

GMHB EXHIBIT 299

King County Affordable Housing Committee Meeting Minutes

January 19, 2024 | 10:30 a.m. – 12:30 p.m.

Location: Bellevue City Hall, Room 1E-108

Attendance

Members	Present	Alternate	Members	Present	Alternate
CM Claudia Balducci	X		Ryan Makinster		
Don Billen		Thatcher Imboden	Sunaree Marshall	X	
Susan Boyd	X		CM Ryan McIrvine		CM Larry Brown
Alex Brennan	X		CM Teresa Mosqueda		
Jane Broom			Mayor Lynne Robinson	X	
Kelly Coughlin	X		Veronica Shakotko	X	
CM Amy Falcone		CP Lindsey Walsh	Robin Walls	X	
Mayor Nigel Herbig		DM Dana Parnello			
CM Cathy Moore		CM Tammy Morales			

Non-voting Alternates	Present
CM Joseph Cimaomo Jr.	

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

Welcome and Introductions

- Affordable Housing Committee (AHC) Chair, Councilmember Claudia Balducci, welcomed AHC members in attendance and thanked everyone for showing up in person at Bellevue City Hall.
- Mayor Lynne Robinson welcomed everyone to Bellevue City Hall and expressed gratitude for the work of the AHC. Mayor Robinson shared some of the work the City of Bellevue had been doing in the pursuit of expanding affordable housing in Bellevue.

Briefing: Foundational Briefing

- The Chair briefed the Committee on the history of the Committee, the Regional Affordable Housing Task Force (RAHTF), and the Five Year Action Plan.
 - The Chair explained the range of governance structures the RAHTF considered to carry the work forward, ultimately resulting in the creation of the AHC and a committee of the Growth Management Planning Council.
- The Chair shared some of the successes that the Committee achieved since founded in 2019:
 - Updating the Housing Chapter of the Countywide Planning Policies (CPPs)
 - Implementing House Bill 1220
- The Chair shared that the purpose of the meeting: to discuss parts of the AHC charter that the Committee has and has not been effective in implementing over the past five years.
- The Chair invited Vice Chair Alex Brennan to speak further on the history of the AHC:
 - Alex Brennan conveyed his view that the successes of the Committee have come from its focus in land use and planning. He also expressed that one of the key questions to consider

during the meeting was how to address the other Action Plan actions that the Committee had been less effective at implementing, and whether the current structure of the AHC is the best way to advance these actions.

- McCaela Daffern, King County Department of Community and Human Services Regional Affordable Housing Implementation Manager, shared the goals of the meeting and the instructions for the meeting exercises.

Small Group Discussions

- Committee members were seated in tables of groups of 4-5 members and at least one AHC staff member. The tables and their members were:

Table 1

- Chair CM Claudia Balducci
- Mayor Lynne Robinson
- Maiko Winkler-Chin
- Isaac Horwith (staff)

Table 2

- Vice Chair Alex Brennan
- DM Dana Parnello
- Thatcher Imboden
- Xochitl Maykovich (staff)

Table 3

- Sunaree Marshall
- Susan Boyd
- CM Tammy Morales
- Ryan Turner-Brady (staff)
- Jesse Warren (staff)

Table 4

- CP Lindsay Walsh
- Kelly Coughlin
- Veronica Shakotko
- Robin Walls
- DM Larry Brown
- Carson Hartmann (staff)

- Each table introduced themselves, and shared what motivates them to serve of the Committee.
- Over the course of an hour, AHC members responded to a series of questions and wrote their responses on sticky notes that were posted on a flipchart. After each round of questions, each small group nominated a speaker to share the group's responses.
- The questions and responses included the following:
 1. **Where was the Committee successful and why?**

Activities

- Collaborated regionally, a goal in the Five Year Action Plan
- Developed regional capacity through relationships, information sharing, and working together
- Builds knowledge, relationships, and consensus among diverse stakeholders by convening AHC members, the Housing Interjurisdictional Team (HIJT), Community Partners Table
- Produced and published valuable housing data and research
- Established the Regional Affordable Housing Dashboard
- Advanced data-backed housing solutions
- Data for state legislature on HB 1110
- Established housing needs for affordability and special housing and jurisdictional accountability through CPP amendments, including creating the housing needs allocation

- Organized around the number of housing units needed (“big number”)
- Housing needs were successful due to outside influence of a statewide requirement
- Created an accountability framework through the CPPs
- Implementing the CPPs accountability framework, and allocations requirements
- Educated and raised awareness for those at the table (within in the AHC-represented parties)
- Developed and adopted shared principles to guide future revenue decisions
- House Bill 1110 data on middle housing
- Being a recommending authority and a loud voice for affordable housing solutions

Membership

- Broad, diverse representation amongst AHC membership
- Attracted members sincerely devoted to advancing local housing affordability solutions who came together to push things forward and move the needle
- Not just electeds talking to one another
- Membership is not made up of just electeds

Operations

- AHC staff
- HIJT
- The Community Partners Table and other diverse perspectives
- Uplifting community voices through the Community Partners Table

2. Where was the Committee ineffective and why?

Activities

- Members do not have a clear, shared understanding of the AHC’s core purpose (are we a regional accountability body or a vehicle for getting public support?)
- Advancing Five Year Action Plan goals related to:
 - new revenue
 - tenant protections
 - displacement
 - creating model ordinances or legislation to support housing development
 - providing services for 0-50 percent households
- Building support for significant new housing revenue (not structured to do anything about it)
- No funding source or authority
- Operating in a housing silo (success is about more than just housing)
- Data dashboard is:
 - not useful for municipal CPP accountability
 - not current or accurate
 - lacks real time data
 - too neutral to show where we are doing well and not
- Identifying or providing incentives for jurisdictional change

- Minimum salary and AMI levels are not future looking (are we being effective for everyone that needs help?)
- Identifying solutions to support the services to go along with accommodating housing needs (so as to not saddle the jurisdiction with additional burden)
- Implementation of CPPs (jury's still out)
- Educating and raising awareness for people not at the table
- Legislative priorities were ineffective and required significant time and effort
- Bridging the gap between electeds and staff on needs and support
- Facilitating housing development across all jurisdictions
- Finding a path from recommendations to tangible actions
- Addressing rural issues
- Providing services for those making less than 50% AMI

Membership

- Missing perspectives, such as the realtors and community land trusts
- Not all AHC members felt empowered to express their thoughts at AHC meetings
- Challenging to facilitate participation with power dynamics (caucusing has been a good way for SCA to have safe space to voice concerns/ideas)

3. Considering the AHC's key strengths and weaknesses, what should the Committee keep doing, stop doing, and start doing?

Keep Doing: Activities

- Collaboration (regional, interorganizational, interagency)
- Researching and publishing data
- Dashboard/measures progress
- Implementing CPPs (makes sense; powerful advisory body)
- Accountability framework through the CPPS
- Provide place to discuss housing/growth allocations (more places!)
- Housing element review outcomes
- Do more in the land use area
- Keep committee as-is and accept that this where we have the influence on things or should we try and change—did not resolve
- Be willing to push the needle
- Educate and raise awareness (within AHC-represented parties)
- Be a recommending authority and a loud voice for affordable housing solutions

Keep Doing: Membership

- Uplift the voices of the Community Partners Table
- Uplift community voices through the Community Partners Table
- A diverse membership of not just elected officials
- Including diverse representation amongst the members
- Broad representation amongst AHC members

Keep Doing: Operations

- AHC staffing support
- HIJT support
- The Community Partners Table and other diverse perspectives
- Uplifting community voices through the Community Partners Table

Start Doing: Activities

- Dashboard:
 - Refine for municipal accountability
 - Reconsider AMI and minimum salary levels
 - Use to inform and drive better outcomes
 - Update more often
 - Use the most current data possible
 - Ensure the data is accurate
- Research what's currently happening (local, state, national)
- Research best practices (local, national, global)
- Stop solely looking at policies, look at implementation programs (i.e. permits)
- Provide technical assistance, such as model ordinances, with capacity in mind
- Implementation of the CPP (jury out)
- Delegate a large portion of comp plan report to staff
- Research and advocate for best practices
- Best practices around implementation. State does minimum bar. What if we wanted to set the best bar?
- Create small steps that enable larger goals
- Prioritize within Committee resources
- Be honest about our authority and figure out where that conversation happens
- Disconnect between what resources King County staff think cities have and the reality of what resources cities actually have
- Build strong support for significant new revenue
- More call to action on state/federal priorities
- Rethink public communications, branding, and how to communicate a regional approach
- Public education and support building
- Plan for livable communities that include affordable housing
- Emerging issues (not everyone in group in agreement)
- Collect emerging issues from members
- Respond to shifting problems and constraints, e.g., the focus many years ago was making public property available for affordable housing. The constraint now has shifted to the lack of funding for affordable projects on public property
- Build political will for change
- More specificity on homeownership opportunities
- Create achievable affordable housing goals (homeownership, preventing homelessness, etc.)
- Understand rural issues and how to address it

Membership:

- Need representation from right orgs (Relators, land trusts, etc.)
- Bellevue needs its own seat on the AHC
- Empower members to represent disparate interests
- Participation of more members, more engagement
- Add AHC members representing needs of cost-burdened communities
- Improve representation from cost burdened communities
- More community voices
- Bring in larger field of reps to build legislative/other consensus
- More opportunities for caucusing, not just Sound Cities Association

Start Doing: Operations

- Be better about bridging the gap between electeds and staff for needs and support
- More in person meetings
- Streamline agendas

Stop Doing: Activities

- Trying to advance Task Force goals related to tenant protections and displacement
- Trying to oversee the RAHTF Five Year Action Plan or make a new one (too broad for our authority)
- Move on from the RAHTF Five Year Action Plan
- Thinking the AHC is a funding movement for change
- Funding sources or authority
- Providing incentives to make changes
- Broad goals that jurisdictions don't have control over
- Producing legislative agendas
- Advancing tenant protections and displacement issues
- Legislative agendas?

Stop Doing: Operations

- Overpacking the agenda
- Produce fewer staff reports
- Reduce presentations, rely on reports
- Less presentations if information is in reports

Large Group Discussion

- The Chair thanked everyone for participating in the exercise, and then facilitated a discussion on the common themes discussed by each group. The Chair brought up the following topics:
 - a desire to continue and expand a diverse membership;
 - acknowledgment that the data work that has been done is valuable and should be leveraged;
 - the Committee has been effective at implementing the CPPs and broader land use goals; and
 - There was some debate on the best way to address the work the Committee should pursue outside of land use goals.

- The Chair asked if there was anyone in the room with a strong feeling that the legislative agendas were a valuable use of time.
 - Thatcher Imboden supported the idea.
 - Paul Inghram, from Puget Sound Regional Council, shared that the AHC’s data work can be effective at pushing legislative agendas, without producing a specific document.
- There was a discussion around the role of the Committee in educating jurisdictions and producing public-facing materials on affordable housing:
 - CP Lindsay Walsh expressed that this line of work may not be an effective use of the Committee’s time and could take resources away from other areas of work.
 - The Chair brought up the idea that maybe staff could pursue this work.
 - Alex Brennan said that the point of education and public-facing work was to figure out how to align the rest of the region with the goals of the AHC.
 - The Chair shared an example of how jurisdictional education could help produce more affordable housing, and that this type of work was what they had in mind when they drafted Goal 7 of the Five Year Action Plan.
 - Mayor Lynne Robinson shared that there is value in helping show jurisdictions how to use available tools to promote more affordable housing development.
 - The Chair commented on the possibility of maximizing data efforts to supplement public-facing materials.
- Several members surfaced the idea of the AHC providing technical assistance to jurisdictional staff:
 - The Chair shared that, although the desire might be there, the resources to do so are likely not available to the AHC at this time. Additionally, while some elected officials have expressed interest in the AHC in providing technical assistance, such as model ordinances, some jurisdictional staff opposed the idea.
- The group discussed whether the Committee should stop being the overseeing of the RAHTF Five Year Action Plan.
 - The Chair noted that some members suggested expanding the scope of the AHC to include the Action Plan goals, while others supported dropping those goals and focusing on the current strengths of the Committee.
 - Thatcher Imboden posed the question that if it is not the Committee, then who will be taking on this workload, such as raising revenue?
 - Robin Walls said that power dynamics are heightened once a committee such as the AHC is empowered to allocate revenue and that more groups will want to be involved.
 - An audience member, Cliff Cawthon, from Habitat for Humanity Seattle-King and Kittitas Counties, said there remains a need to raise revenue and set ambitious goals from public agencies at large, in order to address affordable housing issues.
- The Chair then posed the question: if the AHC does narrow its focus, it is important to identify which groups are addressing the gaps left behind from the RAHTF Five Year Action Plan?
 - Xochitl Maykovich, King County DCHS Policy, Planning and Special Projects Manager, asked if it would be helpful for AHC staff to step in and address some of the actions that the Committee moves away from, such as helping develop model codes.
 - Sunaree Marshall, King County DCHS Deputy Division Director, talked about how it was important for the Committee to help jurisdictions understand that they would have to

address more than just land use changes in order to promote more affordable housing development.

- DM Dana Parnello emphasized the need for the AHC dashboard to recognize the work that jurisdictions are doing outside of land use changes, such as contributions to SKHHP and ARCH.
 - Maiko Winkler-Chin expressed the difficulties with showing some of these strategies and contributions on a dashboard.
- The Chair brought up the need to discuss the idea of funding for affordable housing, and that if the Committee is to narrow its focus towards land use and planning, that it would not be in the business of raising revenue.

Wrap-up and What's Next

- The Chair asked staff to draft a memo on the next phase of the conversation towards the adoption of charter amendments, to be presented at the next AHC Meeting.
- Thatcher Imboden shared a call to action to support a federal legislative item that would expand affordable housing built using the Low-Income Housing Tax Credit.
- The Chair once again expressed gratitude for the Committee members' participation and willingness to travel for an in-person meeting.

King County Affordable Housing Committee Meeting Minutes

February 1, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Microsoft Teams (virtual)

Attendance

Members	Present	Alternate Present
Councilmember Claudia Balducci	X	
Don Billen		Thatcher Imboden
Susan Boyd	X	
Alex Brennan	X (partial)	
Jane Broom		
Kelly Coughlin	X	
Councilmember Amy Falcone	X	
Mayor Nigel Herbig	X	
Ryan Makinster		
Sunaree Marshall		
Councilmember Ryan McIrvin		Council President Lindsey Walsh
Councilmember Cathy Moore	X	
Councilmember Teresa Mosqueda		
Mayor Lynne Robinson	X	
Robin Walls		Andrew Calkins
Veronica Shakotko	X	
Maiko Winkler-Chin	X	

Introductions and Agenda Review

- The Chair, Councilmember (CM) Claudia Balducci, welcomed Affordable Housing Committee (AHC or Committee) members in attendance.
- The Chair welcomed new members: Seattle City CM Cathy Moore and King County CM Teresa Mosqueda, returning in a new capacity
- New memberships will be ratified later this year at a Growth Management Planning Council (GMPC) meeting.
- Main topic this meeting is about possible AHC charter amendments. This follows an in-person workshop at Bellevue City Hall where people provided feedback on the proposed charter.
- Goal for next meeting is to bring amendments to the charter to be recommended to the GMPC.
- Today's agenda does not include a report from the Community Partners Table; they will return at a future meeting when they have updates to share.

Action Item: Adoption of November 16, 2023 and January 19, 2024 Meeting Minutes

- The Chair asked for a motion to approve the November 16, 2023 and January 19, 2024 AHC meeting minutes. CM Falcone approved the motion and Mayor Herbig seconded. No oppositions and minutes were approved.

- Member Alex Brennan was not present for the vote.

Affordable Housing Committee Workshop Debrief and Charter Amendment Proposal

- The Chair provided framing remarks:
 - Reminded the group that the AHC was created about five years ago in response to a Regional Affordable Housing Task Force recommendation to have an ongoing place for their recommendations to be overseen and addressed. The AHC is also a subcommittee to the GMPC on matters of housing affordability.
 - In reflection of the past five years, the AHC discussed the current structure of the AHC and what should be changed at the January 19 AHC meeting.
- McCaela Daffern, King County Department of Community and Human Services Regional Affordable Housing Implementation Manager, recapped themes from last month’s in-person workshop, divided into “keep doing,” “start doing,” and “stop doing” categories.

