

SCA Public Issues Committee

July 8, 2026 - 7:00 PM
In-Person Meeting



Kirkland Justice Center, Totem Lake Room
11750 NE 118th St
Kirkland, WA 98034

AGENDA

- 1) **Welcome and Roll Call – Lydia Assefa-Dawson, Federal Way, PIC Chair** 5 Minutes
- 2) **Public Comment** 5 Minutes
- 3) **Approval of Minutes – June 10, 2026 Meeting** 5 Minutes
Page 6
- 4) **Chair’s Report – Lydia Assefa-Dawson, Federal Way, PIC Chair** 5 Minutes
- 5) **Executive Director’s Report – Robert Feldstein, Executive Director** 5 Minutes
- 6) [2027 Solid Waste Rate Letter](#) 20 Minutes
ACTION
Page 11
Laura Belmont, Policy Analyst
- 7) [Affordable Housing Levy, Part 2](#) 45 Minutes
DISCUSSION
Page 18
Aj Foltz, Senior Policy Analyst
- 8) [MIDD Implementation Plan](#) 20 Minutes
DISCUSSION
Page 91
Laura Belmont, Policy Analyst
- 9) **Updates/Informational Items** 10 Minutes
 - a. [Regional Boards & Committees Upcoming Issues](#)
 - b. [Levies & Ballot Measures](#)
 - c. [2026 PIC Work Plan](#)
- 10) **For the good of the order**
- 11) **Adjourn**

Upcoming Events

- a. SCA Board of Directors Meeting – July 15, 2026 – 10 AM – 12 PM – Bellevue City Hall
- b. Summer Social – July 22, 2026 – 5:30 – 8:00 PM – Lake Wilderness Lodge, Maple Valley

Sound Cities Association

Mission

To provide leadership through advocacy, education, mutual support and networking to cities in King County as they act locally and partner regionally to create livable vital communities.

Vision

SCA will lead policy change to make the Puget Sound region the best in the world for our diverse communities.

Values

SCA is committed to creating an environment that fosters mutual support, respect, trust, fairness, and integrity for the greater good of the association and its membership. SCA operates in a consistent, inclusive, and transparent manner that respects the diversity of our members and encourages open discussion and risk-taking. SCA acknowledges the systemic racism and inequities in our society and continues its commitment to the work needed to address them.

Guiding Principles

- Assume that others are acting with good intent
- No surprises!
- Have each other's backs
- Think about who is not at the table
- Be candid, but kind
- Once a decision is made, work together to make it work
- Show up to meetings prepared
- Be fully present and engaged during meetings
- Extend grace to others – cut them some slack
- Remain open-minded
- Respect differing views

Commonly Used Acronyms

ADS Advisory Council	Advisory Council on Aging and Disability Services
AHC	Affordable Housing Committee
AFIS Advisory Committee	Automated Fingerprint Identification System Advisory Committee
AWC	Association of Washington Cities
BOH	Board of Health
BPAC	PSRC Bicycle and Pedestrian Advisory Committee
CIP	Capital Improvement Plan
CJTC	Washington State Criminal Justice Training Commission
CPPs	Countywide Planning Policies
CSO	Combined Sewer Overflows
CYAB	Children and Youth Advisory Board
DCHS	King County Department of Community and Human Services
DVI Task Force	Domestic Violence Initiative Regional Task Force
EDDB	Central Puget Sound Economic Development District Board
EMAC	Emergency Management Advisory Committee
EMS Advisory Task Force	Emergency Medical Services Levy Advisory Task Force
ETP	Eastside Transportation Partnership
GMA	Growth Management Act
GMPB	PSRC Growth Management Policy Board
GMPC	King County Growth Management Planning Council
GSP	Greater Seattle Partners
HIJT	Affordable Housing Interjurisdictional Team
IJT	Interjurisdictional Team – staff support to the GMPC
ICA	Interlocal Cooperation Agreement
ILA	Interlocal Agreement
JRC	Joint Recommendations Committee for Community Development Block Grants
K4C	King County-Cities Climate Collaboration
KCD	King Conservation District
KCDAC	King Conservation District Advisory Committee
KCFCD	King County Flood Control District
KCFCDAC	King County Flood Control District Advisory Committee
KCEPC	King County Project Evaluation Committee
KCRHA	King County Regional Homelessness Authority
LEOFF1 Disability Board	Law Enforcement Officers and Fire Fighters Plan 1 Disability Board
MCC	Hazardous Waste Management Program Management Coordination Committee
MIDD	Mental Illness and Drug Dependency
MKCC	Metropolitan King County Council
MRSC	Municipal Research Services Center
MSWMAC	Metropolitan Solid Waste Management Advisory Committee
MWPAAC	Metropolitan Water Pollution Abatement Advisory Committee
OPMA	Open Public Meetings Act
PHSKC	Public Health – Seattle & King County
PIC	Public Issues Committee

PSAP	Public Safety Answering Points
PSCAA	Puget Sound Clean Air Agency
PSCAAAC	Puget Sound Clean Air Agency Advisory Council
PSERN	Puget Sound Emergency Radio Network
PSRC	Puget Sound Regional Council
PRA	Public Records Act
RCW	Revised Code of Washington
RLSJC	Regional Law Safety and Justice Committee
RPC	Regional Policy Committee
RPEC	PSRC Regional Project Evaluation Committee
RTC	Regional Transit Committee
RWQC	Regional Water Quality Committee
SCA	Sound Cities Association
SCAACG	South Central Action Area Caucus Group
SCATBd	South County Area Transportation Board
SeaShore	Seashore Transportation Forum
SKHHP	South King Housing and Homelessness Partners
SWAC	Solid Waste Advisory Committee
TPB	PSRC Transportation Policy Board
WTD	King County Wastewater Treatment Division



SCA Public Issues Committee

DRAFT MINUTES

June 10, 2026 – 7:00 PM

Online Meeting

1. Welcome and Roll Call

Federal Way Councilmember, Lydia Assefa-Dawson, Public Issues Committee (PIC) Chair, called the meeting to order at 7:15 PM. 29 cities were represented. ([Attachment A](#)).

Guests present included: Les Sessoms, Federal Way (PIC Alternate); Gene Achziger, Des Moines; Amy Lam, Sammamish; Megan Utemei, Auburn Staff; Ella Wiilams, Bellevue Staff; Adreanna Campbell, Kirkland Staff; Amy Tsai, Redmond Staff; Cassie Byerly, King County Executive Staff; Tania Mondaca, King County Council Staff; Ali Blum, King County Solid Waste Division; Maia Knox, King County Solid Waste Division; representative from Federal Way Mirror; Keelin Everly-Lang, Sound Reporter; and Devon Hill.

Chair Assefa-Dawson noted that any discussion in the chat for those joining online would be maintained for public records purposes and included in the PIC minutes ([Attachment B](#)).

2. Public Comment

Federal Way Councilmember, Lydia Assefa-Dawson, SCA PIC Chair, asked if there was anyone in attendance who would like to provide public comment and encouraged any individuals with comment to contact sca@soundcities.org .

Hearing none, Chair Assefa-Dawson closed this portion of the meeting.

3. Approval of Minutes – May 13, 2026 Meeting

Federal Way Councilmember, Lydia Assefa-Dawson, SCA PIC Chair, asked for any questions or amendments to the minutes of the May 13, 2026 SCA PIC meeting.

Mayor Katy Kinney Harris, Yarrow Point, moved, seconded by Councilmember Toni Troutner, Kent, to approve the minutes of the May 13, 2026 SCA PIC Meeting. The motion passed unanimously.

4. Chair's Report

Federal Way Councilmember, Lydia Assefa-Dawson, SCA PIC Chair, stated that last meeting's success reflects the body's commitment to the issues discussed and thanked staff for their work. She reminded members that the July meeting will be held in person in Kirkland. Chair Assefa-Dawson asked any attendees calling in from a room shared with other attendees to clearly state their name before speaking for virtual attendees to better follow along.

5. Executive Director's Report

SCA Executive Director Robert Feldstein expressed his enthusiasm as to the swiftness with which documents were amended and agenda items were handled at the prior PIC meeting, and thanked members and staff for their efforts. He shared that the Housing Development Consortium will return to the next PIC meeting, as there was limited time for discussion at the prior PIC meeting. Feldstein noted that he would be absent for the July PIC meeting. He concluded by providing an update on the King County Transportation District (KCTD) discussions. He shared that the next KCTD meeting will be held on June 12 and written testimony must be submitted by June 11. Feldstein summarized amendments for consideration at the June 12 meeting and encouraged members to testify on the matter.

6. Regional Boards & Committee Appointments

SCA Executive Director Robert Feldstein briefed members on recommendations from the PIC Nominating Committee for appointments to 2026 SCA Regional Boards and Committees as shown in the meeting materials ([here](#)) on pages 15-20.

Mayor Pro Tem Elizabeth Porter, Covington, moved, seconded by Councilmember Peter Kwon, SeaTac, to recommend the SCA Board approve the 2026 Regional Board and Committee appointments as recommended by the PIC Nominating Committee. The motion passed unanimously.

7. 2027 Proposed Solid Waste Rate Response Letter

SCA staff provided members with a presentation regarding the 2027 Proposed Sewer Rate Response Letter. Materials are available on the SCA website [here](#).

SCA Policy Analyst Laura Belmont provided background on King County Solid Waste Division's (SWD) proposed rates and reprioritization following the prior year's rate setting process. Belmont also provided an explanation of the estimated impact of proposed rate increases on ratepayers and how city contracts impact rate increases. They also discussed previous SCA actions related to utility rate affordability, including the Regional Utility Rate Summit and proposed sewer rate response letter. Belmont overviewed key points of the draft solid waste response letter.

Councilmember Laura Mork, Shoreline, moved, seconded by Councilmember Nieuwenhuis, Bellevue, to bring back the 2027 Solid Waste Rate Letter to the July 2026 Public Issues Committee meeting for possible action.

Belmont explained the timeline and next steps for the letter.

8. December 2025 Flood Response- SCA Survey

SCA staff provided members with a presentation regarding the December 2025 Flood Response SCA Survey. Materials are available on the SCA website [here](#).

SCA Policy Analyst Dax Tate provided an overview of SCA's survey of elected officials and city managers/city administrators regarding the December 2025 winter storm and subsequent flooding. Topics covered included the context for the survey, respondents and reported impacts, communications takeaways, cooperation and coordination takeaways, and time for feedback and discussion.

Members spoke in support of the feedback captured in the presentation and added that relationships and communications across jurisdictions were important throughout the flood response. Members discussed whether SCA could play a role in encouraging cooperation between cities and with the County for future preparedness efforts, expressed interest in further discussions about post-response coordination, and relayed challenges around disseminating information to residents and businesses.

9. Updates/Informational Items

SCA Policy Analyst Laura Belmont presented this standing agenda item to offer an opportunity for questions from PIC members. Belmont highlighted the anticipated transmittal of the MIDD III Implementation Plan. They also highlighted the King County Regional Homelessness Authority Governing Board's approval of a Finance Subcommittee to monitor the authority following a forensic audit.

Belmont overviewed the regional ballot measures and levies tracker, highlighting the anticipated 2027 Best Starts for Kids Levy Renewal. They encouraged members to submit their city's ballot measures and levies for the tracker. Staff clarified that members have discretion as to when they share information to be included in SCA's tracker. Members discussed upcoming ballot measures and levies their jurisdictions were considering.

Feldstein overviewed the PIC work plan for the upcoming July meeting, which includes the solid waste rate response letter and the MIDD III Implementation Plan. He encouraged members to submit amendments to the solid waste rate response letter early.

10. For the Good of the Order

Councilmember Vivek Prakriya, Redmond, shared that Redmond has extended an Interim Official Control to a full moratorium on commercial drone ports while they work towards establishing permanent regulations related to drones.

Councilmember Mark Joselyn, North Bend, asked for this topic to be further explored by SCA staff.

SCA Executive Director Robert Feldstein expressed that he sees a potential role for SCA to facilitate shared learning, though this role must be balanced with staff bandwidth. He shared that SCA staff are discussing this balance further.

11. Adjourn

The meeting adjourned at 8:16 PM.

**Attachment A:
Public Issues Committee Meeting June 10, 2026**

City	Representative	Alternate
Algona	David White	Troy Linnell
Auburn	Nancy Backus	Tracy Taylor
Beaux Arts Village	Aletha Howes	
Bellevue	Jared Nieuwenhuis	Naren Briar
Black Diamond	Tamie Deady	
Burien	Sarah Moore	Alex Andrade
Carnation	Jim Ribail	Max Voelker
Clyde Hill	Dean Hachamovitch	
Covington	Elizabeth Porter	Kristina Soltys
Des Moines	Yoshiko Grace Matsui	Harry Steinmetz
Duvall	Ronn Mercer	Adam Olen
Enumclaw	Chance LaFleur	Jan Martinelli
Federal Way	Lydia Assefa-Dawson	Les Sessoms
Hunts Point	Joe Sabey	
Issaquah	Tola Marts	Paul Adair
Kenmore	Eric Adman	Nigel Herbig
Kent	Bill Boyce	Toni Troutner
Kirkland	Shilpa Prem	Kelli Curtis
Lake Forest Park	Tracy Furutani	Larry Goldman
Maple Valley	Syd Dawson	Dana Parnello
Medina	Heija Nunn	
Mercer Island	Wendy Weiker	Julie Hsieh
Milton	Jason Roberts	Bruce White
Newcastle	Paul Charbonneau	Andy Jacobs
Normandy Park	Eric Zimmerman	Sue-Ann Hohimer
North Bend	Errol Tremolada	Mark Joselyn
Pacific	Vic Kave	
Redmond	Melissa Stuart	Vikek Prakriya
Renton	Ruth Pérez	Armondo Pavone
Sammamish	Debbie Treen	Josh Amato
SeaTac	Peter Kwon	Mohamed Egal
Shoreline	Laura Mork	
Skykomish	Henry Sladek	
Snoqualmie	Louis Washington	Dan Murphy
Tukwila	Kate Kruller	Dennis Martinez
Woodinville	David Edwards	James Randolph
Yarrow Point	Katy Kinney Harris	

Cities present at the meeting are **bolded**. Voting representatives present are highlighted.

Attachment B: Zoom Chat Log

19:27:46 From Wendy Weiker, Mercer Island to Hosts and panelists:

wendy weiker/mercer island here 7:15

19:28:01 From Jared Nieuwenhuis | Bellevue to Hosts and panelists:

Jared Nieuwenhuis, City of Bellevue here

19:31:38 From Peter Kwon, SeaTac to Hosts and panelists:

Peter Kwon, SeaTac

19:35:35 From Nigel Herbig, Kenmore to Hosts and panelists:

Looks like cities still under UTC contracts are getting a better deal here.

20:10:46 From Shilpa Prem, Kirkland to Hosts and panelists:

Looking forward to welcoming everyone in Kirkland!

20:13:26 From Shilpa Prem, Kirkland to Hosts and panelists:

super interesting - thanks for sharing!

20:16:02 From Elizabeth Porter, Covington to Hosts and panelists:

You all did a great job flexing tonight with the A/V being live! Thank you SCA team for all of the work that you do to support us!

Item 6:

2027 Proposed Solid Waste Rate Response Letter

DISCUSSION/POTENTIAL ACTION

SCA Staff Contact

Laura Belmont, SCA Policy Analyst, laura@soundcities.org , (206) 849-7864

SCA Solid Waste Advisory Committee Members

Councilmember Amy Lam, Sammamish; Councilmember Laura Mork, Shoreline

Discussion/Potential Action

For 2027, the monthly solid waste rates are proposed to increase 8.5% across fee types, which is anticipated to have an average monthly curbside impact of \$0.73. Currently, SWD projects 8.5% increases each year from 2028-2032, which would result in approximately a 63% increase in rates over the period. SCA members are concerned about the compounding impact of sharp increases across utilities on ratepayer affordability, which ultimately spurred the creation of a Regional Utilities Rate Summit and the recommendation of a sewer rate response letter.

At the June PIC meeting, **members will review the *final* draft of a letter to the King County Council and vote to elevate the letter to the SCA Board of Directors for review and approval.** SCA staff have suggested two technical corrections to the letter. One amendment to the letter has been proposed and will be considered. The amendment is detailed below and included in Attachment A, which contains a copy of the draft letter with changes redlined. Members can make further amendments during the meeting.

Background information on this item is included in Appendix 1.

Amendments to the Draft Letter

SCA staff have suggested two technical corrections to the letter:

- Updating the Proposed Ordinance information following transmittal
- Updating the signatory information to match current protocol

One amendment to the letter has been submitted ahead of the meeting.

Amendment #1

Sponsor: Bellevue

Add second sentence to Summit bullet point

- Convening a second Regional Utility Rate Summit to holistically address the aforementioned concerns. *The second Summit should maintain a focus on compounding impacts of multiple utilities' increases on ratepayers and examine rate relief strategies related both to regulations and financial policies, such as rate smoothing.*

SCA Rate Response Letter Review & Approval Timeline

July

Wednesday 7/8

July PIC meeting

Second Touch

The draft letter comes back to PIC for a vote. Proposed amendments are reviewed in succession.

Additional amendments can be made at this time, either by:

- Introducing individual motions for amendments, or
- Live-updating the document and moving to recommend it to the Board as shown on screen.

PIC votes to recommend the final letter to the Board for approval.

Wednesday 7/15

July Board meeting

The Board of Directors reviews the letter as drafted and amended by PIC and makes the final decision to adopt the letter.

APPENDIX 1: ISSUE BACKGROUND

Background Information

The Solid Waste Division (SWD) has proposed a rate increase of 8.5% across fee types for 2027. SWD calculates the rates by calculating their revenue requirement, allocating that to customer classes, and estimating future tonnage. They then set rates such that the allocation matches the rate of future tonnage. SWD has cited inflation, regulation, tonnage, labor costs, capital expenditure needs, and operating expenditures as the primary rate drivers.

During the 2026 rate setting process, the 2027 rate was separated into its own proposal to allow for additional engagement among partners and for SWD to review its capital investment program and strategy. To control rate growth, SWD reprioritized and re-assessed capital needs to delay costs where possible, limited operational adds, explored operational options to control costs, and is opening new revenue streams. Projects that were prioritized included those necessary to provide services at current levels, such as finishing the South County Recycling and Transfer Station, and projects required to remain in compliance with regulations and keeping customers and staff safe, such as leachate line repairs. Projects that did not fall into one of those two categories were delayed for future implementation. Through these efforts, SWD was able to recommend a rate of 8.5% for 2027, lower than previous projections of over 10%.

SWD states that their rate proposal supports commitments made in the 2019 Comprehensive Solid Waste Management Plan, particularly in the areas of crucial system infrastructure, climate and the environment, accessibility and equity, and customer service and regulatory requirements. SWD will also provide service disruption rates, which are a reduced commercial fee schedule for unanticipated closures of transfer stations lasting longer than 24 hours. A table with proposed rates, 2026 adopted rates, and prior 2027 modeling is shown below:

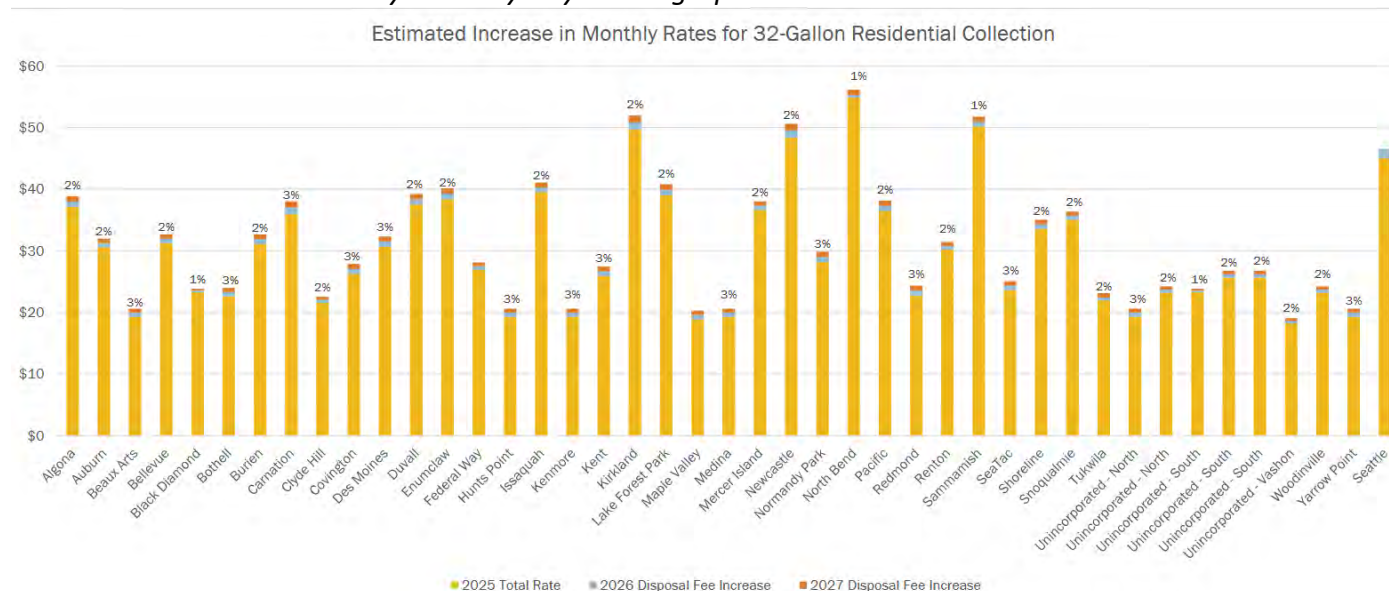
Proposed Rates, 2026 Adopted Rates, and Prior 2027 Modeling

Fee Type	UOM Type	2026 Rate Adopted	2027 Prior Model	% Increase	2027 Agency Proposed
Commercial (Tipping Fee)	Per Ton	\$ 179.18	\$ 194.00	8.27%	\$ 194.41
Self -Haul	Per Ton	\$ 229.08	\$ 258.00	12.62%	\$ 248.55
Regional Direct	Per Ton	\$ 194.89	\$ 219.30	12.52%	\$ 211.46
Yard Waste	Per Ton	\$ 129.38	\$ 145.55	12.50%	\$ 140.38
Special Waste	Per Ton	\$ 275.14	\$ 310.00	12.67%	\$ 298.53
Self Haul Minimum ¹	Transaction	\$ 36.62	\$ 41.28	12.73%	\$ 39.76
Appliances	Transaction	\$ 30.00	\$ 30.00	0.00%	\$ 33.00
Mattresses	Transaction	\$ 30.00	\$ 30.00	0.00%	\$ 33.00
Cleanup Lift	Transaction	\$ 20.00	\$ 20.00	0.00%	\$ 22.00
Fixed Annual Charge		\$ 26,838,510	\$ 30,864,287	15.00%	\$ 29,119,783

Table as provided in Solid Waste Advisory Committee meeting materials for May 2026.

SWD's current planning assumptions reflect 8.5% annual rate increases each year from 2028-2032. For 2027, this 8.5% increase is estimated to, on average, result in a \$0.73 increase per month for a residential customer with a 32-gallon garbage can. The exact monthly bill increase varies by city or geographical area, as shown in the graph below.

Estimated Increase in Monthly Rates by City or Geographical Area



Graph as provided in Solid Waste Advisory Committee meeting materials for May 2026.

The variation observed by city or geographic area is because King County SWD does not directly provide service to cities; cities instead contract with hauling companies. Contracts between cities and haulers are set for longer periods of time, and where a city is within the lifecycle of its contract with a hauler, as well as the overall terms negotiated in the contract, impact the rates charged to ratepayers. Further, different ratepayers may receive different services based on what the jurisdiction has contracted for.

Advisory Committees

The Solid Waste Advisory Committee (SWAC) and the Metropolitan Solid Waste Advisory Committee (MSWAC) each advise the County Executive and County Council on solid waste management issues and decisions affecting county residents and the services they receive. SWAC is comprised of members across King County that represent people who receive solid waste services, labor unions' representatives, local elected officials, manufacturers, public interest groups, the recycling industry, and the waste management industry. MSWAC is comprised of elected officials and city staff, with each city appointing its own members. Membership rosters can be found [here](#) and [here](#) for SWAC and MSWAC, respectively.

Solid Waste Rate Proposal Timeline

SWD began presenting rate scenarios to members of SWAC and MSWAC in February. Rate conversations have been ongoing in the two bodies; both MSWAC and SWAC submitted rate response letters. The King County Executive transmitted his rate proposal on June 15; it will be considered by the King County Council and must be adopted by September 30. The full timeline for the process is below.

