

The following is a draft excerpt of the Current Conditions section of the Equity Impact Review report. The report analyzes the equity impacts of the proposals in the 2024 Comprehensive Plan and the process to develop it. The Current Conditions section provides the background and context for that equity impact analysis. Work on full report is ongoing and will be finalized and published as part of the Executive Recommended Plan in December 2023.

I. Current Conditions

This section will provide important context about the people living and working in King County, with a focus on unincorporated King County, including detail on urban unincorporated King County and rural King County.¹

As a part of King County's effort to center historically underrepresented groups within the 2024 update to the Comprehensive Plan, each sub-section of this section will focus on priority populations that have not shared the benefits of King County's relative wealth and security that has flourished under the Comprehensive Plan. While these priority populations vary in place and demographics depending on the policy area being analyzed, each sub-section will discuss differential experiences by race, place, and income, or in areas with the highest concentrations of Black, Indigenous, and People of Color (BIPOC) communities, low-income households, immigrants and refugees, and people with limited English language proficiency, as a proxy for the communities negatively affected by or historically excluded from land use planning.²

King County completed a survey in fall 2022, during early development of the Comprehensive Plan. The survey included two options that participants could choose to take: a housing survey or a climate survey. Each subsection will begin with some grounding in comments or story sharing relative to the section from the fall 2022 Comprehensive Plan survey, and the housing and climate change subsection will include additional findings from the surveys.

A. Unincorporated King County – People + Equitable Communities

1. Lived Experience about Equity from Fall 2022 Comprehensive Plan Survey

This section will be developed for the Executive Recommended Plan.

2. Demographic Overview, Race, and Place

In 2022, over 2.3 million people were living in King County. The majority, 89 percent, of King County's population lives in cities and towns, while about 250,000 residents live in unincorporated King County.³ Within unincorporated King County, about 119,000 people live in urban areas, while over 127,000 people live in the rural area.⁴

The decade of 2010 to 2020 was a period of historic growth for King County, bookended by the Great Recession and early economic recovery in 2008-2010 and the COVID-19 pandemic in 2020. These two generational events, and the economic boom experienced between them,

¹ The Growth Management Act and the King County Comprehensive Plan use three planning geographies: urban areas, rural areas, and designated Natural Resource Lands. Because of data limitations, this report includes Natural Resource Lands as part of the rural area.

² King County Geographic Information Systems Center creates an annual "equity score" index of census tracts, for identifying sub-county concentrations of these priority populations. [\[LINK\]](#)

³ Office of Financial Management, April 1st Population Estimates, 2022

⁴ US Census Bureau, Decennial Census, 2020

strongly affected King County’s socio-economic landscape, compounding existing inequities for the county’s most vulnerable populations, and influencing where people live.⁵

King County’s population grows through “natural increase” (births minus deaths) and from net migration (people moving to King County minus those leaving). People moving to King County is the main driver of population growth. Between 2019 and 2020, natural increase was responsible for approximately 40 percent of population growth, while net migration contributed 60 percent of growth.⁶ While these general trends were disrupted by the COVID-19 pandemic and have been slow to recover to pre-2020 rates, recent trends demonstrate a rebound in migration, and increasing births, despite lower birth rates, following national trends.⁷

Figure 1 below shows population and recent growth for King County. In the table, the first percentage represents that racial groups share of 2020 population, while the parenthetical percentage reports the growth of that community between 2010 and 2020. The percentage of Black, Indigenous, and People of Color populations increased over the decade from 39 percent to 46 percent of the total population. On net, population growth between 2010 and 2020 in King County and in each unincorporated sub-geography was entirely from BIPOC communities. King County will continue to diversify in coming decades.

Figure 1: Population in King County and Selected Subareas, 2020 and 2010-2020⁸

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,269,675	246,269	118,720	127,549
Black/African American	7% (+9%)	5% (+11%)	10% (+15%)	1% (+2%)
American Indian/Alaska Native	1% (+0%)	1% (+0%)	1% (-1%)	1% (+1%)
Asian	20% (+50%)	13% (+54%)	21% (+55%)	5% (+53%)
Native Hawaiian/Pacific Islander	1% (+2%)	1% (+2%)	1% (+2%)	0% (+0%)
Another Race	1% (+3%)	1% (+5%)	1% (+3%)	1% (+11%)
Multiracial	7% (+22%)	7% (+44%)	7% (+23%)	7% (+98%)
Hispanic/Latino/a/x	11% (+21%)	9% (+38%)	12% (+31%)	7% (+57%)
BIPOC Communities	46% (+106%)	36% (+155%)	52% (+129%)	21% (+222%)
White alone, not Hispanic	54% (-6%)	64% (-55%)	48% (-29%)	79% (-122%)

While unincorporated King County has a higher share of White residents than the whole county, BIPOC communities make up a greater share of the population in urban unincorporated areas (52 percent) than the county average (46 percent). This is particularly true for Black and African American and Hispanic/Latino/a/x residents, and in communities like Skyway-West Hill and

⁵ Headwater People and King County Office of Equity and Racial and Social Justice, 2020 [\[LINK\]](#)

⁶ Washington Office of Financial Management, Components of Population Change, 2020 [\[LINK\]](#)

⁷ US Census Bureau, Annual and Cumulative Estimates of the Components of Resident Population Change for Counties, 2023 [\[LINK\]](#)

⁸ US Census Bureau, Decennial Census, 2010 and 2020

North Highline. Figure 2 shows the distribution of population by race in 2020 for major urban unincorporated islands. Highlighted cells indicate where the share of population is greater than the county average.

Figure 2 Urban Unincorporated Area Population by Race, 2020⁹

	Bear Creek	East Federal Way	East Renton Highlands	Fairwood	North Highline	Skyway-West Hill
Total Population	11,027	22,876	6,621	23,958	20,725	17,295
Black/African American	2%	7%	2%	7%	14%	27%
American Indian/Alaska Native	0%	1%	1%	0%	1%	1%
Asian	41%	16%	10%	21%	20%	28%
Native Hawaiian/Pacific Islander	0%	2%	0%	1%	1%	1%
Another Race	0%	1%	1%	1%	0%	1%
Multiracial	4%	7%	8%	8%	6%	7%
Hispanic/Latino/a/x	6%	14%	9%	9%	23%	10%
BIPOC Communities	53%	46%	30%	47%	66%	75%
White alone, not Hispanic	47%	54%	70%	53%	34%	25%

Figure 3 provides additional detail about concentration and movement of people by racial identity across King County over the last 20 years. Each series of maps shows the share of total population by race located within a census tract. The “least concentrated” tracts symbolize the bottom 25 percent of tracts for population of a given racial group, while the “most concentrated” tracts illustrate the top 25 percent of tracts for where that population is located. The three snapshot years allow comparison for how different populations have grown and concentrated or dispersed through time.

Some observations from the maps include:

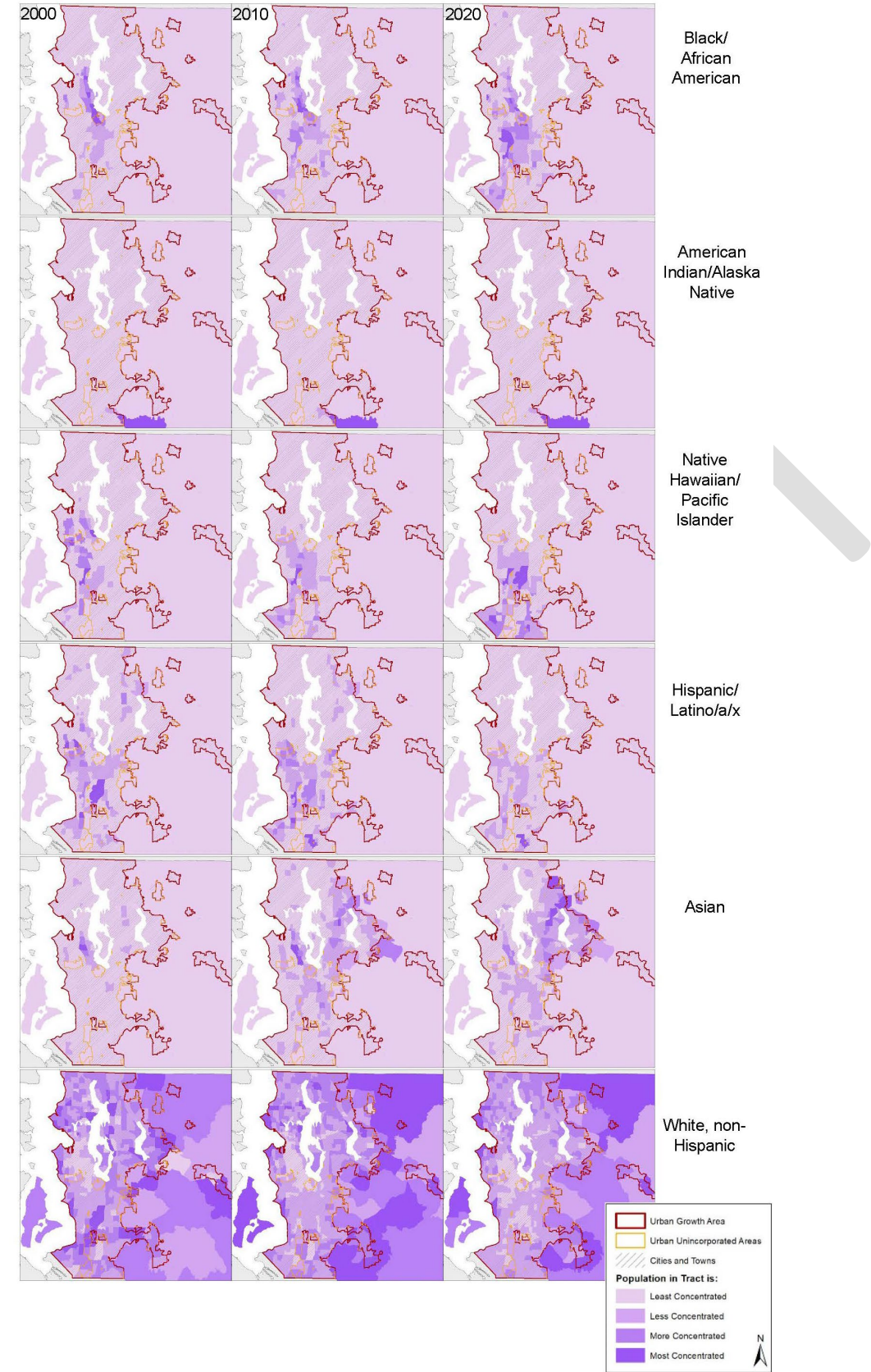
- The displacement and migration of the Black and African American community from central and south Seattle and Skyway further south in King County, and growth of African immigrant communities around SeaTac and west of the I-5 corridor
- Concentration of American Indian populations on or near Muckleshoot Tribal lands
- Migration and concentration of Native Hawaiian/Pacific Islanders from west Seattle, North Highline and Burien to Kent, Federal Way, and Auburn
- Widespread growth of Asian communities throughout King County, and concentration in eastside cities, and from Skyway, to Tukwila, Renton, and Kent
- Dispersal of Hispanic/Latino/a/x concentrations in the Snoqualmie Valley, at the edge of the northeastern Urban Growth Area and in southwestern King County

⁹ US Census Bureau, Decennial Census, 2020

- Concentration of White, non-Hispanic/Latino/a/x populations at the peripheries of the Urban Growth Area and coastal areas.

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Figure 3 Concentrations of Population by Race, 2000, 2010, and 2020¹⁰



3. Age + Sex

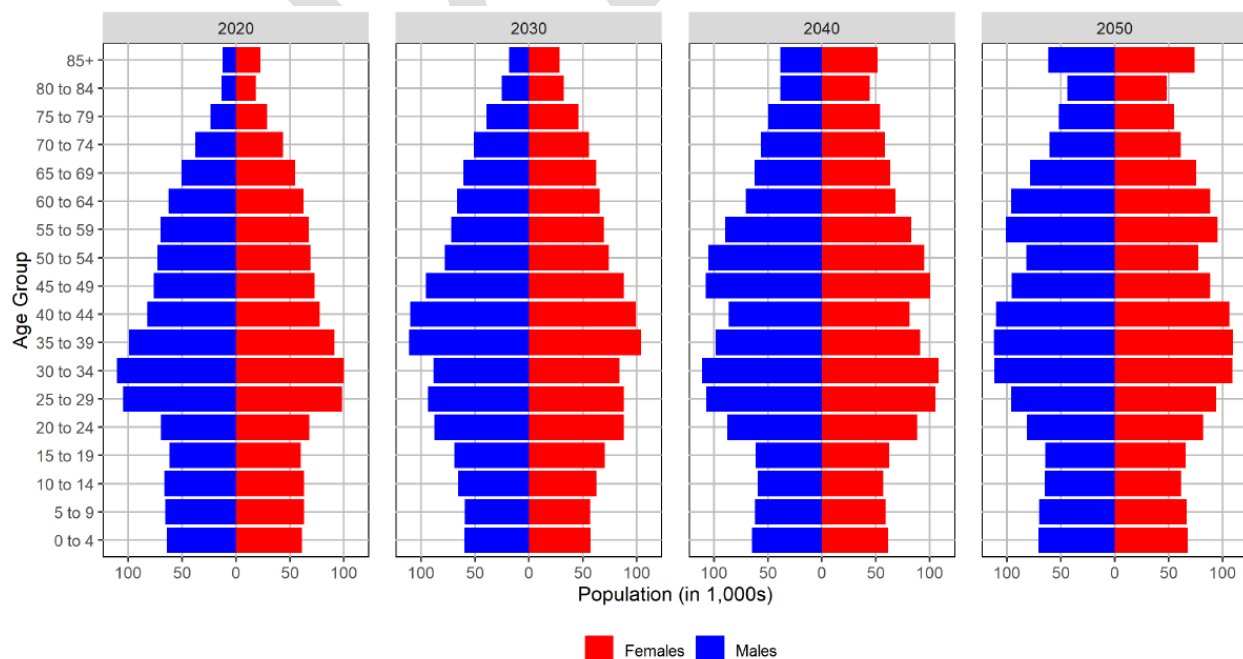
The median age in King County is 37.¹¹ Median age varies by race, as shown in Figure 4. BIPOC residents are on average younger than White King County residents.

Figure 4: Median Age by Race in King County, 2019¹²

	Median Age
Black/African American	32.6
American Indian/Alaska Native	34.4
Asian	35.5
Native Hawaiian/Pacific Islander	30.9
Another Race	28.1
Multiracial	22.2
Hispanic/Latino/a/x	28.0
White alone, not Hispanic	41.8

Median age has increased slightly since 2010 and will continue to rise as the population ages. Figure 5 shows the decennial population age pyramids for King County in 2020 through 2050, to approximate the composition of the population in the over the course of the planning period for the comprehensive plan.

Figure 5: Age of King County Population, 2020 through 2050¹³



¹¹ US Census Bureau, American Community Survey 5-year data, 2019

¹² US Census Bureau, American Community Survey 5-year data, 2019

¹³ Washington Office of Financial Management, Growth Management Population Projections 2023 [\[LINK\]](#)

The population pyramids show how the concentration of people currently aged 25 to 64 will contribute to increases in the average and median age over the next 30 years.

Currently, the county youth population under age 18 is 20 percent of the total population. Elders over the age of 65 comprise 14 percent of the total population. Unincorporated King County has a higher share of youth population than the county as a whole, and approximately the same share of elders.

Figure 6: Youth and Elder Population in King County, 2019¹⁴

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Population under 18	448,094	74,327	27,952	46,375
Population over 65	284,332	41,726	15,743	25,983
% Youth Population	20%	24%	24%	24%
% Elder Population	13%	13%	13%	14%

By 2045, the youth population is forecasted to decrease slightly to approximately 18 percent of the population, while the elder population is anticipated to grow to 20 percent of the total population.¹⁵

Numerically, there are more men in King County than women, although proportionately, they are even. Figure 7 shows how there is limited variation in this trend across unincorporated King County, although rural King County has a slightly higher concentration of women. Comprehensive gender data on non-binary and intersex populations is unfortunately lacking at a local level.

Figure 7: Population by Sex, 2019¹⁶

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Female Population	1,094,894	156,587	58,990	97,597
Male Population	1,100,608	153,644	58,845	94,799
% Female Population	50%	50%	50%	51%
% Male Population	50%	50%	50%	49%

¹⁴ US Census Bureau, American Community Survey 5-year data, 2019

¹⁵ Washington Office of Financial Management, Growth Management Population Projections 2023 [\[LINK\]](#)

¹⁶ US Census Bureau, American Community Survey 5-year data, 2019

4. Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, Plus (LGBTQIA+) Communities¹⁷

As noted in the Age and Sex section above, the Census Bureau provides limited detail about gender diversity. Information on sexual orientation is also limited to households where married and unmarried partners live together.

In 2020, approximately three percent of people in King County households were in same-sex relationships. Unincorporated King County had a lower share of people in same-sex relationships, approximately one percent.¹⁸ These demographics underreport sexual diversity within King County's population by excluding single individuals, LGBTQIA+ population in opposite-sex relationships, group quarters populations, and household dependents.

5. Household size and Group Quarters Populations

Ninety-eight percent of King County's population lives in a household, including those who live alone. Two percent of the population lives in a group quarters facility. In unincorporated King County, nearly 100 percent of the population lives within households, as group quarters facilities are more commonly in cities. Figure 8 shows the population in King County geographies living households and group-quarters facilities.

Figure 8: Population in Households and Group Quarters Facilities by Type, 2020¹⁹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,269,675	246,269	118,720	127,549
Total Population in Households	2,225,338	245,224	118,146	127,078
Total Group Quarters Population	44,337	1,045	574	471
Institutionalized population:	11,035	260	41	219
Correctional facilities for adults	2,734	0	0	0
Juvenile facilities	468	105	3	102
Nursing facilities/Skilled-nursing facilities	7,548	121	32	89
Other institutional facilities	285	34	6	28
Noninstitutionalized population:	33,302	785	533	252
College/University student housing	17,679	0	0	0
Military quarters	204	0	0	0
Other noninstitutional facilities	15,419	785	533	252

¹⁷ As an evolving acronym, the plus symbol includes all other identities on the gender and sexuality spectrum not included already.

¹⁸ US Census Bureau, American Community Survey 5-year data, 2020

¹⁹ US Census Bureau, Decennial Census, 2020

In King County and unincorporated King County, groups quarters population is split between institutional facilities and non-institutional facilities approximately 25 percent and 75 percent, respectively. That trend is more skewed in urban unincorporated King County where 93 percent of the group quarters population lives in non-institutional. In rural King County, the group quarters population is more evenly split but in an opposite trend, with 54 percent of group quarters population concentrated in institutional facilities.

There are approximately 917,800 households in King County. The average household size for King County in 2020 was 2.42 persons per household, up slightly from 2010 (2.40 persons per household).²⁰ Figure 9 shows the average household size for King County geographies. Households in unincorporated King County are larger on average than the county as a whole.