KEEP DOING	START DOING	STOP DOING
<ul style="list-style-type: none"> • work is data-driven • informed by community voices and subject matter experts • collaborative • implement CPPs • attract diverse champions • being a loud voice for affordable housing solutions 	<ul style="list-style-type: none"> • improve dashboard and data • be strategic • research • breakout of housing silo • refine CPP-related work • build political will for change • address emerging issues • adjust membership • improve operations 	<ul style="list-style-type: none"> • five-year action planning • excess content • things we’re not well-structured to do

- McCaela asked members to confirm if this summary accurately captured the AHC’s discussion.
- Kelly Coughlin noted one comment she made at the January 19 meeting that wasn’t covered in McCaela’s summary: the Washington State minimum salary is \$67,500/year now which is causing more people to be above the 30% AMI level and could lead to increased homelessness. This committee should be the place where issues like this get watched. She said this and it did not get recorded in the previous meeting minutes.
- AHC Chair CM Balducci suggested adding to the “start doing” category “anticipate and identify new issues in housing affordability and elevate.”
- Mayor Robinson suggested adding to the dashboard the minimum wage required to not be cost burdened to live in that jurisdiction.
- McCaela Daffern said that housing cost burden isn’t the only metric we should use to determine housing need. Housing cost burden could decrease in King County due to people of lower incomes moving to adjacent counties while still commuting into King County for work. Jesse Warren, King County data analyst, will look into additions to the dashboard to address this.
- McCaela then summarized a proposed core purpose and activities:
 - The AHC of the GMPC is a body that:
 - Serves as a regional advisory body that recommends actions and assesses progress toward implementation of the Countywide Planning Policies (CPPs) Housing Chapter
 - Functions as a point of coordination and accountability for housing-related elements of local comprehensive plans in King County
 - AHC proposed primary activities

- Implement accountability framework established in the CPP Housing Chapter
 - Report data, communicate results, and leverage insights
 - Advise GMPC on amendments to the CPPs and alternative governance structures and/or charter amendments
- McCaela noted outstanding issues on primary activities (differences of opinion on if the AHC should do these things):
 - Technical assistance and model ordinances are not something King County currently thinks it could staff. Need to be clearer about what type of technical assistance the Committee would want and if it's feasible with current staffing structure.
 - Recommendations outside the scope of the CPP Housing Chapter include creating new revenue; state and federal legislative priorities; public education, organizing, advocacy; broad recommending authority to a range of bodies.
- The Chair opened the floor for members to discuss and provide input.
- AHC Chair said that, since the AHC sits under the GMPC, we tend to have the most success on things related to comprehensive planning and land use. Historically, the AHC has tried broadening this scope and found they were not as well structured to do some of these other things (e.g., legislative agendas, etc.).
- No comments on the three proposed primary activities. The Chair interpreted silence as consent
- AHC members then discussed the outstanding issues.
- CP Walsh: There are other organizations that are charged with providing technical assistance and creating model ordinances. However, they can be slow and the model ordinances that are emerging are designed to meet a minimum standard, so there are some gaps of needs not being met. The AHC may not be the structure to take this work on though.
- Chair: Silence as consent. We have not provided technical assistance and model ordinances and we are not planning on expanding our charter to do that work
- Chair: Due to diversity of committee members (elected officials, nonprofits, for profits) we are in different places in levels of comfort around lobbying for new revenue.
- Susan Boyd supports that this is not the group for lobbying for new revenue.
- Mayor Nigel Herbig: If it's not the AHC it needs to be someone else because we need to be talking about the revenue it takes to meet our housing needs.
- Chair: We could collect, compile, and share critical information about housing in King County (i.e., cost of housing, cost burden rates, number of units needed to fulfill housing need). This is all aligned with what we are currently doing with the dashboard.
- Andrew Calkins: Probably does not make sense for lobbying for additional revenue to be a primary Committee activity, but we also have to recognize that land use changes won't address the needs of people earning less than 50% AMI, understand what it will actually take to address these issues and acknowledge we need revenue and resources to solve this problem.
- Chair: Let us come back next meeting with a written proposal.
- Thatcher Imboden: Some advocacy groups have overlap but they are not going to cover everything we are working on. The AHC should make sure we are not missing things by discussing legislative priorities.
- Chair: under the category of "information sharing" we could track legislative session, what other housing related advocacy groups are working on, and identify gaps. We could do this without having our own legislative agenda.

- McCaela Daffern: There are concerns/limitations about government employees and elected officials lobbying.
- Alex Brennan: The AHC has a good mix of people/perspectives that could lend well to thinking through legislative priorities. It is important to think through policies within their political and community context. Members could share strategies with each other on how they conduct public education in their jurisdictions to support certain types of legislation. An initial step could be creating a non-elected caucus to share strategies and information among themselves and have a system for following-up with one another. Members could also present during the meetings.
- Chair: The AHC has a very valuable forum of people and some members might think we have not quite figured out how to take advantage of that.
- Mayor Robinson: As part of information sharing, jurisdictions should be less shy of promoting the good work they do successfully.
- McCaela briefed the Committee on proposed membership:
 - Maintain diverse membership composed of electeds, non-electeds, and subject matter experts.
 - Continue to invite the Community Partners Table to provide insights on AHC work and priorities.
- McCaela identified the following as outstanding issues:
 - Reserving a seat for the City of Bellevue, who is currently a member of Sound Cities Association (SCA)
 - Changes to non-elected subject matter experts
- The Chair then opened the floor for discussion.
- Mayor Robinson: Bellevue is one of two “metro cities” and has their own seat at the GMPC and PSRC. Giving Bellevue their own seat on the AHC is consistent with other policies regionally. Bellevue will continue to caucus with SCA, and it would open up a seat for a smaller city to join SCA.
- Chair: There are population thresholds for PSRC and GMPC membership so, by virtue of cities growing, these memberships continue to grow.
- Maiko Winkler-Chin: Bellevue is one of the largest cities in the State, big economic driver, and may have different perspectives and needs than the rest of the SCA cities.
- The Chair: Clarifying that this is not necessarily about a seat, because they currently have one through SCA, it’s about the independence to take a position as a city rather than a coalition. The Chair will reach out to some key stakeholders to learn more about this issue and return with a proposal for the next meeting.

Briefing: 2024 State Legislative Session Update

- Isaac Horwith, Affordable Housing Planning Program Manager, briefed the Committee on the AHC 2024 State Legislative Priorities and relevant updates from the 2024 state legislative session.
- The AHC’s state legislative priorities fall into three overarching categories:
 1. Preserve and increase supply of affordable housing
 2. Support local jurisdictions in planning for and accommodating housing affordable to households at or below 80% AMI
 3. Increase housing stability for low-income renters
- Isaac then reviewed active bills, as of February 1, 2024, that are most responsive to AHC legislative priorities:

- [HB 2160](#) Promoting community and transit-oriented housing development
- [HB 2219](#) Sales tax exemption for construction and maintenance of affordable housing by nonprofits
- [HB 2329](#) Study on the property and liability coverage for 0-30% AMI housing
- Other active bills of interest:
 - [HB 1245](#) Lot splitting
 - [HB 1892](#) Workforce Housing Accelerator Program
 - [HB 2113](#) Housing development regulation state certification requirement with builder's remedy
 - [HB 2114/SB 5961](#) Rent stabilization
 - [SB 6015](#) Residential parking configurations
 - [SB 6152](#) Measuring the gap between existing housing units and existing housing needs
- Budget and revenue bills
 - Revenue bills
 - [HB 1473/SB 5486](#) Wealth tax
 - [HB 2276/SB 6191](#) New 1% real estate "transfer" tax for \$3M+
 - [SB 5770](#) Property tax reform/3% cap
 - [SB 6136](#) Business and occupation tax on rent
 - Governor's proposed budget
 - "Status Quo+"
 - Specific AHC Legislative Priorities requests not reflected

Briefing: Housing-related Draft Comprehensive Plan Review Update

- Isaac Horwith briefed the Committee on the status of the new housing-focused draft comprehensive plan review program.
- King County AHC team has a new staff person to assist in comprehensive plan review, Skye D'Aquila, and is in the process of hiring another staff person.
- AHC staff anticipate receiving submissions from Seattle, Sammamish, Bellevue, and Maple Valley in Q1 of this year and doesn't expect to bring comment letters to the AHC for approval until May.

Good of the Order, Wrap-up, and What's Next

- Chair: The 2024 Affordable Housing Symposium (1/31/24) in Redmond was incredibly encouraging for the work we are doing.

King County Affordable Housing Committee Meeting Minutes

March 7, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Microsoft Teams (virtual)

Attendance

Members	Member Present	Alternate Present
Affordable Housing Committee (AHC) Chair King County Councilmember Claudia Balducci		
Don Billen, Sound Transit		Thatcher Imboden, Sound Transit
Susan Boyd, Bellwether		
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Jane Broom, Microsoft Philanthropies		
Kelly Coughlin, SnoValley Chamber of Commerce	X	Rob Wotton, Umpqua Bank, on behalf of the SnoValley Chamber of Commerce
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association		Issaquah Council President Lindsay Walsh on behalf of Sound Cities Association
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Ryan Makinster, Washington Multi-Family Housing Association		
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	X	
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association		Maple Valley Deputy Mayor Dana Parnello on behalf of Sound Cities Association
Seattle Councilmember Cathy Moore	X	
King County Councilmember Teresa Mosqueda		
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	X	
Veronica Shakotko, Master Builders Association of King and Snohomish Counties		
Robin Walls, King County Housing Authority	X	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	

Introductions and Agenda Review

- In the Affordable Housing Committee (AHC) Chair's absence, Vice Chair Alex Brennan welcomed AHC members in attendance.
- Alex previewed the AHC meeting topics:
 - AHC staff are currently working on comprehensive plan review and a method of comparing jurisdictional progress for planning for and accommodating housing need.
 - This, along with legislative priorities, will be the focus of today's meeting.
 - We will return to the charter amendment discussion at a future meeting.
 - There is no Community Partners Table (CPT) report out today but we will hear from them again soon.

Action Item: Adoption of March 16, 2023 Meeting Minutes

- Alex asked for a motion to approve the February 1, 2024 AHC meeting minutes. Maple Valley Deputy Mayor Dana Parnello approved the motion and Kenmore Mayor Nigel Herbig seconded. The motion to approve the meeting minutes passed.

Proposed Method to Compare Jurisdictional Progress

- Alex introduced the agenda item:
 - AHC staff Carson Hartmann with King County Department of Community and Human Services Regional Affordable Housing Planner will present on the comparative standard, which is a way to compare jurisdictions.
 - In 2021 the Growth Management Planning Council (GMPC) tasked the AHC with a way to compare progress among jurisdictions. This is now codified in the King County Countywide Planning Policies (CPP) amendments. Annual CPP Housing Chapter monitoring and tracking will occur.
 - Staff has fleshed out a proposal on how we will do these comparisons.
 - This is a time for the Committee to provide feedback to staff. We are not taking a vote today; this is about receiving input from you all on this process.
- Carson presented:
 - The AHC created the accountability framework in 2021-2022 in response to GMPC Motion 21-1. This framework is broken out into three stages:
 1. Review Plans (2023-2024): AHC reviews the housing-related components of all King County jurisdictions' draft comprehensive plan for consistency with CPP Housing Chapter and comments. AHC staff checks that housing-related elements of plans are complete, they include implementation strategies, and are meaningful.
 2. Monitor and Report (2025-2035): AHC reports on progress to plan for and accommodate housing needs annually. Monitoring includes: a comparative standard, housing data trends and standardized benchmarks.
 3. Five Year Check In (2029): Five years after plan adoption, GMPC or designee assesses progress, identifies nature of shortfalls, and then the jurisdiction takes steps to address shortfalls.

- The "comparative standard" is an annual effort to compare jurisdictional progress on planning for and accommodating their housing needs by using a standard method of comparison.
- "Planning for and accommodating housing needs" means that jurisdictions comprehensive plans are aligned with the goals and policies of the CPP Housing Chapter and that the jurisdiction takes action to advance CPP Housing Chapter goals and policies, including but not limited to aligning land capacity, removing barriers, assessing racially disparate impacts, and taking action to fill gaps and address identified problems.
- The GMPC and AHC will use the comparative standard to track progress. Jurisdictional planning staff and elected officials will also use this to see how they are doing compared to their peers and glean ideas from other jurisdictions on implementation. This allows us to celebrate jurisdictional progress.
- Carson paused staff and invited members to ask clarifying questions.
 - Bellevue Mayor Lynne Robinson asked where the data comes from and how recent will the data be? She doesn't want to see old data used to show Bellevue housing progress.
 - Carson replied that the proposal uses the most recent available data on the implementation of comprehensive plans. There are still lingering questions on how data on housing production and cost burden will be used, considering lags in data. For this proposal, we will have recent information (the previous year) about implementation of actions that jurisdictions lay out.
- Carson resumed the staff briefing:
 - In June 2023, the AHC reviewed three options to compare jurisdictional progress on an annual basis. The AHC agreed on a preference for a framework based off of The [Human Rights Campaign's State of Equality Index](#). This index reports on policy implementation rather than the impact that those policies have in communities.
 - The proposed framework for AHC consideration today would report on the housing-related implementation strategies jurisdictions employed since comprehensive plan adoption, report annually to the AHC by jurisdictions through an annual survey, categorizing jurisdictions based on how many implementation strategies they have followed through on.
 - The data would be collected, analyzed and reported on in a three-step process.
 1. Jurisdictions (CPP H-27) submit implementation strategies that will be reviewed by AHC staff. Jurisdictions can update the strategies if necessary and will report on their progress in AHC's annual survey.
 2. AHC staff takes data and implementation strategies, zoning changes and survey, and categorize jurisdictional progress using AHC-approved categorization method. The following is a potential way of categorizing jurisdictions: No progress, some progress, solid progress or significant progress, determined based on the degree to which they have implemented at least one strategy for all CPP Housing Chapter policies that require implementation.
 3. AHC staff will report each jurisdiction's status online. This will include the progress category of each jurisdiction as well as details on the status of each implementation strategy to understand the specifics of what each jurisdiction is doing to align with

- the CPP Housing Chapter. AHC staff would solicit Housing Interjurisdictional Team (HIJT) input on findings and brief the AHC.
- The proposal is informed by feedback thus far from the Housing Interjurisdictional Team and King County Department of Community and Human Services (DCHS) staff.
 - HIJT members offered feedback on the preliminary concept in February 2024. The HIJT thought it was headed in the right direction; with some needed changes/considerations (e.g., the categorization strategy, reporting strategy, and how/when impact data should be monitored). HIJT members suggested the categorization labels should be positive rather than condemning (e.g., instead of “no progress” it could read “opportunity to X”). Feedback also included the frequency of comparing jurisdictional progress to be considered. It does not need to be every year, but it does need to inform five-year check in, so it must be more frequent than every five years.
 - King County DCHS staff suggested considering how to report which implementation strategies the AHC commented on during plan review and whether strategies were adjusted in response.
- Carson reviewed a proposed timeline for development of a comparative standard.
 - Following AHC input today, staff will consult with the CPT on April 12th with the CPT. Proposal refinement could occur in August or later due to anticipated deluge of comprehensive plans for the AHC to review.
 - AHC staff should also brief the GMPC.
 - The development of annual monitoring and reporting methods and procedures could lead to revisions to the Regional Affordable housing Dashboard or to the creation of a new reporting tool.
 - The CPP policies about the five-year check in says the GMPC will use annual monitoring and reporting data to identify shortfalls and make recommendations that jurisdictions address shortfalls.
- Carson concluded his presentation with a question: Does the AHC think this proposal is going in the right direction?
- Alex thanked Carson for his presentation, saying it is clear that staff put a lot of energy into this proposal. He then opened the floor for discussion.
 - Robert Wotton SnoValley Chamber of Commerce alternate said that he is representing Snoqualmie and thinking about rural equity and rural flexibility. For all jurisdictions with less than 20,000 in population, this is a heavy lift. We have a lack of public transportation, meaning transit-oriented development is not really an option for them as a financing source. Our most recent affordable housing community is Panorama, with 191 units on Snoqualmie Ridge. There is no bus service from there. It serves a population of 60 percent area median income (AMI) and under. We have 400 emergency calls/year coming from 191 total units. Compare that to a King County housing project that is downtown Snoqualmie with 30 units over the same course of a year we had 400 emergency calls. When we have affordable housing we have to also balance it with social services. Those of us in the rural communities lack those services. We are concerned about the growth targets because we are being expected to have 700 housing units under 50 percent AMI over the next 20 years. We don't have the land, water or social services that are needed to accommodate this. Can

you give us more flexibility? These targets are probably more achievable in higher density areas.

