



King County

**Metropolitan King County Council
Transportation, Economy and Environment Committee**

STAFF REPORT

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SUBJECT

A briefing on the proposed 2016 update to the King County Comprehensive Plan (KCCP).

SUMMARY

This year marks a four-year, “major” update to the KCCP, which allows for consideration of substantive policy changes to the Plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1. The Council is in the process of reviewing and deliberating on the Executive’s proposal. The Council’s review will include briefings in the Transportation, Economy and Environment Committee (TrEE) over the next several months and possible final adoption in mid-to-late 2016.

Today’s briefing will cover Chapter 4 (Housing and Human Services) and Technical Appendix B Housing. Key issues identified by Council staff for these areas include:

Chapter 4 Housing and Human Services

- **Creation of Chapter 4.** Chapter 4 is a new chapter that is proposed in the transmitted 2016 KCCP, which would relocate some existing 2012 KCCP policies from other chapters and/or combine some 2012 policies with others. However, in the transition of these proposed changes into the new Chapter 4, some of the policy language from the 2012 KCCP is not fully retained in the transmitted 2016 KCCP, and these changes are not shown in redline format. Staff analysis of these proposed relocations and combinations is ongoing in order to review for substantive changes to 2012 KCCP policy language.
- **Timing of housing policies.** The transmitted 2016 KCCP includes policy language that is inconsistent with or in advance of currently adopted County

housing policies. Staff anticipates that legislation may be transmitted during 2016 to address these inconsistencies related to:

- Supporting increased density, either as part of mandatory or incentive policies, particularly near high-capacity transit, or for higher-density housing styles, such as micro-housing.
- Increasing tenant protections beyond current adopted policy.
- **Surplus property.** There are several proposed changes to how the County could handle surplus property sales within policy H-157 that may conflict with adopted policy, including:
 - Expanding use of surplus property “at a discount” for affordable housing could conflict with policies dictating that funds generated from the sale of some properties must be wholly returned to the department or fund that purchased them. The Council may wish to consider adding language such as “consistent with funding source limitations” to address this issue.
 - The ability to sell property “at a discount” is also not currently clearly reflected in the King County Code. The Council may wish to clarify the relevant sections of the Code or make changes to the policy in the transmitted 2016 KCCP.
 - Allowing for the discounted sale of property for “other community benefits,” which are currently undefined and would be determined through a community process. The Council could consider clarifying or defining these benefits either in the 2016 KCCP or in the Code.
- **Housing policies’ relevance to non-urban King County.** The housing policies of the KCCP were purposefully moved out of Chapter 2 Urban Communities and into a standalone chapter for application to both urban and rural areas. However, several policies as proposed only apply to the UGA. For example, Policy H-102 would require the County to encourage and reduce barriers to a wide range of housing, but retains 2012 language limiting this requirement to UGAs. In addition, policy H-103 proposes to remove a current reference to “Rural Towns,” leaving it to apply to UGAs only. The Council may wish to consider whether to encourage a wide range of housing throughout the County in support of ESJ and other goals.
- **Timing of health and human services policies.** In the case of health and human services initiatives for which planning is underway, staff expects legislation to be transmitted during 2016 to align with the transmitted 2016 KCCP. Specifically:
 - Best Starts for Kids Implementation.
 - Mental Illness and Drug Dependency (MIDD) levy renewal.
 - Behavioral health integration in accordance with Second Substitute Senate Bill (2SSB) 6312.¹
- **Board of Health healthy Communities planning.** Changes to two policies, H-153 and H-204, are consistent with recommendations the Board of Health has adopted to integrate health and equity into County planning and housing

¹ For more information on behavioral health integration and 2015 action towards integrating mental health and substance abuse disorder purchasing, see staff report on Proposed Ordinance 2015-0405 through 2015-0408 dated November 12, 2015.

development. However, the Council has not yet adopted policy in these areas. Public Health and Board of Health staff note that the Board of Health materials need to be updated, but there is no plan as of yet about the mechanism for updating these materials nor for the substantive updates themselves. Councilmembers may wish to consider how, specifically, the 2016 KCCP should include policies that may be out of date and subject to revision prior to the next four-year KCCP update in 2020.

- **Ongoing health and human services transformation.** The transmitted 2016 KCCP generally reflects Council-adopted policies. It also anticipates, based on policy direction and/or state law, a few bodies of work that have begun in 2016 and will continue over the next several years.² The Council may wish to consider whether to refrain from setting a policy framework in relation to some of this ongoing and pending work before it has had the opportunity to fully review all of the options available to the County on several of these initiatives. Specifically, the Council may wish to consider the two policy changes to Policy H-203 (subsections c and e), which would establish the principles the County will embrace in its health and human services actions and investments, in this light.

Technical Appendix B Housing

- No issues identified.

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

Annual cycle. On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.³ This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually,⁴ it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to policy language and amendments to the UGA boundary⁵ are only allowed to be considered once every four years.^{6,7} This is known as

² Such as Behavioral Health Integration; Best Starts for Kids; Mental Illness and Drug Dependency (MIDD) levy renewal; Veterans and Human Services levy renewal; and Washington State’s application for a five-year 1115 Medicaid waiver demonstration and impacts on King County’s Transformation Projects

³ K.C.C. 20.18.030

⁴ K.C.C. 20.18.030(B)

⁵ Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

⁶ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

the “four-year cycle.” The Code requires the County to complete a “comprehensive review” of the KCCP once every four years in order to “update it as appropriate” and ensure continued compliance with the Growth Management Act (GMA).⁸ The Code requires the Executive to transmit to the Council a proposed ordinance amending the KCCP once every four years.⁹ However, the Code does not require the Council to adopt a KCCP update during the four-year cycle.¹⁰ This year’s four-year review of the KCCP is the fifth major review since 2000.

GMA update requirements. It is worth highlighting how the County’s KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.¹¹ The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP¹² satisfied the State’s requirement to update the County’s comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County’s current policies and Code, the County will complete this update in the 2020 four-year cycle.

Under the County’s policies and regulations, the 2016 review of the KCCP constitutes a “four-year amendment.” However, under GMA requirements, the County’s 2016 review is subject to the rules applicable to an “annual amendment,” which is not a required action.

Actions to date for the 2016 KCCP. In May 2015, the Council adopted the Scoping Motion¹³ for the 2016 KCCP update, a link to which is provided at the end of the staff report. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the Scoping Motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA

⁷ The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

⁸ K.C.C. 20.18.030(C)

⁹ K.C.C. 20.18.060

¹⁰ If the Council decides not to adopt a four-year update, the County may still need to formally announce that it has completed the required review; the mechanism to do that, whether legislatively or not, would need to be discussed with legal counsel.

¹¹ Revised Code of Washington (RCW) 36.70A.130

¹² Ordinance 17485

¹³ Motion 14351, which was required to be transmitted by the Executive by K.C.C. 20.18.060. The Council approved the 2016 KCCP scoping motion after the April 30 deadline for Council action. However, as noted in the adopted Motion, the Executive agreed to treat the scope as timely and would proceed with the work program as established in the Council-approved version of the motion.

expansion proposals, which must follow the limitations of KCCP policy RP-107¹⁴ as discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report.¹⁵

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for “early and continuous” public engagement in the development and amendment of the KCCP and any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was open for public comment through January 2016.¹⁶ During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive’s outreach efforts can be found in Appendix R “Public Outreach for Development of KCCP.” A detailed listing of all of the public comments received during development of the Plan can be found in the Public Participation Report that is located on the Council’s KCCP website.¹⁷

Council review of the transmitted 2016 KCCP began with a briefing of the Transportation, Economy and Environment Committee on March 15, 2016. Council review will continue with briefings on selected sections of the transmitted 2016 KCCP, as well as opportunities for public comment and engagement. As noted above, today’s briefing will cover Chapter 4 (Housing and Human Services) and Technical Appendix B Housing.

