

Memo

To: King County Affordable Housing Committee Members
From: McCaela Daffern, Regional Affordable Housing Implementation Manager
cc: Housing Interjurisdictional Team
Date: July 16, 2021
Re: Countywide Planning Policies Housing Chapter Update

Summary

This report summarizes recent milestones and outcomes of the King County Growth Management Planning Council's (GMPC or Council) efforts to update the Countywide Planning Policies (CPPs). On June 23, 2021, the GMPC approved [recommended updates to the CPPs](#)¹ for King County Council's consideration. The GMPC approved updates included amendments to the Affordable Housing Committee's (AHC or Committee) recommended CPP Housing Chapter policies. The GMPC's recommendation passed with a motion directing the AHC to recommend an affordable housing unit allocation and accountability framework and suggest future amendments to the CPPs necessary to implement the recommendations to the GMPC next year.

Background

The King County CPPs create a shared and consistent framework for growth management planning for all King County jurisdictions in accordance with RCW 36.70A.210. The CPPs were last comprehensively reviewed and updated in 2012. The CPPs are proposed to be updated in 2021 to be consistent with VISION 2050 and its Multicounty Planning Policies, approved in 2020. The GMPC directed the AHC to develop recommended updates to the Housing Chapter and staff to develop limited scope updates to the rest of the CPPs. After more than a year of discussion and deliberation, the AHC transmitted their recommended updates to the Housing Chapter to the GMPC on February 24, 2021.

Public Review Draft and Revisions

The GMPC released the [public review draft](#)² of the CPPs on April 5, 2021, including the draft policies recommended by the AHC. During the public comment review phase, AHC staff participated in meetings to solicit input from the affordable housing development community, residents of incorporated King County, and King County Planning Directors. Engagement with the Planning Directors focused on Committee members' concerns about the burden on small cities in meeting reporting requirements. The GMPC also received several emails and letters commenting on aspects of the housing chapter. Common themes in the written comments included a desire for guidance and specificity on affordable housing need at the jurisdictional scale and the equitable distribution of affordable housing throughout King County.

¹ https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021_KC_CPPs_Package.ashx?la=en

² <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021%20Countywide%20Planning%20Policies%20Public%20Review%20Draft%20Materials.aspx>

Staff revised the chapter to address input from the public review phase, added defined terms, and updated the Housing Chapter technical appendix to include a range of options for guidance on planning for the jurisdictional share of countywide housing need.

Approved Housing Amendments

The [revised chapter and draft options](#)³ were presented to the GMPC on May 26. In response, GMPC members and the staff Interjurisdictional Team (IJT) submitted several amendment proposals in June, many of which were housing-related.

The amendments proposed changes to the text, to policies, and to the “whereas” statements in proposed Motion 21-1. The IJT categorized all amendments into subject-matter groupings such as housing, growth targets, rural area, etc. The IJT further identified which amendments were consistent with the GMPC Guiding Principles and, with amendment sponsor support, separated those into a “consent” package. The IJT, including staff to the AHC, worked to consolidate, streamline, or refine amendments, again when sponsors agreed. This work was done to facilitate discussion and approval of the amendments at the June 23 GMPC meeting.

Several amendments passed related to increasing housing growth closer to areas of high employment, understanding housing need, including updating housing need data based on forthcoming data from the state Department of Commerce, and clarifying displacement analysis requirements. See amendments C-4, C-5, 11, and C-6 in Exhibit 1 and in the approved CPPs [transmitted to King County Council](#).⁴

Withdrawn Housing Amendments

Due to their complexity, overlapping nature, and desire for further discussion, several amendments regarding understanding and accommodating housing need, holding jurisdictions accountable, and prioritizing where and how resources should be allocated were not presented for a vote (see amendments 12-20 in Exhibit 1).

Amendment to Create AHC Work Plan Item

The GMPC agreed that amendments 12-20 would benefit from further refinement and development by the AHC and regional stakeholders and should be informed by forthcoming housing needs data from Commerce. As such, the GMPC amended the motion to approve the CPPs to establish a new work plan item for the AHC.

Under this new directive, the AHC shall:

- monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting;
- establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce;
- recommend to the GMPC an accountability and implementation framework for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and

³ <https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021-CPP-Update/Attachment-A-Proposed-2021-KCCPP-052121.ashx?la=en>

⁴ https://kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/CPPs/2021_KC_CPPs_Package.ashx?la=en

- recommend to the GMPC any CPP amendments necessary to implement their recommendations;

The AHC must complete its work by the end of 2022 and report back to the GMPC quarterly on its progress.

Next Steps

King County staff to the GMPC incorporated all approved amendments and transmitted legislation to the King County Council on June 30, 2021 for their review and consideration. The intent is for the King County Council to act to update the CPPs and cities to ratify by the end of 2021. Meanwhile, King County staff to the AHC will work with the Housing Interjurisdictional Team and the Community Partners Table to identify next steps for the AHC workplan item.

Exhibit 1: CPP Housing-related Amendment Matrix

Legend:

- Regular black text = Original 2012 CPP language
- Underlined text = Proposed 2021 CPP addition
- ~~Struck through text~~ = Proposed deletion of 2012 CPP language
- Red text = GMPC or IJT amendments proposed prior to June 23, 2021
- Dark blue text = GMPC amendments made at the June 23, 2021 GMPC meeting

Topic & Amendment #	Policy # & Sponsor	Housing-Related Amendment	Summary	GMPC Action
Consent Amendment 5	H-24 & H-25 CM Jennifer Robertson, City of Bellevue	<p><u>H-24 Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.</u></p> <p>a) <u>Jurisdictions, including the county for unincorporated areas, will report annually to the county using guidance developed by the County on housing AMI levels:</u></p> <ol style="list-style-type: none"> 1) <u>in the first reporting year, total income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, for which the city is a party to affordable housing covenants on the property title created during the reporting period. In future years, report new units created and units with affordability terms that expired during the reporting period.</u> 2) <u>description and magnitude of land use or regulatory changes to increase zoned residential capacity including, but not limited to, single-family, moderate-density, and high-density;</u> 3) <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</u> <p>a) <u>The county will where feasible consolidate housing data across jurisdictions to provide clarity and assist jurisdictions with housing data inventory and report annually on:</u></p> <ol style="list-style-type: none"> 1) <u>countywide housing inventory of:</u> <ol style="list-style-type: none"> i) <u>total housing units, by affordability to AMI bands;</u> ii) <u>total income-restricted units, by AMI limit;</u> iii) <u>number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;</u> iv) <u>of total housing units, net new housing units created during</u> 	Specifies how the County will support jurisdictions, including developing guidance for jurisdictions on housing AMI levels, consolidating housing data across jurisdictions, and assisting jurisdictions with housing data inventory	Adopted

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		<p><u>the reporting period and what type of housing was constructed, broken down by at least single-family, moderate-density housing types, and high-density housing types; and</u></p> <p>v) <u>total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.</u></p> <p>vi) <u>total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;</u></p> <p>vii) <u>share of households by housing tenure by jurisdiction; and</u></p> <p>viii) <u>zoned residential capacity percentages broken down by housing type/number of units allowed per lot;</u></p> <p>2) <u>the 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;</u></p> <p>3) <u>the 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.</u></p> <p>4) <u>number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;</u></p> <p>5) <u>share of households with housing cost burden, by income band, race, and ethnicity;</u></p> <p>6) <u>tenant protection policies adopted by jurisdiction; and</u></p> <p>7) <u>number of individuals and households experiencing homelessness, by race and ethnicity.</u></p> <p>b) <u>Where feasible, jurisdictions will also collaborate to report:</u></p> <p>1) <u>net new units accessible to persons with disabilities.</u></p> <p>H-25 <u>The county will provide guidance to jurisdictions on goals for housing AMI levels and annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-24, using public-facing tools such as the King County's Affordable Housing Dashboard.</u></p>		
Consent Amendment 6	H-3 & H-19 and edits to Appendix 4: Housing	H-3 <u>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:</u>	Clarifies whether it is public or private investments and policies that are being examined	Adopted