- AHC lead staff McCaella Daffern replied that I know that Snoqualmie has been in communication with the GMPC about their growth targets so it is on their radar.
- GMPC lead staff Ivan Miller stated that Snoqualmie passed a resolution that will come to the County and GMPC to consider a change to Snoqualmie's growth target. We changed the way targets are done in the 2021 CPPs and jurisdictions came to us with a number they were interested in and those were the numbers we adopted. However, leadership in jurisdictions change and for the first time we are considering a growth target reconciliation process. King County GMPC staff are waiting for a letter from Snoqualmie and then the GMPC will engage in it over the coming year. I am working on a work plan for the GMPC and will talk to the IJT about that. I can share the direction it is going in at another AHC meeting if it is of interest.
- Alex said that his understanding is that an intent of the CPPs is to have some flexibility and may not be meant to be a one-size fits all approach to addressing housing need. Perhaps staff can provide some examples of how one CPP takes shape with different jurisdictions of different sizes and conditions.
- Carson noted that when he first consulted with the AHC in June 2023 on the comparative standard, the AHC said the standard should not be too prescriptive. Under this framework, the AHC would monitor implementation strategies, but the implementation strategies are chosen by the jurisdictions because the AHC respects that jurisdictions understand their communities best and will choose strategies consistent with the CPPs.
- Issaquah Council President Lindsey Walsh said she is unsure if showing trend or year over year progress really does anything. The Human Rights Campaign State of Equality Index is very focused on what have you done and what have you not done. They present that for current time, not trends. The reason to show trends is to show that we are making progress and, maybe that's good, but I'm struggling with this point. It doesn't seem very accessible. How is this different from the current dashboard's metrics that we already have? Is there a true use or user base to this that's different from what we already have?
 - (In chat) Kelly Coughlin says Carnation and North Bend agree, seconded by Lynne Robinson.
 - Carson replied that the housing policies enacted piece on the current dashboard relate to policies that the Regional Affordable Housing Task Force Five Year Action Plan encouraged all jurisdictions to enact. The CPP Housing Chapter policies are not that prescriptive. They propose examples of policies that you could enact but are not as narrow or specific as the housing policies jurisdictions should enact listed in the Five Year Action Plan. The subheadings in the CPPs is staff's attempt to ask if the jurisdiction is adopting policies that prioritize 0-30 percent AMI households, for example. But going deeper/more specific, as we've heard from AHC members previously, feels too prescriptive.
- Issaquah Council President Lindsey Walsh asked if this would then replace the current housing policies enacted and thus we would lose some of that granularity?
 - Carson replied that you would see the policies and implementation strategies enacted by that particular jurisdiction and whether they have been adopted or

- not. It is possible we revise the current dashboard to be of use to the annual monitoring and reporting requirements in the CPPs, or it could be another tool.
- Thatcher Imboden said he is worried this doesn't consider the impact or difficulty of individual strategies.
 - Carson noted that this is on the minds of AHC staff and was similar to feedback he received from DCHS staff on the proposal. The plan review process is meant to check for impact and level of quality of the implementation strategies. We will consider this concern.
 - Bellevue Mayor Robinson said that the current dashboard had such potential but never helped us because the data was never current. Data can be seven years old. If you are putting comparisons up for the world to see, this data needs to be updated every year otherwise it is not fair.
 - Carson said that he understood and very much agreed with her.
 - Maiko Winkler-Chin said that metrics are hard. Maiko asked, "What is it that we're trying to measure?" She is unsure what "solid" or "significant" really means. Are some jurisdictions unable to ever reach "significant?" What we really need is housing units and don't want to lose sight of that through all of this.
 - Carson said that he agrees that the progress categories should be meaningful. Tracking of housing units is one of the minimum things they are meant to track and will be part of this work. Whether or not it is incorporated into the comparative standard, we will definitely track housing units and will consider your comment as we move forward.
 - Sunaree Marshall said that she was the "DCHS internal feedback." What she was getting at is something she is hearing as a thread through these conversations – what is the meaningfulness of what we're tracking. If you sign yourself up for what you are going to do, but what you do doesn't actually impact anything, is it a good thing if you end up in the "significant progress" category? If we flag during this very staff intensive review of comprehensive plans that a jurisdiction's plan does not demonstrate that they'll get them anywhere meaningful, shouldn't we reflect that in this process? To Maiko's question, there is this dance we are doing where jurisdictions are different, they have different capacities and abilities to use policy to implement change. We want housing units to increase and factors exist to impede peoples progress toward this. Even if a jurisdiction doesn't achieve a specific metric, it doesn't mean they're not trying everything they can in their capacity. Do we want to measure effort towards the goals in the CPPs, or do we want to measure what have you actually gotten done and what is the impact of it? As Mayor Robinson described, the data does lag. Local data lags by about a year, national data lags even longer than that. So, we can't take action immediately against someone who is not showing those hard units. We can say "hey, you signed yourself up for all these strategies and you haven't done any of them." Do we have a super long dashboard that encompasses so much it doesn't mean anything to anyone else besides us? To Robert Watton's point, maybe some jurisdictions in certain areas shouldn't be asked if they are implementing housing near high-capacity transit if high-capacity transit isn't in their plan. Are we trying to measure what a jurisdiction committed to in their comprehensive plan or are we trying to measure

what is on the books and is it making a difference? Are we trying to do both or one or the other?

- Robert Wotton (in chat) stated that what might be helpful is having the feedback mechanism to acknowledge the roadblocks and adjust public policies and investments needed to provide more affordable housing outcomes.
 - Carson, in response to Sunaree’s points, said that really speaks to the tensions that staff are dealing with in this project. Conversations with my colleagues emphasized for me the importance of the five year check in. It emphasizes the importance of the housing data trends, standardized benchmarks, the reporting commitments that the AHC made, and CPP H-27. The midcycle check in needs to bring all of it together: are strategies being implemented and are we seeing results? And if we aren’t seeing results, it becomes a constructive process to identify and say, “you’ve made incredible effort to try and address this housing crisis, however we are not seeing the needle move.” We need to come together again as a region and think through what we should do in order to improve upon the strategies we’ve laid out. This is meant to be a continuously improved system. We understand this can be framed as chastising people for not doing a good enough job, but I really see it as a constructive exercise to improve upon the strategies that we have.
- Alex Brennan asked Carson: As you were saying there are three pieces of this monitoring work that staff will be doing. There is the comparative standard that we are talking about today, there’s also the benchmarks and the data which you don’t have a proposal to share with us today. Part of what I’m hearing is how do these three things interact – can you talk more about how we’re going to hear about how the three fit together?
- Carson said that staff have started to explore potential metrics in developing this proposal. DCHS’s Performance, Management, and Evaluation team has helped him explore possibilities, so this is in development. My project plan was to start this discussion in early Q3 2024 but I’m hearing from you that people want to see how all this will interact simultaneously, so we may need to update the plan to do so. We originally planned to integrate that second piece into the comparative standard proposal, but it is challenging to do if we are committing to annually updating this due to the data lag concerns that Mayor Robinson highlighted. It is still possible to provide annual updates with data lags, so we will consider this moving forward.
 - McCaela noted that the AHC adopted a work plan that said AHC would approve a comparative standard this year. That was an effort to get some piece of this work shaped and developed to give planners some clarity around what will be tracked coming out of their comprehensive plans. If there’s interest, we could readjust the schedule. It may mean we do more work with the HIJT on this topic, keep it at the staff level, and bring a proposal back next year while the AHC is focused this year on comprehensive plan review. If folks are okay with that, we can

internally synthesize this conversation and come back to the next meeting with what we are thinking.

- Alex then wrapped us the agenda item:
 - It would be great to have staff reflect on this and think about what's possible.
 - I also want to be respectful of staff capacity and be respectful to our AHC Chair, King County Councilmember Claudia Balducci, being absent today. I don't want to be making any major changes to the staff workplan without her input.
 - A thread throughout all the comments today do seem to point to staff putting more work and thought into this and bring something back next month for the Chair's input.
 - The other thread that I heard through a couple of different comments is the breadth versus depth aspect of this—is depth being captured through this scorecard? It is easy to measure whether a strategy has been implemented or not rather than to measure and provide a qualitative analysis of whether that strategy is a really impactful one or not. As Sunaree mentioned, how this connects to comprehensive plan review, even with an approved plan with a lot of support, there are more impactful and less impactful strategies within that plan. This would be another important piece to dig into at a future conversation.
 - He flagged that the group heard from several different governmental members, but not from nongovernmental members except for him. If folks coming from a nongovernmental place have thoughts on what kind of information would be helpful for them to see jurisdictions making progress on these policies, I'd encourage you to share those thoughts.
 - One of the things I brought up last month was potentially the need for some nongovernmental caucusing to have more support to engage in these conversations. I'll reiterate that that the silence here might reflect the lack of caucus that has been able to happen.

Briefing on AHC 2024 State Legislative Priorities

- Alex invited Isaac Horwith, King County DCHS Affordable Housing Planning Program Manager, to brief the Committee on the AHC 2024 State Legislative Priorities.
- Isaac provided a short briefing on the state legislative session:
 - Today is the end of session.
 - AHC adopted 2024 state legislative priorities grouped around three high-level goals:
 1. preserve and increase the supply of affordable housing;
 2. support local jurisdictions in planning for and accommodating housing affordable to households at or below 80% AMI; and
 3. increase housing stability for low-income renters.
 - He reviewed three bills most responsive to AHC legislative priorities:
 1. House Bill (HB) 2160: Promoting community and transit-oriented housing development - did not pass
 2. HB 2219: Sales tax exemption for affordable housing by nonprofits - did not pass

- 3. HB 2329: Study on the property and liability coverage for 0-30% AMI housing – passed; included \$85,000 in funding
- He then reviewed other housing-related bills members might be interested in:
 - HB 1245 Lot splitting – did not pass
 - HB 1473 Wealth tax – did not pass
 - HB 1892 Workforce housing – passed, but appears that there’s no funding for this in the budget
 - HB 1998 Co-living housing – passed; requires cities allow (or reduce barriers to) shared kitchen facility styled housing.
 - HB 2012 Local funds property tax exemption – passed; rather than only being exempt from paying property tax if affordable housing projects received state or federal funding, they now won’t have to pay property tax if funded solely from local dollars.
 - HB 2113 Commerce GMA compliance review – did not pass
 - HB 2114 Rent stabilization – did not pass
 - HB 2276 Affordable Homes Act – did not pass
 - SB 5770 3% property tax cap – did not pass
 - SB 6015 Parking configurations – passed; requires cities to allow more flexibility in how parking can be configured.
 - SB 6136 B&O tax on rent – did not pass
 - SB 6152 County housing gap analysis – did not pass

Briefing on Housing-Focused Comprehensive Plan Review Program

- Alex invited Isaac Horwith to brief the AHC on comprehensive plan review.
- Isaac provided a short briefing:
 - DCHS continues to staff up to ensure proper support for plan review. Skye D’Aquila joined the team in February and are expect to post another position next week to support plan review.
 - AHC staff are conducting more outreach to jurisdictions.
 - Plan review has commenced this year. Maple Valley and Burien have submitted their plans for review.
 - Our goal is to keep dialog between us and the cities, so there are no surprises in the comment letter. We will meet with each city at least twice, in addition to back-and-forth emails, making our review process a minimum of two months.
 - Our goal is to come to May AHC meeting with draft comment letters for Maple Valley and Burien (potentially others if they submit this week).
 - We expect review submissions from Seattle, Bellevue, Algona, Sammamish, and Tukwila this month, and Issaquah, Covington, and Federal Way in April.
 - The AHC will likely have a lot of letters to review at the August meeting since the AHC does not have a July meeting.
 - Jurisdictions should submit very soon if they want to receive a letter before August.
- Alex opened the floor for discussion:

- Seattle Councilmember Cathy Moore said she is new to the Committee and unaware of what the housing-focused comprehensive plan review program is. She asked Isaac to explain this.
- Isaac clarified that the draft housing-focused comprehensive plan review program is the first step of the CPP Housing Chapter accountability framework, the second step being the annual monitoring and reporting work that Carson spoke about earlier. Authority for the AHC to review and comment on plans is established in CPP H-26 and the goal is to review all King County jurisdictions draft plans and give comment letters based on CPP housing chapter alignment. The AHC reviewed King County and Redmond's draft plans last year and we now have 38 more jurisdictions to go. AHC staff hope to get comment letters to jurisdictions with enough time for them to incorporate the recommendations and suggestions. Letters will be approved by the AHC and posted on the AHC's website. Beyond just alignment in their draft plans, The AHC is also asking jurisdictions to submit to AHC staff strategies on how jurisdictions will implement those policies. As Carson said, the AHC will use these implementation strategies moving forward to assess progress.

Good of the Order, Wrap-up, and What's Next

- Alex Brennan shared gratitude for everyone. There was good input about the comparative standard and looking forward to hearing back from staff as they continue to work through it.
- The AHC meets next on April 4 . We can expect an update from the CPT, to resume charter amendment conversation, and receive a further update on the comprehensive plan review program.
- Meeting adjourned.

King County Affordable Housing Committee Meeting Minutes

May 2, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Microsoft Teams (virtual)

Attendance

Members	Member Present	Alternate Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci		
Don Billen, Sound Transit	X	Thatcher Imboden, Sound Transit
Susan Boyd, Bellwether	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Jane Broom, Microsoft Philanthropies	X	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	X	Issaquah Council President Lindsay Walsh on behalf of Sound Cities Association
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association		
Ryan Makinster, Washington Multi-Family Housing Association		
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	X	
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	X	Maple Valley Deputy Mayor Dana Parnello on behalf of Sound Cities Association
Seattle Councilmember Cathy Moore	X	
King County Councilmember Teresa Mosqueda		
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	X	
Veronica Shakotko, Master Builders Association of King and Snohomish Counties	X	
Robin Walls, King County Housing Authority	X	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	

Introductions and Agenda Review

- In the Affordable Housing Committee (AHC) Chair's absence, Vice Chair Alex Brennan called the meeting to order and welcomed AHC members in attendance.
- Vice Chair Alex Brennan previewed the AHC meeting topics:
 - No Community Partners Table briefing since the consultant was not present.
 - AHC staff briefing on the plan review program and the draft comment letters under consideration, followed by review and possible approval of each letter.
 - AHC staff briefing on their efforts to develop a monitoring and reporting framework for the King County Countywide Planning Policies (CPPs) Housing Chapter.

Action Item: Adoption of March 7, 2024 Meeting Minutes

- Kirkland Councilmember Amy Falcone made a motion to approve the March 7, 2024 AHC meeting minutes. Issaquah Council President Lindsay Walsh seconded. Jane Broom abstained. Seattle Councilmember Moore was not present for the vote. The motion to approve the meeting minutes passed.

Action Item: Comprehensive Plan Review Comments

- The Vice Chair framed the briefing:
 - Since the last meeting in March, AHC staff reviewed and prepared draft comment letters for the cities of Algona, Burien, and Maple Valley.
 - He thanked Algona, Burien, and Maple Valley for being early submitters to the program.
- The Vice Chair explained that Burien's Community Development Director Liz Stead asked for a little more time to defer discussion on Burien's letter until May:
 - The Vice Chair proposed to defer discussion today on Burien's comment letter to allow for more staff coordination between staff.
 - The Vice Chair asked if there were any objections to a change in the meeting agenda.
 - Hearing no objections the change to the agenda was accepted.
- Vice Chair Brennan provided an overview of the other two draft comment letters under consideration at the May 2 AHC meeting:
 - Algona and Maple Valley staff have already responded to many of the draft letters' recommendations.
 - To clarify, the AHC does not expect jurisdictions to act on the comment letters that quickly nor respond to each comment prior to the meeting, just to incorporate the feedback prior to adoption of the plan. The AHC does not expect jurisdictions' drafts to be perfect. We are not looking for "gotcha" moments. The AHC is working in the spirit of dialogue and shared learning. At the same time, these comment letters raise serious issues for AHC discussion. This program will only succeed if we are able to work through difficult conversations.
- The Vice Chair introduced Isaac Horwith, King County AHC staff, who provided a status update on the comprehensive plan review process and early, emergent themes.
 - Horwith explained that the housing-focused draft comprehensive plan review program was established in the CPPs as part of the housing-focused accountability framework. The program is well underway, with Algona, Maple Valley, and Burien's plans currently

under review. Bellevue's plan is slated for review in June, while Seattle, Auburn, and Bothell are scheduled for July.