Figure 9: Average Household Size, 2020²¹

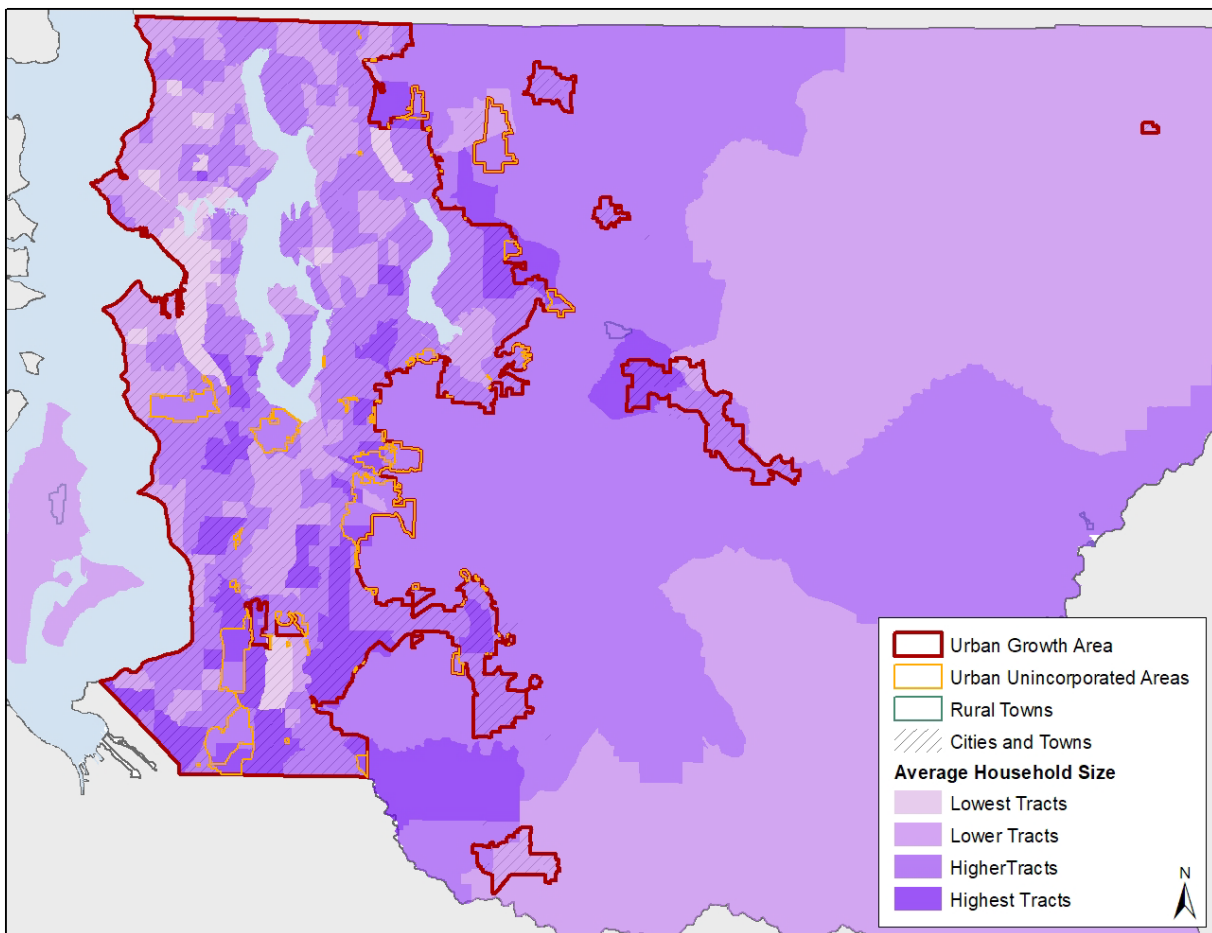
	Average Household Size
King County	2.42
Unincorporated King County	2.78
Urban Unincorporated King County	2.80
Rural King County	2.76

The map in Figure 10 shows how average household size varies around King County. In the map, census tracts are divided into quartiles, with the darkest shaded tracts representing the quarter of all tracts with the highest average household sizes.

²⁰ US Census Bureau, Decennial Census, 2020

²¹ US Census Bureau, Decennial Census, 2020

Figure 10: Average Household Size by Census Tract, 2020²²



Multigenerational households have three or more generations of family members living within a household. Alternatively, they are defined as households composed of at least two adult generations, or where members of non-consecutive generations (e.g., grandparents and grandkids) live together. As King County diversifies and ages, multigenerational households will increase, affecting the housing stock needed to accommodate this population. In 2021, seven percent of King County’s population lived in multigenerational households. While the geography of analysis for this trend does not allow isolation of unincorporated areas, trends by geographic subarea are reported in Figure 11. Multigenerational households house a greater share of population in southern King County.

²² US Census Bureau, Decennial Census, 2020

Figure 11: Population in Multigenerational Households, 2021²³

	Share of people living in multigenerational households
King County	7%
Seattle	4%
East King County	5%
South King County	13%

6. Immigrants and Refugees

As shown in Figure 12, 18 percent of unincorporated King County residents were born outside of the United States. The share of foreign-born residents is higher in the urban unincorporated area than in rural King County, and in King County overall.

Figure 12: Foreign-born Population, 2019²⁴

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population	2,195,502	310,231	117,835	192,396
Total Immigrants + Refugees	507,576	57,226	29,940	27,286
% Immigrants + Refugees	23%	18%	25%	14%

The foreign-born population varies across urban unincorporated King County in concentration and in the countries the population has immigrated from. Figure 13 shows that Skyway-West Hill, North Highline, Bear Creek, and East Renton Highlands have greater concentrations than the county average (23 percent) of people born outside of the United States. Following county trends, Asian immigrants make up a majority of the foreign-born population in Bear Creek, Fairwood, and Skyway-West Hill. Fairwood, North Highline, and Skyway-West Hill have higher concentrations of African immigrants than county average (8 percent). East Federal Way, East Renton Highlands, and North Highline have higher concentrations of immigrants from Latin America than county average (17 percent). Following trends for the Native Hawaiian and Pacific Islander population, East Federal Way and North Highline have higher concentrations of immigrants from Oceania than the county average (2 percent). Finally, Bear Creek, East Federal Way and East Renton Highlands have larger concentrations of European immigrants than county average (13 percent).

²³ US Census Bureau, Public Use Microdata Sample 5-year data, 2021

²⁴ US Census Bureau, American Community Survey 5-year data, 2019

Figure 13: Foreign-born Population in Urban Unincorporated Areas, and Place of Birth, 2019²⁵

	Bear Creek	East Federal Way	East Renton Highlands	Fairwood	North Highline	Skyway-West Hill
Total Population	13,239	18,877	6,463	20,236	18,617	14,083
Total Immigrants + Refugees	4,166	4,010	1,615	3,692	6,391	4,867
% Immigrants + Refugees	31%	21%	25%	18%	34%	35%
Place of Birth for Foreign Born Residents:						
Europe	19%	34%	24%	12%	7%	2%
Asia	61%	33%	46%	59%	38%	68%
Africa	4%	3%	0%	13%	9%	14%
Oceania	1%	3%	0%	0%	3%	2%
Latin America	7%	23%	23%	12%	42%	13%
North America	9%	4%	8%	4%	1%	1%

Data on specific nationalities for people born outside of the United States is not available for small geographies, so important details on communities within the major continental areas listed above are not available.

7. Language and linguistic isolation

Over 120 languages are spoken across King County.²⁶ Figure 14 shows the population of residents over the age of five who speak a language other than English at home, and share of people who are linguistically isolated, or have limited proficiency in speaking English.

Figure 14: Population Speaking a Language Other than English at Home and Limited English Proficiency, 2019²⁷

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Population (over age 5)	2,067,175	290,974	110,288	180,686
Population speaking a language other than English at home	574,339	65,689	36,388	29,301
Population with Limited English Proficiency	220,241	24,102	15,502	8,600
Percent Speaking another language at home	28%	23%	33%	16%
Percent with Limited English Proficiency	11%	8%	14%	5%

²⁵ US Census Bureau, American Community Survey 5-year data, 2019

²⁶ US Census Bureau, American Community Survey Public Use Microdata Sample, 2021

²⁷ US Census Bureau, American Community Survey 5-year data, 2019

While unincorporated King County residents are more likely to speak only English, a third of urban unincorporated residents are speaking languages other than English at home. Urban unincorporated residents are also more likely to have limited English-speaking proficiency. Over 40 percent of residents in East Renton Highlands, North Highline, and Skyway-West Hill speak a language other than English at home, and nearly a quarter of the population over age five in North Highline and Skyway-West Hill have difficulty speaking English.²⁸

Detailed language information is available for King County as a whole and for the largest cities, but less detail is available for smaller geographies. Using large census geographies to approximate unincorporated King County, Figure 15 presents the fifteen most commonly spoken languages in King County and unincorporated King County.

Figure 15: Most Commonly Spoken Languages, 2019²⁹

Rank	King County	Unincorporated King County
1	Spanish	Spanish
2	Chinese	Chinese
3	Vietnamese	Vietnamese
4	Tagalog and Filipino	Tagalog and Filipino
5	Hindi	Russian
6	Russian	Somali
7	Korean	Ukrainian
8	Japanese	Punjabi
9	French	Hindi
10	Somali	Korean
11	Ukrainian	Amharic
12	Amharic	Japanese
13	Punjabi	French
14	Arabic	Arabic
15	Telugu	Khmer

While the four most common languages after English are the same between geographies, differences show how linguistic subpopulations vary by place, and add detail about cultural enclaves. Unincorporated King County has greater concentrations of people speaking Somali, Ukrainian, Punjabi, Amharic, and Khmer than King County as a whole, revealing concentrations of specific immigrant or cultural communities within the unincorporated area.

²⁸ US Census Bureau, American Community Survey 5-year data, 2019

²⁹ US Census Bureau, American Community Survey Public Use Microdata Sample 5-year data, 2019

8. Health and People with Disabilities

The average life expectancy at birth in King County in 2020 was 81 years old.³⁰ This is higher than the national average of 77 years.³¹ Because the rates of serious health conditions vary by race, life expectancy varies by race and place within King County, as have recent declines in life expectancy from the effects of the COVID-19 pandemic. Figure 16 reports on life expectancy by race for King County in 2020. Life expectancies for Native Hawaiian and Pacific Islander, American Indian and Alaska Native, and Black and African American residents are lower than the county average. Life expectancy for Asian residents is higher than the county average and life expectancy for Hispanic/Latino/a/x residents is slightly higher than average.

Figure 16: Life Expectancy at Birth by Race, 2020³²

Race	Average Life Expectancy
Black/African American	76.6
American Indian/Alaska Native	71.4
Asian	84.7
Native Hawaiian/Pacific Islander	70.5
Hispanic/Latino/a/x (of any race)	81.4
White alone, not Hispanic	81.1

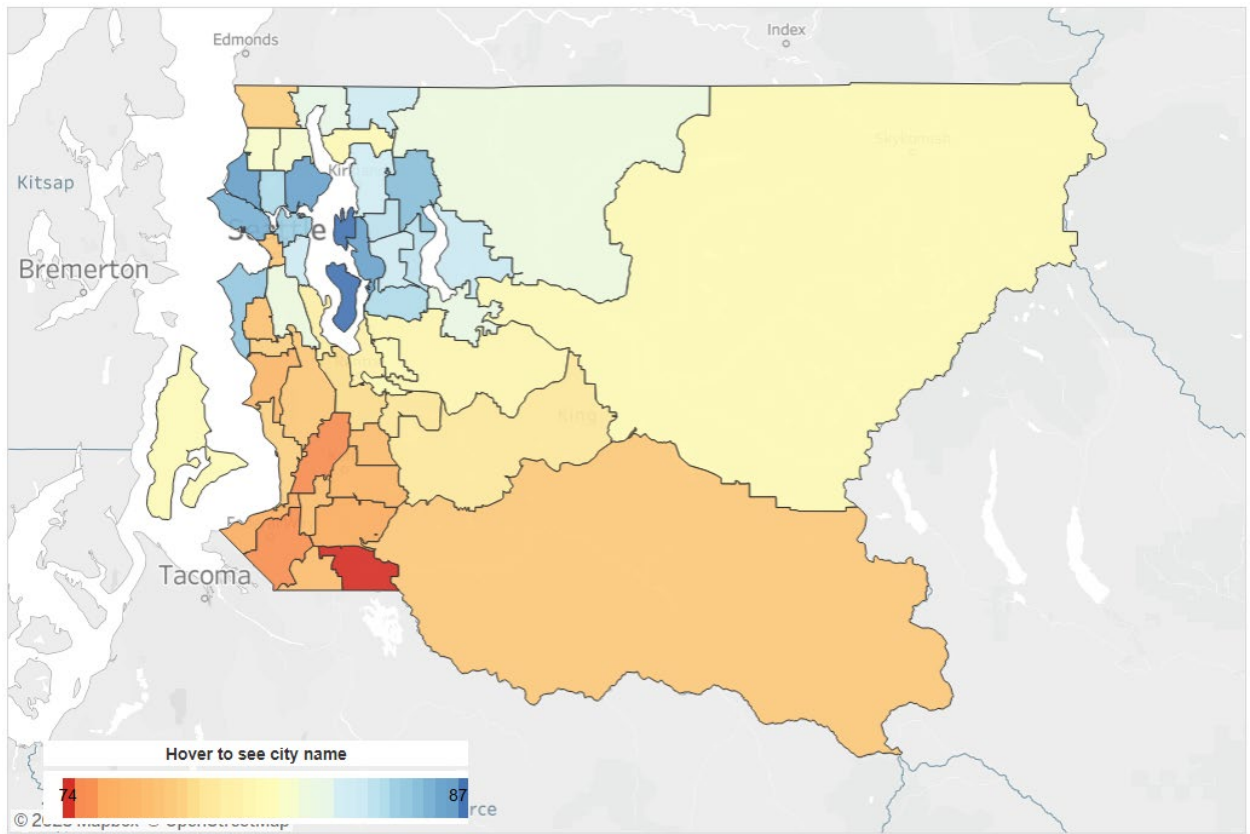
As race and place are correlated because of racially restrictive and exclusive housing policies, life expectancy at birth also varies by place. The map in Figure 17 displays life expectancy by Health Reporting Area. In the map, red indicates the lowest life expectancy values, while blue indicates higher values. In general, southern King County experiences lower life expectancies at birth than the county average.

³⁰ Public Health Seattle-King County, Washington State Vital Statistics, 2022 [\[LINK\]](#)

³¹ Centers For Disease Control, Provisional Life Expectancy Estimates for 2020, 2021 [\[LINK\]](#)

³² Public Health Seattle-King County, Washington State Vital Statistics, 2022 [\[LINK\]](#)

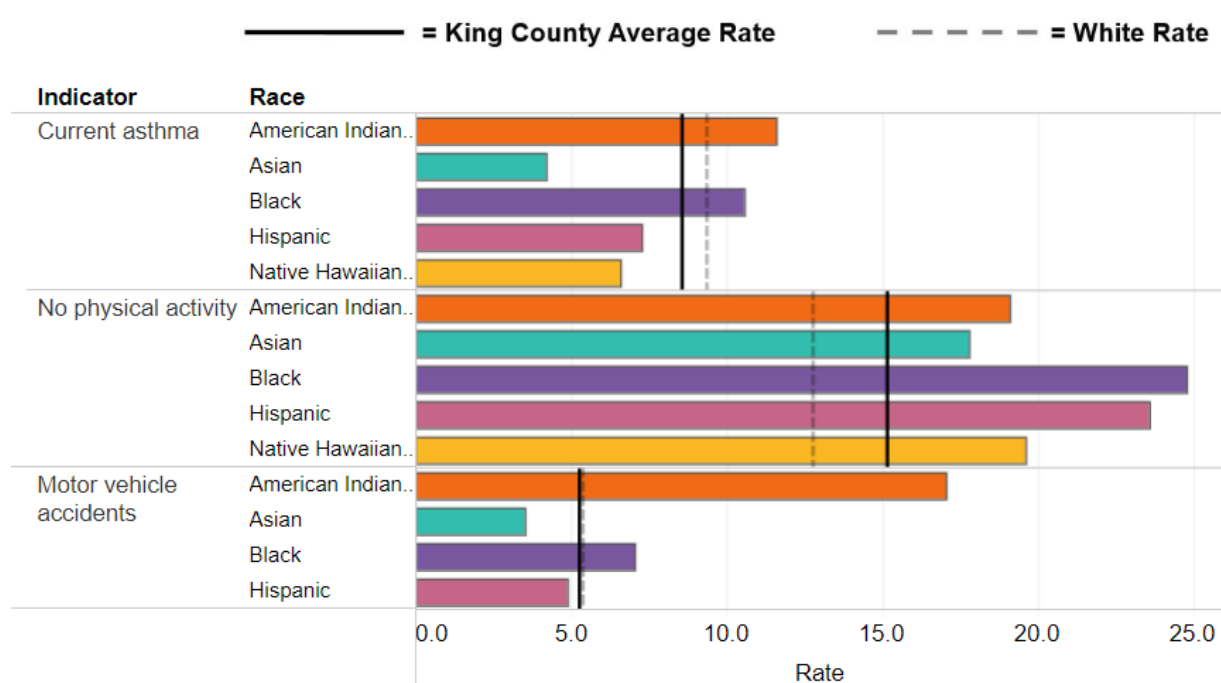
Figure 17: Life Expectancy in King County by Health Reporting Area³³



³³ Public Health Seattle-King County, Life Expectancy at Birth, 2020 [\[LINK\]](#)

Public Health Seattle-King County reports a wealth of data on health impacts and disparities by race. Figure 18 reports on health disparities by race for a sampling of indicators directly influenced by land use and the built environment. The health indicators shown come from multiple sources that have differing levels of detail by race.

Figure 18: Health Disparities by Race, 2020³⁴



While the rates of disparities differ by the indicator, specific racial groups have disparate health outcomes for rates of asthma (American Indian and Alaska Natives, Black and African Americans have higher rates of asthma), participation in physical activity or exercise in the last year (all non-White racial groups are more likely to have not participated in physical activity than county average and non-White residents), and death from car crashes (American Indian and Alaska Natives, Black and African Americans have higher rates of death).

Nearly ten percent of King County residents live with a disability.³⁵ Ambulatory disabilities affect approximately five percent of King County residents, and about four percent of residents have a cognitive disability or cannot live independently. About three percent of residents have a hearing disability and about two percent have a vision disability. Rates of disability vary by place and race. Figure 19 shows the percent of the population with a disability, by race and ethnicity. American Indian and Alaska Native residents have the most disproportionate rates of disability, followed by Black and African American, and Native Hawaiian and Pacific Islander residents.

³⁴ Public Health Seattle-King County, Communities Count Health Disparities Dashboard 2019 [\[LINK\]](#)

³⁵ US Census Bureau, American Community Survey 5-year data, 2019

Figure 19: Percent of Population with a Disability by Race and Ethnicity, 2019³⁶

Race and Ethnicity	Percent of the Population with a Disability
Black/African American	12%
American Indian/Alaska Native	17%
Asian	6%
Native Hawaiian/Pacific Islander	11%
Another Race	6%
Multiracial	9%
Hispanic/Latino/a/x (of any race)	7%
BIPOC Communities	8%
White alone, not Hispanic	11%

Examining disability trends by place, rural residents have slightly lower rates (nine percent) of disability than the county average, while urban unincorporated residents have slightly higher rates (ten percent). Within urban Unincorporated King County, East Federal Way, North Highline, and Skyway-West Hill have higher rates of disability.

9. Income, Poverty, and Employment

On average, King County workers have higher incomes than other counties in Washington and the United States, but income varies by race and place. Figure 20 shows how median income varies by race in King County. Median incomes for households headed by Black and African American residents are roughly half of the median incomes for White, non-Hispanic households. American Indian and Alaska Native households earn only slightly more than half of White households' median income.

Figure 20: Median Household Income by Race and Ethnicity, 2019³⁷

Race and Ethnicity	Median Household Income
King County	\$94,974
Black/African American	\$49,846
American Indian/Alaska Native	\$52,404
Asian	\$109,400
Native Hawaiian/Pacific Islander	\$75,568
Another Race	\$57,387
Multiracial	\$80,414
Hispanic/Latino/a/x (of any race)	\$66,244
White alone, not Hispanic	\$101,265

³⁶ US Census Bureau, American Community Survey 5-year data, 2019

³⁷ US Census Bureau, American Community Survey 5-year data, 2019

Figure 21 shows the median incomes for King County geographies in 2019. While unincorporated King County averages higher than the county at a whole, income disparities exist by urban and rural areas.