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	Technical Appendix, H-16 and H-19 CM Kathy Lambert, King County	<p><u>n. areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.</u></p> <p>H-19 <u>Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, public and large-scale private infrastructure and other investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</u></p> <p>Housing Technical Appendix</p> <table><tr><td><u>H-16 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</u></td><td><u>Preservation strategies to consider include:</u><ul style="list-style-type: none"><u>Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as:</u><ul style="list-style-type: none"><u>investments in low-, very low-, and extremely low-income housing equitable development initiatives</u><u>inclusionary zoning</u><u>community planning requirements; tenant protections</u><u>public land disposition</u></td></tr></table>		<u>H-16 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</u>	<u>Preservation strategies to consider include:</u> <ul style="list-style-type: none"><u>Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as:</u><ul style="list-style-type: none"><u>investments in low-, very low-, and extremely low-income housing equitable development initiatives</u><u>inclusionary zoning</u><u>community planning requirements; tenant protections</u><u>public land disposition</u>	for displacement-related policies	
<u>H-16 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</u>	<u>Preservation strategies to consider include:</u> <ul style="list-style-type: none"><u>Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as:</u><ul style="list-style-type: none"><u>investments in low-, very low-, and extremely low-income housing equitable development initiatives</u><u>inclusionary zoning</u><u>community planning requirements; tenant protections</u><u>public land disposition</u>						

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			<p><u>policies</u></p> <ul style="list-style-type: none"> ○ <u>consideration of land that may be used for affordable housing</u> <p>...</p> <ul style="list-style-type: none"> • <u>Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new public capital investments are anticipated to allow current low-income residents to stay</u> 		
		<p><u>H-19 Adopt policies and strategies that promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning</u></p>	<p><u>Suggested equitable development and anti-displacement strategies include:</u></p> <ul style="list-style-type: none"> • <u>Consider and plan for socioeconomic diversity and cultural stability</u> • <u>Encourage homeownership opportunities for low-income households</u> • <u>Acquire and preserve manufactured housing communities to prevent displacement</u> • <u>Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs</u> • <u>Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement.</u> • <u>Implement tenant protections that increase stability such as:</u> <ul style="list-style-type: none"> ○ <u>Notice of rent increase</u> 		

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		<u>efforts, public and large-scale private infrastructure and other investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</u>	<ul style="list-style-type: none"> ○ <u>Right to live with family</u> ○ <u>Just cause eviction for tenants on termed leases</u> ○ <u>Tenant relocation assistance</u> • <u>Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement</u> 		
Consent Amendment 7	Appendix 4: Housing Technical Appendix IJT	See attached document, Attachment 1 [included in Proposed 2021 KC CPPs]			Adopted
Major Amendment: Environment 2	EN-13 CM Kathy Lambert, King County	Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. <u>Ensure urban tree canopy regulations are implemented consistent with the countywide goals of providing affordable housing and promoting compact development within the Urban Growth Area.</u> Prioritize places where Black, Indigenous, and other people of color, low income, and frontline community members live, work, and play.		Adds language aligning urban tree canopy regulations with affordable housing countywide goals and the promotion of compact development within the Urban Growth Area	Motion Failed
Major Amendment: Rural Area 7	DP-17 & DP-18 CM Kathy Lambert, King County	<p>DP-16DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <p>a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or</p> <p>b) A proposed expansion of the contiguous Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space;</p>		Simplifies language and removes the criteria for adding land to the Urban Growth Area specifying that no development on the property shall occur until the property is annexed by the city. Removes the criteria that Urban Growth area expansions require an agreement between the property owner, the annexing city, and the	<p>DP-17 Motion Failed</p> <p>DP-18 Motion Failed</p>

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		<p>1) is at least a minimum of four times the acreage of the land added to the Urban Growth Area; and</p> <p>2) is contiguous with the <u>original 1994</u> Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and</p> <p>3) Preserves is onsite and preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or</p> <p>c-) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.</p> <p>DP-17DP-18 If Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), DP-17(a) or DP-17(b), add land to the Urban Growth Area only if and it meets all of the following criteria:</p> <p>a) Is adjacent to the existing Urban Growth Area;</p> <p>b) For expansions based on DP-16(a) DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs and is adjacent to the existing Urban Growth Area;</p> <p>bc) For expansions based on DP-17(b), is:</p> <p>i) adjacent contiguous to the original 1994 contiguous Urban Growth Area;</p> <p>ii) only residential development is allowed on the new urban lands;</p> <p>iii) no development on the property shall occur until the property is annexed by the city. These Urban Growth Area expansions require an agreement between the property owner, the annexing city, and the County;</p> <p>ed) Can be efficiently provided with urban services and does not require any supportive facilities, services, roads, or any infrastructure to cross or be located in the Rural Area, Resource Lands, or new open space area, and does not overly burden King County road networks in the Rural Area;</p> <p>de) Follows topographical features that form natural</p>	County	

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		<p>boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;</p> <p>ef) Is not currently designated as Resource Land;</p> <p>fg) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and</p> <p>gh) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.</p>		
Major Amendment: Rural Area 7c	DP-17 CM Kathy Lambert, King County	<p>Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <p>c) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or</p> <p>d) A proposed expansion of the <u>contiguous</u> Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:</p> <p>4) is at least <u>a minimum of</u> four times the acreage of the land added to the Urban Growth Area. <u>In some cases, such as for provision of affordable housing or for protection of properties eligible as high conservation value properties, adjustments to the four-to-one ratio may be approved; and</u></p> <p>5) is contiguous with the <u>original 1994</u> Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and</p> <p>6) Preserves is onsite and preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or</p> <p>c-) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that</p>	Adds exceptions to the four-to-one ratio rule, including provision of affordable housing or for protection of properties eligible as high conservation value properties	Motion Failed

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		has been owned by a city since 1994 and is less than thirty acres in size.		
Major Amendment: Growth Targets 9	DP-13 CM Ryan McIrvine, City of Renton	<p>GMPC shall:</p> <ul style="list-style-type: none"> ➤ <u>a) Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be incorporated used as the land use assumption in state-mandated comprehensive plan updates;</u> ➤ <u>b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1;</u> ➤ <u>c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and jobs, allocations to Regional Geographies, and individual jurisdictional growth targets;</u> <u>d) At the outset of a growth target setting process, ensure that each jurisdiction sets growth targets that are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets are determined (however targets can be exceeded if needed to meet affordable housing requirements);</u> ➤ <u>de) Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the 2006-2031 planning period are shown in table DP-1.</u> 	Creates a workplan item for the GMPC to establish objective criteria and principles to guide how jurisdictional targets are determined	Adopted as amended (shown)
Major Amendment: Housing Need & Accountability 11	New Policy, H-X & DP-12 CM Claudia Balducci, King County	<p><i>Add the following new policy to the Housing Chapter:</i></p> <p><u>H-X: Update existing and projected countywide and jurisdictional housing needs using data and methodology provided by the Washington State Department of Commerce, in compliance with state law.</u></p> <p><i>Amend DP-12(a) to read:</i></p> <p>DP-11<u>DP-12</u> GMPC shall allocate residential and employment growth to each city and <u>urban</u> unincorporated urban area in the county. This allocation is predicated on:</p> <ul style="list-style-type: none"> ◆ <u>a) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget</u> 	Adds a new policy to update housing needs data based on forthcoming data from the state Department of Commerce	Adopted

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		Sound Regional Council, <u>informed by the 20-year projection of housing units from the state Department of Commerce;</u>		
Major Amendment: Housing Need & Accountability 12	Narrative Text, Housing Chapter CM Thomas McLeod, City of Tukwila	<p><u>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:</u></p> <ul style="list-style-type: none"> <u>• 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</u> <u>• Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden</u> <p><u>While significant new housing growth needed is necessary to reach overall King County housing growth targets, new the ability of the region's housing market growth will not sufficiently to address the housing needs for of low-income households is limited. Consequently, A large majority much of the need for low-income housing will need to be addressed with through:</u></p> <ul style="list-style-type: none"> <u>A) the creation of units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”); and,</u> <u>B) the preservation of existing naturally occurring affordable housing where it still exists;</u> <p><u>Building on the Task Force's work, this chapter establishes goals and policies intended to address the a countywide need for affordable housing. The purpose is to ensure the provision of sufficient defined as the additional housing units needed in King County by 2044 so that no household with an income at, or below, 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, These CPPs also recognize that housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase</u></p>	Change to the introductory text related to preserving "naturally occurring affordable housing" and promoting market rate housing in what are termed historically affordable communities, among other text changes. It also amends the overarching goal to add creation of housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households	Withdrawn; to be addressed by Amendment 21

