

# Memo

**To:** King County Affordable Housing Committee Members

**From:** McCaela Daffern, King County Regional Affordable Housing Implementation Manager

**cc:** Housing Interjurisdictional Team Members

**Date:** January 22, 2020

**Re:** Countywide Planning Policies Housing Chapter Amendments

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## Purpose

On January 29, the Affordable Housing Committee (AHC or Committee) will adopt recommended amendments to the Housing Chapter of the King County Countywide Planning Policies (CPPs) for consideration by the King County Growth Management Planning Council (GMPC). In advance of the meeting, some Committee members submitted proposed amendments. This memo describes the amendment process and proposed amendments. Exhibit 1 is a clean, non-marked up version of the proposed CPP amendments circulated to the Committee on January 6. Exhibit 2 is a matrix of amendments proposed by Committee members. A glossary and appendix will be added later this year before the policies are adopted by King County.

## Background

The GMPC asked the AHC to recommend updates to the Housing Chapter of the CPPs to support efforts to address the affordable housing crisis. The Committee's adopted recommendation must be transmitted to the GMPC in February 2021. As such, the AHC needs to adopt a recommendation in January.

## Summary of Work to Date

*Draft Scoping:* The Housing Interjurisdictional Team (HIJT) and AHC first discussed housing challenges opportunities to strengthen the Housing Chapter of the CPPs in November 2019. In the first two quarters of 2020; the AHC held two study sessions; the HIJT formed a CPP work group, a workshop was held with Housing Development Consortium members; the King County Planning Directors were briefed on the direction provided by the AHC; and the Interjurisdictional Team (IJT) supporting the GMPC developed principles to guide all CPP chapter updates,

*Draft Development:* Starting in September, the HIJT CPP Work Group drafted policy amendments to achieve health and equity outcomes while simultaneously sharing proposed policy amendments with the IJT and discussing concepts with planning directors throughout the county.

*Draft Revisions:* The AHC provided input on the first draft in November 2020. This draft was also shared with the GMPC, jurisdictional staff, regional funders, housing policy and land use advocates and other regional stakeholders in November and December 2020 for additional input. King County staff consulted closely with the HIJT CPP Work Group to address the input and revise the draft. For

more information on milestones reached through the end of October, reference the November 2020 [CPP Housing Chapter Update Memo](#) to the AHC.

*Proposed Amendments:* AHC members received a [draft copy of the HIJT's CPP Work Group's proposed policies](#) on January 6. Please reference Exhibit 2 in that document for the rationale for each change, including references to aligned plans and equity concepts. Some members submitted proposed amendments for consideration by other members in advance of the meeting in mid-January (see Exhibit 3). Members may propose amendments at the meeting.

## Policy Amendment Considerations

In response to initial AHC and IJT guidance, the HIJT CPP Work Group proposed amendments to the Housing Chapter to:

- Align with existing plans, including VISION 2050 and the RAHTF report.
- Strengthen methods of local and regional accountability.
- Achieve health and equity outcomes.

Additional revisions were made in December in response to subsequent input from the AHC and other regional stakeholders. The input received largely fell into three categories:

- Provide a more accurate definition of countywide need.
- Avoid unnecessary new processes (H-6 as proposed in November 13 version) and rely on regular monitoring and data transparency as the means for achieving regional accountability.
- Simplify and streamline policy language.

## Next Steps

The Committee will be asked to adopt recommended amendments at the January 29 meeting. To expedite decision-making, members are encouraged to review the proposed amendments in Exhibit 2 prior to the meeting. Committee members may also suggest further amendments at the meeting. The Committee will have approximately 40 minutes to discuss and deliberate on January 29.

Date	Action
January 2021	<b>AHC Recommendation of Housing Chapter</b> The AHC reviews and possibly adopts a recommendation to the GMPC for 2021 CPP Housing Chapter amendments. That same week, the GMPC workshops all CPP draft chapters, including the Housing Chapter.
February/ March 2021	<b>GMPC Consideration of Housing and Draft Release of full CPP update</b> The GMPC reviews the AHC recommendation. The GMPC releases the Public Review Draft of the 2021 CPPs and draft growth targets.
April/ May 2021	<b>GMPC Amendments to all Chapters</b> The GMPC identifies proposed amendments and sets final growth targets.
June 2021	<b>GMPC Recommends 2021 CPP Update</b> The GMPC considers amendments and takes final action to recommend the 2021 CPP Update to the King County Council.
July/ December 2021	<b>King County Council Adopts and Cities Ratify</b> King County Council considers recommended draft 2021 CPP Amendments from the GMPC and adopts. Cities ratify.

