

KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM

<p>AGENDA TITLE: Briefing on Affordable Housing Committee Transmittal in Response to 2021 GMPC Motion 21-1</p> <p>PRESENTED BY: McCaela Daffern, Regional Affordable Housing Implementation Manager</p>

Today's Meeting

At today's meeting, staff will brief the Growth Management Planning Council (GMPC) on the Affordable Housing Committee's (AHC or Committee) transmitted response to GMPC Motion 21-1. Members will be asked to consider their readiness to vote to approve the AHC's recommendations at the March 22 GMPC meeting. To prepare for this meeting, GMPC members may review this staff report, which summarizes the AHC's recommended response to GMPC Motion 21-1. For additional detail, review the following appendices:

- **Appendix A: Comprehensive Planning, Growth Management Act, and Growth Management Planning Council Motion 21-1 Context**
Appendix A provides new GPMC members with a brief overview of three concepts that informed the AHC recommendation:
 1. the current policy framework that guides housing-related comprehensive planning activities in King County;
 2. changes to the Growth Management Act (GMA) initiated by the passage of 2021 House Bill (HB) 1220; and
 3. GMPC Motion 21-1 components.
- **Appendix B: Frequently Asked Questions on Growth Targets, Housing Need, and Comprehensive Plans**
Appendix B clarifies new requirements for comprehensive plan housing elements and AHC work to establish jurisdictional housing needs, based on available draft guidance from the Washington State Department of Commerce (Commerce).
- **Appendix C: Affordable Housing Committee's Recommended Response to Growth Management Planning Council Motion 21-1**
Appendix C includes the AHC's recommendations in response to GMPC Motion 21-1. Contents include:
 1. a letter from the AHC Chair to the GMPC Chair;
 2. a summary report; and

3. exhibits containing the Committee's recommended accountability framework process details, housing-focused plan review standards, and Countywide Planning Policy (CPP) amendments necessary to implement the AHC's recommendations.

Background

On December 29, 2022, the AHC transmitted recommended CPP amendments in response to GMPC Motion 21-1.¹ These recommendations respond to the components of the motion, which directed the AHC to complete, by the end of 2022, a collaborative process to:

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.
2. Establish subregional or **jurisdictional affordable housing needs**, informed by local data and the data and methodology provided by Commerce.
3. 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.
4. Recommend to the GMPC any **CPP amendments** necessary to implement their recommendations.

Table 1 provides a summary of the AHC's response to each motion component.

Table 1: AHC Recommendation Summary

AHC Recommendation Summary	Relevant Motion Section	Necessary CPP Amendments
AHC recommends CPP amendments to strengthen monitoring and reporting requirements and aid in assessing local progress to plan for and accommodate need relative to countywide trends and other jurisdictions.	Monitor and Report	Recommended CPP amendments 16-18
AHC recommends methods for establishing jurisdictional permanent and housing needs and CPP amendments to establish these needs and describe these methods.	Jurisdictional Housing Needs	Recommended CPP amendments 1-10, 13, 20-25, 31-32 ²

¹ 2021 GMPC Motion 21-1 [\[link\]](#)

² The housing needs shown in the AHC's recommendation (Appendix C) are based on draft projections of countywide need from Commerce released on October 12, 2022. AHC staff will update the housing needs tables and report these changes to the GMPC once Commerce publishes final countywide housing need projections in February 2023.

AHC recommends CPP amendments to establish a three-part accountability framework for equitably meeting housing needs across King County. The AHC also recommends a summary of how the accountability framework process will work and standards to guide the AHC's housing-focused review of draft comprehensive plans.	Accountability Framework	Recommended CPP amendments 11, 12, 14-19, 26-30
AHC recommends CPP amendments necessary to implement enhanced monitoring and reporting requirements. establish housing needs, establish an accountability framework, and respond to GMPC member amendments proposed in 2021.	Necessary CPP Amendments	All recommended CPP amendments

The transmitted recommendation is the result of over a year's worth of intentional work from the AHC and collaboration and consultation with myriad stakeholders, including:

- Communities most disproportionately impacted by housing cost burden that serve on the Community Partners Table;
- Impacted planners that serve on Interjurisdictional Team, the Housing Interjurisdictional Team, and King County Planning Directors; and
- GMA, HB 1220, and VISION 2050 subject matter experts with Commerce and Puget Sound Regional Council.

Additionally, AHC staff briefed the Growth Management Planning Council at each of their meetings in 2022. These collaborative efforts are documented on the AHC's website in the [Previous Meetings](#) section and in past AHC staff reports [to the GMPC](#).

Questions about Transmittal Components from November 2022 GMPC Meeting

Over the past year, AHC and GMPC staff fielded numerous questions about the relationship between housing growth targets and housing needs and how to plan for both in the 2024 periodic update of comprehensive plans. In response, staff developed a Frequently Asked Questions document (Appendix B) to provide clarity on these topics.

At the November 30, 2022 GMPC meeting, Council members Mercer Island Mayor Salim Nice, Kenmore City Councilmember Debra Srebnik, North Bend Mayor Rob McFarland, and Bellevue Deputy Mayor Jared Nieuwenhuis raised questions and concerns about housing needs allocated to their jurisdictions with the AHC-recommended allocation method and jurisdictional responsibilities to plan for and accommodate housing needs. Below are staff responses (*in italics*) to these questions:

1. **Will jurisdictions be required to provide additional capacity for 0-80 percent AMI housing needs units if they see market rate development in zones otherwise used to demonstrate capacity for affordable housing over the planning period?**

It will be up to the jurisdictions to determine if additional capacity increases are needed to address this situation.

Under the 2021 adopted CPP Housing Chapter policies and additional CPP amendments recommended by the AHC, jurisdictions must demonstrate that they have sufficient land capacity to accommodate their housing needs in their 2024 comprehensive planning update. In addition to this, they must demonstrate an intent to enact policies that, taken together, could be reasonably expected to advance a jurisdiction's ability to meet housing needs and CPP Housing Chapter goals. The County will monitor jurisdictional progress to plan for and accommodate housing needs annually.

Five years after the major comprehensive plan update, the GMPC or its designee will review jurisdictional progress and identify any significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls. Jurisdictions with significant shortfalls will then identify and implement actions to address identified shortfalls. Actions could include a potential expansion of capacity beyond what was included in the land capacity analysis; however, what actions to take would be at the jurisdiction's discretion.

For further information on the relationship between land capacity and housing needs, see the Frequently Asked Questions document (Appendix B) prepared in a collaboration between King County AHC and Regional Planning staff.

2. Will a jurisdiction face a penalty if the number of affordable housing units built during the planning period is less than their allocated needs, despite providing land capacity and adopting incentives?

A jurisdiction will not be penalized for underproduction, if they sufficiently plan for and accommodate their share of countywide housing need in their periodic comprehensive plan update. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with CPP Housing Chapter policies. As stated above, the AHC recommends a midcycle check in, five years after plan adoption, to assess jurisdictional progress toward housing needs. While procedures for this check in are still in development, current policy language does not stipulate penalties if jurisdictions don't see affordable housing production. Rather, the GMPC would identify shortfalls and make recommendations that jurisdictions take action to address shortfalls. The

jurisdiction would then be responsible for taking action to identify and implement actions to address identified shortfalls.

3. Why do East King County cities see such large allocations of 0-30% and 30-50% Area Median Income (AMI) housing needs?

There are high housing needs in the 0-50 percent AMI range across all jurisdictions in King County because, countywide, permanent housing needs for households making 0-50 percent AMI are also very high, accounting for over 57 percent of total housing need. More information on the method used to determine housing need projections can be found on Commerce's [Planning for Housing in Washington State](#) project webpage.

At the jurisdictional level, allocations of housing affordable to different income bands are determined by the AHC's recommended allocation method for permanent housing. The method allocates affordable housing needs—or housing options affordable to households making below 80 percent of AMI—to places where fewer affordable housing options currently exist. To do this, each jurisdiction's growth target is initially divided into shares of need at each income level equivalent to the proportion of overall countywide need shares in each income bracket. The method then increases the portion of a housing growth target dedicated to affordable housing in jurisdictions where there are:

- 1. fewer 0-80 percent AMI housing options*
- 2. fewer income-restricted housing options; and*
- 3. a greater imbalance of low-wage workers to low-wage jobs.*

Under this method, no jurisdiction is accountable to plan beyond its growth target and the total permanent countywide need is equivalent to the countywide current growth target of 308,677 units.

Eastside cities like Bellevue and Kenmore receive high allocations of 0-30 and 30-50 percent AMI housing needs due to a combination of factors:

- 1. high growth targets;*
- 2. fewer affordable housing options, particularly for households making 0-80 percent of AMI; and*
- 3. a high ratio of low-income jobs to low-wage workers in the subregion.*

The Committee supported this method due to:

- its explicit focus on increasing housing choices in places with fewer options today, particularly places with a high number of low wage jobs and low number of low wage households; and*
- sustained support for the method by the Community Partners Table, an advisory group of the Committee representing communities in King County most disproportionately affected by housing cost burden.*

3. Why are jurisdictions required to expand capacity for affordable housing when there are not sufficient subsidies to build and operate them as affordable?

The planning work that jurisdictions will undertake in response to House Bill 1220 and CPP Housing Chapter policies is primarily about establishing the readiness conditions for affordable housing to be built in the future. Despite known limits to funding, jurisdictions must demonstrate in their comprehensive plan that there is sufficient land capacity for housing needs and plans to address known barriers to housing development consistent with projected needs. Plans should describe available funding for this production, along with any identified funding gaps and limitations.

GMPC Next Steps

At the January 25, 2023 meeting, the GMPC will be asked if they are ready to approve the AHC recommendations at their next meeting in March, including recommended CPP amendments.

GMPC members can propose amendments by emailing proposed amendments to GMPC staff, Ivan Miller, at ivan.miller@kingcounty.gov, by Wednesday, February 22. A form with instructions for submitting amendments will be circulated to the GMPC in February.

Because the CPPs were substantively updated in 2021, proposed CPP amendments should focus on new concepts related to GMPC Motion 21-1, including:

- monitoring and reporting requirements on jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels;
- establishing jurisdictional housing needs; and
- an accountability and implementation framework for equitably meeting affordable housing needs across the region.

GMPC staff will consolidate all proposed amendments, discuss with the IJT, and bring materials forward in the March 22 GMPC packet. Amendments received after February 22 will be included in the March GMPC packet although without review and analysis.

If the GMPC is ready, they can potentially vote to approve the AHC recommendations on March 22. If more time for discussion and deliberation is needed, approval can occur at the May 17 GMPC meeting.

GMPC staff will transmit any recommendations approved by the GMPC to King County Council approximately a month after approval. Upon receipt of the GMPC's recommendations, the King County Council may consider and potentially adopt CPP

amendments in the fourth quarter of 2023, followed by city and town potential ratification in the first quarter of 2024.

For More Information

For additional questions, please contact King County's Department of Community and Human Services Deputy Director of Housing, Homelessness and Community Development Division of, Sunaree Marshall, at sunmarshall@kingcounty.gov or (206) 263-3524.

Appendix A: Comprehensive Planning, Growth Management Act, and Growth Management Planning Council Motion 21-1 Context

This appendix provides additional context for new Growth Management Planning Council (GMPC) members about the comprehensive planning process in King County specific to housing, recent changes to the Growth Management Act (GMA) related to housing enacted by House Bill 1220, and the Affordable Housing Committee's (AHC or Committee) response to GMPC Motion 21-1. Members may ask AHC staff questions about these topics at the January 25 GMPC meeting.

Housing Planning in King County

According to the GMA, cities and King County must update their comprehensive plans every ten years. 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 over a 20-year period. Jurisdictions primarily plan for future housing needs in their comprehensive plan through their housing element; however, a jurisdiction’s ability to meet its housing needs is shaped by policies throughout its comprehensive plan.

Figure 1 outlines the process a local jurisdiction currently follows when periodically updating the housing-related components of their comprehensive plan. AHC staff prepared Figure 1 in the spring of 2022 to help inform the AHC’s evaluation of potential housing-focused Countywide Planning Policies (CPPs) accountability mechanisms. Note that the process outlined in Figure 1 will change if the AHC’s recommended CPP amendments, including amendments to establish a recommended accountability framework, are adopted and ratified. For recommended accountability framework process details, reference Exhibit 2: Recommended Accountability Framework Process in Appendix C: Affordable Housing Committee’s Recommended Response to Growth Management Planning Council Motion 21-1.

Figure 1. *Current Comprehensive Planning Process Related to Housing*


DRAFT
*Underway or
about to
launch*

- **Jurisdictions update comprehensive plans in alignment** with requirements of the GMA, multicounty planning policies (VISION 2050), and countywide planning policies (King County CPPs). Jurisdictions plan for housing needs through the development of a housing-specific element of the plan (known as a “housing element”). However, planning for housing is also shaped by other comprehensive planning policies, including policies addressing the environment, development patterns, the economy, transportation, and the provision of public services, as well as policies aimed at reducing disparities in equity and health outcomes for King County residents.
 - To start the housing element work, **jurisdictions first conduct an inventory and analysis** of existing and projected housing needs

and conditions, evaluate recent progress to address housing needs, and collaborate regionally to address housing needs.³ Jurisdictions also perform tasks related to other plan elements, such as evaluate if they have sufficient zoning capacity to accommodate their projected growth targets.⁴

- **Jurisdictions then develop draft comprehensive plan updates** with policies that address the needs identified and accommodate their projected growth.⁵
- **Puget Sound Regional Council (PSRC) and the State Department of Commerce provide guidance and technical assistance** to ensure alignment with VISION 2050, the Regional Transportation Plan and/or the GMA.