Detailed Solid Waste Rate Proposal Timeline

Timing	Process Milestone
February	Early rate outlook (MSWAC/SWAC)
By 2/27/26	Rate model and forecast development complete
By 3/31/26	Rate decision making complete
By 3/31/26	Preliminary rate briefings complete
By 4/30/26	Final rate agency proposal complete
By 5/13/26	Draft support letter shared at SWAC/MSWAC meetings (5/8 and 5/13)
By 6/12/26	Final support letter approved at SWAC/MSWAC meetings (6/10 and 6/12)
By 6/15/26	Executive proposed legislation transmitted; Council deliberations begin
By 8/31/26	Fixed Annual Cost allocation transmittal complete
By 9/30/26	Council rate adoption

Rate timeline adapted from Solid Waste Advisory Committee meeting materials for March 2026.

SCA SWAC Caucus Discussions and Rate Summit

The SCA SWAC Caucus raised significant concerns throughout the 2026 solid waste rate setting process about rapidly rising rates and affordability, particularly as sharp rate increases were forecasted across multiple utilities. This culminated in the SCA SWAC Caucus declaring support for and participating in the Regional Utility Rate Summit in November 2025. At the Summit, local elected officials heard from major regional utilities and discussed the combined impact of rate increases and the drivers of rising rates. SCA members have continued to express concern around the growing rate affordability crisis and included utility rate affordability as a priority area on SCA's County Priorities document.

While concerns about solid waste rates have been softened following SWD's steps to reprioritize projects for the 2027 rate process, the SCA SWAC Caucus has remained vigilant regarding ratepayer affordability concerns. The Caucus has recommended that SCA consider sending a rate response letter to continue the discussion regarding the issue of utility rate affordability.

SCA Public Issues Committee – July 8, 2026 – Item 6 – Attachment A

Draft SCA 2027 Proposed Sewer Rate Response Letter

Dear Chair Sarah Perry and King County Councilmembers,

On behalf of the Sound Cities Association (SCA), we are writing regarding Proposed Ordinance ~~2026-0160-2027~~ 2026-0160-2027 pertaining to Proposed Solid Waste Disposal Fees for 2027. Given current rate proposals and forecasts of multiple years of sharply rising rates across multiple utilities, SCA is concerned about how the proposed solid waste rates contribute to this unsustainable trend.

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The proposed rate increase is 8.5%, which is estimated to be an increase of \$0.73 per month for a residential customer with a 32-gallon garbage can. Rates are projected to increase by 8.5% annually through 2032, with the increases compounding each year. Though solid waste rates are not projected to rise as dramatically as other utility rates, these increases contribute to the cumulative burden borne by ratepayers and add to our region's overall affordability crisis.

We thank the Solid Waste Division (SWD) for their work to control costs throughout this rate-setting process and to establish a stable projected rate path. These efforts are critical in ensuring that infrastructure needs are met while mitigating ratepayer burden. For example, previous rate projections were over 10% for 2027 and SWD ultimately recommended a rate below that at 8.5%.

We support the call by the Solid Waste Advisory Committee (SWAC) and Metropolitan Solid Waste Advisory Committee (MSWAC) for continued cost-saving efforts and a return to multi-year rates. Specifically, we support:

- The continuation of cost-saving efforts that balance rate increases with ratepayers' ability to pay;
- A return to a multi-year rate to provide stability and predictability for ratepayers;
- A comprehensive rate approach that factors in local increases and increases to other utilities' rates, especially those operated by the County, to understand overall ratepayer impacts; and
- Convening a second Regional Utility Rate Summit to holistically address the aforementioned concerns. The second Summit should maintain a focus on compounding impacts of multiple utilities' increases on ratepayers and examine rate relief strategies related both to regulations and financial policies, such as rate smoothing.

We are committed to maintaining a safe and effective system to protect public and environmental health. While we recognize that an adequate revenue stream is needed to achieve these goals, we must collaboratively identify measures to mitigate future utility rate increases, especially as investments for long-term disposal anticipated in the next solid waste comprehensive plan will be significant.

SCA PIC July 8, 2026
Attachment 6.A

Thank you for your responsiveness during the last rate setting cycle and for your collaboration throughout this year's process. We look forward to continuing to collaborate on follow-up work following last year's Regional Utility Rate Summit and on ratepayer affordability given the growing affordability crisis.

Sincerely, on behalf of the Sound Cities Association Board of Directors,

Armondo Pavone
President, Sound Cities Association
Mayor, City of Renton
{SCA Board of Directors}

Cc: Girmay Zahilay, King County Executive
Mo McBroom, Interim Director, Department of Natural Resources and Parks
Rebecca Singer, Director, Solid Waste Division
Ali Blum, Government Relations, Solid Waste Division
Solid Waste Advisory Committee Members

Item 7:**Affordable Housing Levy Discussion, Part 2*****DISCUSSION***

SCA Staff Contact

Aj Foltz, Senior Policy Analyst, aj@soundcities.org, (206) 849-3056

Discussion

At the July meeting, the Public Issues Committee will continue its discussion of a potential regional affordable housing initiative. Following the May 13 PIC meeting, the conversation has evolved from an advocacy effort led by the Housing Development Consortium to a broader, county-led discussion through King County's Investments & Revenue Work Group. Members will receive an update on these regional efforts, discuss the potential implications for cities across King County, and provide guidance on the questions, priorities, and funding options they would like SCA representatives to raise as the workgroup develops recommendations.

Background

Earlier this year, the Housing Development Consortium (HDC) initiated conversations about a potential affordable housing levy with a group that included King County, Seattle, SCA member city leadership, affordable housing developers, and other partners. At the May PIC meeting, HDC representatives presented to PIC regarding a potential regional initiative to fund affordable housing development in King County. [Attachment A](#) includes the slides from this presentation.

On March 31, 2026, Executive Girmay Zahilay issued an [Executive Order](#) (part of the Breaking the Cycle initiative) emphasizing the need to identify new, dedicated revenue sources to address King County's affordable housing shortage. The order directed a cross-sector workgroup, the Breaking the Cycle Investments & Revenue Work Group, to develop sustainable funding strategies to support the development, preservation, and operation of emergency shelter and affordable housing. With this announcement, HDC's work on a potential regional affordable housing initiative was elevated to a broader regional discussion.

BTC Investments & Revenue Work Group

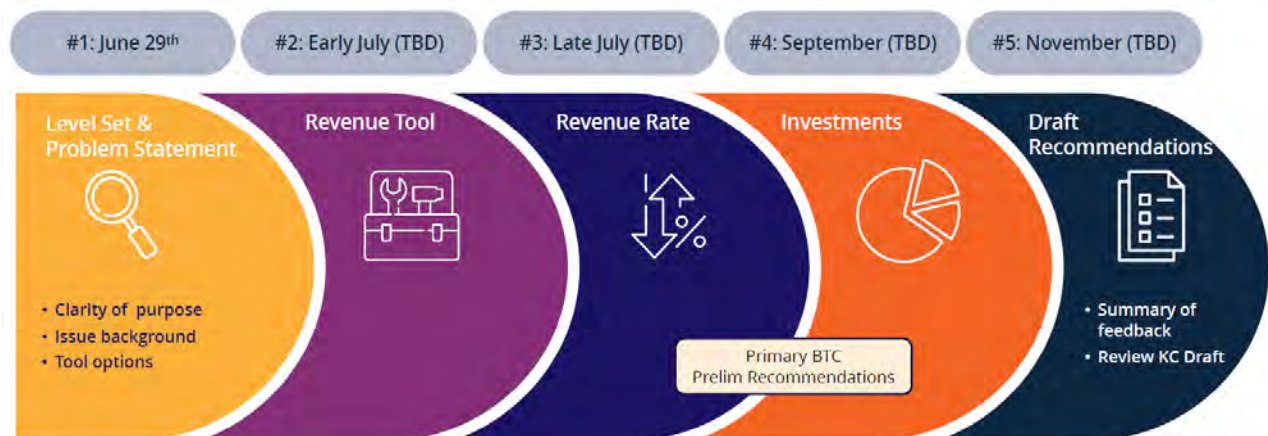
The first meeting of the Investments & Revenue Work Group took place on Monday, June 29. The work group is tasked with:

[Developing] policy, structural, and funding recommendations to improve outcomes and coordination in the homelessness, addiction, behavioral health, and incarceration continuum. Recommendations developed by the workgroup should include policies and

programs that demonstrably improve outcomes; strategies to shift toward performance-based metrics that prioritize what works; and opportunities to eliminate or restructure ineffective investments.

The specific goal of the Investments & Revenue Work Group is to “...explore a dedicated revenue source, including a countywide housing levy, to support the building, siting, preservation, maintenance, and operations of emergency shelter and affordable housing in King County.”

The work group will meet at least five times, with the goal of providing a summary report by December 31, 2026.



The July 29 meeting included a presentation on the King County [Countywide Housing Needs Assessment](#). The HNA provides critical insights into the scope of the issue and the challenges this region faces with affordable housing production. The HNA details data and analysis for all jurisdictions and unincorporated King County, including a breakdown of geographical subareas. SCA hosted a Lunch & Learn on this topic in May, and slides can be found on [Attachment B](#).

Representatives on the BTC Investments & Revenue Work Group:

- Mayor Angela Birney (Redmond), Sound Cities Association
- Mayor Nancy Backus (Auburn), Sound Cities Association
- Alison Eisinger, Coalition to End Homelessness
- Adam Glickman, SEIU 775
- Councilmember Dionne Foster, Seattle City Council
- Dorsol Plants, South King Housing and Homelessness Partners (SKHHP)
- Senator Emily Alvarado, WA State Senate
- Joe Nguyen, Seattle Chamber of Commerce
- Jon Scholes (Dennis Sills), Downtown Seattle Association
- Katie Garrow, MLK Labor
- Lindsay Masters, A Regional Coalition for Housing (ARCH)
- Jane Broom Davidson, Microsoft
- Representative Nicole Macri, WA State House of Representatives
- Nicole Vallesterio-Soper, City of Seattle Mayor's Office

- Patience Malaba, Housing Development Consortium (HDC)
- Councilmember Teresa Mosqueda, King County Council

July PIC Discussion

This month's discussion is a follow-up to the May PIC discussion and shifts the focus from introducing the concept of a regional affordable housing funding initiative to gathering feedback from cities as King County's Investments & Revenue Work Group moves forward. While the May discussion was led by HDC as an advocacy organization, the conversation has since transitioned to a county-led effort. PIC's discussion provides an opportunity for members to offer guidance to SCA representatives participating in these regional discussions, including identifying key questions, priorities, and funding options they would like the workgroup to consider as it develops recommendations.

Please consider the following questions to prepare for this discussion (also included in the July Hot Sheet).

Questions for your Colleagues:

- What outcomes does SCA want a regional affordable housing funding initiative to achieve (e.g., new housing production, preservation, supportive housing, emergency shelter, homeownership opportunities)?
- What role should cities have in decision-making and governance for a regional funding program?
- How should a regional initiative complement existing local affordable housing investments and programs?
- What information or analysis would cities need to evaluate a future regional funding proposal?
- How should King County engage with cities throughout the development of this initiative?

Guidance for SCA Representatives on the Investments & Revenue Work Group:

- What key questions should the Investments & Revenue Work Group address as it develops its recommendations?
- What funding options or policy approaches should the Investments & Revenue Work Group evaluate?

King County Affordable Housing Levy

Legal Uses & Vision Overview

May 2026

Presented by:

Patience Malaba, Executive Director

Brady Nordstrom, Associate Govt Relations Director

Our Vision

All people throughout King County live with dignity in safe, healthy, and affordable homes

Outline

- I. Who we are - HDC
- II. Context in King County
- III. Affordable Housing Levy (RCW 84.52.105) - Legal Uses & Vision
- IV. Recent Updates
- V. Discussion

The background image is a scenic landscape. In the foreground, there is a dense forest of evergreen trees. In the middle ground, a city skyline is visible, featuring several tall skyscrapers and a body of water. In the background, a range of rugged mountains with significant snow cover stretches across the horizon under a clear blue sky.

Who We Are: Housing Development Consortium

Who is Housing Development Consortium (HDC)?

First of its Kind Association

Over 200 Members

- Architects, Non-profit and private Affordable Housing Developers, Attorneys, Funders, General Contractors, Government, Service Providers, Housing Authorities and more!

Focused on Systems Change



Our Vision

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Context in King County

A scenic view of the Seattle skyline and surrounding mountains. The foreground is a dense forest of evergreen trees. In the middle ground, the city of Seattle is visible, with its skyline featuring several prominent skyscrapers. The background consists of a range of snow-capped mountains under a clear blue sky. The text "Context in King County" is overlaid in the center of the image.

HDC & Countywide Housing Needs Assessment Report (2025)

- SCA members & other King County leaders expressed interest in **updated housing data**
- HDC worked with King County Councilmember Claudia Balducci on a budget proviso for updated **King County Housing Needs Assessment (2025)**
 - Builds on past and existing efforts to identify and address local housing needs and trends for policy- and decision-making.

Scale:

King County needs ~**172k new homes** in the next 20-years (0-80% AMI).
Greatest need is in 0-50% AMI range.

More than just units:

The **affordability, size, and location** matter. This includes subregional variation.

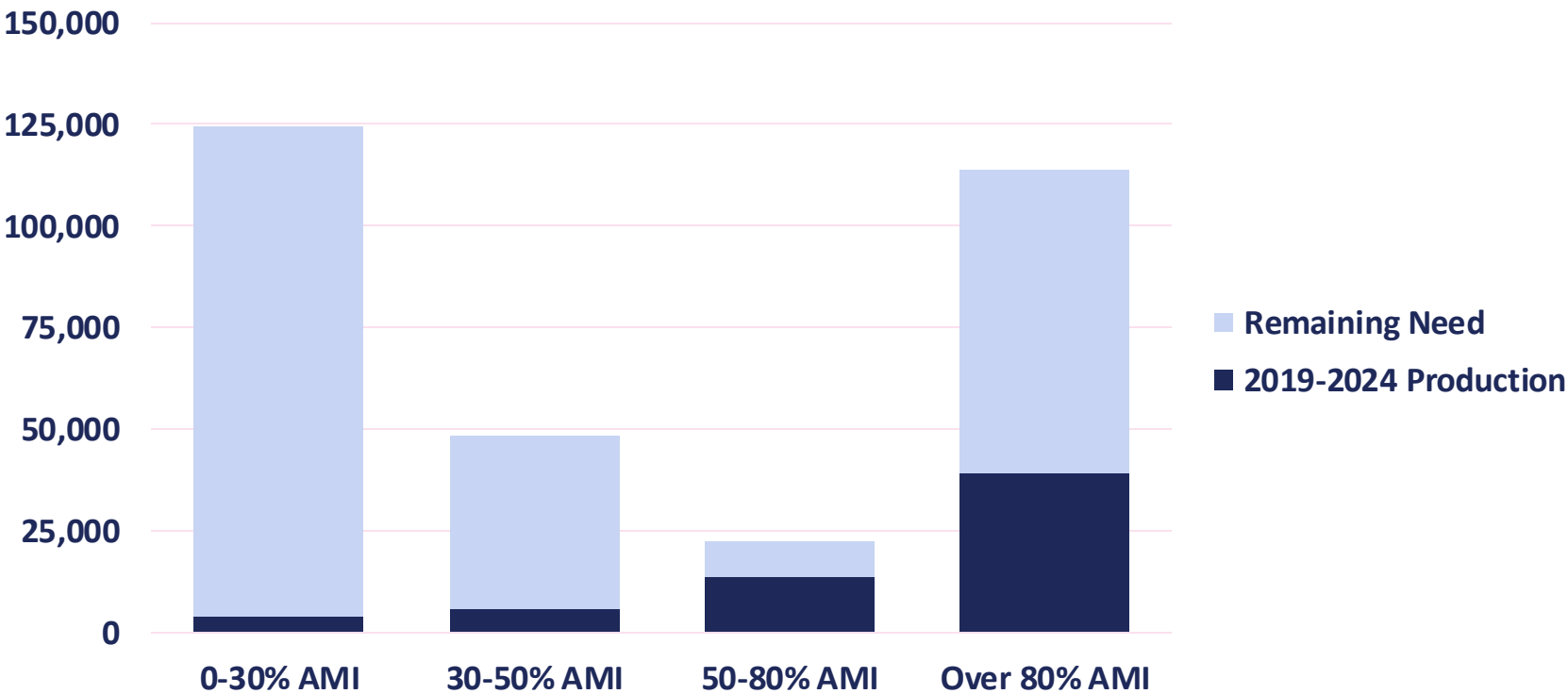
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Housing Progress Not Reaching Deepest Needs

Housing Production Relative to Need by AMI, King County, 2024

Not on track to meet housing needs for very low-income households



Progress to date per income level: 3% 11% 61% 34%

Source: King County Countywide Planning Policies, King County Income-Restricted Housing Database

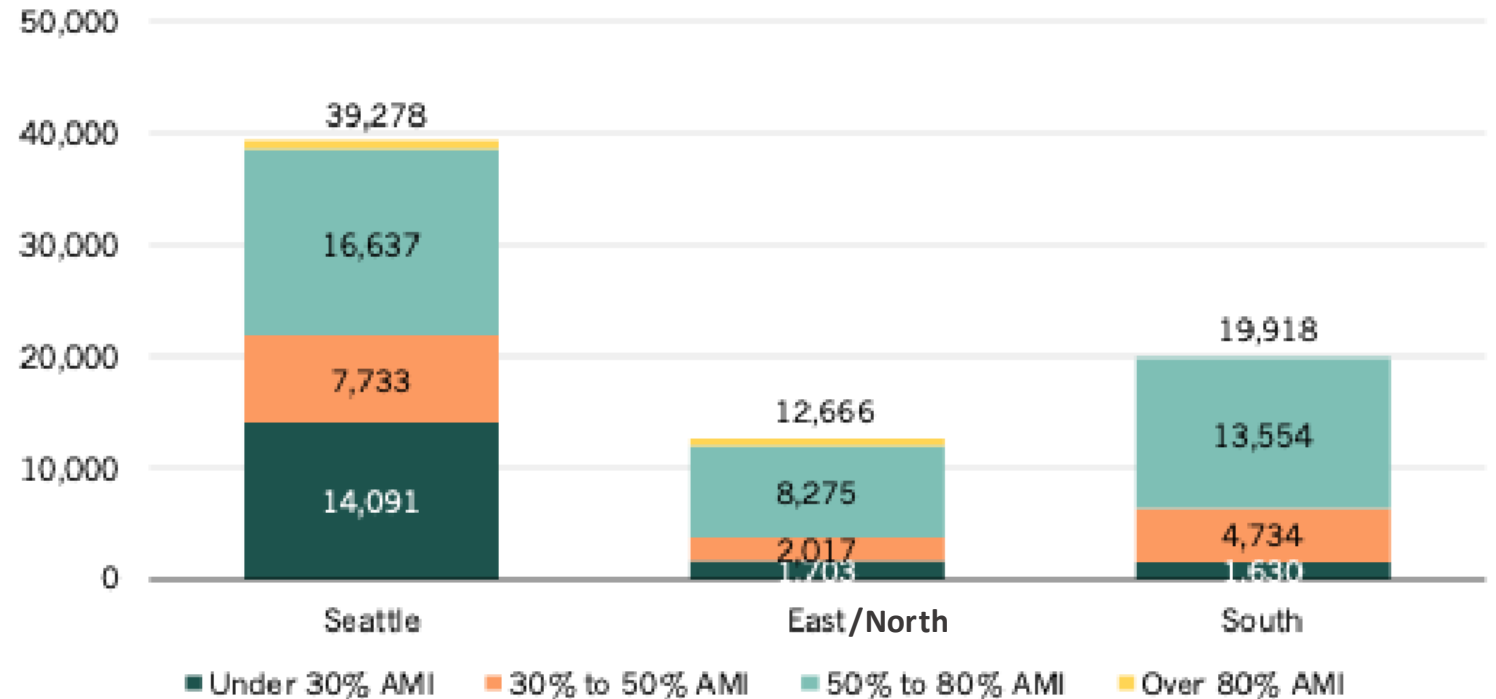
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Income-Restricted Housing Distribution by Subregion

- 8% of housing stock in King County is income restricted
- Seattle hold the highest share:
 - 55% of all income restricted units
 - 81% of the deepest affordability
- Seattle production supported by success of Housing Levy:
 - Affordable housing created where local gap funding is available

Exhibit 49: Income-Restricted Housing Units, King County Subregions, 2025

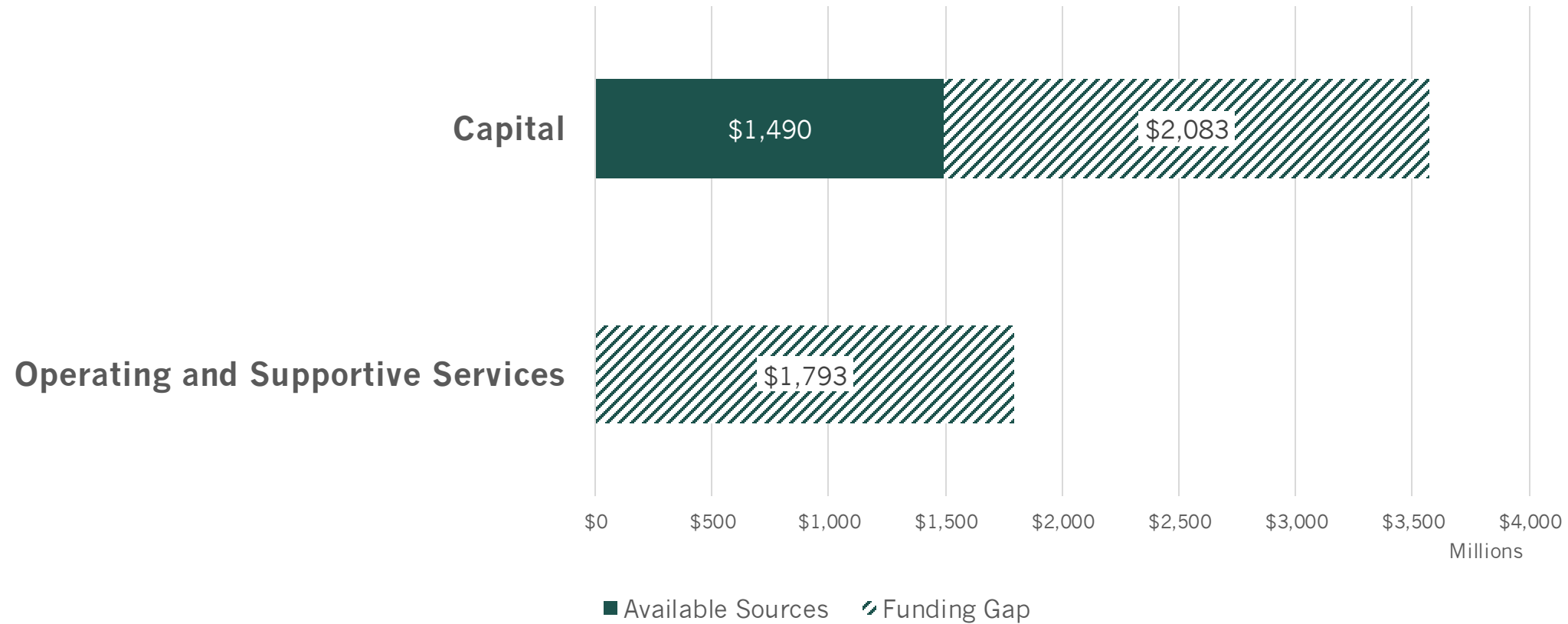


Source: King County Income-restricted Housing Database, data extracted 23 July 2025. Data Current as of December 31, 2023.

