

# Memo

**To:** King County Affordable Housing Committee Members  
**From:** Carson Hartmann, Regional Affordable Housing Planner and Jesse Warren, Housing Policy and Finance Lead Evaluator  
**cc:** Housing Interjurisdictional Team  
**Date:** April 21, 2023  
**Re:** Regional Affordable Housing Dashboard Update Summary

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## Purpose of the May 1 AHC Meeting

At the May 1 Affordable Housing Committee (AHC) meeting, AHC staff will brief the Committee on recent [Regional Affordable Housing Dashboard](#) updates. AHC members will have an opportunity to ask questions.

## Background

The [Regional Affordable Housing Dashboard](#) provides accessible metrics and performance measures that assist with understanding King County's housing affordability crisis and demonstrate the impact of solutions to address it. The dashboard monitors progress towards the 2018 Regional Affordable Housing Task Force's (RAHTF) goal of eliminating cost-burden in King County by 2040, as well as regional progress to implement the RAHTF [Five Year Action Plan](#). The dashboard has four sections:

1. **Key Housing Affordability Indicators:** Provides county-level data on housing cost burden by area median income (AMI) level, data on the production and availability of affordable housing, and updates on progress towards the RAHTF goal of producing 44,000 units affordable to 0-50 percent AMI by 2024.
2. **Regional Progress to Implement the Action Plan:** Provides a high-level assessment of progress towards implementing the RAHTF Five Year Action Plan, broken into seven goals, strategies to achieve goals, and actions to implement the strategies.
3. **Measuring Impact:** Measures the impact of collective actions to implement the RAHTF Action Plan goals.
4. **Jurisdictional Housing Affordability Snapshots:** Provides jurisdiction-level data on housing cost burden by AMI band and race, income-restricted housing production, demographics and housing cost, subregional collaboration membership status, and enacted housing policies.

The recent dashboard updates summarized in this memo represent the first updates to the dashboard since its launch on May 19, 2021.

## Summary of Dashboard Updates

King County AHC staff updated the "Key Housing Affordability Indicators," "Measuring Impact," and "Jurisdictional Housing Affordability Snapshots" dashboard sections on April 17, 2023 to reflect current data from three sources:

1. New counts of income-restricted units placed in service in 2020 and 2021 from the Income-restricted Housing Database compiled and maintained by King County, in addition to 2019 data already published on the dashboard.
2. Data from the US Census' American Community Survey 2017-2021 Five-Year Estimates, to replace data from the 2015-2019 data currently displayed on the dashboard.
3. New data from the Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 dataset, to replace 2013-2017 data currently displayed on the dashboard.

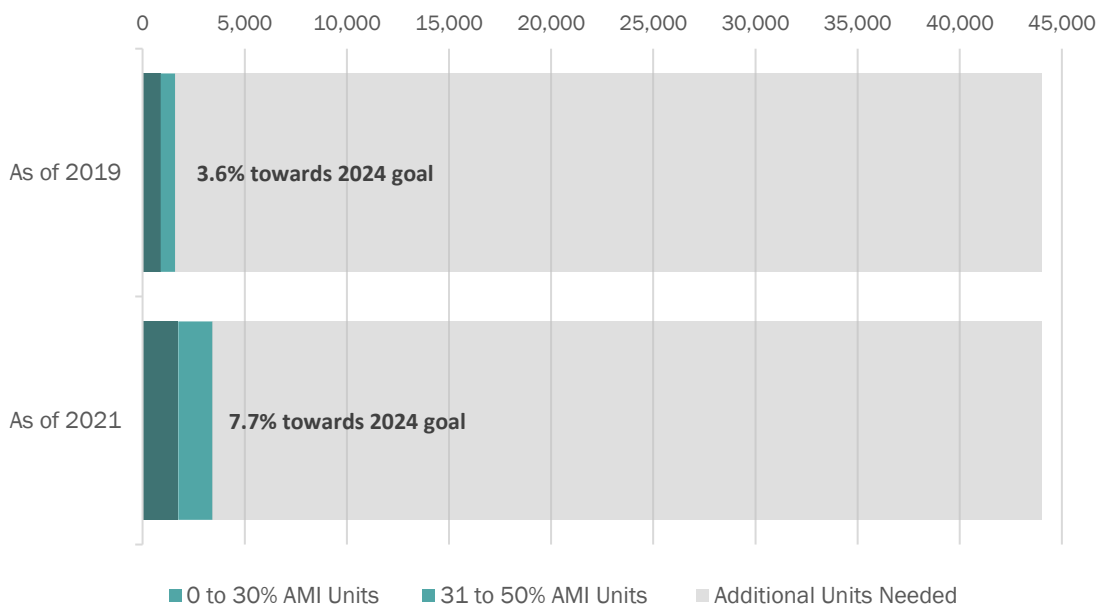
The most notable findings from the update are detailed below.<sup>1</sup>

***Small increase in the number of 0 to 50 percent AMI units built or preserved since 2018***

The RAHTF set a goal to build or preserve 44,000 homes affordable to households at or below 50 percent AMI between 2019 and 2024. From 2019 to 2021, 3,417 new income-restricted housing units were placed into service in King County at 0 to 50 percent AMI. This represents 7.7 percent of the RAHTF goal, an increase of 4.1 percent from 2019 (Figure 1).