REVIEW
~60 days
before
adoption

- **Jurisdictions release public review drafts** of plans and **notify Commerce of their intent to adopt** at least 60 days before scheduled adoption.
- **PSRC reviews draft plans for consistency** with regional goals, including VISION 2050 and the Regional Transportation Plan,⁶ and Commerce reviews for consistency with state goals, including the GMA.⁷
- **Jurisdictions incorporate feedback on the public review drafts into final plans.**



ADOPT
By
December
2024

- King County jurisdictions **adopt their comprehensive plans** by December 31, 2024.
- After adoption, **PSRC certifies the transportation-related provisions of the plans.**
- Anyone who provided comments on the public review draft may bring a challenge to the Growth Management Hearings Board within 60 days after adopted plan publication.



IMPLEMENT
2025-2034

- After adoption, **jurisdictions implement their comprehensive plan policies.** Implementation takes three main forms: 1) development regulations that control the use of land; 2) capital projects which are financed, designed, built, and maintained by local governments; and 3)

³ 2021 King County Countywide Planning Policies H-4 through 8 [\[link\]](#).

⁴ Under the GMA, King County, in coordination with the cities in King County, adopts growth targets for the 20-year planning period. Growth targets are policy statements about the amount of overall housing and employment growth each jurisdiction is planning to accommodate within its comprehensive plan.

⁵ See policies H-9 through 24 for specific housing policies in the 2021 King County CPPs [\[link\]](#).

⁶ Visit PSRC's Plan Review webpage for more information on their plan review and certification process [\[link\]](#).

⁷ The review gives state agencies the opportunity to review and comment on the consistency of proposed policies or regulations with the GMA. Their written correspondence may note inconsistencies with the GMA. Although 60 days' notice before adoption is required, earlier review is recommended [\[link\]](#). Visit Commerce's Growth Management Submitting Materials webpage for more information on the notice requirement [\[link\]](#).

public or private programs that involve or are endorsed by local governments.⁸

- **Jurisdictions notify Commerce of their intent to adopt** development regulations at least 60 days before scheduled adoption, unless approved for expedited review.
-



MONITOR

*Annually
(starting in
2024) and
every ten
years (2029)*

- Specific to the CPP Housing Chapter, annually, **jurisdictions report basic housing data** to King County to monitor progress toward meeting housing growth targets, countywide need,⁹ and eliminating disparities in access to housing and neighborhood choices. King County staff update the online countywide [dashboard](#) with this data.¹⁰
 - **As a part of the buildable lands process, jurisdictions also report zoning information and recent development** to King County about four years after comprehensive plan adoption to assess whether jurisdictions provided sufficient zoning capacity to accommodate their projected employment and housing growth targets.¹¹ This is not an assessment of progress to accommodate housing need at different economic segments.
 - **Certain jurisdictions report housing implementation progress and effect on housing affordability and availability**, among other items, to Commerce five years after comprehensive plan adoption, and if any action needed to implement changes in the most recent comprehensive plan update has not occurred, create a work plan to take any needed actions within two years.¹²
-



ADJUST

*By
December
2034*

- **Jurisdictions review and amend housing strategies and actions** when monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need and **consider amendments** to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.¹³
 - As a part of the buildable lands process, if monitoring has found a jurisdiction hasn't provided sufficient capacity to accommodate their overall economic and housing growth targets, **that jurisdiction takes reasonable measures to adjust** their plans, policies, and/or land use map to address the deficiency.
-

⁸ See Oct. 2013 MSRC blog post *From Vision to Reality: Implementing your Comprehensive Plan* by Joseph Tovar [\[link\]](#).

⁹ Countywide need refers to the number of additional, affordable homes needed by 2044 so that no household earning at or below 80 percent of area median income spends more than 30 percent of their income on housing. Countywide affordable housing need is distinct from housing growth targets in that it accounts for current undersupply of affordable homes at different economic segments and is a measure of what's needed to eliminate housing cost burden for low-income households, not what's needed to accommodate projected housing growth.

¹⁰ 2021 King County Countywide Planning Policies H-25 and H-26 [\[link\]](#)

¹¹ Visit King County's Urban Growth Capacity Report webpage to learn more [\[link\]](#).

¹² Cities with a population of more than 6,000 as of April 1, 2021 within King County are subject to the reporting requirement. See E2SHB 1241, Sec. 1 (9)(b)(i), 67th Legislature, 2022 Regular Session (Wash. 2022) [\[link\]](#)

¹³ 2021 King County Countywide Planning Policies H-27 [\[link\]](#)

House Bill 1220

In 2021, the state legislature amended portions of the GMA (Engrossed Second Substitute House Bill, or House Bill, 1220)¹⁴ that changed the minimum housing planning requirements for cities and counties subject to the Act. Most substantially, new amendments mandate jurisdictions that plan under the GMA now must **“plan for and accommodate housing affordable to all economic segments of the population.”** Previous language only required jurisdictions to “encourage the availability of affordable housing to all economic segments of the population.” To implement the changes to the goal, jurisdictions must conduct a suite of new analyses and show evidence of new accommodations in their comprehensive plan.

According to bill analysis from the Municipal Research and Services Center of Washington,¹⁵ House Bill (HB) 1220 requires that jurisdictions take the following actions:

- Include a statement of goals, policies, objectives, and mandatory provisions for moderate density housing options (e.g., duplexes, triplexes, and townhomes) within urban growth areas (UGAs).
- Identify sufficient land capacity for housing, including housing for moderate-, low-, very low- and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and, within UGAs, consideration of duplexes, triplexes, and townhomes.
- Make adequate provisions for existing and projected needs of all economic segments of the community, including:
 - Incorporating consideration for moderate-, low-, very low- and extremely low-income households.
 - Documenting programs and actions needed to achieve housing availability.
 - Considering housing locations in relation to employment location.
 - Considering the role of accessory dwelling units in meeting housing needs.
- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing (e.g., disinvestment, zoning that may have a discriminatory effect, and infrastructure availability).
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by prior and current local policies, plans, and actions.
- Identify areas at higher risk of displacement from market forces that occur with changes to development regulations and capital investments.

¹⁴ E2SHB 1220 [\[link\]](#)

¹⁵ 2021 Housing and Planning-Related Legislative Outcomes, MRSC [\[link\]](#)

- Establish anti-displacement policies, with consideration given to strategies such as the preservation of historical and cultural communities, equitable development initiatives, inclusionary zoning, and tenant protections.¹⁶

HB 1220 also instructs Commerce to provide an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including projections for units affordable to moderate- to extremely low-income households, emergency housing, and emergency shelters, and permanent supportive housing. Commerce has decided to produce its projections at the countywide level and provide guidance for how counties and cities can allocate this need to local jurisdictions. Commerce released draft countywide need projections and allocation guidance in October 2022. Commerce anticipates releasing final countywide housing need data and guidance in February 2023.¹⁷

GMPC Motion 21-1

On June 23, 2021, the GMPC adopted recommended amendments to the King County CPPs, including amendments to align the CPP Housing Chapter with changes to the GMA,¹⁸ PSRC's VISION 2050,¹⁹ and the Regional Affordable Housing Task Force's Final Report and Recommendations,²⁰ while centering equitable outcomes in the policy amendments. Through GMPC Motion 21-1, ratified by King County Council in Ordinance 19384,²¹ the AHC was directed to commence a collaborative effort no later than early 2022 to:

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.
2. Establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by Commerce.
3. 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.
4. Recommend to the GMPC any CPP amendments necessary to implement their recommendations.

¹⁶ E2SHB 1220 also expanded provisions for shelters and housing for people experiencing homelessness. As of September 30, 2021, local governments cannot prohibit emergency shelters and housing for people experiencing homelessness in certain zones, with exceptions.

¹⁷ View Commerce's *Planning for Housing in Washington State* webpage for more information on their scope [\[link\]](#).

¹⁸ Engrossed Second Substitute House Bill 1220 was passed by the Washington State Legislature in 2021 [\[link\]](#).

¹⁹ PSRC's VISION 2050 [\[link\]](#)

²⁰ Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018 [\[link\]](#)

²¹ King County Council Ordinance 19384 [\[link\]](#)

The GMPC directed the AHC to complete its housing needs work by the end of 2022 and report back to the GMPC quarterly on its progress. The AHC transmitted recommended amendments to the CPPs in response to GMPC Motion 21-1 on December 29, 2022.²²

²² AHC's Recommended Response to Growth Management Planning Council Motion 21-1 [[link](#)]

Appendix B: Frequently Asked Questions on Growth Targets, Housing Need, and Comprehensive Plans

About this FAQ

This document, published in December 2022 and updated on January 20, 2023, is intended to provide planners in King County jurisdictions with additional clarity on topics related to new requirements for comprehensive plan housing elements and countywide work by the King County Affordable Housing Committee to establish jurisdictional housing needs. The questions and responses below are focused on differentiating between housing growth targets and housing needs and how to plan for both in the 2024 periodic update of comprehensive plans. Guidance from the Department of Commerce referenced in responses below will provide additional clarity in the future.

1. What is this FAQ about?

In 2021, the Legislature made changes to the Growth Management Act (GMA) that amended planning requirements for the housing elements of comprehensive plans.²³ The Department of Commerce was tasked with preparing projections of housing need, which include detail on housing need by income, and on emergency housing and permanent supportive housing needs. Jurisdictions must plan for and accommodate this housing need in their housing elements.

Cities and King County are required to plan for the number of housing units needed to manage projected growth, which are expressed as growth targets.²⁴ Because King County jurisdictions already plan for housing growth targets, there has been confusion and discussion about how the housing targets and projected need intersect with one another. Additionally, the new comprehensive plan housing element requirements have created uncertainty about what it means to “plan for and accommodate” projected housing needs.

This FAQ is focused on clarifying confusion about this change to the GMA—detailed in the Revised Code of Washington (RCW) 36.70A.070(2)(a) through (d).—and its effect on the planning process in King County.

2. What is required under state law?

The relevant subsections of RCW 36.70A.070 are used to organize this answer. Amendments to the GMA enacted by the Legislature in 2021 are shown in *italicized underlined text*. Note that this is not a comprehensive list of amendments to the GMA enacted by the Legislature in 2021.²⁵

²³ ESSHB 1220 [\[link\]](#)

²⁴ VISION 2050, MPP-RGS-2 [\[link\]](#)

²⁵ ESSHB 1220 [\[link\]](#)

RCW 36.70A.070(2)(a)

2. A housing element ensuring the vitality and character of established residential neighborhoods that:

- a. Includes 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;

Interpretation: The housing element must identify how future development capacity is sufficient to accommodate housing need of all income levels. Commerce is providing projections at the county level and offering guidance to counties and cities on how to allocate these needs to local jurisdictions. The King County Affordable Housing Committee of the Growth Management Planning Council (GMPC) administered a process in 2022 to develop a recommended approach to allocating need consistent with Commerce's guidance and transmitted its recommendation to the GMPC on December 29, 2022. Commerce combines housing units needed by income level and permanent supportive housing into a permanent housing need category and units/beds needed for emergency housing and emergency shelters into an emergency housing need category.

RCW 36.70A.070(2)(b)

(b) (~~((includes))~~) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including but not limited to, duplexes, triplexes, and townhomes;

Interpretation: The housing element has always needed to include goals, policies, objectives, and mandatory provisions for all forms of housing that can exist in a jurisdiction. Per this amendment, housing elements for cities and urban unincorporated King County must reference "moderate density" housing forms like multi-unit buildings with two to six units and townhomes.

RCW 36.70A.070(2)(c)

(c) (~~((identifies))~~) Identifies sufficient capacity of land for housing(~~((;))~~) including, but not limited to, government-assisted housing, housing for (~~((low-income families))~~) moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, (~~((and))~~) group homes (~~((and))~~), foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within

an urban growth area boundary, consideration of duplexes, triplexes, and townhomes; ((and))

Interpretation: The housing element must identify how future development capacity is sufficient to accommodate housing need of all income levels, The Department of Commerce is developing guidance for cities and counties on how to satisfy this requirement.²⁶ Commerce recently published Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs, (available for download on [Commerce's project page](#) under the Projected Housing Needs Documents section). King County will update this FAQ upon release of the final guidance if changes are warranted.

Generally, jurisdictions will relate zoning to housing types affordable to different income levels and perform a land capacity analysis to project capacity for housing affordable at each income level and for permanent supportive housing. If the analysis shows a deficit of capacity for one or more income levels or special housing types, then the jurisdiction must identify actions that can increase capacity. This may include rezoning areas to allow for new housing types or higher densities or taking other effective steps.

For emergency housing and emergency shelter needs,²⁷ a jurisdiction may not prohibit indoor emergency housing in any zone where hotels are allowed, unless it has adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.²⁸ While this requirement is mandatory, a jurisdiction may also adopt reasonable occupancy, spacing and intensity of use requirements to protect public health and safety. If a jurisdiction adopts reasonable occupancy, spacing and intensity requirements, it must show sufficient capacity for the allocated emergency housing need by taking into consideration emergency housing and beds currently available in the jurisdiction and by identifying sites where these forms of housing could be constructed.