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		<p>affordability across all income levels for low-income housing, while more affordable jurisdictions will need to take significant action to preserve affordability and plan for housing that serves all economic segments of the population. Moreover, to redress past inequities, less affordable jurisdictions will need to subsidize and incentivize much more regulated affordable housing while historically affordable jurisdictions may need to work to attract market rate housing—to help reverse cycles of investment/disinvestment, lift households out of poverty and give more low-income people access to opportunity. 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 and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). 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:</p> <ol style="list-style-type: none"> <u>1. Conduct a housing inventory and analysis;</u> <u>2. Implement policies and strategies to meet housing needs equitably;</u> <u>3. Measure results and provide accountability; and</u> <u>4. Adjust strategies to meet housing needs.</u> <p><u>Overarching Goal:</u> <i>Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions will work to:</i></p> <ul style="list-style-type: none"> <i>• preserve, improve, and expand their housing stock;</i> <i>• promote fair and equitable access to housing for all people;</i> <i>• create housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and,</i> <i>• take actions that eliminate race-, place-, ability-, and income-based housing disparities</i> 		
Major Amendment: Housing Need & Accountability 13	DP-14 CM Thomas McLeod, City of Tukwila	<p>All jurisdictions shall plan. Plan to accommodate housing and employment targets <u>in all jurisdictions</u>. This includes:</p> <ul style="list-style-type: none"> • a) Using the adopted targets as the land use assumption for their comprehensive plan; 	Sets a new minimum growth target threshold related to a jurisdiction's housing affordability	Withdrawn; to be addressed by Amendment 21

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		<ul style="list-style-type: none"> • b) Establishing local growth targets for regional growth centers and regional manufacturing-industrial centers, where applicable; • c) Adopting Ensuring adopted comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20- year growth needs targets and is consistent with the desired growth pattern described in VISION 2040 2050; and affordable housing and equity goals established in the CPP's; • d) Ensure growth for jurisdictions with less than 50% of their total housing stock affordable at or below 100% AMI, growth targets must be greater than or equal to 50% of the existing gap. Applicable to all jurisdictions with 1500 or more total housing units. <p>For example, if a jurisdiction has 10,000 housing units and 4,000 are affordable at or below 100% AMI, the jurisdiction has a gap of 1000 units affordable at or below 100% AMI. Therefore, their housing target must be at least half of the 1000 unit gap or 500 units.</p> <ul style="list-style-type: none"> • d e Coordinating Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments among agencies, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and • e f) Transferring and accommodating unincorporated area housing and employment targets as annexations occur. 		
Major Amendment: Housing Need & Accountability 14	H-1 CM Thomas McLeod, City of Tukwila	<p><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 combination of all the comprehensive plans in King County should address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including people with special needs. Each jurisdiction's comprehensive plan should: 1) preserve, improve, and expand the local housing stock, 2) promote fair and equitable access to housing. 3) create,</u></p>	Amends the policy regarding countywide need to remove language that calibrates affordable housing provision to the jurisdiction's affordability gap, incorporates the overarching goal language, including language from amendment 12, and shifts	Withdrawn; to be addressed by Amendment 21

Topic & Amendment #	Policy # & Sponsor	Housing-Related Amendment	Summary	GMPC Action												
		<u>or preserve where already existing, housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households, and 4) eliminate race-, place-, ability-, and income-based housing disparities. The countywide need for housing in 2044 by percentage of AMI is:</u> <table><tr><td><u>30 percent and below AMI (extremely low)</u></td><td><u>15 percent of total housing supply</u></td></tr><tr><td><u>31-50 percent of AMI (very low)</u></td><td><u>15 percent of total housing supply</u></td></tr><tr><td><u>51-80 percent of AMI (low)</u></td><td><u>19 percent of total housing supply</u></td></tr></table>	<u>30 percent and below AMI (extremely low)</u>	<u>15 percent of total housing supply</u>	<u>31-50 percent of AMI (very low)</u>	<u>15 percent of total housing supply</u>	<u>51-80 percent of AMI (low)</u>	<u>19 percent of total housing supply</u>	the verb to "should"							
<u>30 percent and below AMI (extremely low)</u>	<u>15 percent of total housing supply</u>															
<u>31-50 percent of AMI (very low)</u>	<u>15 percent of total housing supply</u>															
<u>51-80 percent of AMI (low)</u>	<u>19 percent of total housing supply</u>															
Major Amendment: Housing Need & Accountability 15	H-1 CM Pam Stuart, City of Sammamish	<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> <table><tr><td><u>30 percent and below AMI (extremely low)</u></td><td><u>15 percent of total housing supply</u></td></tr><tr><td><u>31-50 percent of AMI (very low)</u></td><td><u>15 percent of total housing supply</u></td></tr><tr><td><u>51-80 percent of AMI (low)</u></td><td><u>19 percent of total housing supply</u></td></tr></table> <u>AND each jurisdiction's comprehensive plan must show how the jurisdiction will achieve a minimum:</u> <table><tr><td><u>30 percent and below AMI (extremely low)</u></td><td><u>8 percent of total housing supply</u></td></tr><tr><td><u>31-50 percent of AMI (very low)</u></td><td><u>8 percent of total housing supply</u></td></tr><tr><td><u>51-80 percent of AMI (low)</u></td><td><u>10 percent of total housing supply</u></td></tr></table> <u>OR a minimum of 40% of total housing supply at or below 100% AMI</u> <u>OR if neither of the above can reasonably be achieved, for each AMI bracket not meeting the county wide targets of 15%, 15%, and 19%, respectively, the jurisdiction must submit a plan to increase their total housing stock in that bracket by 20%.</u>	<u>30 percent and below AMI (extremely low)</u>	<u>15 percent of total housing supply</u>	<u>31-50 percent of AMI (very low)</u>	<u>15 percent of total housing supply</u>	<u>51-80 percent of AMI (low)</u>	<u>19 percent of total housing supply</u>	<u>30 percent and below AMI (extremely low)</u>	<u>8 percent of total housing supply</u>	<u>31-50 percent of AMI (very low)</u>	<u>8 percent of total housing supply</u>	<u>51-80 percent of AMI (low)</u>	<u>10 percent of total housing supply</u>	Adds three options for minimum planning thresholds for affordable housing to H-1	Withdrawn; to be addressed by Amendment 21
<u>30 percent and below AMI (extremely low)</u>	<u>15 percent of total housing supply</u>															
<u>31-50 percent of AMI (very low)</u>	<u>15 percent of total housing supply</u>															
<u>51-80 percent of AMI (low)</u>	<u>19 percent of total housing supply</u>															
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<u>51-80 percent of AMI (low)</u>	<u>10 percent of total housing supply</u>															

Topic & Amendment #	Policy # & Sponsor	Housing-Related Amendment	Summary	GMPC Action
Major Amendment: Housing Need & Accountability 16	H-3X, New Policy CM Thomas McLeod, City of Tukwila	<u>H-3X Prioritize the use of local and regional resources to provide housing access for very low-income families in high opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) and avoid actions that perpetuate historical patterns of poverty concentration and unequal access to opportunity for BIPOC and low-income communities.</u>	New policy to prioritize local and regional resources to provide housing for very low-income families in high opportunity areas	Withdrawn; to be addressed by Amendment 21
Major Amendment: Housing Need & Accountability 17	H-4 CM Pam Stuart, City of Sammamish	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. <u>Provide a plan to fill all identified gaps. Failure to provide a revised plan to fill the identified gaps will trigger a county review of the jurisdiction's land use policies.</u>	Creates a requirement to plan to fill gaps in meeting countywide housing need and triggers County review if a plan is not provided	Withdrawn; to be addressed by Amendment 21
Major Amendment: Housing Need & Accountability 18	H-7 CM Pam Stuart, City of Sammamish	Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter. <u>Provide support proportionate to jurisdictions' median income and current housing gap – ie where gaps in affordable housing stock are the larger and median incomes are higher, financial support will be proportionately more.</u>	Amends the policy on regional and subregional collaboration to require provision of support proportionate to a jurisdictions' median income and housing gap	Withdrawn; to be addressed by Amendment 21
Major Amendment: Housing Need & Accountability 19	H-25 CM Thomas McLeod, City of Tukwila	H-20 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... Measure Results and Provide Accountability. Each jurisdiction has a responsibility to address its share of the countywide housing need. d. 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. H-25 The county, <u>or third-party consultant</u> , will annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-24, using public-facing tools such as the King County's Affordable Housing Dashboard.	States that a third-party consultant could provide housing data in lieu of the County	Withdrawn; to be addressed by Amendment 21
Major	H-26	H-25 H-26 Review and amend countywide and local housing strategies and	Adds language regarding	Withdrawn; to

