

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

**AGENDA TITLE: 2021 King County Countywide Planning Policy Update –
Housing Chapter**

PRESENTED BY: Housing Interjurisdictional Team (HIJT)

Purpose

On February 24, the Growth Management Planning Council (GMPC) will discuss proposed amendments to the King County Countywide Planning Policies (CPPs), including recommended Housing Chapter amendments from the GMPC's Affordable Housing Committee (AHC or Committee). This memo provides background on the Committee's process to develop the recommended Housing Chapter amendments and how issues raised by the Committee are addressed in the recommended draft (see Attachment 1 in this report and the Policy Matrix for all chapters).

Background

In 2018, the Regional Affordable Housing Task Force (RAHTF or Task Force) found that King County needs 156,000 more affordable homes today and another 88,000 affordable homes by 2040 to ensure that all low-income families in King County have a safe and healthy home that costs less than 30 percent of their income. In light of these findings, the GMPC asked the AHC to recommend updates to the Housing Chapter of the CPPs to support efforts to address this shortfall and other housing needs.

The AHC and its staff work group, the Housing Interjurisdictional Team (HIJT) underwent an extensive year-long process to scope and develop the amendments to the Housing Chapter in close consultation with jurisdictional and non-jurisdictional stakeholders. The AHC adopted recommended amendments to the Housing Chapter for consideration by the GMPC on January 29, 2021 (Attachment 1). For a summary of the scoping and draft development, please refer to these staff reports to the Affordable Housing Committee:

- [The January 2020 staff report](#) includes background context that informed the AHC's study sessions;
- [The September 25 staff report](#) provides a summary of scoping efforts and considerations for the Housing Chapter amendments;
- [The November 6 CPP staff report](#) includes the initial draft amendments developed by the HIJT CPP Housing Chapter Work Group in consultation with stakeholders;
- [The January 6 CPP staff report](#) includes a revised draft of the amendments reflecting AHC and stakeholder input; and
- [The January 22 CPP staff report](#) includes proposed amendments to the January 6 draft amendments.

Issues Raised by the AHC

The Committee raised four issues during their final deliberations. Staff subsequently resolved three of the issues, and one remains unresolved.

Issue Requiring Further Attention

Some AHC members expressed concern about the capacity of smaller jurisdictions to meet the reporting requirements listed under the “Jurisdictions, including the county for unincorporated areas, will report annually to the county” section of policy H-25. HIJT staff will work with smaller cities to assess the feasibility of each reporting requirement and will communicate to the GMPC in March the outcome of those discussions.

Resolved Issues

Reach Consensus on Table H-2

The draft resolves a concern raised at the AHC meeting regarding Table H-2, which shows the current housing supply by jurisdiction and affordability levels. The AHC’s recommendation was made contingent upon staff reaching consensus on a regionally-consistent and replicable methodology for Table H-2 by the February 24 GMPC meeting. Following the January 29 AHC meeting, County and city staff met with the consultants that produced these reports to understand how the County and consultants each approached their analyses. The HIJT staff agreed to keep Table H-2 in the Technical Appendix. County staff provided additional documentation of the methodology used in the table to aid cities in comparing their consultants’ findings with County staff’s. Finally, the HIJT CPP Work Group collaborated to develop the narrative text in the Technical Appendix to explain and contextualize Table H-2. See Attachment 1 for this text.

Ensure Consistency with King County’s Land Use Map Terminology in Policy H-25

The draft resolves a concern that the reference to “and the future land use map” may be inconsistent with King County’s terminology. King County does not have a future land use map, so staff dropped the reference to “future” in policy H-25, as shown in Attachment 1.

Note Interest in Monitoring How Market Forces Impact Housing Need

Staff determined that the current data-reporting and monitoring requirements in policy H-23 are sufficient for tracking net new affordable housing units annually to account for loss of affordability due to market forces. Some AHC members stressed the importance of being able to measure this. Per policy H-23, King County staff responsible for the Affordable Housing Dashboard will update housing supply by jurisdiction and affordability level as reported by the U.S. Department of Housing and Urban Development annually (see Table H-2 in Attachment 1 for the most recent data). Year-over-year trends will help the region understand how broader market conditions are affecting changes in the supply of homes affordable at different income levels. This information will be supplemented with information on changes in supply to the income-restricted affordable housing stock in the region, which will remain affordable despite broader market forces. The gap between the housing supply as reported by HUD and the income-restricted units can serve as an indicator of the number of households at risk of displacement if the unit becomes unaffordable.