ANALYSIS

How the Analysis section is organized. The analysis in this staff report includes a review of one chapter and one appendix of the transmitted 2016 KCCP. Analysis of other chapters in the transmitted plan has been provided already or will be provided at subsequent TrEE meetings, as noted in the schedule in Attachment 1 to the staff report.¹⁸ Staff analysis of each chapter will include identification of what is new in the transmitted 2016 KCCP compared with the adopted 2012 KCCP, discussion of any issues or inconsistencies with adopted policies and plans and/or the Scoping Motion, and highlights of any additional issues for Council consideration.¹⁹

This staff report includes:

Transmitted 2016 KCCP Overview

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¹⁴ This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.

¹⁵ <http://www.kingcounty.gov/council/2016compplan/materials.aspx>

¹⁶ General public comment was open through January 6, 2016. Additional comments on the late addition of the East Cougar Mountain Potential Annexation Area to the Public Review Draft were allowed from January 27 to February 3.

¹⁷ <http://www.kingcounty.gov/council/2016compplan.aspx>

¹⁸ Subject to change.

¹⁹ For information on the Executive’s rationale for the proposed changes, please refer to the Policy Amendment Analysis Matrix that was included in the 2016 KCCP transmittal package as required by policy I-207, which can be found here: <http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

Transmitted 2016 KCCP Overview

The transmitted 2016 KCCP is proposed as a four-year, “major” update to the KCCP, which includes significant policy changes throughout the plan, as well as evaluation of several proposals to revise the UGA boundary. The following is a summary of the overarching changes proposed in the 2016 KCCP.

Restructures. The transmitted 2016 KCCP proposes several significant changes to the existing structure of the Plan. A welcome letter from the Executive and an Executive Summary are both proposed to be included in the beginning of the Plan to frame the document and the issues addressed in the Plan. The Introduction is proposed to be removed and integrated into Chapter 1 Regional Growth Management Planning. A new Housing and Human Services chapter is proposed to be created as Chapter 4, which both consolidates existing policies into one place and adds more robust policies in each of these policy areas.

Readability improvements and technical updates. The transmitted 2016 KCCP aims to improve readability by the general public and makes necessary technical updates. Changes include:

- A more detailed **Table of Contents** that outlines the topical areas that are covered in each of the chapters.
- Replacement of all **acronyms** with their full names, such as “GMA” being written out as the “Growth Management Act” throughout the Plan.
- Where appropriate, references to the “Urban Area” or the “Urban Growth Area” are restated as the “**Unincorporated Urban Area**” when the intent is to apply the policy only to areas where King County has local government authority, as opposed to policies that provide regional government policy guidance that would apply to both unincorporated areas and cities.
- The definition for “**Rural Area**” is updated to clarify it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties (RA-2.5, RA-5, RA-10, and RA-20). This change makes it clearer that **Natural Resource lands** are separate from Rural Area lands. The terminology for “Rural Cities” is also updated to be “**Cities in the Rural Area**” to reflect that they are urban geographies that are located in the rural area and outside of the contiguous UGA. Where appropriate, references to these terms are updated throughout the plan to ensure consistency with existing policy intent.
- Current **demographic information and technical references** to adopted planning documents and terminology (such as using “recycled water” instead of “reclaimed water”) are also updated throughout the plan.

Key policy themes. A summary of the large policy changes across the transmitted 2016 KCCP include:

- **Elimination of the Guiding Principles** structure that was created in 2012 as part of the Introduction section to the KCCP to set the tone.
- Increased **Equity and Social Justice (ESJ)** integration throughout the Plan.
- **Climate change and the Strategic Climate Action Plan (SCAP)** goals and targets incorporated throughout the Plan.
- The new **Housing and Human Services** chapter includes significant increased attention to affordable and healthy housing issues.
- New policies in directing **urban facilities** that serve urban development to be sited in the UGA.
- Updates to **stormwater policies** to address the new requirements in the County's National Pollution Discharge Elimination System (NPDES) permit, including increased attention to **Low Impact Development (LID)**.
- Increased attention on **local and healthy food** options.
- Stronger connections and references to the **Regional Growth Strategy and GMA**.
- Creation of a new **subarea planning process**, and inclusion of proposed land use and zoning map changes for **eight land use proposals** – none of which would expand of the UGA, aside from two minor technical corrections.²⁰

Chapter 4 Housing and Human Services

Chapter 4 is a new chapter that addresses King County's regional role in promoting housing choice and opportunity, as well as regional health and human services.

Section I of this chapter covers King County's regional role in strengthening housing linkages with transportation; enforcing housing and land use regulations; coordinating regional affordable housing funding, resources, and programs; and supporting housing stability.

²⁰ Twenty land use proposals were ultimately reviewed as part of the Public Review Draft, which were included as an attachment to the 2016 KCCP transmittal package and were discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report:

The committee was briefed on Section I of this chapter on May 17, 2016. That material is included in this staff report for the sake of completeness.

Section II focuses on King County's regional role in providing health and human services, with a specific focus on the County's efforts to define, build, sustain and coordinate regional service-delivery systems; to emphasize services and opportunities that are prevention-focused, strengthen resilience and may reduce needs for costlier, acute care or crisis interventions; to lead and support place-based initiatives; to address the social determinants of health and the built environment; to develop and implement mandated county-wide specialty systems; and to increase the participation in program development and delivery of residents living in communities with disproportionate outcomes.

What's new in the transmitted 2016 KCCP?

Section I: Housing

The newly created Chapter 4 in the transmitted 2016 KCCP moves the housing section of the KCCP out of Chapter 2 Urban Communities. This new chapter acknowledges the County's role as a regional convener in addressing a range of housing needs. The chapter also includes policies related to King County as a local government provider. By moving these local policies out of the Urban Communities Chapter, both the existing and newly proposed housing policies would now apply to both urban and rural unincorporated King County unless they specify otherwise.

The housing policies include a number of new concepts, focusing particular attention on the region's experience with increasing housing prices, specifically in areas in which increasing prices are due to the development of high-capacity transit or the changing nature of a neighborhood. As a result, a number of the policies in this section include proposals for new or amended language related to displacement, tenant protections, transit-oriented development, and the use of a wider variety of funding sources, strategies, and partners to address these issues. In some cases, these new concepts have been incorporated into the transmitted 2016 KCCP prior to the Council's adoption of policy on these issues.

This section also includes a number of policies related to healthy, smoke-free housing and micro-housing, including some provisions that are in advance of adopted policy.

Tenant protections. The 2016 KCCP includes new policy language related to increasing protections for rental tenants, both in unincorporated King County and throughout the region. Policy H-101²¹ proposes language requiring, rather than encouraging as in the 2012 policy, King County to address tenant protections in unincorporated King County directly, as well as by active participation in regional solutions.

²¹ This policy is currently U-335 in the adopted 2012 KCCP, and is proposed to be changed to H-101 as part of the transmitted 2016 KCCP.

~~((U-335))~~ **H-101** King County ~~((should))~~ shall initiate and actively participate in regional solutions to address critical affordable housing and tenant needs, including tenant protections in unincorporated King County and throughout the region. ~~((Cities))~~ Jurisdictions, community members, private sector and housing representatives should be invited to identify and implement solutions.

Policy H-172²² requests that King County pass legislation dictating that landlords can only evict rental tenants for a specific set of reasons, typically including non-payment of rent or violation of a rental contract.

~~((U-372))~~ **H-172** King County should support programs that provide landlord-tenant counseling, sessions and workshops, ~~((and))~~ mediation in landlord-tenant disputes, ~~((as well as))~~ and legislation that protects the rights of tenants and landlords, such as eviction for cause and fair rental contracts.

Housing preservation and resident displacement. The transmitted 2016 KCCP incorporates new language in several policies supporting the preservation of existing affordable housing in addition to development of new affordable housing. Preservation is identified as particularly important in areas that are slated for new investments or are experiencing changing market conditions. The chapter also adds policies that would aim to prevent the displacement of low income residents from such areas.

New language added to policy H-102²³ would require the County to work with its partners to reduce barriers to preservation and development of affordable housing in the UGA. Language in this policy would also narrow the preference for transit-oriented development projects to areas with existing or planned “high-capacity and frequent” public transportation access, rather than all types of transportation.