- Horwith also shared that AHC staff are conducting a Housing Interjurisdictional Team (HIJT) a peer review pilot to provide additional perspective on the draft comment letters.
- He noted that the team is staging up, with a new team member starting in two weeks.
- Horwith then delved into the plan review process, which involves multiple touchpoints with each jurisdiction, including meetings, technical assistance, and opportunities for feedback. Jurisdictions submit housing-related components of their draft comprehensive plans, a CPP completeness checklist, and an implementation strategies workbook. The AHC staff review the submissions based on three key standards: completeness, alignment with CPPs, and meaningful action to address housing needs.
- Early themes emerging from the plan reviews were also discussed. These include:
 - documenting and repairing harm to Black, Indigenous, and People of Color (BIPOC) households;
 - prioritizing the housing needs of extremely low-income households (0-30 percent areas median income (AMI));
 - providing access to affordable housing throughout jurisdictions, with a focus on high opportunity areas; and
 - strengthening inventory and analysis sections.
- Horwith noted that he will share a memo further detailing these themes with the Committee in June.
- Vice Chair Brennan opened up the floor for discussion:
 - Council President Lindsey Walsh expressed appreciation for the format and readability of the staff reports, emphasizing their accessibility to those outside the cities. Overall, the comprehensive plan review discussion showcased the collaborative and iterative nature of the process, with jurisdictions, committee members, and staff engaging in substantive dialogue to refine and strengthen local housing policies in alignment with regional goals
 - Vice Chair Alex Brennan concluded the discussion by thanking the cities for their participation and emphasizing the Committee's role as a resource. He acknowledged the tension between identifying policy gaps and allowing flexibility for local solutions, stressing that the Committee's aim is to support jurisdictions, not just highlight issues.
- The Committee then moved into discussing comment letters for specific jurisdictions. Burien's letter was deferred to allow for additional staff coordination. Maple Valley and Algona's comment letters were the focus of more in-depth discussion.

Maple Valley Comment Letter

- Carson Hartmann, King County AHC staff, began with an overview of Maple Valley's demographics, housing needs, and relevant context for the committee's consideration:

- Maple Valley's located in southeast King County and is proximate to major transportation corridors.
- Has a population of around 29,000, higher median household income compared to the county average, and lower percentage of residents of color.
- Is predominantly a single-family home community, with about 85 percent of residents being homeowners. Home prices have outpaced income growth, with a median home price of \$730,000 and 20 percent of households experiencing cost burden, particularly BIPOC households.
- Maple Valley plans to grow by about 18 percent (1,720 housing units) between 2019 and 2044, which is lower than the countywide target of 32 percent.
- A significant portion of Maple Valley's housing need (68 percent) is for households below 50 percent of AMI.
- Is a member of the South King Housing and Homelessness Partners.
- Considered a bedroom community with a jobs-to-housing ratio of 0.5.
- Plans to transform its downtown into a mixed-use center, including redeveloping a publicly-owned site and implementing new design standards.
- The presentation shifted to the specific recommendations in the draft comment letter:
 - Hartmann noted that while Maple Valley's plan aligned well with many CPP Housing Chapter policies, the recommendation pulled for discussion (recommendation 4 in the draft comment letter) focused on increasing housing options for 0-80 percent AMI households throughout the jurisdiction, particularly in residential zones. This recommendation stems from the plan's concentration of lower-income housing along State Route 169 corridor and in commercial zones, with limited access in residential areas.
 - Hartmann walked through the relevant CPPs (H-9, H-18, and H-25) and how Maple Valley's draft plan could better align with them.
 - He acknowledged the city's thoughtful analysis of racially disparate impacts and its identification of affordability as a barrier to equitable access.
 - However, he noted that the draft plan could strengthen its approach to expanding affordable housing options in residential zones and mitigating exposure to environmental hazards along the highway.
- Community Development Director, Tawni Dalziel provided additional context from Maple Valley's perspective.
 - Recent efforts have been made to adopt new downtown design standards, including plans for over 100 affordable housing units at 70 percent AMI or lower.
 - The downtown area, located along SR169 and near Lake Wilderness, will benefit from a mix of affordable housing.
 - The distribution of affordable housing poses challenges, particularly in targeted mixed-use development areas.
 - Other parts of Maple Valley remain underdeveloped since its incorporation in 1997, with most development consisting of single-family homes.

- Limited undeveloped land and existing infrastructure, including major highways, complicate new development opportunities.
- Transit and supportive services for housing are minimal, adding to the challenges.
- The comprehensive plan and housing element are steps toward addressing these issues.
- Collaboration with the City Council and addressing King County's comments on affordable housing are ongoing.
- The comprehensive plan draft, prepared by the Planning Commission, will be discussed with the City Council in the coming months.
- Efforts are also underway to review draft codes to support "missing middle" housing in residential and commercial areas.
- Vice Chair Alex Brennan thanked Deputy Mayor Dana Parnello and Community Development Director Tawni Dalziel
 - Vice Chair Brennan addressed the challenges and importance of providing affordable housing options across different income levels in cities, emphasizing the need to break down patterns of racial and economic segregation. He acknowledged the complexity of determining the best methods to engage communities in understanding the importance of affordable housing.
 - Vice Chair Brennan expressed appreciation for Maple Valley's efforts in addressing affordable housing and highlighted the role of the committee in encouraging further progress. He noted a tension in the committee's approach of identifying gaps in the draft plan without suggesting specific policy changes, allowing local jurisdictions the flexibility to address these gaps in ways that best suit their communities.
 - He emphasized that the committee's goal is not to criticize but to support local efforts and that while specific solutions are not provided within the official process, there are opportunities for collaboration and resource sharing outside of formal meetings. Alex concluded by seeking a motion to proceed with the letter as is or to discuss further.
- After a motion by Councilmember Amy Falcone and a second by Council President Lindsey Walsh, the committee unanimously approved the comment letter for Maple Valley.

Algona Comment Letter

- Skye D'Aquilla, King County AHC staff, provided an overview of Algona's demographics, housing needs, and key recommendations, followed by input from city representatives and Committee discussion.
 - Algona is a small city of approximately 3,170 residents located in south King County, bordering Auburn and Pacific.
 - Despite having a lower median household income than the county average, Algona has a higher homeownership rate, particularly among white and Asian households.
 - The city's housing stock is primarily single-family homes and mobile homes, with a jobs-to-housing ratio of 2:1, indicating a strong employment base.
 - Algona plans to grow by 16 percent (or 170 units) between 2019 and 2044, lower than the countywide growth rate.

- The city's housing needs assessment revealed that only 38 percent of its new housing need is for households below 80 percent AMI, significantly lower than the countywide need of 63 percent.
- Algona's need for permanent supportive housing is also proportionally lower, at just 17 units over 20 years.
- Additional context included Algona's consideration of joining SKHHP, plans for a new town center subarea plan, and the presence of an existing waste transfer station in the heavy commercial zone, which is slated for replacement in 2026.
- D'Aquila also noted that Algona did not propose any zoning map changes in this comprehensive plan update.
- The presentation then turned to the specific recommendations in the draft comment letter.
 - While acknowledging several areas where Algona's plan aligned well with the CPPs, D'Aquila focused on recommendation 4, which addresses the potential for segregation and negative environmental health impacts from concentrating very low-income housing (0-50 percent AMI) in the heavy commercial zone near the waste transfer station.
 - D'Aquila explained that Algona's land capacity analysis identified the heavy commercial zone as the sole area to accommodate the city's 0-50 percent AMI housing need.
 - This zone is located along State Route 167, exposing residents to noise and air pollution, and is physically separated from the rest of the city by the highway.
 - The waste transfer station's final environmental impact statement also indicated that residential use would be the least compatible adjacent land use.
- While Algona's draft plan includes some policies to mitigate environmental hazards and proposes a new trail network and park in the heavy commercial zone, AHC staff still felt it was important to recommend that the city explore additional strategies to distribute affordable housing more equitably throughout the jurisdiction and in areas that promote residents' health and well-being.
- City Administrator Jessica Grace and planning consultant Andy McAndrews provided additional context, noting the challenges of updating the comprehensive plan with limited staff capacity in a small city.
 - They clarified that the new waste transfer station would replace the existing one and highlighted ongoing efforts to improve transit access in the area.
 - Grace and McAndrews also mentioned the city's work on middle housing and code updates, expressing appreciation for the Committee's feedback and a commitment to ongoing collaboration.
- Director Maiko Winkler-Chin inquired about coordination between county departments, such as Metro, to support cities in addressing issues like transit access.
 - AHC Staff McCaela Daffern and King County DCHS Housing and Community Development Deputy Director Sunaree Marshall explained that such coordination happens through various regional planning forums and is often informed by input from impacted communities, but the specific mechanisms depend on the issue at hand.

- After a motion by Deputy Mayor Dana Parnello and a second by Mayor Lynne Robinson, the committee unanimously approved the comment letter for Algona.

Monitoring and Reporting Development

- Carson Hartmann, King County AHC staff, provided an update on the development of the AHC's monitoring and reporting framework, a key component of the accountability measures established in the CPPs.
 - Hartmann began by reminding the Committee that the monitoring and reporting program is designed to track jurisdictions' progress in planning for and accommodating their share of the countywide housing need.
 - This work will take place annually between the adoption of comprehensive plans and the next planning cycle, complementing the front-end plan review process.
 - At the March meeting, staff had presented a preliminary proposal for comparing jurisdictional progress using the implementation strategies submitted as part of the comprehensive plan review process.
 - The key takeaway from that discussion was that the committee needed more information to evaluate the proposed approach.
- Hartmann explained that CPP H-28 directs the AHC to develop several components of the monitoring and reporting framework, including a comparative standard, standardized benchmarks, and key housing data trends.
 - Based on the Committee's feedback, AHC staff realized that it would be more effective to bring forward a holistic proposal encompassing all these elements, rather than presenting them piecemeal.
 - To that end, Hartmann outlined the staff's plan to collaborate with the HIJT and the King County Department of Community and Human Services' (DCHS) Performance, Measurement, and Evaluation team to develop a comprehensive monitoring and reporting proposal for the Committee's consideration in early 2025.
 - This proposal will include the comparative standard, benchmarks, and data trends, providing a complete picture of how the AHC will track and assess jurisdictions' housing efforts over time.
 - Hartmann emphasized that this collaborative approach, leveraging the expertise of the HIJT and DCHS evaluation staff, will result in a more robust and actionable framework.
 - He expressed excitement about bringing forward a refined proposal that incorporates best practices and responds to the Committee's desire for a clear, data-driven accountability system.
- Committee members did not raise any questions or concerns in response to Hartmann's update, suggesting general support for the revised approach and timeline.

Good of the Order, Wrap-up, and What's Next

- Vice Chair Alex Brennan thanked the committee for a productive meeting.

- AHC staff will share a memo on early comprehensive plan review themes at the June AHC meeting.
- Review of Bellevue's draft plan is tentatively scheduled for June, with Seattle, Auburn and Bothell slated for July.
- AHC staff will work with the HIJT to draft a complete monitoring and reporting proposal for committee review in early 2025.
- Sunaree Marshall announced her upcoming parental leave from mid-August through November, with Xochitl Maykovich stepping into her role on the Committee.
- The Vice Chair adjourned the meetings a few minutes early.

DRAFT

King County Affordable Housing Committee Meeting Minutes

June 6, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Introductions and Agenda Review

Members	Member Present	Alternate Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Don Billen, Sound Transit		
Susan Boyd, Bellwether Housing		
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Jane Broom, Microsoft Philanthropies	X	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	X	
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Ryan Makinster, Washington Multi-Family Housing Association	X	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine		Xochitl Maykovich, Department of Community and Human Services, on behalf of King County Executive Dow Constantine
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	X	Maple Valley Deputy Mayor Dana Parnello on behalf of Sound Cities Association
Seattle Councilmember Cathy Moore	X	
King County Councilmember Teresa Mosqueda	X	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association		Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Robin Walls, King County Housing Authority		
Veronica Shakotko, Master Builders Association of King and Snohomish Counties	X	
Robin Walls, King County Housing Authority		
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	

- Affordable Housing Committee (AHC) Chair King County Councilmember Claudia Balducci welcomed AHC members in attendance.
- Chair Balducci restated the AHC's work in reviewing comprehensive plans and summarized the agenda for the meeting:
 - AHC staff briefing on Comprehensive Plan Review Program updates;
 - potential approval of a comment letter on Burien's draft comprehensive plan; and
 - a briefing from Chair Balducci on the work plan for the remainder of 2024.

Action Item: Adopt Meeting Minutes

- Kirkland Councilmember Amy Falcone made a motion to approve the May 2, 2024 AHC meeting minutes. Kenmore Mayor Nigel Herbig seconded. Councilmember Ryan McIrvine and Jane Broom were not present for the vote. The motion to approve the meeting minutes passed.

Briefing: Comprehensive Plan Review Program Updates

- Chair Balducci provided an update on the status of AHC review of Bellevue's draft comprehensive plan.
 - AHC staff reviewed the plan and prepared a draft letter;
 - Bellevue requested deferral of Committee review until the next meeting for more staff coordination and to ensure Bellevue Mayor Lynne Robinson can attend.
- The Chair introduced Isaac Horwith, King County AHC staff, who provided a status update on the comprehensive plan review program.
 - Christoph Strouse joined the AHC staff team in a term limited position in May. Cacima Lee will join the team in a career service position on June 10.
 - In May, AHC staff sent a memo to the King County Planning Directors outlining common gaps identified by the AHC so far. Staff refined info in the memo and integrated it in the Housing Focused Draft Comprehensive Plan Review Program Guide along with existing frequently asked questions.
 - As of June 6, 2024, the Committee had approved comment letters on the draft comprehensive plans for King County and the cities of Algona, Maple Valley, and Redmond. AHC staff had received nine additional plans from the cities of Auburn, Bellevue, Black Diamond, Bothell, Burien, Covington, Federal Way, Issaquah, and Seattle. AHC staff were communicating with other jurisdictions and expect their submissions soon.
 - At the AHC meeting on July 23, 2024, the Committee planned to review at least six comment letters, making an in-depth briefing on each plan infeasible. The aim will be to focus on substantive policy decision discussions without focusing on specific jurisdictions.
 - Isaac then provided an overview of a common gap seen in plans submitted so far.
 - Countywide Planning Policy (CPP) H-2 requires jurisdictions to prioritize the need for housing affordable to 0-30 percent of area median income (AMI), also known as "extremely low-income households."
 - Every plan reviewed so far has included policies and implementation strategies that would include and likely benefit these populations, but not all plans were *prioritizing* households with these incomes.

- The AHC has approved draft letters with similar language.
 - The CPP Housing Chapter Technical Appendix includes specific strategies jurisdictions can take to prioritize the need for housing for 0-30 percent AMI households.
 - Isaac then briefed the Committee on takeaways from the Housing Interjurisdictional Team (HIJT) Peer Review Pilot, designed to offer AHC staff valuable feedback on the draft comprehensive plan review comment letters before circulated to the AHC.
 - AHC staff received valuable feedback from HIJT members. However, their involvement in the peer review pilot was a lot to ask and as a result, challenging for members due to the time commitment or potentially putting staff in politically sensitive situations.
 - There are six HIJT members who work for jurisdictions and each member would need to review about six plans each going forward which is a lot of work and coordination.
 - The AHC is providing positive feedback on the draft plans, so staff are not sure if the peer review component is necessary.
 - The plan is to continue the peer review program through the July 23, 2024 AHC meeting, at which time the AHC will decide whether or not to continue the program.
 - The AHC Chair thanked Isaac for the briefing and opened the floor for discussion.
 - Issaquah Council President Lindsey Walsh expressed appreciation for the letters and the thoroughness of the materials in AHC packets, which include information about each of the cities and what their requirements are. She asked if any of that going to go away if the HIJT stops doing review in addition to the AHC staff?
 - Isaac replied saying no, HIJT members have not been involved in developing briefing materials. Rather, they have been providing their takes on the comment letters from a technical expertise standpoint.
 - Council President Walsh noted she does not see a justification for continuing efforts through to July.
 - Other Sound Cities Association members, Kirkland Councilmember Amy Falcone, Maple Valley Deputy Mayor Dana Parnello, and Mayor Herbig, agreed with ending the HIJT peer review pilot.
 - Chair Balducci proposed the AHC decide to end the HIJT peer review pilot as of the June 6 meeting. No dissention.
 - AHC staff McCaela Daffern expressed appreciation to HIJT members both on and off the call as they took time and responsibility on top of their full-time jobs to participate in the pilot.
 - Chair Balducci shared that the only way to meet the need for housing in King County is to collaborate and support one another as jurisdictional partners to meet the intent of the Countywide Planning Policies.
- Chair Balducci summarized the process for approving Burien’s comment letter: a briefing from AHC staff, a chance for the City of Burien’s representative to speak, an opening of the floor for discussion, and finally, taking action on the comment letter.