RCW 36.70A.070(2)(d)

(d) ~~((makes))~~ Makes adequate provisions for existing and projected needs of all economic segments of the community, including:

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

(ii) Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;

(iii) Consideration of housing locations in relation to employment location; and

²⁶ This guidance is still under development. More information will be released on Commerce's website. [\[link\]](#)

²⁷ Commerce collectively refers to the statute requirement for emergency housing and emergency shelter needs together as emergency housing.

²⁸ ESSHB 1220, Sections 3 and 4 [\[link\]](#)

(iv) Consideration of the role of accessory dwelling units in meeting housing needs:

Interpretation: This amendment offers further detail on what it means to make adequate provisions for existing and projected housing needs for economic segments within a housing element. The Department of Commerce is developing guidance for jurisdictions on complying with the specific adequate provision requirements of the GMA (RCW 36.70A.070(2)(d)(i-iv).

3. How does housing need relate to the growth targets adopted in 2022?

In King County, growth targets express the amount of housing and jobs a jurisdiction should plan to accommodate over the planning period of the comprehensive plan. Targets are adopted in the 2021 King County Countywide Planning Policies (CPPs). Growth targets are the basis for the land use assumptions used across the comprehensive plan (e.g., for transportation modeling or capital facility planning).

Housing need provides additional detail on the distribution of units needed to house current and future residents more equitably by reducing cost burden and overcoming housing undersupply. Housing needs comprise *permanent* housing needs, which includes housing needs by income level and permanent supportive housing, and emergency housing needs. Jurisdictions should use the housing need projections to create or adjust the zoning, strategies, tools, and incentives in their plans and development regulations to accommodate projected housing need and the strategies to promote its development.

The permanent housing need has been calibrated to equal the housing growth expressed in the growth targets countywide and for individual jurisdictions. The target and need numbers should be used in different, but complementary ways, described above.

The Department of Commerce is developing guidance for jurisdictions on demonstrating sufficient capacity of land for permanent housing and emergency housing types (RCW 36.70A.070(2)(c)). Commerce recently published [Draft Guidance for Evaluating Land Capacity to Meet All Housing Needs](#). King County will update this FAQ upon release of the final guidance if changes are warranted.

4. Can I plan for more housing than in my target?

The growth targets form the basis for the number of housing units a jurisdiction is planning for over the planning period of the comprehensive plan. Using land use assumptions that express significantly more (or less) growth than the growth targets raises the risk of the plan not being certified by the Puget Sound Regional Council. VISION 2050 states that land use assumptions need to be “substantially consistent”

with adopted growth targets.²⁹ Jurisdictions may, however, plan for development capacity that exceeds targets. This can help make space for the types of housing needed to meet housing need through strategies that leverage market rate development to build affordable units like incentive zoning, bonus densities, or multifamily tax exemption. Be mindful that VISION 2050 MPP-RGS-12 states that jurisdictions should avoid increasing development capacity in a pattern inconsistent with the Regional Growth Strategy.³⁰ Question 8 below elaborates further on planning for housing need.

5. Should planning for infrastructure and services reflect the growth targets or housing needs?

The growth assumptions used across all elements of the comprehensive plan, including the transportation and capital facilities elements, need to be identical and substantially consistent with adopted growth targets. The infrastructure needs, like those expressed in a capital improvement plan, should be informed by the types of development expected over the next twenty years, and this might be affected by the housing need allocation. For example, if accommodating housing need means adding significant capacity for multifamily housing in a jurisdiction where currently none exists, the plan should reflect the infrastructure needs of a future with a more diverse housing mix, with potential infrastructure improvements like, for example, wider circumference water mains or additional stormwater infrastructure. Jurisdictions typically do not create plans for infrastructure needed to accommodate total zoned capacity, just the infrastructure to accommodate the growth projected in the planning periods.

6. Does housing need include all housing, or just housing for households making less than area median income (AMI)?

The total permanent housing need includes housing affordable to all income levels, including market rate units and permanent supportive housing needs.

7. Is need for emergency housing included in the growth targets?

While permanent housing need was calibrated to equal housing targets, it does not include the need expressed for emergency housing. These housing forms are generally group living situations or non-permanent residences, so they do not count as housing units or towards growth targets.

²⁹ VISION 2050, p. 42. [\[link\]](#)

³⁰ Ibid.

8. What if all of my jurisdiction's need is at or below 80% AMI? We need market rate housing to incentivize the income-restricted housing. Don't we need a higher target to factor in the market rate housing?

Because the growth targets and housing need are intended to be used differently in the comprehensive plan, growth targets are not being reconsidered. The housing need projections do not affect the total amount of growth jurisdictions have agreed to accommodate by 2044. The housing need projections describe the types of housing jurisdictions need to plan for to alleviate cost-burden and provide sufficient housing by 2044, recognizing that the housing produced may be greater or less than the housing target and in a different distribution than the permanent housing need. Jurisdictions can use their growth targets as land use assumptions while still planning for the need expressed by the housing need projections through creating sufficient zoning and development capacity for the types of housing included in the need projections, developing and adjusting incentives and planning tools for affordable housing, and by financing its development or preservation. Sufficiently documenting these strategies in the comprehensive plan will ensure that jurisdictions are planning for their growth targets and housing need per state, regional, and countywide policy.

Because of the timing of when growth targets were adopted, the GMA amendments on planning for permanent housing need, and the statutory timelines for comprehensive plan updates, growth targets are not being reconsidered. Additionally, the region is working to reverse over a century of discriminatory housing policy and over a decade of underproduction. This challenge and its solution are embedded in the housing need projections, which solve for these issues within a 20-year planning period. It is likely that it will take more than one 20-year planning period to resolve the structural issues the housing need projections express. Also, in about ten years, King County jurisdictions will develop new growth targets that can adjust for the shortcomings of this planning cycle.

9. What if we don't have funding for the 0-30% AMI, but that is most of our jurisdiction's need by income?

Per the statute, jurisdictions need to plan for and accommodate projected permanent and emergency housing need. For housing affordable to the lowest income households that requires significant subsidy, it would be appropriate to demonstrate that a jurisdiction has capacity for the types of housing and describe the funding contributions and regional collaboration, along with additional strategies used to stimulate and prioritize development or preservation at the given affordability level.

10. Will my jurisdiction be penalized for growth that exceeds the target or within an income band?

No. Accountability for permanent housing need is focused on the incentives and strategies jurisdictions use to stimulate affordable housing production. King County will monitor and report on affordable housing supply or production in the Regional Affordable Housing Dashboard. Accountability for housing production (total housing) is focused on achieving growth targets and is conducted via the Urban Growth Capacity Report (buildable lands process).

**Appendix C: Affordable Housing Committee's Recommended Response
to Growth Management Planning Council Motion 21-1**

Affordable Housing Committee

December 29, 2022

KING COUNTY
GROWTH MANAGEMENT
PLANNING COUNCIL

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King County Council Chair

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of King and Snohomish
Counties*

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Marli Larimer
*Kent Councilmember, Sound
Cities Association*

Ryan Makinster
*Washington Multi-Family
Housing Association*

Ryan McIrvine
*Renton Councilmember,
Sound Cities Association*

Teresa Mosqueda
Seattle Councilmember

Michael Ramos
*Church Council of Greater
Seattle*

Kelly Rider
*On behalf of King County
Executive*

Lynne Robinson
*Bellevue Mayor, Sound Cities
Association*

Tim Walter
*King County Housing
Authority*

Maiko Winkler-Chin
On behalf of Seattle Mayor

The Honorable Executive Dow Constantine
Chair, Growth Management Planning Council
King County Chinook Building
401 5th Ave. Suite 800
Seattle, WA 98104

Dear King County Executive Dow Constantine:

On behalf of the Affordable Housing Committee(AHC), I am pleased to send to the Growth Management Planning Council (GMPC) our recommendations to update the Housing Chapter of the 2021 Countywide Planning Policies (CPPs). This was challenging work, undertaken in response to GMPC Motion 21-1, and we are pleased to have voted unanimously on this final recommendation.

Consistent with direction from the Washington State Department of Commerce and VISION 2050 growth projections, the updated Housing Chapter assumes King County will need 308,677 net new housing units by 2044. This number is daunting, but we have known for some time that our county is increasingly unaffordable for people at all levels of income, with the heaviest impact falling on low-income individuals and families, seniors, young people and people of color.

The lack of access to housing causes serious problems that we in local government struggle to address, including housing instability and homelessness, long commutes and resulting lost time and traffic congestion, economic risk because employers can't find workers who can afford to live here, and a reduced quality of life for many residents who struggle to make ends meet. This impact was eloquently and compellingly described by members of the Community Partners Table, a group of community members who spoke throughout our process about how the affordability crisis is affecting people of all backgrounds throughout our county. The Community Partners Table kept our focus on the need to build an inclusive and equitable community and supported the recommendation we make to you today.

The work to develop these recommendations was challenging and intense. Fortunately, we have a sustained history of the cities, County and community groups working together to address the affordability crisis, starting with the Regional Affordable Housing Task Force in 2017 and 2018, followed by the creation of the GMPC's Affordable Housing Committee in 2019. With the expertise and guidance of the Department of Commerce, we have developed a set of policies and a clear set of outcomes that empower local governments, those closest to the people, to create additional capacity for housing in the way that makes most sense for each unique community. No single city can address the entirety of the affordable housing crisis, but we are now on a path where the sum of our individual efforts can start to bend the curve. I firmly believe that years from now we will look back on this work as an important turning point where we started to truly make King County a place where everyone can succeed and thrive.

This work would not have been possible without the intelligence, dedication and heart of dozens of local government staff members. I commend King County and city staff for the transparency, creativity, determination and collaborative spirit they have demonstrated during this process. The members of the AHC took the work seriously and remained productively engaged throughout this lengthy process. I especially appreciate the Sound Cities Association representatives and staff members who worked diligently and thoughtfully to help build this recommendation. Their commitment to the future of their communities is inspiring.

The CPP update is only one of the many steps needed to fully address the housing affordability crisis in King County. We must collectively commit to continue this work through comprehensive plan updates and zoning changes. We must also recognize that the price tag of this work is enormous and we will need to come together again as local governments with our state and federal partners to identify and deploy the resources required to meet the identified need.

The dramatic lack of adequate and affordable housing in our county and region was many decades in the making. The challenge ahead of us is steep, and there are unknowns yet to be tackled. Yet this work is morally imperative. We simply must do better by our residents and our communities if we are to be the welcoming, inclusive and economically successful region we aspire to be. The work of the CPP updates gives me confidence that we can and will succeed in this goal.

Sincerely,

A handwritten signature in black ink, reading "Claudia M. Balducci". The signature is fluid and cursive, with the first name "Claudia" being the most prominent part.

Claudia Balducci
Affordable Housing Committee, Chair
King County Councilmember, District 6

Recommendations in Response to Growth Management Planning Council Motion 21-1

Transmitted to the Growth Management Planning Council on December 29, 2022

Purpose

This report describes the Affordable Housing Committee's (AHC or Committee) recommendations in response to Growth Management Planning Council Motion (GMPC) 21-1, approved by the AHC on December 9, 2022.

Background

On June 23, 2021, the GMPC adopted recommended amendments to the King County Countywide Planning Policies (CPPs), including amendments to align the CPP Housing Chapter with changes to the state's Growth Management Act, Puget Sound Regional Council's VISION 2050, and the Regional Affordable Housing Task Force's Final Report and Recommendations, while centering equitable outcomes in the policy amendments.¹ Through GMPC Motion 21-1, ratified by King County Council in Ordinance 19384,² the AHC was directed to commence a collaborative effort no later than early 2022 to:

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.
2. Establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce (Commerce).
3. 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.
4. Recommend to the GMPC any CPP amendments necessary to implement their recommendations.

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

AHC Response to GMPC Motion 21-1

Throughout late 2021 and all of 2022, the AHC and staff engaged with multiple stakeholders to respond to GMPC Motion 21-1. Stakeholder groups engaged included: GMPC, Housing Interjurisdictional Team, Community Partners Table, Interjurisdictional Team, King County Planning

¹ Engrossed Second Substitute House Bill 1220 [\[link\]](#), PSRC's Vision 2050 [\[link\]](#), Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018 [\[link\]](#)

² King County Council Ordinance 19384 [\[link\]](#)

Directors, King County Regional Homelessness Authority, and Washington State Department of Commerce.

The AHC reported on progress to respond to the motion at every GMPC meeting in 2022.

On December 9, 2022, the AHC approved recommended:

- amendments to the CPPs necessary to implement its recommendations (Exhibit 1);
- an accountability framework process (Exhibit 2); and
- housing-focused comprehensive plan review standards (Exhibit 3).

Table 1 outlines how these recommended components address GMPC Motion 21-1.

