

Memo

To: King County Affordable Housing Committee (AHC) Members

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

cc: Housing Interjurisdictional Team (HIJT) Members

Date: November 6, 2020

Re: Countywide Planning Policies Housing Chapter Update

Purpose

On November 13, the Affordable Housing Committee (AHC or Committee) will provide input on draft amendments to the 2021 Housing Chapter of the King County Countywide Planning Policies (CPPs). Committee members will be asked whether the amendments are advancing equity, accountability, and Regional Affordable Housing Task Force Action (RAHTF or Task Force) Plan goals. This memo provides background on the CPPs, an overview of what's to come, and draft policy amendment language. Exhibit 1 provides the proposed amendments and the rationale for each change, including references to aligned plans and equity concepts. Exhibit 2 provides a clean, non-marked up version of the proposed new policies.

Background

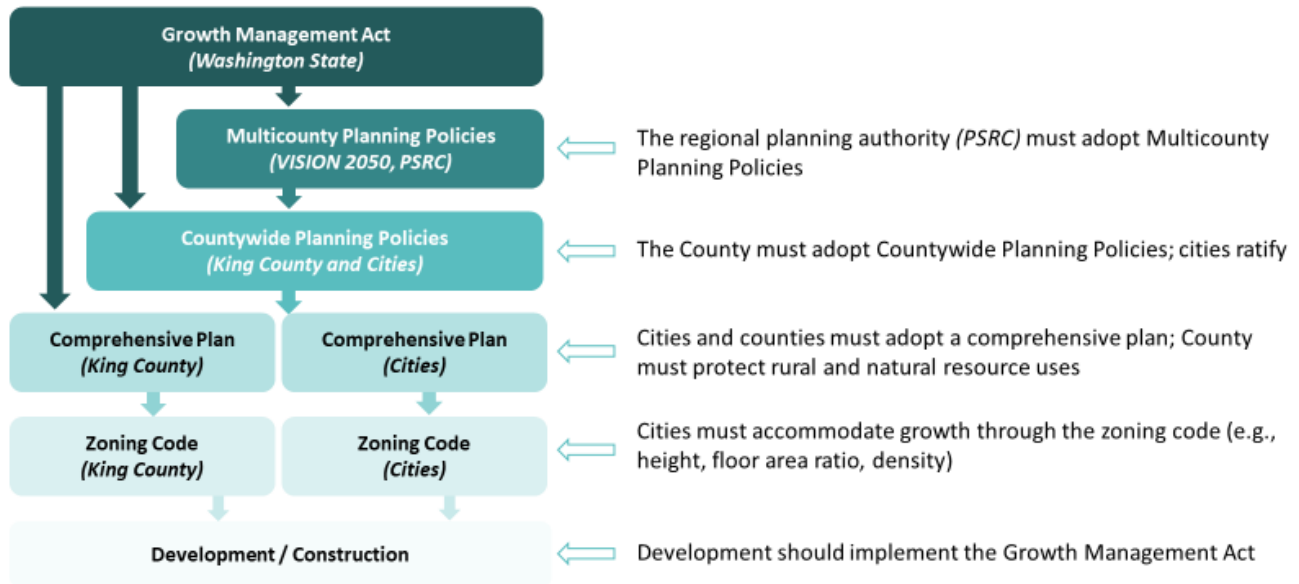
In 2018, the RAHTF found that King County needs 156,000 more affordable homes today and another 88,000 affordable homes by 2040 to ensure that all low-income families in King County have a safe and healthy home that costs less than 30 percent of their income. In light of these findings, the King County Growth Management Planning Council (GMPC) asked the AHC to recommend updates to the Housing Chapter of the CPPs in 2021 to support efforts to address this shortfall and other housing needs. The Committee's adopted recommendation must be transmitted to the GMPC in February 2021. As such, the AHC needs to adopt a recommendation in January.

Regulatory Framework

Required since 1991 by the Growth Management Act,¹ the CPPs offer an opportunity to ensure consistency, concurrency, and accountability in affordable housing plans and regulations across the county. The GMPC develops and regularly updates CPPs specific to King County. Adopted by King County Council and ratified by local jurisdictions, these CPPs are binding on the 40 jurisdictions in King County. The CPPs set direction for issues that extend beyond the boundaries of a single jurisdiction and serve as the framework for local comprehensive plans and development regulations, ensuring that the comprehensive plans of King County and each city work together toward a common regional direction. The CPPs are one part of a cascading set of regulations that govern how the Puget Sound region, and other populous areas of Washington, plan for growth (see *Figure A*).

¹ See RCW 36.70A.210

Figure A. “Planning Hierarchies in Washington State”²



For more information on the regulatory framework, CPP Housing Chapter evolution, and jurisdictional implementation, reference the [HIJT CPP Staff Report](#) circulated to the Committee in January 2020.

Summary of Work to Date

The HIJT and AHC first discussed housing challenges opportunities to strengthen the Housing Chapter of the CPPs in November 2019. Since then, the AHC held two study sessions, the HIJT formed a CPP work group, the Interjurisdictional Team (IJT) supporting the GMPC developed principles to guide all CPP chapter updates, the HIJT CPP work group drafted policy amendments to achieve health and equity outcomes, and lead HIJT staff shared proposed policy amendments with the IJT and discussed concepts with jurisdiction planning directors. For more information on these milestones, reference the [CPP Housing Chapter Memo](#) circulated to the Committee in September.

Policy Amendment Considerations

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

- align with existing plans, including VISION 2050 and the RAHTF report;
- strengthen methods of local and regional accountability; and
- achieve health and equity outcomes.

