

# AFFORDABLE HOUSING COMMITTEE

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

# Committee Member Appointments and Leadership Elections

Reference material: [Staff Report](#)

## **McCaela Daffern**

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

# Background on Member Appointments

## Appointment requirements

- Affordable Housing Committee (AHC) members are selected every odd numbered year by the Growth Management Planning Council (GMPC) Chair with GMPC concurrence
- No term limits

## How recommendations were developed

- Seattle, King County, and Sound Cities Association caucuses recommend new AHC appointments for their members
  - Some caucuses recommend new members every year
- Non-elected members given opportunity at the end of their term to not renew
  - No members expressed interest in leaving the AHC
- Based on this input, AHC staff recommend for appointment through December 31, 2024 those listed on the next slide

# Recommended 2023-2024 AHC Appointments

## King County

Councilmember Claudia Balducci, King County

Sunaree Marshall (on behalf of Executive Dow Constantine),  
King County Dept. of Community & Human Services

Council Chair Dave Upthegrove, King County

## Seattle

Councilmember Teresa Mosqueda, Seattle

Maiko Winkler-Chin (on behalf of Mayor Bruce Harrell), City  
of Seattle Office of Housing

## Sound Cities Association

Councilmember Amy Falcone, Kirkland

Deputy Mayor Nigel Herbig, Kenmore

Councilmember Ryan McIrvin, Renton

Mayor Lynne Robinson, Bellevue

## Subject Matter Experts

Susan Boyd, Bellwether Housing

Don Billen, Sound Transit

Alex Brennan, Futurewise

Jane Broom, Microsoft Philanthropies

Kelly Coughlin, SnoValley Chamber of Commerce

Russell Joe, Master Builders Association of King and  
Snohomish Counties

Ryan Makinster, Washington Multi-Family Housing  
Association

Michael Ramos, Church Council of Greater Seattle

Robin Walls, King County Housing Authority

# What's Next

## **Appointment of AHC members**

- No action needed today
- GMPC concurrence on March 22
- Following concurrence, GMPC Chair will issue appointment letters

# AHC Leadership

## Proposed action

- AHC members to nominate and elect Chair and Vice Chair today

## Leadership elections requirements

- Elected every odd numbered year
- No term limits
- Chair must be an elected official and serve on the GMPC
  - Councilmember Balducci
  - Council Chair Upthegrove
- Vice Chair must be a non-elected member

## Chair responsibilities

- Set meeting agendas in consultation with the Vice Chair
- Develop draft annual work plan and meeting schedule, in consultation with the Vice Chair and with staff support, for Committee adoption
- Work with staff to recommend and approve meeting materials
- Chair Committee meetings
- Provide guidance to staff as needed
- Provide reports to the GMPC

## Vice Chair responsibilities

- Consult on AHC meeting agendas and work plan
- Serve in the Chair's stead as needed

# AHC's GMPC Motion 21-1 Recommendations Update

Reference material: [Staff Report](#)

**McCaela Daffern**

Regional Affordable Housing  
Implementation Manager  
King County Dept. of Community &  
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**Ivan Miller**

Countywide Planning  
King County Executive Dept.,  
Performance, Strategy & Budget

**Jesse Warren**

Housing Policy & Finance Lead  
Evaluator  
King County Dept. of Community &  
Human Services

# AHC Recommendation Overview

- AHC adopted recommendations on December 9 in response to GMPC Motion 21-1 which included three recommended components:
  1. An accountability framework
  2. Housing-focused comprehensive plan review standards
  3. Amendments to the Countywide Planning Policies (CPPs) necessary to implement the AHC's recommendations
- Recommendations transmitted to GMPC Chair on December 29