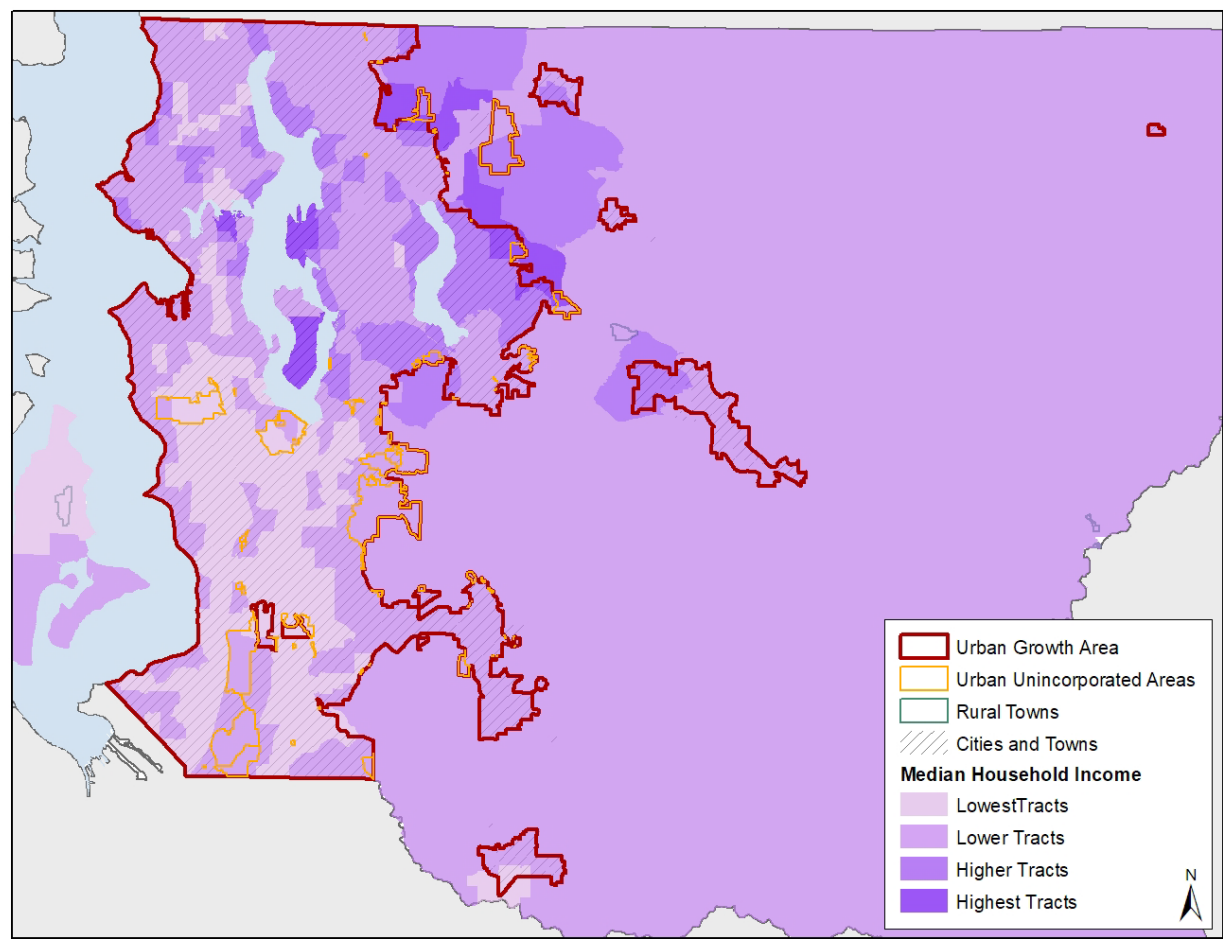
Figure 21: Median Household Income by Place, 2019³⁸

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Median Household Income	\$94,974	\$113,702	\$90,395	\$126,002

Figure 22 displays median household incomes by census tract. In the map, tracts are divided into quartiles. The darkest shaded tracts are in the top one-quarter of all tracts for median income in King County. Lower median incomes are concentrated in the core of the Urban Growth Area, and in central and southern King County. Urban unincorporated neighborhoods have some of the lowest median incomes of all places in King County. Median Household income in North Highline was about \$58,500 and about \$71,000 in Skyway-West Hill in 2019.

³⁸ US Census Bureau, American Community Survey 5-year data, 2019. Values in sub-county geographies reflect an average of census tract median incomes for the stated geography

Figure 22: Median Household Income by Census Tract, 2019³⁹



³⁹ US Census Bureau, American Community Survey 5-year data, 2019

Similar disparities in poverty are also seen by race and place. Figure 23 shows the percent of population by race living below the Federal Poverty Level. BIPOC residents have higher rates of below-poverty level incomes than White residents. Black and African American residents experience rates of poverty four times higher than White, non-Hispanic people, with rates among American Indian and Alaska Native residents three times higher.

Figure 23: Population Earning Below Federal Poverty Level by Race, 2019⁴⁰

Race and Ethnicity	Percent of Population Below Federal Poverty Level
King County	9%
Black/African American	24%
American Indian/Alaska Native	19%
Asian	9%
Native Hawaiian/Pacific Islander	14%
Another Race	16%
Multiracial	11%
Hispanic/Latino/a/x (of any race)	14%
White alone, not Hispanic	6%

Figure 24 shows the percent of population by race living below 200 percent of the Federal Poverty Level for unincorporated King County geographies. A greater share of urban unincorporated residents are living below 200 percent of the federal poverty level than in the county overall.

Figure 24: Population Living at 200 percent of the Federal Poverty Level or Lower, 2019⁴¹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Percent of Population below 200% Federal Poverty Level	19%	16%	23%	12%

As shown in Figure 25, Residents in unincorporated King County are more likely to have low wage jobs than the county average. For reference, the minimum wage in King County is \$14.49, or about \$30,100 a year for full time workers. Just less than half of workers in urban Unincorporated King County are earning less than \$20/hour.

⁴⁰ US Census Bureau, American Community Survey 5-year data, 2019

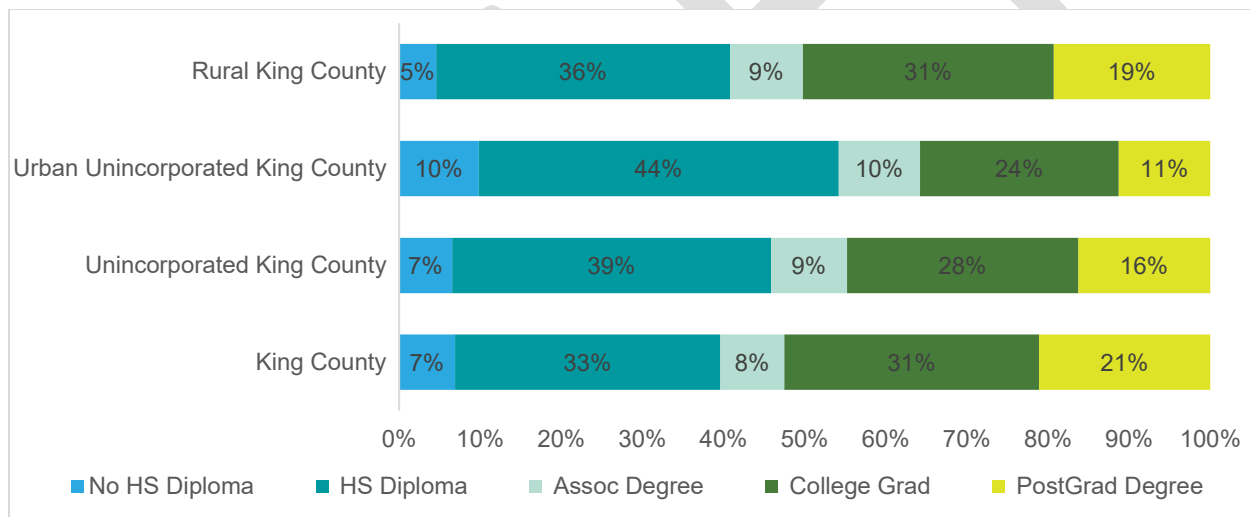
⁴¹ US Census Bureau, American Community Survey 5-year data, 2019. Given King County's higher costs of living and wages than the national average, 200 percent of the federal poverty level provides a more complete picture of people living in poverty, but this specific statistic is not calculated by race in a standard table.

Figure 25: Share of Jobs by Annual Earnings, 2019⁴²

	Earnings		
	Less than \$15,000	\$15,000-\$40,000	More than \$40,000
King County	14%	22%	65%
Unincorporated King County	21%	27%	52%
Urban Unincorporated King County	20%	29%	51%
Rural King County	22%	24%	55%

Income levels are related to educational achievement. Figure 26 illustrates how educational attainment varies across King County geographies. Unincorporated King County, and particularly urban unincorporated King County, of adults who with less than a college degree.

Figure 26: Highest level of Education Achieved, 2019⁴³



Income is one measure of a household's stability. Households may endure periods of time where they need assistance in providing food or other resources. Households receiving SNAP, or Supplemental Nutrition Assistance Program, benefits is a standard measure of households food security. Similarly to population living below the federal poverty level, urban unincorporated households received SNAP benefits at higher rates (11 percent) than the county average (8 percent). Residents in the rural area received SNAP benefits at a lower rate than county average (4 percent).

⁴² US Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics (LODES) Data 2019 [LINK](#)

⁴³ US Census Bureau, American Community Survey 5-year data, 2019

10. Key Takeaways

- Unincorporated King County continues to diversify but has a higher share of White people than King County as a whole.
- Urban unincorporated King County has a higher share of BIPOC population than King County as a whole, with greater concentrations of Black/African American, Hispanic/Latino/a/x, and Asian populations than the county average.
- Black and African American residents are particularly concentrated in Skyway-West Hill, compared to other places throughout the county.
- Hispanic/Latino/a/x residents are particularly concentrated in North Highline, compared to other places throughout the county.
- People aged under 18 currently comprise one-fifth of King County's population, while those over 65 are 13% of the population. This dynamic will change dramatically by 2045, with youths projected to represent 18 percent of the population, and elders representing one-fifth of the population.
- Unincorporated King County households are larger on average than the county overall.
- Urban unincorporated King County has a greater share of immigrant and refugee residents than rural King County or the county overall.
- A quarter of residents of urban unincorporated King County have immigrated to or found refuge in the United States.
- Urban unincorporated King County residents are more likely to speak a language other than English at home and have more limited English proficiency than King County residents overall.
- While higher than the national value, life expectancy in King County varies by race and place. On average communities in southern King County have shorter life expectancies than northern and eastern county residents. Native Hawaiian and Pacific Islander, American Indian and Alaska Native, and Black and African American residents have the most disparate negative differences from the average life expectancy.
- Median age differs by race; on average, White residents are older than BIPOC residents countywide.
- Black and African American and American Indian and Alaska Native households have incomes of approximately half that of White, non-Hispanic households.

B. Unincorporated King County – Housing and Healthy Communities

1. Lived Experience from the Fall 2022 Housing Survey

This section will be developed for the Executive Recommended Plan.

2. Housing Supply and Underproduction

While King County experienced record population growth from 2010 to 2020, despite high permitting volumes for new units, housing supply has struggled to keep pace. As stated in the 2022 Comprehensive Plan Performance Measures Report, from 2010 to 2020, for every 100 new adult residents in King County, 44 new households were formed, but only 40 housing units were added.⁴⁴ Household growth outpaced the development of housing units, causing housing scarcity, exacerbating affordability issues.

⁴⁴ King County 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

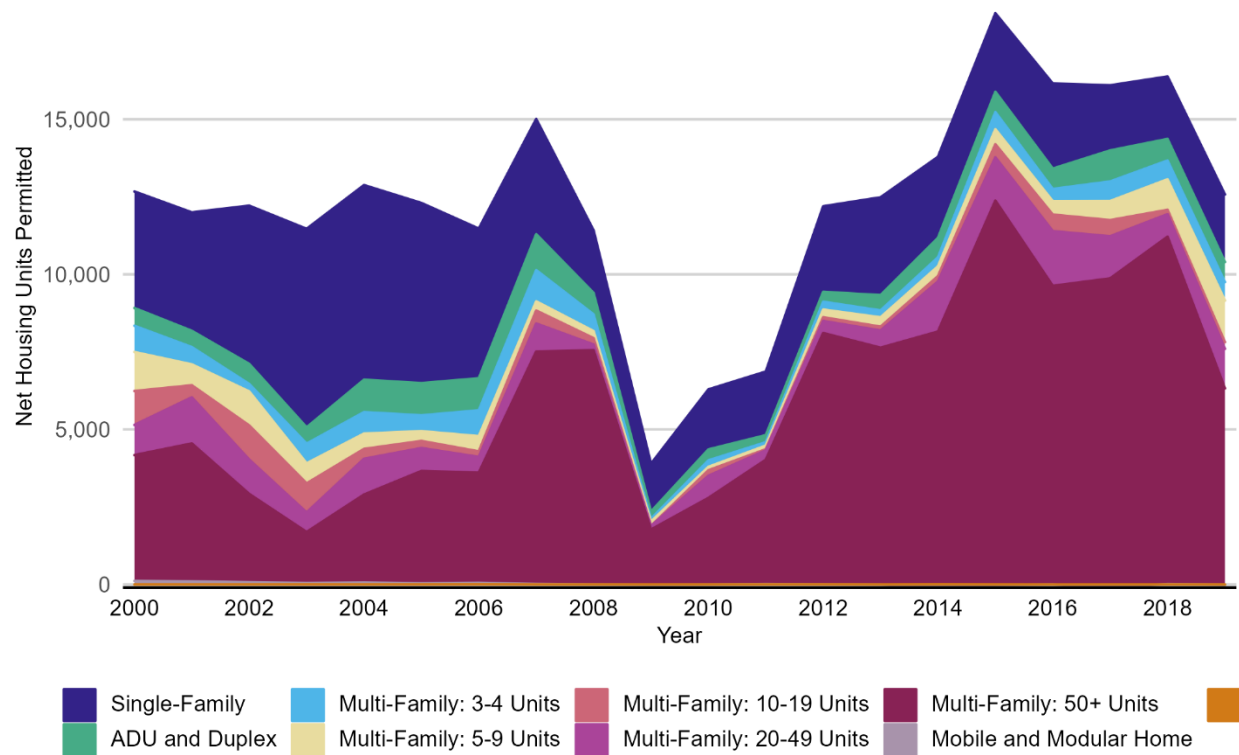
In 2020, King County had nearly 970,000 housing units.⁴⁵ Figure 27 shows the distribution of units in detached and multifamily homes for King County and unincorporated geographies.

Figure 27: Total Housing Units and Shares by Structure Type, 2020⁴⁶

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Total Housing Units	969,234	92,937	43,799	49,138
Single Detached Units	54%	83%	71%	90%
Multifamily Units	46%	17%	29%	10%

Figure 28 shows net units permitted between 2000 and 2020 by the structure type of housing units.

Figure 28: Net Housing Units Permitted by Unit Type, 2000-2020⁴⁷



Multifamily units, made up the bulk of new units developed between 2010 and 2020, although this trend varied by place.⁴⁸

⁴⁵ US Census Bureau, Decennial Census, 2020

⁴⁶ US Census Bureau, Decennial Census, 2020, American Community Survey 5-year data, 2021

⁴⁷ Puget Sound Regional Council, Residential Permit Database, 2022 [\[LINK\]](#)

⁴⁸ Washington Office of Financial Management, April 1 Estimates of Housing Units, 2022 [\[LINK\]](#), Puget Sound Regional Council, Residential Permit Database, 2022 [\[LINK\]](#)

Figure 29: Housing Units Permitted by Type, 2010-2020⁴⁹

	Single-family Units 2010-2020	Multifamily Units 2010-2020
King County	20%	80%
Unincorporated King County	83%	17%
Urban Unincorporated King County	80%	20%
Rural King County	100%	0%

As shown in Figure 30, nearly 50 percent of the housing units added from 2010 to 2020 were studio and one-bedroom homes; 35 percent of homes added had four or more bedrooms.

Figure 30: Housing Units by Number of Bedrooms, 2010-2020⁵⁰

	Housing Units 2010	Housing Units 2020	Housing Units 2010-2020
No bedroom	4%	7%	29%
1 bedroom	17%	17%	17%
2 bedrooms	27%	24%	7%
3 bedrooms	30%	27%	11%
4 bedrooms	18%	19%	24%
5 or more bedrooms	5%	6%	10%

As evidenced by the permitting trends, because of land use differences in unincorporated King County, larger units with more bedrooms are more prevalent in King County's housing supply. Figure 31 shows the change in housing units by bedrooms for unincorporated King County. Seventy-nine percent of units in unincorporated King County added between 2010 and 2019 had three or more bedrooms. While this trend matches the larger household sizes of households in unincorporated King County, larger homes are more commonly owner-occupied units, and new ownership units are priced out of reach for lower income households.

⁴⁹ Puget Sound Regional Council, Residential Permit Database, 2022 [\[LINK\]](#)

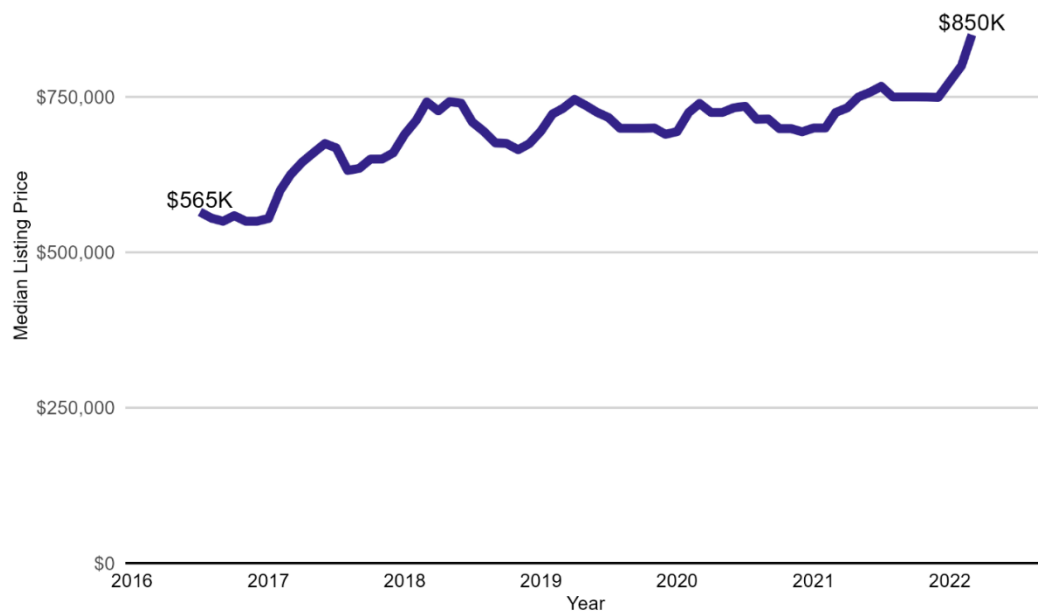
⁵⁰ US Census Bureau, American Community Survey 5-year data, 2020

Figure 31: Housing Units by Number of Bedrooms, 2010-2019⁵¹

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
No bedroom	29%	6%	10%	4%
1 bedroom	12%	6%	10%	5%
2 bedrooms	9%	9%	9%	8%
3 bedrooms	13%	24%	16%	27%
4 bedrooms	26%	42%	44%	41%
5 or more bedrooms	10%	13%	12%	14%

The median price for a home in King County has increased dramatically, by about 50 percent, from \$565,000 in July 2016 to \$850,000 in March 2022, as shown in Figure 32. This significantly increases wealth for existing homeowners but puts homeownership beyond reach for many residents in King County.

Figure 32: King County Median Listing Price, 2016-2022⁵²

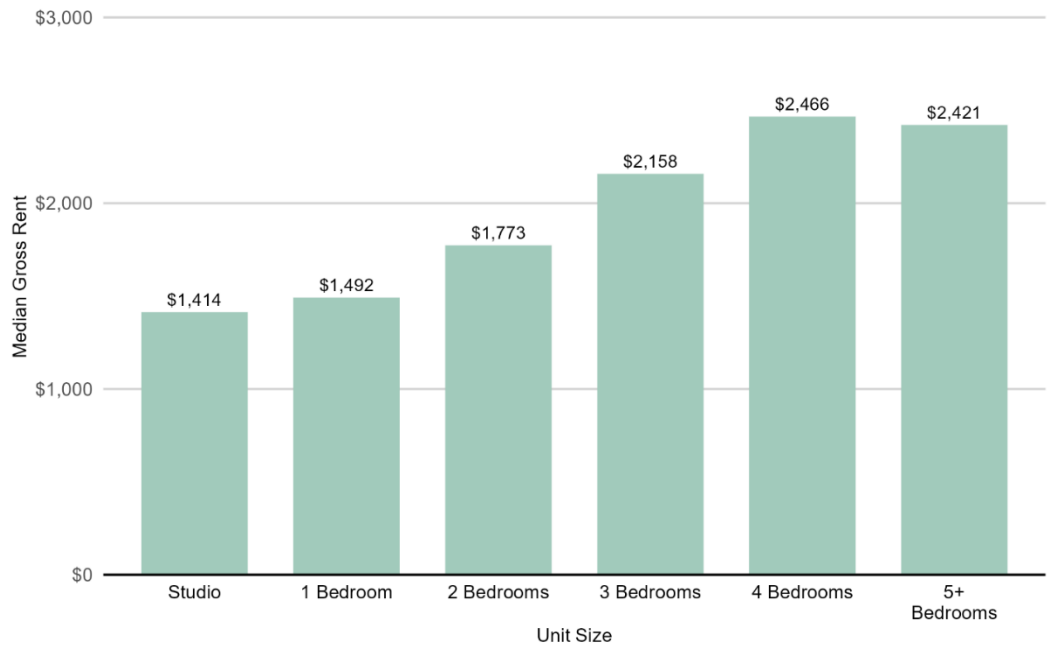


⁵¹ US Census Bureau American Community Survey 5-year data, 2010, 2019. This table reflects a different time period than previous tables to overcome census tract geography differences between 2010 and 2020. Tracts were used to compose this table to reflect unincorporated geography details.