Attachment

Attachment 1: Affordable Housing Committee’s Recommended Amendments to the CPP Housing Chapter with Narrative

Attachment 1: Affordable Housing Committee's Recommended Amendments to the CPP Housing Chapter with Narrative

HOUSING

The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g. redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment.

The policies reflect the region's commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:

- Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and
- Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden.

While significant housing market activity is needed to reach overall King County housing growth targets, the ability of the region's housing market to address the housing needs of low-income households is limited. A large majority of the need will need to be addressed with units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”).

Building on the Task Force's work, this chapter establishes a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household at or below 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels while more affordable jurisdictions will need to take significant action to preserve affordability. To succeed, all communities must address housing need where it is greatest--housing affordable to extremely-low income households.

The policies below set a framework for individual and collective action and accountability to meet the countywide need and eliminate disparities in access to housing and neighborhoods of choice. These policies guide jurisdictions through a four-step process:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to equitably meet housing needs;
3. Measure results and provide accountability; and

4. Adjust strategies to meet housing needs.

Overarching Goal: Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people;
- and take actions that eliminate race-, place-, ability-, and income-based housing disparities.

H-1 Address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households. The countywide need for housing in 2044 by percentage of AMI is:

30% and below AMI (extremely low)	15% of total housing supply
31-50% of AMI (very low)	15% of total housing supply
51-80% of AMI (low)	19% of total housing supply

Table H-1 provides additional context on the countywide need for housing.¹

Table H-1: King County Affordable Housing Need	At or Below 30% AMI	Between 31% AMI and 50% AMI	Between 51% AMI and 80% AMI	At or Below 80% AMI
Housing Units by Affordability (2019)				
Number of Units	44,000	122,000	180,000	346,000
As Share of Total Units	5%	13%	19%	36%
Additional Affordable Housing Units Needed (2019-2044)				
Additional Housing Units Needed to Address Existing Conditions ²	105,000	31,000	23,000	159,000

¹ Table H-1 includes both homeownership and rental units.

² Estimates of additional affordable units needed to address existing cost burden and provide housing for persons experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30% AMI) allows those households to vacate units affordable within the next income category (e.g., greater than 30% AMI and less than or equal to 50% of AMI), in turn addressing needs of cost-burdened households in that income level. (Estimates shown assume that housing units equal to 1/25th of cost burdened households in each category are added annually in each income category until cost burden is eliminated; a range of estimates is possible depending on inputs to this model.)

Housing Units Needed to Address Growth Through 2044 ³	39,000	32,000	33,000	104,000
Total Additional Affordable Housing Units Needed	144,000	63,000	56,000	263,000
Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)				
Number of Units	188,000	185,000	236,000	609,000
As Share of Total Units	15%	15%	19%	49%

Refer to Appendix X for the methodology used to calculate countywide need and 2019 jurisdictional affordability levels as compared to countywide need.

H-2 Prioritize the need for housing affordable to households at or below 30% AMI (extremely low income) by implementing tools such as:

- capital, operations, and maintenance funding;
- complementary land use regulations;
- welcoming communities;
- supportive policies; and
- collaborative actions by all jurisdictions.

Conduct a Housing Inventory and Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction’s comprehensive plan housing element. The inventory and needs analysis, together with an evaluation of recent progress to address housing needs, helps cities identify the greatest needs and prioritize strategies to address them. Understanding the impact of discriminatory housing and land use practices and current disparities in access to housing and neighborhoods of choice helps focus policies and programs to achieve equitable housing outcomes. For example, understanding disparities in access to opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) can identify a need for increased affordability in those areas. Appendix X provides further guidance on conducting a housing inventory and analysis.

H-3 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element.

The inventory and analysis shall include:

- a. affordability gap of the jurisdiction’s housing supply as compared to countywide need percentages from policy H-1 (see table H-2 in Appendix);
- b. number of existing housing units by housing type, age, number of bedrooms, occupants per room, condition, tenure, and AMI limit (for income-restricted units);

³ Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.

