected to achieve a material, positive change in the jurisdiction’s ability to meet housing needs
- Allows AHC and staff the discretion to assess that plans not only address but advance CPP Housing Chapter goals in their completeness
- Resembles HUD standards for implementing the Affirmatively Furthering Fair Housing rule from the Fair Housing Act

Next Steps

Date	Milestone
Today	Committee Review <ul style="list-style-type: none"><li data-bbox="555 611 2359 736">• AHC reviews and provides input on the direction of the comprehensive plan review process and standards
11/4-12/2	Plan Review Process and Standards Revisions <ul style="list-style-type: none"><li data-bbox="555 839 2313 965">• HIJT will incorporate AHC feedback into the draft plan review process and standards
12/9	Committee Adoption <ul style="list-style-type: none"><li data-bbox="555 1068 2354 1265">• AHC considers and possibly approves a recommendation statement to the GMPC. Recommendation includes the proposed comprehensive plan review process and standards

Discussion



Do you approve of the recommended structures, process, and timeline for comprehensive plan review?
What questions or concerns do you have?

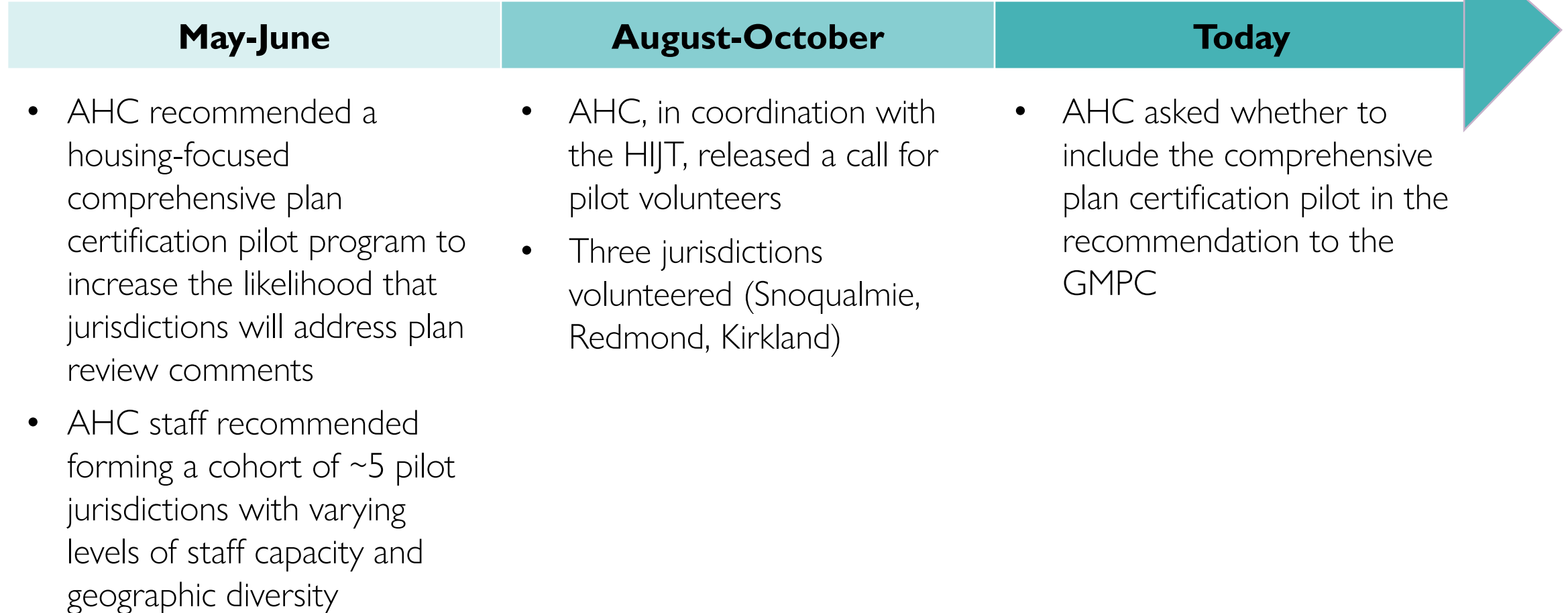
Comprehensive Plan Certification Pilot

Reference material: [Staff Report](#)

