

# **GMPC Concurrence with New Affordable Housing Committee Member Appointments**

GROWTH MANAGEMENT PLANNING COUNCIL MEETING  
*Wednesday, September 28, 2022*

Presented by McCaela Daffern, King County Department of Community and Human Services

# New Affordable Housing Committee Appointments

**Russell Joe**, Master Builders Association of King and Snohomish Counties

**Ryan Makinster**, Washington Multi-Family Housing Association

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

# **GMPC Motion 2I-I**

# **Affordable Housing Committee Update**

GROWTH MANAGEMENT PLANNING COUNCIL MEETING

*Wednesday, September 28, 2022*

Presented by King County Department of Community and Human Services staff:

- McCaela Daffern, Regional Affordable Housing Implementation Manager
- Sunaree Marshall, Housing Policy and Special Projects Manager

# Prior GMPC Briefings | July

## In July, you were briefed on:

- The Affordable Housing Committee's (AHC) approved accountability framework
- Draft options for jurisdictional *by income level* housing needs
- A dashboard of *by income level* housing needs options and relevant data to assist the AHC and Growth Management Planning Council (GMPC) in evaluation

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AFFORDABLE HOUSING COMMITTEE

## Approved Accountability Framework

The AHC recommends a three-part accountability framework for equitably meeting affordable housing needs across King County



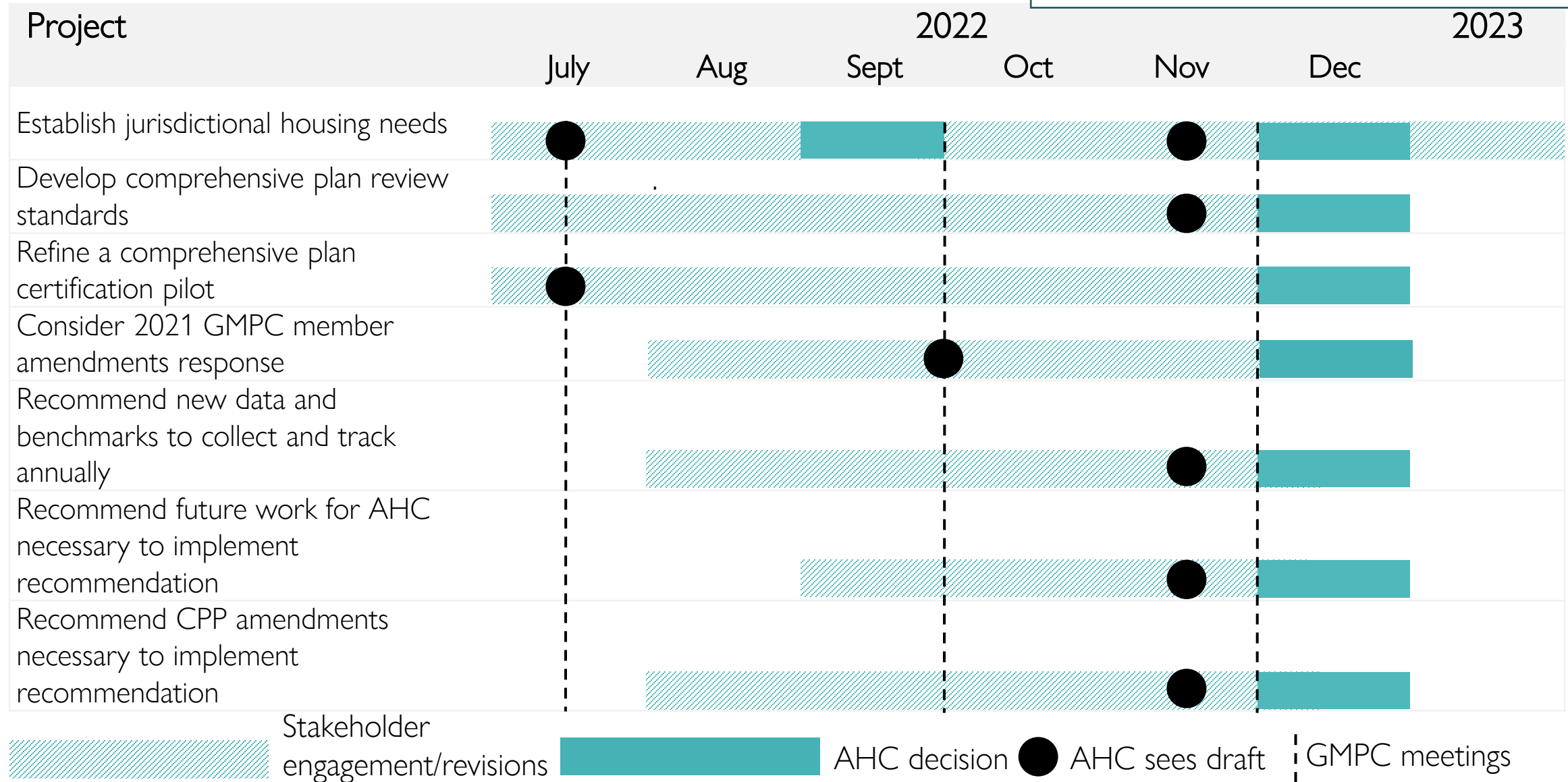
On May 18, the AHC approved a recommended framework for holding King County jurisdictions accountable to CPP Housing Chapter alignment:

- 1. Review Plans:** AHC offers early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter. Before adoption of a periodic update to a comprehensive plan, the AHC reviews plans for alignment with the CPP Housing Chapter and comments.
- 2. Monitor and Report:** AHC annually measures jurisdictional progress to plan for and accommodate affordable housing targets in the Regional Affordable Housing Dashboard using standardized benchmarks, housing data trends, and comparative standards.
- 3. Require Adjustments:** GMPC reviews monitoring and reporting data five years after plan adoption, identifies jurisdictions with significant shortfalls in planning for and accommodating affordable housing targets, and requires those jurisdictions to take reasonable measures to adjust plans or land use maps to address significant shortfalls.

The AHC also recommends the GMPC and AHC **pilot a housing-focused comprehensive plan certification** to determine feasibility and effectiveness

# GMPC Motion 2I-I Schedule

**Revised:** AHC Nov and Dec meetings schedule revised to allow as much time as possible for coordination with GMPC



# Establishing Jurisdictional Housing Needs

**Sunaree Marshall**

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

# What are housing needs?

The Growth Management Planning Council (GMPC) directed the AHC to establish **jurisdictional housing needs** this year

## Countywide housing need

- Formerly *countywide affordable housing targets*

The number of net new units needed during planning period (2020-2044) to ensure everyone has a home they can afford, organized by income level and special housing type

## Allocation of countywide housing need

- Sometimes called *disaggregation* or *distribution*

A new process for the numeric distribution of countywide housing need among local jurisdictions for planning purposes

## Jurisdictional housing needs

- Formerly *jurisdictional affordable housing targets*

The share of countywide housing need a jurisdiction is responsible for planning for and accommodating in their plan for future growth (a comprehensive plan)

# Important Collaborations



- Projecting *by income level* and *special housing* countywide need and guiding counties and cities to collaborate in efforts to allocate that need to jurisdictions
- 24-year projections
- Countywide *special housing* projections not available yet



- Projecting *special housing* needs for KCRHA-determined subregions
- 5-year projections
- Subregional *special housing* projections not available yet



# 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**

### *Preferred approach*

- Allocate needs to KCRHA-defined subregions and then allocate to jurisdictions based on % share of planned housing growth in the subregion
- AHC sees preliminary results on Nov 3\*

### *Contingency plan*

- KCRHA develops a recommended alternative allocation method
- Preliminary results presented to the AHC on Nov 3, Committee determines if they want to wait for KCRHA's subregional allocations or select the alternative method