Align with Existing Plans

VISION 2050

In the central Puget Sound region, King, Pierce, Snohomish, and Kitsap counties come together through the Puget Sound Regional Council (PSRC) to make decisions about transportation, growth management, and economic development. On October 29, 2020, PSRC adopted updated Multicounty Planning Policies (MPPs) called VISION 2050.³ Proposed amendments to the CPP

² Adapted from “Planning 101: Intro to Washington Planning Plus Planning at King County,” King County Council Central Staff

³ See <https://www.psrc.org/vision>

Housing Chapter reflect MPP changes in VISION 2050, including addressing displacement, supporting moderate density housing development, acknowledging historic inequities in access to homeownership, and planning for affordability near transit.⁴

Regional Affordable Housing Task Force Final Report and Recommendations

In addition, the RAHTF Final Report and Recommendations was released after the 2012 CPP Housing Chapter update. The proposed CPP Housing Chapter amendments align with and advance the goals recommended by the Task Force.

Exhibit 1 denotes where proposed amendments align with VISION 2050 policies and actions or RAHTF goals.

Strengthen Methods of Local and Regional Accountability

New Definition of Countywide Need

The proposed amendments adopt the RAHTF report methodology for estimating countywide need for affordable housing at 0-30 percent, 31-50 percent, and 51-80 percent of area median income (AMI). This method uses cost burden data to account for “down-renting” or affordable homes occupied by higher income households and reflects a more accurate picture of housing need than the 2012 method which assumes housing need proportional to the low-income population in the county. This shifts countywide need estimates as a percentage of total housing supply:

Year/ Methodology	0-30% AMI (extremely low-income)	31-50% AMI (very low-income)	51-80% AMI (low-income)
2012 / Proportional to projected population	12%	12%	16%
2020 / Cost burden	15%	13%	20%

The revised policies ask jurisdictions to compare these percentages to the affordability levels in their communities as part of their housing needs analysis. Staff also updated the RAHTF 244,000 unit goal to align with the 20-year comprehensive planning cycle, finding that 261,000 affordable homes are needed by 2044, based on an initial analysis using HUD’s CHAS 2013-2017 dataset.

Revised Learning Model

The proposed Housing Chapter policies guide cities and the county through a six-step process to meeting the countywide need. This process refines the 2012 policy approach, with a greater emphasis on evaluating effectiveness, making responsive adjustments, and achieving equitable outcomes. The chapter is organized to reflect this multi-step process, as shown in *Exhibit 2*:

1. Plan for countywide need
2. Conduct a housing Inventory, analysis, and evaluation
3. Collaborate regionally
4. Implement policies and strategies to equitably meet housing needs
5. Measure results and hold the region accountable
6. Respond to measurement with reassessment and adjustment of strategies.

⁴ For MPP changes between VISION 2040 and 2050, see <https://www.psrc.org/sites/default/files/draft-plan-policy-matrix.pdf>

More Effective Regional Monitoring System

Conversations with the AHC and stakeholders this year highlighted the importance of strengthening accountability within the CPP Housing Chapter update. The proposed chapter revisions:

- create a process to ensure that local housing needs analyses fully address the countywide need, leveraging the GMPC for collaborative problem-solving;
- establish regular monitoring of regional and jurisdictional progress through the Affordable Housing Dashboard and to the GMPC; and
- seek to minimize the reporting burden on local jurisdictions by leveraging the new centralized data infrastructure created by King County staff that support the AHC.

The 2012 CPPs contained more onerous reporting requirements that weren't consistently tracked at the county or jurisdictional scale. Without a data reporting structure, the region lacked accurate information on whether the county was meeting its overall goal to ensure that the housing needs of all economic and demographic groups were met within all jurisdictions. Staff expect that additional discussions with the IJT and Planning Directors will further refine the monitoring approach.

Achieve Health and Equity Outcomes

As part of the AHC 2020 work plan, the AHC committed to centering equity within its work. In response, the HIJT CPP Work Group structured CPP policy amendments to achieve health and equity outcomes. At the September AHC meeting, the Committee was briefed on and supported the health and equity framework for CPP Housing Chapter amendments. The proposed amendments promote:

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

The policies are grouped in the "implement policies and strategies to equitably meet housing needs" section of the chapter into five key equity objectives, as shown in *Exhibit 2*:

1. Promote equitable processes and outcomes
2. Increase housing affordability, particularly for those with the greatest needs
3. Expand housing options and increase affordability accessible to transit and employment
4. Expand neighborhood choice for all residents
5. Support housing stability, healthy homes, and healthy communities

Next Steps

HIJT CPP Work Group members will continue to collaborate with the IJT and King County Planning Directors to refine the CPP amendments. The next phase of work will also incorporate AHC member feedback and include framing narratives and implementation suggestions.

Date	Action
November/ December 2020	Draft First Look of Housing Chapter The AHC reviews the draft 2021 CPP Housing Chapter and provides comment on November 13. The GMPC reviews the all draft chapters, including the housing chapter, on December 2. The GMPC also reviews draft jobs and

	housing growth targets and provides guidance for the Public Review Draft of the 2021 CPPs.
December 2020	More Consensus Building and Revisions The draft is revised to reflect AHC input. HIJT, IJT, and King County Planning Directors are consulted.
January 2021	AHC Recommendation of Housing Chapter The AHC reviews and possibly adopts the recommendation to the GMPC for 2021 CPP Housing Chapter amendments.
February/ March 2021	GMPC Consideration of Housing and Draft Release of full CPP update The GMPC reviews AHC recommendation. GMPC releases the Public Review Draft of the 2021 CPPs and draft growth targets.
April/ May 2021	GMPC Amendments to all Chapters GMPC identifies proposed amendments and sets final growth targets.
June 2021	GMPC Recommends 2021 CPP Update GMPC considers amendments and takes final action to recommend on the 2021 CPP Update to the King County Council.
July/ December 2021	King County Council Adopts and Cities Ratify King County Council considers recommended draft 2021 CPP Update from GMPC and adopts. Cities ratify.

