



# BOOKS

A body without a soul. - Cicero

A room without books is like

So many books, so little time. - Zappa

Outside of a dog, a book is man's best friend. Inside of a dog, a man is best friend to a real. - Forrester

## CHAPTER 4

# HOUSING AND HUMAN SERVICES

## 4.1. Housing

### A. King County's Regional Role in Promoting Housing Choice and Opportunity Throughout King County

Establishment of vibrant, thriving, healthy, and sustainable and communities is a key goal of King County's Strategic Plan. Offering adequate choices and opportunities to fully address the spectrum of housing needs in all communities for all of King County's residents is an essential step toward meeting this goal. The County's Strategic Plan aligns with the Washington State Growth Management Act (GMA), VISION 2040, and the King County Countywide Planning Policies (CPPs) to encourage regarding clear goals for affordable housing. The CPPs Countywide Planning Policies provide a framework within which all jurisdictions are called upon to plan for a range of affordable housing choices within diverse, healthy, sustainable communities that include neighborhoods that promote health, well-being, diversity and access to opportunities for employment, recreation, social interaction and cohesion, active transportation (walking, biking and public transit) and education. The King County Comprehensive Plan strengthens this connection by promoting affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county.

Most housing is financed by and developed in the private sector. The ability of the private sector to develop affordable housing is affected by a wide range of market forces. However, local government actions such as land-use policies, development regulations and infrastructure finance also have a significant impact on housing affordability. Public funding, and incentive and mandatory programs are essential to addressing the housing needs of lower-income county residents, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, special needs, elderly people, people with disabilities, people who are homeless, and growing segments of the population such as immigrant and refugee

communities. Summary data regarding housing needs in King County can be found in Technical Appendix B of this plan.

~~The most recent demographic data<sup>15</sup> indicate that there has been an increase in both the number and percentage of the population who are poor. The percent of persons in poverty has increased from 8.4% of the population in 2000 to 9.7% of the population in 2010. In King County outside Seattle, the poverty rate is slightly lower at 9.3%. A total of 24% of all households earn less than 50% of median income compared to 21% in 2000, and a full 40% of households earn less than 80% of median income. There has been a “thinning of the middle” in income distribution since 1990. Moderate and middle income groups (50—180% of median income) have decreased as a percentage of the population, while the proportion of households earning less than 50% of median income and more than 180% of median income has increased. While the population of King County has grown by more than 11% since 2000, jobs have declined by 4.5% during this past decade, leaving many workers unemployed or underemployed.~~

~~The percentage of persons of color in King County has increased more than three fold in two decades: from 16% of the population in 1990 to 35.2% of the population in 2010, according to the 2010 Census. In King County outside Seattle, the increase in diversity is even more pronounced. In 2010, 35.9% of the population was persons of color compared to 23.9% in 2000. Asians were nearly 15% of the population outside Seattle, and Hispanic/Latinos constituted 10% of the population of King County outside Seattle.~~

~~Of the population under the age of 18, 47% are youth of color. In most of South Urban King County, more than 50% of all youth are persons of color. Nearly 30% of King County’s population lives in households that speak a language other than English at home. The growth in immigrant families and households speaking languages other than English at home calls for a sensitivity to the particular cultural norms that may influence housing needs and choice.~~

~~The population over 65 years of age will grow by about 200,000 persons by 2025, nearly doubling the current number of seniors. From 2005 to 2009, more than 61% of seniors earned 80% of median income or less, and 22% earned 30% of median income or less. Many seniors enter retirement with limited income and financial resources that may diminish in value over time. Of the population over five years of age, approximately 13% has some kind of physical, sensory, or mental disability.~~

~~An examination of the rental housing supply in 2009 indicated that even when publicly subsidized housing was included, there was a deficit of approximately 40,000 units for the 93,000 renters earning 40% of median income or below. Those earning 40—60% of median income often must compete with higher income renters for the limited quantity of rental units affordable to them, particularly in certain regions of the county.~~

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<sup>15</sup>The 2010 U.S. Census and the 2005—2009 American Community Survey data are the sources for the demographic data cited here, unless otherwise specified. More details on demographics and housing needs can be found in the Housing Technical Appendix.

~~Homeowners have seen a decline in the value of their homes in the period from 2007 through 2010, resulting in many of them owing more on their mortgage than their home is worth. Partly due to this housing finance crisis, the rate of homeownership in King County has declined from 61% in 2000 to 59% in 2010. Outside Seattle, the homeownership rate is higher, at 65%, than it is inside the city, where the rate is 48%.~~

~~Throughout King County, two thirds of all households are made up of just one or two persons. Seattle has a much higher rate of single person households. Outside of Seattle 44% of all households have three or more persons.~~

~~The median price of both single family and condominium homes in King County declined from approximately \$390,000 in 2008 to about \$363,500 in 2009. Despite the downturn in housing prices, the median priced home in King County is generally out of reach of moderate and middle income households. To afford a home that costs \$363,500 requires an annual income of approximately \$85,000, or about 120% of King County's median household income.<sup>46</sup> The median single family house (excluding condos) cost about \$425,000, requiring an income of \$98,000 or roughly 140% of King County's median income.~~

~~The policies in this chapter address affordable housing development, preservation and assistance programs needed to ensure safe, healthy, and adequate housing for lower income and special needs residents, administered by King County, King County's regulatory role in helping to ensure that there is adequate safe and healthy affordable housing in the unincorporated areas of the County, and King County's regional role convening partners to meet the housing needs of all King County residents at a variety of income levels.~~

~~This chapter calls for more residential growth by preserving existing housing stock and developing new units on vacant parcels within established neighborhoods and in areas for new development near high capacity and frequent transit. These locations can offer affordable housing that is close to jobs, transportation and services. Housing development can also provide welcome improvements to communities suffering from a lack of investment. New development in established communities may result in the loss of existing low-cost housing, thus, this plan calls for King County and its partners to work together to help preserve and rehabilitate existing affordable housing. Low-cost housing is a community resource that should be preserved.~~

~~The Countywide Planning Policies have identified the substantial need that exists for low-income rental housing and for moderately priced homes that can be purchased by income-qualified homebuyers. In the past decade, a significant number of homeowners have lost their homes due to foreclosure and have become renters again. In the short term, those households may need affordable rents, while in the longer term they may again seek to own a moderately-priced home.~~

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<sup>46</sup> ~~Median household income in King County as reported by ACS 2005 – 2009 was just under \$68,000. Median income as determined by HUD for the typical household of two to three persons was \$72,000.~~

## **1. Regional Convener**

~~Interjurisdictional~~ King County has a role to play in promoting cooperation and public/private partnerships ~~are needed to address the full range of critical housing needs in King County and the Puget Sound region.~~

~~U-335H-101~~ King County ~~should~~ shall initiate and actively participate in regional solutions to address critical affordable housing and tenant needs, including tenant protections in unincorporated King County and throughout the region. ~~Cities, Jurisdictions,~~ community ~~members,~~ private sector and housing representatives should be invited to identify and implement solutions.