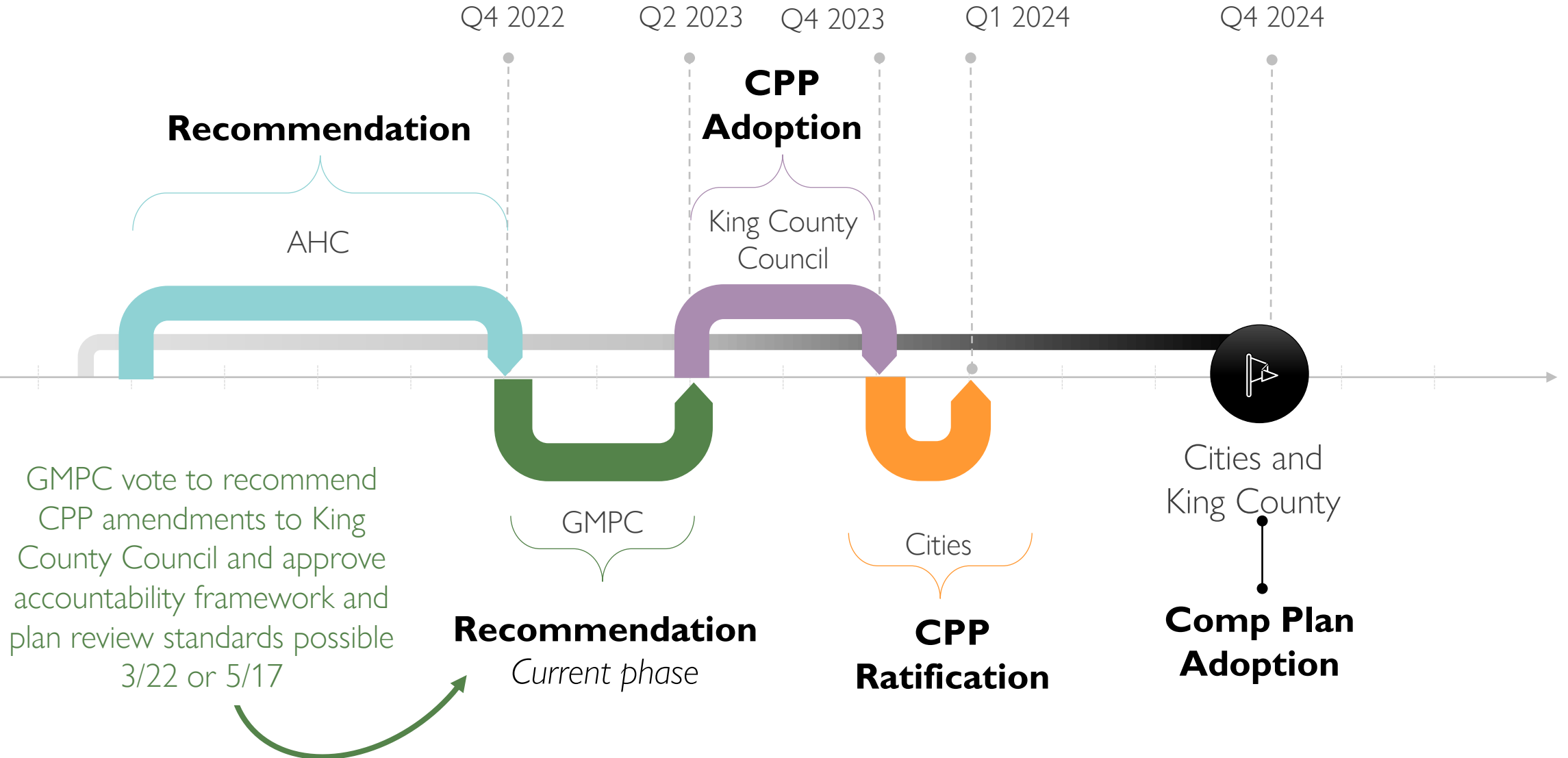
# GMPC Review to Date

- GMPC briefed on recommendations on January 25
- Sound Cities Association AHC and GMPC caucuses met on February 23 to discuss recommendations
- One GMPC member submitted proposed amendments to the recommendations in advance of the March 22 GMPC meeting
  - AHC and GMPC staff consulted with the Housing Interjurisdictional Team and Interjurisdictional Team members in analyzing and developing staff-proposed amendments

