

Table 3. Substantive Amendments to the November 3 Proposed Amendments to the Countywide Planning Policies

This table contains substantive amendments made to the November 3, 2022 proposed Countywide Planning Policy amendments in [Table 1](#). Substantive edits respond to feedback to underlying amendments received during the November 3 AHC meeting and reflect collaboration between Committee members, AHC staff, the Housing Interjurisdictional Team (HIJT) and the Interjurisdictional Team (IJT).

Amend. # and Sponsor	CPP Housing Chapter Amendment Text	Rationale
<p>4.1 HIJT</p>	<p>Housing Chapter Introduction The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment.</p> <p>The policies reflect the region’s commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:</p> <ul style="list-style-type: none"> • Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and • Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden. <p>While significant housing market activity is needed to reach overall King County housing growth targets, the ability of the region’s housing market to address the housing needs of low income households is limited. A large majority of the need will need to be addressed with units restricted to income-eligible households—both rent restricted units and resale restricted homes (“income-restricted units”).</p> <p>Building on the Task Force’s work and in alignment with the Growth Management Act, this chapter establishes <u>goals and policies to ensure all jurisdictions in King County plan for and accommodate their allocated share of a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household at or below 80 percent of Area Median Income (AMI) is housing cost burdened.</u> While the need is expressed in countywide terms, housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels while more affordable jurisdictions will need to take significant action to preserve affordability. To succeed, all communities must address housing need where it is greatest—housing affordable to extremely low income households.</p> <p>When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing</p>	<ul style="list-style-type: none"> • Responsive to Committee directive to define successful plans and accommodations of housing needs • Text drafted by AHC staff in collaboration with HIJT

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	<p>and projected housing needs of the county and comply with the Growth Management Act requirements for housing elements as articulated in <u>Revised Code of Washington (RCW 36.70A.020 and 36.70A.070)</u> and the Countywide Planning Policies in this chapter.</p> <p><u>While significant new housing growth is necessary to reach overall King County housing growth targets, new housing growth will not sufficiently address the housing needs for lower-income households without additional government support for the creation of units restricted to income-eligible households—both rent-restricted units and resale restricted homes (“income-restricted units”); and the preservation of homes currently affordable at or below 80 percent of area median income. Local jurisdictions can create enabling environments and generate local revenue to support new housing development and housing preservation, but successful implementation requires resources and involvement from other levels of government, nonprofits, and the private sector.</u></p> <p>Housing unit production is one, but not the only means to measure whether a jurisdiction has planned for and accommodated housing needs. Success will primarily be defined by whether a jurisdiction has adopted and implemented policies and plans that, taken together and in light of available resources, can be reasonably expected to support and enable the production or preservation of units needed at each affordability level. Policies in this chapter do not require that jurisdictions act outside of current powers or assume full responsibility for the construction of units required to meet housing needs articulated in policy H-1.</p> <p><u>These Countywide Planning Policies also recognize that housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to focus actions on increasing affordability for low-income households while more affordable jurisdictions will need to focus actions on preserving affordable homes at risk of price increases. To succeed, a All communities must address housing need where it is greatest—housing affordable to extremely low-income households.</u></p> <p>The policies below set a framework for individual and collective action and accountability to meet the countywide needs and eliminate disparities in access to housing and neighborhoods of choice. <u>They first establish the amount of countywide housing needs a jurisdiction must plan for and accommodate in a manner that seeks to increase housing choice and begin to address disparities in housing choice throughout King County. The policies then These policies guide jurisdictions through a five-four-step process:</u></p> <ol style="list-style-type: none"> 1. c<u>Conduct a housing inventory and analysis;</u> 2. i<u>Implement policies and strategies to meet housing needs equitably;</u> 3. <u>review comprehensive plans, that</u> 4. monitor and report Measure results and provide accountability; and 5. a<u>Adjust strategies to meet housing needs.</u> 	