- c. percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;
- d. number of units, including number of income-restricted units, within a half-mile walkshed of high capacity or frequent transit stations and regional and countywide centers;
- e. household characteristics, by race/ethnicity:
 - i. income (median and by AMI bracket)
 - ii. tenure
 - iii. size
 - iv. housing cost burden and severe housing cost burden;
- f. current population characteristics, by race/ethnicity:
 - i. age
 - ii. disability;
- g. projected population growth and demographic change;
- h. housing development capacity within a half-mile walkshed of high capacity or frequent transit;
- i. ratio of housing to jobs in the jurisdiction;
- j. summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;
- k. the housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, disabled persons, people with medical conditions, and older adults; and
- l. the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC).

H-4 Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.

H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.

Collaborate Regionally

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low, very low, and low incomes. Collaborative efforts, supported by the work of the Affordable Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and

coordinating equitable, sustainable development in the county and region. Where individual jurisdictions lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-6 Collaborate with diverse partners (e.g. employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g. funding, surplus property) and programs to meet countywide housing need.

H-7 Work cooperatively with the Puget Sound Regional Council and other agencies that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.

Implement Policies and Strategies to Equitably Meet Housing Needs

VISION 2050 encourages local jurisdictions to implement strategies to preserve, improve, and expand its housing stock to provide a range of affordable, accessible, healthy, sustainable, and safe housing choices to every resident. This section supports equitably meeting housing needs through strategies and actions that promote:

- *distributional equity*: An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice;
- *cross-generational equity*: The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations;
- *process equity*: The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders; and
- *reparative policies*: The policies implemented will actively seek to repair harms caused by racially biased policies.

The strategies are grouped by theme:

- equitable processes and outcomes;
- increased housing supply, particularly for households with the greatest needs;
- expanded housing options and increased affordability accessible to transit and employment;
- expanded housing and neighborhood choice for all residents; and
- housing stability, healthy homes, and healthy communities

Further detail on the range of strategies for equitably meeting housing needs is contained in Table H-2 in Appendix X.

Equitable processes and outcomes

Working together with households most impacted by the affordable housing crisis helps to tailor solutions to best meet their needs. Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice.

H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.

H-9 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 practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.

Increased housing supply, particularly for households with the greatest needs

VISION 2050 encourages local cities to adopt best practices and innovative techniques to meet housing needs. Meeting the countywide affordable housing need will require actions, including commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. Multiple tools will be needed to meet the full range of needs in any given jurisdiction.

H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low, very low, and low-income households and households with special needs.

H-11 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

H-12 Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for extremely low income households, special needs populations, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.

Expanded housing options and increased affordability accessible to transit and employment

The Regional Growth Strategy accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. As the region invests in transit infrastructure, it must also support affordability in transit areas.

Lack of housing affordability negatively impacts the region’s resilience to climate change as people are forced to live far from work, school and transit, which contributes to climate change through increased transportation emissions and sprawl.

H-13 Increase housing choices for everyone—particularly those earning lower wages—in locations accessible to or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.

H-14 Expand the supply and range of housing types—including affordable units—at densities sufficient to maximize the benefits of transit investments throughout the county.

H-15 Support the development and preservation of income-restricted affordable housing that is within walking distance to high capacity and frequent transit.

Expanded housing and neighborhood choice for all residents

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. The King County Consortium’s Analysis of Impediments to Fair Housing Choice found that many BIPOC and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil. Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities vulnerable to displacement. Intentional actions to expand housing choices throughout the community will help address these challenges.

H-16 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:

- a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
- b. expanding capacity for moderate density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;

- c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
- d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

H-17 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:

- a. supporting long-term affordable homeownership opportunities for households at or below 80% AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and
- b. remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

H-18 Promote equitable development and adopt anti-displacement strategies, including dedicated funds for land acquisition and affordable housing production and preservation. Mitigate displacement that may result from planning, public and private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and capital investments.

H-19 Implement, promote and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Housing stability, healthy homes, and healthy communities

H-20 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.

H-21 Adopt and implement programs and policies that ensure healthy and safe homes.

H-22 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by reducing exposure to environmental hazards and pollutants.

Measure Results and Provide Accountability

Each jurisdiction has a responsibility to address its share of the countywide housing need. The county and cities will collect and report housing data to help evaluate progress in meeting this shared responsibility. The county will help coordinate a transparent data collection and sharing process with cities. Further detail on monitoring procedures is contained in Appendix X.

H-23 Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhoods of choice. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.