Exhibits

- Exhibit 1: Countywide Planning Policies Housing Chapter Comparative Policy Matrix
- Exhibit 2: Proposed Amendments to the 2021 CPP Housing Chapter

Exhibit 1: Countywide Planning Policies Housing Chapter Comparative Policy Matrix

The Housing Interjurisdictional Team (HIJT) used the following as a starting point for the updated 2021 Countywide Planning Policies (CPPs) Housing Chapter:

- Adopted policies in the 2012 Countywide Planning Policies (CPPs) Housing Chapter;
- Interjurisdictional Team’s guiding principle to center health and equity;
- Adopted goals, policies, and actions in [VISION 2050, the multicounty planning policies \(MPPs\)](#); and
- Adopted goals from the [Regional Affordable Housing Task Force \(RAHTF\) Final Report and Recommendations](#).

This table compiles specific revisions and rationale for recommended changes to the 2021 CPP Housing Chapter and translates between the policy numbering in the 2012 CPPs and draft 2021 CPP Housing Chapter. Amendments made by the HIJT and IJT to align with the above stated goals and principles are noted in the "Reason of Change" column. A glossary of terms is provided at the end. The final policies will include framing narrative and a comprehensive table of suggested implementation strategies aligned to the policies.

CPP Policy # (2012, 2021)	Policy	Reason for Change
Overarching Goal, Overarching Goal	((The housing needs of all economic and demographic groups are met within all jurisdictions.)) <u>All jurisdictions in King County preserve, improve, and expand their housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. Jurisdictions promote fair and equal access to housing for all people and take actions that eliminate housing disparities by race, place, and income.</u>	<p><u>Summary</u> Reflects actions to take and equity orientation</p> <p><u>Plan Alignment</u> MPP Goal: The region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.</p> <p>RAHTF Overall Goal: Strive to eliminate cost burden for households earning 80% AMI and below, with a priority for serving households at or below 50% AMI.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change																				
<p>H-1, H-1</p>	<p>Address the countywide need for housing affordable to households with ((moderate,)) low, ((and)) very low, and extremely low incomes, including those with special needs, at a scale calibrated to the jurisdiction's affordability gap for those households. ((The countywide need for housing by percentage of Area Median Income (AMI) is: 50-80% of AMI (moderate) 16% of total housing supply 30-50% of AMI (low) 12% of total housing supply 30% and below AMI (very low) 12% of total housing supply.)) Countywide need is defined as the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80% of Area Median Income (AMI) is housing cost burdened. The countywide need for housing is estimated at 261,000* affordable homes built or preserved by 2044 as shown in Table H-1. Refer to Appendix X for 2017 jurisdictional affordability levels as compared to countywide need.</p> <table border="1" data-bbox="407 911 1131 1421"> <caption>Table H-1: King Countywide Need</caption> <thead> <tr> <th></th> <th>0-30% AMI (extremely ((very)) low- income)</th> <th>31-50% AMI (very low- income)</th> <th>51-80% AMI (low- income)</th> </tr> </thead> <tbody> <tr> <td>Existing Need</td> <td>101,000</td> <td>0</td> <td>30,000</td> </tr> <tr> <td>Growth to 2040</td> <td>49,000</td> <td>40,000</td> <td>41,000</td> </tr> <tr> <td>Total Units</td> <td>150,000</td> <td>40,000</td> <td>71,000</td> </tr> <tr> <td>% Total Housing Supply in 2044</td> <td>15%</td> <td>13%</td> <td>20%</td> </tr> </tbody> </table>		0-30% AMI (extremely ((very)) low- income)	31-50% AMI (very low- income)	51-80% AMI (low- income)	Existing Need	101,000	0	30,000	Growth to 2040	49,000	40,000	41,000	Total Units	150,000	40,000	71,000	% Total Housing Supply in 2044	15%	13%	20%	<p><u>Summary</u></p> <p>Incorporates RAHTF methodology for defining countywide need. Ensures strategies are commensurate with the countywide need. Changes to the AMI categories per new Growth Management Act (GMA) definitions. Supports distributional equity.</p> <p><u>Plan Alignment</u></p> <p>MPP-H-1: Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.</p> <p>RAHTF Goal 6: Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.</p> <p><u>*Note</u></p> <p>The total countywide need figure is provisional and subject to change. Current countywide need based off of CHAS 2013-2017 data. Final numbers may use 2018 ACS or PUMS.</p>
	0-30% AMI (extremely ((very)) low- income)	31-50% AMI (very low- income)	51-80% AMI (low- income)																			
Existing Need	101,000	0	30,000																			
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CPP Policy # (2012, 2021)	Policy	Reason for Change
H-2, H-2	<p>Address the need for housing affordable to households at less than 30% AMI (extremely (very) low income), recognizing that this is where the greatest need exists, and addressing this need will require <u>significant intervention through capital, operations, and maintenance funding, welcoming communities, supportive policies, and collaborative actions by all jurisdictions working individually and collectively.</u></p>	<p><u>Summary</u></p> <p>Aligns with the new GMA AMI categories and broadens the types of inputs that make housing for extremely low-income households feasible. Supports distributional equity</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-4:</i> Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action.</p> <p><i>RAHTF Overall Goal:</i> Strive to eliminate cost burden for households earning 80% AMI and below, with a priority for serving households at or below 50% AMI.</p>
H-3, H-3	<p>Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction <u>and summarize the findings in the housing element.</u> The inventory (analysis) and analysis (inventory) shall include:</p> <ol style="list-style-type: none"> a. Characteristics of the existing housing stock, including supply, <u>affordability, condition,</u> (and) diversity of housing types, <u>the affordability gap of the jurisdiction’s housing supply as compared to countywide need percentages, and the distribution of moderate- and high-density housing in the jurisdiction</u> b. Characteristics of populations, including projected growth and demographic change; c. <u>Quantified housing needs of extremely low, very low, and low</u> (and moderate) income households; (and) d. The housing needs of special needs populations (and); 	<p><u>Summary</u></p> <p>Requires reporting findings from housing needs analysis in the comprehensive plan. Specifies that needs analysis includes housing condition, calculation of the jurisdictional affordability gap, distribution of diverse housing types, needs of BIPOC communities, and development capacity near transit. Revisions to align with new GMA AMI definitions. Supports distributional equity and reparative policies</p> <p><u>Plan Alignment</u></p> <p><i>H-Action-4: Local Housing Needs:</i> Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
	<ul style="list-style-type: none"> e. <u>The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and</u> f. <u>Housing development capacity within a half-mile walkshed of high capacity or frequent transit.</u> 	
n/a, H-4	<u>Evaluate the effectiveness of existing local housing policies and strategies to achieve housing targets, meet a significant share of countywide need, and achieve equitable housing outcomes. Where data can be compiled, provide, by affordability level, the number of income-restricted affordable housing units built or preserved by existing partnerships, policies, and resources over the previous 10-year period.</u>	<p><u>Summary</u></p> <p>New policy to evaluate effectiveness of housing efforts.</p> <p><u>Plan Alignment</u></p> <p><i>H-Action-4: Local Housing Needs:</i> Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</p> <p><i>RAHTF Goal 1:</i> Create and support an ongoing structure for regional collaboration.</p>
n/a, H-5	<u>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. Show the extent to which that history is still reflected in current development patterns and housing conditions and in disparities in housing access, homeownership, and access to opportunity; and how current policies are working to address that history.</u>	<p><u>Summary</u></p> <p>New policy to understand contributing factors to regional and local housing disparities by race. Supports reparative policies.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-5:</i> Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<p><i>MPP H-12:</i> Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</p> <p><i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.</p>
H-14, H-6	<p><u>Plan, through a cooperative process between jurisdictions, to ((Work cooperatively, among jurisdictions to provide mutual support in)) meet((ing countywide ((housing growth targets)) ((and affordable)) housing need((s)). Establish a process to determine, based on local housing needs analyses prepared in advance of the major comprehensive plan update, if jurisdiction estimates of local housing needs collectively meet the countywide need. If not, cooperatively work to address the shortfall.</u></p> <p><u>In 2021, and every year thereafter, King County, together with the Affordable Housing Committee, shall report to the GMPC on jurisdictional and regional progress toward meeting the countywide need. The GMPC shall identify corrective actions as necessary to implement this policy.</u></p>	<p><u>Summary</u></p> <p>Increases accountability, facilitates regional collaboration, and strengthens the CPP learning model.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-11:</i> Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.</p> <p><i>H-Action-3:</i> State Support and Coordination: PSRC will monitor and support as appropriate members' efforts to seek new funding and legislative support for housing; and will coordinate with state agencies to implement regional housing policy.</p> <p><i>RAHTF Goal 1:</i> Create and support an ongoing structure for regional collaboration.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
H-15, H-7	Collaborate <u>with diverse partners</u> in developing <u>and growing</u> sub-regional and countywide housing resources and programs, including funding, to <u>build or preserve</u> ((provide)) affordable housing ((for very low, low, and moderate-income households.)) <u>to address the countywide need.</u>	<p><u>Summary</u></p> <p>Minor changes to clarify who jurisdictions should collaborate with and align with other policy language.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-11:</i> Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.</p> <p><i>RAHTF Goal 7:</i> Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
H-16, H-8	<p>Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that <u>support achievement of the goals of this chapter, including addressing countywide need. Implement the strategies from PSRC's Regional Housing Strategy.</u> (promote affordable housing that meets changing demographic needs. Collaborate in developing and implementing a housing strategy for the four county central Puget Sound region.)</p>	<p><u>Summary</u></p> <p>Broadens the intent of working with other agencies. Acknowledges that PSRC's Regional Housing Strategy will be complete by the time the CPPs are implemented.</p> <p><u>Plan Alignment</u></p> <p><i>H-Action-2:</i> Regional Housing Assistance: PSRC, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work...¹</p> <p><i>H-Action-1:</i> Regional Housing Strategy: PSRC, together with its member jurisdictions, state agencies, housing interest groups, housing professionals, advocacy and community groups, and other stakeholders will develop a comprehensive regional housing strategy to support the 2024 local comprehensive plan update...²</p> <p><i>RAHTF Goal 1:</i> Create and support an ongoing structure for regional collaboration.</p>

¹ See full text on page 26: <https://www.psrc.org/sites/default/files/draft-plan-policy-matrix.pdf>

² Ibid.