Table 1: AHC Recommendation Summary		
AHC Recommendation Overview	Relevant GMPC Motion Section	Related Exhibit and CPP Amendments
AHC recommends CPP amendments to strengthen monitoring and reporting requirements and aid in assessing local progress to plan for and accommodate need relative to countywide trends and other jurisdictions.	Monitor and Report	Exhibit 1: CPP Amendments Recommended CPP amendments 16-18
AHC recommends methods for establishing jurisdictional permanent and housing needs and CPP amendments to establish these needs and describe these methods.	Jurisdictional Housing Needs	Exhibit 1: CPP Amendments <i>See next section</i> Recommended CPP amendments 1–10, 13, 20-25, 31-32
AHC recommends CPP amendments to establish a three-part accountability framework for equitably meeting housing needs across King County. The AHC also recommends a summary of how the accountability framework process will work and standards to guide the AHC’s housing-focused review of draft comprehensive plans.	Accountability Framework	Exhibit 1: CPP Amendments, Exhibit 2: Accountability Framework Process, Exhibit 3: Plan Review Standards Recommended CPP amendments 11, 12, 14-19, 26-30
AHC recommends CPP amendments necessary to implement enhanced monitoring and reporting requirements. establish housing needs, establish an accountability framework, and respond to GMPC member amendments proposed in 2021.	Necessary CPP Amendments	Exhibit 1: CPP Amendments All recommended CPP amendments

Jurisdictional Housing Needs Allocation Method and Status of Draft Projections

In 2022, the AHC evaluated methodological options for allocating Washington State Department of Commerce-provided countywide housing need projections to jurisdictions in King County and recommends the following methods:

- *Permanent housing needs*: Allocate countywide permanent housing needs to jurisdictions using established housing growth targets. The method initially divides up jurisdictional growth targets so that the share of need at each income level is equivalent to Commerce’s projected countywide need shares. The method then increases the portion of a growth target

dedicated to affordable housing—or units affordable to households making below 80 percent of area median income—in jurisdictions where there are fewer affordable housing options, fewer income-restricted housing options, and a greater imbalance of low-wage workers to low-wage jobs. Under this method, no jurisdiction is accountable to plan beyond its growth target and thus the total countywide need is equivalent to the county’s current growth target of 308,677 units.

- *Emergency Housing Needs:* Allocate countywide emergency housing needs to jurisdictions based on their percent share of planned countywide growth.

Jurisdictional permanent and emergency housing needs based on the AHC’s recommended allocation method are listed in CPP Tables H-1 and H-2 in Exhibit 1 (CPP amendment 5 and 20).

Both permanent and emergency housing need allocations are based on draft countywide need projections released by Commerce on October 12, 2022 and are subject to change upon Commerce’s release of final projections in February 2023. AHC staff will brief the GMPC on any changes to countywide and jurisdictional permanent and emergency housing needs allocations at the March 22, 2023 GMPC meeting.

Future Work on Motion 21-1

While this recommendation statement satisfies the requirements of the AHC under GMPC Motion 21-1, the AHC has committed to future work on components of this statement, including:

- Updating jurisdictional housing needs in response to the anticipated release of final countywide need numbers by the Department of Commerce in February 2023. The AHC directed staff to brief the GMPC on changes to jurisdictional housing needs at the March 22, 2023 GMPC Meeting.
- Developing comparative standards and metrics of progress, to be used by the AHC during annual monitoring of jurisdictional efforts to plan for and accommodate allocated housing needs. The Committee could begin this work upon GMPC approval of these recommendations as early as mid-2023.
- Defining a process for the mid-cycle adjustment period to occur five years after comprehensive plan adoption. The Committee committed to undertake this work no earlier than 2024.

Exhibit 1: Recommended Amendments to the Countywide Planning Policies

The Affordable Housing Committee recommends the following 32 amendments to the 2021 King County Countywide Planning Policies (CPPs) in response to Growth Management Planning Council Motion 21-1. Amendments are proposed to the Development Patterns and Housing Chapters, Appendix 4: Housing Technical Appendix, and Glossary. Amendments are shown in strikethrough and underlined text.

Recommended CPP Amendment 1

Development Patterns

DP-12 GMPC shall allocate ~~housing residential~~ and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:

- 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 Sound Regional Council, informed by the 20-year projection of housing units from the state Department of Commerce;
- b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural Area, and protection of designated Natural Resource Lands;
- c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;
- d) Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;
- e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;
- f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;
- g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth; and
- h) Allocating growth based on the amount of net new housing needed to plan for and accommodate an equitable distribution of housing choices across all jurisdictions that is affordable to all economic segments of the population of the county, as provided by the Department of Commerce.

Recommended CPP Amendment 2

DP-13 The Growth Management Planning Council shall:

- a) Update housing and employment growth targets and housing needs periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;
- b) Adopt housing and employment growth targets and housing needs in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;
- 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 job growth, countywide shares of statewide housing needs, allocations to Regional Geographies, and individual jurisdictional growth targets;
- d) Ensure that each jurisdiction's growth targets and housing need are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets and housing needs are determined;
- e) Ensure that each jurisdiction's growth targets allow it to meet the need for housing affordable ~~housing for~~ to households with moderate-, low-, very low-, and extremely low-incomes ~~low-, very low-, and extremely low-incomes~~;
- f) Adjust targets and housing needs administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1. Net new housing needs for the planning period are shown in Table H-1 and total projected housing needs are shown in Table H-2.

Recommended CPP Amendment 3

DP- 14 All jurisdictions shall accommodate housing and employment by:

- a) Using the adopted growth targets as the land use assumption for their comprehensive plan;
- b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
- c) Ensuring adopted comprehensive plans and zoning regulations provide sufficient capacity at appropriate densities for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets, allocated housing needs, and is consistent with the desired growth pattern described in VISION 2050;
- d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- e) Transferring and accommodating unincorporated area housing and employment targets and housing need as annexations occur.

Recommended CPP Amendment 4

Housing

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

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

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

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

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

~~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 and comply with the Growth Management Act requirements for housing elements in Revised Code of Washington RCW {36.70A.020 and 36.70A.070} and the Countywide Planning Policies in this chapter.~~

While significant new housing growth is necessary to reach overall King County housing growth targets, new housing growth will not sufficiently address the housing needs for lower-income households without additional government support for the creation of units restricted to income-eligible households—both rent-restricted units and resale restricted homes (“income-restricted units”); and the preservation of homes currently affordable at or below 80 percent of area median income. Local jurisdictions can create enabling environments and generate local revenue to support new housing development and housing preservation, but successful implementation requires resources and involvement from other levels of government, nonprofits, and the private sector.

Housing unit production is one, but not the only means to measure whether a jurisdiction has planned for and accommodated housing needs. Success will primarily be defined by whether a jurisdiction has adopted and implemented policies and plans that, taken together and in light of available resources, can be reasonably expected to support and enable the production or preservation of units needed at each affordability level. Policies in this chapter do not require that jurisdictions act outside of current powers or assume full responsibility for the construction of units required to meet housing needs articulated in policy H-1.

These Countywide Planning Policies also recognize that housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to focus actions on increasing affordability for low-income households while more affordable jurisdictions will need to focus actions on preserving affordable homes at risk of price increases. All communities must address housing need where it is greatest—housing affordable to extremely low-income households.

The policies below set a framework for individual and collective action and accountability to meet ~~the~~ countywide needs and eliminate disparities in access to housing and neighborhoods of choice. They first establish the amount of countywide housing needs a jurisdiction must plan for and accommodate in a manner that seeks to increase housing choice and begin to address disparities in housing choice throughout King County. The policies then ~~These policies~~ guide jurisdictions through a five-~~four~~-step process:

1. ~~c~~Conduct a housing inventory and analysis;
2. ~~i~~Implement policies and strategies to meet housing needs equitably;
3. review comprehensive plans, that
4. monitor and report ~~Measure results and provide accountability;~~ and
5. ~~a~~Adjust strategies to meet housing needs.

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

- *preserve, improve, and expand their housing stock;*

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

Recommended CPP Amendment 5

H-1 Plan for and accommodate the jurisdiction’s allocated share of countywide future housing needs for moderate-, low-, very low- and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.¹ 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:

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

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

Table H-1: King County Affordable Housing Need				
	30% AMI	31%–50% AMI	51%–80% AMI	80% AMI
Housing Units by Affordability (2019)				
Number of Units	44,000	122,000	180,000	346,000
As Share of Total Units	5%	13%	19%	36%
Additional Affordable Housing Units Needed (2019–2044)				
Additional Housing Units Needed to Address Existing Conditions ²	105,000	31,000	23,000	159,000
Housing Units Needed to Address Growth Through 2044 ³	39,000	32,000	33,000	104,000
Total Additional Affordable Housing Units Needed	144,000	63,000	56,000	263,000
Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)				

Number of Units	188,000	185,000	236,000	609,000
As Share of Total Units	15%	15%	19%	49%

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

Table H-1: King County Countywide and Jurisdictional Housing Needs 2019-2044

		Countywide Net New Permanent Housing Units Needed, 2019-2044 ²								Countywide Net New Emergency Housing Needs ³
		Total	Non- PSH	PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%	
Countywide Total Future Housing Needed: 2044		1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318
Countywide Baseline Housing Supply: 2019 ⁴		960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	5,975
Countywide Net New Housing Needed: 2019-2044		308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327
		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
		Total	Non- PSH	PSH	>30- 50%	>50- 80%	>80- 100%	>100- 120%	>120%	
Metro	Bellevue	35,000	11,828	7,132	8,811	2,549	615	697	3,368	6,500
	Seattle	112,000	28,336	17,085	19,183	7,732	5,211	5,910	28,543	20,800
Core Cities	Auburn	12,000	1,526	920	299	610	1,136	1,288	6,221	2,229
	Bothell	5,800	2,079	1,253	813	641	133	151	730	1,077
	Burien	7,500	1,429	861	519	397	564	640	3,090	1,393
	Federal Way	11,260	1,779	1,073	840	190	969	1,099	5,310	2,091
	Issaquah	3,500	1,086	655	871	452	57	65	314	650
	Kent	10,200	1,850	1,116	785	302	807	916	4,424	1,894
	Kirkland	13,200	4,798	2,893	3,057	975	194	220	1,063	2,451
	Redmond	20,000	6,966	4,200	3,863	2,720	296	335	1,620	3,714
	Renton	17,000	4,065	2,451	1,613	988	1,036	1,174	5,673	3,157
	SeaTac	5,900	639	385	180	138	599	679	3,280	1,096
	Tukwila	6,500	885	534	270	208	605	686	3,312	1,207
	HI	Des Moines	3,800	781	471	227	221	276	313	1,511

Cities and Towns	<u>Kenmore</u>	<u>3,070</u>	<u>1,053</u>	<u>635</u>	<u>480</u>	<u>386</u>	<u>68</u>	<u>77</u>	<u>371</u>	<u>570</u>
	<u>Lake Forest Park</u>	<u>870</u>	<u>310</u>	<u>187</u>	<u>142</u>	<u>138</u>	<u>12</u>	<u>14</u>	<u>67</u>	<u>162</u>
	<u>Mercer Island</u>	<u>1,239</u>	<u>338</u>	<u>204</u>	<u>200</u>	<u>489</u>	<u>1</u>	<u>1</u>	<u>6</u>	<u>230</u>
	<u>Newcastle</u>	<u>1,480</u>	<u>620</u>	<u>374</u>	<u>435</u>	<u>14</u>	<u>5</u>	<u>5</u>	<u>27</u>	<u>275</u>
	<u>Shoreline</u>	<u>13,330</u>	<u>3,588</u>	<u>2,163</u>	<u>2,721</u>	<u>702</u>	<u>546</u>	<u>619</u>	<u>2,991</u>	<u>2,476</u>
	<u>Woodinville</u>	<u>2,033</u>	<u>845</u>	<u>509</u>	<u>353</u>	<u>148</u>	<u>23</u>	<u>27</u>	<u>128</u>	<u>378</u>
	<u>Algona</u>	<u>170</u>	<u>31</u>	<u>19</u>	<u>8</u>	<u>7</u>	<u>14</u>	<u>16</u>	<u>75</u>	<u>32</u>
	<u>Beaux Arts⁵</u>	<u>1</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>Black Diamond</u>	<u>2,900</u>	<u>738</u>	<u>445</u>	<u>199</u>	<u>408</u>	<u>146</u>	<u>165</u>	<u>799</u>	<u>539</u>
	<u>Carnation</u>	<u>799</u>	<u>236</u>	<u>142</u>	<u>22</u>	<u>84</u>	<u>41</u>	<u>47</u>	<u>227</u>	<u>148</u>
	<u>Clyde Hill</u>	<u>10</u>	<u>3</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>
	<u>Covington</u>	<u>4,310</u>	<u>998</u>	<u>602</u>	<u>602</u>	<u>-</u>	<u>277</u>	<u>314</u>	<u>1,517</u>	<u>800</u>
	<u>Duvall</u>	<u>890</u>	<u>264</u>	<u>159</u>	<u>-</u>	<u>267</u>	<u>26</u>	<u>30</u>	<u>144</u>	<u>165</u>
	<u>Enumclaw</u>	<u>1,057</u>	<u>160</u>	<u>97</u>	<u>38</u>	<u>60</u>	<u>92</u>	<u>105</u>	<u>505</u>	<u>196</u>
	<u>Hunts Point⁵</u>	<u>1</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>Maple Valley</u>	<u>1,720</u>	<u>536</u>	<u>323</u>	<u>320</u>	<u>20</u>	<u>68</u>	<u>78</u>	<u>375</u>	<u>319</u>
	<u>Medina</u>	<u>19</u>	<u>5</u>	<u>3</u>	<u>3</u>	<u>8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>
	<u>Milton</u>	<u>50</u>	<u>13</u>	<u>8</u>	<u>-</u>	<u>8</u>	<u>3</u>	<u>3</u>	<u>15</u>	<u>9</u>
	<u>Normandy Park</u>	<u>153</u>	<u>40</u>	<u>24</u>	<u>32</u>	<u>17</u>	<u>5</u>	<u>6</u>	<u>29</u>	<u>28</u>
	<u>North Bend</u>	<u>1,748</u>	<u>428</u>	<u>258</u>	<u>119</u>	<u>220</u>	<u>95</u>	<u>108</u>	<u>520</u>	<u>325</u>
	<u>Pacific</u>	<u>135</u>	<u>22</u>	<u>14</u>	<u>4</u>	<u>6</u>	<u>12</u>	<u>13</u>	<u>64</u>	<u>25</u>
	<u>Sammamish</u>	<u>2,100</u>	<u>918</u>	<u>554</u>	<u>408</u>	<u>220</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>390</u>
	<u>Skykomish</u>	<u>10</u>	<u>1</u>	<u>1</u>	<u>-</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>2</u>
	<u>Snoqualmie</u>	<u>1,500</u>	<u>467</u>	<u>282</u>	<u>232</u>	<u>77</u>	<u>58</u>	<u>66</u>	<u>318</u>	<u>279</u>
	<u>Yarrow Point</u>	<u>10</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2</u>
UU	<u>Urban</u>	<u>5,412</u>	<u>1,145</u>	<u>690</u>	<u>569</u>	<u>284</u>	<u>358</u>	<u>406</u>	<u>1,960</u>	<u>1,005</u>
	<u>Unincorporated⁶</u>									

¹Table H-1 includes both homeownership and rental units.