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Total Countywide Annual Funding Gap: **\$3.9 billion**



Source: EConorthwest calculations

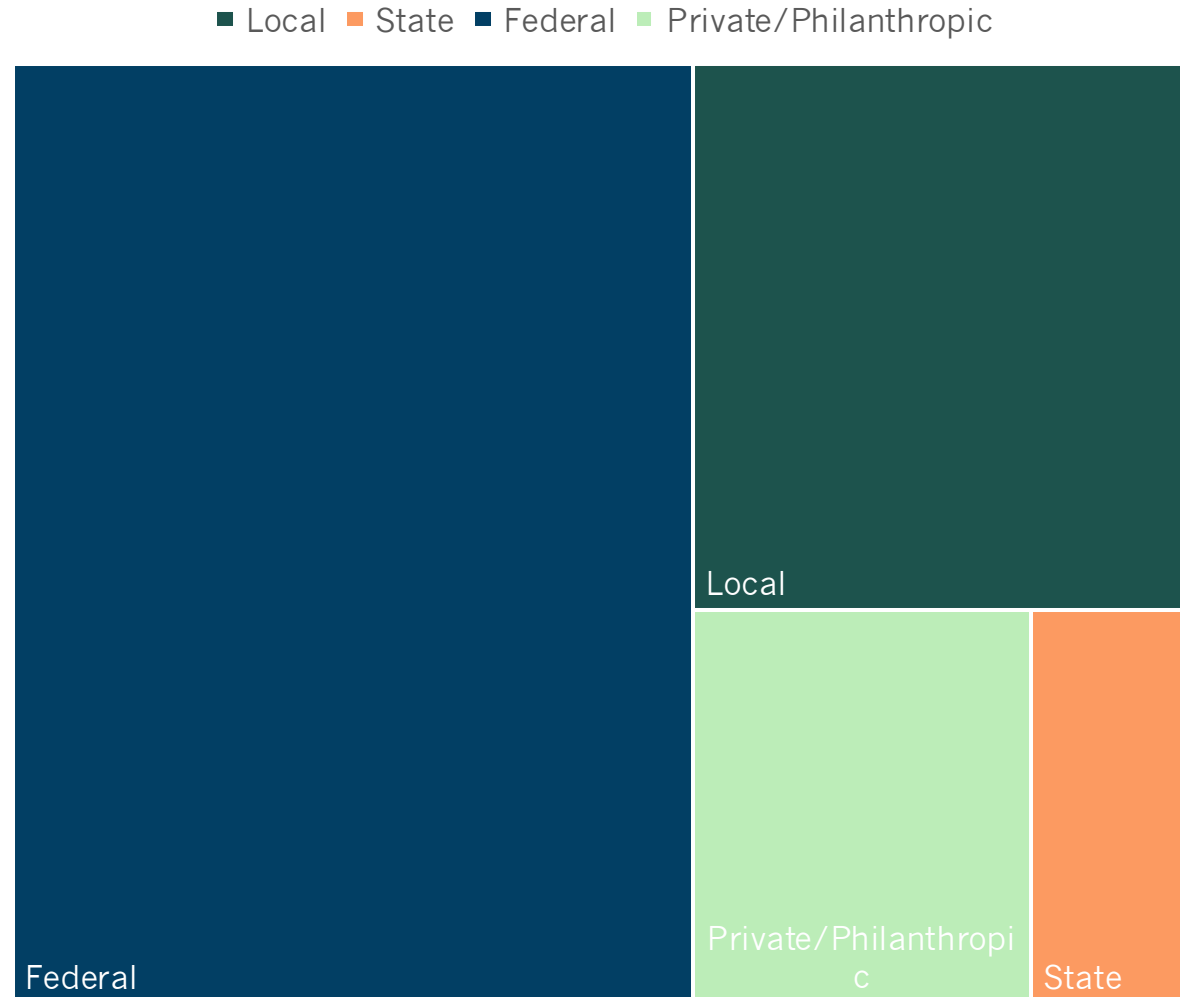
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Housing funding reflects a capital stack:

- Federal and state dollars matter enormously
- But local funding is essential to make projects viable

◆ Gap funding



Our Vision

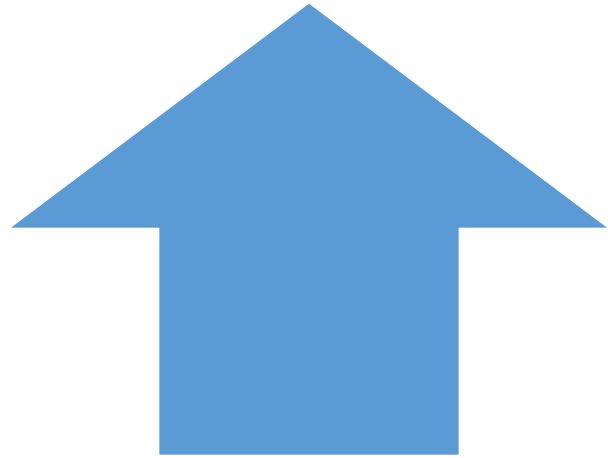
All people throughout King County live with dignity in safe, healthy, and affordable homes

Other Key Findings: King County Housing Needs Assessment (2025)

- **Jobs/Housing Balance:** Lack of affordable housing near jobs leading to long commutes by low-wage workers
- **Overcrowding:** worsened by an underproduction of larger rental units (2-3+ bedrooms) in all parts of the County
 - These units are often ideal for families
- **Subregional Variation:**
 - East King County is the most expensive sub-region in the County
 - South King County is absorbing more lower-income and larger households through migration
- **Homeownership remains out of reach** for many, especially in Seattle and East King County

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Housing problem is
large, regional, and long-
term



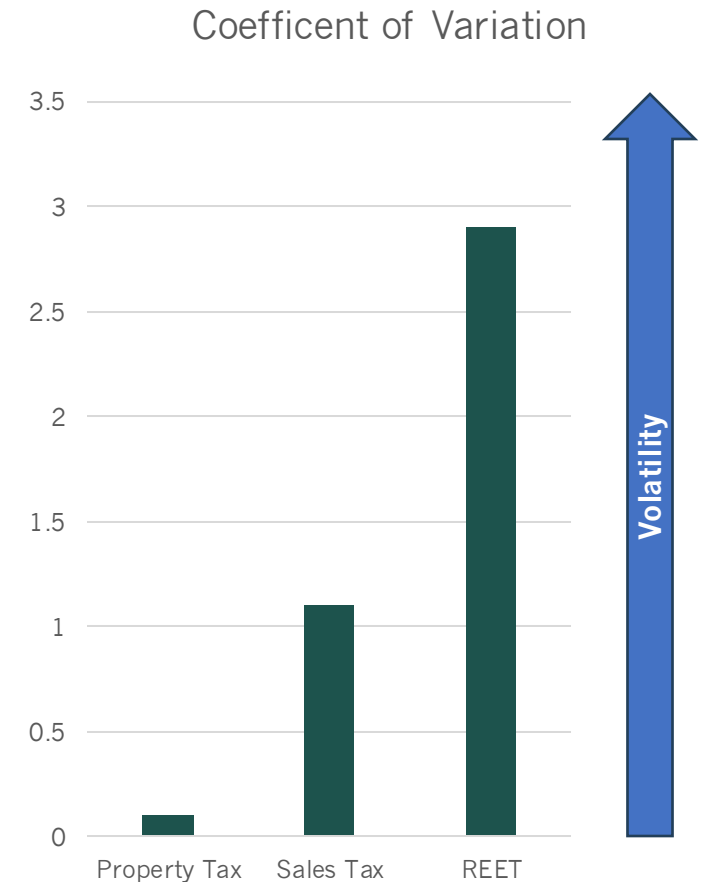
Current: Local revenue
tools are narrow,
episodic, and short-term

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and affordable homes

Why a Housing Levy Performs Best as a Stable Revenue Source in Washington

- Property tax levies are predictable year to year
- Matches long-term housing needs
- A levy spreads costs across a wide tax base
- Local levy dollars often serve as the anchor



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Levy: Existing Regional & Local Revenue Sources

Existing Affordable Housing Revenue Sources	Interaction and Opportunity
HB 1590 – 0.1% Sales Tax for affordable housing, operations, and behavioral health services*. HB 1406 – Sales tax credit for jurisdictions. Focused on operating subsidies, rental assistance, and services vs. capital. Mental Illness and Drug Dependency (MIDD) – 0.1% sales tax used for homelessness housing and services	• <i>Sales tax less stable than levy</i> • <i>All existing service dollars spoken for– the County needs new service dollars amid federal uncertainty for Continuum of Care funding</i> • <i>Levy can complement and build on other regional revenue sources</i> • <i>In some cases, like with rental assistance in HB 1406, the sales tax revenue has more flexibility compared to levy</i>
Local Document Recording Fees – 30% of local document recording fee revenue supports capital through RAHP and operating/services through ORS program.	• <i>Levy can complement and build on other regional revenue sources</i> • <i>Existing sources sometimes focus on housing needs outside very low-income housing/services & homeownership.</i>
Other Local Revenue Sources – Fund allocation (Ex: ARCH HTF, SKHHP Capital Fund), Seattle Payroll Expense Tax, Seattle Social Housing payroll tax (i-135, 1A), local REET options, TOD bonds, & short-term lodging tax.	
Upcoming Countywide Levies	• Best Starts for Kids Levy – Targeted for 2027 • KCLS Levy – No longer scheduled in 2026

The background of the slide is a photograph of a city skyline, likely Seattle, viewed from a distance. In the foreground, there is a dense forest of evergreen trees. The city skyline is visible in the middle ground, with several tall skyscrapers. In the background, a range of snow-capped mountains stretches across the horizon under a clear blue sky.

Affordable Housing Levy (RCW 84.52.105) Legal Uses & Vision

Affordable Housing Levy (RCW 84.52.105)

- Regional King County Levy
 - Authority available to cities, counties, and towns
 - Not currently used in King County– *creates opportunity*
 - Can be combined with Seattle Housing Levy
- Simple majority approval by ballot measure
- Must create **financing plan** consistent with locally adopted or state-adopted comprehensive housing affordability strategy

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Income Targeting in RCW

- At or below 50% AMI for **rental housing**
- At or below 80% for **homeownership**
- **We can further reflect the need in King County**
 - Variation by subarea
 - Focus on number of bedrooms vs. straight “unit count”

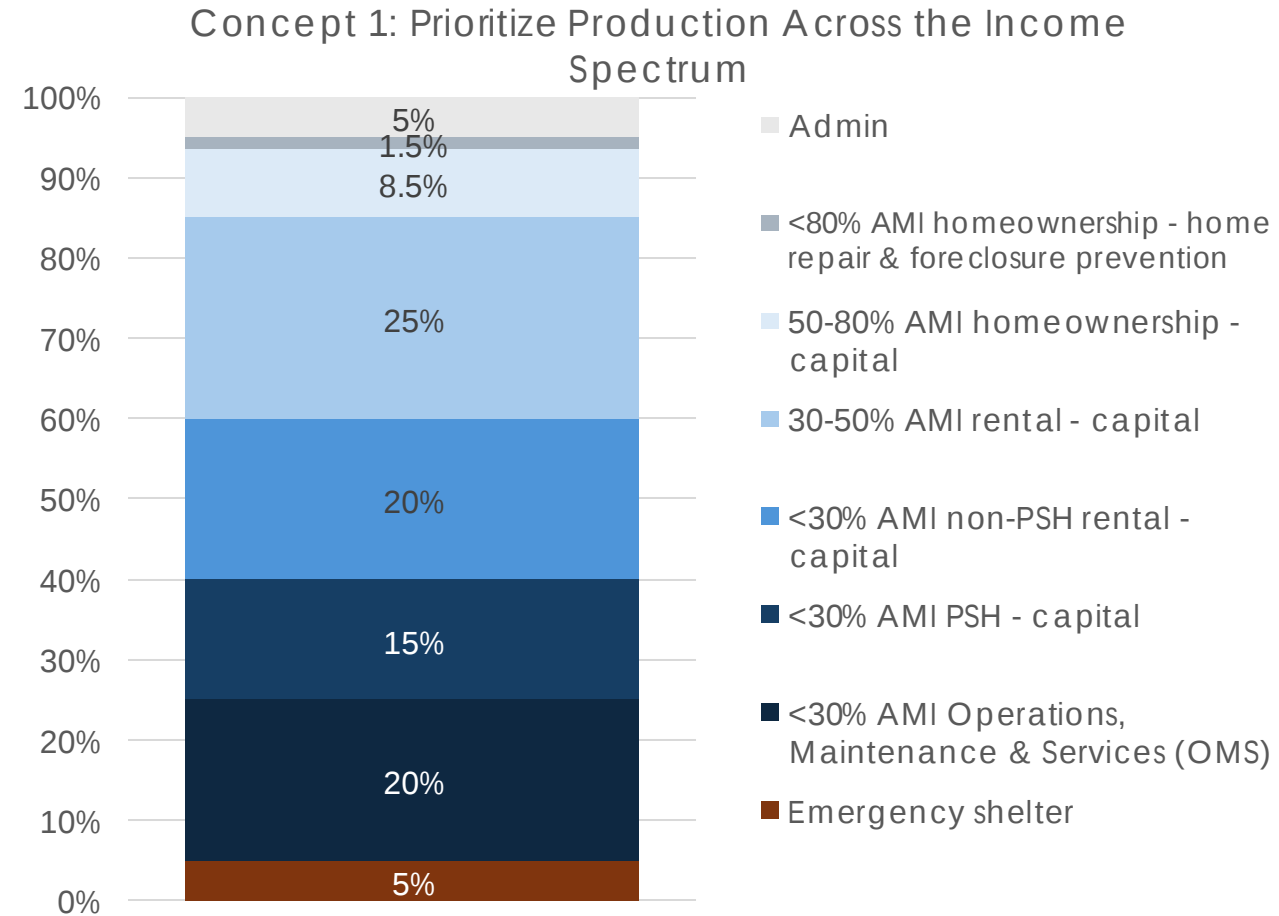
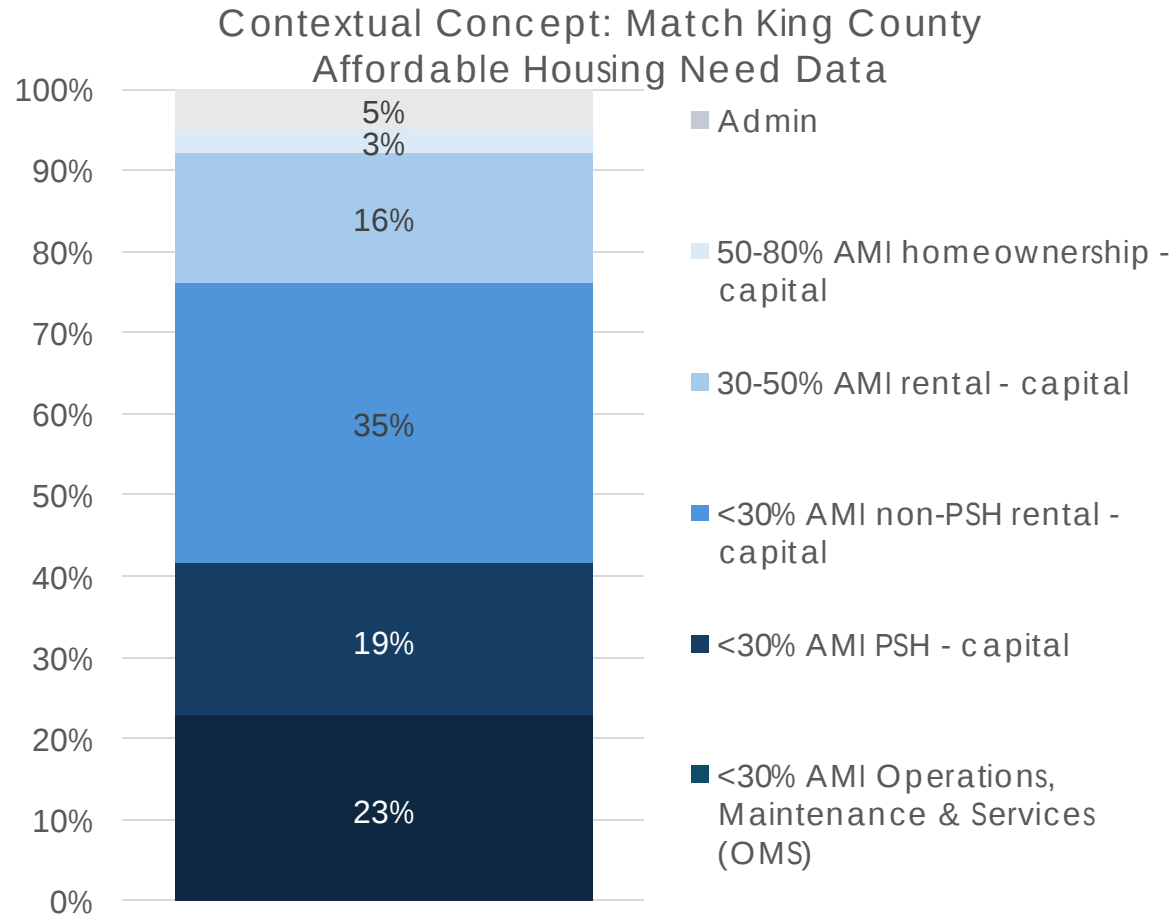
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Levy Authority Comparison

Affordable Housing Levy RCW 84.52.105	VS.	Lid Lift (Seattle Housing Levy) RCW 84.55.050
Specific Purpose • Very Low-Income Affordable Housing • Affordable Homeownership, repair & foreclosure prevention	Purpose /Use	Flexible Purpose • Any lawful purpose or limited purpose defined in ballot-(Seattle Ordinance 126837)
50% AMI rental / 80% AMI homeownership	AMI Levels	Defined in ballot (60% AMI-R/80% AMI- H)
Up to \$0.50 per \$1,000 of Assessed Value	Levy Amount	Defined by taxing district
Temporary • Up to 10 consecutive years	Collection Duration	Temporary or Permanent • Defined by taxing district (7years)
• Subject to “\$10 Constitutional Limit” for total state & local levies (\$10 / \$1,000 AV) • <u>NOT</u> subject to \$5.90 statutory limit for aggregate local levies (\$5.90 / \$1,000 AV)	Rate Limits	• Subject to “\$10 Constitutional Limit” for state and local levies (\$10 / \$1,000 AV) • Subject to \$5.90 statutory limit for aggregate local levies (\$5.90 / \$1,000 AV)
Declaration of Emergency required (Note: 2015 declaration)	Other Details	<u>Can combine with Affordable Housing Levy</u>

Levy Funding Allocation Concepts



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Housing is a Regional Issue, with Subregional Variation



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Fits within Broader Context

- Robust tool to help jurisdictions “**plan for and accommodate**” Comprehensive Plan housing targets
 - Will build on existing work and local tools
- Part of **comprehensive approach** that also includes strategic action for **workforce and market-rate housing**.
 - King County will update the **RAHTF Five-Year Action Plan** to address the regional affordable housing crisis.
 - Update the **Regional Affordable Housing Dashboard** to monitor progress on action plan.

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Subregional Equity: Distribution & Administration

- Can leverage existing “Shared Principles to Guide Future Affordable Housing Revenue Decisions in King County”

“Collaborate regionally and subregionally in the implementation and distribution of housing funding to achieve the priorities...”

(King County Affordable Housing Committee, 11/13/2020)

- Thank you to **SKHHP, ARCH, and 2020 SCA AHC Caucus** for your role in setting a strong foundation!
- Exact details for the Affordable Housing Levy will be set through **required financing plan process**

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Recent Updates

King County Executive Leadership

- King County Executive Zahilay's **"Breaking the Cycle"** executive order (ACO-8-34-EO) from March 31, 2026.
- Includes direction to:

"Explore a dedicated revenue source to address the Housing and Homelessness Crisis... including a countywide housing levy..."



Our Vision

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"Breaking the Cycle": Affordable Housing Revenue Workgroup

- Directed in EO to:
 - o Convene by mid-June 2026
 - o Report due on December 31, 2026
- Will include stakeholders from:
 - o "governmental, community-based organizations, private sector, philanthropic, homebuilders, impacted communities and labor partners."
- Will include exploration of bold action on an Affordable Housing Levy (RCW 84.52.105) by 2027.

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Discussion

Discussion Questions

- **Opportunities:** If this initiative works really well, what new partnerships, innovations, or outcomes could emerge for your city and the region?
- **Success:** We are early in the process; imagine the housing levy is fully implemented; what would success look like in ways we haven't yet imagined? What would make it a game-changer for your community?
- **Challenges:** What are the obstacles that currently limit progress, and how could we overcome them together?
- **Housing Development Barriers:** If you could remove one barrier to building affordable housing in your city, what would it be, and how could regional partners help?
- **Collaboration:** How can HDC and regional partners design this process to make it easy and impactful for cities to participate? What ideas do you have for working together so that local and regional priorities are aligned and mutually reinforcing?

Our Vision

All people throughout King County live with dignity in safe, healthy, and affordable homes

King County Countywide Housing Needs Assessment

Sound Cities Association Lunch and Learn
May 8, 2026

Sam Tedford (stedford@kingcounty.gov)
Policy, Planning, and Special Projects Manager
Housing and Community Development Division

[Link to Full Report](#)
[Link to Appendix](#)

 King County

DCHS
Department of Community
and Human Services

King County Housing Needs Assessment Overview

- Housing Needs and Outcomes
- Funding Levels and Gaps

2025 Countywide Housing Needs Assessment

- Directed by the King County Council
- Prepared by third-party consultants: Grow America and ECONorthwest
- Looks at housing needs and trends across city limits to shed light on dynamic housing and economic trends and shared challenges
- Analyzes housing needs countywide, by three subregions of near-equivalent population, by PSRC regional geographies, and by individual jurisdiction





Image: Haven Heights in Honor of Bruce Thomas in Redmond, WA

Housing Needs in King County

- Housing is a fundamental building block of vibrant communities and resilient local economies.
- Some housing needs are universal, and some are unique.
- Black, Indigenous, and People of Color; low-income households; and people with disabilities consistently face the highest barriers to accessing housing that meets their needs.