## Exhibits

- Exhibit 1: Proposed Amendments to the 2021 CPP Housing Chapter
- Exhibit 2: 2021 CPP Housing Chapter Amendment Tracker

## Exhibit 1: Proposed Amendments to the 2021 CPP Housing Chapter

### 2021 CPP Housing Chapter Draft Amendments HOUSING

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

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

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

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

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

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

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

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

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

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

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

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

<b>Table H-1: King County Affordable Housing Need</b>	<b>Less than or Equal to 30% AMI</b>	<b>Greater than 30% AMI and Less than or Equal to 50% AMI</b>	<b>Greater than 50% AMI and Less than or Equal to 80% AMI</b>	<b>All Less than or Equal to 80% AMI</b>
<b>Housing Units by Affordability (2019)</b>				
Number of Units	44,000	122,000	180,000	346,000
As Share of Total Units	5%	13%	19%	36%
<b>Additional Affordable Housing Units Needed (2019-2044)</b>				
Additional Housing Units Needed to Address Existing Conditions <sup>1</sup>	105,000	31,000	23,000	159,000
Housing Units Needed to Address Growth Through 2044 <sup>2</sup>	39,000	32,000	33,000	104,000
<b>Total Additional Affordable Housing Units Needed</b>	<b>144,000</b>	<b>63,000</b>	<b>56,000</b>	<b>263,000</b>
<b>Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)</b>				
Number of Units	188,000	185,000	236,000	609,000
As Share of Total Units	15%	15%	19%	49%

Refer to Appendix 4 for the methodology used to calculate countywide need and 2019 jurisdictional affordability levels as compared to countywide need.

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

- capital, operations, and maintenance funding;

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

<sup>2</sup> Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.

- complementary land use regulations;
- welcoming communities;
- supportive policies; and
- collaborative actions by all jurisdictions.

### ***Conduct a Housing Inventory and Analysis***

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

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

- a. affordability gap of the jurisdiction’s housing supply as compared to countywide need percentages from policy H-1 (see table H-2 in Appendix);
- b. number of existing housing units by housing type, age, number of bedrooms, occupants per room, condition, tenure, and AMI limit (for income-restricted units);
- c. percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;
- d. number of units, including number of income-restricted units, within a half-mile walkshed of high capacity or frequent transit stations and regional and countywide centers;
- e. household characteristics, by race/ethnicity:
  - i. income (median and by AMI bracket)
  - ii. tenure
  - iii. size
  - iv. housing cost burden and severe housing cost burden;
- f. current population characteristics, by race/ethnicity:
  - v. age
  - vi. disability;
- g. projected population growth and demographic change;
- h. housing development capacity within a half-mile walkshed of high capacity or frequent transit;
- i. ratio of housing to jobs in the jurisdiction;
- j. summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;
- k. the housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, disabled persons, people with medical conditions, and older adults; and
- l. the housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC).

**H-4** Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting

the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.

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

### ***Collaborate Regionally***

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low, very low, and low incomes. Collaborative efforts, supported by the work of the Affordable Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual jurisdictions lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

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

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

### ***Implement Policies and Strategies to Equitably Meet Housing Needs***

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

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

The strategies are grouped by theme:

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

Further detail on the range of strategies for equitably meeting housing needs is contained in Table H-2 in Appendix 4.

### Equitable processes and outcomes

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

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

**H-9** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color (BIPOC) households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.

### Increased housing supply, particularly for households with the greatest needs

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

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

**H-11** Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

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

### Expanded housing options and increased affordability accessible to transit and employment

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

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

**H-13** Increase housing choices for everyone—particularly those earning lower wages—in locations accessible to or within a reasonable commute to major employment centers and affordable to all income levels. Encourage housing production at levels that improve jobs-housing balance throughout the county.

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

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

### Expanded housing and neighborhood choice for all residents

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

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

- a. Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity.
- b. Expanding capacity for moderate density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy.
- c. Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing.