²Estimates of additional affordable units needed to address existing cost burden and provide housing for persons experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30% AMI) allows those households to vacate units affordable within the next income category (e.g., greater than 30% AMI and less than or equal to 50% of AMI), in turn addressing needs of cost-burdened households in that income level. (Estimates shown assume that housing units equal to 1/25th of cost-burdened households in each category are added annually in each income category until cost burden is eliminated; a range of estimates is possible depending on inputs to this model.)

³Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.

¹Refer to Table H-2 in Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019.

² The countywide need projections are derived from the Washington State Department of Commerce and were adjusted to align with the adopted housing growth targets for the planning period to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter.

³ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

⁴ Data on baseline housing supply is estimated using 2020 Office of Financial Management data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.

⁵ Beaux Arts Village and Hunts Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the emergency housing/shelter category.

⁶ This includes all Potential Annexation Areas within the High Capacity Transit Communities and Urban Unincorporated King County regional geographies.

Recommended CPP Amendment 6

~~H-3 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.~~

Recommended CPP Amendment 7

~~H-43~~ Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element.

The inventory and analysis shall include:

- a) ~~Affordability gap of the jurisdiction's housing supply as compared to countywide need percentages from Policy H-1 (see table H-3 in Appendix 4) and needs for housing affordable to moderate income households.~~ The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including:
 1. Permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing
 2. Emergency housing needs, which includes emergency housing and emergency shelters;
- b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income ~~AMI~~ limit (for income-restricted units);
- c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;
- d) Percentage and geographic distribution of residential land zoned for ~~and geographic distribution of~~ moderate- and high-density housing and accessory dwelling units in the jurisdiction;
- e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;
- f) Household characteristics, by race/ethnicity:
 - a. Income (median and by area median income ~~AMI~~ bracket)

- b. Tenure (renter or homeowner)
- ~~c. Size~~
- ~~d. c.~~ Housing cost burden and severe housing cost burden;
- g) Current population characteristics:
 - a. Age by race/ethnicity;
 - b. Disability;
- h) Projected population growth;
- i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;
- j) Ratio of housing to jobs in the jurisdiction;
- k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting ~~countywide~~ housing needs, particularly for populations disparately impacted;
- l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;
- m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and
- 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.

Recommended CPP Amendment 8

H-54 Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. ~~a significant share of countywide need~~. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing the countywide needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

Recommended CPP Amendment 9

H-76 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet ~~countywide~~ housing needs.

Recommended CPP Amendment 10

Increased Housing Supply, Particularly for Households with the Greatest Needs

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

Recommended CPP Amendment 11

H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.

Recommended CPP Amendment 12

H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.

Recommended CPP Amendment 13

H-223 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low- and extremely low-income renters and renters with disabilities.

Recommended CPP Amendment 14

Review, Monitor, Report, and Adjust Measure Results and Provide Accountability

The following policies guide a housing comprehensive planning review, monitoring, reporting and adjustment process conducted by the Affordable Housing Committee, Growth Management Planning Council, and King County. This process ensures plans are coordinated and consistent with countywide housing goals and policies, increases the likelihood of housing-related plan implementation to ensure needs are met, and provides jurisdictions with a periodic opportunity for adjustments and continual improvement in between comprehensive plan periodic updates.

Recommended CPP Amendment 15

Review Comprehensive Plans

H-26 The Growth Management Planning Council or its designee will conduct a housing-focused review of all King County jurisdiction's draft periodic comprehensive plan updates for alignment with the Housing Chapter goals and policies prior to plan adoption and provide comments. The purpose of plan review is to:

- Offer early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter;
- Ensure plans address all Housing Chapter goals and policies and include required analyses;
- Evaluate the meaningfulness of plan responses to policies in this chapter, where meaningful responses can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs; and
- Collect data on jurisdictional implementation details to inform future monitoring and evaluation during the remainder of the planning period.

Recommended CPP Amendment 16

Monitor and Report

Each jurisdiction has a responsibility to plan for and accommodate ~~address~~ its share of the countywide housing need. The County and cities will collect and report housing data at least annually to help evaluate progress in achieving the goals and advancing the policies of this chapter ~~planning for meeting this shared responsibility~~. The County will help coordinate a necessary ~~transparent~~ data collection and reporting ~~sharing~~ process with cities. Further detail on monitoring and reporting procedures is contained in Appendix 4.

Recommended CPP Amendment 17

H-257 Monitor progress toward meeting countywide and jurisdictional housing ~~growth targets, countywide needs~~ 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.

- a) Jurisdictions, including the County for unincorporated areas, will report annually to the County ~~using guidance developed by the County on housing AMI levels~~:
 - 1) In the first reporting year, total income-restricted units, total units, by tenure, area median income ~~AMI~~ limit, address, and term of rent and income restrictions, for which the jurisdiction ~~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;
 - 2) 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;
 - 3) New strategies (e.g., land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to advance the policies of this chapter. This includes strategies to increase housing diversity, ~~or strategies to increase the supply of income-restricted units in the jurisdiction and implementation details identified in the jurisdiction's comprehensive plan~~; and
 - 4) The value of jurisdictional contributions to subregional collaborations to support preservation or creation of income-restricted housing within the subregion made during the reporting period. Contributions may include, but are not limited to, cash loans and grants, land, and fee waivers.
- b) The County will, where feasible, consolidate housing data across jurisdictions ~~to provide clarity and assist jurisdictions with housing data inventory and will~~ report annually on:
 - 1) Countywide housing inventory of:
 - i. Total housing units, by affordability to area median income ~~AMI~~ bands;
 - ii. Total income-restricted units, by area median income ~~AMI~~ limit;

- iii. Number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;
 - iv. Of total housing units, net new housing units created during 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~~
 - v. Total income-restricted units by tenure, area median income ~~AMI~~-limit, location, created during the reporting period, starting in 2021.;
 - vi. Total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
 - vii. Share of households by housing tenure by jurisdiction; and
 - viii. Zoned residential capacity percentages broken down by housing type/number of units allowed per lot;
- 2) 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;
 - 3) The County's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for Black, Indigenous, and other People of Color households and other population groups identified through policy H-56.;
 - 4) Number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;
 - 5) Share of households with housing cost burden, by income band, race, and ethnicity;
 - 6) Tenant protection policies adopted by jurisdictions in King County; and
 - 7) Number of individuals and households experiencing homelessness, by race and ethnicity.
- c) Where feasible,~~jurisdictions will also collaborate to report:~~
 - 1) Jurisdictions will collaborate to report n~~et new units accessible to persons with disabilities; and.~~
 - 2) King County will collaborate with the King County Regional Homelessness Authority and public funders to report total net new permanent supportive housing, emergency housing, and emergency shelters units/beds.

Recommended CPP Amendment 18

H-268 The County will ~~provide guidance to jurisdictions on goals for housing AMI levels annually~~ provide necessary, transparent, ongoing information on measuring jurisdictions' progress toward planning for and accommodating their housing needs ~~meeting countywide affordable housing need, according to H-25~~, using public-facing tools such as the King County's

Affordable Housing Dashboard. The Affordable Housing Committee will establish standardized benchmarks, housing data trends, and comparative standards to aid in assessing local progress relative to countywide trends and other jurisdictions. Measurement will include at a minimum, the meaningful actions taken by a jurisdiction to implement their comprehensive plan housing element, housing unit production within jurisdictions, as well as credit jurisdictions for direct funding and other contributions to support the preservation or creation of income-restricted units through subregional collaborations.

Recommended CPP Amendment 19

~~H-279 Five years after adoption of a periodic update to a comprehensive plan, the Growth Management Planning Council or its designee will review monitoring and reporting data collected through annual reporting and other local data and analysis. The Growth Management Planning Council will identify significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls. Jurisdictions with significant shortfalls shall identify and implement actions to address the shortfalls, such as amending the comprehensive plan, land use regulations, or other legislative or administrative actions. Implementation of this policy shall be coordinated with the requirement in Revised Code of Washington 36.70A.130(9)(c) to produce and take actions pursuant to a 5-year implementation progress report. Review and amend countywide and local housing strategies and actions when monitoring in Policy H-25 and H-26 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.~~

Recommended CPP Amendment 20

Appendix 4: Housing Technical Appendix

Policy H-1: Housing Countywide Needs

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 plan for and accommodate~~ its share of countywide housing needs for affordable housing as defined in policy H-1 and articulated in Tables H-1 and H-2. In order for each jurisdiction to address its share of the countywide housing needs for moderate-, low-, very- low-, and extremely- low-

extremely low-, very low-, and low-income housing, as well as permanent supportive housing and emergency housing, a five-step ~~four-step~~ approach should be followed:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to equitably meet housing needs;
3. Review comprehensive plans;
4. Monitor and report ~~Measure results and provide accountability;~~ and
5. Adjust strategies to meet housing needs.

Calculating Total Countywide Permanent and Emergency Housing Needs

Consistent with the Revised Code of Washington 36.70A.100 and 36.70A.115, King County identifies a 20-year population growth target that is within the range of projections prepared by the Washington State Office of Financial Management. In the past, the County has taken this projection and used its own framework to calculate growth targets for housing units and jobs over the planning period. A decision-making process between King County and King County cities then distributed housing units and jobs between different jurisdictions, to be used in developing local comprehensive plans.

Updates to the Growth Management Act in 2021 changed this process, such that the Washington State Department of Commerce (“Commerce”) now supplies counties with the number of permanent housing units and emergency housing beds necessary to manage the projected growth and meet both current unmet and future housing needs over the planning period. Permanent housing projections are expressed as a total countywide housing need figure that is then divided into units for moderate-, low-, very low-, and extremely low-income households. Permanent supportive housing is included as a subset of the 0-30 percent area median income projection. Countywide needs for emergency housing beds, which include both emergency shelters and emergency housing, are supplied separately by the state. Refer to the Growth Management Act and Department of Commerce guidance for permanent supportive housing and emergency housing definitions.

After receiving housing need numbers from the State, counties are responsible for selecting a growth projection within the Commerce-provided range to determine their net new countywide housing needs. Counties then select a method for allocating permanent net new countywide housing needs between jurisdictions.

To arrive at countywide net new permanent housing needs for by income level and permanent supportive housing, King County selected the net new units needed from Commerce’s medium projections and scaled the net new units needed proportionately to equal King County’s

housing growth target to build on and maintain consistency with the population projection and assumptions about regional growth.

To arrive at a countywide net new emergency housing need, King County selected the net new emergency housing needs from the same medium population projection series provided by Commerce and scaled it at the same proportional rate as permanent housing needs.

For more information about how Commerce calculated total countywide housing needs, including baseline housing supply, net new units needed, and future housing need expressed by income level, permanent supportive housing, and emergency housing needs, please refer to methodological documentation on the Department's website.

County Method for Allocating Permanent Housing and Emergency Housing Needs

This section describes how countywide housing need was allocated to jurisdictions.

Permanent net new countywide housing needs were allocated to jurisdictions using a multistep method, which allocated larger percentages of housing need to the 0-80 percent area median income levels based on local factors.

Each jurisdiction was initially allocated the same proportion of their housing growth to the 0-80 percent area median income bands. Then, local factor weights were applied, which accounted for current affordability of the jurisdiction's housing stock, the amount of the jurisdiction's housing stock at or below 80 percent area median income that is income-restricted, and the ratio of low-wage workers that work in the subregion compared to low wage workers that live there. These factors either increased or decreased the proportion of a jurisdiction's housing need that was allocated at 0-80 percent area median income, with jurisdictions that scored poorly on these factors having more housing need allocated at 0-80 percent area median income. Units were then allocated within each area median income band based on current units already in each area median income band as compared to countywide averages. Net new permanent supportive housing need is part of the 0-30 percent area median income level and was allocated consistent with the income level method described.