CPP Policy # (2012, 2021)	Policy	Reason for Change
n/a, H-9	<p><u>Analyze needs and co-create policy and program solutions to achieve more affordable housing and reduce disparate outcomes for populations most disproportionately impacted by housing cost burden together with those populations. Prioritize the needs and solutions articulated by disproportionately impacted populations</u></p>	<p><u>Summary</u></p> <p>New policy recognizes the need to ensure that housing policy development, decision-making, and implementation is inclusive and serves those most disproportionately impacted by the housing crisis. Supports process equity.</p> <p><u>Plan Alignment</u></p> <p><i>H-Action-6:</i> Displacement: Metropolitan Cities, Core Cities, and High Capacity Transit Communities will develop and implement strategies to address displacement in conjunction with the populations identified of being at risk of displacement including residents and neighborhood-based small business owners.</p> <p><i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.</p> <p><i>RAHTF Goal 7:</i> Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.</p>
n/a, H-10	<p><u>Plan for intentional, targeted land use and housing actions that repair harms from past and current practices of racially exclusive and discriminatory land use and housing practices to Black, Indigenous and People of Color households and promote equitable outcomes in partnership with those communities most impacted.</u></p>	<p><u>Summary</u></p> <p>New policy to repair harm to communities impacted by exclusionary land use policy in partnership with those impacted. Supports reparative policies and cross-generational and process equity.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-5:</i> Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<p><i>MPP-H-12:</i> Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</p> <p><i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.</p> <p><i>RAHTF Goal 7:</i> Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.</p>
H-5, H-11	<p>Adopt policies, incentives, strategies, actions, and regulations <u>for the provision and preservation of affordable housing for extremely low, ((at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to)) very low, and low ((and moderate))-income households and households with special needs. In the housing element, provide a summary of the existing and proposed partnerships, policies, and dedicated resources, including public land, for meeting the need at each level of affordability and for households with special needs. ((These strategies should address the following: a. Overall supply and diversity of housing, including both rental and ownership;b. Housing suitable for a range of household types and sizes;c. Affordability to very low, low, and moderate income households;d. Housing suitable and affordable for households with special needs;e. Universal design and sustainable development of housing; andf. Housing supply, including affordable housing and special</u></p>	<p><u>Summary</u></p> <p>References incentives and more clearly specifies the reason for adoption. Includes a new provision for summarizing strategies within comprehensive plans for meeting the countywide need and needs of special needs populations.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-3:</i> Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region</p> <p><i>H-Action-5:</i> Affordable Housing Incentives: As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate and adopt techniques such as inclusionary or incentive zoning to provide affordability.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
	<p>needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.))</p>	<p><i>RAHTF Goal 6:</i> Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.</p> <p><i>RAHTF Goal 7:</i> Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.</p>
H-7, H-12	<p>Identify barriers to housing affordability and implement strategies to overcome them, <u>including but not limited to updating development standards and regulations and developing programs, policies, and incentives to decrease costs to build and preserve affordable housing.</u></p>	<p><u>Summary</u></p> <p>Adds greater specificity about the barriers that need to be overcome to meet countywide need.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-10:</i> Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.</p> <p><i>H-Action-7:</i> Housing Choice: Counties and cities will update regulations and strategies to reduce barriers to the development and preservation of moderate density housing to address the need for housing between single-family and more intensive multifamily development, consistent with the Regional Growth Strategy.</p> <p><i>H-Action-8:</i> Housing Production: Counties and cities will review and amend, where appropriate and consistent with the Regional Growth Strategy, development standards and regulations to reduce barriers to the development of housing by providing flexibility and minimizing additional costs.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<p><i>RAHTF Goal 2:</i> Increase construction and preservation of affordable homes for households earning less than 50% area median income.</p> <p><i>RAHTF Goal 6:</i> Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.</p>
n/a, H-13	<p><u>Prioritize the use of local and regional public subsidy, including suitable publicly-owned property, for affordable housing projects serving those most disproportionately cost burdened because these needs are not met by the private market. Consider projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities.</u></p>	<p><u>Summary</u></p> <p>New policy to support equitably meeting the greatest needs. Supports distributional and cross-generational equity.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-4:</i> Address the need for housing affordable to low- and very low-income households, recognizing that these critical needs will require significant public intervention through funding, collaboration, and jurisdictional action.</p> <p><i>MPP-H-5:</i> Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.</p> <p><i>RAHTF Goal 2:</i> Increase construction and preservation of affordable homes for households earning less than 50% area median income.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<p><i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.</p>
<p>H-9, H-14</p>	<p>Plan for housing <u>choices</u> that <u>are</u> ((is)) accessible to major employment centers and affordable to <u>all income levels of the workforce in them so that people of all incomes – particularly workers earning lower wages – can live near or within a reasonable commuting distance of their places of work consistent with the Regional Growth Strategy.</u> Encourage housing production at a level that improves the balance of housing to employment throughout the county.</p>	<p><u>Summary</u> Sharpens focus on housing choice and achieving a jobs/housing balance tailored to the needs of the county’s low-wage workforce. Supports distributional equity.</p> <p><u>Plan Alignment</u> <i>MPP-H-2:</i> Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region. <i>MPP-H-6:</i> Develop and provide a range of housing choices for workers at all income levels throughout the region that is accessible to job centers and attainable to workers at anticipated wages. <i>RAHTF Goal 6:</i> Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.</p>