~~U-304H-102~~ King County shall work with ~~cities~~ jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to such housing within the Urban Growth Area that:

- a. Provides housing choices for people of all income levels, ~~particularly located~~ in areas with existing or planned high-capacity and frequent public transportation access networks including those that make it where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as shopping and health care;
- b. Meets the needs of ~~our~~ a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and people who are homeless;
- c. Supports economic growth; and
- d. ~~Ensures~~ Supports King County's equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.

~~U-302H-103~~ Through subarea and regional planning with ~~cities~~ jurisdictions and partners in the Puget Sound region, mandatory and incentive programs and funding initiatives for affordable housing, King County shall serve as a regional convener and local administrator in the unincorporated areas to plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Areas. With respect to affordable housing, King County shall address the countywide need for housing affordable to very-low, low and moderate-income households pursuant to the countywide targets established in the most recently adopted Countywide Planning Policies (CPPs), and within Rural Towns. ~~King County shall plan for construction, rehabilitation, or preservation of housing units affordable to households as follows:~~

- ~~a. 13% of housing stock should be affordable to households below 30% of the King County median income, including homeless individuals and families who may face significant barriers to finding permanent housing;~~
- ~~b. 11% of housing stock should be affordable to households between 30% and 50% of the King County median income;~~
- ~~c. 16% of housing stock should be affordable to households between 50% and 80% of the King County median income;~~
- ~~d. 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and~~
- ~~e. 40% of housing stock should be affordable to households above 120% of the King County median income.~~

~~U-303H-104~~ King County ~~shall work with the multiple partners outlined in this section to~~ should promote the preservation and expansion, ~~rehabilitation, and development~~ of affordable rental housing opportunities for households earning up to 80% of the King County median income. Preservation is a particularly acute need in areas that may experience redevelopment due to proximity to high capacity transit and/or an area experiencing changing market conditions. ~~by providing a range of incentives to private sector developers, as well as incentives and subsidies to non-profit developers.~~

~~U-304H-105~~ King County ~~should~~ shall work with the multiple partners outlined in this section to promote the preservation and expansion, ~~rehabilitation, and development~~ of affordable ownership housing opportunities for households earning up to 120% of the King County median income. Preservation is a particularly acute need in areas that may experience redevelopment due to proximity to high capacity transit and/or an area experiencing changing market conditions. ~~by providing a range of incentives to private sector developers, as well as incentives and subsidies to non-profit developers.~~

## **2. Support Housing Models and Policies that Promote Healthy Communities, Housing Affordability and an End to Homelessness**

~~U-305H-106~~ King County, in partnership with other jurisdictions, shall evaluate achievement of countywide and local goals for housing for all economic sectors of the population by analyzing housing indicators, adopted land use regulations, actions that encourage development, and the effect of market factors on housing development. The results of this evaluation shall be used to develop new or revised policies, programs, regulations, and incentives to better meet the Countywide Planning Policies' housing goals. These may include adopting appropriate land use regulations and other

actions that encourage development, rehabilitation and preservation of low- and moderate-income housing.

U-306 (Moved to H-125)

U-307 (Moved to H-126)

~~U-308 King County shall promote development of attached accessory dwelling units in all urban residential zones. King County shall allow detached accessory dwelling units in all urban residential zones on lots greater than 5,000 square feet in size subject to compliance with supplemental parking, safety and setback requirements that may be required of the detached accessory dwelling unit.~~

~~U-309~~H-107 King County should encourage regional land use and investment strategies to stimulate mixed-use and mixed-income developments as a way to integrate neighborhoods and increase housing and transportation choices throughout King County.

U-310 (Moved to H-128)

U-311 (Moved to H-129)

~~U-312 King County shall work with other jurisdictions to eliminate barriers for affordable and special needs housing development.~~

~~U-313~~H-108 King County shall work with other jurisdictions to encourage the use of universal design in the development of affordable housing.

U-314 (Moved to H-131)

U-315 (Moved to H-132)

~~U-316~~H-109 King County should develop new partnerships with public and private lending institutions to find solutions that reduce housing financing costs for both builders and consumers.

U-317 (Moved to H-121)

U-318 (Moved to H-122)

~~U-319~~H-110 King County shall work with regional bodies, including the Puget Sound Regional Council and the Growth Management Planning Council or ~~its~~ their successors and the private and non-profit sectors to support development of an adequate supply of housing commensurate with job growth within the county and its cities. To attain this goal, King County shall work with such regional partners to:

- a. Support job and household growth targets and policies established in the Countywide Planning Policies;
- b. Establish performance measures to gauge how jurisdictions are accommodating growth and housing needs;
- c. Participate in buildable lands inventories, market analyses and other studies to evaluate if sufficient land capacity is available for residential development; and
- d. Work with cities to ensure additional actions are taken throughout the county to accommodate and promote residential development when job growth causes great demand for housing and severe shortages in the availability of housing for new workers in the county.

~~U-320~~H-111 King County should work with local employers to develop affordable employer-assisted housing opportunities located within commuting distance of the employment site.

~~U-324~~H-112 King County should encourage affordable housing through redevelopment of nonresidential buildings, such as schools and commercial buildings, in locations suitable for housing and in ways that preserve significant historic features where appropriate.

~~U-322~~ ~~King County should continue to expedite plan reviews for affordable housing projects in coordination with other incentive or subsidy programs.~~

U-323 (Moved to H-136)

U-324 (Moved to H-137)

U-325 (Moved to H-138)

U-326 (Moved to H-139)

~~U-327~~H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, including environmental tobacco smoke, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work

on a regional level with jurisdictions to enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County.