Net new countywide emergency housing need was allocated to jurisdictions based on their percent share of planned countywide housing growth.

For additional information about the allocation methods, refer to the King County Affordable Housing Committee website. Both final countywide housing need and allocated jurisdictional housing needs can be found in Tables H-1 and H-2. Table H-1 focuses on net new permanent and emergency housing units/beds needed. Table H-2 provides a complete picture of housing

needs by jurisdictions, with information on current baseline housing supply and future housing need at the end of this planning period.

~~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	# 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%	2,160	19%	9,500	1,900	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.~~

Table H-2: King County Countywide and Jurisdictional Housing Needs 2019-2044

		Countywide Permanent Housing Needs ⁷								Countywide	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs ⁸	
			Non-PSH	PSH							
Countywide Total Future Housing Needed: 2044		1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318	
Countywide Baseline Housing Supply: 2019 ⁹		960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	5,975	
Countywide Net New Housing Needed: 2019-2044		308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327	
		Jurisdictional Permanent Housing Needs ¹⁰								Jurisdictional	
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	Emergency Housing Needs ¹¹	
Metropolitan Cities	Bellevue	Total Future Need: 2044	99,687	13,583	7,254	11,152	8,091	13,534	9,085	36,988	6,735
		Baseline Supply: 2019	64,687	1,755	122	2,341	5,542	12,919	8,388	33,620	235
		Net New Need: 2019-2044	35,000	11,828	7,132	8,811	2,549	615	697	3,368	6,500
	Seattle	Total Future Need: 2044	480,307	41,755	22,366	45,730	61,796	76,541	50,087	182,032	25,233
		Baseline Supply: 2019	368,307	13,419	5,281	26,547	54,064	71,330	44,177	153,489	4,433
		Net New Need: 2019-2044	112,000	28,336	17,085	19,183	7,732	5,211	5,910	28,543	20,800
Core Cities	Auburn	Total Future Need: 2044	40,049	2,589	1,170	8,328	8,685	5,563	4,590	9,124	2,294
		Baseline Supply: 2019	28,049	1,063	250	8,029	8,075	4,427	3,302	2,903	65
		Net New Need: 2019-2044	12,000	1,526	920	299	610	1,136	1,288	6,221	2,229
	Bothell	Total Future Need: 2044	18,482	2,466	1,253	2,071	2,388	2,665	2,010	5,629	1,088
		Baseline Supply: 2019	12,682	387	-	1,258	1,747	2,532	1,859	4,899	11
		Net New Need: 2019-2044	5,800	2,079	1,253	813	641	133	151	730	1,077
	Burien	Total Future Need: 2044	28,285	2,419	861	4,452	5,839	4,336	3,344	7,034	1,643
		Baseline Supply: 2019	20,785	990	-	3,933	5,442	3,772	2,704	3,944	250
		Net New Need: 2019-2044	7,500	1,429	861	519	397	564	640	3,090	1,393
	Federal Way	Total Future Need: 2044	48,937	3,404	1,151	7,752	13,265	8,178	4,515	10,672	2,198
		Baseline Supply: 2019	37,677	1,625	78	6,912	13,075	7,209	3,416	5,362	107
		Net New Need: 2019-2044	11,260	1,779	1,073	840	190	969	1,099	5,310	2,091
Issaquah	Total Future Need: 2044	20,803	1,822	655	1,607	1,947	3,525	2,110	9,137	654	
	Baseline Supply: 2019	17,303	736	-	736	1,495	3,468	2,045	8,823	4	

High Capacity Transit Communities		<u>Net New Need: 2019-2044</u>	<u>3,500</u>	<u>1,086</u>	<u>655</u>	<u>871</u>	<u>452</u>	<u>57</u>	<u>65</u>	<u>314</u>	<u>650</u>
	<u>Kent</u>	<u>Total Future Need: 2044</u>	<u>59,357</u>	<u>3,931</u>	<u>1,116</u>	<u>9,767</u>	<u>15,351</u>	<u>11,262</u>	<u>8,129</u>	<u>9,801</u>	<u>2,063</u>
		<u>Baseline Supply: 2019</u>	<u>49,157</u>	<u>2,081</u>	<u>-</u>	<u>8,982</u>	<u>15,049</u>	<u>10,455</u>	<u>7,213</u>	<u>5,377</u>	<u>169</u>
		<u>Net New Need: 2019-2044</u>	<u>10,200</u>	<u>1,850</u>	<u>1,116</u>	<u>785</u>	<u>302</u>	<u>807</u>	<u>916</u>	<u>4,424</u>	<u>1,894</u>
	<u>Kirkland</u>	<u>Total Future Need: 2044</u>	<u>53,218</u>	<u>5,838</u>	<u>2,905</u>	<u>4,841</u>	<u>4,709</u>	<u>8,335</u>	<u>5,433</u>	<u>21,157</u>	<u>2,600</u>
		<u>Baseline Supply: 2019</u>	<u>40,018</u>	<u>1,040</u>	<u>12</u>	<u>1,784</u>	<u>3,734</u>	<u>8,141</u>	<u>5,213</u>	<u>20,094</u>	<u>149</u>
		<u>Net New Need: 2019-2044</u>	<u>13,200</u>	<u>4,798</u>	<u>2,893</u>	<u>3,057</u>	<u>975</u>	<u>194</u>	<u>220</u>	<u>1,063</u>	<u>2,451</u>
	<u>Redmond</u>	<u>Total Future Need: 2044</u>	<u>51,739</u>	<u>7,719</u>	<u>4,258</u>	<u>5,267</u>	<u>4,904</u>	<u>9,566</u>	<u>5,174</u>	<u>14,851</u>	<u>3,915</u>
		<u>Baseline Supply: 2019</u>	<u>31,739</u>	<u>753</u>	<u>58</u>	<u>1,404</u>	<u>2,184</u>	<u>9,270</u>	<u>4,839</u>	<u>13,231</u>	<u>201</u>
		<u>Net New Need: 2019-2044</u>	<u>20,000</u>	<u>6,966</u>	<u>4,200</u>	<u>3,863</u>	<u>2,720</u>	<u>296</u>	<u>335</u>	<u>1,620</u>	<u>3,714</u>
	<u>Renton</u>	<u>Total Future Need: 2044</u>	<u>60,362</u>	<u>5,475</u>	<u>2,683</u>	<u>7,819</u>	<u>10,247</u>	<u>11,899</u>	<u>8,162</u>	<u>14,077</u>	<u>3,271</u>
		<u>Baseline Supply: 2019</u>	<u>43,362</u>	<u>1,410</u>	<u>232</u>	<u>6,206</u>	<u>9,259</u>	<u>10,863</u>	<u>6,988</u>	<u>8,404</u>	<u>114</u>
		<u>Net New Need: 2019-2044</u>	<u>17,000</u>	<u>4,065</u>	<u>2,451</u>	<u>1,613</u>	<u>988</u>	<u>1,036</u>	<u>1,174</u>	<u>5,673</u>	<u>3,157</u>
	<u>SeaTac</u>	<u>Total Future Need: 2044</u>	<u>17,674</u>	<u>953</u>	<u>397</u>	<u>3,214</u>	<u>4,179</u>	<u>2,882</u>	<u>1,554</u>	<u>4,495</u>	<u>1,096</u>
		<u>Baseline Supply: 2019</u>	<u>11,774</u>	<u>314</u>	<u>12</u>	<u>3,034</u>	<u>4,041</u>	<u>2,283</u>	<u>875</u>	<u>1,215</u>	<u>-</u>
		<u>Net New Need: 2019-2044</u>	<u>5,900</u>	<u>639</u>	<u>385</u>	<u>180</u>	<u>138</u>	<u>599</u>	<u>679</u>	<u>3,280</u>	<u>1,096</u>
	<u>Tukwila</u>	<u>Total Future Need: 2044</u>	<u>15,243</u>	<u>1,137</u>	<u>622</u>	<u>2,544</u>	<u>3,269</u>	<u>2,205</u>	<u>1,311</u>	<u>4,155</u>	<u>1,207</u>
		<u>Baseline Supply: 2019</u>	<u>8,743</u>	<u>252</u>	<u>88</u>	<u>2,274</u>	<u>3,061</u>	<u>1,600</u>	<u>625</u>	<u>843</u>	<u>-</u>
		<u>Net New Need: 2019-2044</u>	<u>6,500</u>	<u>885</u>	<u>534</u>	<u>270</u>	<u>208</u>	<u>605</u>	<u>686</u>	<u>3,312</u>	<u>1,207</u>
	<u>Des Moines</u>	<u>Total Future Need: 2044</u>	<u>17,022</u>	<u>1,237</u>	<u>471</u>	<u>2,853</u>	<u>3,531</u>	<u>2,928</u>	<u>1,943</u>	<u>4,059</u>	<u>706</u>
		<u>Baseline Supply: 2019</u>	<u>13,222</u>	<u>456</u>	<u>-</u>	<u>2,626</u>	<u>3,310</u>	<u>2,652</u>	<u>1,630</u>	<u>2,548</u>	<u>-</u>
		<u>Net New Need: 2019-2044</u>	<u>3,800</u>	<u>781</u>	<u>471</u>	<u>227</u>	<u>221</u>	<u>276</u>	<u>313</u>	<u>1,511</u>	<u>706</u>
	<u>Kenmore</u>	<u>Total Future Need: 2044</u>	<u>12,659</u>	<u>1,412</u>	<u>635</u>	<u>1,315</u>	<u>1,569</u>	<u>1,345</u>	<u>1,594</u>	<u>4,789</u>	<u>603</u>
		<u>Baseline Supply: 2019</u>	<u>9,589</u>	<u>359</u>	<u>-</u>	<u>835</u>	<u>1,183</u>	<u>1,277</u>	<u>1,517</u>	<u>4,418</u>	<u>33</u>
		<u>Net New Need: 2019-2044</u>	<u>3,070</u>	<u>1,053</u>	<u>635</u>	<u>480</u>	<u>386</u>	<u>68</u>	<u>77</u>	<u>371</u>	<u>570</u>
	<u>Lake Forest Park</u>	<u>Total Future Need: 2044</u>	<u>6,434</u>	<u>438</u>	<u>196</u>	<u>427</u>	<u>513</u>	<u>710</u>	<u>1,054</u>	<u>3,096</u>	<u>162</u>
		<u>Baseline Supply: 2019</u>	<u>5,564</u>	<u>128</u>	<u>9</u>	<u>285</u>	<u>375</u>	<u>698</u>	<u>1,040</u>	<u>3,029</u>	<u>-</u>

Cities & Towns		Net New Need: 2019-2044	870	310	187	142	138	12	14	67	162
	Mercer Island	Total Future Need: 2044	11,808	612	204	485	675	1,507	1,235	7,090	230
		Baseline Supply: 2019	10,569	274	-	285	186	1,506	1,234	7,084	-
		Net New Need: 2019-2044	1,239	338	204	200	489	1	1	6	230
	Newcastle	Total Future Need: 2044	6,952	696	374	568	391	610	509	3,804	275
		Baseline Supply: 2019	5,472	76	-	133	377	605	504	3,777	-
		Net New Need: 2019-2044	1,480	620	374	435	14	5	5	27	275
	Shoreline	Total Future Need: 2044	37,372	4,747	2,252	4,245	4,461	5,032	4,078	12,557	2,549
		Baseline Supply: 2019	24,042	1,159	89	1,524	3,759	4,486	3,459	9,566	73
		Net New Need: 2019-2044	13,330	3,588	2,163	2,721	702	546	619	2,991	2,476
	Woodinville	Total Future Need: 2044	7,928	912	509	639	617	1,354	896	3,001	378
		Baseline Supply: 2019	5,895	67	-	286	469	1,331	869	2,873	-
		Net New Need: 2019-2044	2,033	845	509	353	148	23	27	128	378
	Algona	Total Future Need: 2044	1,219	54	19	318	407	196	88	137	32
		Baseline Supply: 2019	1,049	23	-	310	400	182	72	62	-
		Net New Need: 2019-2044	170	31	19	8	7	14	16	75	32
	Beaux Arts	Total Future Need: 2044	120	1	-	4	9	2	10	94	-
		Baseline Supply: 2019	119	-	-	4	9	2	10	94	-
		Net New Need: 2019-2044	1	1	-	-	-	-	-	-	-
	Black Diamond	Total Future Need: 2044	4,742	819	445	441	639	507	492	1,399	539
		Baseline Supply: 2019	1,842	81	-	242	231	361	327	600	-
		Net New Need: 2019-2044	2,900	738	445	199	408	146	165	799	539
	Carnation	Total Future Need: 2044	1,614	241	142	163	214	128	110	616	148
		Baseline Supply: 2019	815	5	-	141	130	87	63	389	-
		Net New Need: 2019-2044	799	236	142	22	84	41	47	227	148
	Clyde Hill	Total Future Need: 2044	1,106	27	2	30	26	52	104	865	2
		Baseline Supply: 2019	1,096	24	-	28	23	52	104	865	-
		Net New Need: 2019-2044	10	3	2	2	3	-	-	-	2