AFFORDABILITY



**Housing
Needs**



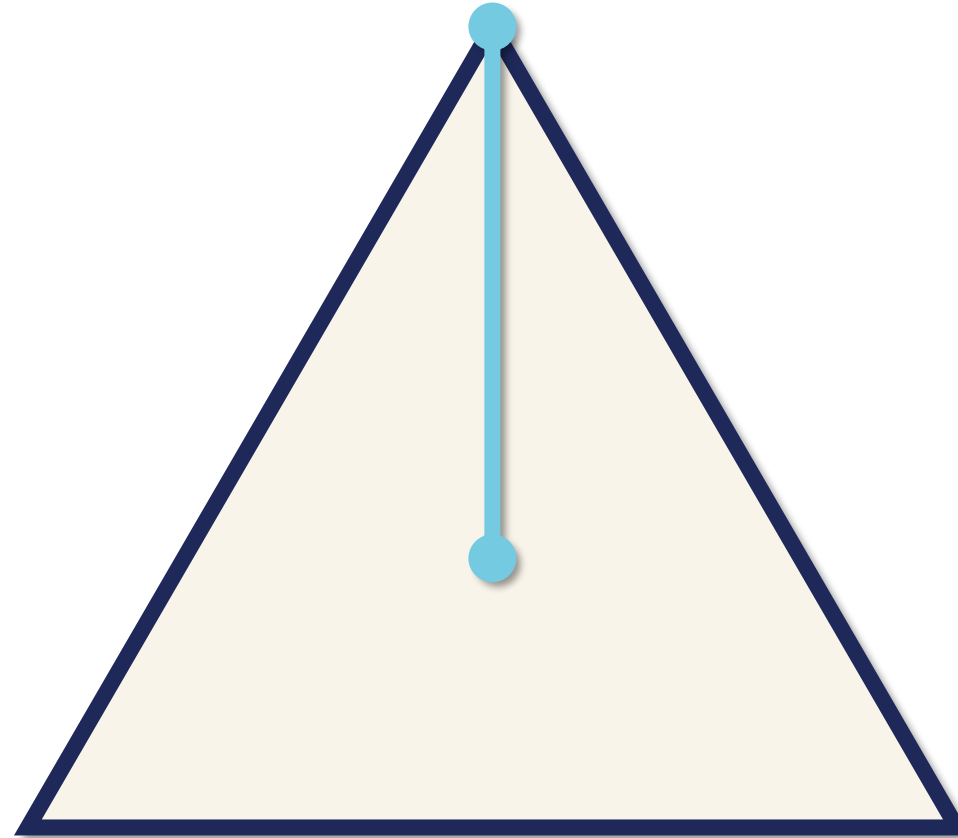
SPACE



LOCATION



AFFORDABILITY

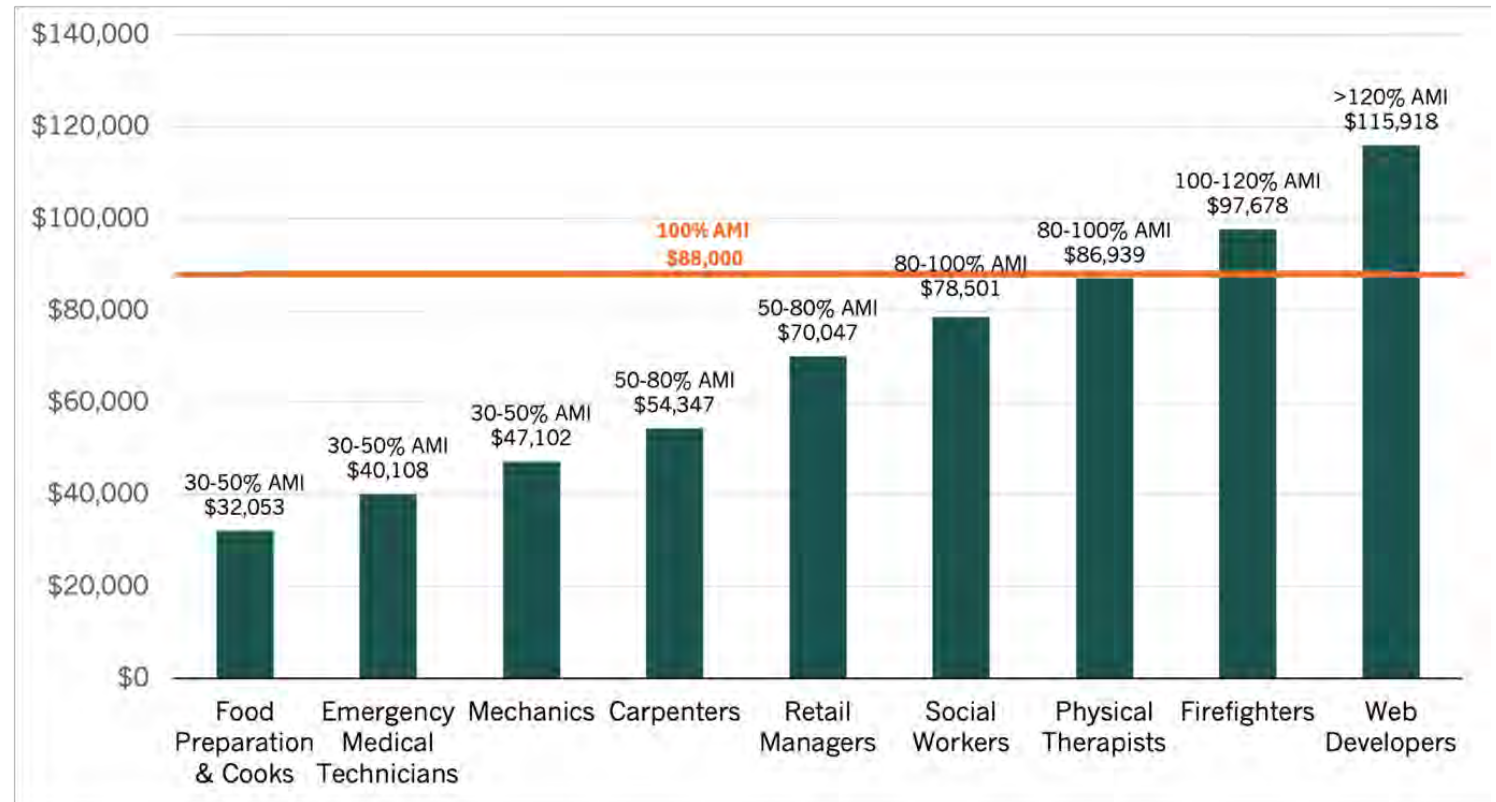




Housing Needs: Affordability

Disparities in wages stratify residents based on jobs and employment sectors.

Median Annual Wages by Occupation Compared to King County AMI, 2025



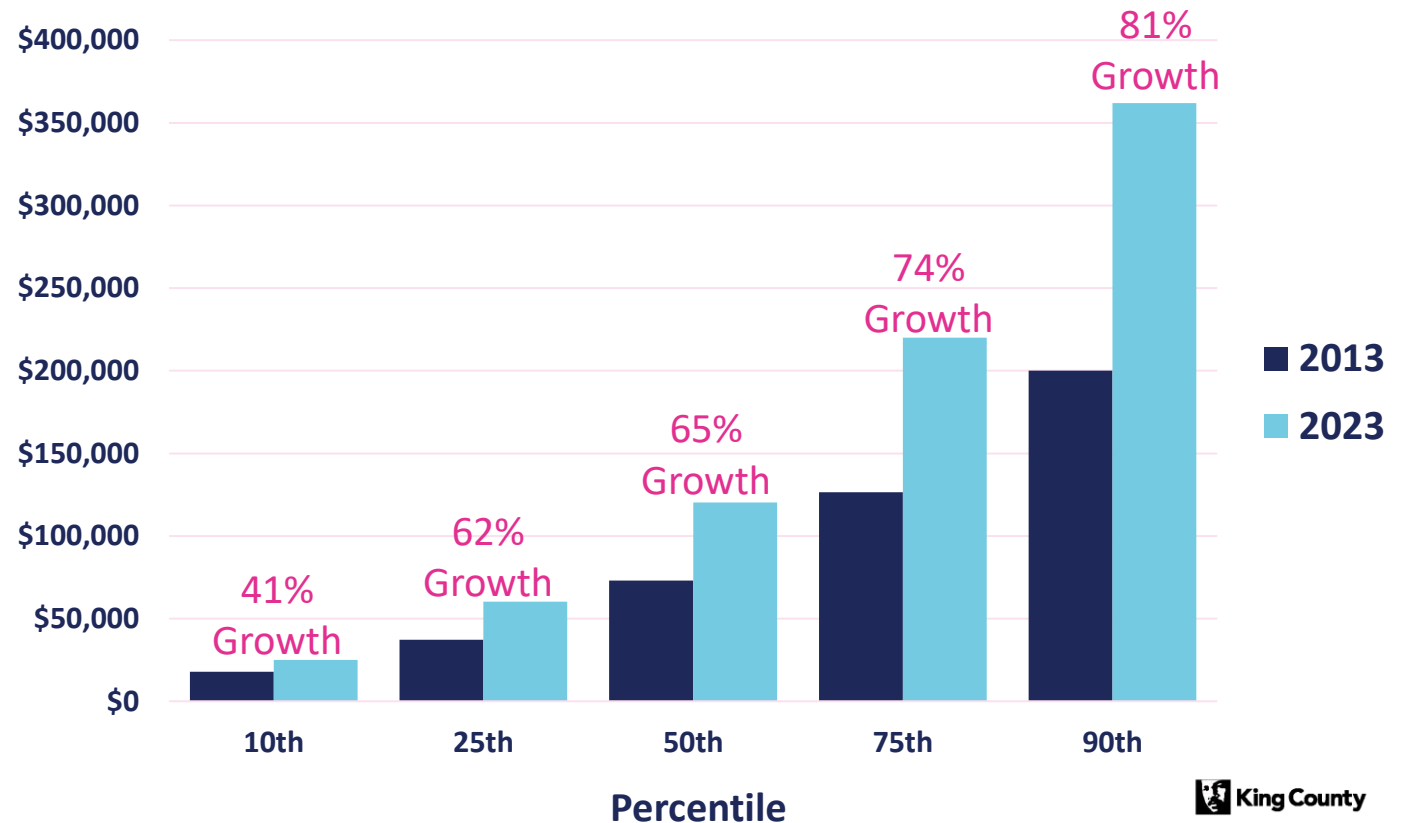
Source: U.S. Census Bureau, 2019–2023 ACS 5-Year PUMS, 2025 HUD AMI for single-person household



Housing Needs: Affordability

Income growth is concentrated in the highest income households.

Household Income by Percentile, King County, 2013 to 2023



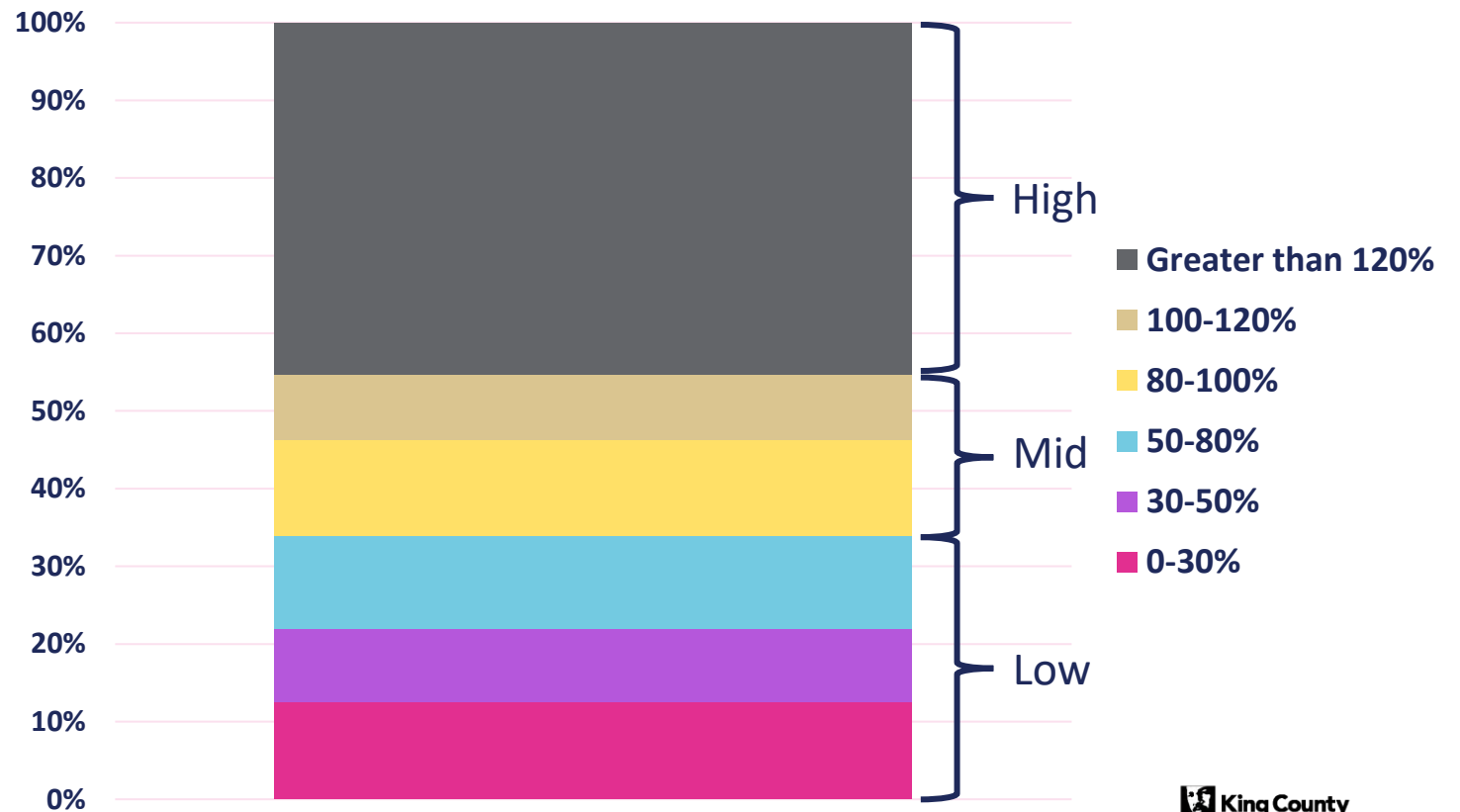
Source: U.S. Census Bureau, 2019–2023 ACS 5-Year PUMS



Housing Needs: Affordability

One in three households is considered low income.

King County Income Distributions, 2023

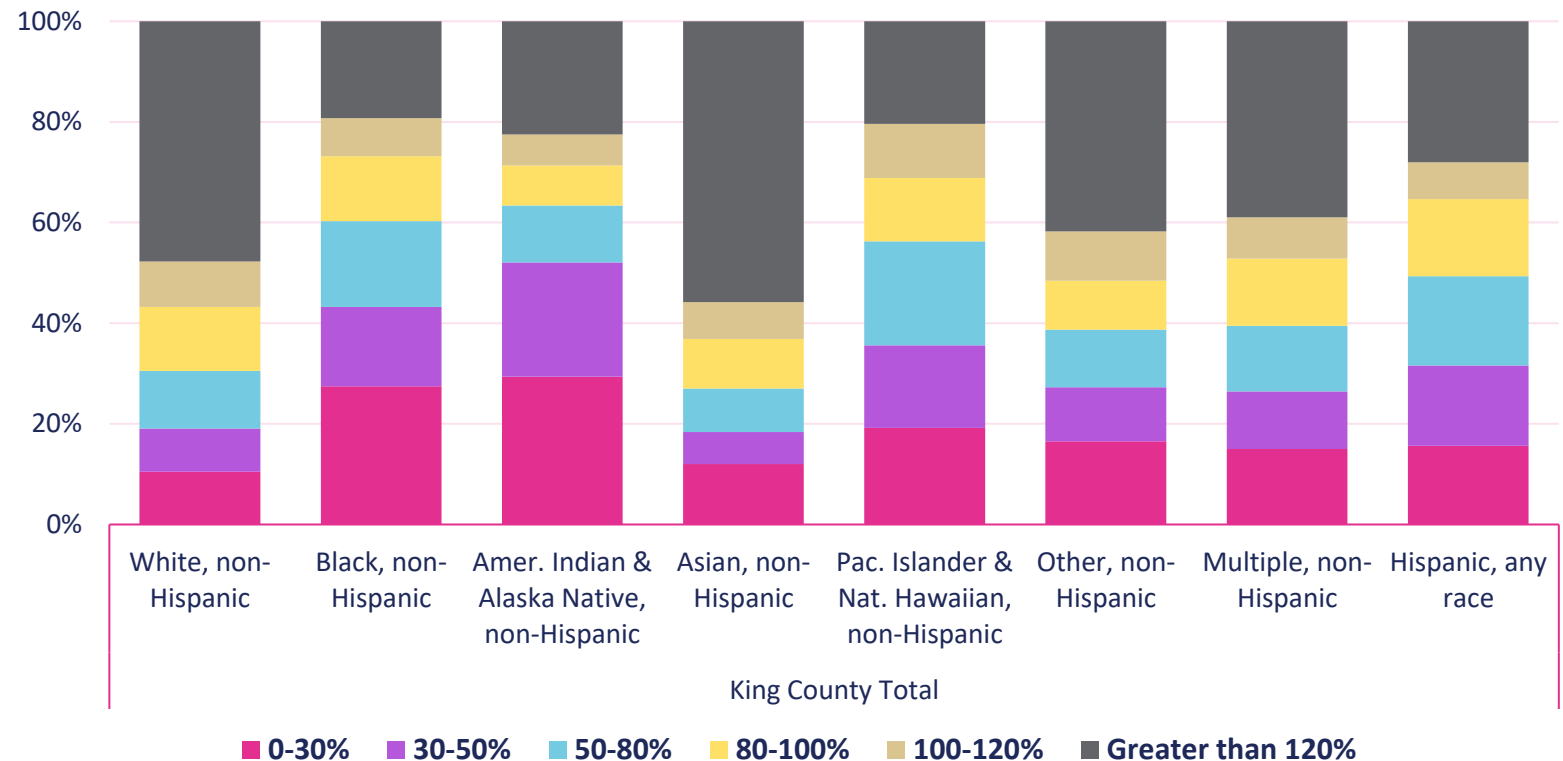




Housing Needs: Affordability

Black, Indigenous, and Native Hawaiian people are more likely to be low income due to structural racism.

Race and Ethnicity by AMI, King County, 2023

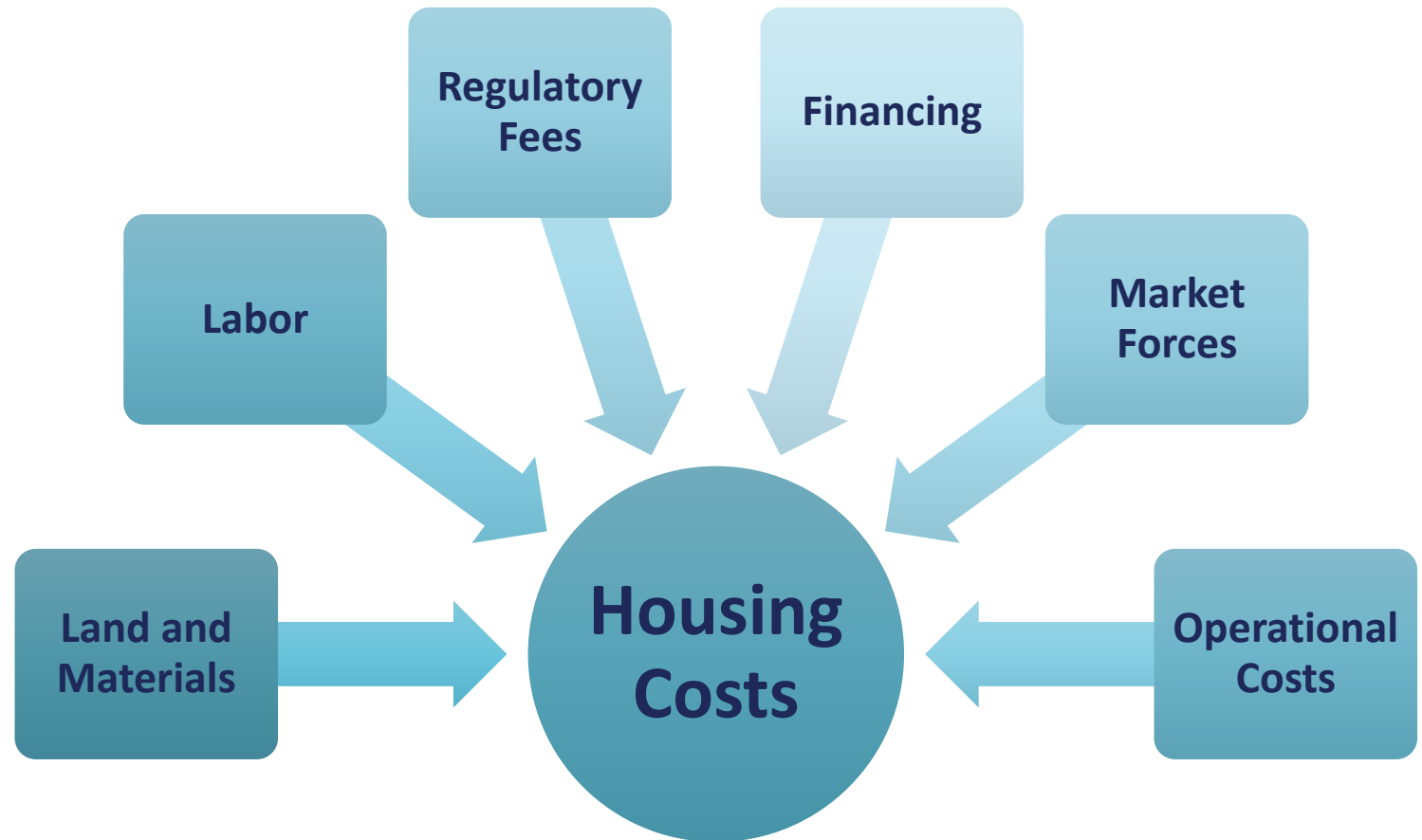




Housing Needs: Affordability

Our current economic and political landscape is driving up costs

High interest rates compound with relatively high hard costs to significantly drive up housing costs.

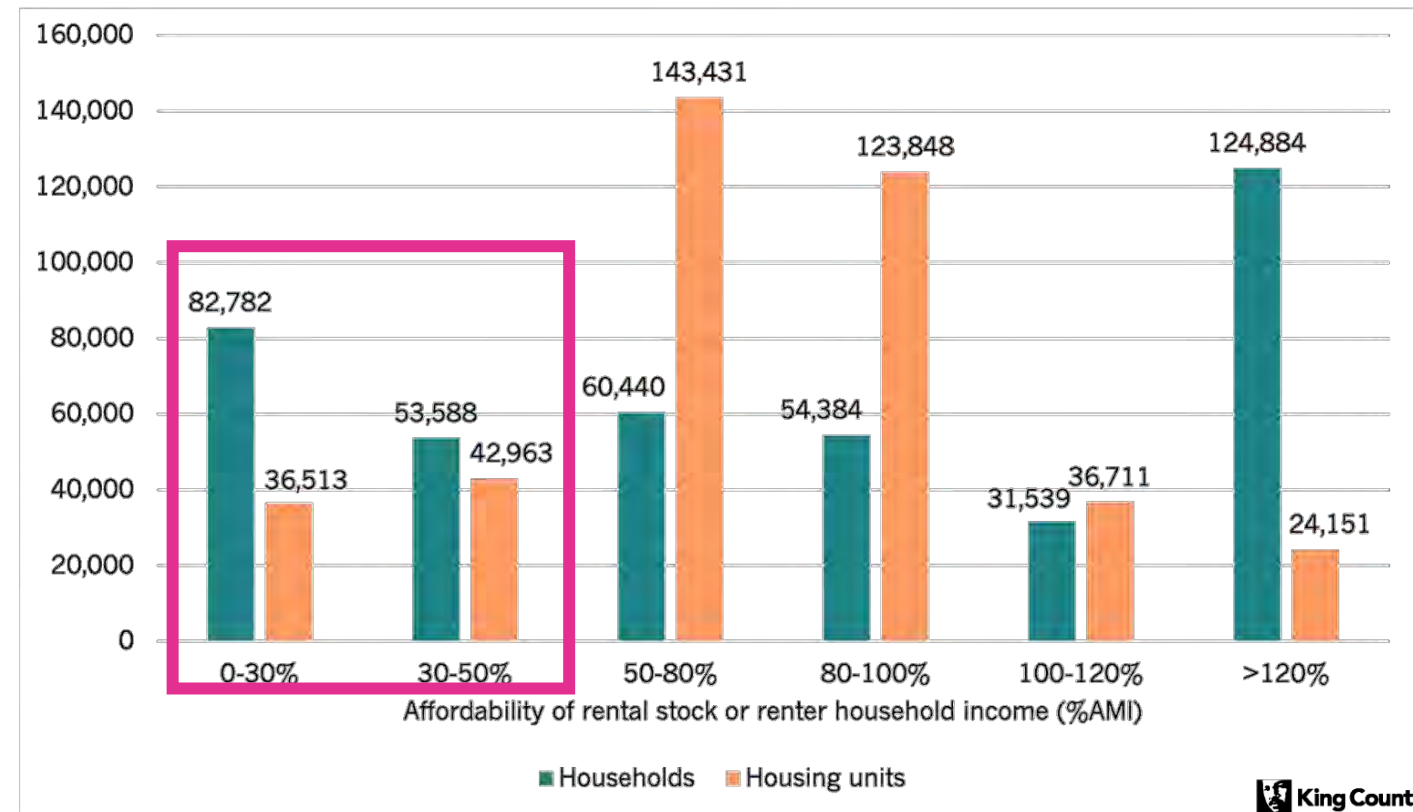




Housing Needs: Affordability

There is a shortage of housing affordable to households earning less than 50% AMI.