- AHC staff Isaac Horwith briefed AHC members on the City of Burien’s housing-related components of their comprehensive plan and their alignment with adopted goals and policies of the CPP Housing Chapter.
 - Isaac described major milestones in the AHC’s review of Burien’s letter.
 - Burien submitted their plan to the AHC on March 7, 2024. AHC staff met with Burien staff twice in March and April to inform development of a draft comment letter. Chair Balducci shared the draft comment letter with Burien staff in April in advance of the May 2, 2024 AHC meeting. Prior to the May meeting, Burien asked the AHC to defer their review until the June 6, 2024 AHC meeting to give new Burien staff enough time to get up to speed and prepare a response. AHC staff received that feedback a few weeks prior to the June 6, 2024 AHC meeting, making some adjustments to the letter in response.
 - Isaac reminded the AHC about the plan review standards adopted by the Growth Management Planning Council:
 - AHC staff review each draft to see if the submission is complete, includes implementation strategies and outlines meaningful action. Meaningful action means the draft plan sets reasonable expectations to achieve a material positive change in the jurisdiction’s ability to meet its housing needs.
 - Isaac provided an overview of relevant facts about Burien and its draft comprehensive plan:
 - Burien has a population of just over 50,000 people, making it one of the larger cities in King County.
 - Its annual median income is about \$80,000, putting it lower than the county average.
 - Its housing stock is mostly single-family homes at 61 percent.
 - Burien staff anticipate most new construction will be multifamily.
 - There are approximately 100 to 200 unhoused people in Burien.
 - Burien has two shelters which serve families or women.
 - Burien’s population is projected to grow by 36 percent from 2019 to 2044, a bit faster than the countywide overall increase of 32 percent.
 - Burien anticipates 59 percent of their future housing will serve households with incomes at or above 80 percent of AMI, compared to 36 percent for the county overall.
 - Burien’s draft comprehensive plan includes three land use alternatives: no action, neighborhood centers, and downtown core.
 - AHC staff identified alternatives two and three at a high level looked really good.
 - Burien’s affordable housing demonstration program had been underway for several years.
 - It was a notable example of how a jurisdiction could provide flexibility and proactively partner with affordable housing developers to result in projects like the DESC Bloomside Permanent Supportive Housing project, which opened recently.

- The Rapid Ride H line opened in 2023. Burien adopted an Ambaum subarea plan along that transit corridor in response. Burien also prepared a Boulevard Community Plan. Both subarea plans include anti-displacement elements.
 - Thirteen of the fifteen census tracts in Burien are at a high risk of displacement.
 - Staff indicated displacement was an issue of high concern in Burien. Their plan and subarea plans included potential anti-displacement strategies, which the comment letter mentioned.
 - AHC staff noted there were many strong components in Burien’s draft plan.
 - Isaac walked the Committee through the AHC staff recommendations for Burien.
 - Staff prepared five recommendations, with a more detailed briefing on Recommendation three. Staff recommended discussion on recommendation three.
 - Recommendation one: Prioritize extremely low-income households. This was a common gap the AHC staff saw across many of the draft comprehensive plans reviewed to date.
 - Recommendation two: AHC staff saw some data points required by CPP H-3 that AHC did not see. Burien staff Liz Stead pointed staff to additional areas of the plan that Burien did not submit to the AHC staff for review. Staff removed several of the areas staff thought were missing that they did have, but there were still a few data points missing.
 - Recommendations four and five recommend Burien be more explicit in policy language, specifically about planning for income-restricted affordable housing and for increasing housing choices near employment opportunities.
 - Isaac briefly summarized the CPPs associated with Recommendation Three:
 - CPP H-1 requires all jurisdictions plan for and accommodate their housing needs including emergency housing.
 - CPP H-4 requires jurisdictions evaluate the effectiveness of their existing policies and identify gaps.
 - Linked to CPP H-4 is CPP H-12, which requires jurisdictions address gaps identified in response to CPP H-4.
 - H-9 requires jurisdictions adopt intentional targeted actions that repair harms to Black, Indigenous, and People of Color (BIPOC) households from past and current racially exclusive and discriminatory land use and housing policies. This CPP is important in the context of Recommendation Three given the significant disproportionality of BIPOC individuals in the homeless population in King County.
 - Finally, CPP H-11 is about identifying sufficient capacity of land for different housing types, including emergency housing.
 - Isaac summarized the context section in the comment letter before he got to the recommendation.
 - Washington State Department of Commerce guidance states that jurisdictions need to either demonstrate that they are already in alignment with 2021 House Bill (HB) 1220 or allow emergency housing in a majority of zones within a mile of transit and have no regulations that limit the occupancy, spacing, or intensity of

emergency housing to not have to conduct an emergency housing capacity analysis. HB 1220 requires cities to allow emergency housing in all zones that allow hotels or in a majority of zones within proximity to transit. Burien submitted an implementation strategy to update their code to allow emergency housing in more zones in the future. However, they don't currently allow emergency housing in all zones that allow hotels by right nor do they allow emergency housing by right in a majority of zones within one mile of transit. As a result, Commerce guidelines state that they need to conduct an emergency housing capacity analysis. Based on AHC staff understanding of Burien's code, Burien only allows emergency housing in their office zone, which is a small part of Burien's land within one mile of transit. AHC staff found that Burien does not meet the criteria that would allow them to not conduct an emergency housing capacity analysis.

- Additionally, Burien identified a gap of having no emergency housing for single men, youth, and couples. Their submission identified a tiny home implementation strategy. However, staff didn't see enough detail in the submission to understand if that strategy would address the specific gap of having no emergency housing facilities for those populations.
 - To align with the CPPs described earlier, Burien should demonstrate its proposed land use and zoning changes provide sufficient capacity for emergency housing consistent with Commerce guidance; and provide the AHC with complete and meaningful implementation strategies to address the gap of having no emergency housings for single men, youth, and couples.
 - Consistent with other comment letters, Burien could submit updated implementation strategies after adoption of its comprehensive plan.
- Liz Stead, the Community Development Director for the City of Burien, said that she appreciated the AHC's comments and the Chair's review of responses Burien sent to the Chair.
 - Liz shared that Burien is working with consultants to respond to recommendations around emergency housing and 0-30 percent AMI housing.
 - Liz requested clarification about the emergency housing capacity analysis requirement. Burien had not intended to do a full capacity analysis and did recognize that their workplan includes making code changes to align with HB 1220.
 - Isaac responded that the recommendation is technical and complicate. The AHC staff's understanding of the Commerce guidance is that the jurisdictions need to already be in alignment with 2021 HB 1220 or meet several other conditions mentioned in the comment letter to not require an emergency housing capacity analysis. Burien at the time didn't meet those conditions. Burien only allows emergency housing in office zones, meaning there was limited emergency housing capacity. Given that, AHC staff understanding isas that Burien needs to conduct the emergency housing capacity analysis.
 - Liz Stead acknowledged the answer and looked forward to the AHC discussion today.

- Chair Balducci thanked Liz Stead for the work that the City of Burien and all other jurisdictions are producing. She appreciated jurisdiction staff taking the time to look through all their materials in response to the AHC draft letter.
- Council President Walsh commented. She appreciated the letter and ability to break down individual components. She shared cities would benefit from all these documents, particularly the highlights of things that cities are doing great with an emphasis on prioritizing the need for extremely low-income households. Cities would benefit from further trying to understand how to go about prioritizing the need for extremely low-income households, how the AHC reviews alignment towards this CPP, and what goes into it. Further understanding what it is that leads to any limitations between capacity and planning and accommodating would be helpful not only for Burien but for other cities as they go through this.
- Vice Chair Alex Brennan commented. He echoed what Council President Walsh said. He shared the amount of detail and thought that went into the letter and effort by Burien staff to provide feedback clearly demonstrates the valuable work that's gone into communication. He noted this was an example that Burien is doing many important things to address housing needs and their efforts needed to be celebrated. At the same time, there were gaps that need to be clarified to the city where the requirements are and where the current proposal falls short.
 - Vice Chair Brennan shared that sometimes, when discussion get into the weeds, the headlines can get lost. He noted the importance that AHC and local jurisdictions are uniting to solve regional problems, with each making important contributions towards meeting countywide housing needs.
 - If the Committee is not clear about what needs to happen, it may become the city could easily feel blindsided later in the process. Recommendation Three, to conduct that capacity analysis, is Burien's key recommendation. However, not mentioned explicitly was an interim ordinance that the City of Burien was considering at the time of the meeting that would put some severe spacing requirements and restrictions on transitional housing. Looking at where Burien would be able to provide these housing types means that Burien would not be in compliance with the CPP Housing Chapter and Burien's allocated permanent supportive housing and emergency housing needs.
 - It would not do Burien any service to not address that directly. Their interim ordinance was not a permanent ordinance or something the city was necessarily adopting after the new comprehensive plan.
 - Vice Chair Brennan shared that he sent his own personal letter to Burien staff and councilmembers to know that, from his personal perspective and from Futurewise's perspective, they thought the interim ordinance that is being considered would not be in compliance with CPPs and with the allocations.
 - When a body such as the AHC that's charged with providing such information and review to local jurisdictions does not state those things clearly, the lack of clarity could cause confusion.
- Vice Chair Brennan proposed a potential amendment to the letter to include the following:
 - "Based on the publicly available information from the City of Burien about the interim ordinance being considered, that that ordinance would not provide sufficient capacity for permanent supportive housing and emergency housing."

- Vice Chair Brennan explained that cities do not have full control over the real estate market nor public dollars that might come from the federal or state government, but they do have control over basic zoning.
 - If there is a situation where a city cannot build housing with the spacing limitations put in place, it's a clear-cut case of not being able to meet the housing need allocations. Vice Chair Brennan encouraged the AHC to talk about that directly in the letter and be able to have an open dialogue with the city.
 - Vice Chair Brennan's hoped that such dialogue would help Burien take the steps that were needed to get ready for the end-of-year deadline when the comprehensive plan and development regulations need to be in compliance with the housing need allocation requirements.
- Chair Balducci typed up Vice Chair Brennan's amendment and sent to him via Teams chat to review. Vice Chair Brennan concurred.
 - The proposed amendment stated: "Based on the publicly available information about the interim ordinance under consideration for transitional housing, that ordinance would not provide sufficient capacity in the city for emergency housing set out in the CPPs."
- Liz asked for clarification regarding the amendment.
 - Liz stated the transitional code amendments the AHC discussed were not interim, but rather were permanent regulations being considered. Burien City Council directed staff to go back and rework those to look at areas, such as spacing requirements and some of the size requirements for lots, that might create challenges to siting anything new or making changes to projects similar to the existing emergency housing in the city, such as Mary's Place.
 - It is a work in progress. The letter was received. Staff are working to make those permanent regulations allow for the transitional housing the city needs.
- Chair Balducci clarified that the potential amendment language can express support for the permanent regulations staff are working on by stating it seems like the City of Burien is moving in the right direction.
 - The addition to the amendment stated: "Although we understand that work is ongoing, based on the publicly available information about the interim ordinance would not provide sufficient capacity."
- Council President Walsh moved to approve Burien's letter. Maiko Winkler-Chin seconded.
 - Vice Chair Brennan proposed an amendment that would add the sentence: "Based on the publicly available information about the interim ordinance under consideration for transitional housing, that ordinance would not provide sufficient capacity in the city for emergency housing set out in the CPPs."
 - Chair Balducci recommended an addition at the beginning of "Although we understand that work is ongoing,"
 - Vice Chair Brennan accepted Chair Balducci's addition to the amendment.
 - The final amendment read as "Although we understand that work is ongoing, based on the publicly available information about the interim ordinance under consideration for transitional housing, that ordinance would not provide sufficient capacity in the city for emergency housing set out in the CPPs."

- Maiko appreciated what Alex said and acknowledged it may be a bit uncomfortable.
- The motion to amend the letter passed unanimously.
- Chair Balducci reiterated that nothing happens without an incredible amount of work; the proposals, the recommendations for changes, and putting together a letter to share this information. Chair Balducci was heartened by how seriously jurisdictions were taking this exercise.
- The motion to approve the letter as amended passed unanimously.

Chair's Report

- Chair Balducci provided an update on the AHC's work plan for the remainder of 2024. The AHC adopted the 2024 workplan in November of 2023 to work with the Community Partners Table, conclude monitoring for the Regional Affordable Housing Task Force Five Year Action Plan, review draft comprehensive plans, inform development of an CPP Housing Chapter annual monitoring system, support state and federal legislative priorities, and recommend AHC charter amendments to make sure the AHC meets the obligations it took on when the AHC was formed five years ago.
 - Chair Balducci looked at the annual monitoring and reporting strategy which would allow the AHC to review how effectively the AHC accomplished their goals and recommended changes. She shared the monitoring and reporting strategy was related to the comprehensive plan reviews but was not the current issue.
 - AHC held an in-person meeting on January 19, 2024 wherein members discussed charter amendments. It was very fruitful but didn't seem most time sensitive for this Committee meeting.
 - The Committee has been prioritizing comprehensive plan reviews and will continue to do so through the end of this year.
- Chair Balducci welcomed new staff:
 - Christoph Strouse introduced himself. He joined the AHC staff team in a temporary position for the next year to support reviewing plans.
 - Cacima Lee will start on Monday. She will be replacing Melissa Aguilar.
- The next AHC meeting will be held July 23, 2024 from 11:30 A.M. to 1:00 P.M. Five comprehensive plans will be reviewed: Seattle, Bellevue, Issaquah, Auburn, and Bothell.

King County Affordable Housing Committee Meeting Minutes

October 3, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Introductions and Agenda Review

Members	Member Present	Alternates Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Susan Boyd, Bellwether Housing	Absent	
Jane Broom, Microsoft Philanthropies	X	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	Absent	Deputy Mayor Dana Parnello
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Thatcher Imboden, Sound Transit	X	
Ryan Makinster, Washington Multi-Family Housing Association	Absent	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	Absent	Xochitl Maykovich, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	X	
Seattle Councilmember Cathy Moore	Absent	Seattle Councilmember Morales
King County Councilmember Teresa Mosqueda	X	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	Absent	Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Robin Walls, King County Housing Authority	X	
Veronica Shakotko, Master Builders Association of King and Snohomish Counties	X	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	
		Shoreline Councilmember Annette Ademasu

- Affordable Housing Committee (AHC or Committee) Chair King County Councilmember Balducci welcomed members and called the meeting to order.
- Chair Balducci called the roll and confirmed there was quorum.

- Chair Balducci shared that Master Builders Association’s representative, Veronica Shakotko will step down from the AHC following the October meeting. She will remain involved as an alternate. Master Builders Association’s Senior Policy Analyst, Allison Butcher, will replace Veronica following the October meeting.
- Chair Balducci reviewed the meeting agenda. She shared there were six comment letters ready for review: Enumclaw, Beaux Arts Village, Hunts Point, North Bend, SeaTac, and Tukwila. Following the comment letters, Growth Management Planning Council (GMPC) staff will provide a briefing on requests from Snoqualmie and Carnation to reconcile their housing growth target and housing needs.
- Chair Balducci invited members to participate in the Week Without Driving Challenge.

Action Item: Adopt September 5, 2024 AHC Meeting Minutes

- Alternate Issaquah Council President Lindsay Walsh moved to adopt the September 5, 2024 meeting minutes.
- SnoValley Chamber of Commerce Executive Director Kelly Coughlin seconded the motion.
- The Committee unanimously passed the motion to approve the September 5, 2024 meeting minutes.