<u>Covington</u>	<u>Total Future Need: 2044</u>	<u>11,460</u>	<u>1,069</u>	<u>602</u>	<u>1,164</u>	<u>1,821</u>	<u>1,869</u>	<u>1,450</u>	<u>3,485</u>	<u>800</u>
	<u>Baseline Supply: 2019</u>	<u>7,150</u>	<u>71</u>	<u>0</u>	<u>562</u>	<u>1,821</u>	<u>1,592</u>	<u>1,136</u>	<u>1,968</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>4,310</u>	<u>998</u>	<u>602</u>	<u>602</u>	<u>-</u>	<u>277</u>	<u>314</u>	<u>1,517</u>	<u>800</u>
<u>Duvall</u>	<u>Total Future Need: 2044</u>	<u>3,668</u>	<u>312</u>	<u>159</u>	<u>221</u>	<u>342</u>	<u>321</u>	<u>319</u>	<u>1,994</u>	<u>190</u>
	<u>Baseline Supply: 2019</u>	<u>2,778</u>	<u>48</u>	<u>-</u>	<u>221</u>	<u>75</u>	<u>295</u>	<u>289</u>	<u>1,850</u>	<u>25</u>
	<u>Net New Need: 2019-2044</u>	<u>890</u>	<u>264</u>	<u>159</u>	<u>-</u>	<u>267</u>	<u>26</u>	<u>30</u>	<u>144</u>	<u>165</u>
<u>Enumclaw</u>	<u>Total Future Need: 2044</u>	<u>6,422</u>	<u>434</u>	<u>97</u>	<u>1,519</u>	<u>1,664</u>	<u>1,140</u>	<u>460</u>	<u>1,108</u>	<u>196</u>
	<u>Baseline Supply: 2019</u>	<u>5,365</u>	<u>274</u>	<u>-</u>	<u>1,481</u>	<u>1,604</u>	<u>1,048</u>	<u>355</u>	<u>603</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>1,057</u>	<u>160</u>	<u>97</u>	<u>38</u>	<u>60</u>	<u>92</u>	<u>105</u>	<u>505</u>	<u>196</u>
<u>Hunts Point</u>	<u>Total Future Need: 2044</u>	<u>186</u>	<u>1</u>	<u>-</u>	<u>15</u>	<u>5</u>	<u>3</u>	<u>15</u>	<u>147</u>	<u>-</u>
	<u>Baseline Supply: 2019</u>	<u>185</u>	<u>-</u>	<u>-</u>	<u>15</u>	<u>5</u>	<u>3</u>	<u>15</u>	<u>147</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>1</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Maple Valley</u>	<u>Total Future Need: 2044</u>	<u>11,155</u>	<u>700</u>	<u>323</u>	<u>752</u>	<u>1,064</u>	<u>2,368</u>	<u>2,062</u>	<u>3,886</u>	<u>319</u>
	<u>Baseline Supply: 2019</u>	<u>9,435</u>	<u>164</u>	<u>-</u>	<u>432</u>	<u>1,044</u>	<u>2,300</u>	<u>1,984</u>	<u>3,511</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>1,720</u>	<u>536</u>	<u>323</u>	<u>320</u>	<u>20</u>	<u>68</u>	<u>78</u>	<u>375</u>	<u>319</u>
<u>Medina</u>	<u>Total Future Need: 2044</u>	<u>1,151</u>	<u>34</u>	<u>3</u>	<u>32</u>	<u>26</u>	<u>45</u>	<u>107</u>	<u>904</u>	<u>4</u>
	<u>Baseline Supply: 2019</u>	<u>1,132</u>	<u>29</u>	<u>-</u>	<u>29</u>	<u>18</u>	<u>45</u>	<u>107</u>	<u>904</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>19</u>	<u>5</u>	<u>3</u>	<u>3</u>	<u>8</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4</u>
<u>Milton</u>	<u>Total Future Need: 2044</u>	<u>737</u>	<u>20</u>	<u>8</u>	<u>211</u>	<u>119</u>	<u>224</u>	<u>74</u>	<u>81</u>	<u>9</u>
	<u>Baseline Supply: 2019</u>	<u>687</u>	<u>7</u>	<u>-</u>	<u>211</u>	<u>111</u>	<u>221</u>	<u>71</u>	<u>66</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>50</u>	<u>13</u>	<u>8</u>	<u>-</u>	<u>8</u>	<u>3</u>	<u>3</u>	<u>15</u>	<u>9</u>
<u>Normandy Park</u>	<u>Total Future Need: 2044</u>	<u>2,960</u>	<u>169</u>	<u>24</u>	<u>166</u>	<u>285</u>	<u>229</u>	<u>826</u>	<u>1,261</u>	<u>28</u>
	<u>Baseline Supply: 2019</u>	<u>2,807</u>	<u>129</u>	<u>-</u>	<u>134</u>	<u>268</u>	<u>224</u>	<u>820</u>	<u>1,232</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>153</u>	<u>40</u>	<u>24</u>	<u>32</u>	<u>17</u>	<u>5</u>	<u>6</u>	<u>29</u>	<u>28</u>
<u>North Bend</u>	<u>Total Future Need: 2044</u>	<u>4,699</u>	<u>557</u>	<u>258</u>	<u>524</u>	<u>625</u>	<u>459</u>	<u>380</u>	<u>1,896</u>	<u>325</u>
	<u>Baseline Supply: 2019</u>	<u>2,951</u>	<u>129</u>	<u>-</u>	<u>405</u>	<u>405</u>	<u>364</u>	<u>272</u>	<u>1,376</u>	<u>-</u>
	<u>Net New Need: 2019-2044</u>	<u>1,748</u>	<u>428</u>	<u>258</u>	<u>119</u>	<u>220</u>	<u>95</u>	<u>108</u>	<u>520</u>	<u>325</u>

Pacific	Total Future Need: 2044	2,601	59	14	814	889	474	157	194	25
	Baseline Supply: 2019	2,466	37	-	810	883	462	144	130	-
	Net New Need: 2019-2044	135	22	14	4	6	12	13	64	25
Sammamish	Total Future Need: 2044	24,643	1,028	554	749	761	1,899	2,024	17,628	390
	Baseline Supply: 2019	22,543	110	-	341	541	1,899	2,024	17,628	-
	Net New Need: 2019-2044	2,100	918	554	408	220	-	-	-	390
Skykomish	Total Future Need: 2044	163	10	1	67	20	25	7	33	2
	Baseline Supply: 2019	153	9	-	67	18	24	6	29	-
	Net New Need: 2019-2044	10	1	1	-	2	1	1	4	2
Snoqualmie	Total Future Need: 2044	6,174	516	282	378	344	410	627	3,617	310
	Baseline Supply: 2019	4,674	49	-	146	267	352	561	3,299	31
	Net New Need: 2019-2044	1,500	467	282	232	77	58	66	318	279
Yarrow Point	Total Future Need: 2044	423	7	2	7	10	20	39	338	2
	Baseline Supply: 2019	413	4	-	4	8	20	39	338	-
	Net New Need: 2019-2044	10	3	2	3	2	-	-	-	2
Urban Unincorporated ¹²	Total Future Need: 2044	90,032	3,724	690	7,078	11,207	11,010	9,241	47,082	1,080
	Baseline Supply: 2019	84,620	2,579	-	6,509	10,923	10,652	8,835	45,122	75
	Net New Need: 2019-2044	5,412	1,145	690	569	284	358	406	1,960	1,005

⁷ The countywide need projections are derived from the Washington State Department of Commerce and were adjusted to align with the adopted housing growth targets for the planning period to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter.

⁸ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

⁹ Data on baseline housing supply is estimated using 2020 Office of Financial Management data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.

¹⁰ Beaux Arts Village and Hunts Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the Emergency Housing/Shelter category.

¹¹ "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

¹² This includes all Potential Annexation Areas within the High Capacity Transit Communities and Urban Unincorporated King County regional geographies.

Recommended CPP Amendment 21

Policy H-3: Housing Supply and Needs Analysis

As set forth in policy H-4~~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 ~~h~~Housing ~~e~~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-4, T~~the housing analysis must include the jurisdiction's established housing needs expressed in Table H-1 and Table H-2 ~~consider local as well as countywide housing needs~~ because each jurisdiction has a responsibility to address plan for and accommodate its allocated share of the countywide affordable housing needs.

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~~ ~~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. 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

Regional Geography and Jurisdiction	Housing Units (HU) 2017 ⁴								HU 2019 ⁵	
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		0-30% AMI	31-50% AMI
	# 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%	22,655	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	10%	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	24	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	29	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%	425	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 HU, 2017 ⁵	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107	956,128
Countywide Total HU, 2019 ⁵	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	

⁴Source: CHAS 2013-2017 (released August 25, 2020)

⁵Source: 2019 data from Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990 present. Percentages are rounded.

⁶Extrapolated 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-housing growth and housing targets the jurisdiction's share of countywide housing needs, found in Tables H-1 and H-2.

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.~~ *Housing Needs* means the needs articulated in Tables H-1 and H-2.
- *Moderate-, low-, very low- and extremely low-income households* means >80-120 percent, >50-80 percent, >30-50 percent, and 0-30 percent of area median income respectively.
- *Permanent supportive housing, emergency housing, and emergency shelters* are defined in the Growth Management Act and relevant Commerce guidance.
- *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~~ area median income limit (i.e., ≤ 30 percent area median income-AMI, ≤ 50 percent area median income-AMI, and ≤ 80 percent area median income-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.

- Accessory dwelling unit means a small, self-contained residential unit built on the same lot as an existing single-family home. Accessory dwelling units may be built within a primary residence or detached from the primary residence.
- Household income by area median income ~~AMI~~ means equal to or less than 30 percent area median income ~~AMI~~, above 30 percent to 50 percent area median income ~~AMI~~; above 50 percent to 80 percent area median income ~~AMI~~, above 80 percent to 100 percent area median income ~~AMI~~, above 100 percent to 120 percent area median income ~~AMI~~, and above 120 percent area median income ~~AMI~~.
- Housing cost burden means a household spends more than 30 percent of its household income on housing costs.
- Severe housing cost burden means a household spends more than 50 percent of its household income on housing costs.
- Displacement risk means where residents and businesses are at greater risk of displacement based on Puget Sound Regional Council ~~PSRC~~'s index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

Recommended CPP Amendment 22

Policy H-54: Evaluate Effectiveness

Prior to updating their comprehensive plan, a jurisdiction must evaluate the effectiveness of existing housing policies and strategies to ~~meet plan for and accommodate~~ a significant their allocated 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 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.

Recommended CPP Amendment 23

Policy H-65: 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.

For further guidance on this analysis, refer to guidance on conducting a racially disparate impact analysis from the Department of Commerce.

Recommended CPP Amendment 24

Policy H-76: 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 needs;
- 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 needs.

Refer to the Washington State Department of Commerce's guidance for additional recommendations for the potential and appropriate roles for interjurisdictional partnerships in meeting housing needs as well as how these roles should be reflected in countywide planning policies and comprehensive plans.

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.

Recommended CPP Amendment 25

Policies H-9 through H-245: 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 Program¹³ 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. The Washington State Department of Commerce also provides access to ample resources, including guidance on how to complete the land capacity analysis required in H-11 and on other adequate provisions jurisdictions can take to plan for and accommodate housing needs.

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-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
H-98 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-109 Adopt intentional, targeted actions that repair harms to Black,	A suggested approach to identifying reparative strategies includes:

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
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-65). Promote equitable outcomes in partnership with communities most impacted.	<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 <u>Puget Sound Regional Council PSRC's</u> 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 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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • 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
<p>H-110 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>	<p>Suggested strategies to help meet <u>plan for and accommodate</u> 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-incomes 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

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
<p>H-121 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>	<p><u>Refer to the Washington State Department of Commerce’s guidance on land capacity analysis for guidance on identifying sufficient capacity of land.</u> 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-4. 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 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 <u>Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction’s housing needs</u></p>	<p><u>A jurisdiction’s policies and strategies adopted and implemented in response to policy H-12 should be informed by the ineffective policies and gaps in partnerships, policies and dedicated resources identified through the analysis required by H-4. A jurisdiction may find that several comprehensive plan policies and implementation of these policies end up supporting the intent of policy H-12. Example approaches to improving policy effectiveness and addressing gaps in partnerships, policies, and dedicated resources to meet countywide housing needs include:</u></p> <ul style="list-style-type: none"> <u>Reducing permitting timelines for affordable projects receiving public funding</u> <u>Shifting incentive program requirements to accommodate development at different Area Median Income levels</u> <u>Working with subregional collaborations to increase availability and flexibility of gap financing for local projects</u>

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • <u>Partner with local housing providers and developers to identify needed shifts in development regulations and public resources to support affordable housing development and preservation</u> • <u>Facilitate partnerships between community-based organizations and affordable housing developers to develop community-led affordable developments</u> • <u>Establishing or enhancing a housing levy</u> • <u>Retooling a Multifamily Tax Exemption program to improve its effectiveness and/or increase utilization</u> • <u>Increase regulatory flexibility and incentives for affordable housing (e.g., reduced parking requirements)</u>
H-13 Implement strategies to overcome cost 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>Suggested strategies to overcome cost barriers to housing 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 <u>accessory dwelling units (ADUs)</u> • Streamline permitting process for affordable housing development and <u>accessory dwelling units ADUs</u> • 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 <u>accessory dwelling units ADUs</u> 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