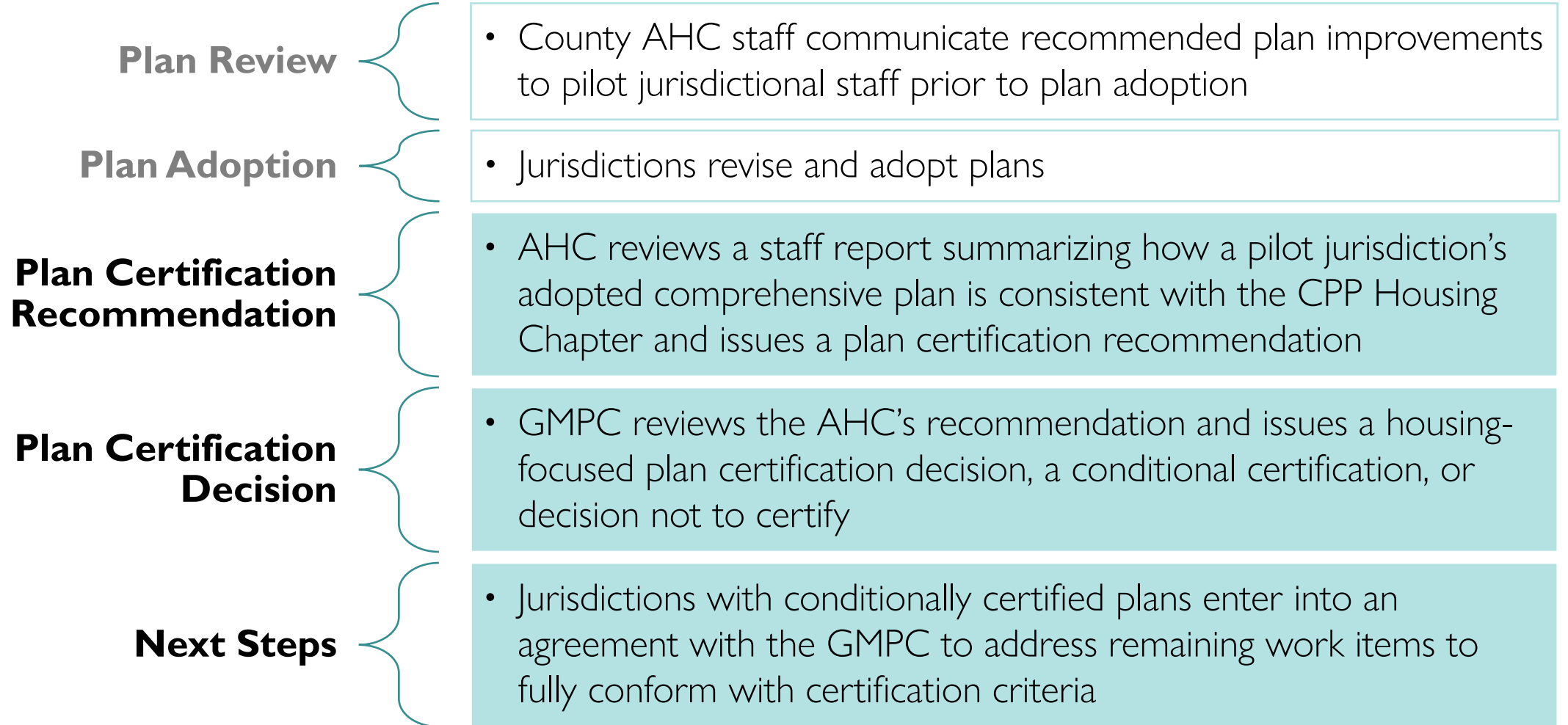
McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Dept. of Community and Human Services

Context for Discussion



Comp Plan Pilot Certification Process



Pilot Volunteers

City	Characteristics
Snoqualmie	<ul style="list-style-type: none"> • Population: Small-Medium (14,490 people) • Location: Snoqualmie Valley • Regional Geography: Cities and Towns • Perspective: Will help the AHC design a pilot that works for small cities with small planning departments and infrastructure challenges
Redmond	<ul style="list-style-type: none"> • Population: Medium-High population (75,270 people) • Location: East King County • Regional Geography: Core City • Perspective: Will help the AHC design a pilot that works for higher cost cities and cities taking proactive steps to plan for more affordability
Kirkland	<ul style="list-style-type: none"> • Population: Medium-High population (93,570 people) • Location: East King County • Regional Geography: Core City • Perspective: Will help the AHC design a pilot that works for higher cost cities and cities taking proactive steps to plan for more affordability

Discussion



Should the AHC still recommend a comprehensive plan certification pilot to the GMPC?