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

- a. Supporting long-term affordable homeownership opportunities for households earning at or below 80% AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and



- b. Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

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

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

### *Housing stability, healthy homes, and healthy communities*

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

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

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

### ***Measure Results and Provide Accountability***

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

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

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

- a. total housing units;
- b. number of units lost to demolition, redevelopment, or conversion to non-residential use.
- c. total income-restricted units, by AMI limit, for which the city is a party to affordable housing covenants on the property title;
- d. of total housing units, net new housing units created during the reporting period;
- e. of total income-restricted units, net new income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, created during the reporting period;
- f. total new accessible units permitted;

- g. new strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and
- h. jurisdiction's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.

The county will report annually:

- a. countywide housing inventory of:
  - i. total housing units;
  - ii. total income-restricted units, by AMI limit;
  - iii. total housing units, net new housing units created during the reporting period; and
  - iv. total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.
  - v. total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
  - vi. share of households by housing tenure by jurisdiction; and
- b. county's new strategies (e.g. dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;
- c. county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.
- d. number of income-restricted units within a ½ mile walkshed of a high-capacity or frequent transit stations in the county;
- e. share of households with housing cost burden, by income band, race, and ethnicity;
- f. tenant protection policies adopted by jurisdiction; and
- g. number of individuals and households experiencing homelessness, by race and ethnicity.

Where feasible, jurisdictions will also collaborate to provide:

- a. type and bedroom count of new housing units (recommended source: PSRC's Residential Building Permits annual reports); and
- b. changes in zoned capacity for housing, including housing densities and types.

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

### ***Adjust Strategies to Meet Housing Needs***

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

Note: Appendix 4 is under development. Table H-2 in Appendix 4 is referenced in policy H-3 and is provided for context only.

**APPENDIX 4: HOUSING TECHNICAL APPENDIX**  
**Table H-2: 2019 Housing Affordability for King County Jurisdictions by Regional Geographies**

Regional Geography and Jurisdiction	2019 Housing Units (HU)								
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		All Incomes
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU
<b>Metropolitan Cities</b>									
Bellevue	1,904	3%	3,062	5%	6,923	11%	50,483	81%	62,372
Seattle	22,164	6%	37,443	10%	64,108	17%	244,090	66%	367,806
<b>Core Cities</b>									
Auburn	1,464	5%	10,305	38%	7,225	26%	8,398	31%	27,391
Bothell	438	4%	1,346	11%	2,328	19%	8,096	66%	12,208
Burien	1,077	5%	5,333	26%	5,635	27%	8,748	42%	20,793
Federal Way	1,490	4%	9,558	26%	12,977	35%	13,232	36%	37,257
Issaquah	797	5%	941	6%	1,972	12%	13,091	78%	16,801
Kent	2,128	4%	12,091	25%	15,951	33%	18,058	37%	48,228
Kirkland	1,207	3%	2,495	6%	5,125	13%	30,485	78%	39,312
Redmond	732	3%	1,515	5%	3,092	11%	23,280	81%	28,619
Renton	1,876	4%	7,944	19%	11,080	26%	21,955	51%	42,855
SeaTac	380	3%	3,687	34%	3,752	35%	3,036	28%	10,855
Tukwila	456	5%	2,549	30%	3,177	38%	2,263	27%	8,445
<b>High Capacity Transit Communities</b>									
Des Moines	637	5%	3,284	25%	3,266	25%	5,711	44%	12,898
Kenmore	280	3%	1,173	12%	1,305	14%	6,727	71%	9,485
Lake Forest Park	111	2%	364	7%	443	8%	4,576	83%	5,494
Mercer Island	282	3%	397	4%	418	4%	9,410	90%	10,506
Newcastle	72	1%	138	3%	575	11%	4,430	85%	5,214
Shoreline	1,286	5%	2,278	9%	4,840	20%	15,723	65%	24,127
Woodinville	172	3%	321	6%	568	10%	4,389	81%	5,450
<b>Cities &amp; Towns</b>									
Algona	9	1%	457	43%	396	38%	191	18%	1,053
Beaux Arts	-	0%	8	6%	4	3%	108	90%	119
Black Diamond	43	2%	374	21%	246	14%	1,145	63%	1,808
Carnation	43	5%	152	19%	171	21%	451	55%	817
Clyde Hill	10	1%	38	3%	15	1%	1,037	94%	1,100
Covington	162	2%	802	11%	2,313	33%	3,825	54%	7,102
Duvall	52	2%	208	8%	260	10%	2,165	81%	2,684
Enumclaw	292	6%	1,619	31%	1,648	32%	1,670	32%	5,228
Hunts Point	5	3%	14	8%	5	3%	163	87%	186
Maple Valley	231	2%	556	6%	1,520	16%	6,973	75%	9,280
Medina	16	1%	20	2%	11	1%	1,187	96%	1,233
Milton	34	6%	171	28%	102	17%	301	50%	608
Normandy Park	154	5%	241	8%	226	8%	2,256	78%	2,876
North Bend	111	4%	396	14%	454	16%	1,822	65%	2,783
Pacific	41	2%	952	39%	856	35%	611	25%	2,460
Sammamish	190	1%	385	2%	900	4%	20,685	93%	22,159
Skykomish	10	6%	59	34%	20	12%	84	49%	173
Snoqualmie	51	1%	192	4%	334	7%	4,171	88%	4,748
Yarrow Point	4	1%	4	1%	8	2%	401	96%	416
<b>Urban Unincorporated &amp; Rural</b>									
Unincorporated King County	3,240	3%	9,577	10%	16,065	17%	64,297	69%	93,179
<b>Total HU</b>	<b>43,648</b>	<b>5%</b>	<b>122,448</b>	<b>13%</b>	<b>180,309</b>	<b>19%</b>	<b>609,722</b>	<b>64%</b>	<b>956,128</b>