# What's Next?

- AHC input sought today on proposed GMPC member amendments ([starting on page six](#))
- GMPC meets to discuss and potentially approve AHC recommendations on March 22
  - Chair and AHC staff will brief the GMPC on AHC input
  - GMPC members may propose additional amendments at the meeting
  - If deferred, vote will occur on May 17
- Proposed GMPC action:
  - Recommend CPP amendments to King County Council
  - Approve accountability framework and housing-focused plan review standards
- Recommended CPP amendments will be:
  - Transmitted to King County Council approximately one month after GMPC approval
  - Possibly adopted by King County Council in Q3/Q4 2023 followed by a 90 day city ratification period

# CPP Amendment Timeline



# Final Countywide Housing Needs

- Commerce finalized countywide housing needs on March 1, 2023
- Total permanent housing needs stayed the same; emergency housing need increased
- Decrease in 0-30% AMI PSH housing need and slight increases in other income bands

## Comparison of Draft October 2022 and Final March 2023 Countywide Net New Housing Need

	King County Countywide Net New Permanent Housing Needs								Countywide Net New Emergency Housing Need
	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
		Non-PSH	PSH						
Draft Needs	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327
Final Needs	308,677	81,577	42,896	48,213	22,376	14,925	16,928	81,762	58,983
<b>Net Change</b>	<b>0</b>	<b>764</b>	<b>(5,832)</b>	<b>(7)</b>	<b>684</b>	<b>576</b>	<b>654</b>	<b>3,161</b>	<b>1,656</b>

# Reasons for Countywide Need Changes

## **Commerce reports a few reasons for changes to countywide need:**

- Replaced old Office of Financial Management population projection and Census demographic data with new data
  - Resulted in an increase in the share of older households where household sizes are smaller, resulting in higher projected need at and above 120% AMI.
- Changes in methodology to project countywide emergency housing and permanent supportive housing
- Now reporting emergency housing needs as a range, adjusted for projected population growth

# Jurisdictional Housing Need Changes

## Jurisdictional housing needs recalculated using AHC recommended allocation method

- All jurisdictions total permanent housing need still equals their growth targets, but need within income bands shifted slightly based on countywide changes
- Added new **Exhibit 3** to staff report showing how jurisdictional numbers in each band changed from October 2022 to now
- Updated tables in H-1 and H-2 in CPP amendments under consideration with final needs
- AHC staff will report changes to GMPC on March 22

Exhibit 3: Net Change in Jurisdictional Housing Need Between October 2022 Draft and March 2023 Final Housing Needs

		Net New Jurisdictional Permanent Housing Needs							Total	Net New Jurisdictional Emergency Housing Needs
		Total	0-30%							
			Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%		
<b>Bellevue</b>	Draft Need	35,000	11,828	7,132	8,811	2,549	615	697	3,368	6,500
	Final Need	35,000	11,925	6,270	8,780	2,671	703	798	3,853	6,688
	Net Change	-	97	(862)	(31)	122	88	101	485	188
<b>Seattle</b>	Draft Need	112,000	28,336	17,085	19,183	7,732	5,211	5,910	28,543	20,800
	Final Need	112,000	28,572	15,024	19,144	7,986	5,422	6,150	29,702	21,401
	Net Change	-	236	(2,061)	(39)	254	211	240	1,159	601
<b>Auburn</b>	Draft Need	12,000	1,526	920	299	610	1,136	1,288	6,221	2,229
	Final Need	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
	Net Change	-	17	(108)	10	6	10	11	54	64
<b>Bothell</b>	Draft Need	5,800	2,079	1,253	813	641	133	151	730	1,077
	Final Need	5,800	2,100	1,105	819	654	147	167	808	1,108
	Net Change	-	21	(148)	6	13	14	16	78	31

# Draft 2023 AHC Work Plan

Reference material: [Staff Report](#)