Draft Countywide Planning Policies Amendments

Reference material: [Staff Report](#)

McCaela Daffern

Regional Affordable Housing Implementation Manager
King County Dept. of Community and Human Services

Presentation Objectives

- Briefing on proposed approach to responding to the CPP housing-related amendments proposed by GMPC members in 2021
- Committee discussion and confirmation of approach or provision of alternative direction

GMPC Motion 21-1

The AHC of the GMPC will, no later than early 2022, commence 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, holding jurisdictions accountable, and allocating resources; and
- **recommend to the GMPC any CPP amendments necessary to implement their recommendations.**

The AHC will complete its housing needs work by the end of 2022 and will report back to the GMPC quarterly on its progress.

Draft Amendments | Development Patterns & Housing Chapters

Development Patterns Chapter

- Added references to housing needs to statements about growth targets, where appropriate
- Clarified the role that housing needs should play in setting growth targets in the future
- Aligned language with recent changes to the Growth Management Act (GMA)

Housing Chapter

- Changes throughout to keep language consistent around housing needs
- Updated introduction to clarify that meeting need requires resources and involvement from other levels of government, nonprofits, and the private sector
- Revised policy H-1 to reflect new housing need definition consistent with the GMA, new countywide need projections, and establish jurisdictional housing needs
- Updated Housing Inventory Analysis requirements to reflect H-1 and GMA revisions

Draft Amendments | Housing Chapter + Appendix

Housing Chapter (continued)

- Partially address GMPC member amendment 17, by adding new policies to address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs and eliminate racial and other disparities in access to housing and neighborhoods of choice
- Restructured, renamed and added new policies to *Monitor and Report* section to establish recommended accountability framework. Amendments:
 - Establish comprehensive plan review process
 - Clarify annual data reporting requirements – including a commitment to monitor subregional contributions
 - Lay the foundation for a planning cycle midpoint check in (the amendments for which are anticipated no earlier than 2024)

Housing Technical Appendix 4

- Revised for consistency with changes to the Housing Chapter

Adoption Process

Date	Milestone
Today	<p>Committee Review</p> <ul style="list-style-type: none"> AHC reviews and provides input on draft CPP amendments
11/4-11/14	<p>Members Propose Amendments</p> <ul style="list-style-type: none"> Members can propose amendments by completing and emailing this form to McCaela by 11/14 at 5 P.M.
12/9	<p>Committee Recommendation Adoption</p> <ul style="list-style-type: none"> AHC considers and possibly adopts recommended amendments GMPC and King County Council consider and possibly adopts recommended amendments in 2023



Countywide Planning Policy Amendment Submission Form

Affordable Housing Committee members interested in proposing Countywide Planning Policy amendments should complete this form and submit it to McCaela Daffern at mdaffern@kingcounty.gov by November 14 at 5:00 P.M.

Date

Affordable Housing Committee Member Name

CPP Policy #

For the next section, copy and paste the CPP and use tracked changes or legislative format to illustrate the amendment: Deleted text shown in **strikethroughs** and proposed new text in **single underline**

Proposed Policy Amendment

Provide an effect statement below of the proposed amendments(s). Ensure the statement is clear, concise, and includes analysis of how it may have differing effects among different jurisdictions or stakeholders and fits within the scope of GMPC Motion 21-1 (see page 1 of [this staff report](#) for the scope of GMPC Motion 21-1).

Effect Statement

Discussion



Do the amendments as drafted adequately address GMPC Motion 21-1?

Any questions about the process to submit proposed amendments?

Draft 2023 AHC State Legislative Priorities

Reference material: [Staff Report](#)

Sunaree Marshall

Housing Policy and Special Projects Manager
King County Dept. of Community and Human Services

Adoption Process

Date	Milestone
9/29	Committee Review <ul style="list-style-type: none"><li data-bbox="555 611 2295 668">• AHC reviewed and provided input on draft 2023 state legislative priorities
9/30-10/20	Members Propose Amendments <ul style="list-style-type: none"><li data-bbox="555 772 2397 896">• Members could propose amendments and share other relevant state legislative agendas
Today	Committee Adoption <ul style="list-style-type: none"><li data-bbox="555 1001 1633 1058">• AHC considers and possibly adopts priorities

THANK YOU

VERY MUCH