~~U-328 King County should support the integration of affordable housing into healthy communities.~~

U329 (Combined at H-133)

U330 (Combined at H-133)

~~U331 Within the Urban Growth Area, King County shall promote the development and expansion of land trusts that provide affordable ownership opportunities.~~

U-332 (Moved to Combined at H-140)

~~U333 King County should promote cottage style housing development that clusters a limited number of small scale detached units around a common green space at a density level that is up to twice that allowed by base density. The general character and size of cottage style development should be controlled in the same manner that creates compatibility with a single family neighborhood.~~

~~U-334~~H-114 King County should encourage development of residential communities that achieve lower prices and rents through ~~shared common houses~~clustered and higher density housing that shares common spaces, open spaces and community facilities.

H-114a King County shall work with housing partners and jurisdictions to pass legislation that bans the criminalization of homelessness and homeless encampments.

H-114b King County shall support and encourage smoke free policies in multi-family housing and affordable housing.

H-114c King County shall support partnership efforts and the application of innovations in manufactured home production that may allow mobile home parks to adapt and improve the quality of housing stock and to increase the density of housing stock in order to preserve housing affordability while accommodating the region's growth needs.

### **3. Fair Housing Access**

An important element of this plan is to address equal access to housing and freedom from discrimination in housing for all residents of King County. A number of the policies in this plan address fair housing through support and encouragement of both the successful integration of housing for low to moderate-income households into all communities and, in particular, into healthy communities with access to jobs, transportation, good schools and economic opportunities; and the successful improvement of community conditions for those communities that are currently low on the opportunity scale.

Opportunity is a situation or condition that places individuals in a position to be more likely to excel or succeed. Opportunity mapping assesses the conditions present in neighborhoods across a region, ~~by looking at indicators of opportunity in education, economy, transportation, housing, environment, and health~~, and gives a ranking to communities on a scale from low to high. High opportunity areas have the best conditions for the success of its residents, as well as identifying areas that are risk of displacing existing residents. ~~This mapping provides a comprehensive analytical framework to measure opportunity in the region and to determine who has access to opportunity rich areas.~~ Analysis of opportunity mapping can provide valuable information about where more affordable housing needs to be located, and what needs to be remedied in areas ~~where these types of opportunities are currently very~~ that have very limited opportunities.

Local, state and federal fair housing laws, including the King County Fair Housing Ordinance, have set the stage for ~~public policy~~ policies in this plan that favors community-based, integrated housing and independent living for older adults and persons with behavioral, cognitive, physical and development disabilities ~~persons with special needs~~, rather than institutional settings. Service-enriched housing is also best integrated into community-based settings in apartments or single family homes rehabilitated to meet the needs of the residents.

U-335 (Moved to H-101)

U-336 (Moved to H-148)

U-337 (Moved to H-149)

U-338 (Moved to H-150)

U-339 (Moved to H-134)

U-340 (Moved to H-135)

~~U-341 King County shall explore coordination of incentive programs with cities to develop common program guidelines and reduce administrative costs.~~

~~U-342 King County should provide expedited building permit review for all affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.~~

~~U-343 King County should encourage affordable housing projects that utilize affordable housing incentive programs, subsidies, tax abatement or tax credits.~~

U-344 (Moved to H-152)

~~U-345 King County should explore increasing affordable housing opportunities, especially in areas with an existing or forecast shortage of affordable housing, through new programs, development incentives, and changes to funding program guidelines to facilitate new construction, rehabilitation, and acquisition to preserve affordable housing.~~

U-346 (Moved to H-151)

U-347 (Moved to H-157)

U-348 (Moved to H-158)

U-349 (Moved to H-159)

U-350 (Moved to H-160)

H-118 King County shall actively promote and affirmatively further fair housing in its housing programs, and shall work with all of its partners to further fair housing in its regional role promoting housing affordability, choice and access to opportunity for all communities.

U-351 (Moved to H-161)

U-352 (Moved to H-141)

U-353 (Moved to H-162)

~~U-354 King County should work with financial institutions and other housing agencies to expand resources for housing rehabilitation through techniques such as reverse mortgage programs and loan pools.~~

- U-355 (Moved to H-1)
- ~~U-356 King County shall support ongoing efforts to maintain and preserve existing mobile home parks, at an appropriate level of safety and habitability, as a source of affordable housing for low-income homeowners through zoning or funding for acquisition and rehabilitation of parks and homes.~~
- U-357 (Moved to H-164)
- U-358 (Moved to H-143)
- U-359 (Moved to H-144)
- ~~U-360~~H-119 King County shall flexibly apply its rules, policies, practices and services when necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling, ~~including the promotion of public funding and other incentives to create new affordable housing in its funding, incentive or mandatory affordable housing programs in order to create new affordable housing opportunities for persons with disabilities.~~
- U-361 (Moved to H-166)
- U-362 (Moved to H-146)
- U-363 (Moved to H-147)
- ~~U-364~~H-120 King County should work with housing industry representatives to identify and remove barriers (such as real estate marketing, finance or insurance practices) that restrict housing choices and opportunities for low- and moderate-income people ~~and people with special needs, older adults, people who are homeless and people with behavioral, physical cognitive and developmental disabilities.~~
- U-365 (Moved to H-168)
- U-366 (Moved to H-167)
- U-367 (Moved to H-174)
- U-368 (Moved to H-173)

U-369 (Moved to H-169)

U-370 (Moved to H-170)

U-371 (Moved to H-171)

U-372 (Moved to H-172)

## **B. Strengthen Housing Linkages with Transportation**

In accordance with the ~~CPPs~~ Countywide Planning Policies, VISION 2040 and federal priorities, King County intends to strengthen the linkage of affordable housing to jobs and public transportation through transit-oriented development and the preservation and development of affordable housing near transit stations and along transit corridors, even though few of these exist in unincorporated areas. As the population of the Puget Sound region grows, King County is expected to remain the major employment center of the region. As job growth occurs, the workers for these jobs must be accommodated with adequate opportunities for housing. The workforce of King County includes households earning a wide variety of incomes, from individuals earning minimum wage at a less than full-time job to dual- or triple-income households earning well above the County's median income. If a balance of job growth, improved public transportation, and affordable housing availability is not achieved, workers at the lower end of the income scale face particular pressures when forced to live longer distances away from their jobs. This increases pressures on transportation systems, contributes to higher energy use and greenhouse gas emissions, and reduces the time workers have for family, recreation, volunteer work, or continuing education.