~~((U-301))~~ **H-102** King County shall work with ~~((cities))~~ jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing within the Urban Growth Area that:

a. Provides housing choices for people of all income levels, particularly ~~((located))~~ in areas with existing or planned high-capacity and frequent public transportation access ~~((networks including those that make it))~~ where it is safe and convenient to walk, bicycle, and take public

²² This policy is currently U-372 in the adopted 2012 KCCP, and is proposed to be changed to H-172 as part of the transmitted 2016 KCCP.

²³ This policy is currently U-301 in the adopted 2012 KCCP, and is proposed to be changed to H-102 as U-part of the transmitted 2016 KCCP.

transportation to work and other key destinations such as shopping and health care;

b. Meets the needs of ~~((our))~~ a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and people who are homeless;

c. Supports economic growth; and

d. ~~((Ensures))~~ Supports King County's equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.

Policy H-104²⁴ would require the County to work with partners to promote the preservation and expansion of affordable rental opportunities, particularly in areas experiencing redevelopment due to high capacity transit or changing market conditions.

~~((U-303))~~ **H-104** King County shall work with the multiple partners outlined in this section to ~~((should))~~ promote the preservation and expansion ~~((, rehabilitation, and development))~~ of affordable rental housing opportunities for households earning up to 80% of the King County median income. Preservation is a particularly acute need in areas that may experience redevelopment due to proximity to high capacity transit and/or an area experiencing changing market conditions. ~~((by providing a range of incentives to private sector developers, as well as incentives and subsidies to non-profit developers.))~~

New policy H-124 would require the County to work with its partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations. It also requires that the County work to align investments in transit and affordable housing.

H-124 King County shall work with partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations, to the extent possible; and shall strive to align affordable housing investments and transit investments in order to increase the quality of life of disinvested communities.

New language added to policy H-141²⁵ would require, rather than encourage as in the 2012 policy, the County to explore the expansion of incentive programs, such as tax credits or exemptions, to preserve and improve existing housing in redeveloping areas.

²⁴ This policy is currently U-303 in the adopted 2012 KCCP, and is proposed to be changed to H-104 as part of the transmitted 2016 KCCP.

²⁵ This policy is currently U-352 in the adopted 2012 KCCP, and is proposed to be changed to H-141 as part of the transmitted 2016 KCCP.

~~((U-352))~~ **H-141** King County ~~((should))~~ shall explore the expansion of land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax ~~((abatements for low income housing and))~~ exemptions for new and preserved affordable housing, as well as tax abatements and restoration loans for housing designated as a historic landmark.

New policy H-155 would require the County to coordinate housing planning and give particular consideration to investments to support communities with disparate outcomes in health, prosperity, and housing conditions that may be at risk of displacement.

H-155 King County shall give particular consideration in its affordable housing and community development investments to projects that provide housing and community development solutions in the 20% to 30% of the county with the most disparate outcomes in health, economic prosperity and housing conditions who may be at high risk of displacement; and shall *[sic]* coordinate planning and community development investments to support such communities as they experience changes in their demographics, built environment, and real estate markets.

New policy H-156 would give additional weight to affordable housing projects in “high opportunity” neighborhoods with a shortage of affordable housing.

H-156 King County shall give particular consideration in its affordable housing subsidy programs to projects in areas where there is a severe shortage of affordable housing, and where there is access to job opportunities , *[sic]* a healthy community and active transportation.

Transit-oriented development (TOD). The transmitted 2016 KCCP would increase the County’s focus on connecting investments in public transportation with affordable and mixed-income housing through housing subsidy and land use strategies. These policies focus on both the range of funding sources and partners that might be employed to produce affordable housing in transit-oriented locations, and also the additional density that is identified as being appropriate in these areas.

New policy language in H-121²⁶ would require the County to support not only affordable housing but also “mixed-income” development in transit-oriented locations, and specifically identifies funding techniques that will “provide an advantage” for affordable and mixed-income housing within transit-oriented communities.

²⁶ This policy is currently U-317 in the adopted 2012 KCCP, and is proposed to be changed to H-121 as part of the transmitted 2016 KCCP.

~~((U-317))~~ **H-121** King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:

- a. Providing information and a process for accessing ~~((an))~~ potential development sites in transit-oriented locations where King County has ownership or access to potential sites;
- b. Promoting land use patterns that ~~((provide convenient connections for pedestrian and bicycle travel as well as for transit and other motorized transportation))~~ cohesively connect affordable and mixed-income housing with active transportation choices;
- c. ~~((Funding services, amenities, infrastructure and access improvements within the urban area; and~~
- d. ~~—))~~ Developing public financing techniques that ~~((give housing development and redevelopment in designated areas a market advantage))~~ will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, or within a neighborhood plan for revitalization.

New language proposed in policy H-122²⁷ would require, rather than encourage as in the 2012 policy, the County to enable high density land use patterns at transit-oriented locations, and to preserve and expand both affordable and mixed income housing in areas with high-capacity and/or frequent transit. New language would identify a range of strategies and partners, including both non-profit and for-profit organizations.

~~((U-318))~~ **H-122** King County ~~((should))~~ shall support transit-oriented development at transit supportive density and scale that preserves and expands affordable and mixed-income housing opportunities at locations near frequent and high-capacity transit service. ~~((by engaging private and non-profit entities in an investment/development partnership.))~~ King County shall engage in this work through a variety of strategies, including the engagement of funding partners, transit partners, jurisdictions, private for-profit and non-profit development entities, and other TOD partners.

New policy H-123 would require the County to coordinate affordable transit-oriented development with increased ridership, community benefits, and net revenues to the transit agency.

H-123 King County will evaluate and seek opportunities for equitable transit oriented development at major transit centers and hubs when investments are likely to produce increased ridership, community benefits, and net revenues to the transit agency.

²⁷ This policy is currently U-318 in the adopted 2012 KCCP, and is proposed to be changed to H-122 as part of the transmitted 2016 KCCP.

New policy H-130 would encourage the County to increase housing density and affordable housing in unincorporated UGAs near transit or commercial areas.

H-130 King County should explore zoning policies and provisions that increase housing density and affordable housing opportunities within unincorporated urban growth areas near transit and near commercial areas.

Funding of Affordable Housing. The transmitted 2016 KCCP would add language expanding the range of funding partners (to include the private sector), funding sources (to include investment income), types of activities to be supported (to include acquisition, in addition to rehabilitation and preservation), and types of populations to be served by affordable housing programs (to add older adults, people who are experiencing homelessness and people with behavioral and development disabilities). Policies H-148,²⁸ H-149²⁹ and H-151³⁰ add this new language.

~~((U-336))~~ **H-148** King County shall work with cities, private sector and community representatives to establish new, countywide funding sources for housing development, acquisition, rehabilitation, preservation, and related services, such that ((each city)) cities and King County contribute on an equitable basis.

~~((U-337))~~ **H-149** King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for ((people with special needs)) older adults, people who are homeless³¹ and people with behavioral health, cognitive, physical and developmental disabilities.

~~((U-346))~~ **H-151** King County ((should)) shall seek opportunities to fund programs and projects where county funds are matched by additional public and private loans and investments, and/or contributions ((, increasing)) in order to increase the amount of financing available for affordable housing ((that can be developed.))

²⁸ This policy is currently U-336 in the adopted 2012 KCCP, and is proposed to be changed to H-148 as part of the transmitted 2016 KCCP.

²⁹ This policy is currently U-337 in the adopted 2012 KCCP, and is proposed to be changed to H-149 as part of the transmitted 2016 KCCP.

³⁰ This policy is currently U-346 in the adopted 2012 KCCP, and is proposed to be changed to H-151 as part of the transmitted 2016 KCCP.

³¹ Please note that the transmitted 2016 KCCP refers to “people who are homeless” rather than using the term “people who are experiencing homelessness,” which is the language used in the adopted All Home Strategic Plan (Ordinance 18097)

Added language in policy H-157³² would allow the County to sell surplus property at a discount, and for other, non-affordable housing-related community benefits, which would be determined through a community process.