Topic & Amendment #	Policy # & Sponsor	Housing-Related Amendment	Summary	GMPC Action
Amendment: Housing Need & Accountability 20	CM Jennifer Robertson, City of Bellevue	actions when monitoring in Policy H-24 and H-25 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need <u>with the recognition of unique characteristics within jurisdictions in addressing housing affordability</u> . Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.	unique characteristics of jurisdictions to the policy regarding jurisdictions reviewing and amending their policies	be addressed by Amendment 21
Major Amendment: Housing Need & Accountability 21	Motion 21-1 CM Claudia Balducci, King County	<p><u>WHEREAS House Bill 1220 (adopted by the Washington State Legislature in 2021) requires that jurisdictions' housing elements under the Growth Management Act include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the Department of Commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing; and</u></p> <p><u>WHEREAS the Department of Commerce anticipates providing the existing and projected housing need data and methodology guidance required by House Bill 1220 in summer 2022; and</u></p> <p><u>WHEREAS The Affordable Housing Committee of the Growth Management Planning Council will, no later than early 2022, commence a collaborative effort to:</u></p> <ol style="list-style-type: none"> <u>1. monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting;</u> <u>2. establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce;</u> <u>3. recommend to the Growth Management Planning Council an accountability and implementation framework for equitably meeting affordable housing needs across the region. The Affordable Housing Committee will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by Growth Management Planning Council members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and</u> 	Creates a workplan item for the AHC to monitor and report on jurisdiction housing supply and affordability; establish subregional or jurisdictional housing needs; recommend to the GMPC and accountability framework that considers the Housing and Development Patterns amendments proposed at this meeting; and recommend to the GMPC and CPP amendments necessary for implementation	Adopted as amended (shown)

Topic & Amendment #	Policy # & Sponsor	Housing-Related Amendment	Summary	GMPC Action
		<p>4. <u>recommend to the Growth Management Planning Council any Countywide Planning Policy amendments necessary to implement their recommendations; and</u></p> <p><u>WHEREAS The AHC will complete its housing needs work by the end of 2022 and will report back to the GMPC quarterly on its progress; and</u></p>		

Attachment 1 – Consent Amendment 7

APPENDIX 4: HOUSING TECHNICAL APPENDIX

Policy H-1: Countywide Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and the condition of existing housing supply as well as its responsibility to accommodate its share of the countywide need for affordable housing as defined in policy H-1. In order for each jurisdiction to address its share of the countywide housing need for extremely low-, very low-, and low-income housing, a four-step approach should be followed:

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.

Countywide need, also called the countywide affordable housing need, is the number of additional, affordable homes needed by 2044 so that no household at or below 80 percent AMI spends more than 30 percent of their income on housing. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent AMI that need to be built or preserved by 2044 as shown in Table H-1. The countywide need estimate includes both homeownership and rental units and accounts for people experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30 percent AMI) allows those households to vacate units affordable within the next highest income category (e.g., greater than 30 percent AMI and less than or equal to 50 percent of AMI) each year, in turn addressing needs of cost-burdened households in that income level. The estimates in Table H-1 assume that housing units equal to 1/25th of the cost burdened households in each category in 2019 are added annually in each income category until cost burden is eliminated, which occurs in different years for different income categories due to the vacating unit process described earlier. The estimates of housing units needed to address growth also assume income distribution of households added through growth is the same as existing income distribution.

Estimating Local Housing Need

While the CPPs do not prescribe a jurisdictional share of countywide affordable housing need, per RCW 36.70A.070 jurisdictions must include in the housing element of their comprehensive plan:

an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:

(i) Units for moderate, low, very low, and extremely low-income households;

Countywide housing need, housing affordability, and income-restricted housing unit data provided in Tables H-1 and H-2 and through the King County Regional Affordable Housing Dashboard can assist jurisdictions in estimating their local affordable housing needs. Sample calculations using a simplified methodology and potential policy responses for three jurisdictions of varying size and affordability are provided below. As a reminder, Policy H-1 and Table H-1 provides that the countywide need for housing in 2044 by percentage of AMI is:

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

The sample jurisdictional calculations use fictional data from Table H-3.

Table H-2: Fictional Jurisdictional Data

Jurisdiction	Current Housing Units (HU) (2013-2017)								
	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
Jurisdiction A	2,000	3%	3,000	4%	7,000	10%	58,000	83%	70,000
Jurisdiction B	2,500	4%	20,000	33%	18,000	30%	20,000	33%	60,500
Jurisdiction C	300	3%	600	6%	1,600	17%	7,000	74%	9,500

Source: 2013 - 2017 CHAS

Jurisdiction	Income-Restricted Housing Units (HU) (2019)					
	0-30% AMI		31-50% AMI		51-80% AMI	
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU
Jurisdiction A	300	0.4%	500	0.7%	2,100	3.0%
Jurisdiction B	300	0.5%	1,200	2.0%	1,800	3.0%
Jurisdiction C	0	0.0%	70	0.7%	80	0.8%

Source: King County Income-restricted Housing Database

Jurisdiction	Future Affordable Housing Need (2044 total units * Countywide Housing Need)								
	0-30% AMI		31-50% AMI		51-80% AMI		Current Housing Units	2044 Housing Growth Target	Total Housing Units in 2044
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU			
Jurisdiction A	15,750	15%	15,750	15%	19,950	19%	70,000	35,000	105,000
Jurisdiction B	10,875	15%	10,875	15%	13,775	19%	60,500	12,000	72,500
Jurisdiction C	1,710	15%	1,710	15%	2,166	19%	9,500	1900	11,400

Note: This applies the countywide need for affordable housing to each jurisdiction's projected total housing units in 2044

Jurisdiction	Difference from Current Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	13,750	12,750	12,950
Jurisdiction B	8,375	-9,125	-4,225
Jurisdiction C	1,410	1,110	566

Note: This table shows the gap or overage between the 2044 Housing Unit Need and Current Housing Units

Jurisdiction	Difference from Current Income-Restricted Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	15,450	15,250	17,850
Jurisdiction B	10,575	9,675	11,975
Jurisdiction C	1,710	1,640	2,086

Note: This shows the gap or overage between the 2044 Housing Unit Need and Current Income-Restricted Housing Units

Jurisdiction A: Large, generally unaffordable

Analysis: Jurisdiction A is a larger jurisdiction with a relatively limited supply of housing affordable to households at or below 80 percent AMI (3 percent, 4 percent, and 10 percent of housing units for 0-30 percent, 31-50 percent, and 51-80 percent AMI respectively). Based on its housing growth target, to meet a proportional share of countywide housing need by 2044, the jurisdiction will need 15,750 units affordable to 0-30 percent AMI, 15,750 units affordable to 31-50 percent AMI and 19,950 units affordable to 51-80 percent AMI. This is a sizeable need compared to current levels of affordability.

Potential Policy Response: Given the low levels of currently affordable and income-restricted housing in the community, the jurisdiction will need to employ a diversity of tools – from public subsidy to policy tools like increasing the amount of land zoned for multifamily housing to meet affordability needs. For example, currently, only 3 percent, or 2,000 units, in the jurisdiction are affordable to households at or below 30 percent AMI. Of these units, only 300 are income-restricted. This means the jurisdiction will need to focus significant attention on creating new deeply affordable units as well as preserving any currently affordable units that are not income-restricted. Given the scale of the affordability gap, however, the jurisdiction's primary focus should be on income-restricted housing production strategies. This could also include purchasing currently unaffordable housing units and holding rents relatively steady until they are affordable, a strategy recently employed by the King County Housing Authority. As the impact of overall housing supply increases on prices are uncertain, the jurisdiction should monitor affordability levels as overall supply of unrestricted housing units increases.

Jurisdiction B: Medium, currently affordable to all but the lowest incomes

Analysis: Jurisdiction B is a medium-sized jurisdiction with a large supply of housing affordable to households at 31-80 percent of AMI. If that housing was preserved at current affordability levels, it would more than provide a proportional share of housing to meet countywide affordable housing need. However, the jurisdiction lacks housing affordable to households at the lowest income level (0-30 percent AMI) and only a small portion of its housing is income-restricted, leaving prices vulnerable to market forces and residents vulnerable to displacement.