<p>n/a, H-15</p>	<p><u>Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and at station areas and transit hubs throughout the region.</u></p>	<p><u>Summary</u> New policy encourages more housing units and types to achieve affordability near transit and areas targeted for growth. Supports distributional equity.</p> <p><u>Plan Alignment</u> <i>MPP-H-7:</i> Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<p><i>RAHTF Goal 3:</i> Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.</p>
<p>H-10, H-16</p>	<p>Promote the development and preservation of long-term affordable housing options in walking distance to ((affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to)) transit, particularly high capacity and frequent transit, by implementing zoning, regulations, and incentives ((hubs and corridors, such as through transit-oriented development and planning for mixed-uses in transit station areas-)).</p>	<p><u>Summary</u></p> <p>Encourages strategies to increase the development and preservation of affordable housing near transit. Supports distributional equity.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-8:</i> Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.</p> <p><i>RAHTF Goal 3:</i> Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations.</p>
<p>H-4, H-17</p>	<p>Adopt inclusive planning tools and policies that increase the ability of all residents to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> a. <u>Ensuring access to affordable rental and homeownership affordable housing throughout the jurisdiction, with a focus on areas of high opportunity.</u> b. <u>Expanding ((Provide zoning)) capacity for moderate density housing throughout ((within each)) jurisdictions in the Urban Growth Area (including in single-family and low-rise zones) and high-density housing, where appropriate, consistent with the</u> 	<p><u>Summary</u></p> <p>Promote more affordable housing options in more places, moderate density housing, and inclusionary and incentive zoning to support housing choice. Supports distributional and cross-generational equity.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-2:</i> Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.</p> <p><i>MPP-H-3:</i> Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
	<p><u>Regional Growth Strategy and ((for a range of housing types and densities)) sufficient to accommodate each jurisdiction’s overall housing targets ((and, where applicable, housing growth targets in designated Urban Centers.)).</u></p> <p>c. <u>Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing, consistent with the Regional Growth Strategy.</u></p>	<p>income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.</p> <p><i>MPP-H-9:</i> Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.</p> <p><i>H-Action-5:</i> Affordable Housing Incentives: As counties and cities plan for and create additional housing capacity consistent with the Regional Growth Strategy, evaluate and adopt techniques such as inclusionary or incentive zoning to provide affordability.</p> <p><i>H-Action-7:</i> Housing Choice: Counties and cities will update regulations and strategies to reduce barriers to the development and preservation of moderate density housing to address the need for housing between single-family and more intensive multifamily development, consistent with the Regional Growth Strategy.</p> <p><i>RAHTF Goal 6:</i> Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.</p>
n/a, H-18	<p><u>Lower barriers to and promote access to affordable homeownership throughout a jurisdiction for low-, moderate-, and middle-income households. with a particular emphasis on:</u></p> <p>a. <u>Supporting long-term affordable homeownership opportunities for households earning at or below</u></p>	<p><u>Summary</u></p> <p>New policy to promote affordable homeownership to further reduce the racial homeownership gap. Supports cross-generational and distributional equity.</p> <p><u>Plan Alignment</u></p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
	<p><u>80% AMI, which requires significant up-front initial public subsidy; and</u></p> <p>b. <u>Reducing historic inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color.</u></p>	<p><i>MPP-H-5:</i> Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.</p> <p><i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.</p> <p><i>RAHTF Goal 6:</i> Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/ housing connections throughout King County</p>
H-6, H-19	<p><u>Promote equitable development and adopt anti-displacement strategies, including land acquisition, affordable housing development and preservation, especially in areas with high displacement risk, to mitigate displacement that may result from planning, public investments, private redevelopment, and market pressure. To the extent possible, implement these measures before or concurrent with adding additional development capacity or increasing non-housing public investment. ((Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.))</u></p>	<p><u>Summary</u></p> <p>Addresses displacement risk and expands concept beyond housing preservation. Supports distributional equity.</p> <p><u>Plan Alignment</u></p> <p><i>MPP-H-12:</i> Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</p> <p><i>H-Action-6: Displacement:</i> Metropolitan Cities, Core Cities, and High Capacity Transit Communities will develop and implement strategies to address displacement in conjunction with the populations identified of being at risk of displacement including residents and neighborhood-based small business owners.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
		<i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.
H-13, H-20	<u>Promote and advance fair housing practices so that every person in the county has equitable access and opportunity to thrive in their communities of their choice, (and plan for communities that) 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. ((include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.))</u>	<u>Summary</u> Adds greater specificity about the fair housing practices. Supports distributional equity. <u>Plan Alignment</u> <i>RAHTF Goal 5:</i> Protect existing communities of color and low-income communities from displacement in gentrifying communities.
n/a, H-21	<u>Adopt and implement tenant protection policies and expand supports for low-income renters and people with disabilities to improve housing stability.</u>	<u>Summary</u> New policy to promote housing stability for low-income renters and people with disabilities. Supports distributional equity. <u>Plan Alignment</u> <i>RAHTF Goal 4:</i> Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.
H-11, H-22	<u>Adopt programs and policies to ((E))encourage the maintenance of existing housing stock and ((in order to)) ensure that the condition and quality of the housing is safe, healthy, ((and)) livable, and supports housing stability.</u>	<u>Summary</u> Adds housing stability and health to housing maintenance desired outcomes. Supports distributional equity. <u>Plan Alignment</u> <i>RAHTF Goal 4:</i> Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.