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	<p>Overarching Goal: Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:</p> <ul style="list-style-type: none"> • preserve, improve, and expand their housing stock; • promote fair and equitable access to housing for all people; and • take actions that eliminate race-, place-, ability-, and income-based housing disparities. 																																				
5.1 HIJT	<p>H-1 Plan for and accommodate the jurisdiction’s allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. <u>Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter.</u> Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1. <u>All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:</u></p> <p><u>30 percent and below AMI (extremely low) — 15 percent of total housing supply</u> <u>31-50 percent of AMI (very low) — 15 percent of total housing supply</u> <u>51-80 percent of AMI (low) — 19 percent of total housing supply</u></p> <p><u>Table H-1 provides additional context on the countywide need for housing.</u>²</p> <table border="1" data-bbox="419 1040 2010 1421"> <thead> <tr> <th data-bbox="419 1040 1024 1073">Table H-1: King County Affordable Housing Need</th> <th data-bbox="1032 1040 1220 1073">30% AMI</th> <th data-bbox="1228 1040 1462 1073">31% - 50% AMI</th> <th data-bbox="1470 1040 1704 1073">51% – 80% AMI</th> <th data-bbox="1712 1040 1900 1073">80% AMI</th> </tr> </thead> <tbody> <tr> <td data-bbox="419 1078 1024 1110">Housing Units by Affordability (2019)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="419 1115 1024 1148">Number of Units</td> <td data-bbox="1032 1115 1220 1148">44,000</td> <td data-bbox="1228 1115 1462 1148">122,000</td> <td data-bbox="1470 1115 1704 1148">180,000</td> <td data-bbox="1712 1115 1900 1148">346,000</td> </tr> <tr> <td data-bbox="419 1153 1024 1185">As Share of Total Units</td> <td data-bbox="1032 1153 1220 1185">5%</td> <td data-bbox="1228 1153 1462 1185">13%</td> <td data-bbox="1470 1153 1704 1185">19%</td> <td data-bbox="1712 1153 1900 1185">36%</td> </tr> <tr> <td data-bbox="419 1190 1024 1222">Additional Affordable Housing Units Needed (2019-2044)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td data-bbox="419 1227 1024 1260">Additional Housing Units Needed to Address Existing Conditions²</td> <td data-bbox="1032 1227 1220 1260">105,000</td> <td data-bbox="1228 1227 1462 1260">31,000</td> <td data-bbox="1470 1227 1704 1260">23,000</td> <td data-bbox="1712 1227 1900 1260">159,000</td> </tr> <tr> <td data-bbox="419 1265 1024 1297">Housing Units Needed to Address Growth Through 2044³</td> <td data-bbox="1032 1265 1220 1297">39,000</td> <td data-bbox="1228 1265 1462 1297">32,000</td> <td data-bbox="1470 1265 1704 1297">33,000</td> <td data-bbox="1712 1265 1900 1297">104,000</td> </tr> </tbody> </table>	Table H-1: King County Affordable Housing Need	30% AMI	31% - 50% AMI	51% – 80% AMI	80% AMI	Housing Units by Affordability (2019)					Number of Units	44,000	122,000	180,000	346,000	As Share of Total Units	5%	13%	19%	36%	Additional Affordable Housing Units Needed (2019-2044)					Additional Housing Units Needed to Address Existing Conditions²	105,000	31,000	23,000	159,000	Housing Units Needed to Address Growth Through 2044³	39,000	32,000	33,000	104,000	<ul style="list-style-type: none"> • Successful plan for and accommodate defined in response to feedback from AHC Committee members at November 3 meeting • In defining success, the proposed amendment cites the RCW, the WAC, and the CPPs to define “plan for and accommodate” as opposed to defining it before Commerce releases additional guidance • Rounding errors in jurisdictional need numbers corrected in response to quality control measures and baseline emergency housing/shelter units replaced with accurate figure • Order of countywide need numbers changed to be consistent with organization in Table H-2
Table H-1: King County Affordable Housing Need	30% AMI	31% - 50% AMI	51% – 80% AMI	80% AMI																																	
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	Total Additional Affordable Housing Units Needed		144,000	63,000	56,000	263,000				
	Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)									
	Number of Units		188,000	185,000	236,000	609,000				
	As Share of Total Units		15%	15%	19%	49%				
	<p>Refer to Table H-2 in Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019. Table H-1 includes both homeownership and rental units.</p> <p>³Estimates of additional affordable units needed to address existing cost burden and provide housing for persons experiencing homelessness. The estimates are based on a model in which adding units for households within a given low income category (e.g., < 30% AMI) allows those households to vacate units affordable within the next income category (e.g., greater than 30% AMI and less than or equal to 50% of AMI), in turn addressing needs of cost burdened households in that income level. (Estimates shown assume that housing units equal to 1/25th of cost burdened households in each category are added annually in each income category until cost burden is eliminated; a range of estimates is possible depending on inputs to this model.)</p> <p>³Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.</p> <p>Refer to Appendix 4 for the methodology used to calculate countywide need and 2019 jurisdictional affordability levels as compared to countywide need.</p>									
	Table H-1: King County Countywide⁵ and Jurisdictional Housing Needs 2019-2044									
	Countywide Net New Permanent Housing Needs by Income Level (% of Area Median Income) Units Needed, 2019-2044⁵								Countywide Net New Emergency Housing Needs⁶	
		0-30%								
	Total	Non-PSH	PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%		
	Countywide Baseline Housing Supply: 2019⁷	960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	8,330
	Countywide Net New Housing Needed: 2019-2044	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327
	Countywide Total Future Housing Needed: 2044	1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318
	Countywide Baseline Housing Supply: 2019⁷	960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	8,330
	Countywide Net New Housing Needed: 2019-2044	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327