Sources: Percent of housing supply from CHAS 2013-2017 Tables 17A, 17B, 18A, 18B, and 18C. Total housing units also from CHAS 2017 data and adjusted based on 2019 OFM Official April 1st Population and Housing Estimates, Housing Units. Regional Geographies from Puget Sound Regional Council.

Data Notes: Current housing units are calculated by taking the number of housing units in each AMI category from 2013-2017 CHAS data, determining what percentage of total units are in that AMI band, then multiplying that percentage by OFM estimates of the total number of units in 2019. This gives an estimate of current housing units in 2019 by AMI category, preserving the same AMI distribution as appears in the 2013-2017 CHAS data.

**Exhibit 2: 2021 CPP Housing Chapter Amendment Tracker**

Amendment #	Sponsor	Change	Notes
1	Master Builders Association of King and Snohomish Counties	<p>Add the underlined text to policy H-11:</p> <p>“Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, <u>shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements,</u> and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.”</p>	
2	Master Builders Association of King and Snohomish Counties	<p>Add the underlined text to policy H-13:</p> <p>“Increase housing choices for everyone—particularly those earning lower wages—in locations accessible to or within a reasonable commute to major employment centers and affordable to all income levels. <u>Ensure there are zoning ordinances and building policies in place that allow and</u> encourage housing production at levels that improve jobs-housing balance throughout the county <u>across all income levels.</u>”</p>	
3	Futurewise	<p>Add the underlined text to policy H-16:</p> <p>“Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> <li>a. Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity.</li> <li>b. Expanding capacity for moderate density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy.</li> <li>c. Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing.</li> </ul>	

		d. <u>Providing access to housing types that serve a range of household sizes, types, and incomes including 2+ bedroom homes for families with children and/or adult roommates, and accessory dwelling units, efficiency studios and/or congregate residences for single adults.</u>	
4	Master Builders Association of King and Snohomish Counties	Not proposing a specific amendment to policy H-18 but flagging this as a potential concern:  “Promote equitable development and adopt anti-displacement strategies, including dedicated funds for land acquisition and affordable housing production and preservation. Mitigate displacement that may result from planning, public and private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and capital investments.”	The last two sentences raise questions on what actions are to be taken by jurisdictions. Very broad; actual intent could be more clear.
5a	Master Builders Association of King and Snohomish Counties	Add the underlined text to policy H-23, remove the struck through text, and adjust lettering to account for additional items.  “Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhoods of choice. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.  Jurisdictions, including the county for unincorporated areas, will report annually to the county: a. total housing units; b. number of units lost to demolition, redevelopment, or conversion to non-residential use. c. total income-restricted units, by AMI limit, for which the city is a party to affordable housing covenants on the property title; d. of total housing units, net new housing units created during the reporting period <u>and what type of housing was constructed, broken down by at least single-family, moderate density housing types, high density housing types</u>	