~~((U-347))~~ **H-157** King County should expand its use of surplus county-owned property and air rights over county-owned property at a discount for affordable housing and should also explore ~~((its use for other public benefits, such as human services, and consider conveyance of properties to public or non-profit housing developers and agencies at below market cost))~~ the use of such property for other community benefits, determined through a community participatory process, at below market cost, to non-profit developers and other developers that agree to provide such community benefits. Surplus county property shall be prioritized for housing development that will be consistent with the King County ~~((Consortium Consolidated Plan and the Ten-Year Plan to End Homelessness))~~ Department of Community and Human Services adopted plans and policies.

New policy H-165 would require the County to adopt funding program policies to incorporate subsidized housing within mixed income projects, language that is consistent with the policy goals of the 2015-2019 King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan).³³

H-165 King County shall adopt funding program policies that encourage the integration of publicly subsidized housing within mixed-income projects, and within all communities. Such funding policies shall support a fair distribution of publicly subsidized housing throughout the county. King County shall not apply mandatory dispersion requirements that limit where publicly subsidized housing may be located.

Proposed changes to policy H-174³⁴ would remove the restriction on home ownership assistance to first time buyers and replace it with income-qualified potential home buyers.

~~((U-367))~~ **H-174** King County should work with local lenders and non-profit organizations providing home ownership assistance to expand assistance for ~~((first-time))~~ eligible income-qualified homebuyers, including homebuyer education and counseling, mortgage default and foreclosure counseling, culturally relevant low-cost financing and assistance with down payments and closing costs, and alternative ownership housing models such as land trusts, co-housing, etc.

³² This policy is currently U-347 in the adopted 2012 KCCP, and is proposed to be changed to H-157 as part of the transmitted 2016 KCCP.

³³ Ordinance 18070

³⁴ Was U-367, is H-174

Mandatory and incentive programs. Affordable housing programs to be implemented would be expanded to include “mandatory” as well as incentive affordable housing programs. These proposed changes are based on a proposed amendment to Countywide Planning Policy (CPP) H-8 by the Growth Management Planning Council³⁵ and County Council stating that “jurisdictions may consider a range of programs, from optional to mandatory, that will assist in meeting the jurisdiction’s share of the countywide need for affordable housing.”³⁶ This expanded language is included in several policies in Chapter 4.

Policy H-103³⁷ would add mandatory programs to the list of tools for the County to use in its role as a regional convener and administrator. The policy as transmitted would remove affordable housing targets from the policy itself, and instead refer to “the most recently adopted Countywide Planning Policies.”³⁸ It would also remove any application to Rural Towns, leaving it to apply to UGAs of the County only.

~~((U—302)) **H-103** Through subarea and regional planning with ((cities)) jurisdictions and partners in the Puget Sound region, mandatory and incentive programs and funding initiatives for affordable housing, King County shall serve as a regional convener and local administrator in the unincorporated areas to plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Areas. With respect to affordable housing, King County shall address the countywide need for housing affordable to very-low, low and moderate-income households pursuant to the countywide targets established in the most recently adopted Countywide Planning Policies (CPPs). ((and within Rural Towns. King County shall plan for construction, rehabilitation, or preservation of housing units affordable to households as follows:~~

- ~~a. 13% of housing stock should be affordable to households below 30% of the King County median income, including homeless individuals and families who may face significant barriers to finding permanent housing;~~
- ~~b. 11% of housing stock should be affordable to households between 30% and 50% of the King County median income;~~
- ~~c. 16% of housing stock should be affordable to households between 50% and 80% of the King County median income;~~
- ~~d. 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and~~
- ~~e. 40% of housing stock should be affordable to households above 120% of the King County median income.)~~

³⁵ Growth Management Planning Council Motion 15-2

³⁶ Ordinance 18256, March 2016. This proposed CPP amendment has until June 25, 2016, to be ratified by the other jurisdictions in King County.

³⁷ This policy is currently U-302 in the adopted 2012 KCCP, and is proposed to be changed to H-103 as part of the transmitted 2016 KCCP.

³⁸ <http://www.kingcounty.gov/depts/executive/psb/regional-planning/CPPs.aspx>

Policy H-119³⁹ currently requires King County to “flexibly” apply rules when necessary to create affordable housing for people with disabilities. The 2016 transmitted KCCP policy includes new language adding incentive and mandatory programs to the types of affordable housing programs that could benefit from such flexibility.

~~((U-360))~~ **H-119** King County shall flexibly apply its rules, policies, practices and services when necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling ~~((, including the promotion of public funding and other incentives to create new affordable housing))~~ in its funding, incentive or mandatory affordable housing programs in order to create new affordable housing opportunities for persons with disabilities.

Policy H-131,⁴⁰ which currently encourages the County to minimize permit processing time for affordable housing, would add language specifying that this County role is limited to the unincorporated area, and would also add language noting that housing developed in coordination with mandatory, incentive or subsidy programs, including tax abatement or exemption programs, should be expedited.

~~((U-314))~~ **H-131** King County shall seek to minimize the time necessary to process development permits ~~((to meet))~~ for developments in unincorporated King County that will include affordable housing and address environmental goals and community and aesthetic concerns. King County should continue to expedite plan and permitting reviews for affordable housing projects in coordination with mandatory, incentive or subsidy programs, including tax abatements, exemptions and credits.

Added language to policy H-132⁴¹ notes that the County should encourage the development of common standards for mandatory and incentive affordable housing programs across jurisdictions.

~~((U-315))~~ **H-132** King County should encourage the formation of common development codes and standards, as well as common mandatory and incentive programs for affordable housing, with cities, sewer and water districts and other permitting agencies to increase predictability and reduce development costs.

Policy H-134⁴² would be expanded to allow density bonuses for affordable housing development to be available to both for-profit and non-profit developers, and would limit

³⁹ This policy is currently U-360 in the adopted 2012 KCCP, and is proposed to be changed to H-119 as part of the transmitted 2016 KCCP.

⁴⁰ This policy is currently U-314 in the adopted 2012 KCCP, and is proposed to be changed to H-131 as part of the transmitted 2016 KCCP.

⁴¹ This policy is currently U-315 in the adopted 2012 KCCP, and is proposed to be changed to H-132 as part of the transmitted 2016 KCCP.

⁴² This policy is currently U-339 in the adopted 2012 KCCP, and is proposed to be changed to H-134 as part of the transmitted 2016 KCCP.

those bonuses to development to urban areas and near commercial areas. Additional added language would require that bonus programs be evaluated for effectiveness, including as it relates to possible adoption of mandatory affordable housing requirements.

~~((U-339))~~ **H-134** Density bonuses and other incentives for the development of affordable housing by for-profit and non-profit developers shall be available within unincorporated urban areas and near commercial areas to both single-family and multifamily developments to promote development of affordable rental and/or ownership housing. Bonuses shall be periodically reviewed and updated, as needed, to assure they are effective in creating affordable housing units, especially in coordination with any mandatory inclusionary affordable housing requirements adopted.

Policy H-144⁴³ would remove language from the 2012 KCCP, which has been moved to other sections. Replacing the previous language is a proposed requirement that the County allow mandatory and/or incentivized affordable housing units to be reasonably smaller in size and have more modest finishes than market-rate housing, including market-rate units in the same building as the affordable units.

~~((U-359))~~ **H-144** King County will ensure that mandatory and/or incentivized affordable housing unit [sic] created through its land use policies and regulations meets the same quality and design as market housing of a similar size and density, but may be allowed to be reasonably smaller in size and to have more modest finishes, and will encourage mandatory and incentivized affordable housing units to be created on the site of market rate housing projects. ((King County shall promote opportunities for publicly funded housing, including housing for low-income people with special needs, by:

- ~~a. Adopting land use policies and regulations that treat publicly funded housing and other low-income housing the same as housing of a similar size and density;~~
- ~~b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded housing throughout the county. Mandatory dispersion requirements that limit where publicly funded housing may locate should not be applied; and~~
- ~~c. Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.))~~

Healthy housing. The transmitted 2016 KCCP includes policy language throughout Chapter 4 about strategies to develop a “healthy housing code” and to incorporate

⁴³ This policy is currently U-359 in the adopted 2012 KCCP, and is proposed to be changed to H-144 as part of the transmitted 2016 KCCP.

healthy housing strategies (in particular protection from tobacco smoke) into the housing code. Policy H-113⁴⁴ calls for King County to collaborate with jurisdictions to enact a new countywide healthy housing code system, including enforcement via inspection of rental housing.