⁵² Federal Reserve Bank of St. Louis, Median Listing Price in King County, WA, 2022 [\[LINK\]](#)

Figure 33 reports the median gross rent by unit size in King County. The median gross rent for King County in 2020 was approximately \$1,800 a month. Rent prices vary across King County, but median rents in urban unincorporated and rural King County were within \$100 of the county median.⁵³

Figure 33: Median Gross Rent, 2020⁵⁴

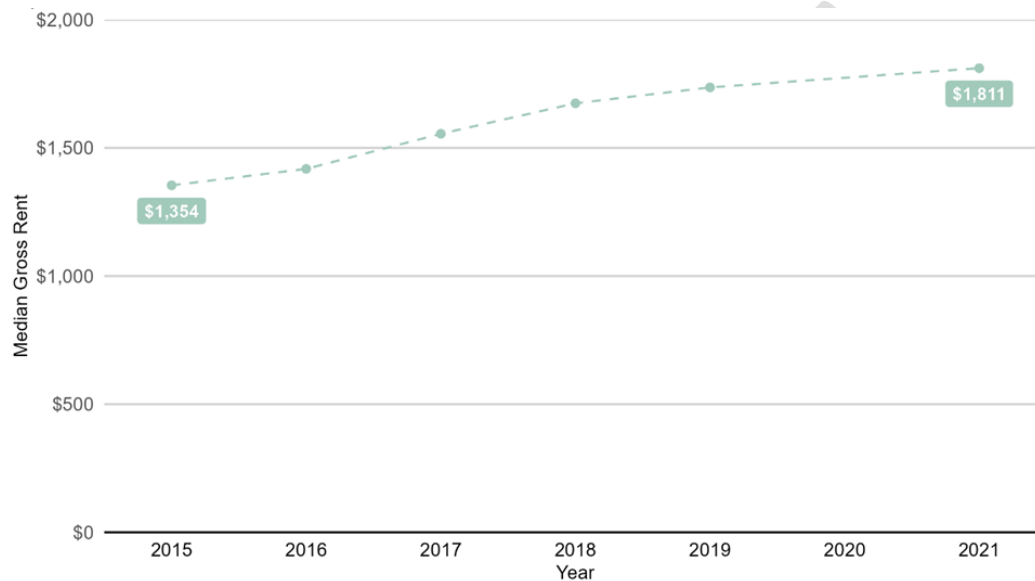


⁵³ US Census Bureau, American Community Survey 5-year data, 2020

⁵⁴ US Census Bureau, American Community Survey 5-year data, 2020

Figure 34 shows how rents have increased over time, 41 percent over the time period shown. The median rent is currently unaffordable for many households. To illustrate, A single person with an income of 50 percent of King County’s Area Median Income (AMI) in 2022 (\$41,720) can afford a monthly rent of about \$1,040, almost \$400 less than the median gross rent for a studio apartment. A household of 4 with an income of 50 percent AMI (\$59,560) can afford a monthly rent of about \$1,490, about the cost of the median one-bedroom apartment.

Figure 34: King County Median Gross Rent, 2015-2021⁵⁵

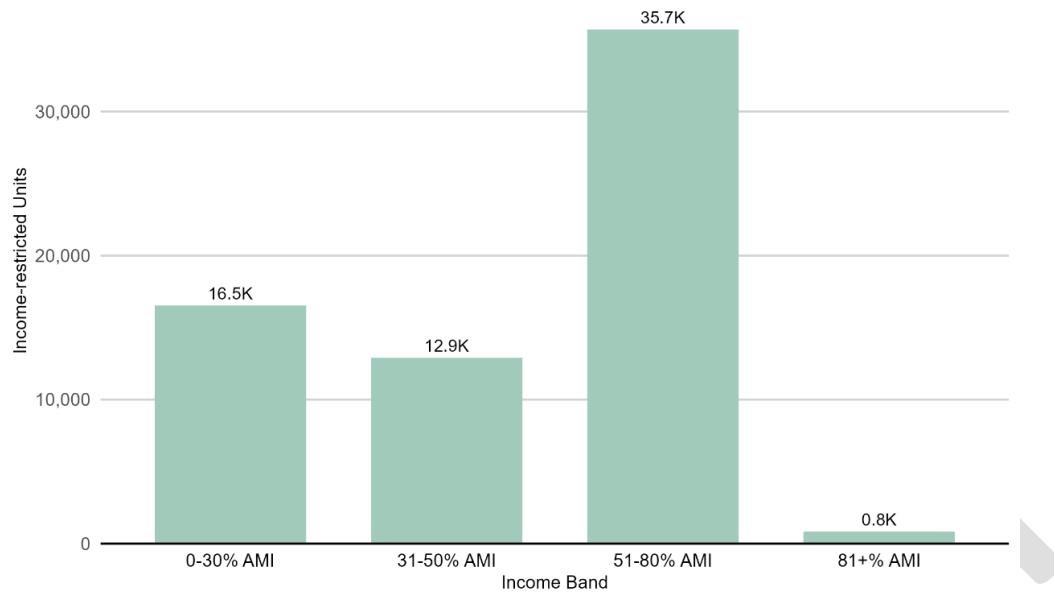


The cost of housing and unaffordability of market rate housing for those making less than county median income highlights the importance of income-restricted housing. King County has about 65,900 income-restricted housing units, including permanent supportive housing, which is over 6 percent of all housing units in King County. Some units are produced through regulatory incentives, but the significant majority are funded through a mix of local, state, federal, and philanthropic funding, tax credits, private debt, and rent from residents. Generally, units restricted at or below 60 percent of (AMI) are rental units, while units restricted to 60-100 percent AMI are a mix of homeownership and rental units. Over half of King County income-restricted units are for households between 51 to 80 percent AMI. Approximately 26 percent of income-restricted housing units serve households at or below 30 percent AMI.⁵⁶ Figure 35 tallies the income-restricted housing in King County by affordability to standard income groupings.

⁵⁵ US Census Bureau American Community Survey 1-year data, 2015-2021. 1-year data not available for 2020.

⁵⁶ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

Figure 35: Income-Restricted Units in King County, 2020⁵⁷

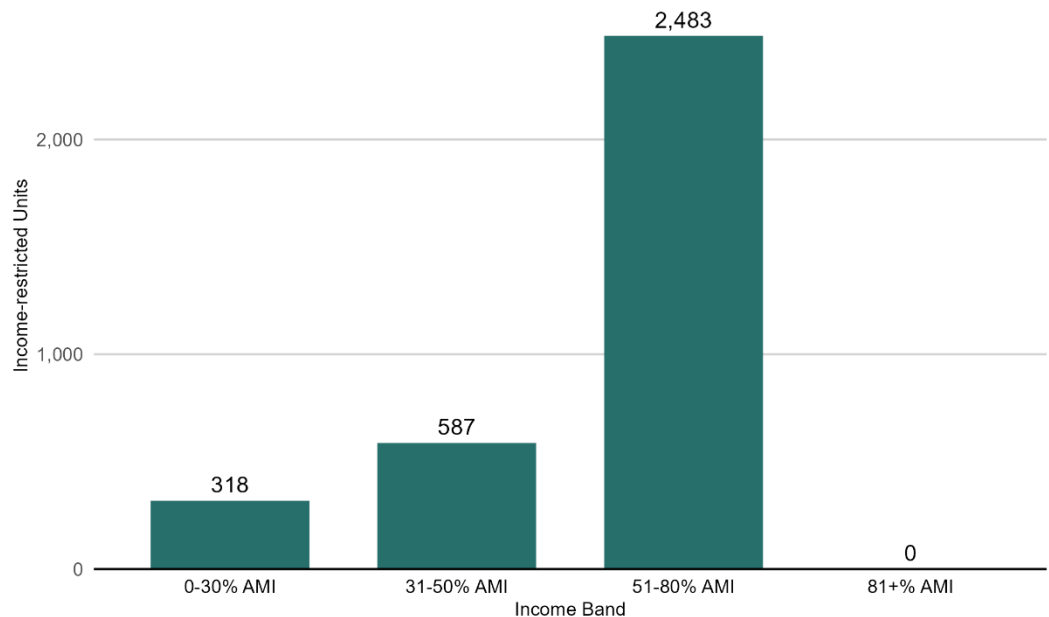


Income-restricted units in unincorporated King County are primarily in the urban unincorporated area. Unincorporated King County has approximately 3,027 income-restricted units. Units for households at 0 to 30 percent AMI make up a significantly smaller portion of income-restricted units in unincorporated King County (11 percent) compared to King County as a whole (26 percent). Approximately 70 percent of income-restricted units in unincorporated King County are for households between 51 to 80 percent AMI. There are no income-restricted units in unincorporated King County for households at or above 81 percent AMI.⁵⁸ Figure 36 shows the distribution of income-restricted units in unincorporated King County.

⁵⁷ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

⁵⁸ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

Figure 36: Income-Restricted Units in Unincorporated King County, 2020⁵⁹



3. Housing Need and Affordability

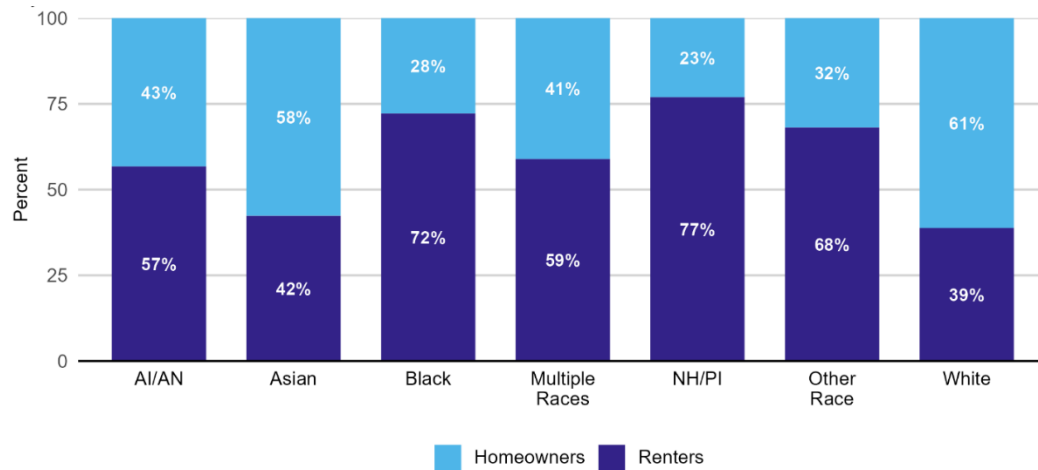
King County needs a mix of housing for rent and for ownership to fit the diverse needs of its population. Most King County households own their home (57 percent) rather than rent (44 percent). Unincorporated King County residents are more likely to be homeowners, regardless the size of their household. Homeownership rates are much higher in unincorporated King County than the county as a whole, with about 63,800 households living in a home they own (82 percent) and about 13,900 households renting (18 percent). Urban unincorporated households are more likely to rent their home than rural households; about one-third of urban unincorporated households rent their home.⁶⁰

Housing tenure (renting vs. owning) varies by race. Figure 37 displays tenure by race for King County and Figure 38 displays the same data for unincorporated King County. In King County and unincorporated King County, most White households (61 percent and 88 percent, respectively) and Asian households (58 percent and 75 percent of households) own their homes. In King County and unincorporated King County, Black households (72 percent and 57 percent, respectively) and households of races not listed (68 percent and 61 percent) are more likely to rent than own their homes. Most American Indian and Alaska Native, Native Hawaiian and Pacific Islander, and Multiracial households in unincorporated King County own their homes (52.5 percent, 81.2 percent, and 66.4 percent, respectively). Native Hawaiian and Pacific Islander households are nearly four times more likely to own their home in unincorporated King County than countywide.

⁵⁹ King County Department of Community and Human Services, King County Income-Restricted Housing Database, 2020

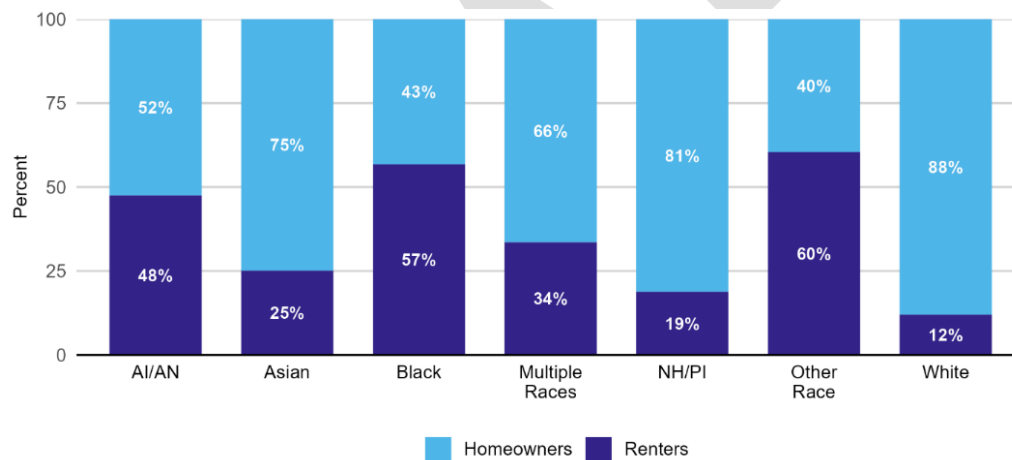
⁶⁰ US Census Bureau, American Community Survey 5-year data, 2020

Figure 37: Tenure by Race in King County, 2020⁶¹



AI/AN is American Indian/Alaska Native
NH/PI is Native Hawaiian/Pacific Islander

Figure 38: Tenure by Race in Unincorporated King County, 2020⁶²



AI/AN is American Indian/Alaska Native
NH/PI is Native Hawaiian/Pacific Islander

Tenure varies by disability. While 38 percent of people in households in King County are living in rental units, 43 percent of people living with a disability live in rental units.⁶³

Homeowners in King County tend to have higher incomes than renters. Households below 100 percent of Area Median Income (AMI) are more likely to rent their home. Figure 39 shows the number of households owning and renting their homes by percent of AMI, for all of King County. Figure 40 displays the same data for unincorporated King County.

⁶¹ US Census Bureau, American Community Survey 5-year data, 2020

⁶² US Census Bureau, American Community Survey 5-year data, 2020

⁶³ US Census Bureau, Public Use Microdata Sample 5-year data, 2020

Figure 39: Households by Tenure and AMI Levels in King County, 2018⁶⁴

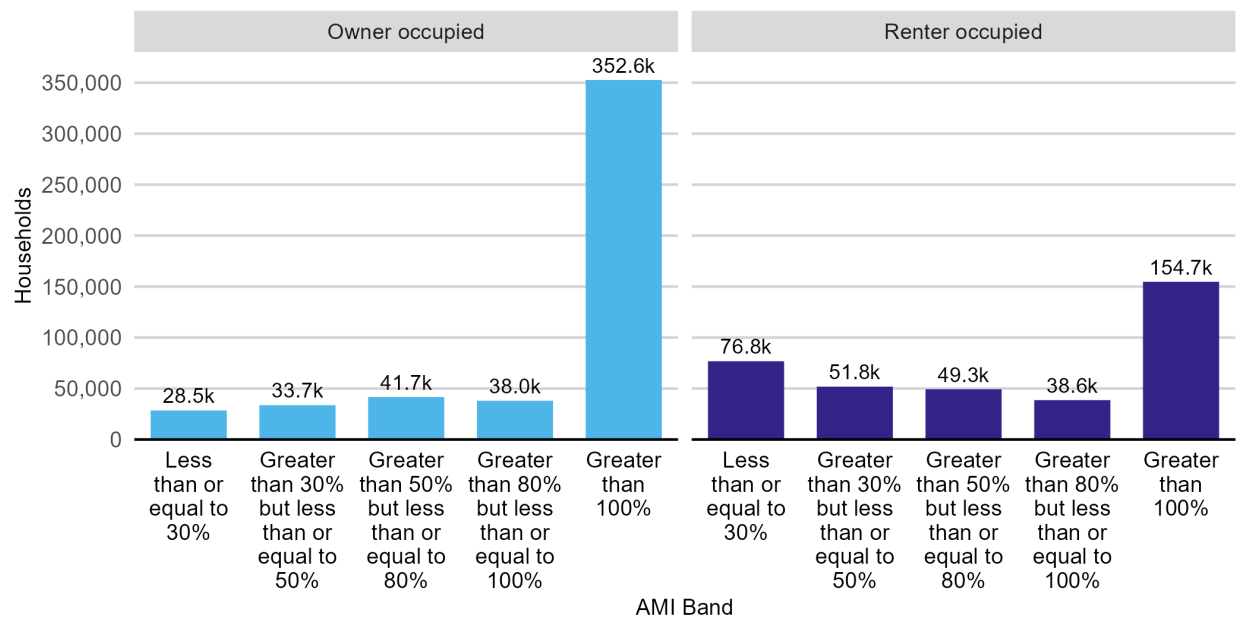
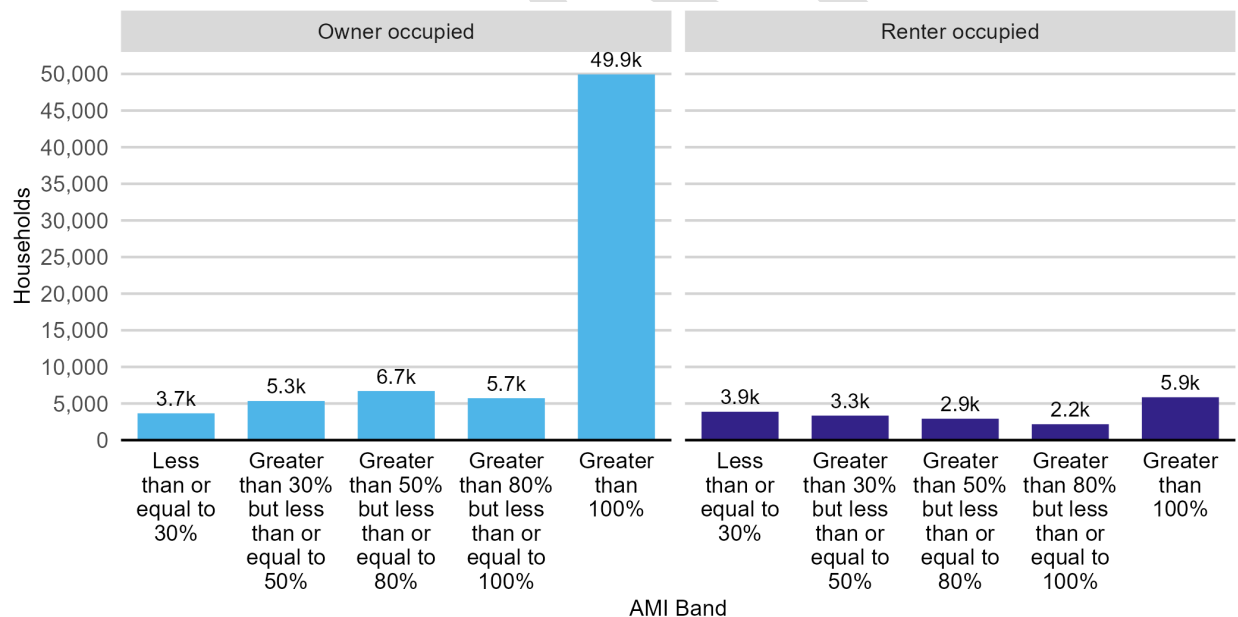


Figure 40: Households by Tenure and AMI Levels in Unincorporated King County, 2018⁶⁵



King County currently experiences a gap in the supply of affordable homes by income. As population and household incomes have increased between 2010 and 2020, more households were able to afford housing in the area and of the type of their choice. Private landlords and home sellers responded to this increase in high income households by raising prices, especially

⁶⁴ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁶⁵ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

with a limited housing supply. Figure 41 and Figure 42 show household distribution by levels of AMI for King County and unincorporated King County, respectively.