**McCaela Daffern**

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

# Foundation for Draft 2023 Work Plan

- AHC staff, in consultation with the AHC Chair and Housing Interjurisdictional Team, developed a proposed 2023 work plan that:
  - ✓ Ensures the AHC meets its chartered obligations
  - ✓ Builds off the momentum of past Committee efforts
  - ✓ Includes necessary activities to implement the AHC recommended accountability framework
  - ✓ Is scaled to Committee and staff capacity to carry out the work this year



# King County Affordable Housing Committee Purpose

The Affordable Housing Committee of the Growth Management Planning Council serves as a regional advisory body with the goal of **recommending action and assessing progress toward implementation** of the Regional Affordable Housing Task Force Five Year Action Plan. The Committee **functions as a point of coordination and accountability** for affordable housing efforts across King County.

# AHC Chartered Responsibilities

- Adopt an annual work plan
- Release an annual report to measure progress to implement the Regional Affordable Housing Five Year Action Plan and countywide need
- Review and makes recommendations to other governing bodies or organizations regarding actions to implement the Action Plan
  - Including revising land use policies, alignment of comprehensive plans with the Action Plan, and amendments to the CPPs
- Coordinate support for increased federal funding for affordable housing
- Coordinate with subregional collaborations
- Meets at least through the end of 2024, at which time, consider whether to continue the work of the AHC, including development of a new Five Year Action Plan
- Periodically review and evaluate AHC effectiveness in furthering the Action Plan
  - Based on this evaluation, recommend alternative governance structures and/or charter revisions needed to better accomplish the Action Plan and Committee goals

# AHC Momentum and Commitments

Since its founding in 2019, the AHC:

- Created data systems to monitor regional progress on housing goals
- Issued recommendations to increase alignment with the December 2018 Regional Affordable Housing Task Force Five Year Action Plan, including Countywide Planning Policies amendments that:
  - align Housing Chapter policies with existing regulations, plans, and guidance, including the Five Year Action Plan and the Growth Management Act
  - encourage the use of an equity frame when planning for housing needs
  - strengthen housing planning monitoring and reporting requirements
  - establish countywide and jurisdictional housing needs
  - establish an accountability framework for equitably planning for and accommodating those housing needs throughout King County

# 2023 AHC Workplan Items

## 1. **Support adoption of the 2022 Affordable Housing Committee recommended response to GMPC Motion 21-1**

- Support GMPC and King County Council review and possible approval of AHC recommendations
- Coordinate with Dept. of Commerce to update housing needs and implementation guidance for Housing Bill 1220

## 2. **Design and test housing-focused comprehensive plan review**

- Offer technical assistance to jurisdictions to craft comprehensive plans with updates that are responsive to CPP Housing Chapter policies and meet the AHC's recommended comprehensive plan review standards
- Pilot comprehensive plan review process on jurisdictions that opt in early for comprehensive plan review and improve process in preparation for review of drafts in 2024

# 2023 AHC Workplan Items

- 3. Develop a process to collect data, report on, and compare jurisdictional progress to plan for and accommodate housing needs**
  - Update current Regional Affordable Housing dashboard to inform ongoing comprehensive planning
  - Establish measures of progress toward planning for and accommodating housing needs
  - Develop survey to collect jurisdictional data
  - Scope revisions to transform dashboard into tool for monitoring housing planning efforts
- 4. Partner with the Community Partners Table to advance housing priorities of communities most disproportionately impacted by housing cost burden** (contingent on funding)
  - Meet and offer recommendations to the AHC that reflect the housing priorities of their communities
  - Implement Table's December 2022 final recommendations

# 2023 AHC Workplan Items

## 5. **Scope AHC charter amendments**

- AHC must update the Charter, which has guided the Committee since 2019, to reflect new role in comprehensive plan review, monitoring, and increasing accountability to plan for and accommodate housing needs
- Amendments could included updated purpose, structure, emphasis on equity, details on further implementation of Action Plan items, and the role of the Community Partners Table

## 6. **Support state and federal affordable housing solutions**

- Based on review of 2023 state and 2021 federal legislative priorities, the Committee will determine whether work plan adjustments are needed
- Potential adoption of new priorities in 2024

**THANK YOU**