~~((U-327))~~ **H-113** King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including environmental tobacco smoke, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County.

New policy H-116 would require King County to encourage the prohibition of smoking in multi-family buildings and affordable housing.

H-116 King County shall support and encourage smoke free policies in multi-family housing and affordable housing.

Proposed new language in policy H-139⁴⁵ would require, rather than encourage as in the 2012 policy, the County to actively support incorporation of healthy and sustainable housing practices in all housing in unincorporated areas, not only affordable developments.

~~((U-326))~~ **H-139** King County ~~((should promote the))~~ shall provide opportunities for incorporation of the principles of healthy communities and housing, sustainability, and greenhouse gas emissions mitigation in housing, affordable housing and community development in unincorporated areas.

New policy H-153 would require the County to encourage affordable housing projects funded via County programs to prohibit smoking, a concept that has been endorsed by the Board of Health but is not yet included in adopted County policy.

H-153 King County shall encourage the inclusion of smoke-free housing policies in projects funded through its affordable housing subsidy programs.

New policy H-154 would require the County to encourage healthy housing elements in existing affordable housing, especially elements that reduce asthma.

⁴⁴ This policy is currently U-327 in the adopted 2012 KCCP, and is proposed to be changed to H-113 as part of the transmitted 2016 KCCP.

⁴⁵ This policy is currently U-326 in the adopted 2012 KCCP, and is proposed to be changed to H-139 as part of the transmitted 2016 KCCP.

H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.

New language proposed for policy H-166⁴⁶ would require, rather than encourage as in the 2012 policy, the County to increase access to tobacco smoke-free housing in publicly subsidized housing.

~~((U-361))~~ H-166 King County ~~((should develop and adopt))~~ shall administer standards for publicly ~~((funded))~~ subsidized housing that will:

- a. Increase the ability of people with ~~((special needs to visit or))~~ physical disabilities to have physical access to housing ((units)) and mobility within housing regardless of their residency status;
- b. Allow household members to age in place through the inclusion of universal design principles that ~~((increase))~~ make housing ~~((opportunities that are))~~ units more accessible and usable by all persons; ((and
- c. Support the ability of ~~((all people, especially the elderly and persons with disabilities and special needs,))~~ older adults and people with behavioral health, physical, cognitive and developmental disabilities to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice; and
- d. Increase the ability of people to have access to smoke-free housing.

Micro-housing and other types of affordable, high-density housing. The transmitted 2016 KCCP proposes new language that would encourage the development of clustered and high-density housing with shared common spaces, such as micro-housing.

Proposed changes to policy H-114⁴⁷ would have the County encourage clustered and higher-density housing with shared common spaces.

~~((U-334))~~ H-114 King County should encourage development of residential communities that achieve lower prices and rents through ~~((shared common houses))~~ clustered and higher density housing that shares common spaces, open spaces and community facilities.

Proposed changes to policy H-133⁴⁸ would require the County to encourage the development of new housing models, such as co-ops, co-housing, and other affordable

⁴⁶ This policy is currently U-361 in the adopted 2012 KCCP, and is proposed to be changed to H-166 as part of the transmitted 2016 KCCP.

⁴⁷ This policy is currently U-334 in the adopted 2012 KCCP, and is proposed to be changed to H-114 as part of the transmitted 2016 KCCP.

⁴⁸ This policy is currently U-330 in the adopted 2012 KCCP, and is proposed to be changed to H-133 as part of the transmitted 2016 KCCP.

housing types in “unincorporated growth areas.”

~~((U-330))~~ **H-133** King County shall encourage the development of new housing models ~~((by supporting projects such as))~~ that are healthy and affordable by providing opportunities for such within unincorporated growth areas and near commercial areas. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, affordable owner-built housing, land trusts and cooperative ownership structures for rental and ownership housing, co-housing and other innovative developments.

Policy H-136⁴⁹ would require, rather than encourage as in the 2012 policy, the County to provide opportunities within unincorporated UGAs and near commercial areas for micro-units, micro homes and other high density development strategies for lower rental or ownership prices.

~~((U-323))~~ **H-136** King County ~~((should encourage))~~ shall provide opportunities within unincorporated urban growth areas and near commercial areas for the development, rehabilitation, and preservation of rental residential buildings that have shared facilities, such as single-room occupancy buildings, ((hotels and)) boarding homes, micro-units buildings and clustered micro homes to provide opportunities for lower rents housing options; and higher density ownership options including condominiums, co-operative mutual housing, cottage housing and other forms of clustered higher density ownership housing.

Proposed policy H-140 would allow, rather than explore the feasibility of allowing as in the 2012 policy, five-story wood frame construction⁵⁰ in unincorporated areas of the county. This is consistent with the current building code.⁵¹

H-140 King County ~~((should explore the feasibility of allowing))~~ shall allow five-story wood frame construction ~~((as a technique that will))~~ to increase the availability of multifamily housing while lowering development costs and maintaining fire safety.

Homelessness. The transmitted 2016 KCCP includes a number of policies that respond to the region’s homelessness crisis.

New policy H-115 would require the County to work with its partners to ban the criminalization of homelessness and homeless encampments. This policy is consistent

⁴⁹ This policy is currently U-323 in the adopted 2012 KCCP, and is proposed to be changed to H-136 as part of the transmitted 2016 KCCP.

⁵⁰ A less expensive type of multi-family housing construction

⁵¹ K.C.C. Title 16

with the 2015-2019 All Home Strategic Plan,⁵² but staff is not aware of any legislation currently underway related to this issue.

H-115 King County shall work with housing partners and jurisdictions to pass legislation that bans the criminalization of homelessness and homeless encampments.

County support of diversion-based and shorter term housing subsidies in homelessness programs have been added to the transmitted 2016 KCCP in several policies, consistent with the goals of the 2015-2019 All Home Strategic Plan.

Changes to policy H-168⁵³ would support strategies including diversion assistance and short-term rental assistance such as rapid rehousing.

~~((U-365))~~ **H-168** King County should support flexible programs and emerging strategies that help to prevent and reduce homelessness, such as emergency rental assistance, short-term rental assistance, diversion assistance, mortgage default and foreclosure counseling, and improvements to emergency services referral networks.

Language added to policy H-169⁵⁴ would add diversion and rapid re-housing strategies.

~~((U-369))~~ **H-169** King County shall participate in the Ten-Year Plan to End Homelessness (the "All Home" plan to address homelessness in King County in order) to sustain and support a coordinated, regional response to homelessness that includes access to homelessness prevention services, diversion assistance, emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, permanent affordable housing, and ~~((appropriate))~~ flexible support services as needed for homeless families, single adults, and youth/young adults.

Policy H-170⁵⁵ would require, rather than encourage as in the 2012 policy, the County to work with its partners to lobby the state and federal governments to increase funding for people experiencing homelessness. New language would add diversion strategies to the list.

~~((U-370))~~ **H-170** King County ~~((should))~~ shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services such as flexible rental assistance, diversion assistance and emergency

⁵² Ordinance 18097

⁵³ This policy is currently U-365 in the adopted 2012 KCCP, and is proposed to be changed to H-168 as part of the transmitted 2016 KCCP.

⁵⁴ This policy is currently U-369 in the adopted 2012 KCCP, and is proposed to be changed to H-169 as part of the transmitted 2016 KCCP.

⁵⁵ This policy is currently U-370 in the adopted 2012 KCCP, and is proposed to be changed to H-170 as part of the transmitted 2016 KCCP.

services. In addition to rental assistance, King County should support programs that help prevent homelessness and that improve prevention and emergency services referral networks, including ~~((the development of a))~~ an efficient coordinated intake system for homeless families and individuals ~~((, and low income households that are seeking permanent housing.))~~

Equity and social justice. New policy H-105a would require the County to engage “marginalized” populations in affordable housing goals, policies, and programs.