Figure 41: Household Distribution by AMI Levels in King County⁶⁶

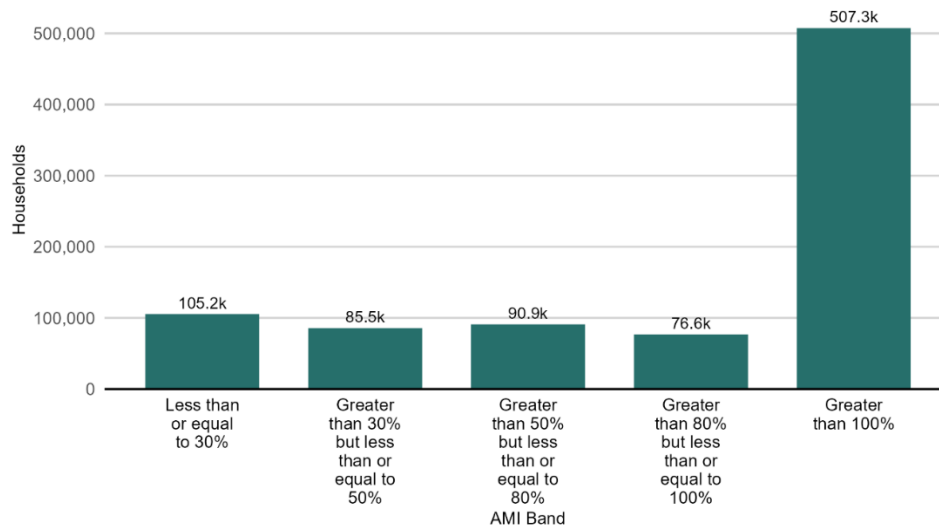
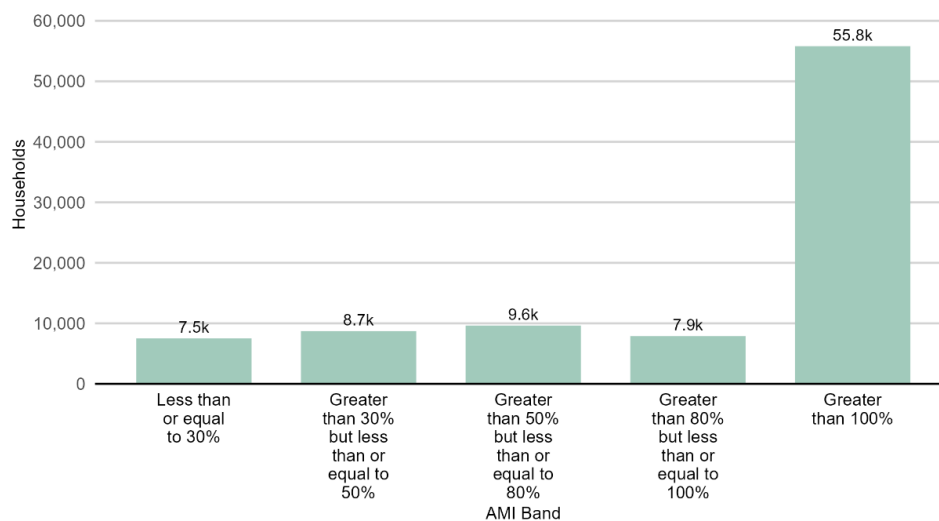


Figure 42: Household Distribution by AMI Levels in Unincorporated King County⁶⁷



Unincorporated King County has a similar share of households to the county as a whole between 31 percent and 100 percent of AMI, and a smaller share of households below 30 percent of AMI.

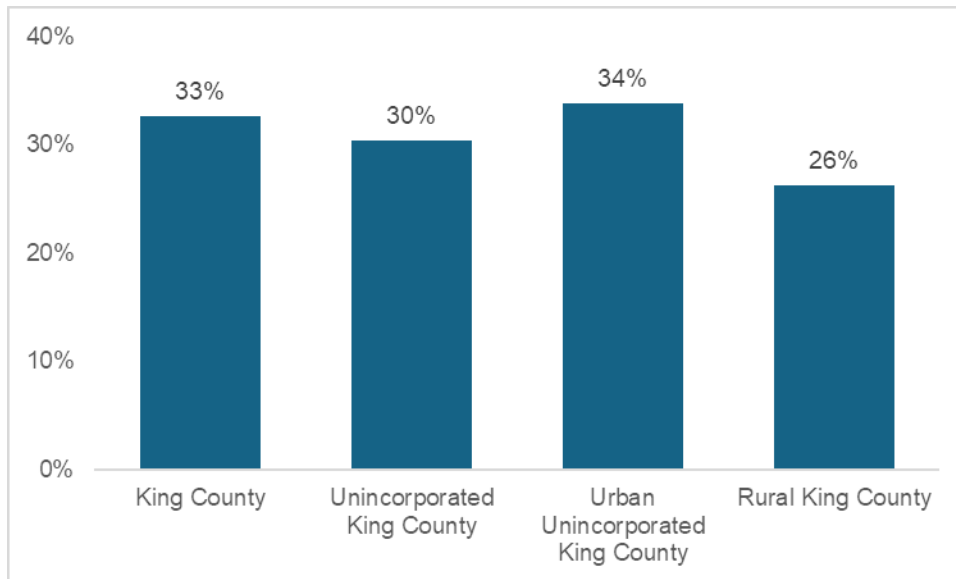
Policymakers commonly use the concept of cost-burden to describe whether housing supply is affordable to households by income. A household paying 30 percent or more of its income for housing (including utilities) is considered cost burdened. Households paying 50 percent or more

⁶⁶ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁶⁷ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

of income are considered severely cost burdened. Figure 43 shows how cost burden varies across King County geographies. While cost burden is less prevalent in unincorporated King County, urban unincorporated King County has a slightly higher rate of cost burden than the county average.

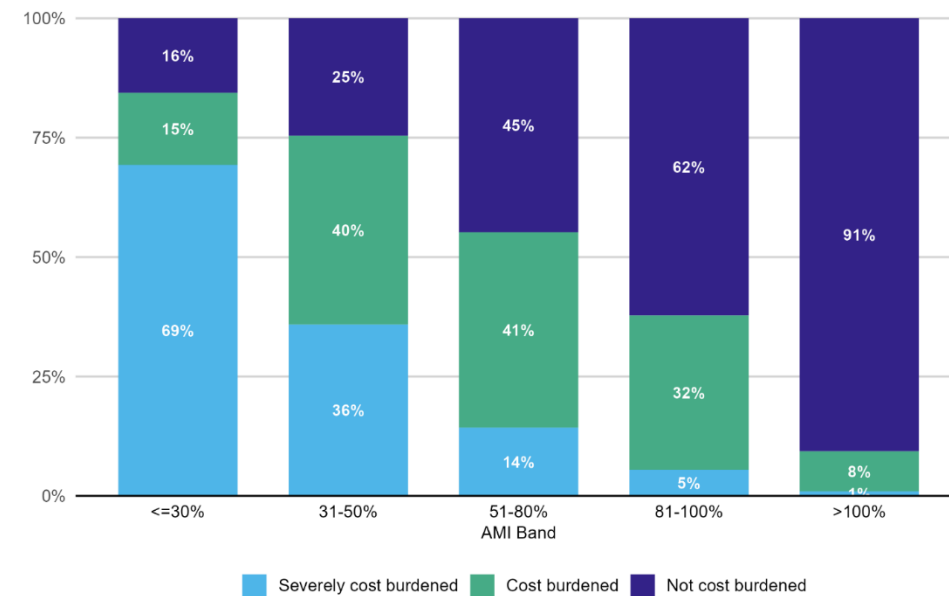
Figure 43: Levels of Cost Burden for King County Geographies, 2018⁶⁸



Cost burden is common and particularly limiting for households at the lowest income levels, where little income is leftover for other household expenses or savings. Figure 44 shows how rates of cost burden and severe cost burden affect lower income households more severely in King County. Trends for unincorporated King County are similar.

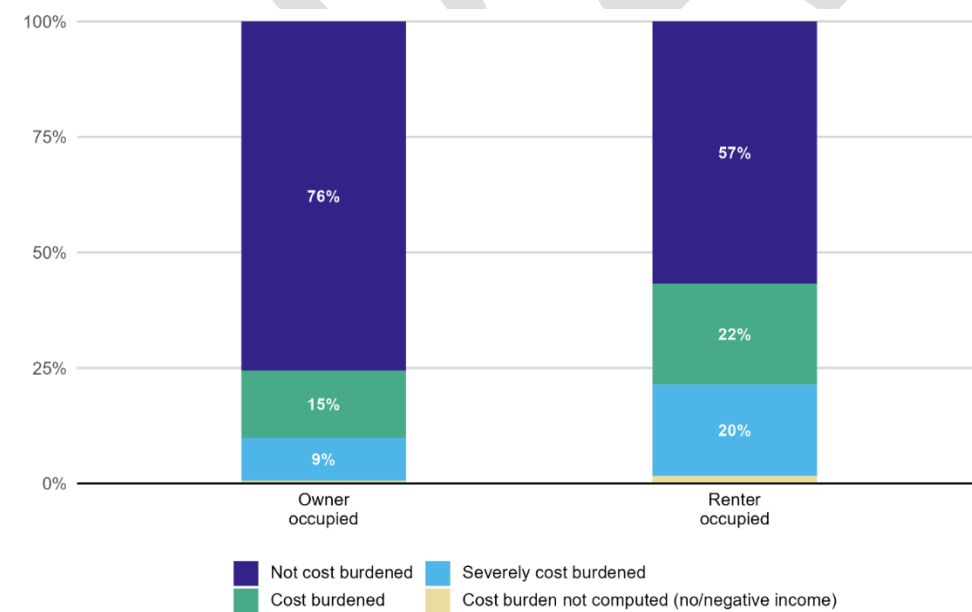
⁶⁸ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

Figure 44: Cost Burden by Income in King County, 2018⁶⁹



Renters are more likely to pay a greater share of their income towards housing than homeowners. Figure 45 shows how rates of cost burden differ by tenure. Rates of cost burden are slightly higher for unincorporated King County renters (45 percent).

Figure 45: Cost Burden by Tenure in King County, 2018⁷⁰

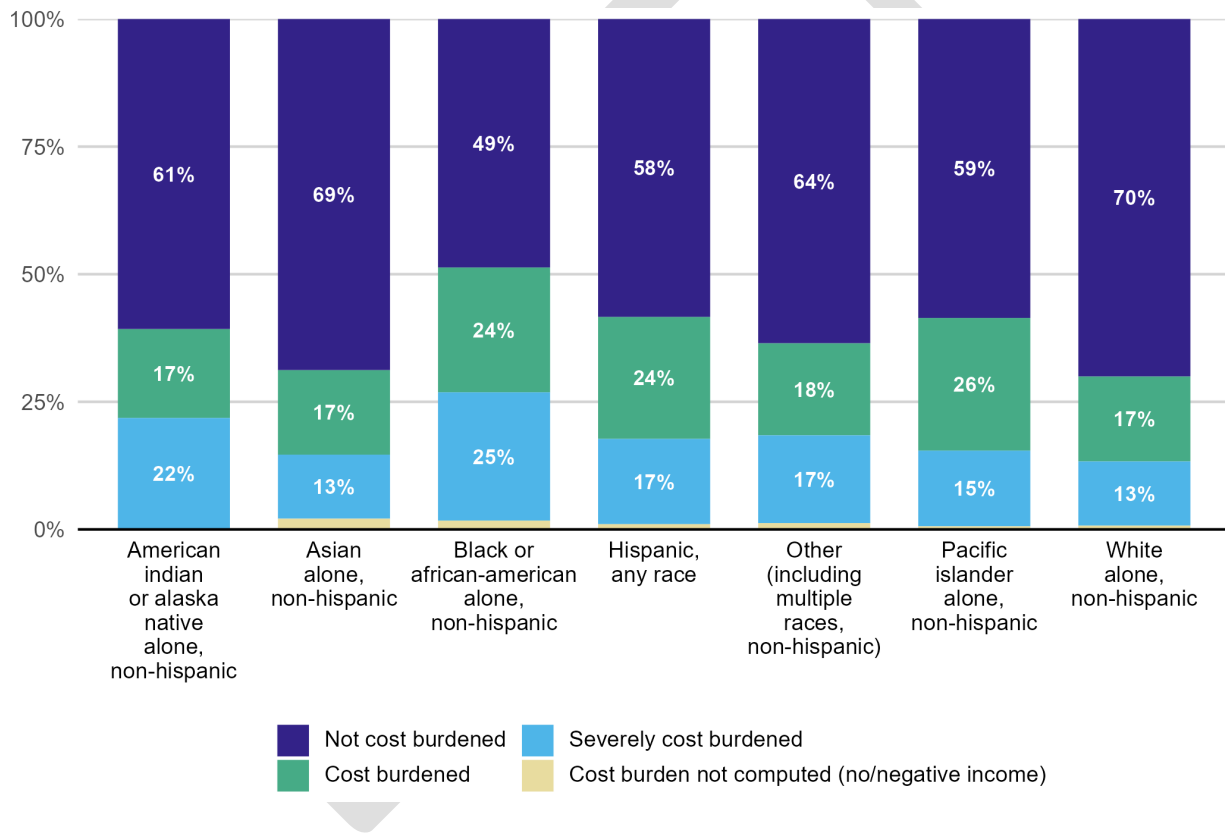


⁶⁹ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁷⁰ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

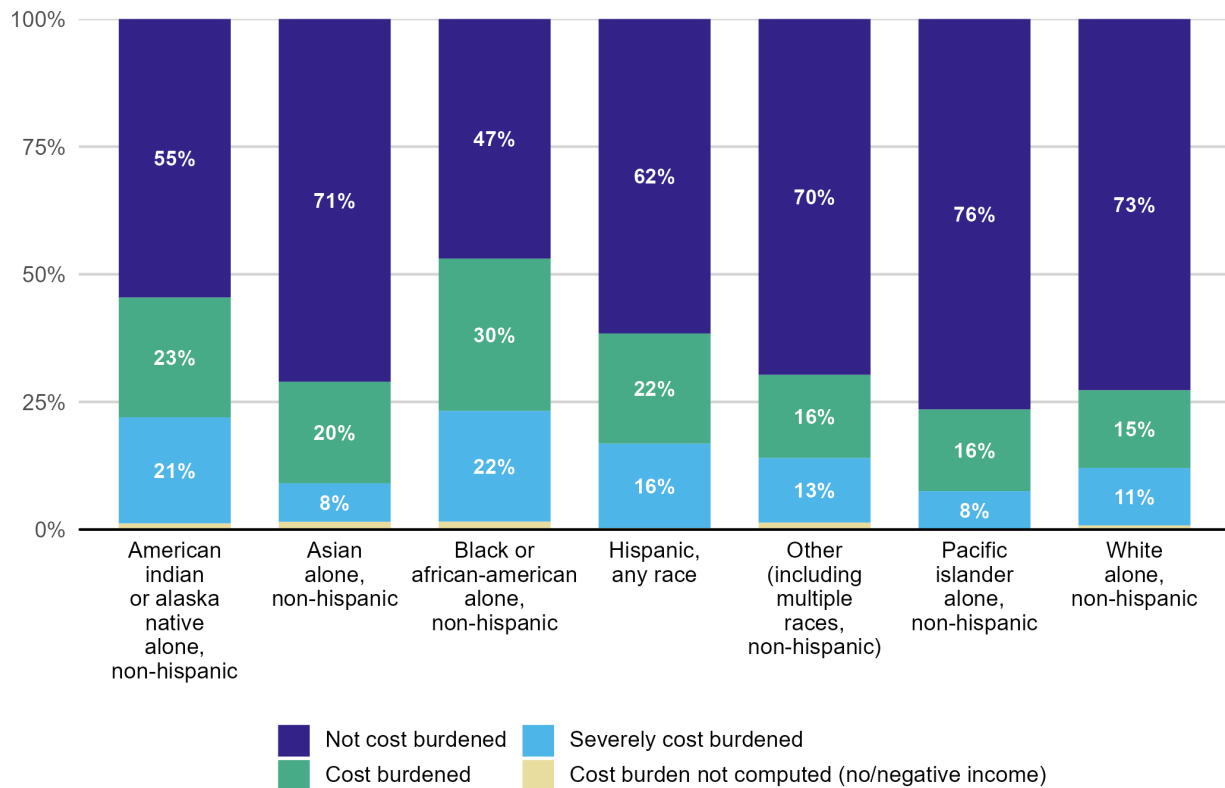
Cost burden varies in prevalence by race as well. More than half of Black households in unincorporated King County are cost burdened or severely cost burdened (52 percent). About a quarter of White households in unincorporated King County are cost burdened (27 percent). Unlike other racial groups, there is a significant disparity in cost burden rates for Pacific Islanders between King County and unincorporated King County. Approximately 40 percent of Pacific Islanders are cost burdened in King County, compared to about 24 percent of Pacific Islanders in unincorporated King County. More than one-fifth of American Indian/Alaska Native households are severely cost burdened in King County and unincorporated King County (22 percent and 21 percent, respectively). Asian households are more likely to be severely cost burdened in King County compared to unincorporated King County (13 percent and 8 percent, respectively). Figure 46 and Figure 47 show how rates of cost burden vary by race in King County and unincorporated King County, respectively.

Figure 46: Rates of Cost Burden by Race and Ethnicity in King County, 2018⁷¹



⁷¹ US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

Figure 47: Rates of Cost Burden by Race and Ethnicity in Unincorporated King County, 2018⁷²



Shortages in affordable housing contribute to the amount of people experiencing homelessness. The 2022 point-in-time count of people experiencing sheltered and unsheltered homelessness on a given night identified nearly 13,400 individuals experiencing homelessness in King County, a 14 percent increase over the 2020 point-in-time count.⁷³ There are racial disparities in the experience of homelessness, as shown in Figure 48. The rate of homelessness in the American Indian and Alaska Native, Black and African American, Native Hawaiian and Pacific Islander, and Hispanic/Latino/a/x, and for multiracial people make up a higher share of the homeless population than of the total population of King County. This relates to the lower incomes and higher housing cost burdens that these communities also face.

⁷² US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data, 2014-2018, 2021

⁷³ King County Regional Homelessness Authority, Point in Time Count, 2022 [\[LINK\]](#)

Figure 48: Race and Ethnicity Differences in Population Experiencing Homelessness, 2022⁷⁴

Race and Ethnicity	Percent of the Homeless Population	Percent of King County Population ⁷⁵
Black/African American	25%	7%
American Indian/Alaska Native	9%	1%
Asian	2%	20%
Native Hawaiian/Pacific Islander	4%	1%
Multiracial	13%	10%
Hispanic/Latino/a/x (of any race)	17%	11%
White	48%	56%

The point-in-time count of people experiencing homelessness is an undercount of the actual number of people experiencing homelessness in King County. In 2021, King County developed an alternative approach using social services data, which counted approximately 40,800 people experiencing homelessness in King County.⁷⁶

4. Displacement Risk

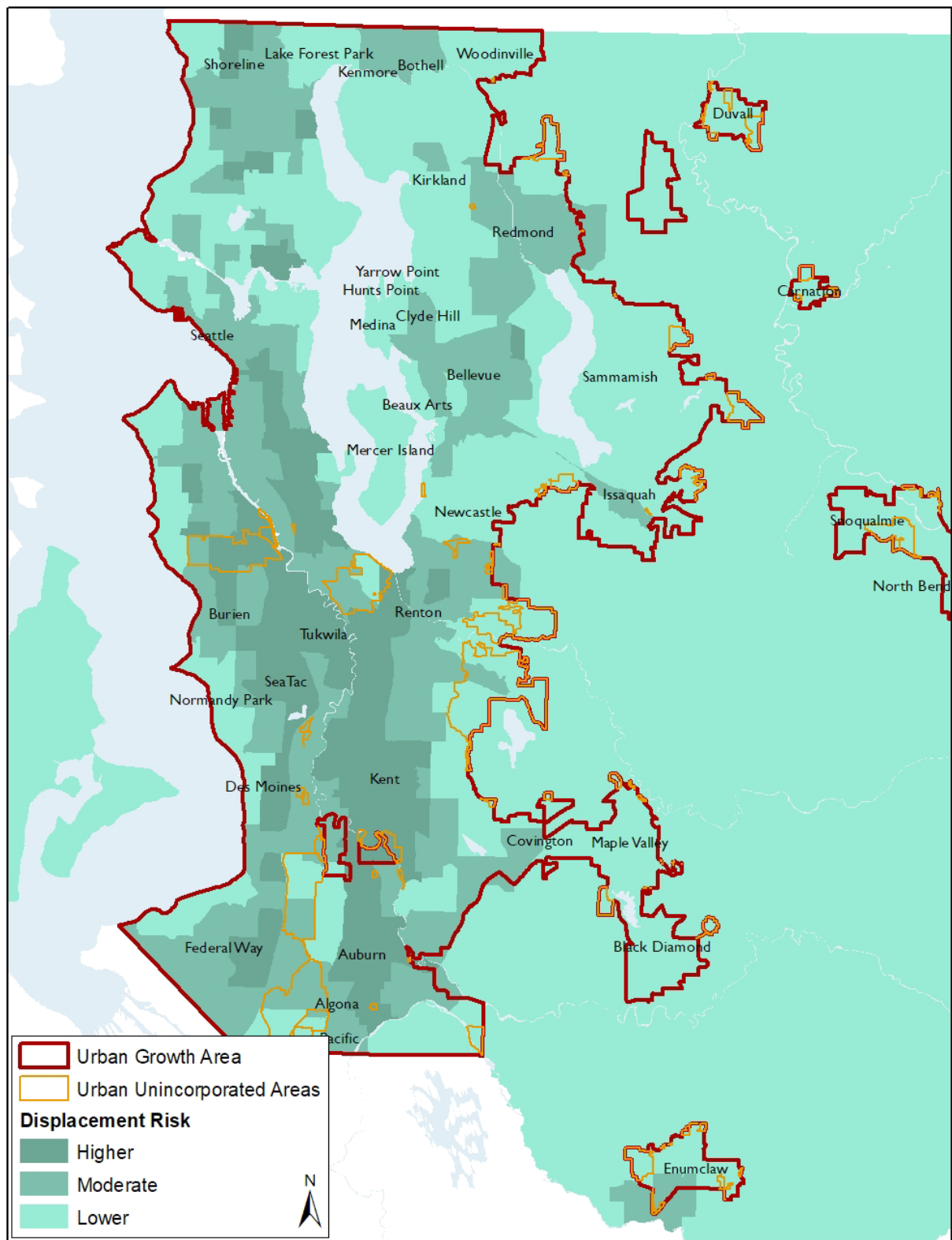
Displacement describes a pattern in which households move involuntarily as a result of factors such as housing market forces, disinvestment in communities of color, changing preferences for central city living, redevelopment projects and new investments, and migration of cultural communities. Displacement can indicate residential stability for individuals and communities is threatened, placing residents at risk for not only a loss of home, but the loss of connection to their community. The Puget Sound Regional Council's Displacement Risk Mapping Tool identifies census tracts that are at low, moderate and higher risk of displacement. A map of displacement risk by census tract is shown in Figure 49.