Jurisdictions, including the county for unincorporated areas, will report annually to the county:

- a. total housing units;
- b. number of units lost to demolition, redevelopment, or conversion to non-residential use.
- c. total income-restricted units, by AMI limit, for which the city is a party to affordable housing covenants on the property title;
- d. of total housing units, net new housing units created during the reporting period, and what type of housing was constructed, broken down by at least single-family, moderate density housing types, and high density housing types;
- e. of total income-restricted units, net new income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, created during the reporting period;
- f. Percentage of total zoned residential capacity by type of housing allowed, including but not limited to single-family, moderate density, and high density;
- g. new strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and
- h. jurisdiction's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.

The county will report annually:

- a. countywide housing inventory of:
 - i. total housing units;
 - ii. total income-restricted units, by AMI limit;
 - iii. total housing units, net new housing units created during the reporting period; and
 - iv. total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.
 - v. total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
 - vi. share of households by housing tenure by jurisdiction; and
 - vii. zoned residential capacity percentages broken down by housing type/number of units allowed per lot;

- b. the county's new strategies (e.g. dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;
- c. the county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.
- d. number of income-restricted units within a ½ mile walkshed of a high-capacity or frequent transit stations in the county;
- e. share of households with housing cost burden, by income band, race, and ethnicity;
- f. tenant protection policies adopted by jurisdiction; and
- g. number of individuals and households experiencing homelessness, by race and ethnicity.

Where feasible, jurisdictions will also collaborate to provide:

- a. net new units accessible to persons with disabilities.

H-24 The county will annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-23, using public-facing tools such as the King County's Affordable Housing Dashboard.

Adjust Strategies to Meet Housing Needs

H-25 Review and amend countywide and local housing strategies and actions when monitoring in Policy H-23 and H-24 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.

Note: Appendix X is under development. A portion of the appendix is provided for context only in reference to policy H-3.

APPENDIX X: HOUSING TECHNICAL APPENDIX

Housing Supply and Needs Analysis

Context: As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-3, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address a responsibility to address its share of the countywide affordable housing need.

The purpose of this section of Appendix X is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Housing Element Guide: A PSRC Guidance Paper (July 2014)" Washington State Department of Commerce's report, "Guidance for Developing a Housing Needs Assessment" (March 2020); and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The state Department of Commerce also provides useful information about housing requirements under the Growth Management Act.

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan.

Table H-2 shows the current housing supply by jurisdiction and affordability levels, using data from 2013-2017 CHAS. Figures in Table H-2 include both rental and ownership units. Note that while some jurisdictions have an adequate supply of housing affordable to low-income households (51 to 80 percent of AMI) and very low-income households (31-50 percent of AMI), no jurisdiction in the county has sufficient housing affordable to extremely-low income households (0 to 30 percent of AMI) to meet a proportional share of existing needs as shown in Table H-1. This is where the greatest need exists and should be a focus for all jurisdictions.

Table H-2 will be updated annually and will be made publicly available on the Affordable Housing dashboard. While Table H-2 provides a starting point for understanding current housing supply by jurisdiction, other metrics are required to fully measure housing need.

Jurisdictions may choose to supplement the data in Table H-2 with other data sources, such as PUMS, ACS, or their own housing inventories that may be more current or use different underlying assumptions. Because data sources vary in the time period they measure, the assumptions required to analyze the data, and the sampling techniques they use, they may produce results that do not perfectly align with Table H-2. Jurisdictions should use the methodology documented here to explain the causes and implications of differences between alternative methodologies and the information presented in Table H-2.

Table H-2: Housing Affordability for King County Jurisdictions by Regional Geographies

Regional Geography and Jurisdiction	Current Housing Units (HU)								
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		All Incomes
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU
Metropolitan Cities									
Bellevue	1,750	3%	2,814	5%	6,363	11%	46,400	81%	57,327
Seattle ⁴	19,330	6%	32,655	10%	55,910	17%	212,875	66%	320,770
Core Cities									
Auburn	1,335	5%	9,400	38%	6,590	26%	7,660	31%	24,985
Bothell	390	4%	1,200	11%	2,075	19%	7,215	66%	10,880
Burien	985	5%	4,879	26%	5,155	27%	8,003	42%	19,022
Federal Way ⁴	1,430	4%	9,170	26%	12,450	35%	12,695	36%	35,745
Issaquah	715	5%	845	6%	1,770	12%	11,750	78%	15,080
Kent	1,970	4%	11,195	25%	14,769	33%	16,720	37%	44,654
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124
High Capacity Transit Communities									
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750
Cities & Towns									
Algona	8	1%	404	43%	350	38%	169	18%	931
Beaux Arts	-	0%	8	6%	4	3%	114	90%	126
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690
Carnation	34	5%	119	19%	134	21%	354	55%	641
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744
Hunts Point	4	3%	12	8%	4	3%	139	87%	159
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169
Milton	20	6%	99	28%	59	17%	175	50%	353
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390
Pacific	40	2%	934	39%	840	35%	600	25%	2,414
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013
Skykomish	4	6%	23	34%	8	12%	33	49%	68
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435
Urban Unincorporated & Rural									
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895
Total HU	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107
Total HU Needed by 2044	188,000	15%	185,000	15%	236,000	19%	644,000	51%	1,253,000