H-105a King County shall engage marginalized populations in the development, implementation, and evaluation of county-wide affordable housing goals, policies and programs.

Policy H-108⁵⁶ focuses on universal design, and would add both “family-sized” and “market rate” to the types of housing that King County will encourage to incorporate universal design via work with other jurisdictions.

~~((U-313))~~ **H-108** King County shall work with other jurisdictions to encourage the use of universal design in the development of affordable housing, family-sized housing and market rate housing.

Consistent with the 2015-2019 King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan), new policy H-118 would require King County to actively promote and further fair housing with a particular focus on areas with low levels of investment.

H-118 King County shall actively promote and affirmatively further fair housing in its housing programs, and shall work with all of its partners to further fair housing in its regional role promoting housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity; and shall work with residents and stakeholders to help them understand the rights protected by federal, state, and local fair housing laws and shall help to promote equitable housing practices for protected classes through fair housing education and enforcement.

Green building standard for affordable housing. Consistent with the Green Building Ordinance,⁵⁷ the transmitted 2016 KCCP adds a new policy H-145 that would require use of the Evergreen Sustainable Development Standard or an equivalent standard for affordable housing. This policy also includes a focus on housing elements that reduce asthma.

⁵⁶ This policy is currently U-313 in the adopted 2012 KCCP, and is proposed to be changed to H-108 as part of the transmitted 2016 KCCP.

⁵⁷ K.C.C. 18.17.020.H

H-145 King County shall continue to require Evergreen Sustainable Development Standards, or an equivalent successor standard, and will work with partners and stakeholders to encourage the improvement in healthy housing elements of Evergreen Sustainable Development Standards, with emphasis on healthy housing elements that reduce asthma.

Section II: Health and Human Services

As noted above, this section of Chapter 4 is new. It includes a number of policies related to the County's regional role on health and human services.

Behavioral Health Integration. This chapter of the transmitted 2016 KCCP incorporates the concept of behavioral health integration throughout and defines the role of the County with respect to this in the context of: 1) efforts to increase the cross-sectoral work of the Departments of Community and Human Services and Public Health, and 2) the goal of transforming the County's health care and social services systems from crisis-oriented systems to prevention and early intervention oriented systems. These policies establish the County as having primary responsibility for coordinating the provision of countywide behavioral health services. These policies also establish that the County will retain responsibility for the development and implementation of countywide specialty systems, including behavioral health.

These changes are consonant with the County's chosen path toward Physical and Behavioral Health Integration pursuant to Washington State Senate Bill 6312.⁵⁸

For example, policy H-201⁵⁹ formerly stated that the County will seek to build and sustain a coordinated regional human services system. It now includes in this policy framework the responsibility to build and sustain a health and behavioral health system as well.

~~((F-299c))~~ **H-201** In coordination with local jurisdictions, funding partners and community partners, King County will seek to build and sustain a coordinated regional health and human services and behavioral health system to provide services, supports, safety and opportunity to those most in need. In carrying out its role in ~~((human services))~~ such systems, King County government will:

a. Work with other jurisdictions and organizations to define a regional health and human services and behavioral health system and strengthen financing, access and overall effectiveness of services;

⁵⁸ Proposed Ordinance 2016-0156. For more information on behavioral health integration and 2015 action towards integrating mental health and substance abuse disorder purchasing, see staff report on Proposed Ordinance 2015-0405 through 2015-0408 dated November 12, 2015.

⁵⁹ This policy is currently F-299c in the adopted 2012 KCCP, and is proposed to be changed to H-201 as part of the transmitted 2016 KCCP.

- b. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis;
- c. Retain responsibility for the development and implementation of mandated countywide specialty systems for ~~((mental health))~~ behavioral health (including mental health and substance use disorder treatment), physical, emotional and cognitive health, public health, drug and alcohol abuse and dependency, veterans, ~~((public health,))~~ and people with developmental disabilities ((services));
- d. Define its regional role in other human service ~~((systems))~~ and prevention-oriented, including systems that address homelessness, ((aging)) older adults, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention and youth and family services;
- e. Assess and measure the health and needs of King County's citizens on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and
- f. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

Similarly, policy H-202,⁶⁰ which defines the County's priority human service investment areas, includes a section that establishes behavioral health services as a priority investment area.

~~((F-299d))~~ **H-202** King County's priorities for human service investments will be programs and services that help to stabilize and ~~((improve people's lives))~~ strengthen resiliency, and prevent or reduce emergency medical services, crisis services and criminal justice system involvement and costs. King County will focus resources and efforts on programs and services that continue to improve individual and community quality of life, improve equity and social justice, ~~((counterbalance growth in areas costly to communities and taxpayers,))~~ and preserve the resources necessary to collaborate as a true partner in regional human service systems. The following priority investment areas are consistent with other regional plans and initiatives:

- a. Effective early intervention and prevention strategies;
- b. Job readiness, support for job development in business innovation districts, support for community-based jobs through certification programs that create jobs in health, behavioral health and human services systems and employment to increase self-sufficiency;
- c. Affordable housing;
- d. Community and economic development activities;
- e. Prevention and elimination of homelessness; ~~((and))~~

⁶⁰ This policy is currently F-299d in the adopted 2012 KCCP, and is proposed to be changed to H-202 as part of the transmitted 2016 KCCP.

- f. Behavioral health services (including crisis services, mental health treatment, substance use disorder treatment, co-occurring treatment, prevention services, early intervention services, recovery services and housing support services); and
~~((d))~~ g. Services and programs that reduce the growth of emergency medical and crisis-oriented behavioral health services and other crisis services and criminal justice system involvement ((and costs.))

Policy H-203,⁶¹ which focuses on equity and social justice-related principles in human service actions and investments, adds health and behavioral health as well.

~~((F-299e))~~ **H-203** King County will apply principles that promote effectiveness, accountability and equity and social justice. King County embraces the following principles in its health and human service actions and investments:

a. King County will provide information to the community on its health, human services and behavioral health system planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent, ~~((and))~~ accountable and culturally and audience appropriate manner;

b. King County will uphold federal, state and local laws against discrimination; promote culturally competent, equitable and relevant service delivery; and will work to end disparities in social, health and economic status among communities and people of different racial and ethnic backgrounds;

c. King County shall work with local service providers to provide behavioral health services to low-income individuals in need, including high quality equitable prevention, crisis diversion, mental health, substance abuse disorder and co-occurring treatment services to youth, young adults and older adults. The county will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers.

d. King County will encourage approaches that promote recovery and resiliency and support individuals and families to achieve their full potential to live meaningful and productive lives in the community;

~~((d))~~ e. King County will foster integration of systems of care through increased information sharing and collective impact work across agencies and programs for the purpose of improved service delivery, coordination and shared outcomes; and

~~((e))~~ f. Together with its partners, King County will assess and respond to changing human service and behavioral health needs and use data, research, innovation, analysis and evidence-based practices to drive its investments.

⁶¹ This policy is currently F-299e in the adopted 2012 KCCP, and is proposed to be changed to H-203 as part of the transmitted 2016 KCCP.

Thriving and Healthy Communities. The transmitted 2016 KCCP generally reflects the King County Board of Health “Planning for Healthy Communities Guidelines,” introduced and passed by the board on March 17, 2011.⁶² These are intended to inform land use and transportation planners working at regional, county and city levels of strategies that may improve the health of residents.

New policy H-204 would require the County to support public health investments aligned with these guidelines, which include: access to safe and convenient physical activities; access to healthy and affordable foods; protection from exposure to harmful environmental agents and infectious diseases; access to transportation systems designed to prevent injury; residential neighborhoods free from violence or fear of violence; reduction of tobacco, nicotine, marijuana and alcohol use to prevent under-age exposure; access to social connectivity and stress reduction through community amenities; and access to a range of health services. This is consistent with Board of Health Guidelines and Recommendations on Healthy Community Planning,⁶³ but there is not yet adopted County policy on these issues.

H-204 King County shall apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices.