Potential Policy Response: Given the current levels of affordability in the community, Jurisdiction B should focus on rehabilitation and preservation of both income-restricted housing at or below 80 percent AMI and unrestricted housing affordable at all income levels, and production of housing affordable to households at or below 30 percent AMI. Preservation may entail supporting affordable housing providers in the purchase of housing units that are currently affordable to households at or below 80 percent AMI, as well as investing in programs that improve the quality and safety of existing housing stock.

Jurisdiction C: Small, moderately affordable, low growth target, limited transit, large lot sizes

Analysis: Jurisdiction C is a smaller jurisdiction with some existing housing affordable to households at or below 80 percent AMI, but very little income-restricted housing. Compared to jurisdictions A and B, it has a low growth target, meaning that its future need for affordable housing is much larger than its projected growth. In addition, the jurisdiction lacks significant plans for transit investment and most of the current housing is on very large-sized lots, as prescribed by current zoning.

Potential Policy Response: Jurisdiction C will need to explore preservation and production tools appropriate to its context to increase its supply of affordable housing, particularly income-restricted housing. Likely, it will need to use land use policies to increase the diversity of housing types in the jurisdiction, as well as use public resources to support affordable housing production. The jurisdiction may also wish to engage with neighboring jurisdictions with better transit and employment access to determine if it makes sense to contribute to affordable housing production elsewhere in its sub-region in order to support job and service access for residents of affordable housing. However, this approach should be balanced with attention to providing equitable access to high opportunity areas, such as areas with quality schools and open space, to low-income residents and residents of color.

Policy H-2: Extremely Low-Income Households

The countywide need is the greatest for households at or below 30 percent AMI (extremely low-income).

It will take significant cross-sector and cross-jurisdictional collaboration and resources to effectively and equitably meet the needs of these households. Jurisdictions are encouraged to explore emerging best practices to effectively meet the needs of extremely low-income households, including but not limited to:

- mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;
- prioritizing vacant lands for PSH over other uses;
- making surplus publicly-owned lands suitable for 0-30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing;
- creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;
- reducing fees, taxes, permit and hookup fees for PSH projects;
- streamlining design and permit review for PSH projects;
- increasing buildable height and/or floor area ratio for PSH; and
- reducing or removing cost requirements such as vehicular parking requirements for PSH.

Policy H-3: Housing Supply and Needs Analysis

As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-3, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address its share of the countywide affordable housing need.

The purpose of this section is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Housing Element Guide: A PSRC Guidance Paper (July 2014)," Washington State Department of Commerce's report, "Guidance for Developing a Housing Needs Assessment" (March 2020); and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The Washington State Department of Commerce also provides useful information about housing requirements under the Growth Management Act in the "Growth Management Planning for Housing - Washington State Department of Commerce" portion of their website

Housing Supply

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs.

Table H-3 shows the current housing supply by jurisdiction and affordability levels, using data from 2013-2017 CHAS broken out by different income segments and 2019 housing unit data estimated by the Washington State Office Financial Management (OFM) which OFM does not break out by income segments. The 2019 OFM data serves as the base year for each jurisdiction's 2044 housing growth targets and appears in Table H-1. The OFM housing units were allocated to different AMI bands by applying the percent share of total housing supply in each income segment as reported in the 2013-2017 CHAS data to the total housing units reported by OFM for 2019. These 2019 current housing units in each income segment are added to the countywide need (the total additional affordable housing units needed between 2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044.

Figures in Table H-3 include both rental and ownership units. Note that while some jurisdictions have an adequate supply of housing affordable to low-income households (51 to 80 percent of AMI) and very low-income households (31-50 percent of AMI), no jurisdiction in the county has sufficient housing affordable to extremely-low income households (0 to 30 percent of AMI) to meet a proportional share of existing needs as shown in Table H-1. This is where the greatest need exists and should be a focus for all jurisdictions.

Table H-3 will be updated annually and will be made publicly available on the Regional Affordable Housing Dashboard. While Table H-3 provides a starting point for understanding current housing supply by jurisdiction, other metrics are required to fully measure housing need. Jurisdictions may choose to supplement the data in Table H-3 with other data sources, such as PUMS, ACS, or their own housing inventories that may be more current or use different underlying assumptions. Because data sources vary in the time period they measure, the assumptions required to analyze the data, and the sampling techniques they use, they may produce results that do not perfectly align with Table H-3. Jurisdictions should use the methodology documented here to explain the causes and implications of differences between alternative methodologies and the information presented in Table H-3.

The methodology used to calculate current housing units in Table H-3 is summarized as follows:

1. CHAS data is downloaded from the [HUD website](#). Select the most recent vintage of data (in this instance it was 2013-2017 ACS 5-year average data") for the data year, select the "Counties split by Place" Geographic Summary Level, which provides data at a jurisdictional level, select "csv" for the file type, and then download the data. This will download all the CHAS tables, as well as a data dictionary.
2. Tables 17A, 17B, 18A, 18B, and 18C have data on housing units and what AMI brackets they are affordable at. Tables 17A and 17B include data on vacant units for ownership and rental units respectively. These vacant units are included in the totals, because while vacant units are not currently being rented, they are still a part of a jurisdiction's housing supply, and many vacant units are available to rent or buy. Tables 18A, 18B, and 18C include data on occupied ownership units with a mortgage, occupied ownership units without a mortgage, and occupied rental units respectively. All these units are also included in the totals in Table H-3.
3. To calculate how many units are in each jurisdiction at each AMI band, calculate those totals for tables 17A, 17B, 18A, 18B, and 18C and then sum them all together. To calculate total numbers of units by AMI, use the subtotal columns of the CHAS data. The data dictionary that comes with the CHAS tables shows which columns are subtotal columns. Multiple subtotal columns must be added together to get the total number of units affordable at a certain AMI. For example, in Table 18A, to get the total number of units affordable at 0-50 percent AMI, the columns T18B_est3, T18B_est28, T18B_est53, T18B_est78 must be summed, as each column represents a different number of units in the structure. The columns that must be summed together differ slightly based on the table. Refer to the data dictionary to ensure that the correct columns are chosen, as these may change slightly year to year.
4. CHAS uses RHUD for rental units and VHUD for ownership units as measures of affordability that correspond to AMI. For example, units that have a value of "less than or equal to RHUD30" are marked as being affordable at 0-30 percent AMI. Unlike with rental units, for the home ownership units found in tables 17A, 18A, and 18B, CHAS does not differentiate between VHUD0 to VHUD30 units and VHUD 30 to VHUD50 units. It instead combines them all into a "Value less than or equal to VHUD50" category. Since affordability is measured at 0-30 percent AMI and 30-50 percent AMI separately in Table H-3, assume that all units in the "Value less than or equal to VHUD50" are actually only affordable at 30-50 percent AMI, and are included in that column. Thus, all 0-30 percent AMI units in Table H-3 are rental units. This assumption is made because of the distribution of home prices in King County, where almost no homes are affordable to households making 0-30 percent AMI.
5. Once each of Tables 17A, 17B, 18A, 18B, and 18C have been totaled to get the number of units available at each AMI band, and the home ownership units in the "Value less than or equal to VHUD50" category have been recoded to be equal to 30-50 percent AMI, combine the totals of each table to get countywide totals.

RHUD and VHUD categories should now line up for all categories up to 80 percent AMI and can thus be combined and re-labeled with the AMI categories seen in Table H-3. While categories above 80 percent don't align between renter and ownership tables, they can all be combined into one over 80 percent AMI category.