The methodology used to calculate current housing units in table H-2 is summarized as follows:

1. CHAS data is downloaded from the [HUD website](#). Select the most recent vintage of data (in this instance it was 2013-2017 ACS 5-year average data”) for the data year, select the “Counties split by Place” Geographic Summary Level, which provides data at a jurisdictional level, select “csv” for the file type, and then download the data. This will download all the CHAS tables, as well as a data dictionary.
2. Tables 17A, 17B, 18A, 18B, and 18C have data on housing units and what AMI brackets they are affordable at. Tables 17A and 17B include data on vacant units for ownership and rental units respectively. These vacant units are included in the totals. While vacant units are not currently being rented, they are still a part of a jurisdiction’s housing supply, and many vacant units are available to rent or buy. Tables 18A, 18B, and 18C include data on occupied ownership units with a mortgage, occupied ownership units without a mortgage, and occupied rental units respectively. All these units are also included in the totals.
3. To calculate how many units are in each jurisdiction at each AMI band, calculate those totals for tables 17A, 17B, 18A, 18B, and 18C and then sum them all together. To calculate total numbers of units by AMI, use the subtotal columns of the CHAS data. The data dictionary that comes with the CHAS tables shows which columns are subtotal columns. Multiple subtotal columns must be added together to get the total number of units affordable at a certain AMI. For example, in Table 18A, to get the total number of units affordable at 0-50% AMI, the columns T18B_est3, T18B_est28, T18B_est53, T18B_est78 must be summed, as each column represents a different number of units in the structure. The columns that must be summed together differ slightly based on the table. Refer to the data dictionary to ensure that the correct columns are chosen.
4. CHAS uses RHUD for rental units and VHUD for ownership units as measures of affordability that correspond to AMI. For example, units that have a value of “less than or equal to RHUD30” are marked as being affordable at 0-30% AMI. Unlike with rental units, for the home ownership units found in tables 17A, 18A, and 18B, CHAS does not differentiate between VHUD0 to VHUD30 units and VHUD 30 to VHUD50 units. It instead combines them all into a “Value less than or equal to VHUD50” category. Since affordability is measured at 0-30% AMI and 30-50% AMI separately in Table H-2, assume that all units in the “Value less than or equal to VHUD50” are actually only affordable at 30-50% AMI, and are included in that column. Thus, all 0-30% AMI units in Table H-2 are rental units. This assumption is made because of the distribution of home prices in King County, where almost no homes are affordable to households making 0-30% AMI.

5. Once each of Tables 17A, 17B, 18A, 18B, and 18C have been totaled to get the number of units available at each AMI band, and the home ownership units in the “Value less than or equal to VHUD50” category have been recoded to be equal to 30-50% AMI, combine the totals of each table to get countywide totals. RHUD and VHUD categories should now line up for all categories up to 80% AMI, and can thus be combined and re-labeled with the AMI categories seen in Table H-2. While categories above 80% don’t align between renter and ownership tables, they can all be combined into one over 80% AMI category.
6. Then take the sum of each AMI band to get the value in the “All Incomes” column. These values may differ slightly from the total units calculated using the CHAS “Total” columns, as individual “Subtotal” columns round units in the “Subtotal” columns (see [here for more information](#) on CHAS’s rounding scheme). This has only a minimal impact on overall totals. Finally, calculate what percentage of each jurisdiction’s housing supply is in each AMI band by dividing the number of units in each AMI band by the total number of units.

The final row of Table H-2 reflects countywide need reported in Table H-1. The "Total HU Needed by 2044" row reflects the total housing units adjusted for 2019 OFM data and the additional units needed today and in the future, expressed in terms of units and units as a percent share of overall housing supply.