CPP Policy # (2012, 2021)	Policy	Reason for Change
H-12, H-23	<p>Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting <u>equitable</u> ((active living and healthy eating)) <u>access to parks and open space, walking and biking paths, 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</u> and by reducing exposure to harmful environmental((s-))) <u>hazards and pollutants.</u></p>	<p><u>Summary</u></p> <p>Broadens elements that support resident health and well-being. Supports distributional and cross-generational equity.</p> <p><u>Plan Alignment</u></p> <p>n/a</p>
H-17, H-24	<p>Monitor <u>through local and regional efforts, including the PSRC Regional Housing Needs Assessment, Affordable Housing Committee Dashboard, and other reporting tools, the effectiveness of housing</u> ((supply, affordability, and diversity, including progress toward meeting a significant share of the)) <u>policies and strategies to achieve housing growth targets, meet</u> countywide need ((for affordable housing for very low, low, and moderate income households. Monitoring should encompass:))) <u>and realize equitable outcomes. Jurisdictional annual reporting includes:</u></p> <ul style="list-style-type: none"> a. <u>changes to development regulations to increase housing supply and support the creation of affordable housing;</u> b. <u>number of units, location, and affordability level of income-restricted housing created without county or state subsidy, including through regulatory tools or local subsidy</u> ((c. Number of new units that are affordable to very low, low, and moderate income households; d. Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long term affordability 	<p><u>Summary</u></p> <p>Makes monitoring a shared responsibility of local jurisdictions and regional partners, including via the Affordable Housing Committee Dashboard. Narrows to data that can reasonably be collected annually and adds new data to understand changes in outcomes for those most disproportionately impacted.</p> <p><i>Note: this section likely to change based on further discussions with the IJT and Planning Directors.</i></p> <p><u>Plan Alignment</u></p> <p>H-Action-2: Regional Housing Assistance: PSRC, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work...³</p> <p>H-Action-4: Local Housing Needs: Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals to support updates to local comprehensive plans. Analysis of housing</p>