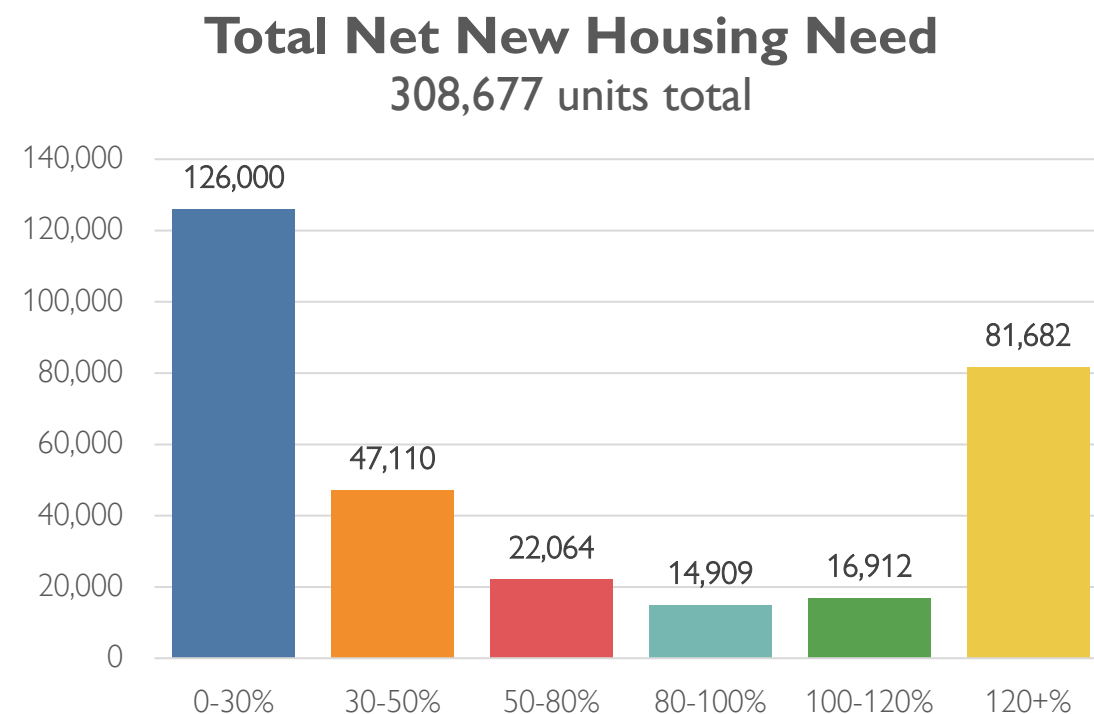
*\*Contingent on subregional data availability and Commerce projection availability*

# Draft Countywide Need | By Income

- Countywide need number could equal County's current growth target
- Total *by income level* net new housing needed (2020-2044) would be 308,677 units
- By capping a jurisdiction's need by their growth target, it allocates 65% of the need to regional centers and near high-capacity transit stations
- Each jurisdiction must plan for and accommodate their share

Note:

- Does not consider the cost of, resources available for, or barriers to building that housing
- Excludes *special housing* need projections (expected Commerce draft release in October)



Source: PSRC Vision 2050 (2044) scenario, Commerce's DRAFT Housing Needs Allocation Tool, published 8/16/2022, scaled to match King County growth targets