King County shall support:

- a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;**
- b. Access to healthy and affordable foods;**
- c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;**
- d. Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver injuries;**
- e. Residential neighborhoods free from violence and fear of violence;**
- f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;**
- g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction;**
- h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.**

Health Equity and Social Determinants of Health. The transmitted 2016 KCCP includes several new sections addressing health equity issues. It includes policy language:

- Requiring the County to support and implement health-related policies and programs that address the social determinants of health and the built environment;

⁶² Guideline & Recommendation 11-01

⁶³ 11-01 (G&R)

- Requiring the County to encourage significant increases in the role and influence of residents living in communities with disproportionately lower health outcomes;
- Recognizing and establishing an intent to address the links between health outcomes and lack of economic opportunity, lack of affordable housing, and poverty;
- Requiring the County explore more equitable distribution of health and human services facilities locations;
- Establishing priority investment areas that include support for job development in business innovation districts, support for community-based jobs through certification programs that create jobs in health, behavioral health and human services systems; and⁶⁴
- Establishing priority investment areas that include community and economic development and affordable housing.⁶⁵

H-205 King County will support and implement health-related policies and programs that address the social determinants of health and the built environment, by partnering with health care services, community-based organizations, foundations, other regional agencies, boards, commissions and elected officials to improve public health.

H-206 King County will encourage significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes.

H-207 King County recognizes that poverty, affordable housing and access to economic opportunity for all residents are critical public health issues and will take steps to address these issues through ongoing county plans, programs and funding.

H-208 King County will explore the co-location of health and human services facilities that are easily accessible, distributed equitably throughout the county, make the best use of existing facilities and are compatible with adjoining uses.

Partnerships. Several policies in the transmitted 2016 KCCP outline the County's aims in relation to partnering with funders, communities and providers to effectuate the delivery of health, behavioral health and human services. Namely, these are all underscored by a goal to limit duplication and increase collaboration.

Policy H-203(e)⁶⁶ establishes as a principle in the County's health and human services actions and investments that the County will foster integration of systems of care through increased information sharing and collective impact work.

⁶⁴ H-202; the language in this policy is included earlier in the staff report.

⁶⁵ Ibid.

⁶⁶ The language in this policy is included earlier in the staff report.

Policy H-201,⁶⁷ adds health and behavioral health to the components that the County will seek to build and sustain (along with human services) within a regional service network in coordination with local jurisdictions, funding partners, and community partners.

These policies are generally consistent with the County's prior role as a coordinator and convener and a range of adopted policies and plans that explicitly seek to limit duplication and increase coordination.⁶⁸

Consistency with adopted policies and plans

Section I: Housing policies

The transmitted 2016 KCCP includes policy language that is inconsistent with or in advance of currently adopted County policies. Staff anticipates that legislation will be transmitted during 2016 to address these inconsistencies, including:

Inclusionary zoning and/or increased density. A number of policies in the transmitted 2016 KCCP, including H-130, include language supporting increased density, either as part of mandatory or incentive policies, particularly near high-capacity transit, or for higher-density housing styles, such as micro-housing. Legislation to implement these potential policies has not yet been transmitted.

Tenant protections. The transmitted 2016 KCCP includes several policies that would increase tenant protections beyond current adopted policy. Legislation to implement these potential policy changes has not yet been transmitted.

Surplus property. There are several proposed changes to how the County could handle surplus property sales within policy H-157 that may conflict with adopted policy.

- The addition of "at a discount" could conflict with policies dictating that funds generated from the sale of some properties must be wholly returned to the department or fund that purchased them. The Council may wish to consider adding language such as "consistent with funding source limitations" to address this issue.
- The ability to sell property "at a discount" is not currently clearly reflected in the King County Code. The Council may wish to clarify the relevant sections of the Code or make changes to the policy in the transmitted 2016 KCCP.
- The policy also allows the discounted sale of property for "other community benefits," which are currently undefined and would be determined through a

⁶⁷ Ibid.

⁶⁸ Examples include the Area Plan on Aging, the All Home (formerly Committee to End Homelessness) Strategic Plan, 2015-2019, the county's work with Accountable Communities of Health, the Mental Illness and Drug Dependency Service Improvement Plan, among others.

community process. The Council could consider clarifying or defining these benefits either in the 2016 KCCP or in the Code.

Section II: Health and Human Services

The transmitted 2016 KCCP policy language is generally consistent with current adopted policies, plans and initiatives, particularly the “transformation initiatives,”⁶⁹ the Consolidated Housing and Community Development Plan, and the All Home Strategic Plan. In the case of initiatives for which planning is underway, staff expects legislation to be transmitted during 2016 to align with the transmitted 2016 KCCP. Specifically:

- **Best Starts for Kids implementation.** Legislation thus far transmitted and adopted since voters approved the Best Starts for Kids levy in November 2015 has been consistent with the policy framework of the transmitted 2016 KCCP. Namely, there has been a concerted effort to align membership on the advisory bodies for the Best Starts for Kids levy, the Children and Youth Advisory Board and the Communities of Opportunity Interim Governance Group, with the equity and social justice principles articulated in the transmitted 2016 KCCP. Furthermore, Executive staff have reported a range of community conversations throughout the county and with particular stakeholder groups in an effort to engage and encourage input from residents living throughout the county, including those in communities disproportionately affected by lower health outcomes. Lastly, work on the general Best Starts for Kids implementation plan due to council on June 1, 2016, which will outline strategies to be funded and outcomes to be achieved by levy-fund expenditures, evidences, thus far, elements of a collective impact approach.
- **Mental Illness and Drug Dependency (MIDD) levy renewal.** MIDD sales tax renewal planning has been undertaken within the context of maintaining a comprehensive continuum of health and human services programming countywide, which is consistent with the policies in the transmitted 2016 KCCP. Staff expect the Executive to transmit the MIDD renewal Service Improvement Plan this summer.⁷⁰
- **Behavioral health integration.** Integrated purchasing of mental health and substance abused disorder treatment began on April 1, 2016; this is the first step toward full behavioral health integration in accordance with Second Substitute Senate Bill (2SSB) 6312. 2SSB 6312 directed the Washington State Department of Social and Health Services to, by 2020, integrate the financing and delivery of physical health services, mental health services and chemical dependency services in the Medicaid program through managed care. At the time, the State created two pathways for achieving this regionalized Medicaid purchasing approach: for regions to “opt-in” and fully integrate physical and behavioral health purchasing in early 2016 through having the state contract with managed care

⁶⁹ These are Familiar Faces, Communities of Opportunity, Accountable Communities of Health, and the Best Starts for Kids Levy.

⁷⁰ Legislation renewing the sales tax is expected to be separately transmitted in June of this year.

health plans and to administer care for mental health, substance use and physical health or for regions to integrated behavioral health purchasing first and then integrate physical health purchasing by 2020. King County opted for the latter option.⁷¹ Staff anticipates a body of work around full integration that is consistent with the policies outlined in the transmitted 2016 KCCP in years to come.

- **Board of Health healthy communities planning.** Two policies, H-153 and H-204, are consistent with recommendations the Board of Health has adopted to integrate health and equity into County planning and housing development. However, the Council has not yet adopted policy in these areas. Specifically, in policy H-204, there are differences between the policy in the transmitted 2016 KCCP and the Board of Health recommendation, there are deviations. Executive staff indicate that these differences are in response to new regulatory environments. Public Health and Board of Health staff note that the Board of Health materials need to be updated, but there is no plan as of yet about the mechanism for updating these materials nor for the substantive updates themselves. Updates that likely need to be revised are ESJ-related elements since the Board of Health recommendation preceded ESJ policy adoption; healthy housing elements, a subject on which there is currently a Board of Health subcommittee working on guidelines; and changes in response to new regulatory environments for marijuana (legalized sales) and alcohol (sold more widely). Councilmembers may wish to consider how specifically the 2016 KCCP should include policies that may be out-of-date and subject to revision prior to the next four-year KCCP update in 2020. In some cases, for example, including marijuana in a zoning statement in Chapter 2 and not including the Board of Health recommendation on alcohol in Chapter 4, Executive staff did update the transmitted 2016 KCCP language with current information, but those nuances do not necessarily have a basis in adopted County policy at this stage.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

Creation of Chapter 4. Chapter 4 is a new chapter that is proposed in the transmitted 2016 KCCP, which would consolidate policies on housing and human services from other chapters in the Plan into a single location. As noted in the transmittal, some existing 2012 KCCP policies are shown as being relocated and/or combined with other policies. However, in the transition of these proposed changes into the new Chapter 4, some of the policy language from the 2012 KCCP is not fully retained in the transmitted 2016 KCCP, and these changes are not shown in redline format.⁷² Staff analysis of

⁷¹ This option was enacted through Ordinances 18169, 18170, 18171 and 18178.