Briefing: Comprehensive Plan Review Comment Letters

- Chair Balducci shared there were six comment letters prepared for review and potential approval. She thanked jurisdictions for their participation.
 - Chair Balducci noted the letters for review at the October through December AHC meetings will include an acknowledgement of the challenge jurisdictions will face in responding to AHC recommendations by the end of 2024.
- Chair Balducci outlined the briefing process and invited AHC staff member Carson Hartmann to begin the briefing.
- Carson shared that:
 - The AHC has approved 16 comment letters encompassing over 75 percent of King County’s population. Twelve additional plans are under AHC review.
 - Carson presented a quick overview of the Housing-focused Draft Comprehensive Plan Review Program’s process and evaluation plan review standards.
- Carson presented on the City of Enumclaw, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Enumclaw to align with the Countywide Planning Policies (CPP) Housing Chapter goals and policies.
- Chair Balducci invited City of Enumclaw Community Development Director Chris Pasinetti to comment.
 - Chris shared the City of Enumclaw hoped to make some of the recommended changes prior to plan adoption. He expressed slight concern over the language in the comment letter but accepted it. He appreciated the review experience with AHC staff.
- Skye D’Aquila presented on the towns of Beaux Arts Village and Hunts Point, providing town snapshots, outlining comprehensive plans’ strengths, and recommendations for Beaux Arts Village and Hunts Point to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited Beaux Arts Village and Hunts Point Town Planner Stacia Schroeder to comment.
 - Stacia shared the towns are working on incorporating the letter recommendations into their plans.

- Skye presented on the City of North Bend, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for North Bend to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of North Bend Senior Planner and Housing Interjurisdictional Team (HIJT) member Jamie Burrell to comment.
 - Jamie shared Washington State Department of Commerce found their permanent supportive housing regulations similarly out of compliance. She shared that North Bend will pass an ordinance by November 19 which would permit permanent supportive housing in residential zones.
 - Jamie shared, regarding recommendation 2, the City of North Bend is working on compiling the information required by CPP H-3. Additionally, for recommendation 3, the North Bend's staff will update the land capacity analysis to show land capacity for allocated emergency housing needs by next week.
 - Jamie shared the City hoped to adopt their comprehensive plan by December 3.
 - Chair Balducci thanked Jamie for serving on the HIJT.
- Christoph Strouse presented on the City of SeaTac, providing a city snapshot, outlining comprehensive plan strengths, and a recommendation for SeaTac to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of SeaTac Planning Manager Jenn Kester to comment.
 - Jenn shared Evan Maxim, their Planning Director who serves on the HIJT, was unable to attend. Jenn shared she organizes the monthly King County Planning Directors meetings and that AHC staff had been prompt and responsive to all planners who attend. She appreciated AHC staff members she worked with.
 - Jenn understood their plan was missing several data points and assured the data points would be in their comprehensive plan upon adoption.
- Carson presented on the City of Tukwila, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Tukwila to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of Tukwila Long Range Planning Manager Nancy Eklund to comment.
 - Nancy thanked AHC staff for their review. Nancy shared Tukwila's intent to achieve the housing goals of both the City of Tukwila and the county.
- Chair Balducci opened the floor for discussion.
 - Council President Walsh appreciated seeing emphasis in the letters about what cities have done right and their recommendations. She expressed a desire to ensure the AHC also emphasize the recommendations which were more serious that the AHC wanted to see cities able to accomplish. She noted capacity for housing needs being a key item she wanted to ensure AHC staff emphasized through conversation or a letter. She additionally expressed a need for follow up and adherence with the monitoring.
 - Chair Balducci shared that staff reviewed hundreds of pages of submission materials for each submission and provided overarching large-scale recommendations.
 - Carson shared that AHC staff looked for alignment across all the CPP Housing Chapter policies which are treated equally. He noted that staff look at the land capacity analysis first as it is explicitly required by CPP H-11 and essential to CPP H-1. Carson shared that the land capacity analysis helps

- explain the inner workings of a plan and includes the emergency housing capacity analysis. Carson shared that the AHC will look at and potentially adopt in 2025 a dashboard to monitor and report progress on planning and accommodating housing needs.
- Vice Chair Futurewise Executive Director Alex Brennan asked, in conversations on land capacity analysis, if AHC staff flagged plans for missing the land capacity analysis or for not having enough capacity for housing types given. He additionally provided concerns that the review process only allowed for a point in time review.
 - Carson shared that staff took sufficient capacity very seriously. He explained that when looking at analyses, staff scrutinized the capacity at each level and where the capacity is located. He shared that a missing land capacity analysis would be the first thing staff would comment on in a draft letter.
 - AHC Manager McCaela Daffern added Puget Sound Regional Council (PSRC) comprehensive plan certification, which occurs after plan adoption, also looks for a land capacity analysis.
 - Chair Balducci agreed that an adopted comprehensive plan would look different from the draft AHC staff reviewed. She shared there was no formal second step to review an updated land capacity analysis, but also nothing would stop the Committee from doing so.
 - Chair Balducci requested a motion to approve the letters for Enumclaw, Beaux Arts Village, Hunts Point, North Bend, SeaTac, and Tukwila.
 - Seattle Councilmember Morales moved to approve the letters as a package.
 - Kenmore Mayor Herbig seconded the motion to approve.
 - Chair Balducci proposed a friendly amendment to commend Beaux Arts Village and Hunts Point for aligning well with CPP H-7 which related to working collaboratively with the Puget Sound Regional Council and subregional collaborations, citing the jurisdictions' contributions to A Regional Coalition for Housing (ARCH).
 - The original commendation section read: "The AHC acknowledges the substantial amount of time and effort that went into Beaux Arts Village's / Hunts Point's draft comprehensive plan. During review, the AHC noted that Beaux Arts Village's / Hunts Point's membership and contributions to A Regional Coalition for Housing (ARCH) align well with CPP Housing Chapter policies. Specifically, this aligns with CPP H-6, which requires jurisdictions to collaborate with diverse partners on provision of resources and programs to meet countywide housing need."
 - The updated commendation section would read: "The AHC acknowledges the substantial amount of time and effort that went into Beaux Arts Village's / Hunts Point's draft comprehensive plan. During review, the AHC noted that Beaux Arts Village's / Hunts Point's membership and contributions to A Regional Coalition for Housing (ARCH) align well with CPP Housing Chapter policies. Specifically, this aligns with CPPs H-6 and H-7, which require jurisdictions to collaborate with diverse partners on provision of resources and programs to meet countywide housing need, and work cooperatively with subregional collaborations to support development, implementation, and monitoring of strategies that achieve the goals of this chapter."
 - Councilmember Morales accepted Chair Balducci's friendly amendment.
 - The motion to approve the comment letters passed unanimously.

Briefing: Growth Target Reconciliation

- Chair Balducci serves as a member of the GMPC, the parent body of the AHC. She provided background information for the adopted housing growth target reconciliation briefing.
 - GMPC received requests from the cities of Snoqualmie and Carnation to reconcile their adopted housing growth targets. The GMPC has been debating the process, eligibility, and principles for reconciliation. PSRC's VISION 2050 created the expectation that CPPs include a reconciliation process.
- Chair Balducci invited King County Demographic Planner and growth targets lead staff Rebeccah Maskin to begin the briefing.
- Rebeccah provided a detailed briefing on the background for the reconciliation process, GMPC's guiding principles for reconciliation, and next steps in the reconciliation process.
 - Rebeccah reviewed the relationship between adopted housing growth targets in the CPPs and growth assumptions used in comprehensive plans which were developed by the GMPC, adopted by King County Council, and ratified by the cities in 2021. She detailed PSRC's VISION 2050 which directed the GMPC to develop CPP amendments that allow reconciliation of growth targets. She shared other counties have used reconciliation, but this would be the first time for King County. She covered the requested reconciliation requests from Snoqualmie and Carnation and shared Black Diamond withdrew their reconciliation request.
 - Rebeccah detailed the GMPC guiding principles for reconciliation which covered:
 - conditions in which reconciliation could be allowed or pursued;
 - how jurisdictions request reconciliation;
 - a requirement for reconciliation requests to preserve the integrity of the original target-setting process and housing needs allocation;
 - a requirement for GMPC coordination with PSRC and Commerce; and
 - a requirement that reconciliation should not impact jurisdictions not requesting amended targets.
 - Rebeccah detailed the relationship between adopted housing growth targets and housing needs, noting they are interrelated. As a result, adjustments to growth targets would necessitate adjustments to housing needs. If housing needs are adjusted, the housing needs must meet Commerce's minimum standards and AHC's housing need allocation equity principles. Additionally, the housing needs adjustment would require updates to each income band for the jurisdiction.
 - Rebeccah explained where the GMPC was in the reconciliation process, sharing there were two approaches under consideration:
 - Approach 1: Maintain the countywide housing need. This would require adjusting the requesting jurisdiction's growth target and reallocating the need elsewhere, such as to other jurisdictions.
 - Approach 2: Reduce countywide housing need equal to the total housing growth target reductions requested as recommended by the Interjurisdictional Team to the GMPC in September. This was the approach could either:
 - apportion the reduced housing need and growth target to cities amenable to taking on more growth and need; or
 - adjust the distribution of countywide housing need of all jurisdictions to meet the minimum standards and AHC equity principles.

- Rebecca shared GMPC's mixed response to Carnation and Snoqualmie's reconciliation requests.
 - Some GMPC members voiced support for "Approach 2, noting:
 - The reconciliation requests were in alignment with the Regional Growth Strategy, the scale of requests were modest, and motion language could be constructed to avoid setting a precedent.
 - The reduction of countywide growth targets would support the growth targets / housing need relationship and maintain a commitment to planning for greatest need.
 - Circumstances had changed within the two cities since growth targets were adopted that warrant a lower housing growth target.
 - Some members of the GMPC expressed concerns about the reconciliation requests, specifically about reducing housing growth targets amid a housing crisis, setting a precedent for other jurisdictions to request reductions, and affecting jurisdictions which were not seeking reconciliation.
- Rebecca shared that she would brief the GMPC on AHC feedback and new reconciliation options at the October GMPC meeting and seek GMPC direction on the reconciliation requests. Rebecca shared that an additional GMPC meeting may be needed in 2024 or early 2025 based on the timing of when the GMPC makes a decision.
- Chair Balducci shared that at the last GMPC meeting, she heard empathy for the jurisdictions requesting reconciliation. However, she shared she did not hear anything that met the first criteria for seeking reconciliation which was unanticipated circumstances that occurred after growth targets were adopted. Chair Balducci emphasized the importance of approaching reconciliation with integrity to maintain public trust. She recalled many jurisdictions ambitiously taking on higher housing numbers when growth targets were set and concern with asking jurisdictions to continue taking on more housing growth. She expressed a desire to see jurisdictions meet the reconciliation criteria GMPC set prior to approving reconciliation.
- Mayor Herbig echoed Chair Balducci's concerns. He additionally expressed concern over the scale of housing reduction the jurisdictions requested. He noted that Carnation and Snoqualmie requested a 30 to 50 percent reduction in their adopted housing growth targets. He hoped to see reconciliation done only when necessary due to concerns of other jurisdictions asking for reconciliation down the line.
- Kelly Coughlin shared that the Snoqualmie Tribe had purchased land targeted by the City of Snoqualmie for future residential growth, diminishing the City's development capacity. Kelly asked if unincorporated King County could take on the housing growth targets shed by Snoqualmie and Carnation.
 - Rebecca noted the suggestion from Kelly and shared it would require further engagement.
- Council President Walsh echoed Mayor Herbig's concerns. She expressed difficulty in accepting the change in housing growth targets and shared her concerns over how the process would unfold.
- Vice Chair Alex Brennan requested clarification on if the reduction of targets for the two cities would result in an increase of targets elsewhere in the county. He understood VISION 2050 provided a number for King County to distribute and noted there seemed to be flexibility in the numbers.

- Rebecca shared that the Puget Sound Regional Council Regional Growth Strategy provided King County with a share of population growth it needed plan for. King County then converted this population projection range into housing units before apportioning this countywide growth target range to regional geography cohorts. These cohorts used the ranges as a starting place to set housing growth targets. The Cities and Towns regional geography cohort—of which Carnation and Snoqualmie both belong—were allowed to set higher growth targets than the Regional Growth Strategy recommended. Due to the overallocation of housing growth targets, and no city stepping forward requesting a commensurate increase in their targets, the reduced housing growth target could not be allocated elsewhere without impacting a jurisdiction not requesting amended targets.
- Chair Balducci noted the reduction in housing growth targets was miniscule. However, she expressed concerns over the message sent.
- Deputy Mayor Dana Parnello requested consideration that, while developable land will change in the next twenty years, the need doesn't change. As such, density would be one possible solution to respond to loss of developable land.
- Renton Councilmember Ryan McIrvine, who also sits on the GMPC, echoed Deputy Mayor Parnello's concerns. He expressed a desire to avoid a slippery slope of other jurisdictions requesting reconciliation down the line.

Chair's Report

- Chair Balducci reminded the Committee that the next AHC meeting will be on November 7, 2024 from 2:00 p.m. - 3:30 p.m.
- Chair Balducci set out a tentative AHC meeting agenda of approving comprehensive plan review draft letters for Des Moines, Milton, Shoreline, and Woodinville and an initial briefing on draft 2025 AHC state legislative priorities. She shared AHC staff recommended postponing draft 2025 federal legislative priorities until early 2025.

King County Affordable Housing Committee Meeting Minutes

November 7, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Introductions and Agenda Review

Members	Member Present	Alternates Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	Absent	
Susan Boyd, Bellwether Housing	Absent	
Jane Broom, Microsoft Philanthropies	X	
Allison Butcher, Master Builders Association of King and Snohomish Counties	X	
Kelly Coughlin, SnoValley Chamber of Commerce	Absent	Michele Catoire, SnoValley Chamber of Commerce
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	X	
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	Absent	Issaquah Council President Lindsey Walsh on behalf of Sound Cities Association
Thatcher Imboden, Sound Transit	X	
Ryan Makinster, Washington Multi-Family Housing Association	X	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	Absent	Xochitl Maykovich, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	Absent	Maple Valley Deputy Mayor Dana Parnello on behalf of Sound Cities Association
Seattle Councilmember Cathy Moore	X	
King County Councilmember Teresa Mosqueda	Absent	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	X	
Robin Walls, King County Housing Authority	Absent	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	

- Affordable Housing Committee (AHC or Committee) Chair King County Councilmember Balducci welcomed Committee members and called the meeting to order.
- Chair Balducci called the roll and confirmed there was quorum.
- Chair Balducci welcomed new AHC member, Master Builders Association of King and Snohomish Counties Senior Policy Analyst Allison Butcher, who replaced Master Builders

Association of King and Snohomish Counties Senior Government Affairs Manager Veronica Shakotko.

- Chair Balducci provided an overview of the meeting agenda which included staff briefings and opportunities to comment from the cities of Des Moines, Milton, Shoreline, and Woodinville, followed by a staff briefing on the draft 2025 state legislative priorities.

Action Item: Adopt October 3, 2024 AHC Meeting Minutes

- Alternate Issaquah Council President Lindsay Walsh moved to adopt the October 3, 2024 meeting minutes.
- Kirkland Councilmember Amy Falcone seconded the motion.
- The Committee unanimously passed the motion to approve the October 3, 2024 meeting minutes.
- Seattle Office of Housing Director Maiko Winkler-Chin arrived after adoption of the minutes. She voted on subsequent motions.

Action Item: Adopt Comprehensive Plan Review Comment Letters

- Chair Balducci shared that staff prepared four draft comment letters for review and potential approval: Des Moines, Milton, Shoreline, and Woodinville. She thanked jurisdictions for their participation, noting how voluminous and thought out their draft comprehensive plans were.
 - She noted the letters for review include an acknowledgement of the challenge jurisdictions will face in responding to AHC recommendations by the end of 2024 and encouraged jurisdictions to respond to recommendations and bring their plans into alignment with the Countywide Planning Policies (CPP) Housing Chapter prior to adopting their plans. She noted it wouldn't be possible for all jurisdictions, so she encouraged jurisdictions to do so in 2025 during their annual comprehensive plan update.
- Chair Balducci outlined the briefing process and invited AHC staff member Carson Hartmann to begin the briefing.
- Carson shared that the AHC has approved 22 comment letters encompassing 81 percent of King County's population; staff reviewing eight draft comprehensive plans are under review; three jurisdictions deferred AHC review; seven jurisdictions have not submitted complete draft comprehensive plan submissions.
- Carson provided an overview of the Housing-focused Draft Comprehensive Plan Review Program's process and plan review standards.
- Carson presented on the City of Des Moines, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Des Moines to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of Des Moines Community Development Director Rebecca Deming to comment.
 - Rebecca thanked AHC staff for their assistance.
- AHC staff member Skye D'Aquila presented on the City of Milton, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Milton to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of Milton Consultant Jeff Arango to comment.
 - Jeff thanked AHC staff and shared that the City of Des Moines has updated their draft comprehensive plan to reflect the majority of the AHC staff recommendations.