		<ul style="list-style-type: none"> <li>e. of total income-restricted units, net new income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, created during the reporting period;</li> <li>f. total new accessible units permitted;</li> <li>g. <u>percentage of total zoned residential capacity by type of housing allowed, including but not limited to single-family, moderate density, high density;</u></li> <li>g-h. new strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and</li> <li>h-i. jurisdiction's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.</li> </ul> <p>The county will report annually:</p> <ul style="list-style-type: none"> <li>a. countywide housing inventory of: <ul style="list-style-type: none"> <li>i. total housing units;</li> <li>ii. total income-restricted units, by AMI limit;</li> <li>iii. total housing units, net new housing units created during the reporting period and <u>what type of housing constructed;</u> and</li> <li>iv. total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.</li> <li>v. total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022; and</li> <li>vi. share of households by housing tenure by jurisdiction; and</li> <li>vii. <u>zoned residential capacity percentages broken down by housing type/number of units allowed per lot.</u></li> </ul> </li> <li>b. county's new strategies (e.g. dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;</li> <li>c. county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and</li> </ul>	
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		<p>neighborhood choice for BIPOC households and other population groups identified through policy H-5.</p> <ul style="list-style-type: none"> <li>d. number of income-restricted units within a ½ mile walkshed of a high-capacity or frequent transit stations in the county;</li> <li>e. share of households with housing cost burden, by income band, race, and ethnicity;</li> <li>f. tenant protection policies adopted by jurisdiction; and</li> <li>g. number of individuals and households experiencing homelessness, by race and ethnicity.</li> </ul> <p><del>Where feasible, jurisdictions will also collaborate to provide:</del></p> <ul style="list-style-type: none"> <li><del>a. type and bedroom count of new housing units (recommended source: PSRC’s Residential Building Permits annual reports); and</del></li> <li><del>b. changes in zoned capacity for housing, including housing densities and types.”</del></li> </ul>	
5b	Council Chair Balducci	<p>In policy H-23, delete the text that is struck through and add the text that is underlined.</p> <p>“Jurisdictions, including the county for unincorporated areas, will report annually to the county:</p> <ul style="list-style-type: none"> <li>a. total housing units;</li> <li>b. number of units lost to demolition, redevelopment, or conversion to non-residential use;</li> <li>c. total income-restricted units, by AMI limit, for which the city is a party to affordable housing covenants on the property title;</li> <li>d. of total housing units, net new housing units created during the reporting period;</li> <li>e. of total income-restricted units, net new income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, created during the reporting period;</li> <li><del>f. total new accessible units permitted;</del></li> <li><u>g.f.</u>-new strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and</li> </ul>	<p>It is unclear what was intended by the use of the term accessible. There also isn’t a reliable data set for accessible units at this time, so move this to the “where feasible” section.</p>

		<p><del>h.g.</del> jurisdiction's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.</p> <p>The county will report annually:</p> <ol style="list-style-type: none"> <li>a. countywide housing inventory of: <ol style="list-style-type: none"> <li>i. total housing units;</li> <li>ii. total income-restricted units, by AMI limit;</li> <li>iii. total housing units, net new housing units created during the reporting period;<del>and</del></li> <li>iv. total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021;<del>;</del></li> <li>v. total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022; <u>and</u></li> <li>vi. share of households by housing tenure by jurisdiction;<del>and</del></li> </ol> </li> <li>b. county's new strategies (e.g. dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;</li> <li>c. county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5;<del>;</del></li> <li>d. number of income-restricted units within a ½ mile walkshed of a high-capacity or frequent transit stations in the county;</li> <li>e. share of households with housing cost burden, by income band, race, and ethnicity;</li> <li>f. tenant protection policies adopted by jurisdiction; and</li> <li>g. number of individuals and households experiencing homelessness, by race and ethnicity.</li> </ol> <p>Where feasible, jurisdictions will also collaborate to provide:</p> <ol style="list-style-type: none"> <li>a. type and bedroom count of new housing units (recommended source: PSRC's Residential Building Permits annual reports);<del>and</del></li> </ol>	
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6	Futurewise	<p>Add the underlined text to policy H-25:</p> <p>“Review and amend countywide and local housing strategies and actions when monitoring in Policy H-23 and H-24 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need. Consider amendments to land use policies <u>and the future land use map</u> where they present a significant barrier to the equitable distribution of affordable housing.”</p>	