- U-317H-121** King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:
- a. Providing information and a process for access ~~on~~ potential development sites in transit-oriented locations where King County has ownership or access to potential sites;
  - b. Promoting land use patterns that ~~provide convenient connections for pedestrian and bicycle travel as well as for transit and other motorized transportation~~ cohesively connect affordable and mixed-income housing with active transportation choices;
  - c. ~~Funding services, amenities, infrastructure and access improvements within the urban area; and~~
  - d. ~~Developing public financing techniques that give housing development and redevelopment in designated areas a market advantage~~ will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, or within a neighborhood plan for revitalization.

~~U-348~~H-122 King County ~~should~~shall support transit-oriented development at transit supportive density and scale that preserves and expands affordable and mixed-income housing opportunities at locations near frequent and high-capacity transit service, ~~by engaging private and non-profit entities in an investment/development partnership.~~ King County shall engage in this work through a variety of strategies, including the engagement of funding partners, transit partners and private for-profit and non-profit development entities.

H-123 King County will evaluate and seek opportunities for transit oriented development at major transit centers and hubs when investments are likely to produce increased ridership, community benefits, and net revenues to the transit agency.

H-124 King County shall work with partners to reduce and prevent displacement of very-low to moderate-income households from transit-oriented locations, to the extent possible.

## **BC. Housing and Land Use Regulation**

In King County today, a substantial need exists for low-income rental housing and for moderately priced homes that can be purchased by first-time homebuyers. In the past decade, a significant number of homeowners have lost their homes due to foreclosure and have become renters again. In the short term, those households may need affordable rents, while in the longer term they may again seek to own a moderately-priced home.

While King County has seen a growth in the percentage of smaller (one- and two-person) households, there are also some large households that need affordable housing with three or more bedrooms. Existing units will provide some of the affordable housing needed for low-income households in the future. However, with the projected growth in the number of low- to moderate-income households, prospect of increasing numbers of family and senior households with limited income, and the short supply of lower-cost housing available today, new construction must include affordable housing. Efforts to provide sufficient land and infrastructure and reduced development costs will help make new units affordable. In addition, a combination of incentive programs and funding will help keep rents affordable and expand opportunities for first-time homebuyers.

Meeting these objectives will entail providing sufficient land for a variety of affordable housing, such as higher-density single-family homes, multifamily properties, manufactured housing, accessory dwelling units and mixed-use developments.

~~U-306~~H-125 King County shall assure that there is sufficient land in the unincorporated urban areas zoned to accommodate King County's share of affordable housing and provide a range of affordable housing types, including higher-density single-family homes,

multifamily properties, manufactured housing, cottage housing, accessory dwelling units and mixed-use developments. King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for this range of housing types that are more likely to be affordable to low-, moderate- and middle-income households.

U-307H-126 King County shall provide opportunities for attached and detached accessory dwelling units in urban residential areas and shall encourage all jurisdictions within King County to adopt provisions to allow accessory dwelling units in their communities.

U-305H-127 King County shall adopt appropriate land use regulations to require and encourage development, rehabilitation and preservation of very-low to moderate-income housing.

U-310H-128 King County should pursue land use policies and regulations that result in lower development costs without loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

U-314H-129 King County shall continue to improve development standards to allow higher densities and flexibility of housing types in all residential zones, in order to best accommodate the environmental conditions on the site and the surrounding neighborhood when planning housing developments.

H-130 King County should explore zoning provisions and tools that increase housing density and affordable housing opportunities near business corridors and frequent transit, including up-zoning and form-based code.

U-314H-131 King County shall seek to minimize the time necessary to process development permits ~~to meet for developments in unincorporated King County that will include~~ affordable housing and address environmental goals and community and aesthetic concerns. King County should continue to expedite plan and permitting reviews for affordable housing projects in coordination with mandatory, incentive or subsidy programs, including tax abatements, exemptions and credits.

U-315H-132 King County should encourage the formation of common development codes and standards, as well as mandatory and incentive programs for affordable housing, with cities, sewer and water districts and other permitting agencies to increase predictability and reduce development costs.

- ~~U-330~~H-133 King County shall encourage the development of new housing models by supporting projects such as that are healthy and affordable by providing opportunities for such in unincorporated residential areas through code flexibilities in land development standards and construction techniques. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, affordable owner-built housing, land trusts and cooperative ownership structures for rental and ownership housing, co-housing and other innovative developments.
- ~~U-339~~H-134 Density bonuses and other incentives for the development of affordable housing by for-profit and non-profit developers shall be available in unincorporated areas to both single-family and multifamily developments to promote development of affordable rental and/or ownership housing. Such programs shall be periodically reviewed and updated, as needed, to assure they are effective in creating affordable housing units.
- ~~U-340~~H-135 King County shall exempt payment of impact fees ~~to promote development of~~ in unincorporated areas for developments that will include affordable rental or ownership housing.
- ~~U-323~~H-136 King County ~~should encourage~~ shall provide opportunities in unincorporated areas for the development, rehabilitation, and preservation of residential buildings that have shared facilities, such as single-room occupancy buildings, hotels and boarding homes, micro-units buildings and clustered micro homes to provide opportunities for lower rents housing options.
- ~~U-324~~H-137 King County shall provide opportunities ~~and encourage other jurisdictions to provide opportunities for housing types that provide lower cost ownership opportunities, including manufactured housing, condominiums, townhouses and cottage style housing~~ in unincorporated areas for housing types that provide higher density than single family and lower cost ownership opportunities, including condominiums, townhomes, cottage-style housing, and other types of clustered housing at higher than base density, such as clustered micro homes and manufactured housing.
- ~~U-325~~H-138 Housing developments in the urban unincorporated areas, consisting of not less than 100 acres, shall provide a mix of housing types and densities, including housing that is affordable to low-, moderate-, and middle-income households. This mix should include housing opportunities for ~~households with special needs, the elderly, and persons with disabilities~~ older adults, persons who are homeless and persons with behavioral, cognitive, physical, and/or developmental disabilities.

U-326H-139 King County ~~should promote the~~ shall provide opportunities for incorporation of the principles of healthy communities and housing, sustainability, and greenhouse gas emissions mitigation in housing, affordable housing and community development in unincorporated areas.

U-332H-140 King County should explore the feasibility of allowing five-story wood frame construction as a technique that will increase the availability of multifamily housing while lowering development costs and maintaining fire safety.

U-352H-141 King County ~~should~~ shall explore the expansion of land use and financial incentives to preserve and improve existing housing in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax ~~abatements for low income housing and~~ exemptions for new and preserved affordable housing, as well as tax abatements and restoration loans for housing designated as a historic landmark.