- AHC staff member Christoph Strouse presented on the City of Shoreline, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Shoreline to align with the CPP Housing Chapter goals and policies.
- Chair Balducci invited City of Shoreline Planning Manager Elise Keim to comment.
 - Elise thanked AHC staff and members. She reaffirmed Shoreline’s commitment to provide affordable housing and respond to historical housing inequities. She shared Shoreline staff are working on the AHC’s recommendations.
- Skye presented on the City of Woodinville, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Woodinville to align with the CPP Housing Chapter goals and policies.
- Alternate Michele Catoire left the AHC meeting.
- Chair Balducci invited City of Woodinville Planning Manager Amanda Almgren to comment.
 - Amanda thanked the Committee and shared the City of Woodinville will take AHC recommendations into consideration.
- Chair Balducci opened the floor for discussion. There was no discussion.
- Microsoft Philanthropies Senior Director Jane Broom moved to approve the letters.
- Sound Transit Community Development Director Thatcher Imboden seconded.
- The AHC unanimously passed the motion to approve the draft comprehensive plan comment letters for Des Moines, Milton, Shoreline, and Woodinville.
- Bellevue Mayor Lynne Robinson asked when the Committee will be briefed on the monitoring and reporting work.
 - Carson shared AHC staff will share their monitoring and reporting work in mid-2025. AHC staff’s early 2025 plan review work will delay their monitoring and reporting work.

Input: Discuss Draft 2025 Affordable Housing Committee State Legislative Priorities

- Chair Balducci shared that every year since the inception of the AHC, the AHC has developed state legislative priorities to encourage the State to step up and play its part.
- Chair Balducci invited AHC Manager McCaela Daffern to brief the Committee on the AHC’s draft 2025 state legislative priorities.
- McCaela briefed the AHC on state legislative priorities drafting process.
 - McCaela shared staff used the approved 2024 AHC state legislative priorities as the base and removed policies which were not timely.
 - McCaela shared the Housing Interjurisdictional Team reviewed the draft state legislative priorities and provided feedback.
 - McCaela emphasized the draft 2025 AHC state legislative priorities were consistent with possible King County policy priorities and aligned with the AHC’s adopted Shared Revenue Principles.
- McCaela briefed the AHC on the draft 2025 AHC state legislative priorities.
 - Priority 1: McCaela shared that since the beginning, the AHC and has supported policies that help ensure people remain stably housed.
 - The priorities in this area respond to the challenges the affordable housing sector has faced in recent years to operate and maintain their properties as well as provide support for their residents and call on the State to shore up the financial health of affordable housing providers through adequate funding for operations, maintenance, and services funding.

- Priority 2: McCaela shared the second priority is to preserve and increase the supply of affordable housing through four asks:
 - Part a of the second priority asks the State to increase and find a dedicated revenue source for the Housing Trust Fund to repair and preserve aging affordable housing buildings and expand housing options throughout King County that meet a diverse range of community and resident needs.
 - Part b of the second priority additionally asks the State to create or authorize a new permanent funding source for affordable housing that minimizes burden on low-income households, keeps pace with rising costs, and retains local flexibility for:
 - housing affordable to households at or below 50 percent of area median income (AMI); and
 - projects with an affordable housing component that promote access to opportunity, prevent and mitigate displacement, and help build wealth.
 - Part c of the second priority asks the State to exempt publicly funded affordable housing developed by nonprofits and affordable to households at or below 80 percent of AMI from construction and rehabilitation sales tax.
 - Part d of the second priority calls on the State to increase funding for the Connecting Housing to Infrastructure Program.
- Priority 3: McCaela shared that King County jurisdictions are busy finalizing and adopting their comprehensive plan updates, which establish a vision for how King County will grow equitably and affordably over the next 20 years. She noted 2025 is when jurisdictions will begin implementing their comprehensive plans; jurisdictions will need funding for staff time, funding for consultant support, and guidance. Priority 3 asks the State to support comprehensive plan housing policy implementation through the provision of grants and technical assistance.
- Priority 4: McCaela shared the final priority calls on the State to maintain or expand the Housing and Essential Needs program to increase opportunities for tenants to learn about and enforce their rights, increase funding for legal assistance, ban discrimination against renters based on a prior criminal record, and strengthen statewide requirements for notice of residential rent increases.
- McCaela reminded the Committee that the state legislative session begins on January 13, 2025. She shared AHC staff will revise the Draft 2025 AHC state legislative priorities following Committee feedback. She invited AHC members to propose amendments and possibly take action to adopt the priorities at the December 5 AHC meeting.
- McCaela concluded the briefing.
- Seattle Councilmember Cathy Moore left the AHC meeting early. She participated in all votes.
- Chair Balducci opened the floor for discussion.
- Bellevue Mayor Robinson asked about the potential to include add a policy to priority area 3 that would say, “Honor the autonomy of local jurisdictions to use community-based decision, especially for local affordable housing efforts that have proven successful,” or, using the Chair’s language: “Retain flexibility of local jurisdictions to . . . “
 - Mayor Robinson shared that last year, there was a State effort to create a statewide multifamily property tax exemption. She wants to ensure that cities, like Bellevue, that have already created one that is working really well, and that put a lot of time into studying what it should look like, that they are able to retain what they have. The

intent is to honor the autonomy of local jurisdictions and not lose the successful work that cities are doing.

- Chair Balducci said it would be difficult to support a statement that tells the State they've done too much and need to give back local control. Local control got us into the current affordable housing crisis. She expressed concerned about making a statement that sounds like we want to go backward from advances that have been made.
- Mayor Robinson reiterated that she wanted to honor the autonomy of local jurisdictions to use community-based decision making especially for local affordable housing efforts that have proven successful. Mayor Robinson noted she did not want to trigger local control.
- Chair Balducci and Mayor Robinson agreed to wordsmith the proposal.
- King County Department of Community and Human Services Deputy Director of Housing and Community Development, Xochitl Maykovich, on behalf of King County Executive Dow Constantine said, if the goal is to honor the local work of the jurisdictions, then maybe some of it is asking for resources for that local work. There are jurisdictions who can take it to another level if they had the resources and staff to do that.
- Chair Balducci said she could see a statement that includes both concepts: the State should support/honor local efforts that are working and should support them with money.
- Allison asked if the AHC does ongoing advocacy work during the legislative session tor does it end with a letter sent to the King County delegation that serves as a statement of our priorities?
 - Chair Balducci shared that the AHC does not have a lobbyist or a specific lobbying strategy. In her personal capacity as the Chair of the AHC and a King County Councilmember, she's used it as a tool to express the AHC's position on certain matters. Chair Balducci mentioned there may be interest in lobbying in 2025. She shared the AHC typically creates a work plan and approves it as a body. She shared that next year during AHC annual work plan development would be an excellent opportunity to talk about whether we want to have a separate lobbying effort.
- Allison also asked if the AHC took a position on the Housing Accountability Act last session. The Housing Accountability Act seemed to be similar to what the AHC is trying to do with its review of plans and goes in the opposite direction from Mayor Robinson's suggestion. The Act would have given the State the ability to review comprehensive plans and hold local jurisdictions accountable to implementing housing policies in cases where they resist implementation of State housing laws. She expects the 2024 Housing Accountability Act to come back next session and shared it's something her members are interested in. If nothing else, it should be something for the AHC to watch.
 - Chair Balducci shared that the AHC gives cities encouragement and recommendations while the Department of Commerce tells cities what they can and can't do.
 - Xochitl shared that AHC staff drafted the legislative agenda based on what they are aware of what other their jurisdictions or members of the AHC actively support and was not sure that there is universal support on that item.
- Chair Balducci expressed a desire to capture ideas that surfaced during the discussion. She said she kind of liked the idea of accountability but wanted to hear from others who would have to live with it.
- Washington Multi-family Housing Association Director of Government Affairs Ryan Makinster asked King County staff what comments and feedback they got from affordable housing providers? His providers have serious concerns about non-paying residents and residents

with behavioral health issues. He noted the difficulty in getting sufficient resources from the State this year to keep struggling properties open. He represents two properties who are looking at turning their keys back into their funders in the next eight months. He asked staff to confirm they didn't hear anything from providers about what they need to stay solvent.

- Xochitl expressed a need for more resources to reduce cost burden and help stabilize residents. She shared that the proposed policy language was informed by research King County has done into housing providers and its own portfolio. Early results point to this being a structural issue:
 - Housing cost burden among tenants has risen significantly and continues to worsen.
 - Over 40 percent of tenants in King County and Seattle's portfolios are cost burdened.
 - The rents are set lower than what the providers could be charging.
 - King County and Seattle have 80 percent AMI units with 30 percent AMI households living in those units.
 - There is an increase in acuity of residents.
- Ryan asked Xochitl to confirm that none of the affordable housing providers mentioned their concerns with the eviction process and are going to turn in their keys.
- Xochitl replied that some folks have mentioned concerns about the evictions process, such as having to prove an allegation, noting that's how the judicial process works.
- Chair Balducci shared that the City of Seattle recently shared findings from a survey they conducted of affordable housing providers within Seattle. Providers report:
 - A widespread of experience of decreased financial health among the affordable housing providers that they attribute to increased operating expenses and decreased rental revenue;
 - An increasing trend of buildings operating in the red;
 - Struggling to find people who can afford the rent; and
 - Affordable housing residents are struggling to pay the rent.
- When asked about challenges of collecting rents, providers widely say that their challenges are related to the regulatory environment. Providers pointed out the backlog in the court system, tenant eviction laws, and regulations. She noted that Seattle infused cash to stabilize affordable housing providers once already and are considering doing so again. These are temporary measures that won't solve the problem. Chair Balducci validated that there are real challenges with current operations that require support and wondered if we could work at our next go of the language to capture some sense of that.
- Ryan thanked the Chair. He was aware of the report but hadn't seen it. Ryan emphasized his concerns regarding process, not a specific program. If there's a way to stay process-agnostic, there would still be value in saying in the legislative priorities that process concerns need to be addressed.
- The Chair, reflecting on the complexity of the conversation, said there's so much that needs doing in this space, commenting on the higher acuity of residents in affordable housing properties. Derrick Belgard, the executive director of the Chief Seattle Club, who has been in the business of affordable housing for decades, is quoted in a recent article as saying that the people who are currently in affordable housing, when started out, would have been in permanent supportive affordable housing and the people who are currently in permanent supportive housing would be in something

more like a hospital. To further illustrate the complexity, she also understands that there has been some success in driving down market rate rents, which is causing some overlap at the high end of affordability, making market rate units easier, if not cheaper to rent in some cases. Chair Balducci suggested making a broad ask of the legislature to stabilize housing providers.

- Maiko clarified that the report is not out there. She shared that it's really about the way you look at things--the high cost of insuring affordable housing properties and the way that rents are set that makes it increasingly difficult for renters in affordable housing to afford their rents, are also contributing factors. Rents are set for affordable housing units using HUD's AMI charts. The City of Seattle's average renter made 77 percent of the AMI reported in those charts (as opposed to homeowners, who are at 175 percent) and that rents have increased almost 30-40 percent in the last five years. She concluded by saying she doesn't know if Seattle wants the State to look at things differently or how they do that.
- Chair Balducci suggested that King County could do some work in-house to beef up the provider stability.
- Xochitl offered to provide data from the King County affordable housing portfolio and reminded the Committee that federal tenant protections apply to all federally backed or funded affordable housing properties.
- Ryan expressed concern over affordable housing providers struggling with the eviction process, noting every other county can process evictions faster than King County. He shared the problem was a resource issue and that the courts need more resources to do their jobs.
- Chair Balducci shared the county's budget proposes to add two judicial officers to the court so they can process more evictions because there is a backlog in eviction cases. Chair Balducci emphasized that the system needs to work. She reminded the Committee that we cannot evict our way into housing. She empathized that high acuity people may cause others living with them in affordable housing to feel unsafe and need to leave. Chair Balducci shared the eviction system needs to work, but there was much more work to be done. The Chair invited Ryan to email her any ideas he wants to propose and for deliberation and vote at the next AHC meeting.
- Sound Transit Development Director Thatcher Imboden expressed a desire to strengthen or clarify the second sub-bullet in priority 2.b. He shared that Sound Transit was finding that a subset of affordable housing projects, especially transit oriented development projects with non-housing uses like daycares or community centers aren't readily funded, causing community-based organizations to raise substantial amounts of capital to cover non-residential components within mixed-use developments. Thatcher would like to see the legislative agenda "prioritize" rather than "include" funding for non-residential portions of mixed-use affordable housing projects. He noted the funding gap is currently solved through earmarks.
- Chair Balducci invited Thatcher to email her his thoughts.

Chair's Report

- Chair Balducci reminded the Committee that the next AHC meeting will be on December 5, 2024 from 2:00 p.m. - 3:30 p.m. where the AHC will tentatively approve comprehensive plan review draft letters for Clyde Hill, Newcastle, and Renton and possibly adopt 2025 AHC state legislative priorities.

King County Affordable Housing Committee Meeting Minutes

December 5, 2024 | 2:00 p.m. – 3:30 p.m.

Location: Teams Meeting

Call to Order and Roll Call

Members	Member Present	Alternates Present
Affordable Housing Committee Chair King County Councilmember Claudia Balducci	X	
Affordable Housing Committee Vice Chair Alex Brennan, Futurewise	X	
Susan Boyd, Bellwether Housing	Absent	
Jane Broom, Microsoft Philanthropies	X	
Allison Butcher, Master Builders Association of King and Snohomish Counties	X	
Kelly Coughlin, SnoValley Chamber of Commerce	X	
Kirkland Councilmember Amy Falcone on behalf of Sound Cities Association	X	
Kenmore Mayor Nigel Herbig on behalf of Sound Cities Association	X	
Thatcher Imboden, Sound Transit	X	
Ryan Makinster, Washington Multi-Family Housing Association	Absent	
Sunaree Marshall, King County Department of Community and Human Services, on behalf of King County Executive Dow Constantine	X	
Renton Councilmember Ryan McIrvine on behalf of Sound Cities Association	X	
Seattle Councilmember Cathy Moore	Absent	
King County Councilmember Teresa Mosqueda	Absent	
Bellevue Mayor Lynne Robinson on behalf of Sound Cities Association	X	
Robin Walls, King County Housing Authority	X	
Maiko Winkler-Chin, Seattle Office of Housing, on behalf of Mayor Bruce Harrell	X	
		City of Shoreline Councilmember Annette Ademasu on behalf of Sound Cities Association
		Issaquah Council President Walsh on behalf of Sound Cities Association

- Affordable Housing Committee (AHC or Committee) Chair King County Councilmember Claudia Balducci welcomed Committee members and called the meeting to order.

- Chair Balducci called the roll and confirmed there was quorum.
- Chair Balducci reflected on the Committee’s work this year, including:
 - participation in a workshop to establish foundational direction for the future of the Committee;
 - providing input on a method to compare jurisdictional progress to plan for housing affordability;
 - reviewing and issuing comments on 24 draft comprehensive plans;
 - piloting peer review for draft comprehensive plans for the first few plans reviewed in 2024 to perfect the process; and
 - concluding its partnership with the Community Partners Table.
- Chair Balducci provided an overview of the meeting agenda which included:
 - staff briefings and opportunities to comment from the cities of Renton, Clyde Hill, and Newcastle on their draft comprehensive plans;
 - staff briefings on letters for jurisdictions which submitted late, did not submit, or are in the process of reconciliation; and
 - possible adoption of 2025 AHC state legislative priorities.

Action Item: Adopt October 7, 2024 Meeting Minutes

- Kirkland Councilmember Amy Falcone moved to approve the November 7, 2024 meeting minutes.
- Microsoft Philanthropies Senior Director Jane Broom seconded the motion.
- The Committee unanimously passed the motion to approve the November 7, 2024 meeting minutes.
 - Sound Transit Community Development Director Thatcher Imboden arrived late to the AHC meeting. He did not vote on the motion.