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		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044 by Income Level (% of Area Median Income) ⁸							Jurisdictional Net New Emergency Housing Needs	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
			Non-PSH	PSH						
Metro	Bellevue	35,000	11,827 11,828	7,134 7,132	8,810 8,811	2,549	615	698 697	3,370 3,368	6,500
	Seattle	112,000	28,333 28,336	17,084 17,085	19,181 19,183	7,731 7,732	5,212 5,211	5,914 5,910	28,548 28,543	20,800
Core Cities	Auburn	12,000	1,526	920	299	610	1,136	1,288	6,221	2,229
	Bothell	5,799 5,800	2,078 2,079	1,253	813	640 641	133	151	734 730	1,077
	Burien	7,499 7,500	1,428 1,429	861	519	397	564	640	3,090	1,393
	Federal Way	11,260	1,779	1,073	840	190	969	1,099	5,310	2,091
	Issaquah	3,499 3,500	1,086	655	870 871	452	57	65	314	650
	Kent	10,201 10,200	1,850	1,116	785	302	808 807	916	4,424	1,894
	Kirkland	13,200	4,797 4,798	2,893	3,057	975	194	220	1,064 1,063	2,451
	Redmond	20,000	6,965 6,966	4,200	3,862 3,863	2,720	296	336 335	1,621 1,620	3,714
	Renton	17,001 17,000	4,065	2,451	1,613	988	1,036	1,175 1,174	5,673	3,157
	SeaTac	5,900	639	385	180	138	599	679	3,280	1,096
	Tukwila	6,500	885	534	270	208	605	686	3,312	1,207
High Capacity Transit Communities	Des Moines	3,801 3,800	781	471	227	222 221	276	313	1,511	706
	Kenmore	3,070	1,053	635	480	386	68	77	371	570
	Lake Forest Park	870	310	187	142	138	12	14	67	162
	Mercer Island	1,239	338	204	200	489	1	1	6	230
	Newcastle	1,481 1,480	620	374	435	14	5	6 5	27	275
	Shoreline	13,330	3,587 3,588	2,163	2,721	702	546	619	2,992 2,991	2,476