# Three Options in Circulation

## Original Method: 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

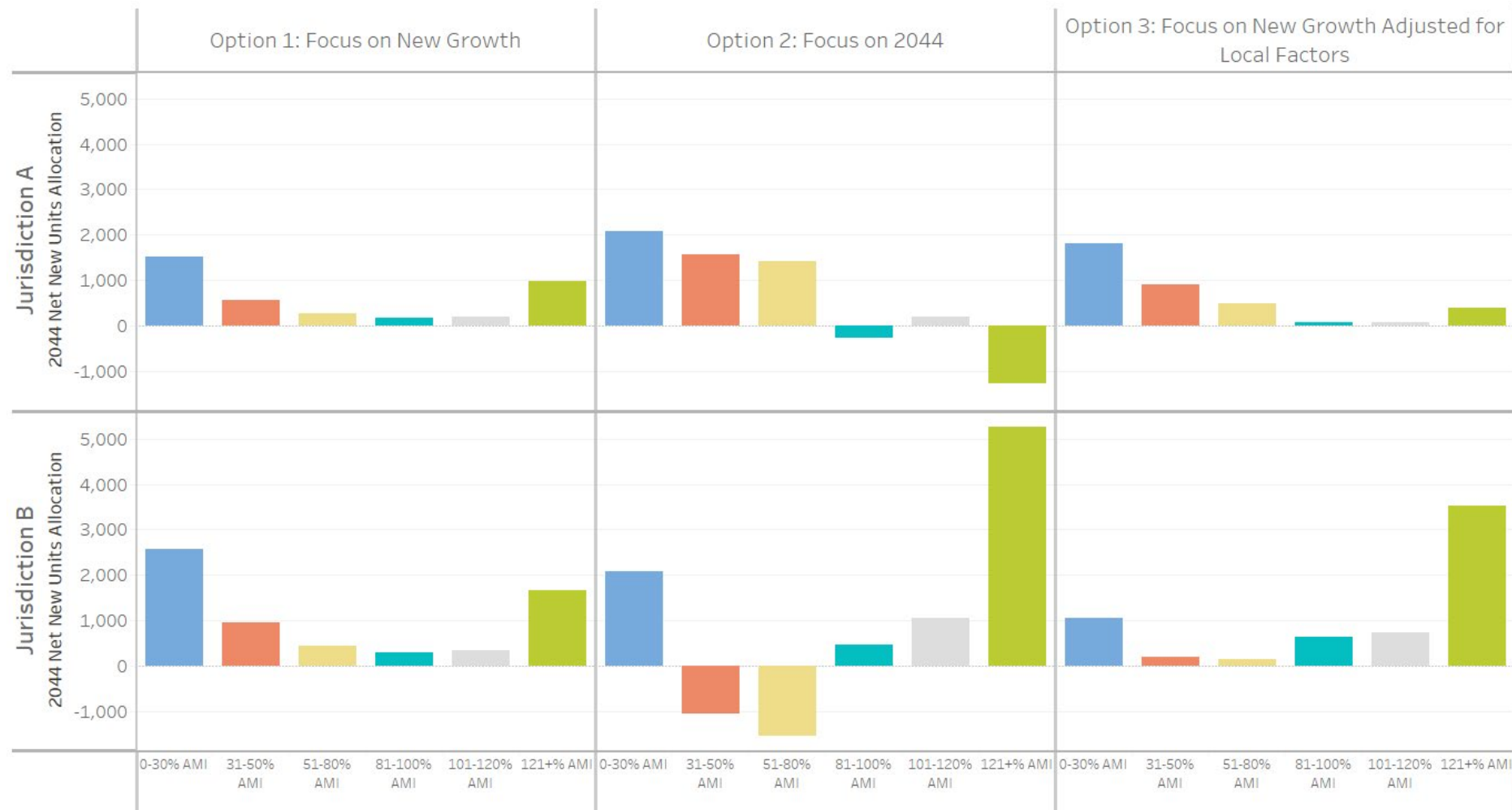
# Options | Jurisdictional Effects

## Pricetown

Less affordable housing, low growth target relative to size

## Affordaville

More affordable housing, moderate-to-high growth target relative to size



**i** See the dashboard Options Comparison Bar Chart for more information




# Options | Implications

Option 1	Option 2	Option 3
<ul style="list-style-type: none"> <li>Increases housing choices for low- and moderate-income households <b>without equitably</b> distributing units between jurisdictions</li> <li>Need met by new growth. Lower growth targets in unaffordable communities lead to <b>little correction</b> for a community's lack of existing affordable housing</li> <li>Jurisdictions plan for housing needs <b>at all income levels</b></li> </ul>	<ul style="list-style-type: none"> <li>Increases housing choices for low- and moderate-income households <b>and equitably distributes</b> units between jurisdictions</li> <li><b>Relies on potentially impractical redevelopment scenarios</b> to meet needs, without which, jurisdictions would plan for housing growth in excess of their housing growth targets</li> <li>Jurisdictions do not plan for housing needs at all income levels—<b>only where they have an undersupply</b></li> </ul>	<ul style="list-style-type: none"> <li>Increases housing choices for low- and moderate-income households <b>and factors in equitable outcomes when distributing</b> units between jurisdictions</li> <li>Need met by new growth. Local factor adjustments <b>corrects somewhat</b> for a community's lack of existing affordable housing</li> <li>Jurisdictions plan for housing needs <b>at all income levels</b></li> </ul>