**Figure 1. Progress Toward RAHTF 2019-2024 0 to 50 percent AMI Unit Goal, 2019-2021**

Data Source: King County Income-restricted Housing Database, 2021



***Small decrease in the percent share of all income-restricted housing units placed into service that were affordable at or below 50 percent AMI***

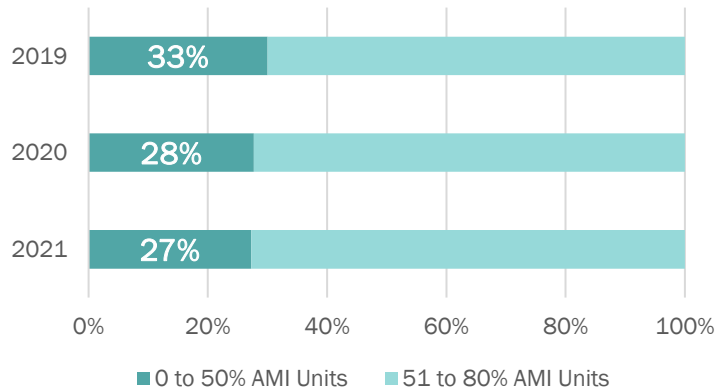
In addition to setting a short-term goal to meet the needs of the lowest-income households in King County, the RAHTF found that 244,000 homes affordable to households at or below 80 percent AMI were needed between 2019 and 2040 to ensure no low-income household is housing cost burdened. Since adoption of the RAHTF Final Report and Recommendations, the percent of all income-restricted units placed into service at 0 to 50 percent AMI decreased slightly relative to higher affordability levels. In 2019, 33 percent of all income-restricted units placed into service were

<sup>1</sup> Data for these findings are found at the county level in the “Key Affordability Indicators” section of the dashboard and at the jurisdictional level in the “Measuring Impact” and “Jurisdictional Housing Affordability Snapshot” sections.

affordable at 0 to 50 percent AMI, while in 2020 and 2021 that figure was 28 percent and 27 percent respectively (Figure 2).

**Figure 2. Percent of Units Placed in Service by AMI level, 2019-2021**

Data Source: King County Income-restricted Housing Database, 2021



***A significant drop in the number of income-restricted housing units built or preserved in 2020 and 2021 affordable compared to 2019 production levels***

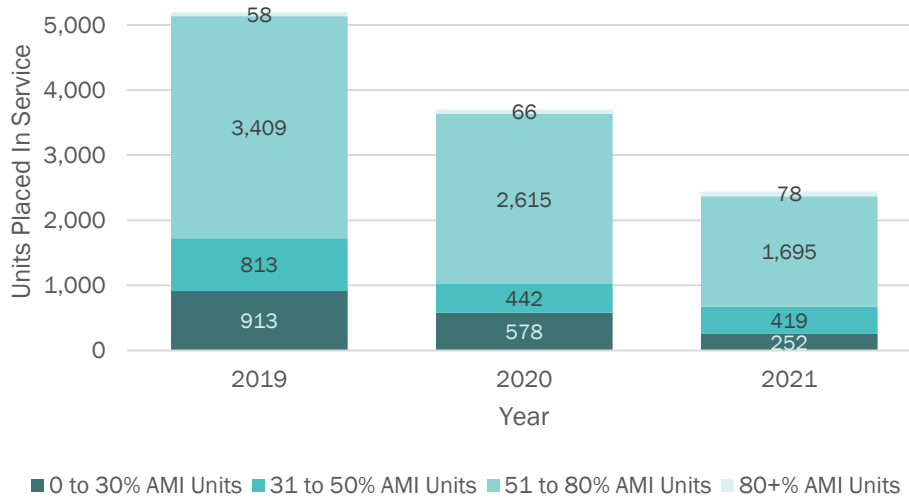
Income-restricted housing units placed into service in King County slowed in 2020 and 2021 due in part to real estate development disruptions caused by the COVID-19 pandemic and the Seattle concrete strike.<sup>2</sup> In 2019, 5,193 new income-restricted units were placed in service. In 2020, 3,701 new income-restricted units went into service, a 29 percent decrease from 2019. In 2021, 2,444 new income-restricted units went into service, a 53 percent decrease from 2019 (Figure 3). This data includes a small number of units above 80 percent AMI.

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<sup>2</sup> Income-restricted data comes from the Income-restricted Housing Unit database, produced by King County and refers to units affordable to households making at or below 80 percent AMI.

**Figure 3. Income-restricted Housing Units Placed in Service in King County, 2019-2021**

Data Source: King County Income-restricted Housing Database, 2021



***Increase in the number of income-restricted housing units that went out of service since 2019***

King County now tracks the expiration of affordability covenants. In 2020 and 2021, 79 units and 273 units went out of service respectively, with most of these units being affordable to households making 50 to 80 percent AMI.

***Slight drop in housing cost burden rate for households at or below 50 percent AMI in most King County jurisdictions***

The number of 0 to 50 percent AMI housing cost burdened households countywide did not change significantly between the CHAS 2013-2017 data previously displayed on the dashboard and the CHAS 2015-2019 data in this update. Most jurisdictions saw a one to three percent decrease in the number of housing cost burdened households at or below 50 percent. This is likely caused by low-income households, which are more likely to be cost burdened, being displaced and moving out of King County to less expensive areas farther from job centers. Shifts in rates of cost burden and severe cost burden by race varied significantly between jurisdictions.

**Next Steps**

King County staff plan to update the “Key Housing Affordability Indicators,” “Regional Progress to Implement the Action Plan,” “Measuring Impact,” and “Jurisdictional Housing Affordability Snapshots” dashboard sections in summer 2023 with countywide cost burden percentages from CHAS, new findings from the 2022 Puget Sound Regional Council’s Housing Incentives and Tools Survey, and the 2021 PSRC Household Travel Survey Program. These updates will provide new insight into countywide housing cost burden and housing affordability strategies enacted by jurisdictions.