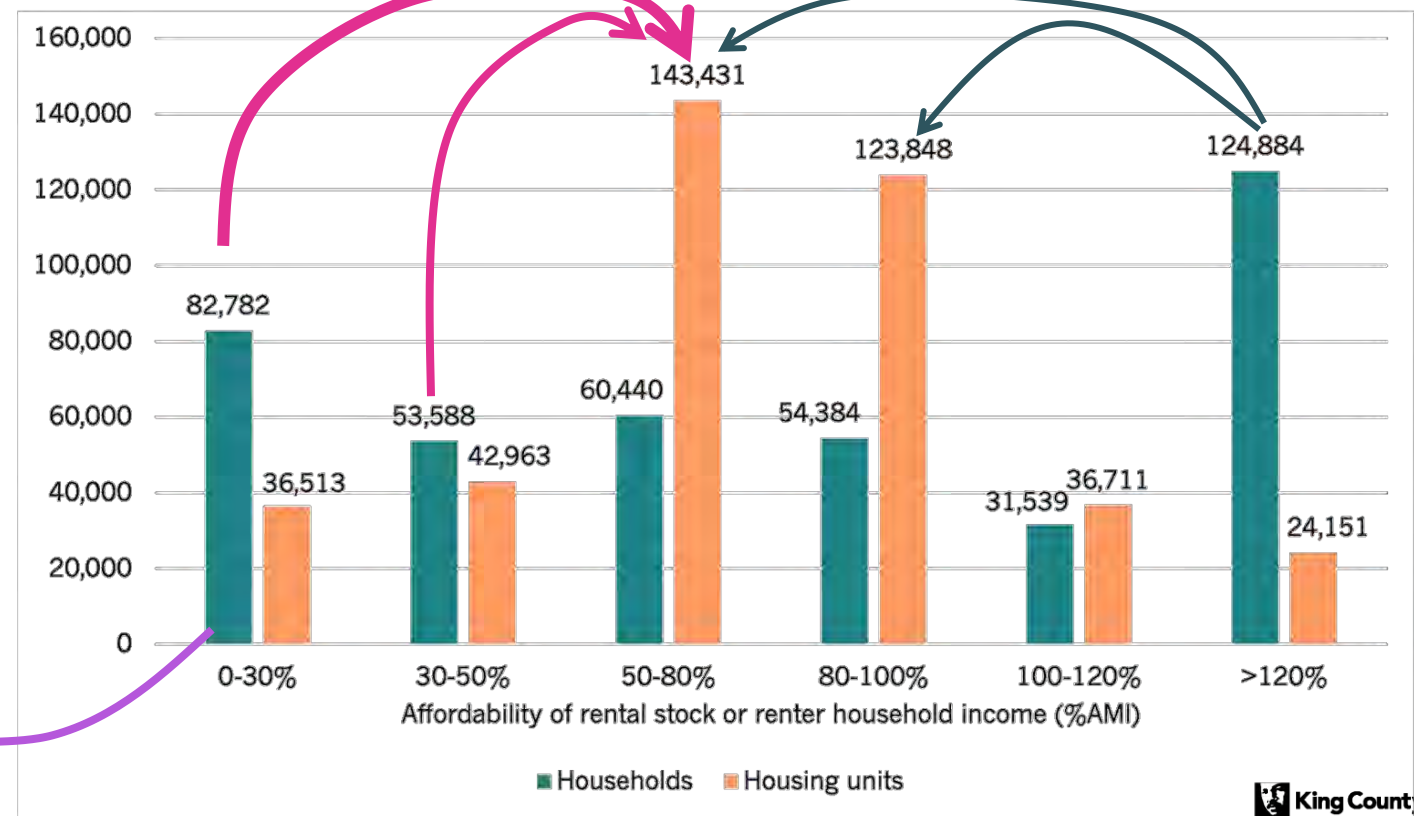
Number of Rental Housing Units and Renter Households by AMI, King County, 2023

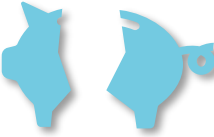


Intensifying Housing Instability

There is a shortage of housing affordable to very low income households leading to housing cost burden, overcrowding, and homelessness.

Number of Rental Housing Units and Renter Households by AMI, King County, 2023

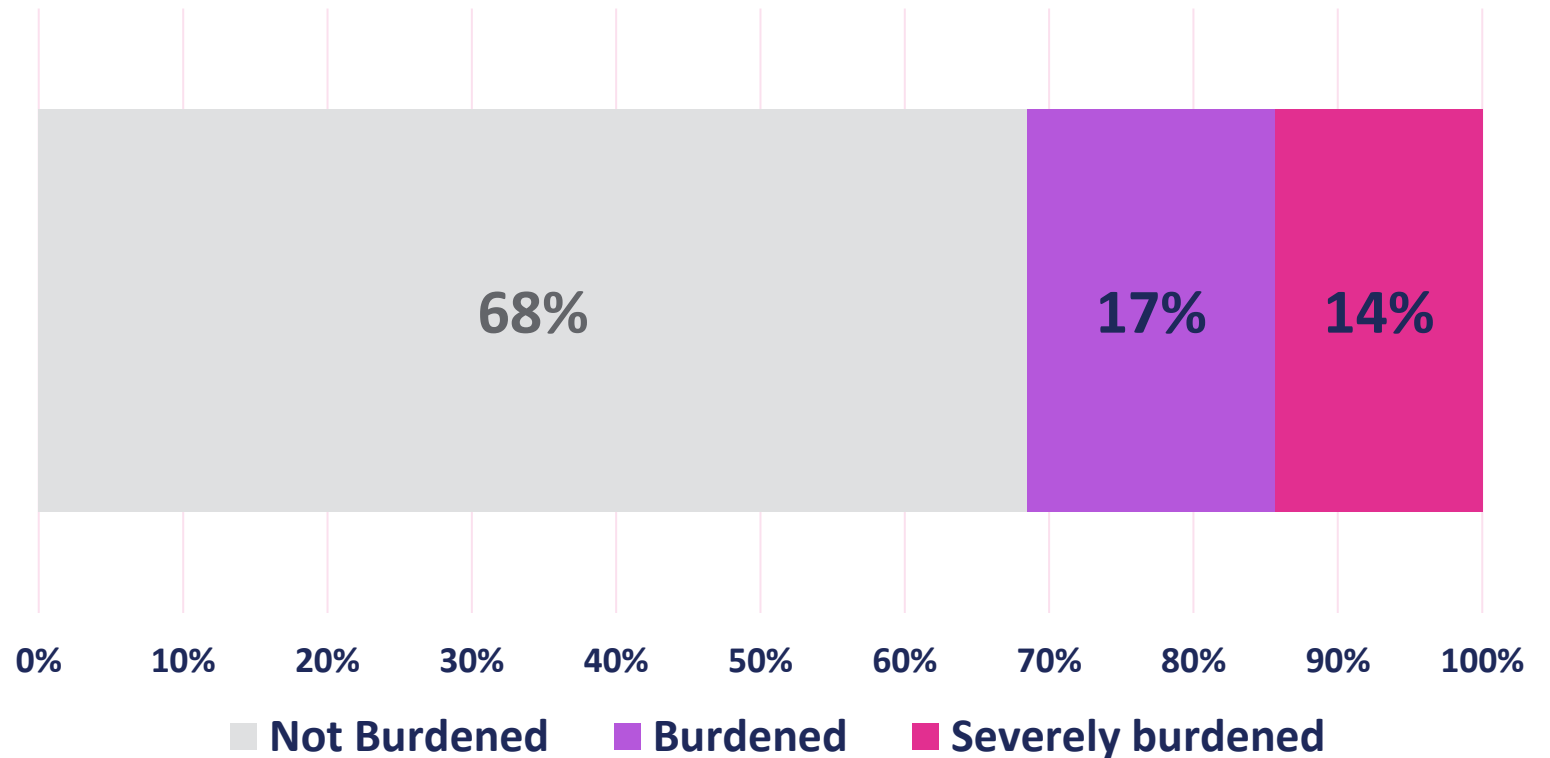


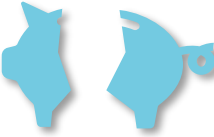


Housing Outcomes: Cost-Burden

Nearly 300,000 households (1 in 3) are housing cost-burdened.

Housing Cost-Burdened Households, King County, 2023

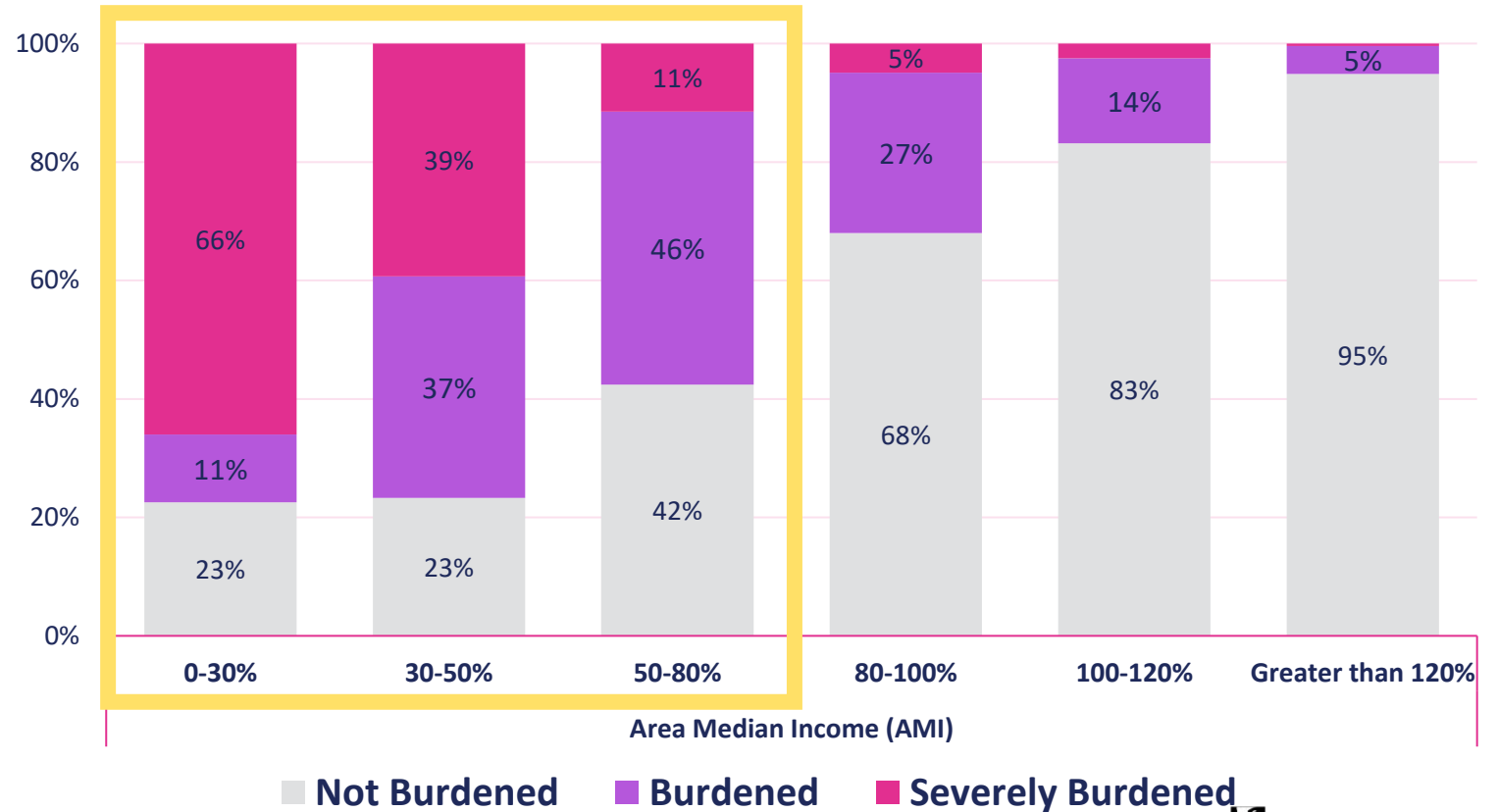


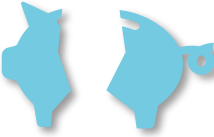


Housing Outcomes: Cost-Burden

Low-income households are most impacted by housing cost burden.

Housing Cost Burden by AMI, King County, 2023





Housing Outcomes: Homelessness

Nearly 17,000 people are experiencing homelessness, most of whom are unsheltered.

People Experiencing Homelessness, King County, 2024

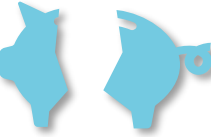
16,868
2024 Point-In-Time

Individuals Experiencing Homelessness

This is 26% higher than the number of individuals living in homelessness in 2022. More detailed information is available online.

58% Unsheltered (9,810)

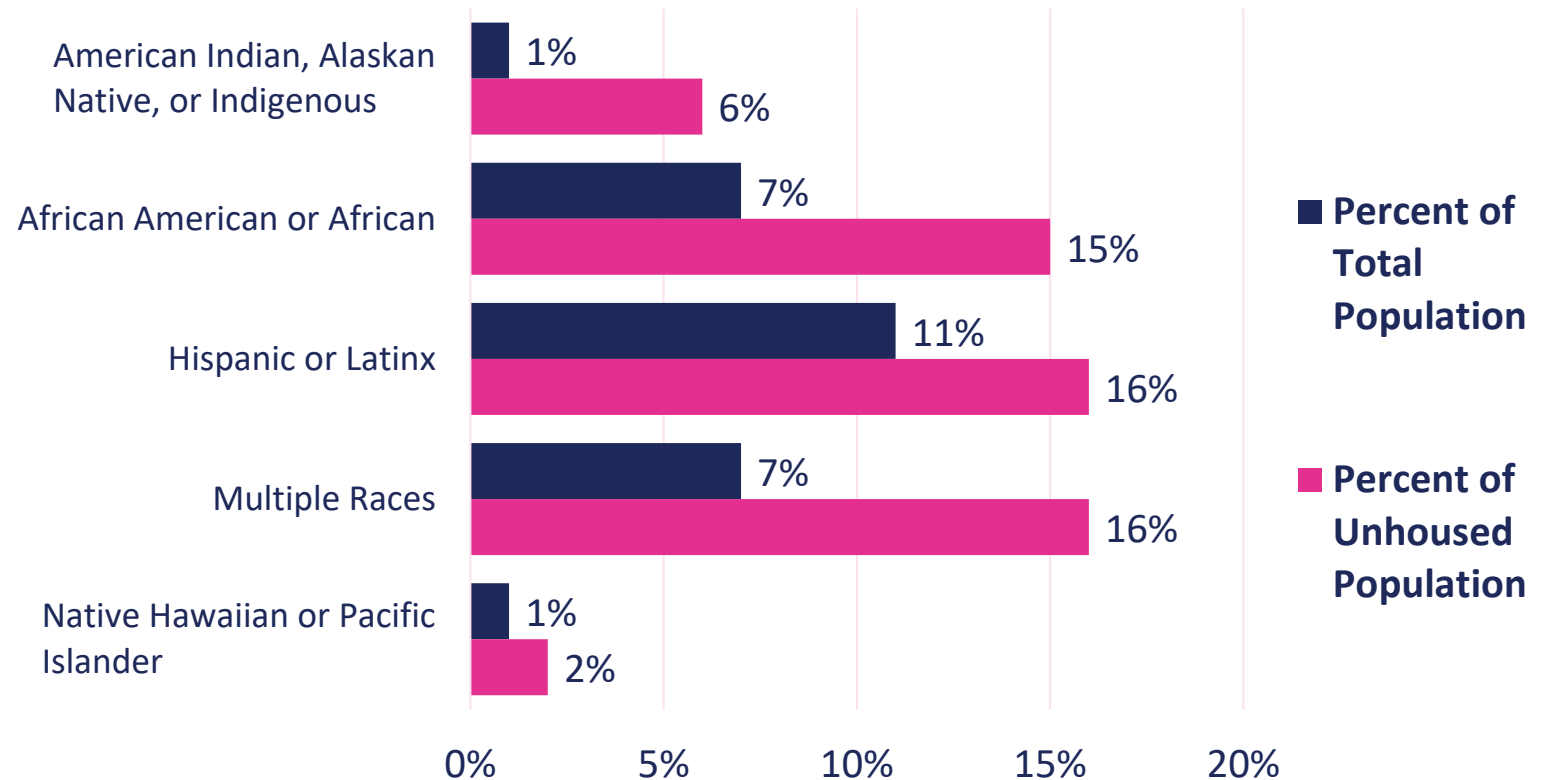
42% Sheltered (7,058)



Housing Outcomes: Homelessness

Black, Indigenous, and people of color disproportionately experience homelessness due to systemic racism and discrimination.

Racial Inequities in Homelessness in King County, 2024



Source: King County Regional Homelessness Authority, 2024 Point-in-Time Count

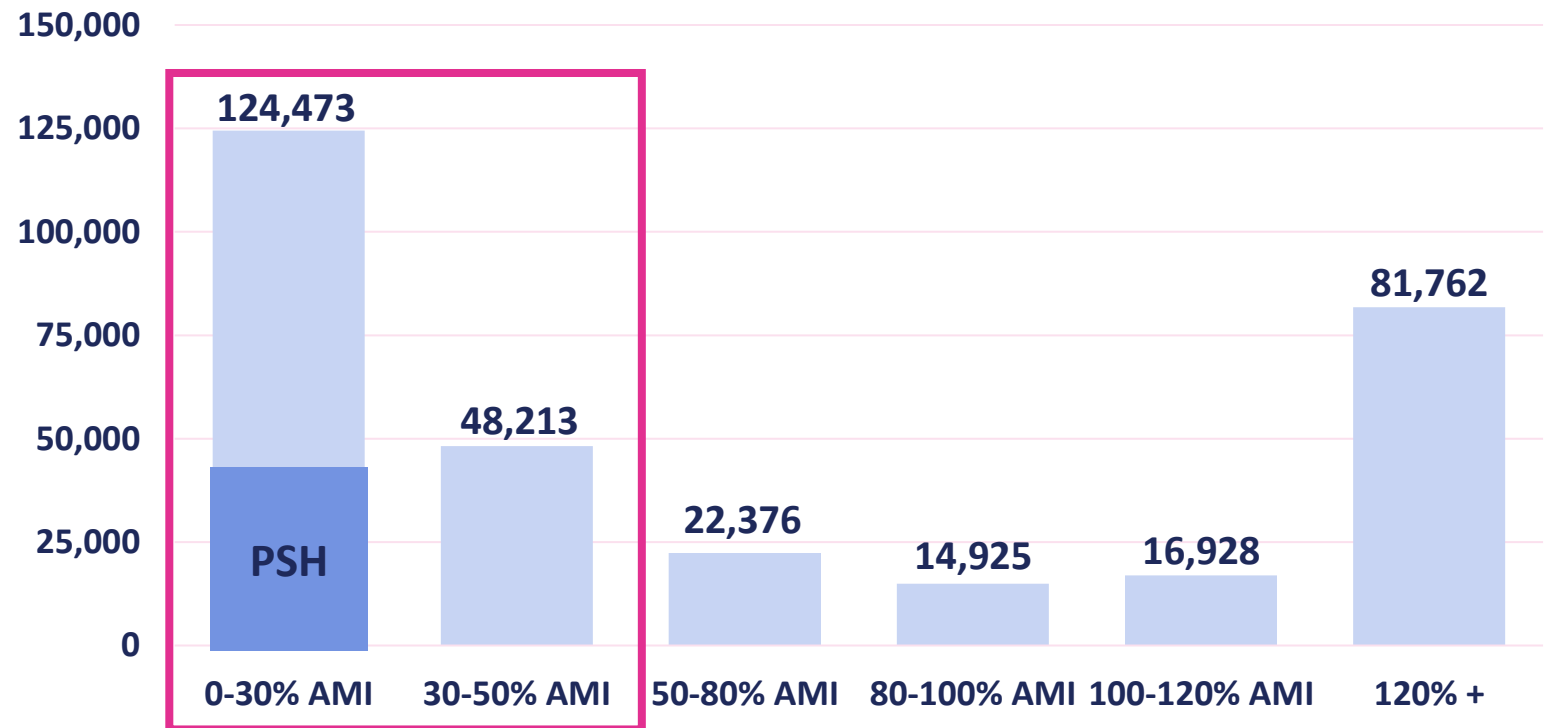
Housing Policy Implications:

Net New Housing Needs



56% of King County's total new housing needed is for very low-income households.

Countywide Net New Housing Needed: 2019-2044

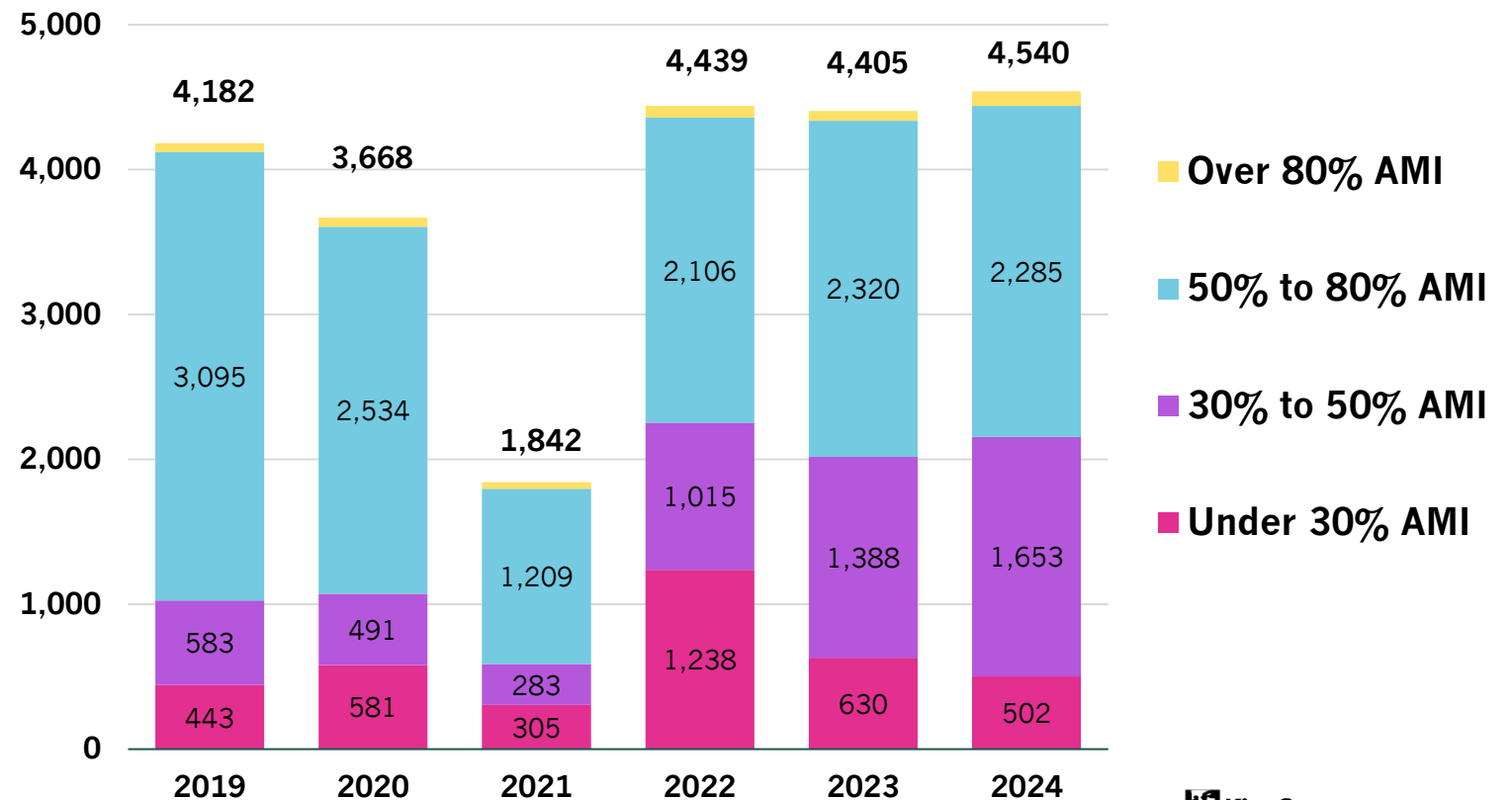




Housing Progress

**We've created
22,661 net new
income-restricted
housing units
since 2019.**

Countywide Income-Restricted Housing Delivered, 2019-2024



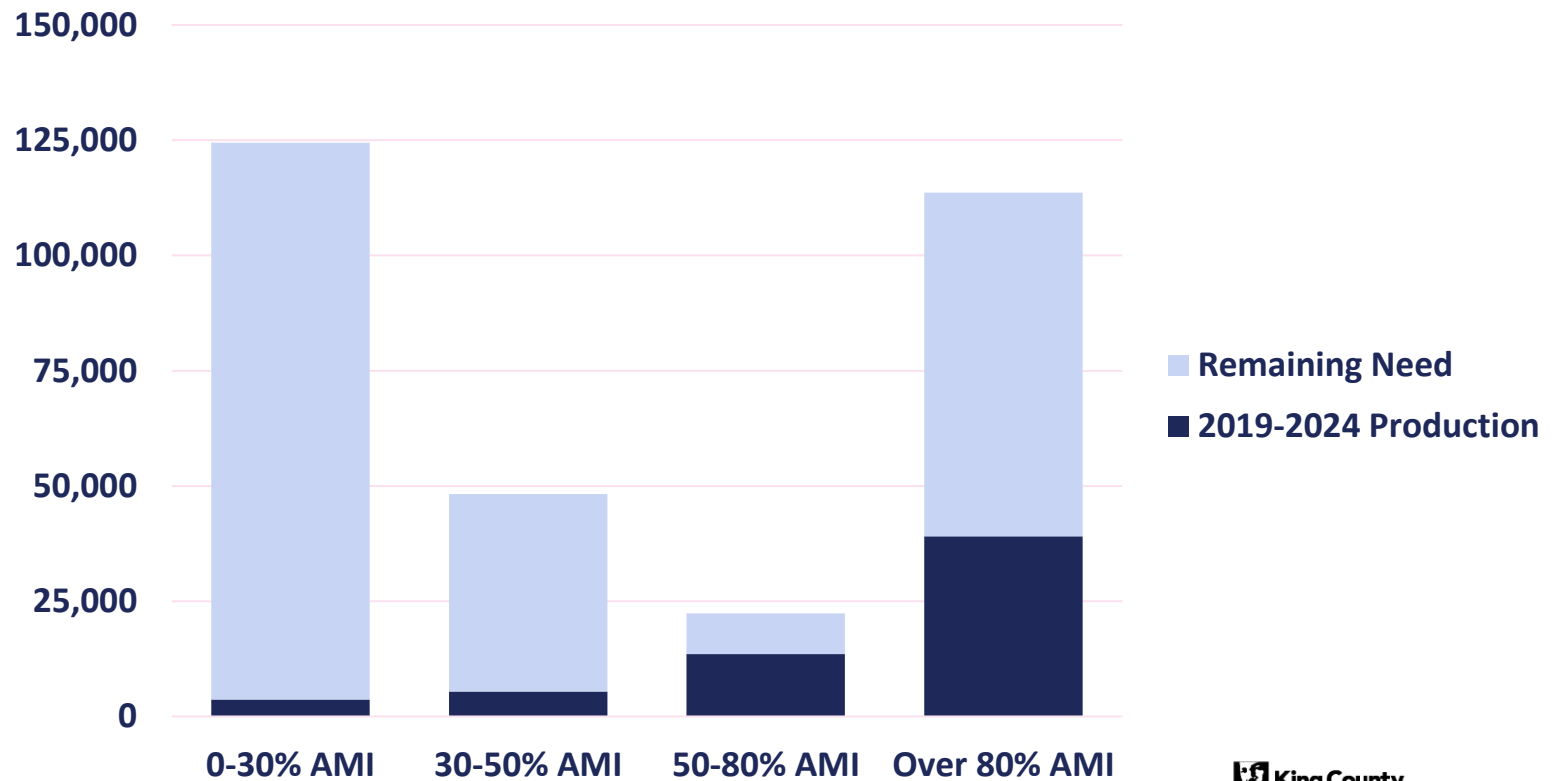
Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Data may differ from other data products given the continual improvement of the database.