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
<p>H-14 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-10.</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-15 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 levels.</p>	<p>Strategies to increase housing choice near employment and affordable to all include but are not limited to:¹³⁸</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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<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 <ul style="list-style-type: none"> ● 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
H-16 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>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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>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</p> <ul style="list-style-type: none"> • 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-17 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 public 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 ○ inclusionary zoning ○ community planning requirements; tenant protections ○ public land disposition policies ○ consideration of land that may be used for affordable housing • Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>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.</p> <ul style="list-style-type: none"> • 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 • 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 <u>area median income</u> 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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>residents, including opportunities to cooperatively own their communities</p> <ul style="list-style-type: none"> • Encourage programs to help homeowners access support needed to participate in and benefit from infill development
<p>H-18 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> <ol 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 	<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-mile watershed 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 planned essential services throughout a jurisdiction • Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services • Housing 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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
dwelling units, efficiency studios, and/or congregate residences for single adults.	<ul style="list-style-type: none"> • Retain and increase family-sized and family-friendly housing • Remove the occupancy limit for unrelated persons in single-family zones, if applicable
H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize: <ol style="list-style-type: none"> a. supporting long-term affordable homeownership opportunities for households at or below 80 percent <u>area median income</u> 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
H-20 <u>Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</u>	<p><u>What partnerships, policies, and dedicated resources are needed to eliminate racial and other disparities in access to housing and neighborhoods of choice will depend on the results of analysis conducted under H-4. A few examples of strategies that could fill or assist in filling identified gaps include:</u></p> <ul style="list-style-type: none"> • <u>Establishing partnerships with local community-based organizations (CBOs) headed by and/or serving populations most affected by housing cost burden, with a focus on BIPOC-lead or -serving organizations</u> • <u>Convening community advisory committees to oversee housing policy implementation and to evaluate policies annually for discriminatory or disparate impacts</u>

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • <u>Promoting models to promote community ownership or land and housing, including community land trusts, coo-ps, or tenant opportunity to purchase acts</u> • <u>Requiring community preference policies for recipients of jurisdictional housing funding or building incentives</u> • <u>Prioritizing surplus public property for community-serving uses and housing projects, in partnership with disparately impacted communities.</u> • <u>Encouraging the use of affirmative and race-forward marketing plans in affordable housing projects utilizing public funding</u> • <u>Establishing down-payment assistance programs for first-time homebuyers, with a focus on first-time homebuyers of color.</u> • <u>Expand the allowed housing types (e.g., missing middle, multifamily) in areas with limited affordability and remove barriers (e.g., conditional use permits) to constructing those types</u> • <u>Partner with housing authorities to expand the use of housing choice vouchers in areas that data demonstrate are racially or economically exclusive</u> • <u>Support fair housing education and enforcement programs</u>
H-201 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	<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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	<ul style="list-style-type: none"> • 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. • 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
H-212 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>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
H-223 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for <u>moderate-, low-, very</u>	<p>Tenant protection policies to consider include:</p> <ul style="list-style-type: none"> • Just cause eviction for tenants with termed leases

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
low-, and extremely low-income renters and renters with disabilities.	<ul style="list-style-type: none"> • 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
H-234 Adopt and implement programs and policies that ensure healthy and safe homes.	<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 <u>area median income</u> AMI • 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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> 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.¹⁴</p>
H-245 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 <u>kindergarten through twelfth grade</u> K-12 , affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	<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

¹³⁸ 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.

¹⁴⁹ 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

Recommended CPP Amendment 26

Policies H-25 and H-26: Measure Results and Provide Accountability Review, Monitor, Report, and Adjust

The Affordable Housing Committee, Growth Management Planning Council, and King County will conduct a comprehensive planning review, monitoring, reporting, and adjustment process to ensure that jurisdictions are successful in their efforts to plan for and accommodate their share of allocated countywide housing needs and meet the goals of this chapter. Information in this section provides guidance to jurisdictions on their participation in this process.

Recommended CPP Amendment 27

H-26: Comprehensive Plan Review

The Countywide Planning Policies Housing Chapter represent an agreement between cities in King County on strategies to equitably meet countywide housing needs. The comprehensive plan review process conducted by the Growth Management Planning Council or its designee is a method of confirming that the comprehensive plans prepared by jurisdictions respond to these countywide goals. Designated reviewers will use a set of plan review standards to

evaluate the completeness of plans in responding to the Housing Chapter, implementation details for policies requiring adoption or implementation, and the meaningfulness of policies that jurisdictions propose to plan for and accommodate their housing needs. A complete set of standards, along with technical assistance for the comprehensive plan review process, can be found on the King County Affordable Housing Committee website.

Recommended CPP Amendment 28

H-27: Jurisdictional and County Reporting Requirements

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 monitoring and reporting ~~“measuring results and providing accountability”~~ is to motivate and enhance learning, collaboration, and progress. While some Housing Chapter Countywide Planning Policies ~~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-25 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.~~

Policy H-27 establishes a commitment to monitor countywide and jurisdictional progress toward meeting housing needs and eliminating disparities in access to housing and neighborhood choices. Both King County and the cities are required to annually report data that will assist with this monitoring process.

Recommended CPP Amendment 29

H-28: Annual Monitoring

Policy H-28 requires cities and the County to collaborate in monitoring to ensure continual review of the effectiveness of local strategies at meeting the countywide need. The Affordable Housing Committee will establish standardized benchmarks, housing data trends, and comparative standards using data collected under H-27 to aid in assessing progress over the planning period, relative to countywide trends and other jurisdictions. The information will be collected by King County and reported annually in a public-facing, interactive regional affordable housing dashboard. Updates on implementation strategies reported by jurisdictions

as part of the comprehensive plan review process will also be available on the Regional Affordable Housing dashboard. Information on how to prepare implementation strategies is included in the comprehensive plan review standards guidance document on the Affordable Housing Committee website.

Recommended CPP Amendment 30

Policy H-279: Adjust Strategies to Meet Housing Needs

~~The data~~ 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 housing the countywide needs 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. To ensure the successful implementation of comprehensive plan goals related to housing needs, the Growth Management Planning Council, Affordable Housing Committee, and King County will organize an adjustment period for comprehensive plans at the midpoint of the ten-year planning cycle. The intent of the adjustment period is to provide a formal opportunity for the Growth Management Planning Council or its designee to assess jurisdictional efforts in planning for and accommodating needs, and to require jurisdictions to take reasonable measures, if necessary, to address any identified shortfalls. The Growth Management Planning Council or its designee will develop Housing Chapter amendments that articulate the procedure and adequacy standards used to assess jurisdictional efforts no earlier than 2024. This includes work to outline the reasonable measures that the Growth Management Planning Council will use to address shortfalls. In developing these amendments, the Growth Management Planning Council or its designee will develop Countywide Planning Policy amendments, informed by guidance, if available, from the Washington State Department of Commerce, who, under directive from 2021 House Bill 1241, will organize a state-run implementation progress report process for local comprehensive plans. Per state law, the progress report process is also meant to occur at the five-year midpoint of the planning cycle.~~

Recommended CPP Amendment 31

Glossary

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 percent of area median income is housing cost burdened. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent area median income built or preserved by 2044 as shown in Table H-1.

Housing Needs: The number of housing units needed in King County by the end of the planning period to ensure sufficient and attainable housing for all households. Jurisdictional housing needs are shown in Table H-2.

Recommended CPP Amendment 32

Net New Housing Needs: The total number of new units needed in addition current housing units to meet projected housing needs by the end of the planning period.

Exhibit 2: Recommended Accountability Framework Process

In response to item three of Growth Management Planning Council (GMPC) Motion 21-1, the Affordable Housing Committee (AHC) recommends the following three-part accountability framework for equitably meeting affordable housing needs across King County. Each component refers to an accompanying recommended Countywide Planning Policy (CPP) amendment (Exhibit 1).

<i>Framework Component</i>	<i>Component Implementation Roles</i>
<p>1. Review Plans</p> <p>Before adoption of a periodic update to a comprehensive plan, the AHC reviews draft plans for alignment with the CPP Housing Chapter and comments.</p> <p>Occurs once every ten years, starting in late 2023</p> <p>Corresponding 2022 Proposed CPP Amendment (Exhibit 1): 15, 26, 27</p>	<ul style="list-style-type: none"> a. County AHC staff work with Puget Sound Regional Council (PSRC) and the Washington State Department of Commerce (Commerce) to identify opportunities to align guidance, review standards, and processes. b. AHC recommends in 2022 and GMPC establishes in 2023 plan review standards. In advance of ratification by King County cities, the AHC issues early jurisdictional guidance. Once ratified, the AHC invites jurisdictional staff to seek assistance. c. To provide jurisdictions with ample time to address feedback before plan adoption, jurisdictions should submit materials to AHC reviewers as early as possible, ideally before a public review draft is released, but no later than the time of release. d. AHC staff review draft housing-related provisions of a comprehensive plan and prepare comment letters for AHC review and issuance using comprehensive plan review standards and with guidance from AHC chair. Comments focus on areas of strength and additional work needed to align with CPP Housing Chapter before plan adoption. e. AHC reviews and issues comment letter on draft comprehensive plan before planned adoption.
<p>2. Monitor & Report</p> <p>After comprehensive plan adoption, AHC measures jurisdictional progress to plan for and accommodate affordable housing need in dashboard using standardized benchmarks, a comparative standard, and housing data trends.</p> <p>Occurs annually, starting in 2024</p> <p>Corresponding CPP Amendments: 16-18, 26, 28, 29</p>	<ul style="list-style-type: none"> a. AHC recommends to the GMPC a CPP amendment that revises the housing data trends and performance benchmarks that will be tracked annually across all jurisdictions or subregions and directs the County to compare jurisdictional progress. b. AHC staff work with PSRC to align jurisdictional housing data collection efforts. c. AHC staff or consultant monitors jurisdictional progress to reach countywide or subregional benchmarks every year in the dashboard, in consultation with Interjurisdictional Team/Housing Interjurisdictional Team. d. The annual dashboard update includes annual jurisdictional comparisons against the countywide or subregional benchmarks set and progress relative to other jurisdictions. Jurisdictional comparison format will be approved by the AHC no earlier than 2023. e. In response to monitoring, AHC periodically issues reports or recommendations on how to reach housing needs more effectively.

3. Mid-Cycle Check-in and Adjustment

Five years after comprehensive plan adoption, the GMPC reviews the information collected through annual monitoring and reporting. Based on this analysis, the GMPC identifies jurisdictions with significant shortfalls in planning for and accommodating housing needs, provides findings that describe the nature of shortfalls, and may make recommendations that jurisdictions take action to address them. Jurisdictions with significant shortfalls in planning for and accommodating need then identify and implement actions to address the shortfalls.

Occurs every ten years, starting in 2029

Corresponding CPP Amendments: 19, 26, 30

- a. No earlier than 2024, the AHC develops and recommends to the GMPC the mid-cycle review and adjustment process.
- b. The GMPC includes in its motion to the King County Council language directing the AHC to commence no earlier than 2024 a collaborative process to design and recommend to them a mid-cycle check-in and adjustment program. The AHC should consider the need to define what data will be used in the assessment, define significant shortfalls in planning for and accommodating housing needs, and identify what role, if any, the GMPC will play in recommending whether adjustments are needed. Also, the AHC should develop and recommended CPP amendments needed to implement their recommendations.
- c. AHC develops and GMPC decides on program design and any necessary CPP amendments no earlier than 2024.
- d. County AHC staff work with Commerce to identify opportunities to align implementation progress report standards and processes to be developed by Commerce in response to House Bill 1241.

Exhibit 3: Housing-Focused Comprehensive Plan Review Standards

The Affordable Housing Committee and staff will use the following comprehensive plan review standards to evaluate alignment between jurisdictional comprehensive plans and Countywide Planning Policy (CPP) Housing Chapter policies during the Affordable Housing Committee's recommended housing-focused comprehensive plan review process. The accountability framework described in Exhibit 2 details the process by which these standards will be used.

- a. The policies and related appendices in the plan evidently address all CPP Housing Chapter policies.
- b. The plan or related appendices articulate implementation strategies for Housing Chapter CPPs requiring policy adoption and/or implementation: H-2, H-10, H-11, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-20, H-21, H-22, H-23, H-24.¹ Implementation strategies should identify:
 - a. the regulatory or non-regulatory measures to be used to implement goals and policies used to address CPP Housing Chapter policies; and
 - b. an adoption schedule for measures (by year).²
- c. The plan lays out meaningful³ policies that, taken together, support the jurisdiction's ability to equitably meet housing need by promoting:
 - a. equitable processes and outcomes;
 - b. increased housing supply, particularly for households with the greatest needs;
 - c. expanded housing options and increased affordability accessible to transit and employment;
 - d. expanded housing and neighborhood choice for all residents;
 - e. housing stability, healthy homes, and healthy communities; and
 - f. a commitment to continuous improvement through implementation, monitoring, and adjustment.

¹ Note that policy numbers are subject to change if CPP amendments are adopted.

² Request for regulatory and non-regulatory measures to implement comprehensive plans are supported by language in the Washington Administrative Code 365-196 650 [\[link\]](#).

³ Meaningful policies are designed and can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to equitably meet housing needs and advance CPP Housing Chapter goals.