³ See full text on page 26: <https://www.psrc.org/sites/default/files/draft-plan-policy-matrix.pdf>

CPP Policy # (2012, 2021)	Policy	Reason for Change
	<p>for very low, low-, and moderate-income households;))</p> <p>c. <u>actions taken to achieve equitable housing outcomes;</u></p> <p>d. ((a-)) number and type of new housing units; and</p> <p>e. <u>local resources (e.g. land or subsidy) dedicated to affordable housing.</u></p> <p><u>County annual reporting includes:</u></p> <p>a. <u>regional and local progress toward meeting countywide need;</u></p> <p>b. <u>changes in number and distribution of income-restricted housing units;</u></p> <p>c. <u>changes in cost burden, including racial and income disproportionality;</u></p> <p>d. <u>tenant protection policies adopted;</u></p> <p>e. <u>housing affordability in transit areas; and</u></p> <p>f. <u>additional data to demonstrate progress in achieving equitable housing outcomes.</u></p> <p>((e. Housing market trends including affordability of overall housing stock;))</p> <p><u>Where feasible, jurisdictions will also collaborate to provide more frequently than the eight-year planning cycle:</u></p> <p>a. ((f.)) changes in zoned capacity for housing, including housing densities and types; and</p> <p>b. number of units lost to demolition, redevelopment, or conversion to non-residential use. ((</p> <p>f. The number and nature of fair housing complaints and violations; and</p> <p>g. h. Housing development and market trends in Urban Centers))</p>	<p>opportunities with access to jobs and transportation options will aid review of total household costs.</p> <p><i>RAHTF Goal 1:</i> Create and support an ongoing structure for regional collaboration.</p>

CPP Policy # (2012, 2021)	Policy	Reason for Change
H-18, H-25	Review and amend, <u>as needed</u> ((a minimum every five years)), the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction’s share of the countywide need.	<u>Summary</u> Reflects that a five-year timeline does not line up with the eight-year planning cycle. Assumes “as needed” will be in part determined by the GMPC assessment in H-7. <u>Plan Alignment</u> n/a

Glossary of Terms (for discussion purposes only)

Countywide need: Also called the countywide affordable housing need, this is the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80% of Area Median Income (AMI) is housing cost burdened. The countywide need for housing is estimated at 261,000* affordable homes built or preserved by 2044 as shown in Table H-1.

Note: The total countywide need figure is provisional and subject to change. Current countywide need based off of CHAS 2013-2017. Final numbers may use 2018 ACS or PUMS.

Moderate density housing: Housing of a certain density that bridges a gap between single-family housing and more intense multifamily and commercial areas and provide opportunities for housing types that are inclusive to people of different ages, life stages, and income ranges. Suitable moderate density housing includes but is not limited to duplexes, townhomes, and garden apartments.

Overall countywide growth targets: The number of homes expected to exist in King County in 2044 based on projected growth in jobs and households. Countywide growth targets are articulated in the Development Patterns chapter.

Those most disproportionately impacted by housing cost burden: When a household spends more than 30 percent of their income on their housing, they are considered cost burdened. Black, Indigenous, and Latinx households, as well as many immigrant and refugee households, are disproportionately represented both among households earning less than 80 percent of AMI as well as among cost burdened households, in part due to the legacy of structural racism and discrimination in housing and land use policies and practices. Households earning at or below 30% are also more disproportionately impacted by housing cost burden than higher income households.

Exhibit 2: Proposed Amendments to the 2021 CPP Housing Chapter

Overarching Goal: All jurisdictions in King County preserve, improve, and expand their housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. Jurisdictions promote fair and equal access to housing for all people and take actions that eliminate housing disparities by race, place, and income.

Plan for Countywide Need

H-1 Address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, at a scale calibrated to the jurisdiction’s affordability gap for those households.

Countywide need is defined as the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80% of Area Median Income (AMI) is housing cost burdened. The countywide need for housing is estimated at 261,000 affordable homes built or preserved by 2044 as shown in Table H-1. Refer to Appendix X for 2017 jurisdictional affordability levels as compared to countywide need.

	0-30% AMI (extremely (very) low- income)	31-50% AMI (very low- income)	51-80% AMI (low- income)
Existing Need	101,000	0	30,000
Growth to 2040	49,000	40,000	41,000
Total Units	150,000	40,000	71,000
% Total Housing Supply in 2044	15%	13%	20%

H-2 Address the need for housing affordable to households at less than 30% AMI (extremely low income), recognizing that this is where the greatest need exists, and addressing this need will require significant intervention through capital, operations, and maintenance funding, welcoming communities, supportive policies, and collaborative actions by all jurisdictions working individually and collectively.

Conduct a Housing Inventory, Analysis, and Evaluation

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

- a. Characteristics of the existing housing stock, including supply, affordability, condition, diversity of housing types, the affordability gap of the jurisdiction’s housing supply as

compared to countywide need percentages, and the distribution of moderate- and high-density housing in the jurisdiction

- b. Characteristics of populations, including projected growth and demographic change;
- c. Quantified housing needs of extremely low-, very low-, and low-income households;
- d. The housing needs of special needs populations;
- e. The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and
- f. Housing development capacity within a half-mile walkshed of high capacity or frequent transit.

H-4 Evaluate the effectiveness of existing local housing policies and strategies to achieve housing targets, meet a significant share of countywide need, and achieve equitable housing outcomes. Where data can be compiled, provide, by affordability level, the number of income-restricted affordable housing units built or preserved by existing partnerships, policies, and resources over the previous 10-year period.

H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Show the extent to which that history is still reflected in current development patterns and housing conditions and in disparities in housing access, homeownership, and access to opportunity; and how current policies are working to address that history.