Housing Progress Not Reaching Deepest Needs



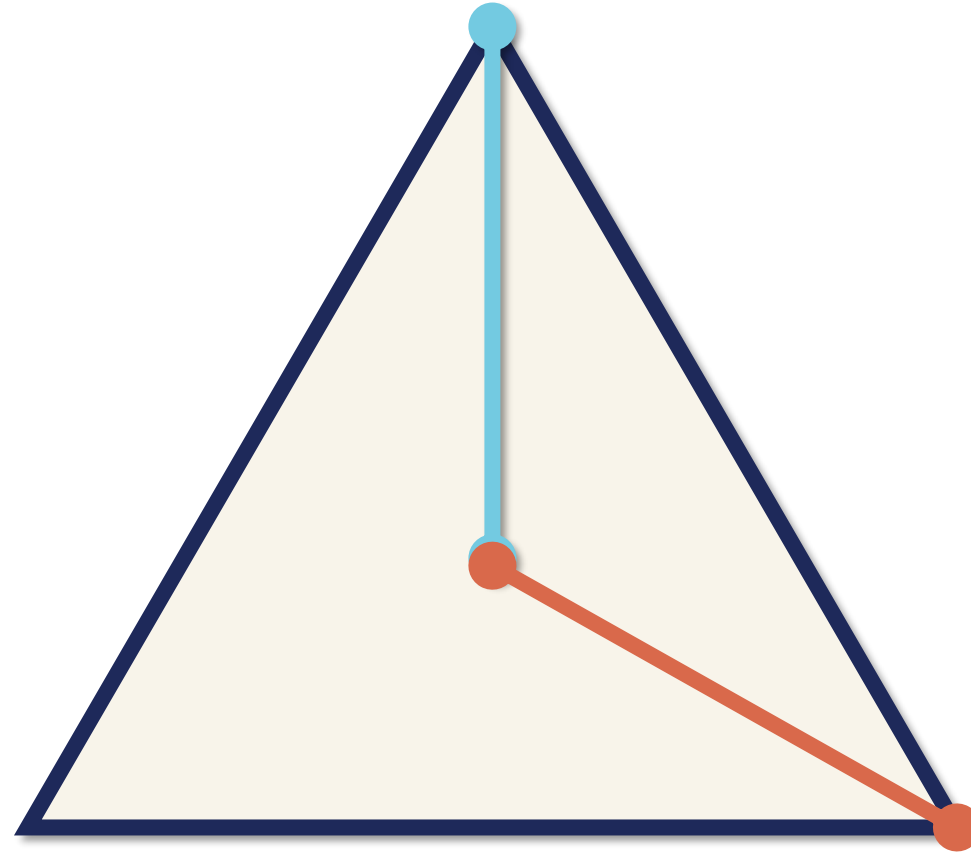
We are off track to meet housing needs for very low-income households

Housing Production Relative to Need by AMI, King County, 2024





AFFORDABILITY



LOCATION



Housing Needs: Location

**East County
has the
highest rents
across all
housing
types**

Median Rent by Housing Type, King County Subregions, 2023



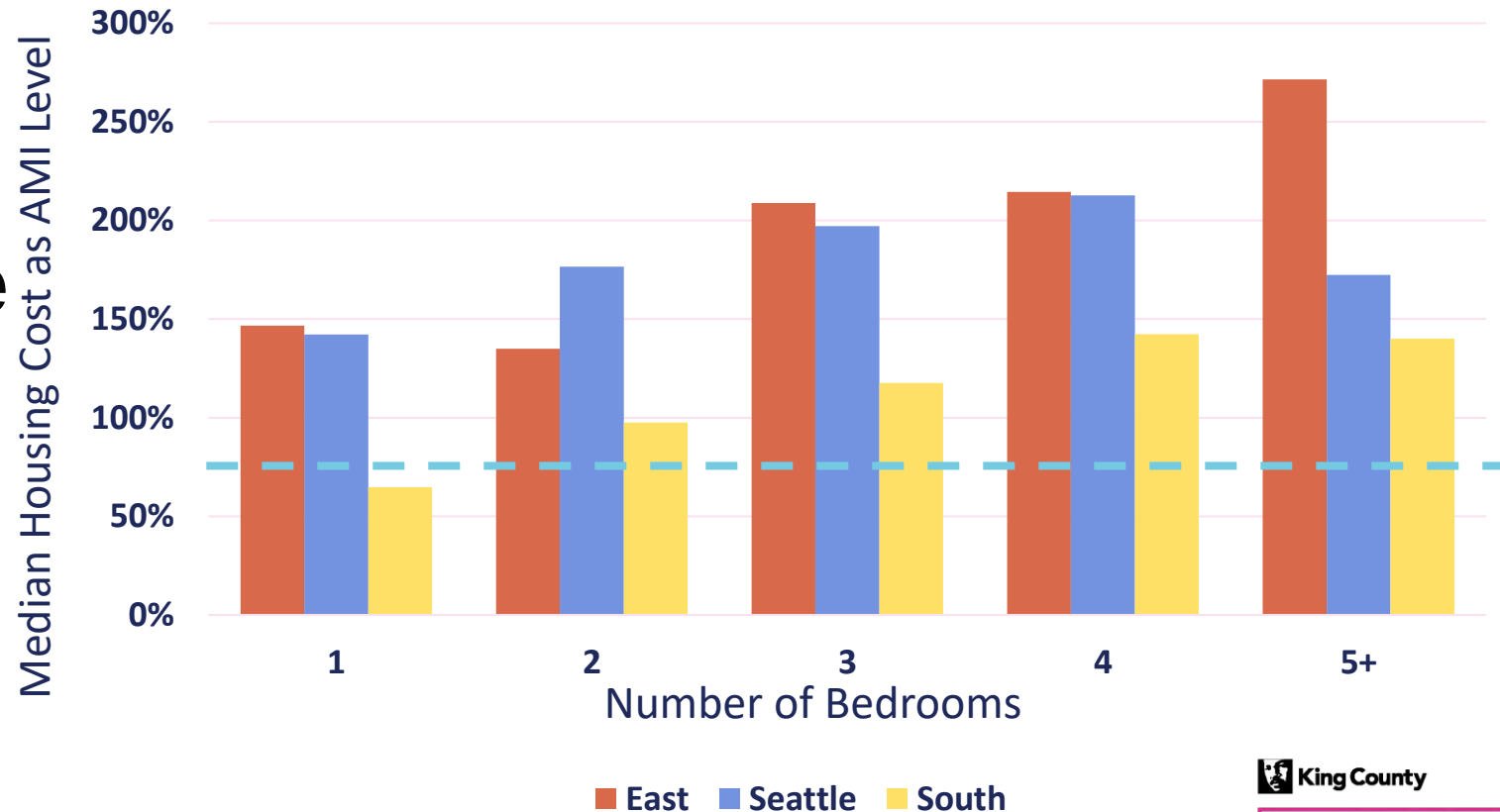
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)



Housing Needs: Location

Homeownership is out of reach for low- and moderate-income households in Seattle and East County.

Homeownership Affordability, King County Subregions, 2023



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

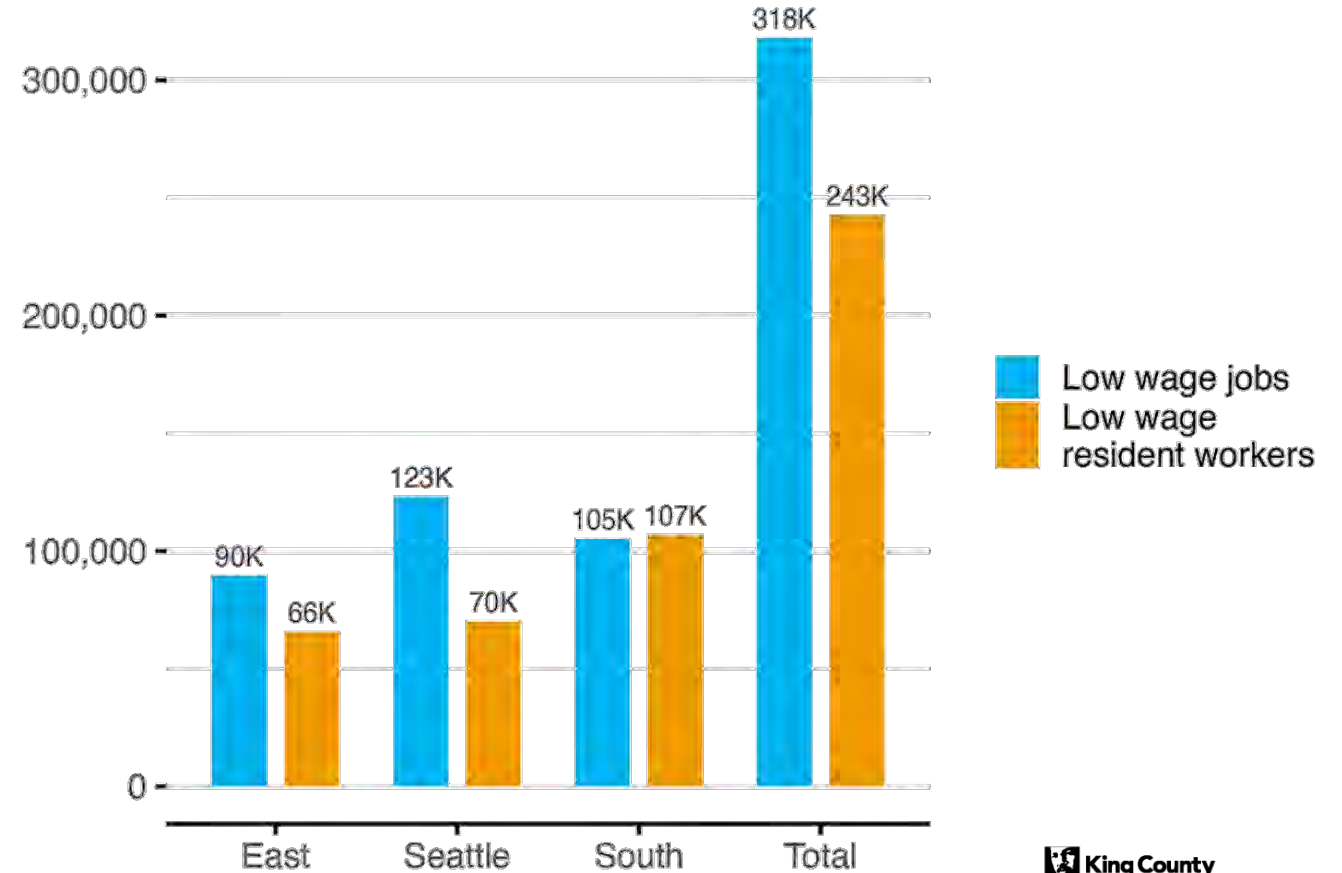


Housing Outcomes: Longer Commutes

Low-Wage Jobs and Low-Wage Residents, King County Subregions, 2023

Low-wage jobs are distributed throughout the county, but housing for low-wage workers is not.

Low-wage workers commute across subregions and from outside the County.



Source: US Census Bureau, 2023 Longitudinal Employer Household Dynamics (LEHD) Origin Destination Employment Statistics



Housing Outcomes: Segregation

There are persistent disparities in economic and housing outcomes for King County residents based on race, ethnicity, and disability.

Percent of King County Neighborhoods Affordable to the Median Household by Race or Ethnicity	
American Indian and Alaska Native	7.5%
Black	14.6%
Native Hawaiian/Pacific Islander	49.4%
Hispanic	55.9%
Multiple Races	83.0%
White Alone, Not Hispanic	92.3%
Asian	98.6%
All Races/Ethnicities	91.3%

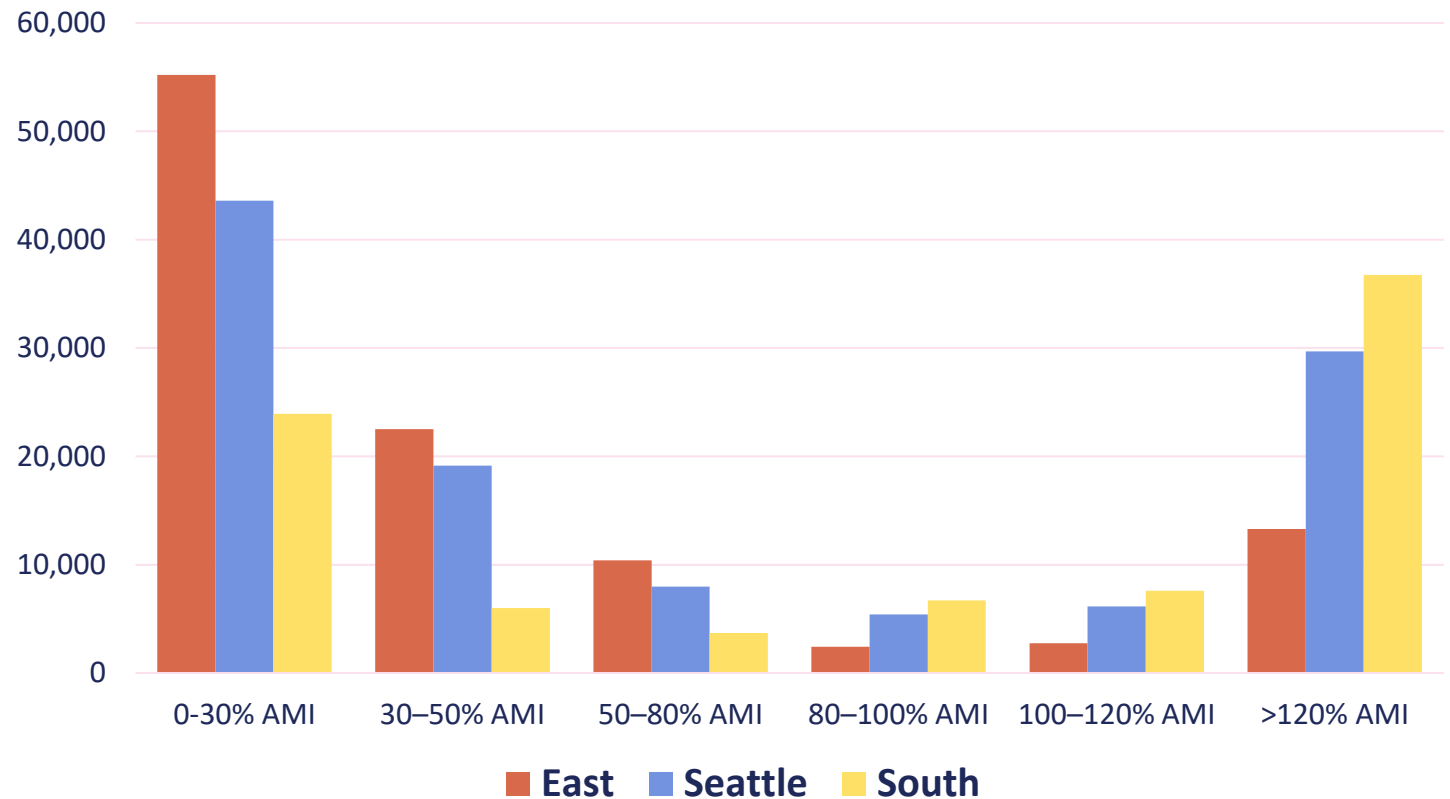
Housing Policy Implications:

Equitable Distribution of Housing Needs



Low-income housing needs are higher in East County and Seattle to improve the balance of low-wage jobs to affordable housing

Housing Needs Allocations by Income, King County Subregions

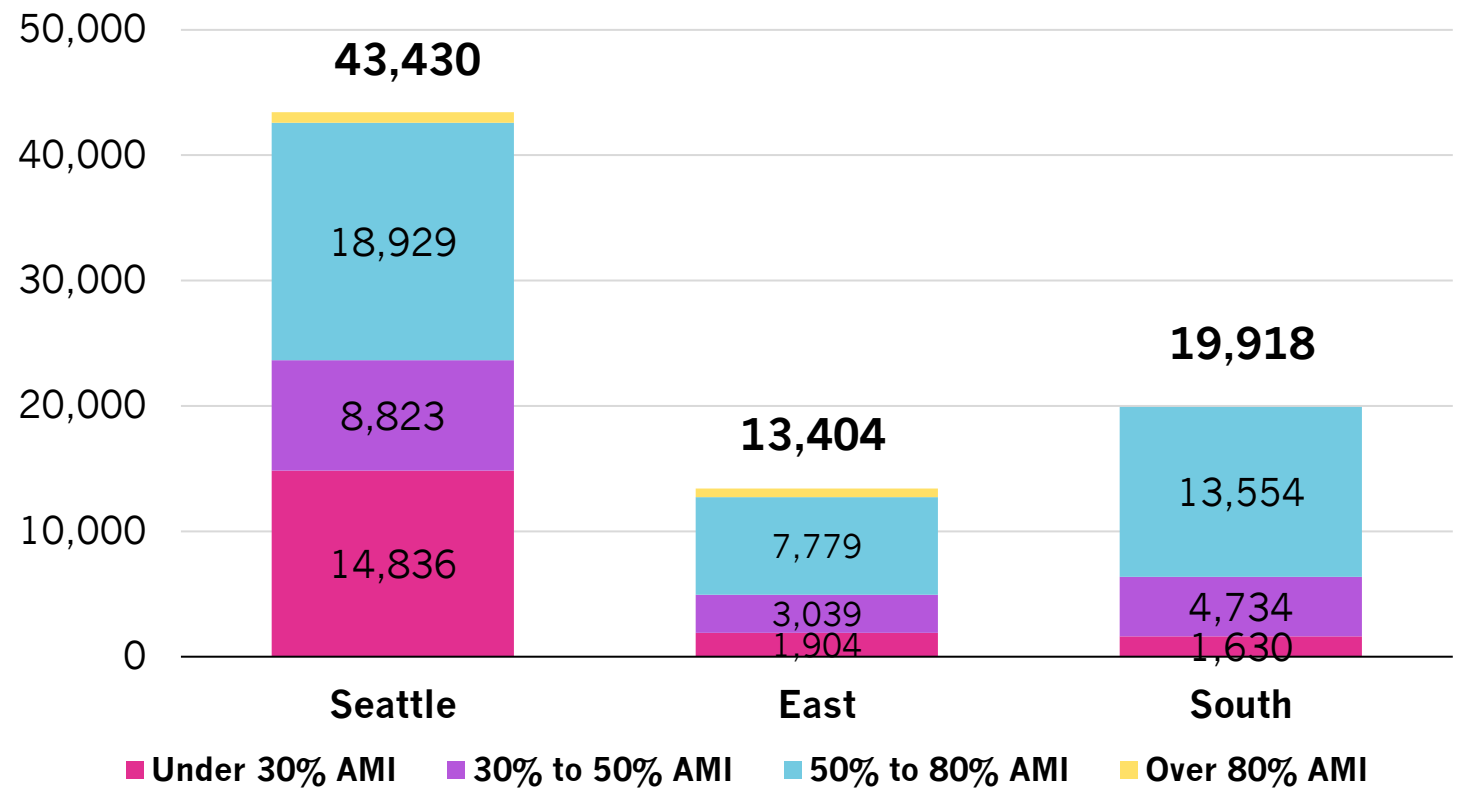


Housing Progress



Income-restricted housing units, especially deeply affordable units, are concentrated in Seattle

Income-Restricted Housing Delivered, King County Subregions, 2024





AFFORDABILITY



SPACE



LOCATION



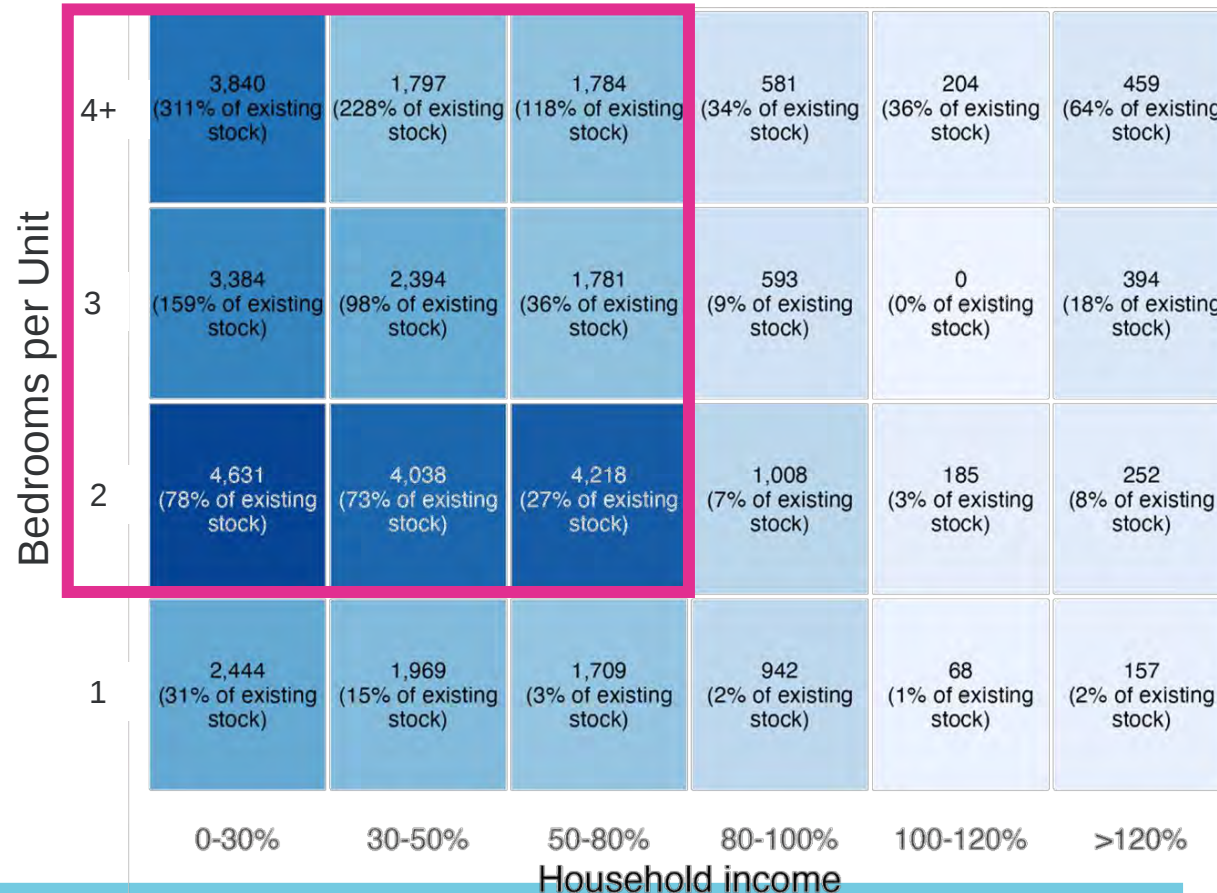


Housing Needs: Space

Low-income households experience the largest gaps in housing that meets their space needs