6. Then take the sum of each AMI band to get the value in the "All Incomes" column. These values may differ slightly from the total units calculated using the CHAS "Total" columns, as individual "Subtotal" columns round units in the "Subtotal" columns (see [here for more information](#) on CHAS's rounding methodology). This has only a minimal impact on overall totals. ~~Finally,~~ Then calculate what percentage of each jurisdiction's housing supply is in each AMI band by dividing the number of units in each AMI band by the total number of units. ~~Note that the totals included in the "% of Total HU" columns in table H-3 are rounded. The actual, unrounded percentages are used in the following steps. To calculate the unrounded percentages, in the "Housing Units (HU) 2017" section of the table divide the "# of HU" column amounts by the "Total HU" column amount for each jurisdiction.~~
7. To find the "All Housing" units data in the "2019 HU" column refer to the King County rows in the "2019 Postcensal Estimate of Total Housing Units" column in the Washington State Office of Financial Management's (OFM) April 1 postcensal estimates of housing: 1980, 1990-present. Sum these values to get the total estimated housing units for 2019 countywide.
8. To break out OFM's reported total countywide housing unit number, apply the percent share of housing units by AMI found in the "% of Total HU" columns to the total housing units reported by OFM for each jurisdiction in the "Total HU" column in the "HU 2019" section of the table for each jurisdiction and each AMI band. Then sum all jurisdictions totals together for each AMI band, then round the total to the nearest thousandth. This will give you the total units reported in "Countywide Total HU, 2019" row.
9. Add the current "Countywide Total HU, 2019" totals by AMI with the "Total Additional Affordable Housing Units Needed" (2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044 in Table H-1, which includes current housing units.

Table H-3: Housing Affordability for King County Jurisdictions by Regional Geographies, ~~Based on CHAS 2013-2017 (released August 25, 2020)~~

Regional Geography and Jurisdiction	Current Housing Units (HU) 2017 (2013-2017) ¹								HU 2019 ²	
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		All Incomes	All Incomes
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU	Total HU
Metropolitan Cities										
Bellevue	1,750	3%	2,814	5%	6,363	11%	46,400	81%	57,327	62,372
Seattle	19,330	6%	32,655	10%	55,910	17%	212,875	66%	320,770	367,806
Core Cities										
Auburn	1,335	5%	9,400	38%	6,590	26%	7,660	31%	24,985	27,391
Bothell	390	4%	1,200	11%	2,075	19%	7,215	66%	10,880	12,208
Burien	985	5%	4,879	26%	5,155	27%	8,003	42%	19,022	20,793
Federal Way	1,430	4%	9,170	26%	12,450	35%	12,695	36%	35,745	37,257
Issaquah	715	5%	845	6%	1,770	12%	11,750	78%	15,080	16,801
Kent	1,970	4%	11,195	25%	14,769	33%	16,720	37%	44,654	48,228
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630	39,312
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035	28,619
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298	42,855
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009	10,855
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124	8,445
High Capacity Transit Communities										
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843	12,898
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650	9,485
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193	5,494
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065	10,506
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354	5,214
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135	24,127
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750	5,450
Cities & Towns										
Algona	8	1%	404	43%	350	38%	169	18%	931	1,053
Beaux Arts	-	0%	8	6%	4	3%	114	90%	126	119
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690	1,808
Carnation	34	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119	1,100
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000	7,102
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585	2,684
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744	5,228
Hunts Point	4	3%	12	8%	4	3%	139	87%	159	186
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850	9,280
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169	1,233
Milton	20	6%	99	28%	59	17%	175	50%	353	608
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805	2,876
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390	2,783
Pacific	40	2%	934	39%	840	35%	600	25%	2,414	2,460
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013	22,159
Skykomish	4	6%	23	34%	8	12%	33	49%	68	173
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171	4,748
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435	416
Urban Unincorporated & Rural										
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895	93,179
Countywide Total Current HU, 2017¹	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107	956,128
Countywide Total HU, 2019³	44,000	5%	122,000	13%	180,000	19%	610,000	64%	956,000	
Countywide Total HU Needed by 2044	188,000	15%	185,000	15%	236,000	19%	644,000	51%	1,253,000	

¹ Source: CHAS 2013-2017 (released August 25, 2020)

² Source: 2019 data from Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Percentages are rounded.

³ Extrapolated using the percent share of total housing units from CHAS 2013-2017 and 2019 total housing unit data from Washington State Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Figures are rounded, see methodology above for how to recreate unrounded totals.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population, household and community trends that could impact future housing demand (e.g. aging of population). This data will be derived from a mixture of jurisdictional records, county datasets, state datasets, and federal datasets. The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan.

The following guidance is offered to ensure the housing inventory and analysis data is consistently utilized and reported by all jurisdictions in King County:

- *Affordability gap* means the comparison of a jurisdiction's housing supply as compared to the countywide need percentages expressed in policy H-1. 2013-2017 housing supply is included in table H-3 in this appendix. The County will update this table annually and make it available online.
- *Age* means built in 2014 or later, built 2010 to 2013, built 2000 to 2009, built 1990-1999, built 1980 to 1989, built 1970 to 1979, built 1960 to 1969, built 1950 to 1959, built 1940 to 1949, built 1939 or earlier.
- *Number of bedrooms* means no bedroom, 1 bedroom, 2 or 3 bedrooms, and 4 or more bedrooms.
- *Condition* means lacking complete plumbing facilities, lacking complete kitchen facilities, and/or no telephone service available.
- *Tenure* means renter-occupied and owner-occupied.
- *Income-restricted units* should be reported by AMI limit (i.e. ≤ 30 percent AMI, ≤ 50 percent AMI, and ≤ 80 percent AMI).
- *Moderate-density housing* means the following housing types: 1-unit attached; 2 units; 3 or 4 units; 5 to 9 units; 10 to 19 units. High-density housing means the following housing types: 20 or more units.
- *Household income by AMI* means equal to or less than 30 percent AMI, above 30 percent to 50 percent AMI; above 50 percent to 80 percent AMI, above 80 percent to 100 percent AMI, above 100 percent to 120 percent AMI, and above 120 percent AMI.
- *Housing cost burden* means a household spends more than 30 percent of their household income on housing costs.
- *Severe housing cost burden* means a household spends more than 50 percent of their household income on housing costs.
- *Displacement risk* means where residents and businesses are at greater risk of displacement based on PSRC's index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

Policy H-4: Evaluate Effectiveness

Prior to updating their comprehensive plan, a jurisdiction must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This will help a jurisdiction identify the need to adjust current policies and strategies or implement new ones. Where possible, jurisdictions are encouraged to identify actual housing units created, by affordability level, since their last comprehensive plan update.

This evaluation also must also 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. This exercise helps a jurisdiction understand what other strategies it should pursue beyond updating the comprehensive plan to meet the goals of this chapter. Some strategies, like inclusionary housing or new dedicated resources, will be easier to evaluate a quantitative impact and for others, it may be more qualitative. Jurisdictions without the ability to identify the impact of each policy may wish to describe the policies and programs that contributed to creating or preserving a given number of income-restricted units, special needs housing units, etc.

Policy H-5: Racial Exclusion and Discrimination

To inform a comprehensive plan strategy, a jurisdiction must also 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.

A jurisdiction must also explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Examples of suitable data include, but are not limited to:

- homeownership rates by race/ethnicity and age;
- concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;

- affordability of housing in the jurisdiction to the median income household of different races and ethnicities;
- racial demographics by neighborhood, e.g. degrees of integration and segregation;
- access to areas of opportunity by race and ethnicity;
- demographics of residents in areas of high displacement risk; and
- results of fair housing testing performed or fair housing complaint data within a jurisdiction.

Jurisdictions must also identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including but not limited to:

- zoning that may have a discriminatory effect;
- disinvestment; and
- infrastructure availability.

Racially restrictive housing covenants, unrecognized treaties with tribes, current exclusionary zoning, and lack of investment in affordable housing are examples of discriminatory practices or policies a jurisdiction could include in an assessment. Jurisdictions should not limit their review to local policies and regulations. The region should share resources and work together to develop a shared understanding of how racist or discriminatory housing practices and disparities were perpetuated by all levels of government as well as the private sector. While each jurisdiction's assessment will be unique, King County jurisdictions are encouraged to identify federal, state, and regional practices as well as local.

Finally, a jurisdiction must demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Using this information jurisdictions should identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions consistent with the policies in the "Implement Policies and Strategies to Equitably Meet Housing Needs" section.

Jurisdictions are encouraged to refer to the 2019 King County Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) to understand current barriers to fair housing choice. In addition to the guidance offered in this technical appendix, the County will support jurisdictions in identifying and compiling resources, such as University of Washington reports and databases, to support this analysis.

Policy H-6: Collaborate Regionally

The lack of homes affordable to low-income households is a regional problem that requires regional solutions. Jurisdictional collaboration with diverse partners is key to an effective regional response. Jurisdictions in their collaboration are encouraged to:

- address the countywide housing need;
- engage and collaborate with other entities in efforts to fund, site, and build affordable housing;
- join resources;
- raise public and private resources together to provide the additional subsidies required to develop housing at deeper levels of affordability;
- support affordable housing development or preservation in each other's jurisdictions; and
- take other collaborative action to address the countywide housing need.