H-142 King County should explore the development of zoning tools such as floor-area ratios (FARs) or form-based codes to improve access to affordable housing.

U-358H-143 ~~Development~~ King County development standards should promote lower-cost infill development, such as accessory dwelling units, in a manner that allows existing housing to be retained through measures such as an innovative or flexible building envelope, access and infrastructure standards.

U-359H-144 King County will ensure that required and/or incentivized affordable housing unit created through its land use policies and regulations is of generally the same quality and design as market housing of a similar size and density. King County shall promote opportunities for publicly funded housing, including housing for low income people with special needs, by:

- ~~a. Adopting land use policies and regulations that treat publicly funded housing and other low income housing the same as housing of a similar size and density;~~
- ~~b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded housing throughout the county. Mandatory dispersion requirements that limit where publicly funded housing may locate should not be applied; and~~
- ~~c. Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with neighbors.~~

H-145 King County shall continue to require Evergreen Sustainable Development Standards, or an equivalent successor standard, and will work with partners and stakeholders to encourage the improvement in healthy housing elements of Evergreen Sustainable Development Standards, with emphasis on healthy housing elements that reduce asthma.

~~U-362~~H-146 King County shall prohibit in its land use regulations and administration special requirements through land use regulations, restrictive covenants and conditional or special use permits that limit the ability of persons from protected classes (as defined in the King County Fair Housing Ordinance) to live in residences of their choice.

~~U-363~~H-147 King County shall permit group living situations, including those where residents receive such supportive services as counseling, foster care or medical supervision, within a single-family house or apartment.

## D. Regional Affordable Housing Funding, Resources and Programs

The King County Consortium is a partnership that represents unincorporated areas and most cities outside of Seattle in obtaining, administering and distributing federal, state and local funds to address housing, homeless and community development needs. The King County Consortium prepares a five-year strategic plan, the Consolidated Housing and Community Development Plan, that outlines the needs, resources available and housing and community development goals to be achieved. An Annual Action Plan details specific planned affordable housing and community development project objectives/projects.

~~In the economic climate of 2007-2010, Over the past ten years, King County has faced considerable funding challenges for developing affordable housing because of cutbacks in levels of state and federal housing funds, and the elimination or reduction of some local funding sources as well along with local budget issues that have impacted housing and community/economic development funds. It will require concerted effort on the part of county, city, and state representatives to develop~~ King County has been pro-active in working with local and national partners to seek out and advocate for new funding sources on the local and state levels, and to re-establish or expand federal funding levels. A variety of non-fiscal incentives are currently available to support affordable housing in King County. Other innovative tools that encourage the most efficient use of scarce funding resources should be explored. Despite the decreases in some state and federal resources, King County and our partners have been successful in securing new housing resources, and continue to be able to fund the development and preservation of affordable housing. As a result, residents of King County continue to have affordable housing choices and housing stability programs. Local housing funds have also leveraged significant private and non-profit investment as well as other public funding resources.

- U-336H-148 King County shall work with cities, private sector and community representatives to establish new, countywide funding sources for housing development, acquisition, rehabilitation, preservation, and related services, such that ~~each city~~ cities and King County contribute on an equitable basis.
- U-337H-149 King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for ~~people with special needs~~ older adults, people who are homeless and people with behavioral health, cognitive, physical and developmental disabilities.
- U-338H-150 King County should encourage and support efforts by non-profit housing developers, housing agencies, and service providers to develop long-term nongovernmental funding sources, such as planned giving, endowments, and related economic development ventures.
- U-346H-151 King County ~~should~~ shall seek opportunities to fund programs and projects where county funds are matched by additional public and private loans and investments, and/or contributions, increasing in order to increase the amount of financing available for affordable housing that can be developed.
- U-344H-152 King County shall give priority in its affordable housing funding subsidy programs to developments projects that serve low-income individuals and households at or below 80 percent of area median income (AMI), and/or that provide, secure appropriate housing options for ~~people with special needs, prevent displacement of low income people, or provide low income and special needs housing along with social services~~ older adults, people with behavioral health, cognitive, physical or developmental disabilities, people that are homeless and people that are at risk of homelessness and/or displacement.
- H-153 King County shall encourage the inclusion of smoke-free housing policies in projects funded through its affordable housing subsidy programs.
- H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.
- H-155 King County shall give particular consideration in its affordable housing and community development subsidy programs to projects that provide housing and

community development solutions in the 20% to 30% of the county with the most disparate outcomes in health, economic prosperity and housing conditions.

H-156 King County shall give particular consideration in its affordable housing subsidy programs to projects in areas where there is a severe shortage of affordable housing, and where there is access to job opportunities, a healthy community and active transportation.

~~U-347~~H-157 King County should expand its use of surplus county-owned property and air rights over county-owned property at a discount for affordable housing and should also explore ~~its use for other public benefits, such as human services, and consider conveyance of properties to public or non-profit housing developers and agencies at below market cost~~ the use of such property for other community benefits, at below market cost, to non-profit developers and agencies. Surplus county property shall be prioritized for housing development that will be consistent with the King County ~~Consortium Consolidated Plan and the Ten-Year Plan to End Homelessness~~ Department of Community and Human Services adopted plans and policies.

~~U-348~~H-158 King County should support the efforts of non-profit developers and housing agencies to increase the supply of housing for low-income households, through affordable housing planning, policy and advocacy activities and the provision of technical assistance ~~and funding for capacity building, training, and predevelopment activities.~~

~~U-349~~H-159 King County should support programs and projects that provide apprenticeship and employment training in the building trades through affordable housing development. King County should explore ways to partner with non-profit housing developers in offering pre-apprenticeship, apprenticeship and employment training opportunities.

~~U-350~~H-160 When awarding subsidies for affordable housing developments to non-profit developers and housing agencies, King County ~~shall include in its criteria whether the proposals~~ shall consider and give considerable weight to projects that incorporate implement healthy housing and sustainable development ~~principles, including elements and~~ universal design features.

~~U-351~~H-161 King County should develop and expand incentives and subsidy programs to preserve affordable housing threatened by market forces and expiring federal subsidies. Relocation assistance and replacement housing should be ~~developed~~ funded, where feasible, to help low-income households when displacement is unavoidable.