Severe supply shortages for 2+ bedroom units

Housing Needs by Unit Size and Affordability, King County, 2023



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

King County

DCHS

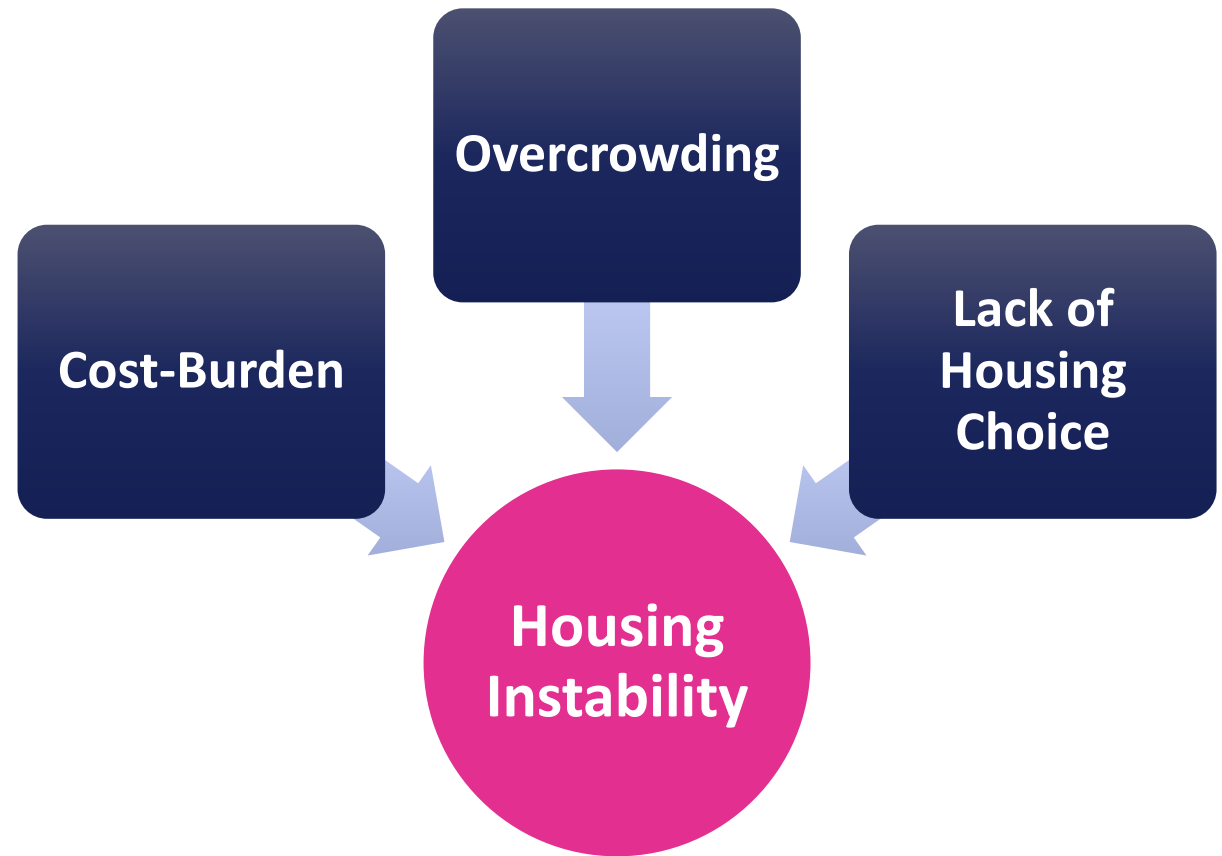
Department of Community
and Human Services



Housing Outcomes: **Overcrowding**

An estimated 15% of King County renter households are overcrowded

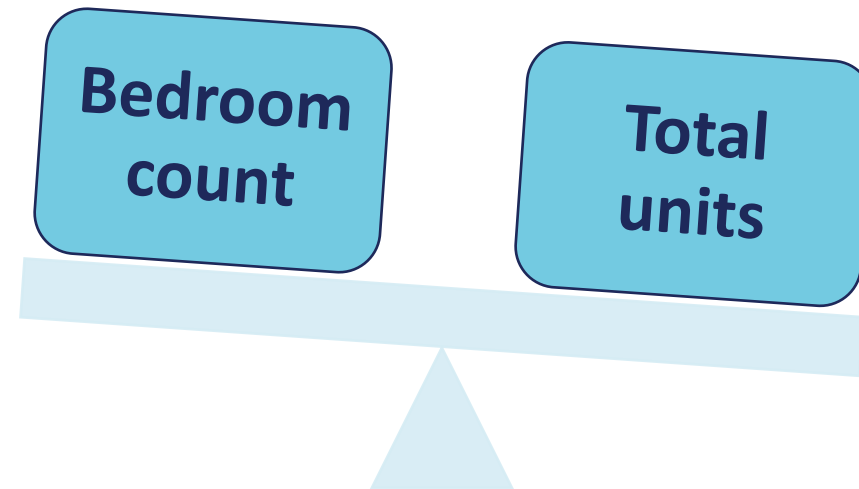
Over 90% of low income 3+ person renter households are either overcrowded, renting up, or both



Housing Policy Implications: Investing in Larger Housing Units



Housing needs are more than just the total units produced – the affordability, location, and size of the units matter





AFFORDABILITY

SEGREGATION

INACCESSIBILITY

TRAFFIC

OVERCROWDING

ENVIRONMENTAL
INJUSTICE

NEGATIVE HEALTH
OUTCOMES

Outcomes from
Housing System
Failures



SPACE



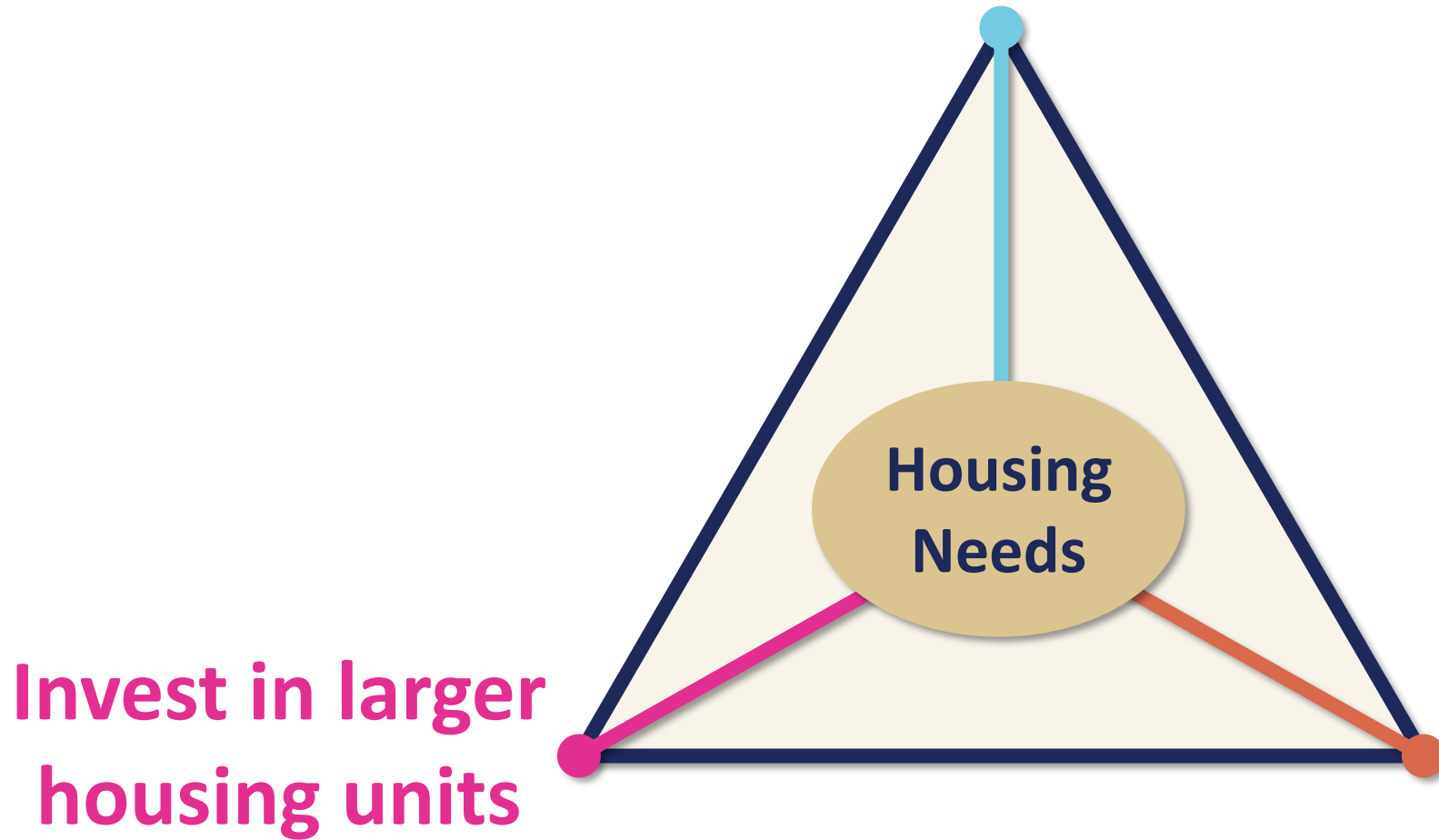
LOCATION

HOMELESSNESS

FINANCIAL INSTABILITY

COST BURDEN

Focus where the need is
greatest: <50% AMI

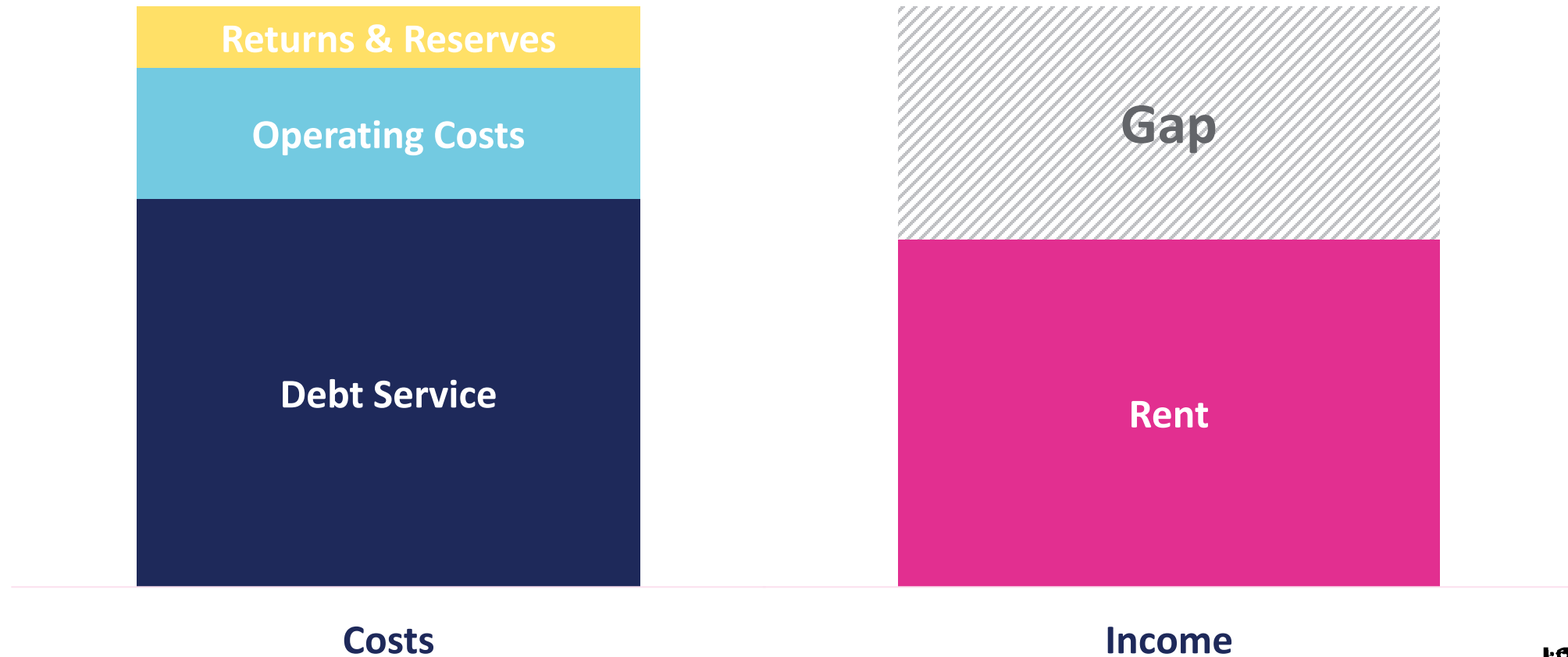




Funding Tools, Resources, and Gaps

- The market cannot meet everyone's housing needs.
- There is a fragmented, fragile, and complex set of existing affordable housing subsidy sources. Existing sources of subsidy are inadequate to fully meet our housing needs.
- The scale of the funding gap to meet our housing needs is structural, large, and driven by both capital and operating costs.

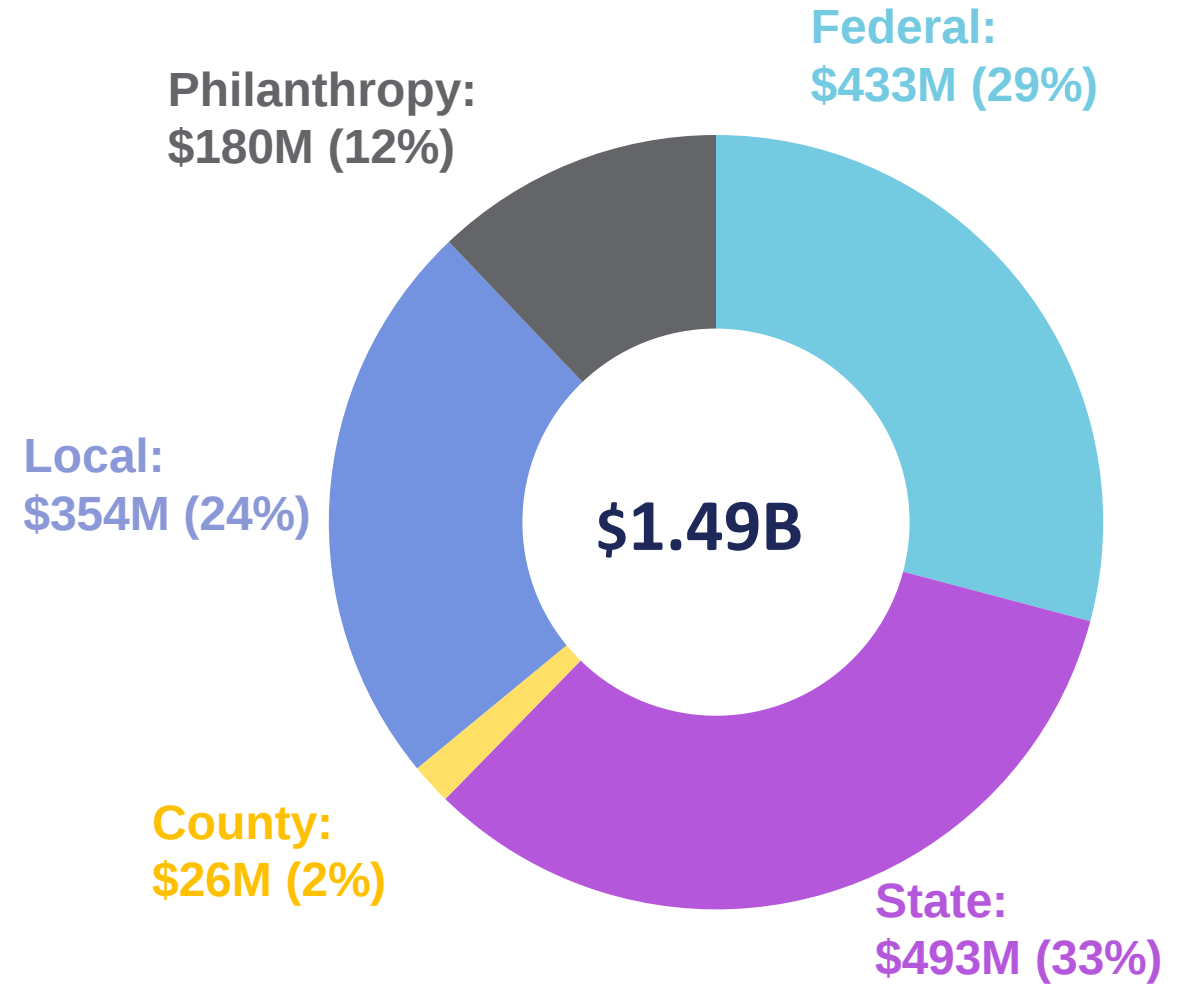
Housing Costs vs Affordable Rents



Source: Grow America; Income and costs are scaled to a typical 4% LIHTC project serving households at 50-80% AMI.

Housing Capital Subsidies for Affordable Housing

An estimated **\$1.5 billion** in housing capital subsidies flowed through King County annually in recent years from federal, state, local, and philanthropic sources.

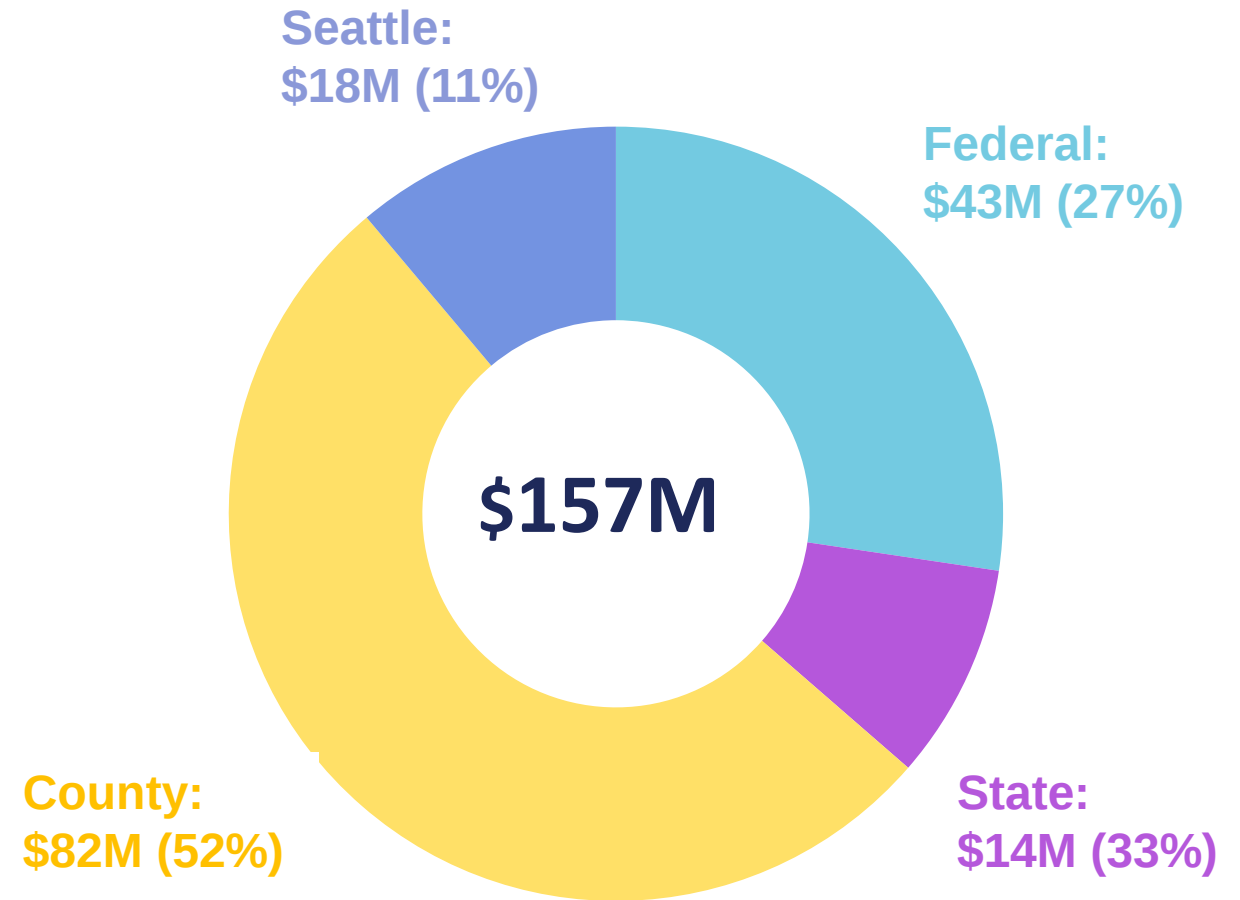


Housing Operations and Services Subsidies

Estimated **\$157 million in housing operations, maintenance, and supportive services subsidies** flowed through King County annually in recent years from Federal, State, and local sources

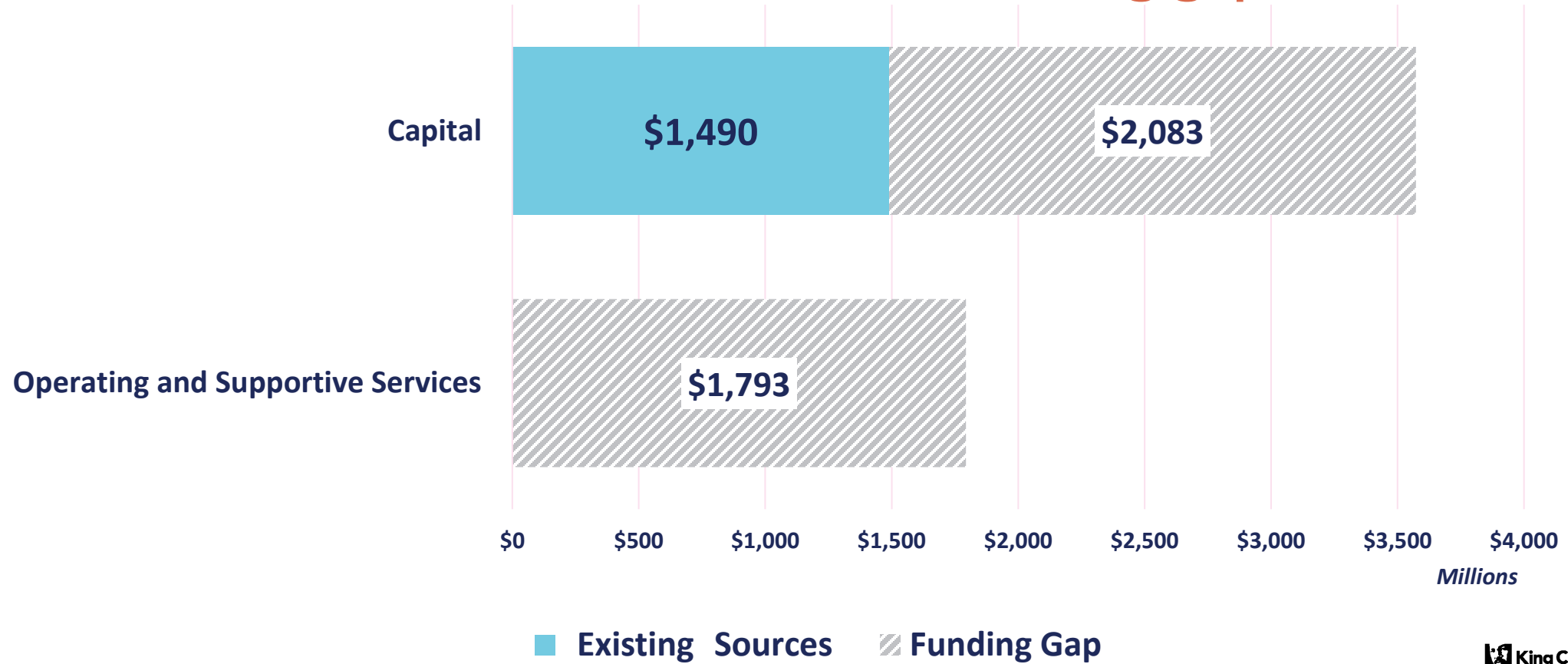
All operating dollars are tied up funding *existing* units and unable to support new units.