Partners collaborating with jurisdictions are encouraged to support the following needs:

- technical assistance;
- organizational capacity building;
- land donations;
- financial contributions for operating and capital needs to support affordable housing development, maintenance and operations needs;
- funding for other needs such as data and monitoring infrastructure; and
- advocate for efforts to fund, site, and build affordable housing.

Policies H-8-H-23: Implement Policies and Strategies to Meet Housing Needs Equitably

Jurisdictions need to employ a range of policies, incentives, strategies, actions, and regulations tailored to equitably meet

their housing need. The Puget Sound Regional Council's Housing Innovations Program⁴ presents a range of strategies. The strategies can be filtered by objective, project type, and affordability level. Strategies marked with an asterisk include more detail and are proven to be particularly effective at meeting regional housing goals. The Municipal Research and Services Center (MSRC) and Washington State Department of Commerce also offers affordable housing-related resources on their websites, including information about techniques and incentives for encouraging and planning for housing affordability.

Local jurisdictions may also refer to this table for suitable strategies, largely derived from recommendations from the December 2018 Regional Affordable Housing Task Force Final Report and Recommendations. King County's Department of Community and Human Services will work to periodically update these suggestions on the King County website if new strategies and best practices emerge.

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
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.	<p>Suggested strategies to ensure the process to plan for meeting countywide housing need is equitable include:</p> <ul style="list-style-type: none"> • Providing capacity grants to organizations representing target communities to support engagement • Providing other support to ensure those most disproportionately impacted have equitable access to participate in planning discussions (e.g. evening meetings, translation services, food, and childcare or travel stipends) • Establishing clear decision-making structures that ensures disproportionately impacted populations' needs and solutions are prioritized and community members and leaders, organizations, and institutions share power, voice, and resources
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.	<p>A suggested approach to identifying reparative strategies includes:</p> <ul style="list-style-type: none"> • Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history • When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability • Using PSRC's Regional Equity Strategy and associated tools and resources to center equity in comprehensive planning processes and intended outcomes <p>Specific policies and strategies include:</p> <ul style="list-style-type: none"> • Reduce or eliminate exclusionary zoning • Implement anti-displacement strategies, which include addressing housing stability for low-income renters and owners as well as preserving cultural diversity of the community • Implement policies that increase affordable homeownership opportunities for Black, Indigenous, and People of Color communities • Distribute affordable housing throughout a jurisdiction, with a focus on areas of opportunity • Consider environmental health of neighborhoods where affordable housing exists or is planned and plan for environmentally healthy neighborhoods

⁴ PSRC Housing Innovations Program <https://www.psrc.org/hip>

	<ul style="list-style-type: none"> Support and prioritize projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities <p>Strategies for promoting equitable outcomes in partnership with communities most impacted include:</p> <ul style="list-style-type: none"> Utilize an equity impact review tool when developing or implementing policies or strategies Create and utilize a community engagement toolkit Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees
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.	<p>Suggested strategies to help meet the need at these affordability levels include:</p> <ul style="list-style-type: none"> Increase financial contributions to build, preserve, and operate long-term income-restricted housing Increase the overall supply and diversity of housing throughout a jurisdiction, including both rental and ownership Provide housing suitable for a range of household types and sizes, including housing suitable and affordable for households with special needs, low-, very low-, and extremely low-income. Implement policies that incentivize the creation of affordable units, such as Multifamily Tax Exemption, inclusionary zoning, and incentive zoning, and density bonus Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability Implement policies that reduce the cost to develop affordable housing Implement universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities Support sustainable housing development Promote units that accommodate large households and/or multiple bedrooms Prioritize strategies for implementation that will result in the highest impact towards addressing the affordable housing gap at the lowest income levels
H-11 Identify sufficient capacity of land for housing including, but not limited to: income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	<p>An approach to identifying sufficient capacity for housing types is:</p> <ul style="list-style-type: none"> Consider the local and regional housing needs and available land capacity identified in H-3. For example, a jurisdiction that doesn't have any unhoused people may still need to provide sufficient capacity for this population if unmet need exists within the county or subregion Determine if current capacity is sufficient to meet future needs. For example, most permanent supportive housing will require multifamily zoning <p>Collaborate with other jurisdictions to identify the subregional or countywide capacity needed for these housing types if current need within a jurisdiction is substantially less than the countywide need for that housing type</p>
H-12 Implement strategies to overcome cost	Suggested strategies to overcome cost barriers to housing

<p>barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.</p>	<p>affordability to consider addressing include:</p> <ul style="list-style-type: none"> • Reduce vehicular parking requirements • Reduce permitting timelines • Increase the predictability of the permitting process • Reduce sewer fees for affordable housing • Reduce utility, impact and other fees for affordable housing and Accessory Dwelling Units (ADUs) • Streamline permitting process for affordable housing development and ADUs • Update building codes to promote more housing growth and innovative, low-cost development • Explore incentives similar to the Multifamily Tax Exemption for the development of ADUs for low-income households • Maximize and expand use of the Multifamily Tax Exemption • Offer suitable public land at reduced or no cost for affordable housing development • Before implementing a policy, consider how it will impact the cost to build affordable homes
<p>H-13 Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for extremely low income households, populations with special needs, 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.</p>	<p>Suggested strategies to effectively prioritize the use of resources include:</p> <ul style="list-style-type: none"> • Partner with communities most disproportionately impacted by the housing crisis, including extremely low-income households and Black, Indigenous, and People of Color (BIPOC) communities to inform resource design and allocation decisions. These decisions should prioritize strategies that reduce and undo disproportionate harm to these communities consistent, recognizing that specific needs of these communities may vary based on location • Identify and prioritize underutilized publicly owned land and nonprofit/ faith communities for the creation of income-restricted housing, both rental and homeownership • Prioritize sites near transit, quality schools, parks and other neighborhood amenities • Fund acquisition and development of prioritized sites • Prioritize public funding resources in a manner consistent with policy H-9 • Consider the countywide median income levels of BIPOC households when designing affordable homeownership programs and set the affordability levels such that they are accessible to the median BIPOC households considered
<p>H-14 Increase housing choices for everyone—particularly those earning lower wages—that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income</p>	<p>Strategies to increase housing choice near employment and affordable to all include but are not limited to⁵</p> <ul style="list-style-type: none"> • Update zoning and land use regulations (including in single-family low-rise zones) to increase density and diversify housing choices, including but not limited to: <ul style="list-style-type: none"> ○ Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs) ○ Duplex, Triplex, Four-plex ○ Zero lot line townhomes, row houses, and stacked flats

⁵ PSRC's Housing Innovations Program (HIP) website provides a searchable database of dozens of suggested strategies. Please refer to their database for a more comprehensive list of strategies.

levels.	<ul style="list-style-type: none"> ○ Micro/efficiency units ○ Manufactured housing preservation ○ Group homes ○ Foster care facilities ○ Emergency housing ○ Emergency shelters ○ Permanent supportive housing ○ Low-rise and high-density multifamily development ○ Housing development that accommodates large households and/or multiple bedrooms • Implement strategies that provide for affordable housing near employment centers, such as: <ul style="list-style-type: none"> ○ Project-level tools like affordability covenants when funding income-restricted units or development agreements ○ Incentives such as density bonuses, incentive zoning, or Multifamily Tax Exemption ○ Other regulatory tools such as commercial linkage fees, inclusionary zoning, or TOD overlays ○ Other financial tools such as public land for affordable housing
<p>H-15 Expand the supply and range of housing types—including affordable units—at densities sufficient to maximize the benefits of transit investments throughout the county.</p>	<p>Suggested zoning, regulation, and incentive strategies to be applied near transit station areas and transit corridors served by high capacity or frequent transit include:</p> <ul style="list-style-type: none"> • Requiring minimum densities in these areas • Providing enough multifamily zoning to accommodate a significant amount of the jurisdictional share of affordable housing in these areas • Implementing comprehensive inclusionary/ incentive housing policies in existing and planned frequent transit service areas to achieve the deepest affordability possible through land use incentives, which may include increased density; reduced parking requirements, reduced permit fees, exempted impact fees, Multifamily Tax Exemption, and programmatic Environmental Impact Statements • Evaluate and update zoning in transit areas in advance of transit infrastructure investments • Evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact • Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives • Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability near transit
<p>H-16 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</p>	<p>Preservation strategies to consider include:</p> <ul style="list-style-type: none"> • Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as: <ul style="list-style-type: none"> ○ investments in low-, very low-, and extremely low-income housing equitable development initiatives