⁷⁴ King County Regional Homelessness Authority, Point in Time Count, 2022 [\[LINK\]](#), US Census Bureau, Decennial Census, 2020

⁷⁵ Totals differ from previous sections where Hispanic/Latino/a/x identity is presented as a race category. In this presentation, Hispanic/Latino/a/x individuals are reported in racial categories to match the race/ethnicity groupings in the point-in-time data.

⁷⁶ King County Department of Community and Human Services, Performance Measurement and Evaluation Division, Integrating Data to Better Measure Homelessness, 2021 [\[LINK\]](#)

Figure 49: Displacement Risk by Census Tract, 2023⁷⁷



Currently, 57 percent of King County households live in areas with moderate to high risk for displacement. BIPOC households, by definition of the displacement risk index, are at a higher risk for displacement than White households. Figure 50 shows how displacement varies in unincorporated King County. Relatively lower rates of displacement risk in unincorporated King County are skewed by the rural area. Portions of urban unincorporated King County are rated at higher displacement risk including North Highline and Skyway-West Hill, mirroring comments King County has received from community in those neighborhoods. Additionally, portions of East Federal Way and Fairwood are identified as moderate displacement risk areas, along with portions of Skyway-West Hill and the remainder of North Highline. Forty-two percent of unincorporated King County’s development capacity is in areas with at least moderate risk of displacement, indicating that a significant portion of future development could pose a displacement threat to existing communities without complementary anti-displacement actions.

Figure 50: Households by Displacement Risk, 2020⁷⁸

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Lower Risk	43%	78%	56%	98%
Moderate Risk	40%	13%	26%	2%
Higher Risk	17%	8%	18%	0%

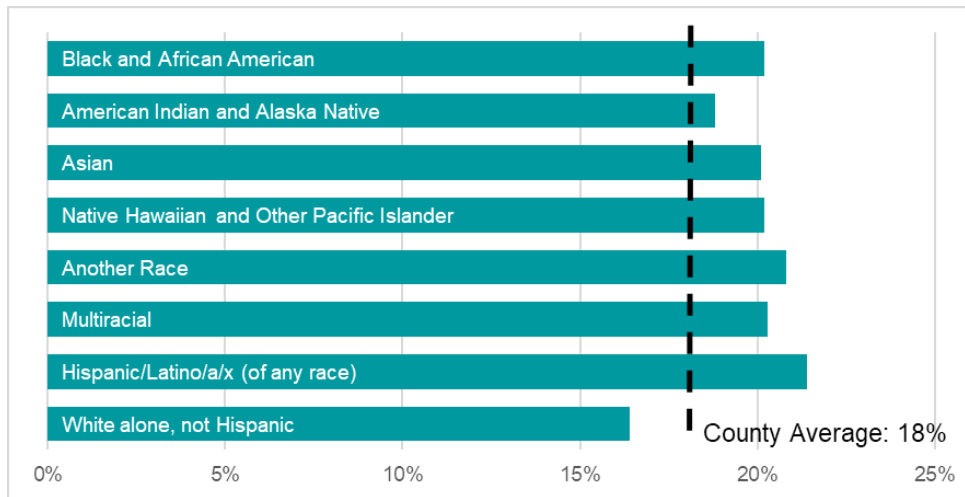
5. Residential Mobility

While the displacement risk index is helpful for identifying people and places who could be at risk for displacement, there is less data on who has been displaced and where they have moved to. Census data reports on who has moved within King County in the last year and generally where they moved from. Figure 51 displays King County residents who have moved in the last year by race, either within King County or from outside the County. BIPOC residents were more likely to move into or around King County than the county average.

⁷⁷ Puget Sound Regional Council, Displacement Risk Index, 2023 [\[LINK\]](#)

⁷⁸ Puget Sound Regional Council, Displacement Risk Index, 2023 [\[LINK\]](#); US Census Bureau, Decennial Census, 2020

Figure 51: King County Residents Who Have Moved in the Last Year by Race, 2021⁷⁹



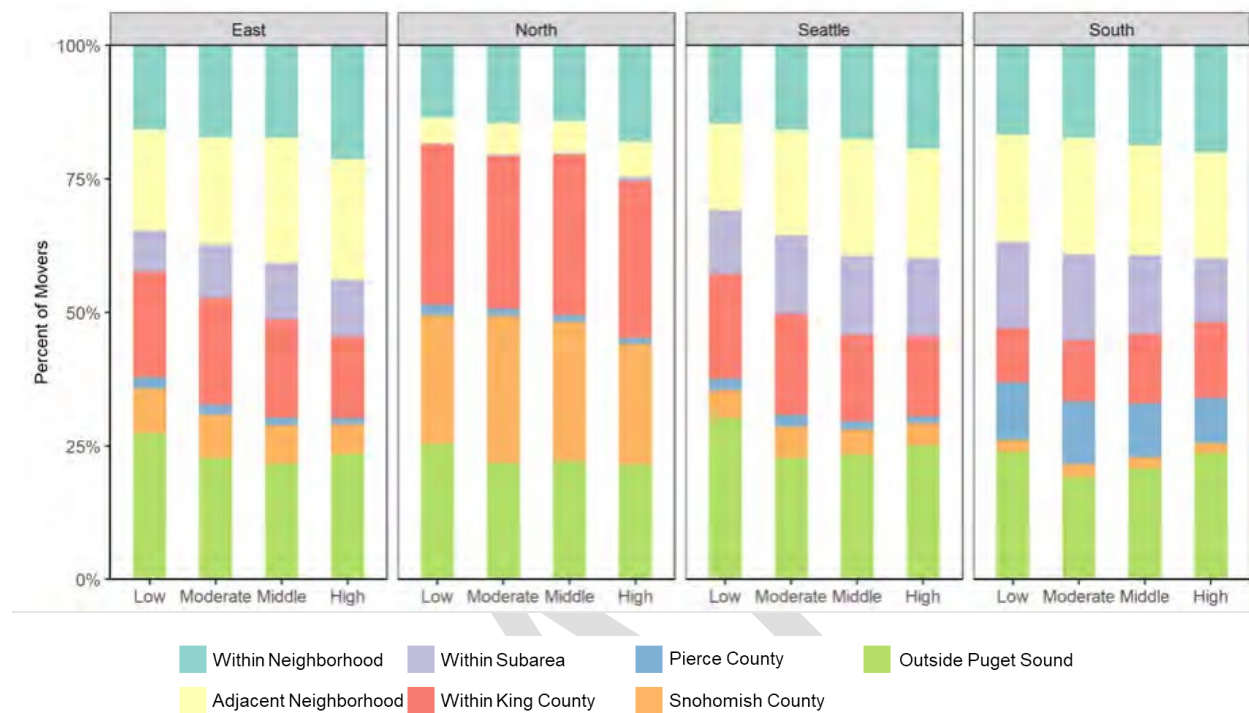
Nationally, lower income households move disproportionately more than others. A recent study drawing upon credit data sheds some light on moving trends by socio-economic status in King County before the COVID-19 pandemic.⁸⁰ The study found that King County households with moderate socio-economic status, measured by credit score, were most likely to move overall and that households with lower socio-economic status were more likely to move out of King County. Higher socio-economic status households were more likely to move within their existing neighborhood, but least likely to move overall. Figure 52 reports on the destinations households moved to based on where the household was living in King County (by subarea) and their socio-economic status (Low, Moderate, Middle, High).⁸¹

⁷⁹ US Census Bureau, American Community Survey, 2021

⁸⁰ Hwang, Jackelyn, Bina P. Shrimali, Daniel C. Casey, Kimberly M. Tippens, Maxine K. Wright, Kirsten Wysen. 2022. "Who Moved and Where Did They Go? An analysis of residential moving patterns in King County, WA between 2002–2017." Federal Reserve Bank of San Francisco Community Development Research Brief 2023-01 [\[LINK\]](#)

⁸¹ This study uses credit scores (Equifax Risk Scores) as a proxy for socio-economic status. Credit scores reflect creditworthiness to private credit companies and lenders, and do not necessarily conflate with income or other indicators of economic status, but are intended as an indicator of financial stability

Figure 52: Destination of King County Movers by Socio-Economic Status, 2012-2017⁸²

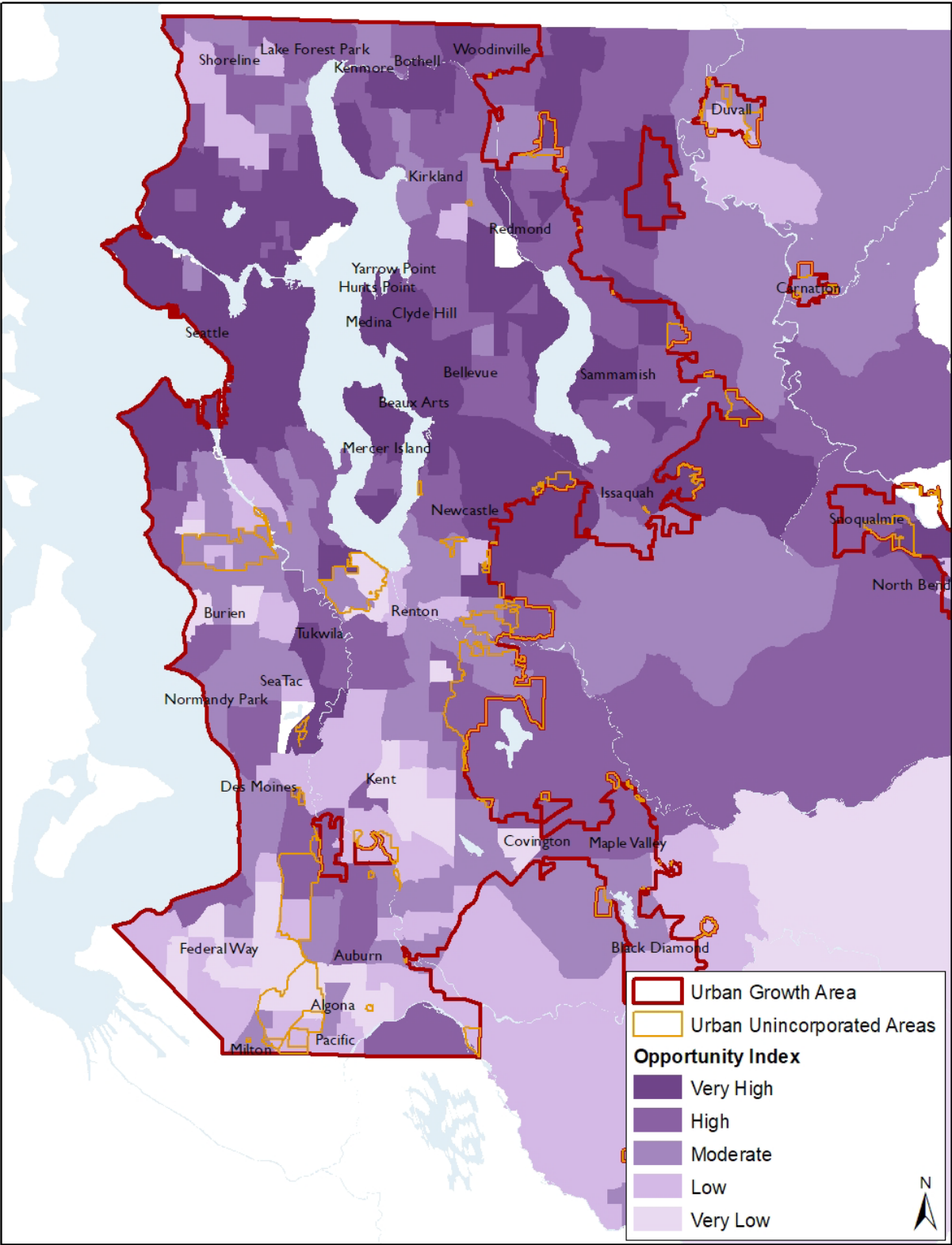


6. Access to Opportunity

The Comprehensive Plan promotes a future where all King County residents have unfettered access to the services and conditions they need to thrive. The Puget Sound Regional Council's Opportunity Index is one measure of whether the current conditions in neighborhoods provide access to the services and amenities that promote opportunity for residents. The Index identifies census tracts with very low, low, moderate, high, and very high access to opportunity. A map of access to opportunity is shown in Figure 53.

⁸² Hwang, Jackelyn, Bina P. Shrimali, Daniel C. Casey, Kimberly M. Tippens, Maxine K. Wright, Kirsten Wysen. 2022. "Who Moved and Where Did They Go? An analysis of residential moving patterns in King County, WA between 2002–2017." Federal Reserve Bank of San Francisco Community Development Research Brief 2023-01 [LINK] Note: Legend labels have been recreated to replace a poor quality graphic, and some legend titles have been edited for clarity in the context of this report.

Figure 53: Access to Opportunity by Census Tract, 2019⁸³



Access to opportunity varies in unincorporated King County, as shown in Figure 54. In King County overall, 17 percent of households have low or very low access to opportunity. Unincorporated King County geographies have higher rates of households living in areas with low or very low access to opportunity. Portions of East Federal Way and Skyway-West Hill experience lower access to opportunity, though neighboring tracts in these neighborhoods have greater access to opportunity.

Figure 54: Households by Levels of Access to Opportunity, 2020⁸⁴

	King County	Unincorporated King County	Urban Unincorporated King County	Rural King County
Very High	40%	12%	13%	11%
High	24%	28%	24%	32%
Moderate	17%	30%	35%	25%
Low	11%	15%	16%	14%
Very Low	6%	9%	13%	5%
Unclassified	2%	7%	0%	13%

7. Access to Amenities, Transit, and Healthy Communities

The previous section on access to opportunity describes access to the conditions all people need to thrive in a coarse manner. This section will describe access to some specific amenities or services that are important for healthy, thriving communities.

King County maintains a regional park system and a network of open space of over 28,000 acres where residents can recreate in a variety of ways, in addition to the park and open space networks maintained by cities and the State of Washington within King County.⁸⁵ Seventy-nine percent of King County residents live within a 15-minute walk or roll to open space.⁸⁶ Convenient access to parks and open space varies by race and place within the county. Figure 55 shows the share of county residents by race who lack convenient park access. Native Hawaiian and Pacific Islander, Black and African American, Hispanic and Latino/a/x, and Asian residents are living with less access to parks and open space than the county average.

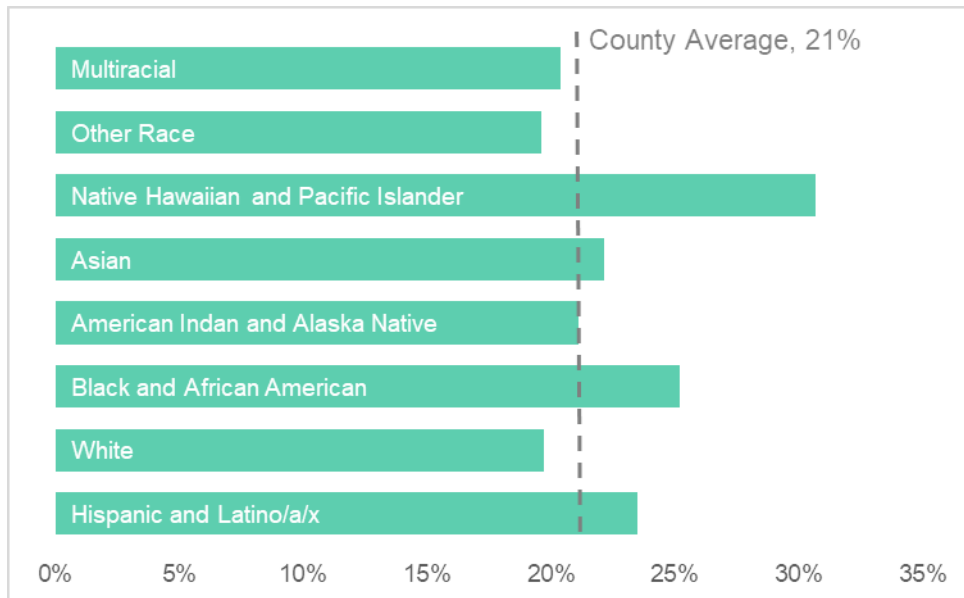
⁸³ Puget Sound Regional Council, Opportunity Mapping Tool, 2019 [\[LINK\]](#)

⁸⁴ Puget Sound Regional Council, Opportunity Mapping Tool, 2019 [\[LINK\]](#)

⁸⁵ King County Department of Natural Resources and Parks, About King County Parks, 2023 [\[LINK\]](#)

⁸⁶ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

Figure 55: Residents with Limited Park and Open Space Access by Race, 2020⁸⁷

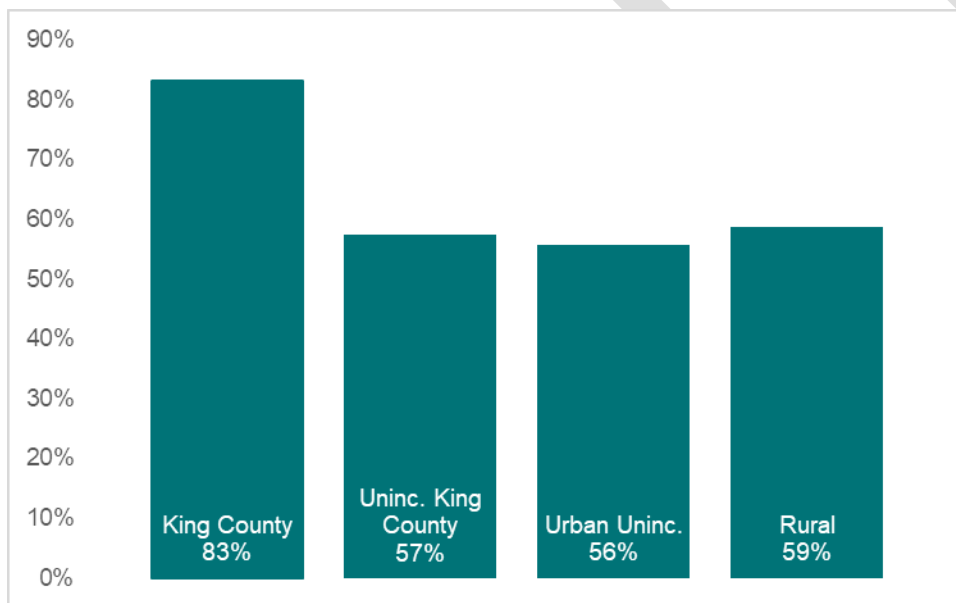


⁸⁷ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#); Trust for Public Lands, ParkServe, 2018

Park and open space access also varies by place. Only 49 percent of urban unincorporated King County residents enjoy adequate parks access, compared to 66 percent of rural residents, and 81 percent of city residents. Urban unincorporated King County residents are disproportionately limited in park and open space access.⁸⁸

Residents of neighborhoods lacking a nearby grocery store or fresh food vendor face more barriers in accessing a nutritious diet. While proximate access to a neighborhood store does not mean that the food available will be culturally accessible for all residents, examining where residents face barriers to accessing food can indicate where residents may be underserved and in need of support. As shown in Figure 56, 82 percent of King County residents live within proximity (a half-mile in urban neighborhoods with limited car ownership, one mile in other urban neighborhoods, five miles in rural areas) to a grocery store, small grocer, or produce vendor. 34 percent of King County residents live within proximity to a farmers market, though market locations significantly overlap with grocery stores.

