

GROWTH MANAGEMENT PLANNING COUNCIL

Friday, November 6, 2015
Puget Sound Regional Council Boardroom
Seattle, WA

MEETING SUMMARY

Unanimously Approved by the GMPC on March 30, 2016

Members present:

King County Executive Dow Constantine, Chair
Councilmember Dembowski, King County
Councilmember Lambert, King County
Councilmember McDermott, King County

Councilmember O'Brien, Seattle
Councilmember Okamoto, Seattle

Councilmember Robertson, Bellevue

Representing Sound Cities Association (SCA):

Councilmember Barnes, Maple Valley
Councilmember Bertlin, Mercer Island
Councilmember Guier, Pacific
Councilmember Marts, Issaquah
Councilmember Odell, Sammamish
Councilmember Stilin, Redmond
Councilmember Tom Stowe, Beaux Arts Village

Executive Constantine convened the meeting at 1:08 pm. GMPC members introduced themselves.

Staff affirmed that a quorum was present

Agenda Item II – approval of the minutes from July 22, 2015. The minutes were approved unanimously.

Agenda Item III – Public Comment.

1. Robert Braeutigam

Mr. Braeutigam expressed opposition to the expansion of the Urban Growth Area to include the Duthie Hill Notch and the subsequent annexation to the City of Sammamish. Mr. Braeutigam submitted written testimony to accompany his oral testimony.

2. Jeff Payne
Mr. Payne expressed opposition to the expansion of the Urban Growth Area to include the Duthie Hill Notch and the subsequent annexation to the City of Sammamish.
3. Jody McDougall
Ms. McDougall expressed opposition to the expansion of the Urban Growth Area to include the Duthie Hill Notch and the subsequent annexation to the City of Sammamish.
4. Kelly Rider, Government Relations and Policy Director, Housing Development Consortium (HDC)
Ms. Rider supported revising the Housing Chapter in the Countywide Planning Policies because HDC believed it was a better way to guide housing policy across the county. Ms. Rider further explained that HDC is concerned that there has not been significant progress made in addressing the substantial needs of households earning less than 30% AMI. Ms. Rider submitted written testimony to accompany her oral testimony.

Agenda Item IV – Panel Discussion – Housing.

The panel presentation was the annual discussion of affordable housing trends in the county.

Chair Constantine introduced the panel with the following remarks:

- When the CPPs were approved in 2012, GMPC made a commitment to devote one meeting each year to reporting on affordable housing in the county;
- Mayor Murray and Executive Constantine declared an emergency as a result of the growing homeless crisis with King County;
- The Northgate TOD will be the site of more affordable housing near transit hubs; and
- The jurisdictions have a collective responsibility to address housing affordability and leading by example to make inroads where possible.

Mark Ellerbrook, King County, provided current data on housing affordability showing the critical need for rental housing, that the lowest income households are the most unstably housed, and that there are subregional differences. Mr. Ellerbrook further identified King County's role in providing funding, strategic planning, regional leadership.

Jack Pace and Cathy Stetson, City of Tukwila, provided information on the Residential Rental Licensing and Inspection Program and current data on Tukwila demographics.

Eric Shields, City of Kirkland, provided information on current programs within the City to increase the supply of affordable housing including inclusionary housing, density bonuses, and the use of the Multifamily Tax Exemption.

Rob Odle, City of Redmond, provided information on strategies and tools employed by the City to increase the supply of affordable housing including development on surplus land, density bonuses, cottage housing developments, and inclusionary housing provisions.

Emily Alvarado, City of Seattle, provided information on the Housing Affordability and Livability Advisory Committee recommendations (HALA.) Ms. Alvarado stated the HALA report includes 65 recommendations and set the goal of providing 50,000 new units over the next ten years.

The housing presentation was followed by a discussion of the GMPC members. Members expressed appreciation for the panel presentation. Councilmember Lambert complimented both the cities of Kirkland and Redmond for their work on increasing the supply of affordable housing with particular support for the duplexes that look a single-family house. Councilmember Odell cautioned that one solution doesn't fit with every community and noted that Sammamish is an active supporter of ARCH. Councilmember Marts stated that Issaquah is considering a Multi-family Tax Exemption.

Agenda Item V – Affordable Housing Policy Amendment.

Councilmember O'Brien introduced Motion 15-2 stating that many cities on the eastside of King County already have mandatory policies for affordable housing and noting that it is a critical piece of an affordable housing strategy.

Tom Hauger, City of Seattle, outlined Motion 15-2 for the GMPC members. Motion 15-2 would amend policy H-8 to add consideration of a full range of programs to address affordable housing, including mandatory programs.

Councilmember O'Brien moved Motion 15-2 for consideration.

The representatives from the Sound Cities Association requested that the language of Motion 15-2 be revised to read, as follows:

H-8 – Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, ((including)) from optional to mandatory ((programs)) that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.

Councilmember Okamoto spoke in favor of Motion 15-2. Councilmember Stowe expressed concern that the additional language may result in additional costs to small cities and is not necessary. Councilmember Marts stated that Motion 15-2 was important because the subject of affordable housing is not universally accepted. Councilmember Barnes stated that Motion 15-2 recognizes a range with mandatory tools as a possibility. Councilmember Dembowski supported Motion 15-2.

Motion 15-2, as amended, was approved by a vote of 9 – ½ with Councilmember Stowe voting no.

Agenda Item VI – Other Business.

a. Duthie Hill Notch Report

At their previous meeting, the GMPC tasked the IJT with pursuing a solution using the Four-to-One program. Karen Wolf, King County, reported back to the GMPC on result of those discussions with the staff team formed to work with the City. The staff team identified two possible scenarios for using the Four-to-One program principles to allow the Duthie Hill Notch to move into the UGA. The City of Sammamish did not find either of the scenarios to be workable in this situation.

Councilmember Odell stated that the City has been involved with this issue for six years and is interested in finding a mutually agreeable solution. Councilmember Odell expressed concern for maintenance of the Duthie Hill Road as it crosses from City governance to County and back to City. Councilmember Lambert stated that the only reason the Duthie Hill area exists as a notch is due to an internal political battle and that 80% of the residents now favor redesignation to urban.

b. Targets adjustment for annexations

Chandler Felt, King County, briefed the GMPC on the administrative update of the Targets Table (Table DP-1) in the CPPs to account for annexations that have occurred since the CPPs were adopted in 2012. Mr. Felt indicated that no action by the GMPC was necessary.

Chair Constantine adjourned the meeting at 3:00 pm.