	<ul style="list-style-type: none"> ○ inclusionary zoning ○ community planning requirements; tenant protections ○ land disposition policies ○ consideration of land that may be used for affordable housing <ul style="list-style-type: none"> • Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify this data with residents at the greatest risk of displacement, particularly those most disproportionately impacted by housing cost burden and neighborhood-based small business owners. Supplement this information with regional data about displacement risk and ongoing displacement trends that can inform and drive policy and programs. • Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new capital investments are anticipated to allow current low-income residents to stay • Support the acquisition, rehabilitation, and preservation of income-restricted and naturally occurring affordable housing in areas with a high displacement risk, for long-term affordability serving households at or below 80 percent AMI • Leverage new development to fund affordable housing in the same geography using zoning tools such as incentive/inclusionary zoning • Implement anti-displacement policies (e.g. community preference, tenant opportunity to purchase, no net loss of affordable units, right-to-return, community benefits agreements) • Prioritize publicly owned land for affordable housing in areas at high risk of displacement • Support community land trust and other permanent affordability models • Identify, preserve, and improve cultural assets • Increase education to maximize use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve manufactured housing communities and improve the quality of the housing and associated infrastructure to improve housing stability and health for the residents while also expanding housing choices affordable to these residents, including opportunities to cooperatively own their communities • Encourage programs to help homeowners access support needed to participate in and benefit from infill development
<p>H-17 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>	<p>Other inclusive planning tools and policies that increase neighborhood choice include:</p> <ul style="list-style-type: none"> • Plan for moderate or high-density housing and complete neighborhoods within a half-milewalkshed of high-capacity or frequent transit service in areas already zoned for residential housing and where exposure to air pollution and particulate matter is low to moderate. • Plan for complete neighborhoods around existing and

<ul style="list-style-type: none"> 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 in the Urban Growth Area, 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; and d. 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. 	<p>planned essential services throughout a jurisdiction</p> <ul style="list-style-type: none"> • Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services • HHousing types to allow development that is compatible in scale with existing housing • Revise parking regulations to prioritize housing and public space for people over space to park cars • Allow the conversion of existing houses into multiple units • Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges • Incentivize the retention of existing houses by making development standards more flexible when additional units are added • Provide technical and design resources for landowners and communities to redevelop and maintain ownership. • Reduce or remove minimum lot size requirements • Create incentives for building more than one unit on larger than average lots • Limit the size of new single-unit structures, especially on larger than average lots • Retain and increase family-sized and family-friendly housing • Remove the occupancy limit for unrelated persons in single-family zones, if applicable
<p>H-18 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:</p> <ul style="list-style-type: none"> a. supporting long-term affordable homeownership opportunities for households at or below 80 percent 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. 	<p>Suggested strategies to increase access to affordable homeownership for lower-income households include:</p> <ul style="list-style-type: none"> • Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops • Encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to participate in and benefit from infill development opportunities • Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve existing manufactured housing communities through use-specific zoning or transfer of development rights
<p>H-19 Adopt policies and strategies that promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning,</p>	<p>Suggested equitable development and anti-displacement strategies include:</p> <ul style="list-style-type: none"> • Consider and plan for socioeconomic diversity and cultural stability • Encourage homeownership opportunities for low-income households • Acquire and preserve manufactured housing communities to prevent displacement • Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs • Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement.

<p>public and private infrastructure and other investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and capital investments.</p>	<ul style="list-style-type: none"> • Implement tenant protections that increase stability such as: <ul style="list-style-type: none"> ◦ Notice of rent increase ◦ Right to live with family ◦ Just cause eviction for tenants on termed leases ◦ Tenant relocation assistance • Establish programs to invest in underrepresented communities to promote community-driven development and/or prevent displacement
<p>H-20 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.</p>	<p>Suggested fair housing policies and practices include:</p> <ul style="list-style-type: none"> • Invest in programs that provide fair housing education for both renters and landlords, enforcement, and testing • Engage underrepresented communities on an ongoing basis to better understand Remove barriers to housing and increase access to opportunity • Provide more housing for vulnerable populations • Provide more housing choices for people with large families • Support efforts to increase housing stability. • Preserve and increase affordable housing in communities at high risk of displacement • Review and update zoning to increase housing options and supply in urban areas • Work with communities to guide investments in historically underserved communities. • Report annually on fair housing goals and progress
<p>Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.</p>	<p>Tenant protection policies to consider include:</p> <ul style="list-style-type: none"> • Just cause eviction for tenants with termed leases • Increase time periods for notice of rent increases • Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, and criminal history • Tenant relocation assistance • Increase access to legal services • Rental inspection programs <p>Supports for landlords that promote tenant stability include:</p> <ul style="list-style-type: none"> • Establish a fund that landlords can access to make repairs so costs are not passed on to low-income renters • Increase education for tenants and property owners regarding their respective rights and responsibilities <p>Supports for low-income renters and people with disabilities to consider include:</p> <ul style="list-style-type: none"> • Shallow and deep rent subsidies • Emergency rental assistance • Services to address barriers to housing, including tenant screening reports and civic legal aid • Increased funding for services that help people with disabilities stay in their homes and/or age in place
<p>H-22 Adopt and implement programs and policies that ensure healthy and safe homes.</p>	<p>Strategies to improve the quality and safety of housing include:</p> <ul style="list-style-type: none"> • Establish and promote healthy housing standards • Provide home repair assistance for households earning at or below 80 percent AMI

	<ul style="list-style-type: none"> • Implement proactive rental inspection programs • Implement just cause eviction to protect tenants from landlords retaliating if they request basic maintenance and repairs to maintain a healthy and safe living environment • Partner with Aging & Disability organizations to integrate accessibility services <p>See the King County Board of Health Guideline and Recommendation on Healthy Housing for additional guidance.⁶</p>
<p>H-23 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 avoiding or mitigating exposure to environmental hazards and pollutants.</p>	<p>When planning for residential neighborhoods that protect and promote health and well-being of residents, suggested strategies include:</p> <ul style="list-style-type: none"> • Plan for housing in conjunction with other infrastructure investments to support equitable access to opportunity for households with a range of incomes and ensure the siting of homes is not in close to environmental hazards and pollutants • Analyze disparities in access to amenities and invest in affordable housing in areas with high access to these amenities while providing services and investment in areas where low-income people live

Policies H-24-H-25: Measure Results and Provide Accountability

Success at meeting a community's need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities and the County will collaborate to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of information such as new policies, new units, and zoning changes will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers

The purpose of "measuring results and providing accountability" is to motivate and enhance learning, collaboration, and progress. While some CPPs clearly lend themselves to quantitative measures and straightforward evaluation, some do not. This is often true when factors like the result of engagement with disproportionately impacted community members significantly shape implementation or where quantitative data is lacking. In these cases, jurisdictions have the liberty to make any reasonable interpretation of the policy and report as completely and honestly as possible how well the policy has been met.

Policy H-24 requires cities and the County to collaborate in this monitoring to ensure continual review of the effectiveness of local strategies at meeting the countywide need. The information will be collected by King County and reported annually in a public-facing, interactive regional affordable housing dashboard.

Policy H-26: Adjust Strategies to Meet Housing Needs

The data collected annually provides an opportunity for cities and the County to adapt to changing conditions and new information when monitoring finds that the adopted strategies are insufficient for meeting the countywide need or result in the perpetuation of the inequitable distribution of affordable housing. Adaptation strategies can occur before the next comprehensive planning cycle during annual comprehensive plan updates, updates to the land use map, and/or a jurisdiction's urban growth strategy (buildable lands) reporting process. The King County Affordable Housing Committee can serve as a venue for discussing regional progress and challenges jurisdictions face. The results of these conversations and recommended actions to meet countywide need more effectively can be shared with the Growth Management Planning Council.

⁶ See link: <https://kingcounty.gov/depts/health/board-of-health/~media/depts/health/board-of-health/documents/guidelines/guideline-recommendation-18-01-attachment-A.ashx>