Figure 56: Percent of Residents with Access to Healthy Food Options, 2020⁸⁹

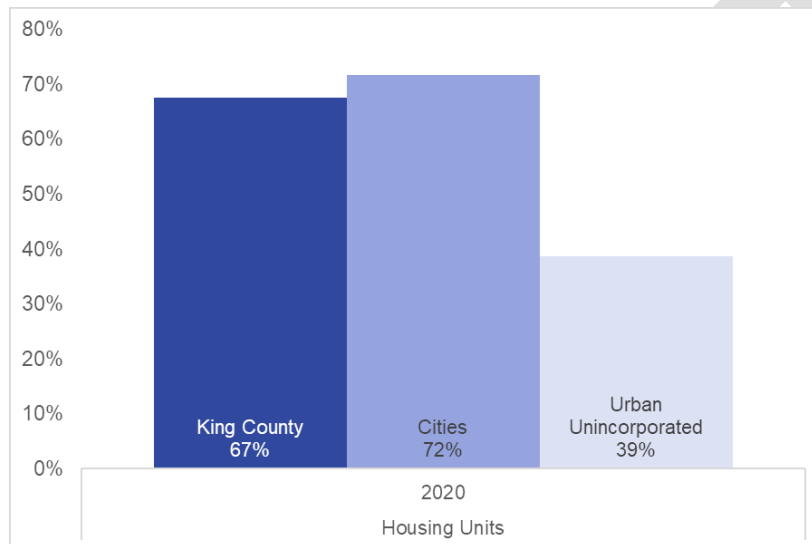


⁸⁸ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#); Trust for Public Lands, ParkServe, 2018

⁸⁹ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

Examining access by race, disparate healthy food access appears to be most pronounced for Indigenous King County residents. It is challenging to draw additional conclusions about food access by race and income from a distance-based analysis, as locations further from dense, mixed-use areas with grocery and other food stores tend to be whiter and relatively affluent.⁹⁰ Eighty-five percent of new housing units added between 2014 and 2020 was located near transit stops. In 2020, 51 percent of King County single-family homes, and 85 percent of multifamily units, were within a quarter mile of transit. 86 percent of units in King County's subsidized housing database are near transit.⁹¹ As shown in Figure 57, the share of housing near transit in urban unincorporated King County lags behind cities.

Figure 57: Share of Housing Units within a Quarter Mile of a Transit Stop, 2020⁹²



⁹⁰ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

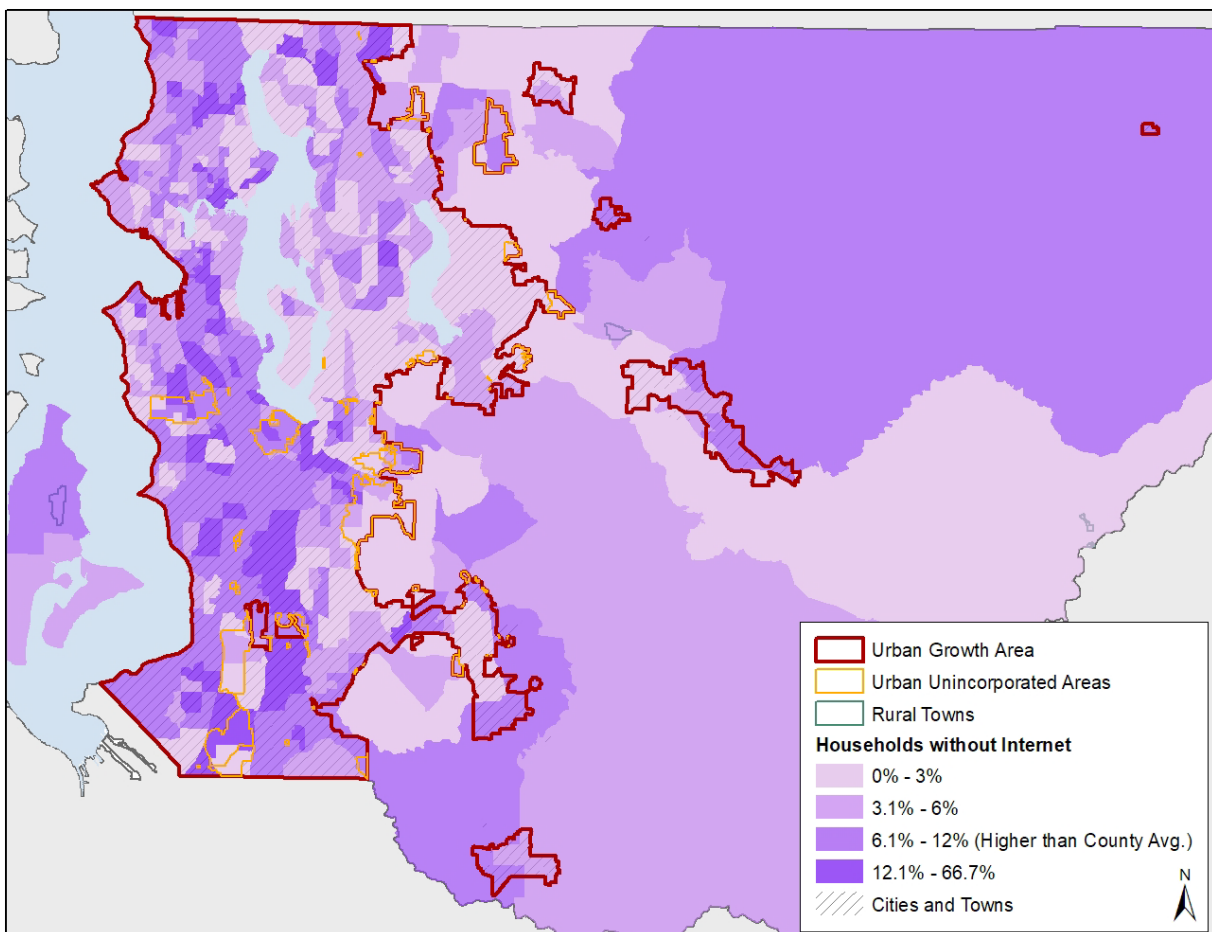
⁹¹ King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

⁹² King County, 2022 Comprehensive Plan Performance Measures Report, 2022 [\[LINK\]](#)

Living far from work can be a choice, or a result of where a household can afford to live. Long commutes reduce the amount of time workers have for activities not related to work and are often dependent on car travel. Approximately 16,000 workers (2 percent) in King County travel 90 minutes (one way) or more to their job. Long commutes are more prevalent for residents in south King County and Vashon Island, and for Black and African American residents and residents with a disability.⁹³

Equity in access to information and services via the internet is a fundamental social justice goal. As access has grown from service expansions, technology improvements, and smartphone adoption, the share of households without internet access at home has dropped from 16 percent in 2014, to six percent in 2021. The households without internet access at home are more likely to have lower incomes. Households making less than \$50,000 nearly six times less likely to have internet at home. Figure 58 shows how home internet access varies across King County.

Figure 58: Households without Internet Access by Census Tract, 2021⁹⁴



More households in the rural area have internet access at home than urban unincorporated King County or the County overall. Five percent of urban unincorporated households do not have internet access at home, although this varies by subarea. Skyway-West Hill (11 percent),

⁹³ Public Health Seattle-King County, Communities Count, 2020 [LINK](#)

⁹⁴ US Census Bureau, American Community Survey 5-year data, 2021

North Highline (8 percent), and East Federal Way (7 percent) have a higher share of households without internet access at home than county average (6 percent).⁹⁵

Neighborhoods are more than a collection of homes and businesses. Strong, vibrant neighborhoods have places and organizations that build community and strengthen resilience. Informal and formal cultural communities and organizations face displacement as members are displaced or when rents for community spaces or keystone businesses rise faster than volunteer or non-profit organizations can afford. King County and the cities in King County provide support for cultural organizations and support cultural planning at varying levels to build social cohesion, celebrate and bolster unique identity, and support economic growth.⁹⁶

Earlier sections of this chapter discuss various ethnic, linguistic, national, and other cultural communities across King County. While King County as a government supports cultural communities and organizations through dedicated sales taxes and organizations like 4Culture, a multitude of informal, mutual aid, and non-profit and community development organizations serving communities within the unincorporated area directly support different enclaves, interests, and neighborhoods. Cultural organizations were strongly affected by COVID-19. A recent statewide study by ArtsFund found a significant drop in workforce and attendance and participation in cultural activities and events in 2021 as organizations and events came back, although donations to organizations has rebounded somewhat.⁹⁷ BIPOC identifying cultural organizations were particularly spotlighted in the wake of consciousness-raising racial justice protests and the murder of George Floyd in Minneapolis during the spring and summer of 2020, leading to increases in revenue; however, this attention attenuated into 2021, with organizations average operating revenue falling below 2019 levels.⁹⁸

8. Findings from Fall 2022 Housing Survey

Below are some key findings from the standardized questions of the housing survey.

- Increasing more deeply affordable housing units (for very low-income and extremely low-income households, or those that make between 0 and 50 percent of the area median income) is a priority for 71 percent of respondents.
- “Middle housing” types, accessory dwelling units (56 percent), cottage housing (50 percent) and townhomes (43 percent) were the top three housing types that respondents were interested in seeing in their neighborhoods.
- The two biggest barriers to homeownership are having or building a down payment (57 percent) and the monthly payments (44 percent).
- The top concerns for building near transit and employment centers are noise (79 percent), pedestrian safety (61 percent) and air pollution (59 percent).

9. Key Takeaways

- Recent housing development in unincorporated King County has primarily been detached housing; about 20 percent of units developed were multifamily.

⁹⁵ US Census Bureau, American Community Survey 5-year data, 2021

⁹⁶ 4Culture, King County Cultural Health Study, 2021 [\[LINK\]](#)

⁹⁷ ArtsFund, COVID Cultural Impact Study, 2021 [\[LINK\]](#). Note that this study focuses on visual and performing arts organizations and focuses on statewide trends.

⁹⁸ ArtsFund, COVID Cultural Impact Study, 2021 [\[LINK\]](#).

- Despite the relatively high number of new units permitted countywide, housing development has struggled to keep up with population growth. Household growth has outpaced housing growth between 2010 and 2020.
- Countywide, the median listing prices for homes has increased almost \$300,000, or 50 percent, between 2016 and 2022. Median rent has increased over 40 percent between 2015 and 2021.
- Black and African American, low-income, and renter households are significantly more likely to pay more than 30 percent of household income towards housing costs.
- Residents of some neighborhoods within North Highline and Skyway-West Hill are at high risk of displacement. The remainder of North Highline, and portions of Skyway-West Hill, East Federal Way, and Fairwood are at moderate risk for displacement.
- Residents in urban unincorporated King County have less proximate access to transit, parks and open space, and groceries than King County residents overall. Black and African American, Native Hawaiian and Pacific Islander, and Hispanic and Latino/a/x residents

C. Unincorporated King County – Climate and Frontline Communities

Data and analysis in this section draws from the 2020 Strategic Climate Action Plan and analysis completed in support of Comprehensive Plan policy updates related to climate change, the environment, and frontline communities—the people who face the direct impacts of adverse climate, natural hazards, or other threats, earliest and more acutely because of intersecting inequities.⁹⁹

While the population groups comprising frontline communities will vary by the specific climate threat, climate change is a threat multiplier and will exacerbate existing social and economic inequities.¹⁰⁰ The root causes of existing inequities, e.g., racial segregation, poverty, lacking living wage employment, affect social and economic factors like the ability of a household to afford housing, food, and healthcare, and compound a person's existing health conditions making them more vulnerable to climate change threats. Historic and existing social inequities and racism affect the ability of BIPOC communities to respond, recover, and be resilient in the face of climate-related hazards. They can also limit the ability of BIPOC and low-income communities to participate in or benefit from actions taken to reduce greenhouse gas emissions, including actions that improve energy efficiency in homes, expand transit access, or support vehicle electrification. Because climate change will magnify current inequities, many of the populations described earlier in this document, such as BIPOC communities, low-income households, and people with limited English proficiency, are those most affected by climate threats

⁹⁹ Frontline Communities are defined in the Strategic Climate Action Plan as: those communities who are disproportionately impacted by climate change due to existing and historic racial, social, environmental, and economic inequities, and who have limited resources and/or capacity to adapt. These populations often experience the earliest and most acute impacts of climate change, but whose experiences afford unique strengths and insights into climate resilience strategies and practices. Frontline communities include Black, Indigenous, and People of Color (BIPOC) communities, immigrants and refugees, people living with low incomes, communities experiencing disproportionate pollution exposure, women and gender non-conforming people, LGBTQIA people, people who live and/or work outside, those with existing health issues, people with limited English skills, and other climate vulnerable groups. [\[LINK\]](#)

¹⁰⁰ King County Climate Action Team, King County 2020 Strategic Climate Action Plan, 2020 [\[LINK\]](#)

1. Lived Experience from Fall 2022 Climate Survey

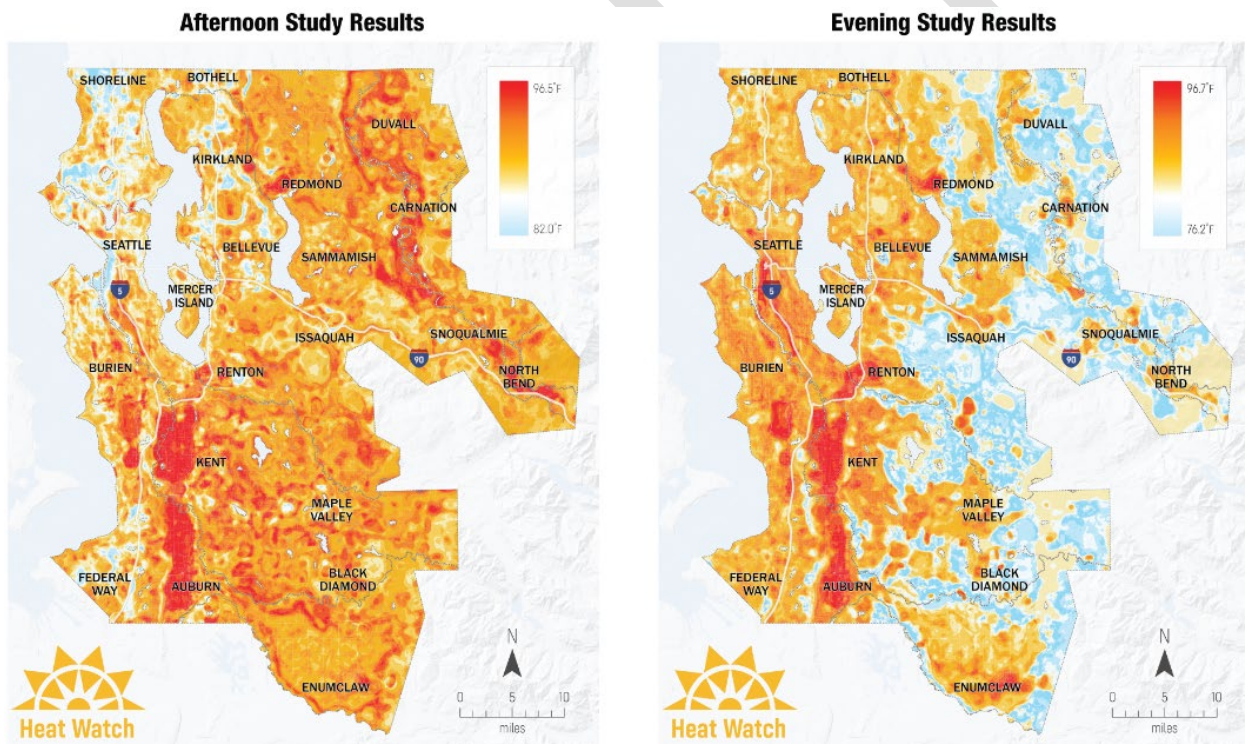
This section will be developed for the Executive Recommended Plan.

2. Climate Threats in Unincorporated King County

i. Extreme Heat

The average summer temperature across Washington has increased 1.3 degrees Fahrenheit between 2000 and 2021. Monitoring stations in Seattle and Snoqualmie have logged even higher average increases of over two degrees.¹⁰¹ The built environment and the natural landscape affect the severity of heat events. Areas with more paved surfaces, less vegetation, and greater concentrations of industrial uses contribute to the “urban heat island” effect, a phenomenon where urbanized areas absorb heat and hold on to it longer than other places.¹⁰² Figure 59 shows how surface temperatures during the hottest part of the daily (left image) remain high in the evening (right image) in urban areas with less vegetation.

Figure 59: Afternoon and Evening Surface Temperatures, July 27, 2020¹⁰³



Places shaded in the deepest orange to red on the right-side map have the greatest heat retention. Extreme heat poses the greatest risk for children, older adults, outdoor workers such as those in agriculture and construction, people experiencing homelessness, low-income households, people who are socially isolated, pregnant women, and people with chronic medical conditions, including mental health conditions.¹⁰⁴ To examine this, Figure 60 overlays the evening temperature map (the right-side map in Figure 59) with the Social and Economic

¹⁰¹ University of Washington, Office of the State Climatologist, PNW Temperature, Precipitation, and SWE Trend Analysis Tool, 2023 [\[LINK\]](#)

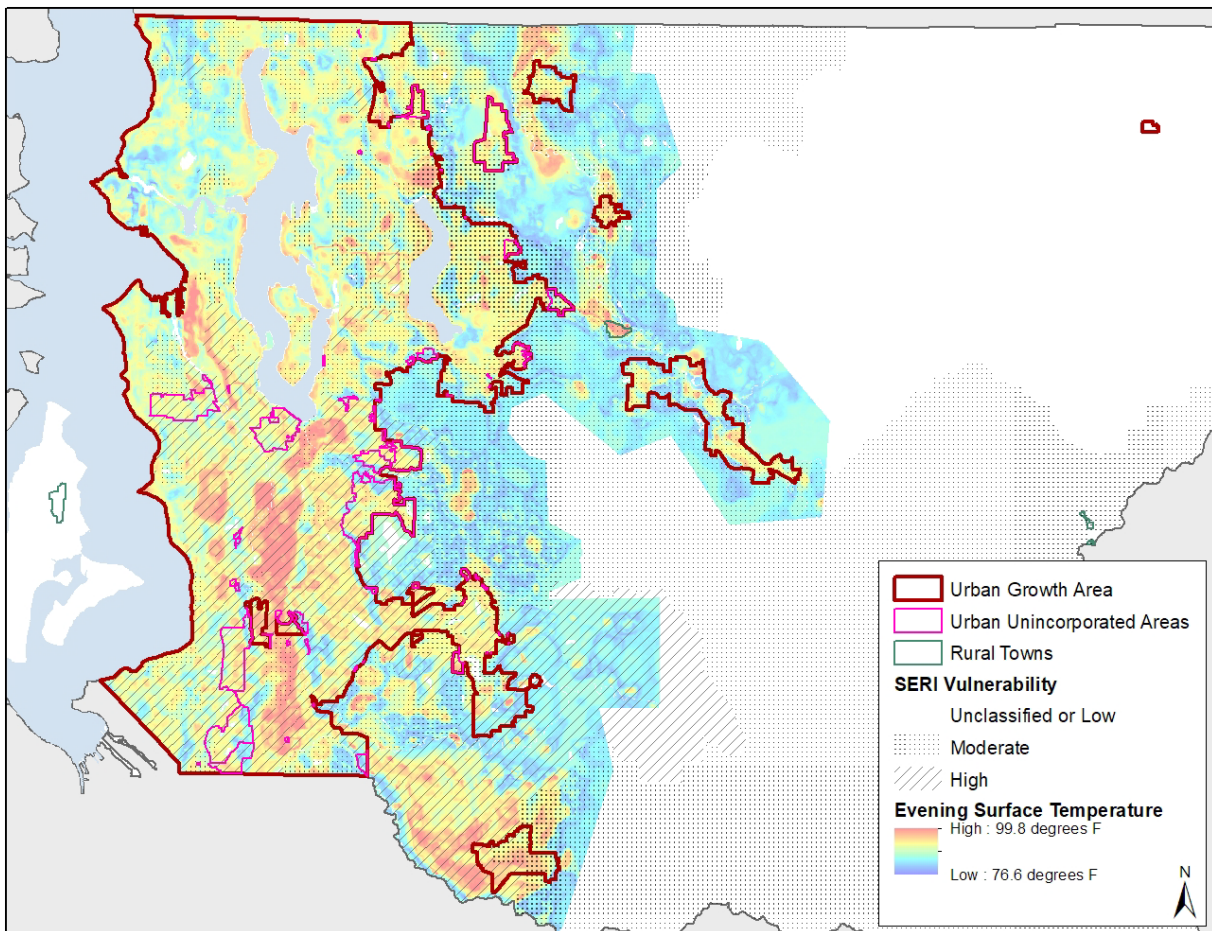
¹⁰² CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [\[LINK\]](#)

¹⁰³ CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [\[LINK\]](#)

¹⁰⁴ Public Health Seattle-King County, Blueprint for Addressing Climate Change and Health [\[LINK\]](#)

Vulnerability Index developed by Public Health Seattle-King County and with the Urban Growth Area.¹⁰⁵ Southern King County is strongly affected by heat retention and a high level of social and economic vulnerability. Communities along the industrial Duwamish and Green River Valleys, Sea-Tac Airport and Des Moines, and the Enumclaw Plateau are particularly affected by extreme heat and have high concentrations of people with heightened social and economic vulnerability.