- ~~U-353~~H-162 King County should assist owners of rental properties serving low- and moderate-income residents to acquire affordable financing for building health and safety improvements in exchange for long-term agreements to maintain affordable rents.
- ~~U-355~~H-163 King County should coordinate preservation of existing affordable housing with city and county historic preservation programs and incentives, and should promote preservation and restoration of significant historic features in the rehabilitation of existing buildings and sites for housing.
- ~~U-357~~H-164 ~~For any subsidized housing project that preserves existing structures,~~ King County ~~should consider the constraints of rehabilitation, legalization of accessory dwelling units, and historic preservation, so~~ shall ensure that usable structures are rehabilitated to an appropriate level of safety and habitability.
- ~~H-165~~ King County shall adopt funding program policies that encourage the integration of publicly subsidized housing within mixed-income projects, and within all communities. Such funding policies shall support a fair distribution of publicly subsidized housing throughout the county. King County shall not apply mandatory dispersion requirements that limit where publicly subsidized housing may be located.
- ~~H-165a~~ Through its funding programs, King County shall encourage developers and owners of publicly subsidized housing units to undertake activities to establish and maintain positive relationships with neighbors.
- ~~U-364~~H-166 King County ~~should develop and adopt~~shall administer standards for publicly ~~funded~~ subsidized housing that will:
- a. Increase the ability of people with ~~special needs to visit or physical~~ disabilities to have physical access to housing and mobility units regardless of their residency status;
  - b. Allow household members to age in place through the inclusion of universal design principles that ~~increase~~ make housing units more opportunities that ~~are~~ accessible and usable by all persons; ~~and~~
  - c. Support the ability of ~~all people, especially the elderly and persons with disabilities and special needs,~~ older adults and people with behavioral health, physical, cognitive and developmental disabilities to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice; and
  - d. Increase the ability of people to have access to smoke-free housing.

- ~~U-366~~H-167 King County should ~~use opportunity mapping help in site planning that:~~
- a. ~~Supports~~To support the siting of community facilities and assisted publicly ~~funded subsidized~~ affordable housing in locations where low- and moderate-income residents and persons with ~~special needs behavioral health, physical, cognitive and developmental disabilities~~ have convenient access to a variety of opportunities, transportation, amenities and services; and
  - ~~b. Uses opportunity mapping; and~~
  - ~~eb.~~ PromotesTo promote fair housing and diverse communities that are inclusive of residents with a range of abilities, ages, races, incomes and other diverse characteristics of the population of King County.

## E. Support the Housing Stability of Households in King County

- ~~U-365~~H-168 King County should support flexible programs that help to prevent and reduce homelessness, such as emergency rental assistance, short-term rental assistance, diversion assistance, mortgage default and foreclosure counseling, and improvements to emergency services referral networks.
- ~~U-369~~H-169 King County shall participate in the Ten-Year Plan to End Homelessness (the "All Home" plan) to sustain and support a coordinated, regional response to homelessness that includes access to homelessness prevention services, diversion assistance, emergency shelter, rapid re-housing, transitional housing, permanent supportive housing, permanent affordable housing, and appropriate flexible support services as needed for homeless families, single adults, and youth/young adults.
- ~~U-370~~H-170 King County ~~should~~shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services such as flexible rental assistance, diversion assistance and emergency services. In addition to rental assistance, King County should support programs that help prevent homelessness and that improve prevention and emergency services referral networks, including the development of a an efficient coordinated intake system for homeless families and individuals, ~~and low-income households that are seeking permanent housing.~~
- ~~U-374~~H-171 King County should support innovative and flexible tools and programs that assist low-income renters to ~~remain in~~maintain housing stability or to gain access to permanent affordable housing and private market housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.

- ~~U-372~~H-172 King County should support programs that provide landlord-tenant counseling, sessions and workshops, ~~and~~ mediation in landlord-tenant disputes, ~~as well as~~ and legislation that protects the rights of tenants and landlords, such as eviction for cause and fair rental contracts.
- ~~U-368~~H-173 King County ~~should~~ shall provide financial assistance for ownership housing rehabilitation to low-income home owners, including owners of mobile/manufactured homes residing in parks, ~~and through~~ or on their own land through individual or cooperative ownership. King County ~~should also consider support for~~ community-based repair programs, such as tool banks or painting programs.
- ~~U-367~~H-174 King County should work with local lenders and non-profit organizations providing home ownership assistance to expand assistance for ~~first-time-eligible income-qualified~~ homebuyers, including homebuyer education and counseling, mortgage default and foreclosure counseling, low-cost financing and assistance with down payments and closing costs, and alternative ownership housing models such as land trusts, co-housing, etc.
- U-309 (Moved to H-107)

~~Rising development costs are sometimes associated with land acquisition, construction, financing, permit processes, roads and utilities and market demand. Although some of these cost increases fall outside the control of local governments, others are directly affected by public policy decisions. Public policies should be evaluated for implications related to the cost of housing development. Cost saving approaches should be studied. Strategies for increasing favorable zoning, regulations and infrastructure can significantly cut housing development costs. These will help curtail rising housing costs and increase the amount of new, affordable housing units.~~

~~In accordance with the CPPs, VISION 2040 and federal priorities, King County intends to strengthen the linkage of affordable housing to jobs and public transportation through transit-oriented development and along transit corridors. As the population of the Puget Sound region grows, King County is expected to remain the major employment center of the region. As job growth occurs, the workers for these jobs must be accommodated with adequate opportunities for housing. The workforce of King County includes households earning a wide variety of incomes, from individuals earning minimum wage at a less than full time job to dual- or triple income households earning well above the County's median income. If a balance of job growth, improved public transportation, and affordable housing availability is not achieved, workers at the lower end of the income scale face particular pressures when forced to live longer distances away from their jobs. This increases pressures on transportation systems, contributes to higher energy use and greenhouse gas emissions, and reduces the time workers have for family, recreation, volunteer work, or continuing education.~~

## ~~C. New Housing Models~~

~~The characteristics of people seeking housing continue to change. Today, there are more single adults living alone or in shared housing than ever before. More than two thirds of King County households are one or two person households. More families are single parent households. Many households have two parents working full time. As the population ages, more seniors will need housing. The population of King County is increasingly comprised of diverse racial, ethnic, and language backgrounds. While these realities may not have had a direct impact on housing needs, cultural norms can affect the type, size, and location of acceptable housing, as well as the ability of households to understand and navigate the rental market and the housing finance system.~~

~~King County can assist in the development of housing types that meet the needs of these individuals and families by funding affordable housing, supporting first time homebuyer education, revising development standards and/or expediting permit processing. Demonstration projects can provide needed housing for low income households and test new models for housing simultaneously.~~