Action Item: Approve Comprehensive Plan Review Comment Letters

- Chair Balducci shared that AHC staff prepared draft comment letters for Renton, Clyde Hill, and Newcastle for AHC consideration and potential approval and thanked the jurisdictions for their participation. She also noted:
 - the letters for review acknowledge the challenge jurisdictions face in responding to AHC recommendations by the end of 2024 and encouraged jurisdictions to respond to recommendations and bring their plans into alignment with the Countywide Planning Policies (CPP) Housing Chapter prior to adopting their plans; and
 - it won’t be possible for some jurisdictions to amend before plan adoption and encouraged these jurisdictions to amend their plans in 2025 as part of an annual comprehensive plan update.
- Chair Balducci outlined the briefing process and invited AHC staff Carson Hartmann to begin the briefing.
- Carson shared the Committee had approved comment letters for over half the jurisdictions in King County, representing 85 percent of the county’s population.
- Carson presented on the City of Renton, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Renton to align with the CPP Housing Chapter goals and policies.
 - Chair Balducci invited Renton Senior Planner Matthew Herrera to provide comment. He expressed gratitude to the AHC and staff. He shared the City had already begun revising their draft comprehensive plan appendix to respond to draft AHC feedback

prior to anticipated comprehensive plan adoption on December 9. For example, they were correcting their land capacity analysis and had already performed an analysis on emergency housing in response to the draft letter.

- Renton Councilmember Ryan McIrvine expressed enthusiasm for adopting their comprehensive plan with the changes in response to AHC comments.
- AHC staff Skye D'Aquila presented on the City of Clyde Hill, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Clyde Hill to align with the CPP Housing Chapter goals and policies.
 - Chair Balducci noted that, based on discussions with leaders from small jurisdictions, these jurisdictions are struggling with the complexity of preparing submissions to the AHC's plan review program.
 - Chair Balducci invited Clyde Hill Planning Manager Eric Jensen to provide comment. Eric shared information about the resource and staffing limitations at the City of Clyde Hill. He shared the city has over 30 percent people of color and looks forward to continuing to partner with A Regional Coalition for Housing (ARCH).
- Skye presented on the City of Newcastle, providing a city snapshot, outlining comprehensive plan strengths, and recommendations for Newcastle to align with the CPP Housing Chapter goals and policies.
 - Chair Balducci invited Newcastle Community Development Director Erin Fitzgibbons to provide comment. Erin shared the comprehensive plan process had been a long and dynamic process and appreciated the support of AHC staff. She shared the City of Newcastle will welcome ARCH to their January Planning Commission meeting about middle housing and subsequently will update their housing element in 2025 or 2026. She shared that the City, with ARCH's support through the Middle Housing Grant, was able to reach out to community-based organizations. Newcastle will update their comprehensive plan to include their community outreach prior to adoption in February.
- Chair Balducci opened the floor for discussion. The AHC did not have any items for a discussion.
- Department of Community and Human Services (DCHS) Housing and Community Development Deputy Director Sunaree Marshall moved to approve the comment letters for the cities of Renton, Clyde Hill, and Newcastle.
- Master Builders Association of King and Snohomish Senior Policy Analyst Allison Butcher seconded the motion.
- The Committee unanimously passed the motion to approve the Renton, Clyde Hill, and Newcastle comment letters.
 - Thatcher arrived late and did not vote on the motion.
- Carson presented on jurisdictions that submitted late, did not submit, or were in the process of reconciliation as of December 4, 2024.
 - AHC staff prepared draft letters for five cities that submitted late to the AHC between October 4 and December 4, 2024: Lake Forest Park, Black Diamond, Kent, Duvall, and Normandy Park.
 - Black Diamond provided the AHC an updated land capacity analysis recently but submitted their draft comprehensive plan earlier in the year.
 - The AHC meeting packet included a non-submission letter for Normandy Park. Normandy Park staff submitted their comprehensive plan after the packet was distributed, but prior to the December 4 deadline. He shared

Normandy Park will receive a late submission letter rather than a non-submission letter.

- AHC staff prepared draft letters for jurisdictions that did not submit to the Committee, which were the cities of Mercer Island and Pacific and the towns of Skykomish and Yarrow Point.
- AHC staff prepared draft letters for the cities of Carnation and Snoqualmie, who are in the process of growth target reconciliation. Both cities requested deferral of AHC review until the Growth Management Planning Council (GMPC) decides how to proceed with their reconciliation requests.
- Chair Balducci opened the floor for discussion.
 - Town of Skykomish Consultant Eric Jensen shared the Town will submit their materials to the Committee either December 5 or 6. He requested a late submission letter rather than nonsubmittal letter.
 - Chair shared she will consider his request.
 - Issaquah Council President Walsh shared that Sound Cities Association requested the non-submission letters also be sent to mayors and councilmembers of those cities. Sound Cities Association also requested the AHC send a copy of the letters to other organizations such as the Puget Sound Regional Council (PSRC) and the Washington State Department of Commerce (Commerce).
 - Carson shared that when the comment letters are emailed, the Committee copies Commerce and PSRC.
 - Chair Balducci shared she sensed jurisdictions were not resistant to submit, but rather confused. She suggested sending a letter with communications Carson described, then revisit where we are with these jurisdictions next year. If they're not moving, maybe we follow up with another letter.
 - Vice Chair Brennan commented that encouraging jurisdictions to adopt a plan by the deadline while it doesn't meet state or CPP requirements is not what he would recommend. He recommended jurisdictions wait and adopt late and do it right rather than do it in a rush and do it wrong. He acknowledged that knowing capacity constraints, it may be challenging for these jurisdictions.
 - Vice Chair Brennan commented on the letters for jurisdictions which didn't submit, noting that he knows it's a challenge to say anything much more than "we can't assess" given we didn't receive a full submission, but it felt like the AHC was letting those folks off the hook. He shared that to him, it set up a situation that was not fair to jurisdictions which took the time and effort to engage in the plan review program. We should recognize the work of the vast majority of jurisdictions that have participated in good faith in the process.
 - PSRC Director of Growth Management Paul Ingraham noted in the chat that PSRC is encouraging jurisdictions to complete the full requirements of the Growth Management Act, even if it means adopting after the deadline.
- Chair Balducci reviewed the proposed amendments she heard.
 - Chair Balducci responded to the Town of Skykomish's request for a late-submission letter rather than a non-submission letter if they submit by the end of day on Monday, December 9.
 - Chair Balducci noted the requests from Issaquah Council President Lindsay Walsh to copy jurisdiction mayors and councilmembers as well as interested parties such as PSRC and Commerce when late, non-submission, and reconciliation letters are distributed.

- Chair Balducci noted Vice Chair Brennan’s request to add a sentence to non-submission letters which would recognize that the vast majority of jurisdictions submitted their comprehensive plan, received recommendations from the AHC, and are incorporating AHC recommendations.
- Chair Balducci requested a motion to approve the letters to jurisdictions which submitted late to the AHC.
 - Issaquah Council President Lindsey Walsh moved to approve the letters to jurisdictions that submitted late to the AHC.
 - Sunaree seconded the motion.
 - Council President Walsh offered a friendly amendment to copy jurisdictions’ mayors and councilmembers when the AHC sends letters to jurisdictions that submitted late.
 - The AHC unanimously passed the motion to adopt the late submission letters as amended.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.
- Chair Balducci requested a motion to send the Town of Skykomish a late submission letter rather than a non-submission letter if AHC staff receive their draft comprehensive plan by the end of the day on Monday, December 9. She noted that if AHC staff do not receive Skykomish’s submission by the deadline, the AHC will send them a non-submittal letter.
 - Council President Walsh moved.
 - Jane Broom seconded the motion.
 - The AHC unanimously passed the motion to send the Town of Skykomish a late submission letter rather than a non-submission letter should AHC staff receive their application by end of day December 9.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.
- Chair Balducci requested a motion to approve the letters to jurisdictions which did not submit to the AHC.
 - Sunaree moved to approve the letters to jurisdictions that did not submit to the AHC.
 - City of Seattle Office of Housing Director Maiko Winkler-Chin seconded the motion.
 - Council President Walsh offered a friendly amendment to copy jurisdiction mayors and councilmembers when AHC sends letters to jurisdictions that did not submit to the AHC.
 - Maiko moved to copy Commerce and PSRC when AHC sends letters to jurisdictions which did not submit to the AHC.
 - Councilmember Falcone seconded.
 - The AHC unanimously passed the motion to copy Commerce and PSRC when the AHC sends letters to non-submitting jurisdictions.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.
 - Chair Balducci suggested staff draft a sentence acknowledging that most jurisdictions have submitted, received comments from the AHC, and have tried to respond to AHC comments.
 - Vice Chair Brennan moved to add a sentence to the letters to jurisdictions that did not submit, which would acknowledge the efforts of jurisdictions that participated in the AHC’s plan review program.
 - Mayor Robinson seconded.
 - Carson clarified there is a sentence in the letter noting the jurisdiction is one of four that has not yet submitted. He offered to add a sentence to the letter that is more affirmative of other jurisdictions. Chair Balducci agreed.

- The AHC unanimously passed the amendment to acknowledge the work of jurisdictions that have participated in the AHC's Draft Comprehensive Plan Review Program.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.
- The AHC unanimously passed the motion to approve non-submittal letters as amended.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.
- Mayor Herbig moved to approve letters for cities that asked to defer AHC review until the GMPC reaches a decision on their growth target reconciliation requests.
- Vice Chair Brennan seconded the motion.
- The AHC unanimously passed the motion to approve the deferral letters for cities undergoing the GMPC reconciliation process.
 - Thatcher arrived to the AHC meeting late and did not vote on the motion.

Action Item: Approve 2025 Affordable Housing Committee State Legislative Priorities

- Thatcher arrived at the AHC meeting.
- McCaela reminded the AHC about the four categories in the draft 2025 state legislative priorities introduced last month which were to:
 - provide for the stability of affordable housing providers;
 - preserve and increase the supply of affordable housing;
 - help jurisdictions implement their comprehensive plans and housing policies; and
 - strengthen renter rights and protections.
- McCaela shared that AHC staff collected amendments from AHC members who proposed amendment language at the last AHC meeting.
- McCaela walked the AHC through the three amendments AHC members proposed in advance of the AHC meeting.
- McCaela shared that other housing advocacy groups published their state legislative agendas. She shared AHC staff produced a crosswalk comparing the AHC's proposed legislative agenda to those published by:
 - Housing Development Consortium;
 - Sound King Housing and Homelessness Partners;
 - Habitat for Humanity Seattle-King and Kittitas Counties; and
 - Association of Washington Cities.
- McCaela noted significant alignment with the AHC's first three priority areas. She noted other organizations' policy priorities did not include references to tenant protections.
- King County Housing Authority Executive Director Robin Walls left the AHC meeting early. She did not vote on the subsequent motions.
- McCaela encouraged the AHC to adopt the 2025 legislative agenda at the meeting because the next AHC next meeting will be after the state legislative session starts.
- SnoValley Chamber of Commerce Chief Executive Officer Kelly Coughlin shared that unincorporated King County has raised the minimum wage to \$20.29 an hour, or about \$42,000 annually. However, the wage increase causes single-person households to exceed the threshold for 30 percent of AMI. She asked if there was a way to request King County reconsider the AMI.
 - Chair Balducci shared AMI is set federally.

- McCaela shared there is a Commerce work group looking at alternate methods to calculate AMI. She suggested AHC staff could report back to the Committee on the results of the Commerce work group. She shared the work group was working fast and should conclude their work by the middle of 2025.
- DCHS Housing Policy and Finance Lead Evaluator Jesse Warren added the work group would conclude their work by the end of March.
- Sunaree shared King County funded across the spectrum. King County can partner with the King County Housing Authority to buy down rent for lower income households. She observed King County usually has a problem of AMI rising too fast.
- Chair Balducci thanked Kelly for raising the issue.
- Maiko added that AMIs are set federally around April and minimum wage is set in January.
- Maiko commented on amendment one, requesting that any dollars for homeownership be additive to what is available for rental housing. The state has begun to allocate an increasingly larger share of a limited pot of housing capital funding for homeownership.
- Councilmember Falcone thanked Kelly for raising the AMI issue. Councilmember Falcone shared she was also part of the Commerce working group. She shared she was happy to connect with Kelly.
 - Chair Balducci thanked Councilmember Falcone for serving on the Commerce working group.
- Mayor Robinson moved to adopt the draft 2025 AHC draft legislative agenda.
- Thatcher seconded the motion.
- Allison acknowledged that homeownership is on the spectrum of housing choices. She acknowledged the Housing Trust Fund (HTF) already funds homeownership projects. She shared affordable homeownership fell under the umbrella of increasing the supply of affordable housing. She proposed an amendment to add “and homeownership opportunities for first-time homebuyers” to the legislative priorities to note that part of what the HTF does is provide funding for affordable homeownership.
 - Allison moved her amendment.
 - Mayor Robinson seconded.
 - The AHC unanimously passed the amendment to include affordable homeownership in the legislative priorities.
- Allison proposed an amendment to the legislative agenda to expand policy area three, adding a new priority which would expand the agenda to encompass broader housing laws important to increasing the supply of housing. She noted the importance of process reform. She proposed an amendment: “Fund Commerce to provide additional rounds of local project review grants to assist cities and counties with actions related to streamlining residential building permit review and modernizing permitting processes.”
- Allison moved her amendment.
- Councilmember Falcone seconded.
- The Committee unanimously passed the amendment to expand policy priority area three.
- Thatcher noted some mixed-use affordable housing projects being built include services which serve the community. However, he shared there aren’t a lot of resources for the non-housing components of these projects. He proposed an amendment to fund non-housing portions for such projects, stating, “Provide capital funding for the creation of non-housing uses within affordable housing projects that serve low-income residents and the broader community.”

- Chair Balducci clarified the amendment would not expand the uses HTF money could be used for.
- Maiko asked if his amendment would increase capital funding.
- Thatcher responded that the potential for his amendment would be additive money.
- Maiko asked if the amendment would increase an existing pot of money.
- Chair Balducci recollected how hard it was to find funding for the medical clinic portion of the mixed-use affordable housing project on Beacon Hill which also included housing and services. She expressed support for Thatcher's amendment because she wasn't sure there was a lot of new money coming from the State.
- Maiko shared that the Beacon Hill project received five and a half million dollars from Commerce.
- Thatcher moved amendment three.
- Mayor Robinson seconded.
- The Committee unanimously passed the amendment to support capital funding for non-housing uses within affordable housing projects.
- Mayor Robinson proposed an amendment to priority two to include language stating, "Continue and expand state support for tools producing income restricted housing units that help jurisdictions to meet affordable housing needs."
 - Mayor Robinson shared that Sound Cities Association approved her proposed amendment.
- Mayor Robinson moved to approve the amendment.
- Councilmember Falcone seconded.
- The Committee unanimously passed the motion to include language supporting tools for producing income restricted units to the second priority.
- Jane left early. She did not vote in subsequent motions.
- Chair Balducci proposed an amendment to the third priority, adding language which would state, "Support efforts to create and fund a housing research center in Washington state that provides nonpartisan, objective research and analysis to assist policymakers in assessing and adopting policies, regulations, and programs that will most effectively address the need for housing."
 - Allison expressed support for Chair Balducci's proposed amendment.
 - Sunaree moved to include Chair Balducci's proposed amendment in the legislative priorities.
 - Councilmember Falcone seconded.
 - Shoreline Councilmember Annette Ademasu asked where the funding for the research center would come from.
 - Chair Balducci shared she wasn't certain.
 - Maiko clarified that the research center would ask for \$750,000 from the State for its first year of operation. She added the research center would require \$1 million per year for four years, so \$4 million over four years.
 - The Committee unanimously passed the motion to include language supporting a housing research center.
- The AHC unanimously approved the draft 2025 state legislative agenda.

Wrap up and Adjourn

- Chair Balducci reminded AHC members that their terms expire at the end of 2024, but there is no limit to the number of terms they can serve.
 - Chair Balducci shared AHC staff will be in touch with Committee members about if they want to continue serving.
- Chair Balducci shared that the 2025 AHC meetings are not yet scheduled, but staff are working on it.
- Chair Balducci invited Committee members interested in chairmanship to connect with her. The AHC Chair needs to also be a GMPC member. The Committee will elect their Chair and Vice Chair in February.
- Chair Balducci shared AHC staff would like to start publishing 2025 meeting calendars. She proposed the first Thursday of the month from 2:00 P.M. to 3:30 P.M. The AHC will not meet on January, July, and August of 2025.
- Chair Balducci reminded the Committee will hold the first meeting of 2025 on February 6 at 2 P.M.
- Chair Balducci thanked the Committee for their hard work, expressed pride in the Committee's achievements in 2024, and wished all members a lovely and peaceful holiday season.
- Chair Balducci adjourned the meeting.

Futurewise Welcomes Alex Brennan as New Executive Director