Figure 60: Evening Surface Temperatures and Social and Economic Vulnerability¹⁰⁶



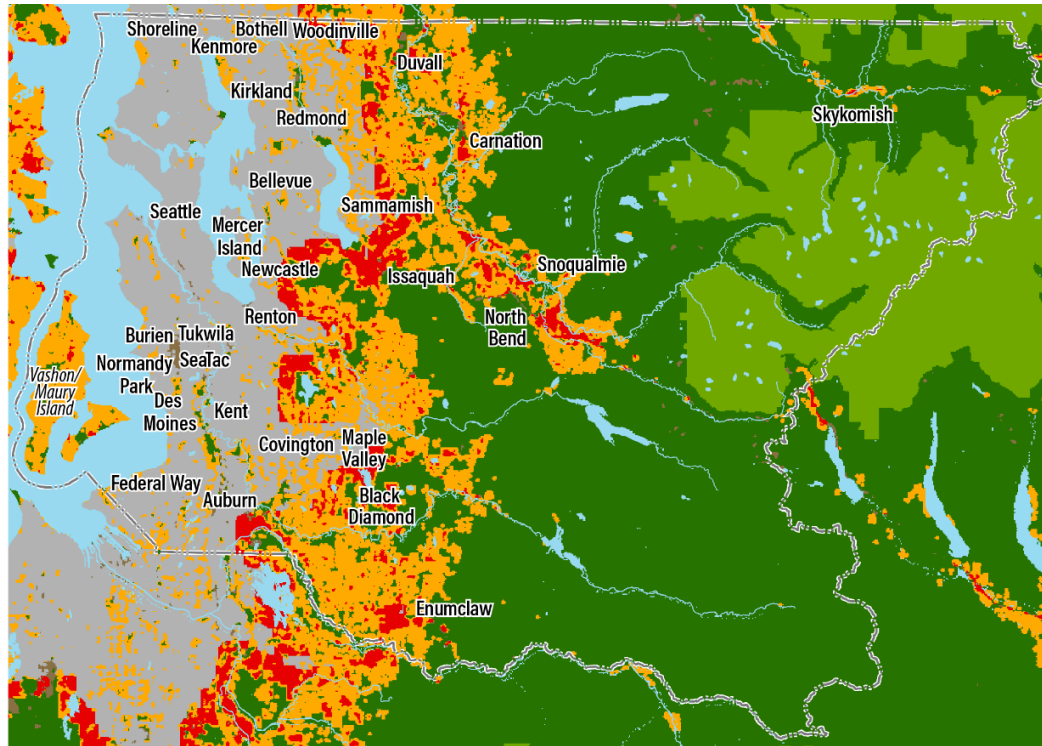
¹⁰⁵ The Social and Economic Risk Index (SERI) was specifically designed to describe vulnerabilities to COVID-19, the index is helpful for describing populations that would be most vulnerable to destabilizing climate or life events because of systemic racism, immigration status, employment sector, poverty, limited ability to speak English, limited education, and large household size. High SERI scores represent the highest level of risk or vulnerability, lower scores indicate lower risk.

¹⁰⁶ CAPA Strategies, LLC, Heat Watch Report for Seattle and King County, Washington, 2020 [\[LINK\]](#); Public Health Seattle-King County, Social and Economic Risk Index, 2020

ii. *Wildlands and Wildfire*

Development at the eastern edge of the Urban Growth Area, around cities in the rural area, and in rural towns and the rural area is in greater contact with open spaces, habitat networks, and forested lands. The transition from urban areas to wildlands is called the wildland-urban interface (WUI).¹⁰⁷ Figure 61 displays a map of the WUI.

Figure 61: Wildland-Urban Interface, 2020¹⁰⁸



King County Wildland-Urban Interface (WUI)

- Long-term Non-Buildable Areas
- WUI - Interface
- WUI - Intermix
- Non-Vegetated Inhabited
- Non-Vegetated Uninhabited
- Vegetated Uninhabited



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Department of Natural Resources (DNR), Wildfire Division, Forest Health Division

The use of the information in this map is subject to the terms and conditions found at: www.kingcounty.gov/services/gis/Maps/terms-of-use.aspx. Your access and use is conditioned on your acceptance of these terms and conditions.

A sociodemographic analysis of residents in the WUI developed for the Wildfire Risk Reduction Strategy found that more than 350,000 residents live in the WUI, with the majority of those residents identifying as white (68 percent). Other demographic groups include Asian (16 percent), Multiracial (6 percent), Black (4 percent), and American Indian and Alaska Native (1 percent). More than 50 languages are spoken by residents within the WUI, and approximately 75 percent speak English only, about the same as the county average. The median income in the WUI is \$122,300, higher than the county median. Approximately 17 percent of the

¹⁰⁷ US Fire Administration, Wildfire and the Wildland Urban Interface (WUI) [\[LINK\]](#)

¹⁰⁸ King County Wildfire Risk Reduction Strategy, 2022 [\[LINK\]](#)

population living in the WUI has physical or cognitive disabilities that may limit their ability to evacuate quickly during a wildfire.¹⁰⁹

During fire season, wildfire smoke affects people across King County, but certain populations are affected more severely. People 65 years of age and older; children; pregnant people; outdoor workers; and those who have a respiratory disease or illness, heart disease, or diabetes are at the greatest risk for health impacts from wildfire smoke. Because of structural inequities between race, income, and health, adverse health impacts are more likely to be experienced by BIPOC communities, people with low incomes; and people living in areas with poor air quality (e.g., near industrial areas or high-volume transportation corridors).

iii. Flooding and Sea Level Rise

Approximately 2,500 housing units and over 6,400 people are currently located within the 100-year floodplain in unincorporated King County. About 75 percent of this development is within rural King County.¹¹⁰ Residents within the floodplain are more likely to be Hispanic or Latino/a/x or White (non-Hispanic) than residents outside of the floodplain or the county average.¹¹¹ Climate-induced storms are increasing in frequency and intensity in the fall and winter months, raising the risk of flooding and landslides, mold exposure, and exposure to water-borne pathogens.¹¹²

Data from the tide gauge maintained in Seattle by the National Oceanographic and Atmospheric Administration shows that sea level has increased by nine inches since 1899.¹¹³ Sea levels in Seattle are expected to rise by nearly seven inches by 2050 and two feet by the end of the century, increasing risk to public health and property from more frequent coastal flooding and storm surges.¹¹⁴ The greatest impacts of Sea Level Rise in unincorporated King County will be felt along Vashon and Maury Islands and in low lying communities along river valleys like South Park.

In establishing its Sea Level Rise Risk Area, King County counted approximately 850 buildings at risk of more frequent flooding or facing risk for flooding from sea level rise. The number of full-time residents of coastal properties within the Sea Level Rise Risk Area is relatively small (estimated at less than 500 residents in unincorporated King County), but the risk to groundwater contamination from saltwater and from pollution from potentially inundated septic systems threatens the broader public health.¹¹⁵

3. Environmental Health Disparities

While King County rates overall as relatively healthy in national comparisons, disparities in health outcomes across King County communities are significant and becoming more pronounced over time. Risk for adverse health outcomes is a product of a community's general vulnerability due to socio-economic factors and existing health conditions, and the overall

¹⁰⁹ King County Wildfire Risk Reduction Strategy, 2022 [\[LINK\]](#)

¹¹⁰ Estimate based on US Census Bureau, Decennial Census, 2020 block-level estimates

¹¹¹ Estimate based on US Census Bureau, Decennial Census, 2020 block-level estimates

¹¹² Crimmins, A., J. Balbus, J.L. Gamble, et al., The Impacts of Climate Change on Human Health in the United States: A Scientific Assessment. U.S. Global Change Research Program, 2016; cited in: Public Health Seattle-King County, Blueprint for Addressing Climate Change and Health [\[LINK\]](#)

¹¹³ King County, 2020 Update to the 2016 Comprehensive Plan, Sea Level Rise and Land Use Regulation Code Study, 2020 [\[LINK\]](#)

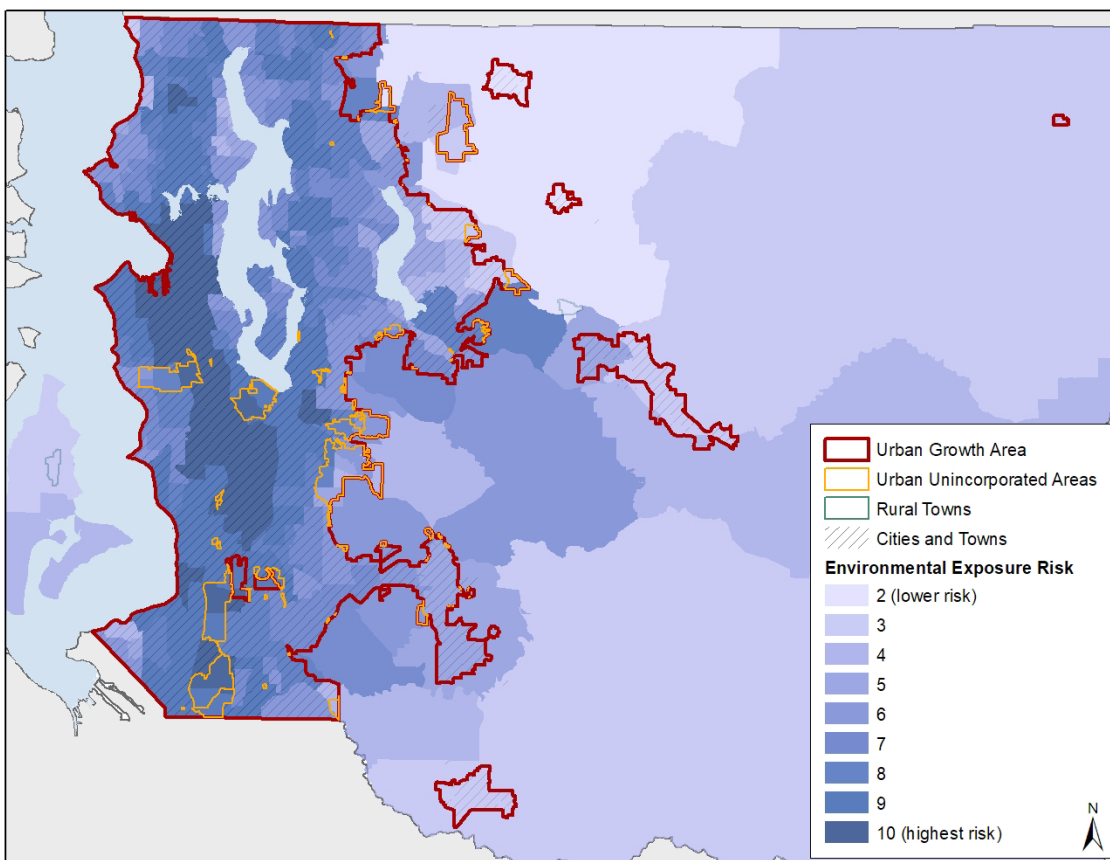
¹¹⁴ Public Health Seattle-King County, Blueprint for Addressing Climate Change and Health [\[LINK\]](#)

¹¹⁵ Estimate based on US Census Bureau, Decennial Census, 2020 block-level estimates; King County, 2020 Update to the 2016 Comprehensive Plan, Sea Level Rise and Land Use Regulation Code Study, 2020 [\[LINK\]](#)

severity of the environmental threat.¹¹⁶ Existing systemic disparities in exposure and health outcomes by race, place, and income will be exacerbated by health impacts from climate change.¹¹⁷ Locally created tools show how environmental exposure to health risks and vulnerability to future threats vary across King County.

The Washington Environmental Health Disparities Map produced by the Washington State Department of Health provides a composite index of health risks from environmental exposures that strongly relate to land use and transportation. The environmental exposures comprising the index include diesel exhaust particulate matter emissions (PM 2.5), ozone concentration, particulate matter concentration (PM 2.5), proximity to heavy traffic roadways, and toxic releases from facilities. Figure 62 shows how risk from environmental exposures varies across King County.

Figure 62: Health Risk from Environmental Exposure, 2022¹¹⁸



Portions of urban unincorporated neighborhoods in East Federal Way, North Highline, and Skyway-West Hill experience some of the highest health risk levels in the county from environmental toxins. Nearly 60 percent of King County residents live in an area with a risk

¹¹⁶ Washington State Department of Health, Washington Environmental Health Disparities Map, 2022 [\[LINK\]](#)

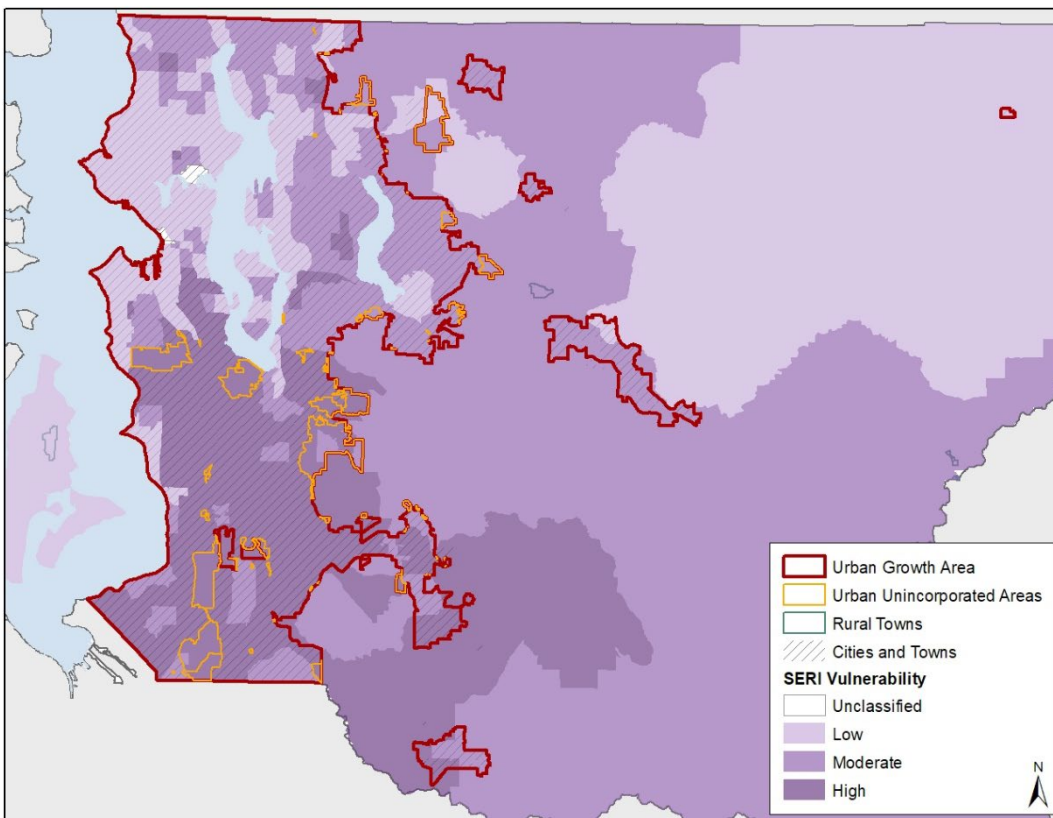
¹¹⁷ Crimmins, A., J. Balbus, J.L. Gamble, et al., The Impacts of Climate Change on Human Health in the United States: A Scientific Assessment. U.S. Global Change Research Program, 2016; cited in Public Health Seattle-King County, Blueprint for Addressing Climate Change and Health [\[LINK\]](#)

¹¹⁸ Washington State Department of Health, Washington Environmental Health Disparities Map, 2022 [\[LINK\]](#)

index score of 8 or above. This is true for only 31 percent of rural residents, but 64 percent of urban unincorporated residents live in areas with risk scores over 8. Residents from BIPOC communities face disparate risk of environmental exposure: 62 percent of BIPOC residents across King County live in neighborhoods with a risk index score of 8 or above, compared to 53 percent of White non-Hispanic residents.¹¹⁹

To aid targeted community response and resource allocation during the height of the COVID-19 pandemic, Public Health Seattle-King County created a socio-economic index designed to identify where communities most vulnerable to COVID-19 were concentrated.¹²⁰ While the Social and Economic Risk Index (SERI) was specifically designed to describe vulnerabilities to COVID-19, the index is helpful for describing populations that would be most vulnerable to destabilizing climate or life events because of systemic racism, immigration status, employment sector, poverty, limited ability to speak English, limited education, and large household size. High SERI scores represent the highest level of risk or vulnerability, lower scores indicate lower risk. Figure 63 shows how SERI values vary across King County.

Figure 63: Social and Economic Risk Index Scores by Census Tract, 2020¹²¹



High-SERI census tracts are disproportionately located in south and southeast King County. Census tracts in Central and North Seattle, Vashon Island, and the eastern shores of Lake

¹¹⁹ US Census Bureau, Decennial Census, 2020

¹²⁰ Public Health Seattle-King County, Social & Economic Inequities in COVID-19 Testing and Outcomes in King County Census Tracts, 2021 [\[LINK\]](#)

¹²¹ Public Health Seattle-King County, Social and Economic Risk Index, 2020

Washington have disproportionately low SERI scores, and census tracts with moderate SERI scores are primarily located in North and East King County and rural areas of South King County. Urban unincorporated communities in East Federal Way, East Renton, North Highline, and Skyway-West Hill, and rural communities in the Enumclaw Plateau and east of Kent and Black Diamond face greater vulnerability.

4. Findings from Fall 2022 Climate Survey

Below are some key findings from the standardized questions of the climate survey.

- Of the climate concerns listed, 75 percent of respondents indicated they were concerned about wildfire smoke and other forms of air pollution, 63 percent noted extreme heat. (Note that this survey was open during a period of extreme heat and local wildfires).
- Of the outcomes respondents wanted to see in their neighborhoods, almost 75 percent of respondents were interested in a thriving environment overall, while two-thirds of respondents were interested in increased energy efficiency or increasing access to renewable energy. 60 percent of respondents were interested in affordable and efficient alternatives to driving.
- On participants' preferred actions to respond to extreme heat: almost three-quarters of respondents were interested in affordable in-home solutions for energy efficiency, cooling systems, or air quality. Nearly half of respondents were interested in more trees in their neighborhood.
- The top three actions to reduce driving: Easier access to fast and affordable public transit (63 percent), Safe walking and biking options (60 percent), Affordable housing options closer to family, work, or school (41 percent).

5. Key Takeaways

- Climate change and environmental threats compound existing inequities, meaning that while locations and the people affected will vary by the nature of the threat (e.g., flooding, extreme heat, or wildfire), communities already experiencing economic or social vulnerabilities from racial segregation, poverty and income inequality, or limited social capital, will be disproportionately affected by climate change.
- South King County residents face greater health risks from environmental exposures than other subareas within the county. Communities in North Highline, Skyway-West Hill and East Federal Way are most affected in unincorporated King County.