# Options | Key Principles Alignment

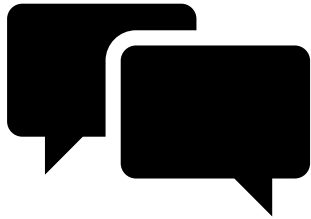
**Jurisdictional by income level  
housing need option must align  
with these key principles**

1. Increase housing choice for low- and moderate-income households in areas with fewer affordable options
2. Promote a more equitable distribution of housing options
3. Align with GMA, Regional Growth Strategy, CPPs, and Commerce's minimum standards

Option 1	Option 2	Option 3
		
		
		

# Dashboard

- Explore each option on the dashboard: <https://tinyurl.com/5n7zzybd>
- If asked for a password, **just close the box**; dashboard is not password protected
- The dashboard is still evolving



Questions?

Is there anything the AHC should consider when selecting a jurisdictional *by income level* housing need option tomorrow?



# Responding to 2021 GMPC Member 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 AHC approach to responding to the CPP housing-related amendments proposed by GMPC members in 2021
- Provide input on proposed approach for AHC consideration tomorrow

# 2021 GMPC Member Amendments Process

## Overview

- GMPC Motion 21-1 directs the AHC to consider the GMPC member amendments proposed during approval of the 2021 CPP amendments
- AHC staff drafted proposed actions for addressing each GMPC member amendment that align with AHC direction on an accountability framework and jurisdictional housing needs
- Seeking GMPC input today

## Next Steps

- Tomorrow, AHC will confirm the staff recommendation or provide alternative direction
- Anything requiring a CPP amendment will be considered by AHC and GMPC in November and potentially recommended by AHC in December

# 2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
12, Councilmember (CM) Thomas McLeod, Tukwila	Strike, clarify, and replace certain statements in the <b>CPP Housing Chapter Narrative Text</b> to: 1) add housing preservation as a tool for addressing need; and 2) address different historical housing patterns and actions needed based on that history
19, CM Thomas McLeod, Tukwila	Add text to <b>CPP H-26</b> to allow a third party to perform annual monitoring.

## **Proposed AHC Action:** *Recommend*

- Most amendment text improves clarity or provides flexibility in monitoring requirements

# 2021 GMPC Member Amendments

Amendment # & Sponsor	Amendment Summary
13, CM Thomas McLeod, Tukwila	Add text to <b>CPP DP-14</b> to: 1) ensure comprehensive plans and zoning regulations are consistent with CPP affordable housing and equity goals; and 2) establish minimum growth targets for certain jurisdictions.
17, CM Pam Stuart, Sammamish	Add text to <b>CPP H-5</b> to require a plan to fill all identified gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities affecting housing choice. Failure to do so triggers a county review of the jurisdiction's land use policies.

**Proposed AHC Action:** *Address intent through different CPP amendments that either:*

- Establish a housing-focused accountability framework;
- Establish jurisdictional housing needs equal to growth targets;
- Ensure future growth targets factor in housing needs; or
- Require jurisdictions plan to address gaps in the Implement Policies and Strategies to Meet Housing Needs Equitably section

# 2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
14, CM Thomas McLeod, Tukwila	Strike first sentence in <b>CPP H-1</b> and replace with text that clarifies that each jurisdiction has a role in addressing countywide need and should plan to: preserve, improve, and expand the housing stock; promote fair and equitable housing access; create or preserve housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and eliminate race-, place-, ability-, and income-based housing disparities.