Federal dollars are at risk.



King County's Housing Needs: Funding

Estimated annual funding gap: \$3.9 billion



Source: EConorthwest; Existing operating and supportive services funds are currently committed to maintain existing housing stock – no funding is currently available to support new units

King County's Housing Needs: Funding

5-Year Period	Total Units Needed	Capital Gap	Operating and Supportive Services Gap	Total Gap
2024*–2029	44,425	\$10.8 B	\$2.2 B	\$13.1 B
2030–2034	44,425	\$10.8 B	\$4.5 B	\$15.3 B
2035–2039	44,425	\$10.8 B	\$6.7 B	\$17.6 B
2040–2044	44,425	\$10.8 B	\$9.0 B	\$19.8 B
Total	177,698	\$43.2 B	\$22.4 B	\$65.8 B

Source: EConorthwest; Estimates in 2025 dollars; *housing need estimates were produced before 2024 income-restricted housing production data was available

Funding Gap to Meet Countywide Housing Needs

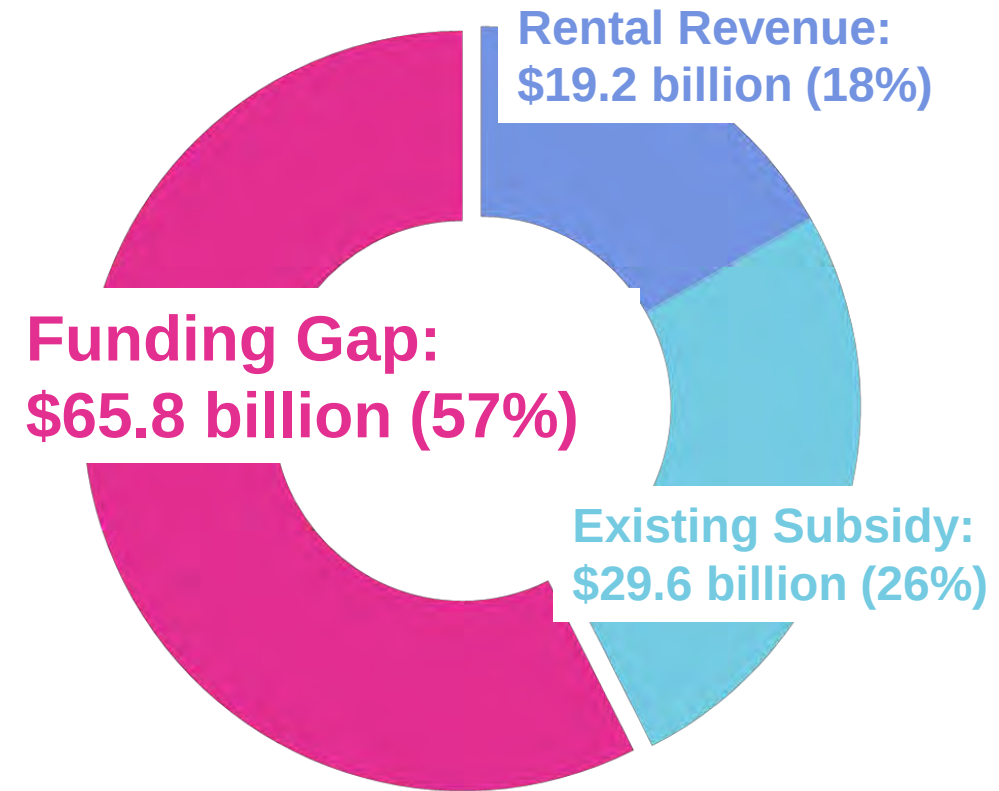
Total net new permanent housing need below 80% AMI from 2024*-2044: **177,698 units**

Total cost to develop *and operate*: \$114.5B

Total anticipated rental revenue: \$19.2B

Estimate of existing subsidies: \$29.6B

Gap Remaining: ~\$65.8 billion



Source: ECONorthwest; Estimates in 2025 dollars; *housing need estimates were produced before 2024 income-restricted housing production data was available

King County's Housing Needs Overview

Scale: King County needs about 172,000 new homes affordable to low-income households over the next 20 years

More than just units: the affordability, size, and location of those homes matter as well as closing racial and accessibility disparities

- **Affordability:** Housing needs are greatest for households with incomes below 50% AMI and for populations that need deeply affordable and supportive housing
- **Location:** We need an equitable distribution of affordable housing production near jobs and transit
- **Space:** There is an outstanding need for 3+ bedroom rental units to reduce overcrowding faced by larger, low-income households
- **Equity:** There are persistent and systemic disparities in housing outcomes based on race and disability

Funding: The funding gap is large, structural, and driven by both capital and operating costs. The gap is 2-3 times larger than recent levels of investments in affordable housing.



Department of Community
and Human Services



Instagram



Blog



YouTube



Website



Data Dashboard

Expenditure restriction 9

Of this appropriation, \$150,000 shall be expended or encumbered solely to contract with a third party to conduct an updated countywide housing needs assessment for use by policy makers, planners, and researchers. The assessment shall include, but not be limited to, the following:

- A. Background and policy context**, including an update on King County's progress towards eliminating cost burden among King County's low-income households by 2040, and information about available data sources and data gaps;
- B. Population, workforce, and housing characteristics**;
- C. Housing supply and market trends** broken down by subarea and jurisdiction, area median income, and rental and housing ownership, including an estimate of units in the permitting pipeline or under construction by affordability level;
- D. Housing affordability for rental and home ownership** broken down by subregion and jurisdiction;
- E. Analysis of funding tools and funding levels** by subregion and jurisdictions; and
- F. A needs analysis to evaluate the gap between the region's housing inventory and housing needs of residents** by subregion and jurisdiction, including, where possible, new insights that can be used by policymakers, such as a comparison of need by household size and available bedroom units.

Item 8:

MIDD 3 Implementation Plan

DISCUSSION

SCA Staff Contact

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SCA MIDD Advisory Committee Members

Deputy Mayor Paul Charbonneau, Newcastle; Councilmember Jane Ho, Tukwila

SCA Regional Policy Committee Members

Mayor Nancy Backus, Auburn; Councilmember Jay Arnold, Kirkland; Councilmember Lynne Robinson, Bellevue; Mayor Armondo Pavone, Renton; Mayor Dana Ralph, Kent; Mayor Jim Ribail, Carnation

Discussion

The King County Council renewed the Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund (MIDD) in September 2025. The spending of the funds generated by the sales tax is governed by an implementation plan which outlines the primary purpose of the fund as well as the strategy areas, goals, and allowable activities for the sales tax. The MIDD Advisory Committee has been involved in the development of the MIDD 3 Implementation Plan. The MIDD 3 Implementation Plan was transmitted on July 1, and will be dual referred to the Health, Housing, and Human Services Committee and the Regional Policy Committee (RPC). SCA staff are highlighting this item for early discussion among PIC members ahead of discussions at RPC later this year.

Background Information

The King County Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund (MIDD) is a countywide 0.1% sales tax. The sales tax generates around \$136 million per biennium and supports programs and services for people living with or at risk of substance use disorder and behavioral health conditions. The King County Council first implemented the sales tax in 2007 and has since renewed it twice: in late 2016 and again in September 2025. The most recently renewed iteration of MIDD, also called MIDD 3, expires on January 1, 2035. The activities conducted under the MIDD sales tax are governed by an implementation plan which describes the primary purpose of the fund as well as strategy areas, goals, and allowable activities under the fund.

King County's Department of Community and Human Services conducted a multi-phase process to plan for MIDD 3 which spanned a behavioral health landscape assessment, community engagement, subject matter expert engagement, and an internal analysis by staff. The MIDD Advisory Committee (AC) has been involved throughout the MIDD 3 renewal process, detailed in the next section.

MIDD 3 is currently being governed by the MIDD 2 Implementation Plan until the new MIDD 3 Implementation Plan is adopted. Following adoption of the MIDD 3 Implementation Plan later this year, procurement is expected to begin in 2027, followed by program launch in 2028.

MIDD Advisory Committee

The MIDD Advisory Committee (AC) is an advisory body to the King County Executive and Council that ensures implementation and evaluation of strategies and programs funded by MIDD are transparent, accountable, collaborative, and effective. The MIDD AC is comprised of representatives from 37 entities spanning areas including health and human services, criminal justice, and government. SCA currently appoints one member and one alternate to the MIDD AC. The City of Bellevue appoints to its own seat on the MIDD AC.

MIDD AC members have been involved throughout the MIDD 3 renewal process. Specifically, MIDD AC members participated in community engagement listening sessions and strategy area subject matter expert workgroups. Members have also reviewed and provided feedback on the structure and purpose of the MIDD AC, the MIDD 3 Equity Framework, and the Implementation Plan's draft primary purpose, proposed goals, and allowable activities.

MIDD 3 Implementation Plan: Primary Purpose

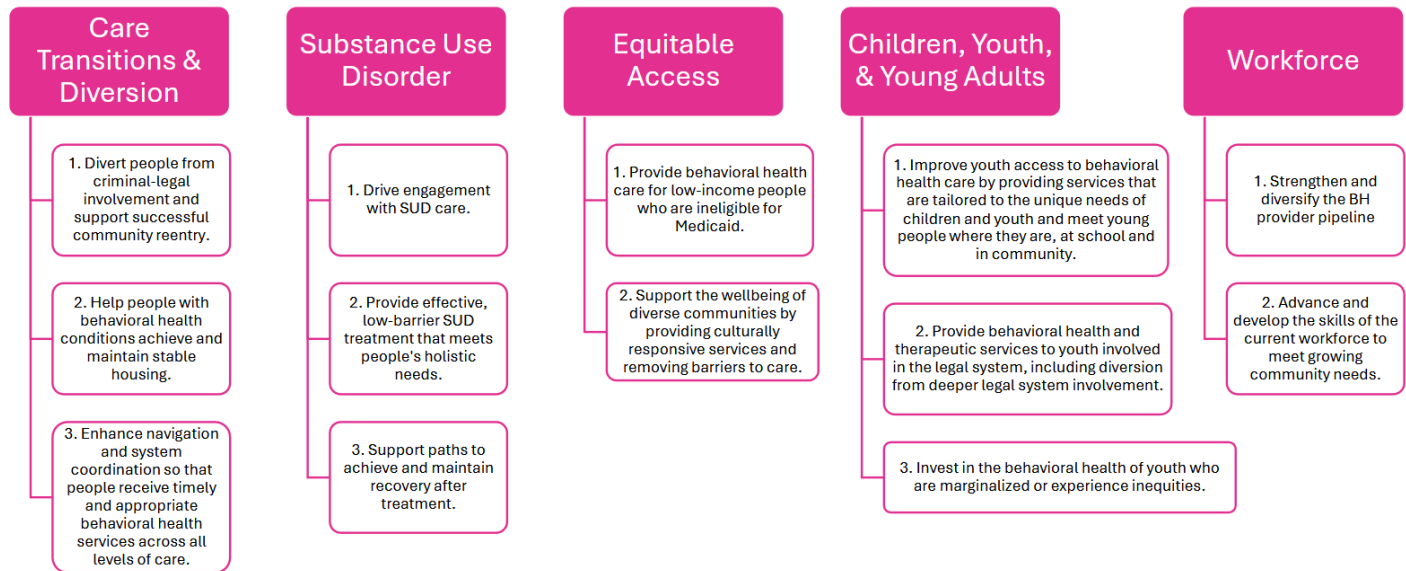
The MIDD 3 Implementation Plan lists the Primary Purpose as follows:

The Primary Purpose of King County's behavioral health sales tax is to invest in the long term availability, accessibility, and effectiveness of King County's behavioral health system, especially where people are falling through the cracks of existing systems. By focusing on low-income residents with mental health and substance use conditions, particularly those who are marginalized or experience intersectional inequities, **MIDD invests where the need is greatest and where its dollars can make the most meaningful impact.**

MIDD strengthens the broader behavioral health system by funding prevention, treatment, and recovery services that are often unavailable, inaccessible, or insufficiently supported through other funding streams. These investments help break cycles of incarceration, hospitalization, homelessness, and crisis by ensuring people receive timely, culturally responsive, and effective care.

MIDD 3 Implementation Plan: Strategy Areas and Goals

The MIDD 3 Implementation Plan strategy areas reflect feedback heard throughout the MIDD renewal process. The Plan has 5 strategy areas, listed below with goals for each area:



Graphic as provided in MIDD AC meeting materials for June 2026.

Allowable activities for each strategy area are described in the Implementation Plan.

Next Steps

The MIDD 3 Implementation Plan was transmitted on July 1. It will be dually referred to the Health, Housing, and Human Services Committee and the Regional Policy Committee (RPC). Since SCA appoints to both the MIDD AC and RPC, SCA staff would like to bring this to PIC for early discussion to inform future discussions at RPC. Following adoption of the MIDD 3 Implementation Plan later this year, procurement is expected to begin in 2027, followed by program launch in 2028.

Item 9.a: Regional Boards & Committees Upcoming Issues

This memorandum provides an overview of key issues scheduled for discussion on regional boards and committees to inform the Public Issues Committee and support proactive engagement and policy alignment.

The SCA policy staff have identified the following issues for consideration by PIC as potential items for discussion:

- **Regional Policy Committee**
 - The King County Council renewed the Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund (MIDD) in September 2025. The spending of the funds generated by the sales tax is governed by an implementation plan.
 - The MIDD 3 Implementation Plan was transmitted to the King County Executive on July 1. Members of the MIDD Advisory Committee have provided feedback on the Implementation Plan, which is dual referred to the Regional Policy Committee.
- **Solid Waste Advisory Committee (SWAC): Solid Waste Rates**
 - The King County Executive has proposed an 8.5% rate increase across fee types, with an average estimated monthly curbside impact of \$0.73.
 - At the June PIC meeting, members voted to move forward with a rate response letter. At the July PIC meeting, members will vote whether to amend the draft letter and recommend it for adoption by the SCA Board of Directors.
- **Regional Transit Safety Task Force**
 - Implementation of the solutions identified in last year's plan is underway, with the Implementation Partners group meeting on June 22 to discuss which solutions to advance, which to advance for further development, and which not to advance. Facilitators are currently working to incorporate feedback and develop working groups to oversee implementation of plan solutions.

If you have any questions, please reach out to the SCA staff assigned to the committee; SCA staff assignments can be found on the [SCA website](#).

Committee	SCA Caucus	Next Meeting	Upcoming Issues
Regional Policy Committee (RPC)	Caucus Chair: Mayor Nancy Backus, Auburn Caucus Vice Chair: Councilmember Jay Arnold, Kirkland Councilmember Lynne Robinson, Bellevue; Mayor Armondo Pavone, Renton; Mayor	August 12	TBD

	Dana Ralph, Kent; Mayor Jim Ribail, Carnation		
Solid Waste Advisory Committee (SWAC)	Councilmember Amy Lam, Sammamish; Councilmember Laura Mork, Shoreline	July 10	Comprehensive solid waste management plan, long-term disposal discussions, South County Recycling and Transfer Station, Re+ update, update to Circular Economy Goals
King County Regional Transit Committee (RTC)	Caucus Chair: Council President Pro Tem Ryan McIrvine, Renton Caucus Vice Chair: Deputy Mayor Neal Black, Kirkland Council President Susan Honda, Federal Way; Councilmember Toni Troutner, Kent; Councilmember Tracy Taylor, Auburn; Councilmember JC Harris, Des Moines; Councilmember Pamela Stuart, Sammamish; Mayor Jim Ribail, Carnation; Councilmember Larry Goldman, Lake Forest Park; Councilmember Vishal Bhargava, Bellevue; Councilmember Julie Hsieh, Mercer Island; Mayor Jim Mayhew, Snoqualmie.	July 15	Transit Safety Update; Presentation from Metro on upcoming reporting
Puget Sound Regional Council Executive Board	Mayor Thomas McLeod, Tukwila; Mayor Jeff Wagner, Covington; Councilmember Amy Lam, Sammamish; Councilmember Chris Roberts, Shoreline; Mayor Katy Harris, Yarrow Point; Councilmember Mark Joselyn, North Bend	July 23	TBD
KCRHA Governing Board	Mayor Nancy Backus, Auburn; Councilmember Ed Prince, Renton; Councilmember Kelly Jiang, Issaquah; Mayor Betsy Robinson, Shoreline	July 24	TBD
Puget Sound Regional Council Growth Management Planning Board (GMPB)	Caucus Chair: Councilmember Ed Prince, Renton Mayor Amy McHenry, Duvall; Councilmember Pam Stuart, Sammamish; Mayor Mark Mullet, Issaquah; Councilmember Cheryl Paquette, Carnation; Council President Satwinder Kaur, Kent	July 16	TBD
Board of Health (BOH)	Councilmember Amy Falcone, Kirkland; Councilmember Victoria Schroff, Maple Valley; Deputy Mayor Hugo Garcia, Burien; Council President Satwinder Kaur, Kent; Councilmember Cheryl Paquette, Carnation; Councilmember Pierre Blossie, Des Moines	July 16	Briefings on BOH membership and recruitment, gender affirming care, pet business/zoonotic code.

Local Hazardous Waste Program Management Coordination Committee (MCC)	Councilmember John Boyd, Kent; Councilmember Sam Harrison, Carnation	July 21	Proposed 2028-2029 Rate options
Mental Illness and Drug Dependency Advisory Committee (MIDD AC)	Deputy Mayor Paul Charbonneau, Newcastle; Councilmember Jane Ho, Tukwila	July 23	Briefing on HR1 and how it may impact MIDD
King County Flood Control District Advisory Committee (KCFCDAC)	Chair: Mayor Vic Kave, Pacific Vice Chair: Councilmember JC Harris, Des Moines Mayor Henry Sladek, Skykomish; Mayor Troy Linnell, Algona; Mayor Amy McHenry, Duvall; Deputy Council President Kelly Jiang, Issaquah; Councilmember Darcey Peterson, Black Diamond	July 24	Discussion of operating budget
Regional Water Quality Committee (RWQC)	Chair: Councilmember Laura Mork, Shoreline Vice Chair: Mayor Jessica Rossman, Medina Mayor Sarah Moore, Burien; Deputy Mayor Dave Hamilton, Bellevue; Councilmember Hanan Amer, Auburn; Council President Melissa Stuart, Redmond	August 5	Regional Wastewater Services Plan update (combined system management), WTD financial planning review briefing.
King County Regional Law, Safety, & Justice Committee (RLSJC)	Caucus Chair: Deputy Mayor Neal Black, Kirkland Councilmember Zandria Michaud, Kent; Mayor Troy Linnell, Algona; Councilmember Steve Sinwell, Clyde Hill; Mayor Eric Zimmerman, Normandy Park; Councilmember Carmen Rivera, Renton; Councilmember Suzan Torguson, North Bend; Councilmember Lydia Assefa-Dawson, Federal Way	August 27	Behavioral health presentations
Growth Management Planning Council (GMPC)	Caucus Chair: Melissa Stuart, Redmond Vice Chair: Kelli Curtis, Kirkland Ryan McIrvine, Renton; Amy McHenry, Duvall; Jim Ribail, Carnation; Kate Baldwin, Auburn; Annette Ademasu, Shoreline; Mark Joselyn, North Bend; Lisa Wissner-Slivka, Clyde Hill; Marli Larimer, Kent	Sept. 16	Action: King County Designation of Countywide and Regional Centers Annexation Annual Update Affordable Housing Committee member appointments GMPC's Affordable Housing Committee Update

Item 9.b:
Levies and Ballot Measures

The upcoming King County and special district levies and ballot measures are below. PIC members are encouraged to share upcoming or recently approved city and special districts levies and ballot measures with SCA staff.

Upcoming Ballot Measures – King County				
Year	Month	Measure	Proposal	Status Update
2027	TBD	Best Starts for Kids levy renewal	TBD	Scheduled renewal for BSK levy

Tracking Potential Taxes & Levies			
Year	Measure	Proposal	Status Update
2026	King County Transportation District councilmanic sales tax	0.1% sales tax; 100% dedicated to roads SCA position was to request a 25% city pass-through and city involvement in decision-making.	Approved at 6/12 KCTD meeting, with collection beginning 1/1/27. Implementation is ongoing. Key amendments included: 12.5% share for cities through City Transportation Improvement Program (CTIP), based on population. - Initial 15% limit (only impacting Seattle) was removed.
2027	Housing Levy	Proposal TBD	On March 31, Executive Zahilay issued Executive Order with commitment to “Explore a new dedicated revenue source for housing.”
2027 or 2028	King County Transportation District voter-approved sales tax	0.2% sales tax focused on Metro	Early stages of informal discussion

Newly available by the State	House Bill 2442: Authorizes a new city/county local sales and use tax to fund services for children and families	0.01% sales and use for things such as: workforce development, childcare, after-school programs, client transportation, rental assistance, and more	TBD Counties and cities have non-compounding authority; counties that take the increment must offer a credit to any cities that take the increment. There is no implementation date or requirement for cities to adopt before the county
Newly available by the State	House Bill 2442: Authorizes a new county property tax levy for public health clinic expenses	\$.05/\$1,000 AV authority for the operation, maintenance, and capital expense of public health clinics	TBD Anticipated King County will choose to take it

Upcoming Ballot Measures – SCA Cities			
Election	City	Measure	Proposal
2026/2027	Yarrow Point	Public Safety Levy	TBD
November 2026	Kenmore	Levy lid lift	Levy lid lift to support and fund programs and services related to Climate and Environmental Stewardship, Affordable Housing, and Human Services.

Upcoming Ballot Measures - Special Districts			
Election	Special District	Measure	Proposal
August 2026	Covington	Parks District	Creation of the Covington Park and Recreation District. Initial property tax rate for the district will be \$0.37 per \$1,000 of assessed value
November 2026	Shoreline	Parks District	Creation of Shoreline Metropolitan Park District. Initial property tax rate for the district is expected to be \$0.55 per \$1,000 of assessed value

Other Renewals – King County		
Year	Renewal	Status Update

Item 9.c:
2026 PIC Work Plan

This document provides a look ahead at upcoming topics for PIC meetings. The PIC work plan is a living document, subject to change as issues arise or are identified for discussion. **Items listed below are not finalized unless formally listed on an upcoming PIC agenda.**

Month	Agenda Items	Potential Topics
July	ACTION: 2027 Solid Waste Rate Response Letter DISCUSSION: Affordable Housing Levy Discussion DISCUSSION: MIDD III Implementation Plan	<i>Countywide Levies/Levy Follow-Up</i> - MIDD III Implementation Plan - King County Transportation District Tax - 0.2% voter-approved tax for King County Metro
August		<i>Utilities/Utility Affordability</i> - Regional Utility Affordability Rate Summit follow-up - Solid Waste Long Term Disposal Plan
September	DISCUSSION: State & County Legislative Agendas DISCUSSION: 2027 Appointments Briefing	<i>Environment</i> - Organics Rulemaking - Regional Wastewater Services Plan
October	ACTION: State & County Legislative Agendas	<i>Public Safety</i> - Indigent Defense - Transit Safety - Gun Violence Prevention <i>Emergency Management</i> - Flood Response <i>Regional Committees</i> - PSRC Representation <i>Identified by PIC Members</i> - Land use regulations - Affordable housing - Behavioral health - Protections for immigrant communities
November		
December	ACTION: 2027 Committee Appointments	

		• Economic development • Human services • Local areas/regional assets (e.g., SeaTac airport expansion; North Bend trucking facilities) • Surveillance and privacy, related to Flock and Ring cameras • AI and technology • Criminal Justice Sales Tax • Flood response & emergency management • Regional utility rates
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Past 2026 Meetings

Month	Agenda Items
January	**No January PIC Meeting**
February	ACTION: 2026 PIC Schedule DISCUSSION: PIC Orientation & New Member Welcome DISCUSSION: Looking Back & Looking Forward
March	ACTION: Regional Board & Committee Appointments EMERGENCY ACTION: Transportation Benefit District Sales Tax
April <i>In-Person Meeting</i>	ACTION: Regional Boards & Committees Mid-Year Appointments DISCUSSION/POTENTIAL ACTION: 2027 Proposed Sewer Rate Response Letter DISCUSSION: State Legislative Update & Panel Discussion
May	DISCUSSION: Potential Affordable Housing Regional Initiative ACTION: 2027 Proposed Sewer Rate Response Letter POTENTIAL ACTION: Sound Transit Enterprise Initiative
June	ACTION: Regional Boards & Committees Mid-Year Appointments POTENTIAL ACTION: 2027 Solid Waste Rate Response Letter DISCUSSION: December 2025 Flood Response – SCA Survey