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	Woodinville	2,032 2,033	844 845	509	352 353	148	23	27	129 128	378	
	Algona	170	31	19	8	7	14	16	75	32	
	Beaux Arts	1	1	-	-	-	-	-	-	-	
	Black Diamond	2,900	737 738	445	199	408	146	166 165	799	539	
	Carnation	799	236	142	22	84	41	47	227	148	
	Clyde Hill	10	3	2	2	3	-	-	-	2	
	Covington	4,310	998	602	602	-	277	314	1,517	800	
	Duvall	890	264	159	-	267	26	30	144	165	
	Enumclaw	1,058 1,057	161 160	97	38	60	92	105	505	196	
	Hunts Point	1	1	-	-	-	-	-	-	-	
	Maple Valley	1,719 1,720	536	323	320	19 20	68	78	375	319	
	Medina	19	5	3	3	8	-	-	-	4	
	Milton	50	13	8	-	8	3	3	15	9	
	Normandy Park	153	40	24	32	17	5	6	29	28	
	North Bend	1,749 1,748	429 428	258	119	220	95	108	520	325	
	Pacific	136 135	23 22	14	4	6	12	13	64	25	
	Sammamish	2,117 2,100	926 918	558 554	411 408	222 220	-	-	-	390	
	Skykomish	9 10	1	1	-	1 2	1	1	4	2	
	Snoqualmie	1,500	467	282	232	77	58	66	318	279	
	Yarrow Point	9 10	3	2	3	1 2	-	-	-	2	
UU	Urban Unincorporated ⁹	5,411 5,412	1,145	690	569	283 284	358	406	1,960	1,005	
⁵ The countywide need projections were derived from the Washington State Department of Commerce and adjusted to align with the adopted housing growth targets for the planning period to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter. ⁶ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs. ⁷ Data on baseline housing supply is estimated using 2020 Office of Financial Management data on total housing units, and 2014-2018 Comprehensive											

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	<p><u>Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.</u></p> <p><u>⁸Beaux Arts Village and Hunts Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the emergency housing/shelter category.</u></p> <p><u>⁹This includes all Potential Annexation Areas within the High Capacity Transit Communities and Urban Unincorporated King County regional geographies.</u></p>	
<p>19.1 SCA Caucus Chair Kirkland Councilmember Amy Falcone</p>	<p>H-29 <u>Five years after adoption of a periodic update to a comprehensive plan,</u> the Growth Management Planning Council or its designee will review monitoring and reporting data collected through annual reporting and other local data and analysis. <u>The GMPC will identify significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls. five years after adoption of a periodic update to a comprehensive plan to identify jurisdictions with significant shortfalls in planning for and accommodating housing needs and require those jurisdictions to take reasonable measures to adjust plans, strategies, actions, or land use maps to address identified shortfalls. The Growth Management Planning Council or its designee will develop new Housing Chapter Countywide Planning Policies amendments establishing adequacy standards for jurisdictional efforts to plan for and accommodate housing needs and the implications for jurisdictions required to take reasonable measures no earlier than 2024. Jurisdictions with significant shortfalls shall identify and implement actions to address the shortfalls, such as amending the comprehensive plan, land use regulations, or other legislative or administrative actions. Implementation of this policy shall be coordinated with the requirement in RCW 36.70A.130(9)(c) to produce and take actions pursuant to a 5-year implementation progress report.</u></p>	<ul style="list-style-type: none"> • Synthesis of feedback from Committee member Bellevue Mayor Lynne Robinson and HIJT/IJT feedback • Intended to remove a requirement to meet affordable housing needs, as opposed to plan for and accommodate housing needs, and to provide assurance that jurisdictions will be given information regarding the nature of shortfalls identified by the GMPC, without the GMPC recommending how a jurisdiction is required to solve the problem

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