**Proposed AHC Action:** *Address intent through different CPP amendments that reflect:*

- The AHC's preferred jurisdictional housing need option; and
- Language consistent with recent changes to the Growth Management Act (GMA) about planning for and accommodating needs at a wider range of economic segments than the sponsor proposed

# 2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
15, CM Pam Stuart, Sammamish	Add text to <b>CPP H-1</b> to: 1) require comprehensive plans show how the jurisdiction will achieve minimum housing needs by income level; or 2) require jurisdictions to increase their total housing stock in certain income bands if these minimum needs cannot be achieved.

**Proposed AHC Action:** *Address intent through different CPP amendments that:*

- Establish new countywide need projections; and
- Articulate jurisdictional housing need by income level and special housing type

# 2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
20 , CM Jennifer Robertson, Bellevue	Add text to <b>CPP H-27</b> recognizing unique characteristics within jurisdictions in addressing housing affordability when monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet countywide need.
16, CM Thomas McLeod, Tukwila	Add a new policy ( <b>H-3X</b> ) to prioritize the use of resources to provide housing access for very low-income families in high opportunity areas.

**Proposed AHC Action:** *Address intent through different CPP amendments that either:*

- Recognize the unique characteristics of each jurisdiction by recommending plan review standards that allow for jurisdictional variation in actions to address housing issues; or
- Include consultation with the Community Partners Table

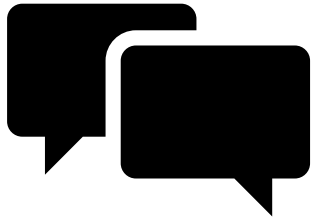


# 2021 GMPC Member Amendments

Amendment # and Sponsor	Amendment Summary
18, CM Pam Stuart, Sammamish	Add text to <b>CPP H-8</b> to require jurisdictional support to housing technical assistance entities in an amount proportionate to jurisdictions' median income and current housing gap.

**Proposed AHC Action:** *Do not recommend*

- Many jurisdictions are members of entities that provide jurisdictional housing technical assistance. The amount of member contributions should be determined by these membership organizations.



Questions?

Is there anything the AHC should consider tomorrow when confirming an approach to responding to these amendments?

# Comprehensive Plan Review Standards

## Background

- As part of the AHC-recommended accountability framework, staff are drafting plan review standards that:
  - Have a **substantive impact** on the effectiveness of housing elements;
  - **Aren't too cumbersome** for jurisdictional staff or AHC evaluators;
  - Are easy and **simple to understand**; and
  - **Compliment current plan reviews** conducted by PSRC and state agencies

## Next Steps

- Seek and incorporate feedback from AHC, HIJT, IJT, and Community Partners Table
- GMPC can weigh in on the standards at the November 30 meeting in advance of the AHC's recommendation vote

# Comp Plan Certification Pilot

## Background

- The AHC recommended a pilot where the GMPC reviews plans for responses to plan review and issues certification decisions to a cohort of ~5 volunteer jurisdictions. The pilot intends to:
  - Examine feasibility, refine concept, and gauge whether plan certification produced more impactful results than would otherwise have occurred
  - Include geographically diverse participants and represent jurisdictions with a range of capacity, that can join learning cohort and may be eligible for technical assistance from King County AHC staff
  - Run from 2023-2026

## Next Steps

- Currently seeking volunteer jurisdictions by October 31
- GMPC can weigh in on the pilot at their November 30 meeting in advance of the AHC's recommendation vote

# Draft CPP Amendments

## Background

- GMPC Motion 21-1 directed the AHC to recommend any CPP amendments necessary to implement their recommendations. Amendments will need to:
  - Support implementation of the accountability framework
  - Establish jurisdictional housing needs
  - Clarify any role that the housing needs play in shaping development patterns
  - Address GMPC member amendments proposed in 2021 recommended by the AHC

## Next Steps

- AHC will review a draft CPP amendments at their November 3 meeting
- GMPC can weigh in on amendments at their November 30 meeting in advance of the AHC's recommendation vote

# THANK YOU