Collaborate Regionally

H-6 Plan, through a cooperative process between jurisdictions, to meet countywide housing need. Establish a process to determine, based on local housing needs analyses prepared in advance of the major comprehensive plan update, if jurisdiction estimates of local housing needs collectively meet the countywide need. If not, cooperatively work to address the shortfall.

In 2021, and every year thereafter, King County, together with the Affordable Housing Committee, shall report to the GMPC on jurisdictional and regional progress toward meeting the countywide need. The GMPC shall identify corrective actions as necessary to implement this policy.

H-7 Collaborate with diverse partners in developing and growing sub-regional and countywide housing resources and programs, including funding, to build or preserve affordable housing to address the countywide need.

H-8 Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that support achievement of the goals of this chapter, including addressing countywide need. Implement the strategies from PSRC's Regional Housing Strategy.

Implement Policies and Strategies to Equitably Meet Housing Needs

Promote equitable processes and outcomes

H-9 Analyze needs and create policy and program solutions to achieve more affordable housing and reduce disparate outcomes for populations most disproportionately impacted by housing cost burden together with those populations. Prioritize the needs and solutions articulated by disproportionately impacted populations.

H-10 Plan for intentional, targeted land use and housing actions that repair harms from past and current practices of racially exclusive and discriminatory land use and housing practices to Black, Indigenous and People of Color households and promote equitable outcomes in partnership with those communities most impacted.

Increase housing affordability, particularly for those with the greatest needs

H-11 Adopt policies, incentives, strategies, actions, and regulations for the provision and preservation of affordable housing for extremely low-, very low-, and low-income households and households with special needs. In the housing element, provide a summary of the existing and proposed partnerships, policies, and dedicated resources, including public land, for meeting the need at each level of affordability and for households with special needs.

H-12 Identify barriers to housing affordability and implement strategies to overcome them, including but not limited to updating development standards and regulations and developing programs, policies, and incentives to decrease costs to build and preserve affordable housing.

H-13 Prioritize the use of local and regional public subsidy, including suitable publicly owned property, for affordable housing projects serving those most disproportionately cost burdened because their needs are not met by the private market. Consider projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities.

Expand housing options and increase affordability accessible to transit and employment

H-14 Plan for housing choices that are accessible to major employment centers and affordable to all income levels of the workforce in them so that people of all incomes—particularly workers earning lower wages—can live near or within a reasonable commuting distance of their places of work, consistent with the Regional Growth Strategy. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

H-15 Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and at station areas and transit hubs throughout the region.

H-16 Promote the development and preservation of long-term affordable housing options in walking distance to transit, particularly high capacity and frequent transit, by implementing zoning, regulations, and incentives.

Expand neighborhood choice for all residents

H-17 Adopt inclusive planning tools and policies that increase the ability of all residents to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

- a. Ensuring access to affordable rental and homeownership affordable housing throughout the jurisdiction, with a focus on areas of high opportunity.

- a. Expanding capacity for moderate density housing throughout jurisdictions in the Urban Growth Area (including in single-family and low-rise zones) and high-density housing, where appropriate, consistent with the Regional Growth Strategy and sufficient to accommodate each jurisdiction's overall housing targets.
- b. Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing, consistent with the Regional Growth Strategy.

H-18 Lower barriers to and promote access to affordable homeownership throughout a jurisdiction for low-, moderate-, and middle-income households, with a particular emphasis on:

- a. Supporting long-term affordable homeownership opportunities for households earning at or below 80% AMI, which requires significant up-front initial public subsidy; and
- b. Reducing historic inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color.

H-19 Promote equitable development and adopt anti-displacement strategies, including land acquisition, affordable housing development and preservation, especially in areas with high displacement risk, to mitigate displacement that may result from planning, public investments, private redevelopment, and market pressure. To the extent possible, implement these measures before or concurrent with adding additional development capacity or increasing non-housing public investment.

H-20 Promote and advance fair housing practices so that every person in the county has equitable access and opportunity to thrive in their communities of their 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.

Support housing stability, healthy homes, and healthy communities

H-21 Adopt and implement tenant protection policies and expand supports for low-income renters and people with disabilities to improve housing stability.

H-22 Adopt programs and policies to encourage the maintenance of existing housing stock and ensure that the condition and quality of the housing is safe, healthy, livable, and supports housing stability.

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, walking and biking paths, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through k-12, affordable and high-quality transit options and living wage jobs and by reducing exposure to harmful environmental hazards and pollutants.

Measure Results and Hold the Region Accountable

H-24 Monitor through local and regional efforts, including the PSRC Regional Housing Needs Assessment, Affordable Housing Committee Dashboard, and other reporting tools, the effectiveness of housing policies and strategies to achieve housing growth targets, meet countywide need and realize equitable outcomes.

Jurisdictional annual reporting includes:

- a. changes to development regulations to increase housing supply and support the creation of affordable housing;

- b. number of units, location, and affordability level of income-restricted housing created without county or state subsidy, including through regulatory tools or local subsidy actions taken to achieve equitable housing outcomes;
- c. number and type of new housing units; and
- d. local resources (e.g. land or subsidy) dedicated to affordable housing.

County annual reporting includes:

- a. regional and local progress toward meeting countywide need;
- b. changes in number and distribution of income-restricted housing units;
- c. changes in cost burden, including racial and income disproportionality;
- d. tenant protection policies adopted;
- e. housing affordability in transit areas; and
- f. additional data to demonstrate progress in achieving equitable housing outcomes.

Where feasible, jurisdictions will also collaborate to provide more frequently than the eight-year planning cycle:

- a. changes in zoned capacity for housing, including housing densities and types; and
- b. number of units lost to demolition, redevelopment, or conversion to non-residential use.

H-25 Review and amend, as needed, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.