~~In King County today, a substantial need exists for low income rental housing and for moderately priced homes that can be purchased by first time homebuyers. In the past decade, a significant number of homeowners have lost their homes due to foreclosure and have become renters again. In the short term, those households may need affordable rents, while in the longer term they may again seek to own a moderately priced home.~~

~~While King County has seen a growth in the percentage of smaller (one and two person) households, there are also some large households that need affordable housing with three or more bedrooms. Existing units will provide some of the affordable housing needed for low income households in the future. However, with the projected growth in the number of low to moderate income households, prospect of increasing numbers of family and senior households with limited income, and the short supply of lower cost housing available today, new construction must include affordable housing. Efforts to provide sufficient land and infrastructure and reduced development costs will help make new units affordable. In addition, a combination of incentive programs and funding will help keep rents affordable and expand opportunities for first time homebuyers.~~

~~The King County Consortium is a partnership that represents unincorporated areas and most cities outside of Seattle in obtaining, administering and distributing federal, state and local funds to address housing, homeless and community development needs. The King County Consortium prepares a Consolidated Housing and Community Development Plan that outlines the needs, resources available and housing and community development goals to be achieved. An Annual Action Plan details specific housing and community development project objectives.~~

~~In the economic climate of 2007-2010, King County has faced considerable funding challenges for developing affordable housing because of cutbacks in levels of state and federal housing funds, and the elimination or~~

~~reduction of some local funding sources as well. It will require concerted effort on the part of county, city, and state representatives to develop new funding sources on the local and state levels, and to re-establish or expand federal funding levels. A variety of non-fiscal incentives are currently available to support affordable housing in King County. Other innovative tools that encourage the most efficient use of scarce funding resources should be explored.~~

~~Incentives that will help developers provide low- and moderate-income housing include reduction in development costs or an expansion of the development potential on the property.~~

~~Federal, state and local housing programs provide vital assistance to low-income households. King County has used federal funds for housing for more than two decades, but they are not adequate to meet all local needs. During the past five years, King County also has used local funds for development and preservation of affordable housing. As a result, residents have more housing choices. Residents who need emergency housing can stay in the community of their choice and their children can continue to attend schools. Local housing funds have also leveraged significant private and non-profit investment as well as other public funding resources.~~

~~Housing for very low-income households is usually developed by private non-profit agencies or by public housing authorities. By using federal subsidy programs administered at the state or local level, private for-profit developers and lenders also are active in low-income housing development.~~

~~This plan calls for more residential growth by preserving existing housing stock and developing new units on vacant parcels within established neighborhoods. These locations can offer affordable housing that is close to jobs, transportation and services. Housing development can also provide welcome improvements to communities suffering from a lack of investment. However, new development in established communities may result in the loss of existing low-cost housing. For example, when existing affordable housing stock is demolished or upgraded to create market-rate units, neighborhoods lose housing for their low-income residents. Low-cost housing is a community resource we should strive to preserve.~~

~~Redevelopment policies must be balanced with the need to preserve existing low-cost housing and neighborhoods. Retention of affordable housing can be encouraged through appropriate zoning and development regulations, financial incentives, rehabilitation programs, historic preservation, and acquisition strategies.~~

~~Additionally, preservation of affordable housing minimizes health and safety risks and provides residential stability. Historic features to existing buildings are also preserved. In combination, these efforts increase livability and help establish the character of existing neighborhoods.~~

## ~~E. Access to Housing~~

~~An important goal of addressing affordable housing needs is equal access to housing and freedom from discrimination in housing for residents of King County. A related goal is the successful integration of housing for low income households into all communities, providing access to good transportation choices, improved economic and educational opportunities, and a healthy, safe and vibrant community.~~

~~Public funding for affordable housing and other policies included in this chapter that incentivize or require a portion of affordable housing in market rate developments contribute to increasing equal access to housing for lower income and special needs residents through new construction of affordable housing or through acquisition and rehabilitation of existing housing that will be preserved as affordable housing.~~

~~Local, state and federal fair housing laws, including the King County Fair Housing Ordinance, have set the stage for public policy that favors community based, integrated housing and independent living for persons with special needs, rather than institutional settings. Service enriched housing is also best integrated into community based settings in apartments or single family homes rehabilitated to meet the needs of the residents.~~

~~Opportunity is a situation or condition that places individuals in a position to be more likely to excel or succeed. Opportunity mapping assesses the conditions present in neighborhoods across a region (by looking at indicators of opportunity in education, economy, transportation, housing, environment, and health). This mapping provides a comprehensive analytical framework to measure opportunity in the region and to determine who has access to opportunity rich areas. Analysis of opportunity mapping can provide valuable information about where more affordable housing needs to be located, and what needs to be remedied in areas where these types of opportunities are currently very limited.~~

## ~~F. Direct Assistance to Households~~

~~In many cases, the most effective form of housing assistance is direct assistance to low or moderate income households. This approach is commonly used for first time homebuyer programs, which provide reduced rate mortgages or assistance with closing costs. These forms of assistance increase options for homebuyers and enable them to find housing they prefer. Federal programs also provide direct rental assistance to low income households to help pay rent in public and privately owned rental housing. In the event of a moderate to major disaster in the King County region, special measures will be needed to assist households with home repair resources, help them find interim housing once shelters have closed, and connect them to resources such as short term rental or move in assistance.~~

## IIII. Regional Health and Human Services

King County has a regional role in health and human services, working with many partners, such as the federal, state, and other local governments, service providers, non-profit organizations, foundations, faith communities, businesses, schools, and the criminal justice system, to help those most in need. King County's investments in human services are guided by ~~the Health and Human Services Transformation and the joint transformation~~ initiatives<sup>17</sup> of the Department of Community and Human Services (DCHS) and Public Health Seattle King County (PHSKC); as well as policy and planning documents such as the Consolidated Housing and Community Development Plan 2015-2019<sup>18</sup> and the Committee to End Homelessness Strategic Plan 2015-2019<sup>19</sup>, Framework Policies for Human Services, the King County Board of Health Planning for Healthy Communities Guidelines and Recommendations and ultimately, the King County Strategic Plan. The Framework Policies are contained in Chapter 2.51 of the King County Code. The purpose of the Framework Policies for Human Services is to communicate King County government's role in Human Services, the goals the county seeks to achieve and the principles that will underlie its investments. The Framework Policies are reviewed and revised, as needed, and ~~“establish priorities and guide the future development of county human service programs.” The purpose of the Framework Policies is to communicate King County government's role in human services, the goals we seek to achieve, and the principles that will underlie our investments.~~

~~Since their inception, the Framework Policies have led the county toward increasingly targeted and coordinated approaches to human services. Resources have been streamlined to focus on the priorities and priority populations identified in the policies. One clear directive is that the County focus its resources on those “most in need.” This would include those who are low and very low income, people who are chronically homeless, and people who cycle repeatedly through the mental health, chemical dependency and/or criminal justice systems.~~

~~Both the Health and Human Services Transformation, the Framework Policies and the Strategic Plan place a strong emphasis on prevention, stabilizing people and diverting them from jails, and emergency rooms and crisis services by providing appropriate treatment and services for those with the high needs; as well as providing upstream services and opportunities that increase the stability and resiliency of children, youth and communities, and reducing the need for acute care and crisis interventions later in life.~~ King County has grappled with unsustainable costs in criminal justice and emergency medical services and ~~has taken~~ is taking steps to reduce cost growth in this primary area of service responsibility. A major component of these efforts has been jail

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<sup>17</sup> The initiatives of Health and Human Services Transformation include Familiar Faces, Communities of Opportunity, Accountable Communities of Health and its subcommittees, Best Starts for Kids Levy.

<sup>18</sup> The Consolidated Housing and Community Development Plan is a HUD-required document that guides the investment of a significant portion of DCHS' funds for affordable housing and community/economic development, and a smaller portion of DCHS' funds to address homelessness.

<sup>19</sup> The Committee to End Homelessness (CEH) is located in the Director's Office of DCHS, and is the regional planning entity and continuum of care for addressing homelessness in King County.

diversion programs and coordination with health and human services, in order to prevent unnecessary engagement with law enforcement and the criminal justice system. These efforts have begun to show results, and Health and Human Services Transformation and the Strategic Plan continues this emphasis.

- ~~F-200~~H-201 **In coordination with local jurisdictions, funding partners and community partners,** King County will seek to build and sustain a coordinated regional health and human services and behavioral health system to provide services, supports, safety and opportunity to those most in need. In carrying out its role in ~~human services~~such systems, King County government will:
- a. Work with other jurisdictions and organizations to define a regional health and human services and behavioral health system and strengthen financing, access and overall effectiveness of services;
  - b. Collaborate with other funders to assure coordination in how funds are used, and continue to explore improvements to system design, contracting, data collection and analysis;
  - c. Retain responsibility for the development and implementation of mandated countywide specialty systems for ~~mental health~~ behavioral health (including mental health and substance use disorder treatment), physical, emotional and cognitive health, public health, drug and alcohol abuse and dependency, veterans, ~~public health,~~ and people with developmental disabilities ~~services~~;
  - d. Define its regional role in other human service ~~systems and~~ prevention-oriented, including systems that address homelessness, aging older adults, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention and youth and family services;
  - e. Assess and measure the health and needs of King County's citizens on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and
  - f. Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.

- ~~F-200~~H-202 King County's priorities for human service investments will be programs and services that help to stabilize and ~~improve people's lives~~ strengthen resiliency, and prevent or reduce emergency medical, crisis services and criminal justice system involvement and costs. King County will focus resources and efforts on programs and services that continue to improve individual and community quality of life, improve equity and social justice, ~~counterbalance growth in areas costly to communities and taxpayers,~~ and preserve the resources necessary to collaborate as a true partner in regional human service systems. The following priority investment areas are consistent with other regional plans and initiatives:
- a. Effective early intervention and prevention strategies;

- b. Job readiness, support for job development in business innovation districts, support for community-based jobs through certification programs that create jobs in health, behavioral health and human services systems and employment to increase self-sufficiency;
- c. Affordable housing;
- d. Community and economic development activities;
- e. Prevention and elimination of homelessness; and
- f. Behavioral health services (including crisis services, mental health treatment, substance use disorder treatment, co-occurring treatment, prevention services, early intervention services, recovery services and housing support services); and
- ef. Services and programs that reduce the growth of emergency medical and crisis-oriented behavioral health services and other crisis services and criminal justice system involvement and costs.

**F-200eH-203**

King County will apply principles that promote effectiveness, accountability and equity and social justice. King County embraces the following principles in its health and human service actions and investments:

- a. King County will provide information to the community on its health, human services and behavioral health system planning and evaluation activities, funding processes and criteria, and the results of its investments in a transparent, ~~and~~ accountable and culturally and audience appropriate manner;
- b. King County will uphold federal, state and local laws against discrimination; promote culturally competent, equitable and relevant service delivery; and will work to end disparities in social, health and economic status among communities and people of different racial and ethnic backgrounds;
- c. King County shall work with local service providers to provide behavioral health services to low-income individuals in need, including high quality equitable prevention, crisis diversion, mental health, substance abuse disorder and co-occurring treatment services to youth, young adults and older adults. The county will assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with cities and local service providers.
- d. King County will encourage service approaches that promote recovery and resiliency and support individuals and families to achieve their full potential to live meaningful and productive lives in the community;
- de. King County will foster integration of systems of care through increased information sharing and collective impact work across agencies and programs for the purpose of improved service delivery, coordination and shared outcomes; and

- e. Together with its partners, King County will assess and respond to changing human service and behavioral health needs and use data, research, innovation, analysis and evidence-based practices to drive its investments.

H-204 King County shall apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents live in prospering communities where they have the opportunity to make healthy choices. King County shall support:

- a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;
- b. Access to healthy and affordable foods;
- c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;
- d. Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver injuries;
- e. Residential neighborhoods free from violence and fear of violence;
- f. Reduction of tobacco, nicotine, marijuana and alcohol use, so residents are protected from involuntary and under-age exposure to these harmful products;
- g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction;
- h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.

H-205 King County will support and implement health-related policies and programs that address the social determinants of health and the built environment, by partnering with health care services, community-based organizations, foundations, other regional agencies, boards, commissions and elected officials to improve public health.

H-206 King County will encourage significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes.

H-207 King County recognizes that poverty, affordable housing and access to economic opportunity for all residents are critical public health issues and will take steps to address these issues through ongoing county plans, programs and funding.

H-208 King County will explore the co-location of health and human services facilities that are easily accessible, distributed equitably throughout the county, make the best use of existing facilities and are compatible with adjoining uses.