⁷² An example of this is 2012 KCCP policy U-329, which is proposed to be combined into transmitted 2016 KCCP policy H-133 but does not retain 2012 language regarding “alternative land development,

these proposed relocations and combinations is ongoing in order to review for substantive changes to 2012 KCCP policy language.

Section I: Housing

Relevance to non-urban King County. Though housing policies were purposefully moved out of Chapter 2 Urban Communities and into a standalone chapter for application to both urban and rural areas, several policies as proposed only apply to the UGA. One particular CPP, H-4, does give housing affordability direction specific to UGAs. However, all other housing policies in the CPPs apply throughout the county.

Policy H-102 would require the County to encourage and reduce barriers to a wide range of housing, but retains 2012 language limiting this requirement to UGAs. The Council may wish to consider whether to encourage a wide range of housing throughout the County in support of ESJ and other goals.

In addition, as described above, policy H-103 adds mandatory programs to the list of programs that King County, in its role as a regional convener and as local administrator in incorporated areas, must use as tools to plan for housing affordable to all. A reference to “Rural Towns” is proposed to be removed, leaving it to apply to UGAs of the County only.

Section II: Health and Human Services

Ongoing health and human services transformation. The transmitted 2016 KCCP generally reflects Council-adopted policies. It also anticipates, based on policy direction and/or state law, a few bodies of work that have begun in 2016 and will continue over the next several years such as, for example, Behavioral Health Integration. Likewise, Best Starts for Kids planning and implementation are large bodies of work that have begun and will be ongoing in 2016 and onward. Possible renewal of the Mental Illness and Drug Dependency (MIDD) sales tax will also be considered by the Council this fall. And, next year, work towards renewal of the Veterans and Human Services levy will begin as well. Presently, also, Washington State is negotiating with the Centers for Medicare and Medicaid Services in relation to the state’s application for a five-year 1115 Medicaid waiver demonstration.⁷³ If the State is granted this waiver, communities, including King County, may obtain access to funds for projects that align with the policies in the transmitted 2016 KCCP. For example, one of the proposed initiatives, Transformation Projects, in the State’s application would enable the pursuit of transformation projects like health system capacity building, care delivery redesign and prevention and health promotion.

The Council may wish to consider whether it may wish to refrain from setting a policy framework in relation to some of this ongoing and pending work in a regional planning document with less flexibility to amend before it has had the opportunity to fully review all of the available options to the County on several of these initiatives. Specifically, the

flexible development standards, and construction techniques.” The removal of this portion of the policy language is not shown in redline format.

⁷³ http://www.hca.wa.gov/hw/Documents/waiver_app_public_comment/fedcomm_king_co_10915.pdf

Council may wish to consider the following two policy changes to Policy H-203, which would establish the principles the County will embrace in its health and human services actions and investments, in this light:

- Subsection (c) specifies the County will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers. Not all decisions related to how the County will approach full physical and behavioral health integration have been made at this point.
- Subsection (e) specifies that the County will foster integration of systems of care through increased information sharing and “collective impact work.” There has been little evaluation on the efficacy of the County’s collective impact work thus far, and the County has pending policy decisions in 2016 that may be impacted by the adoption of this policy framework.

Technical Appendix B Housing

Technical Appendix B provides information that is required by the Growth Management Act, including a summary of demographic and household income trends; housing development trends; characteristics and use of the housing stock; and housing need and affordability, including information about homelessness, rental housing affordability trends, housing ownership trends, and resources for affordable housing.

What’s new in the transmitted 2016 KCCP?

Technical corrections. The transmitted 2016 KCCP proposes a variety of technical corrections to the appendix and updates to reflect current data and adopted plans.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

No issues identified.

ATTACHMENTS

1. 2016 KCCP Schedule
2. Frequently Used Acronyms

LINKS

Proposed Ordinance 2016-0155, the underlying ordinance for the proposed 2016 KCCP, can be found at:

<http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=2594294&GUID=050D99B0-CE2F-4349-BD0D-46D46F673458&Options=ID%7cText%7c&Search=2016-0155>

The Council's Scoping Motion, Motion 14351, can be found at:

<http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=2233471&GUID=8A16CDC8-8A9A-455D-A9E6-00CF10E055A9&Options=ID|Text|&Search=2015-0104>

All components of the proposed 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

These components include:

- Proposed Ordinance 2016-0155
- 2016 KCCP
- Land Use and Zoning Changes
- Appendix A: Capital Facilities
- Appendix B: Housing
- Appendix C: Transportation
- Appendix C1: Transportation Needs Report
- Appendix C2: Regional Trails Needs Report
- Appendix D: Growth Targets and the Urban Growth Area
- Appendix R: Public Outreach for Development of KCCP
- Attachment: Skyway-West Hill Action Plan
- Attachment: Area Zoning Studies
- Attachment: Development Code Studies
- Attachment: Policy Amendment Analysis Matrix
- Attachment: Public Participation Report

INVITED

- Ivan Miller, KCCP Manager, Performance, Strategy and Budget

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King County Council
Schedule for 2016 King County Comprehensive Plan
(As of 5/26/16, Subject to change)

March 1	Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan.
March 15 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Committee review process overview</i> • <i>Land use proposals/Area Zoning Studies</i> • <i>Chapter 11 Community Service Area Planning</i> • <i>Chapter 12 Implementation, Appendix D Growth Targets</i> <p>Opportunity for public comment, following the briefing</p>
April 6 6:30 p.m.	<p>Committee of the Whole Town Hall - Special Evening Meeting Location: Gracie Hansen Community Center at Ravensdale Park (Rock Creek Sports) - 27132 SE Ravensdale Way, Ravensdale WA Opportunity for public comment on proposed 2016 Comprehensive Plan</p>
May 3 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 1 Regional Planning</i> • <i>Chapter 3 Rural Area and Natural Resource Lands</i> • <i>Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report</i> • <i>Chapter 10 Economic Development</i> • <i>Development code updates (Proposed Ordinance 2016-0155)</i> <p>Opportunity for public comment, following the briefing</p>
May 17 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 2 Urban Communities</i> <p>Opportunity for public comment, following the briefing</p>
May 31 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 4 Housing and Human Services, Appendix B Housing</i> • <i>Equity and Social Justice (all chapters)</i> <p>Opportunity for public comment, following the briefing</p>
June 7 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Climate Change (all chapters)</i> • <i>Chapter 5 Environment</i> • <i>Chapter 6 Shoreline Master Program</i> • <i>Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report</i> • <i>Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities</i> • <i>Real Property Asset Management Plan (Proposed Ordinance 2016-0159)</i> <p>Opportunity for public comment, following the briefing</p>
June 21 9:30 a.m.	<p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> <p>Opportunity for public comment, following the briefing</p>

July 5 9:30 a.m.	Possible briefing in Transportation, Economy and Environment Committee (due to the July 4 holiday, this meeting may be cancelled). Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> Potential opportunity for public comment, following the briefing
July 19 9:30 a.m.	Possible vote in Transportation, Economy and Environment Committee <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i> Opportunity for public comment
September 6 Time TBD	Anticipated public hearing at full Council Opportunity for public comment
September 12 Time TBD	Possible vote at full Council <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i>

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

2016 King County Comprehensive Plan Frequently Used Acronyms

APD	Agricultural Production District
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
KCSP	King County Strategic Plan
LID	Low Impact Development
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPP	Multi-county Planning Policies
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SCAP	Strategic Climate Action Plan
SPPT	Strategic Plan for Public Transportation
SPRS	Strategic Plan for Road Services
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDR	Transfer of Development Rights
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UGB	Urban Growth Boundary
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee