



SCA Public Issues Committee

February 8, 2023 – 7:00 PM

The February 8, 2023, Public Issues Committee (PIC) meeting will be held virtually.

Members of the public may view or listen to the meeting using the following methods:

From computer, tablet, or smartphone:

<https://us02web.zoom.us/j/82834177551?pwd=TkVkc1BJa1BEOUpvWnlCRDIWOFF6UT09>

Or dial in by phone: 1-253-215-8782 / 828 3417 7551 / Passcode: 664797

AGENDA

- | | |
|--|------------|
| 1. Welcome and Roll Call – Bill Boyce, Kent, Chair | 5 minutes |
| 2. Public Comment – Bill Boyce, Kent, Chair | 5 minutes |
| 3. <u>Approval of Minutes – January 11, 2023 Meeting</u>
Page 6 | 5 minutes |
| 4. Chair’s Report – Bill Boyce, Kent, Chair | 5 minutes |
| 5. Executive Director’s Report – David Hoffman, SCA Executive Director | 5 minutes |
| 6. President’s Report – Jan Molinaro, Enumclaw, SCA President | 5 minutes |
| 7. <u>2023 Legislative Session</u>
<u>UPDATE</u>
Page 12
Brian Parry, SCA Policy Director
Candice Bock, AWC Director of Government Relations | 20 minutes |
| 8. <u>Solid Waste Rate Restructure</u>
<u>DISCUSSION</u>
Page 14
Kazia Mermel, SCA Policy Analyst | 20 minutes |
| 9. <u>Affordable Housing Countywide Planning Policies</u>
<u>ACTION</u>
Page 18
Brian Parry, SCA Policy Director | 20 minutes |
| 10. <u>Homelessness Authority Five-Year Plan</u>
<u>DISCUSSION</u> | 20 minutes |

11. [Behavioral Health Crisis Care Centers Levy](#) 5 minutes

UPDATE

Page 99

Hali Willis, SCA Policy Analyst

12. [Potential Future Levies and Ballot](#) 5 minutes

Measures UPDATE

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Brian Parry, SCA Policy Director

13. Upcoming Events

- a. City Compost Requirements Event – Friday, February 10, 2023 – 2:00 PM – 3:30 PM - Virtual
- b. SCA Board of Directors Meeting – Wednesday, February 15, 2023 – 8:00 to 9:00 AM – Virtual
- c. SCA Public Issues Committee Meeting – Wednesday, March 8, 2023

14. For the Good of the Order

15. Adjourn

Sound Cities Association

Mission

To provide leadership through advocacy, education, mutual support and networking to cities in King County as they act locally and partner regionally to create livable vital communities.

Vision

Capitalizing on the diversity of our cities to lead policy change to make the Puget Sound region the best in the world.

Values

SCA aspires to create an environment that fosters mutual support, respect, trust, fairness and integrity for the greater good of the association and its membership.

SCA operates in a consistent, inclusive, and transparent manner that respects the diversity of our members and encourages open discussion and risk-taking.

Commonly Used Acronyms

ADS Advisory Council	Advisory Council on Aging and Disability Services
AHC	Affordable Housing Committee
AFIS Advisory Committee	Automated Fingerprint Identification System Advisory Committee
AWC	Association of Washington Cities
BOH	Board of Health
CSO	Combined Sewer Overflows
CYAB	Children and Youth Advisory Board
DCHS	King County Department of Community and Human Services
DVI Task Force	Domestic Violence Initiative Regional Task Force
EDDB	Central Puget Sound Economic Development District Board
EMAC	Emergency Management Advisory Committee
EMS Advisory Task Force	Emergency Medical Services Levy Advisory Task Force
ETP	Eastside Transportation Partnership
GMPB	PSRC Growth Management Policy Board
GMPC	King County Growth Management Planning Council
GSP	Greater Seattle Partners
IJT	Interjurisdictional Team – staff support to the GMPC
JRC	Joint Recommendations Committee for Community Development Block Grants
K4C	King County-Cities Climate Collaboration
KCD	King Conservation District
KCDAC	King Conservation District Advisory Committee
KCFCD	King County Flood Control District
KCFCDAC	King County Flood Control District Advisory Committee
KCEC	King County Project Evaluation Committee
KCRHA	King County Regional Homelessness Authority
LEOFF1 Disability Board	Law Enforcement Officers and Fire Fighters Plan 1 Disability Board
LHWMP	Local Hazardous Waste Management Program
LHWMP MCC	Local Hazardous Waste Management Program Management Coordination Committee
MIDD	Mental Illness and Drug Dependency Oversight Committee
MKCC	Metropolitan King County Council
MRSC	Municipal Research Services Center
MSWMAC	Metropolitan Solid Waste Management Advisory Committee
MWPAAC	Metropolitan Water Pollution Abatement Advisory Committee
PIC	Public Issues Committee
PSAP	Public Safety Answering Points
PSCAA	Puget Sound Clean Air Agency
PSCAAAC	Puget Sound Clean Air Agency Advisory Council
PSERN	Puget Sound Emergency Radio Network
PSRC	Puget Sound Regional Council
RLSJC	Regional Law Safety and Justice Committee
RPC	Regional Policy Committee
RPEC	PSRC Regional Project Evaluation Committee
RTC	Regional Transit Committee

RWQC	Regional Water Quality Committee
SCA	Sound Cities Association
SCAACG	South Central Action Area Caucus Group
SCATBd	South County Area Transportation Board
SeaShore	Seashore Transportation Forum
SKHHP	South King Housing and Homelessness Partners
SWAC	Solid Waste Advisory Committee
TPB	PSRC Transportation Policy Board
WTD	King County Wastewater Treatment Division



SCA Public Issues Committee

DRAFT MINUTES

January 11, 2023 – 7:00 PM

TELEPHONIC

1. Welcome and Roll Call

PIC Chair Bill Boyce, Kent, called the meeting to order at 7:02 PM. 29 cities were represented ([Attachment A](#)). Guests present included Deputy Mayor James Jeyaraj, Auburn (PIC Alternate); Councilmember Harry Steinmetz, Des Moines; Councilmember Wendy Weiker, Mercer Island; Jenny Huston, King County Staff; Tania Santiago Pastrana, King County Council Staff; and Candice Bock, Association of Washington Cities staff.

SCA Policy Director Brian Parry provided an overview of how the meeting would be facilitated using Zoom Webinar. He noted that any discussion in the chat logs would be maintained for public records purposes and included in the PIC minutes ([Attachment B](#)).

2. Public Comment

Chair Boyce asked if there was anyone in attendance who would like to provide public comment. Seeing none, Chair Boyce closed the public comment portion of the meeting.

3. Approval of the December 14, 2022 PIC Meeting Minutes

Chair Bill Boyce asked if there were any amendments to the minutes of the December 14, 2022 PIC meeting.

Councilmember Ross Loudonback, North Bend, moved, seconded by Councilmember James McNeal, Bothell to approve the December 14, 2022 PIC minutes. There was no discussion. The motion passed unanimously.

4. Chair's Report

Chair Boyce welcomed members to the first meeting of 2023, in particular those joining PIC for the first time. He noted that there would be an opportunity for introductions under Item 7.

5. Executive Director's Report

SCA Executive Director David Hoffman welcomed members and reported on recent regional meetings.

6. 2023 Legislative Preview

SCA Policy Director Brian Parry introduced Candice Bock, Association of Washington Cities (AWC) Director of Government Relations, who provided a preview of the 2023 Legislative Session.

7. PIC Orientation and Introductions

SCA PIC February 8, 2023

Attachment 1: DRAFT Minutes of the SCA PIC January 11, 2023

SCA Policy Director Brian Parry presented an orientation on the role of the PIC.

8. 2023 PIC Meeting Schedule

SCA Policy Director Brian Parry reported that the PIC typically adopts a regular meeting schedule at the first meeting of the year. PIC meetings are held on the second Wednesday of the month at 7:00 PM and are currently held virtually.

Councilmember Kelli Curtis, Kirkland, moved, seconded by Councilmember Kate Kruller, Tukwila, to approve Resolution 2023-1, setting the Public Issues Committee's 2023 Meeting Schedule ([Attachment C](#)). There was no discussion. The motion passed unanimously.

9. Homelessness Authority Five-Year Plan

SCA Policy Analyst Hali Willis reported that the King County Regional Homelessness Authority (KCRHA) is required to develop a five-year plan for the organization that includes a theory of change; specific actions, outcomes, and goals; and lays the groundwork for sub-regional planning activities. A complete draft of the Five-Year Plan is expected to be shared publicly in late January or February 2023. The Governing Committee (GC) could act to adopt the plan at their first meeting of the year (likely February)

Governing Committee members have offered feedback that the KCRHA should distinguish between components of the plan that KCRHA has full control over, and components that require action from another entity (i.e., cities and the county developing affordable housing, etc.).

PIC Members were encouraged to provide feedback on other high-level concerns that GC members should keep in mind as they review the five-year plan, in particular regarding the new Goal 7, which includes a proposed role for PIC in affirming sub-regional plans as well as how members would like the KCRHA to engage with cities when developing subregional implementation plans that will outline specific actions in each subregion to realize the goals in the five-year plan.

10. Upcoming Levies and Ballot Measures

SCA Policy Director Brian Parry reported on anticipated upcoming levies and ballot measures in King County. Parry encouraged members to share information on any measures their cities are considering.

11. Informational Items

- a. 2023 Regional Board and Committee Appointments

12. Upcoming Events

- 13.** SCA Lunch and Learn-Behavioral Health – Friday, January 6, 2023 – 12:00 PM – 1:00 PM
- 14.** SCA Board of Directors Retreat – Friday, January 13, 2023 – 9:00 AM – 6:00 PM – Enumclaw VFW
- 15.** SCA Public Issues Committee Meeting – Wednesday, February 8, 2023
- 16.** City Compost Requirements Event – Friday, February 10, 2023 – 2:00 PM – 3:30 PM - Virtual

- e. SCA Board of Directors Meeting – Wednesday, February 15, 2023 – 10:00 AM to Noon – Tukwila Community Center

13. For the Good of the Order

14. Adjourn

The meeting was adjourned at 8:56 PM.

**Public Issues Committee Meeting
January 11, 2023**

City	Representative	Alternate
Algona	Troy Linnell	Brenna Franco
Auburn	Nancy Backus	James Jeyaraj
Beaux Arts Village	Aletha Howes	
Bellevue	Janice Zahn	Jeremy Barksdale
Black Diamond	Tamie Deady	
Bothell	James McNeal	Rami Al-Kabra
Burien	Sofia Aragon	Cydney Moore
Carnation	Dustin Green	Jim Ribail
Clyde Hill	Marianne Klaas	Kim Muromoto
Covington	Joseph Cimaomo	Kristina Soltys
Des Moines	Traci Buxton	Gene Achziger
Duvall	Amy McHenry	Rick Shaffer
Enumclaw	Chance LaFleur	Corrie Koopman Frazier
Federal Way	Susan Honda	Lydia Assefa-Dawson
Hunts Point		
Issaquah	Tola Marts	Zach Hall
Kenmore	David Baker	Corina Pfeil
Kent	Bill Boyce	
Kirkland	Kelli Curtis	Amy Falcone
Lake Forest Park	Tom Frech	Lorri Bodi
Maple Valley	Sean Kelly	
Medina	Mac Johnston	Jessica Rossman
Mercer Island	David Rosenbaum	Ted Weinberg
Milton	Steve Peretti	Shanna Styron Sherrell
Newcastle	Linda Newing	Paul Charbonneau
Normandy Park	Sue-Ann Hohimer	Eric Zimmerman
North Bend	Ross Loudenback	Heather Koellen
Pacific	Leanne Guier	
Redmond	Vanessa Kritzer	Angela Birney
Renton	Armondo Pavone	Valerie O'Halloran
Sammamish	Amy Lam	Kent Treen
SeaTac	Jake Simpson	Iris Guzmán
Shoreline	Chris Roberts	John Ramsdell
Skykomish	Henry Sladek	
Snoqualmie	Cara Christensen	James Mayhew
Tukwila	Kate Kruller	Kathy Hougardy
Woodinville	Mike Millman	Rachel Best-Campbell
Yarrow Point	Kathy Harris	

Cities present at the meeting are **bolded**. Voting representatives present are highlighted.

SCA Public Issues Committee – January 11, 2023

Attachment B – Zoom Chat Log

18:58:33 From Bill Boyce, Kent to Hosts and panelists: can you guys hear me?

**Sound Cities Association
Resolution 2023-1
2023 Public Issues Committee Schedule**

WHEREAS, the Public Issues Committee (PIC) of the Sound Cities Association meets monthly on the 2nd Wednesday of the month at 7:00 PM to conduct the regular business of the Committee, unless otherwise stated; and

WHEREAS, the PIC will meet remotely until otherwise stated;

NOW THEREFORE:

BE IT RESOLVED BY THE PUBLIC ISSUES COMMITTEE OF THE SOUND CITIES ASSOCIATION AS FOLLOWS:

SECTION 1:

The Public Issues Committee sets the following schedule for 2023 PIC meetings:

January 11
February 8
March 8
April 12
May 10
June 14
July 12
August 9
September 13
October 11
November 8
December 13

SECTION 2:

The PIC will meet remotely until otherwise stated.

PASSED BY THE PUBLIC ISSUES COMMITTEE OF THE SOUND CITIES ASSOCIATION AT ITS REGULAR MEETING ON THE 11th DAY OF JANUARY, 2023.

_____ Bill Boyce, 2023 PIC Chair	_____ Date
Attest:	
_____ David Hoffman, SCA Executive Director	_____ Date



February 8, 2023
SCA PIC Meeting

Item 7:
2023 Legislative Session
UPDATE

SCA Staff Contact

Brian Parry, SCA Policy Director, brian@soundcities.org , 206-499-4159

Update

PIC will be joined by staff from the Association of Washington Cities (AWC), who will provide an update on the 2023 Washington State Legislative Session. Time will be allotted for questions and answers. Members are encouraged to provide any questions or topics of interest to SCA staff in advance of the meeting to help facilitate discussion.

Background

The 2023 Washington State Legislative Session began on January 9 for a 105-day regular session. Session will come to a close on April 23, 2023.

PIC will be joined at the February meeting by Association of Washington Cities (AWC) Director of Government Affairs, Candice Bock, who will provide an update on the first weeks of the session.

A focus of this year's session will be the adoption of the fiscal year 2023-2025 state operating and capital budgets. Governor Inslee released his proposed budget in late December. AWC has drafted a [brief summary](#) and more detailed [breakdown](#) of the Governor's proposal. Weekly updates on legislation impacting cities can be found in [AWC's Legislative Bulletin](#).

2023 SCA Legislative Agenda

The [2023 SCA Legislative Agenda](#) as recommended by PIC, was approved by the SCA Board of Directors in December. Key priority areas identified by SCA members include requests to addressing housing instability; promote public safety; address the behavioral health crisis; expand investment in transportation infrastructure and mobility; and, address the fiscal needs of cities.

AWC City Action Days

City Action Days, hosted by AWC, provides a great opportunity to engage in the legislative session and network with city officials from across Washington State. In 2023, City Action Days will take place on February 15-16 in Olympia. More information, including scheduled sessions and registration, can be found on the [City Action Days](#) website.

Next Steps

Questions or feedback can be provided to SCA Policy Director Brian Parry,
brian@soundcities.org , 206-499-4159.

Item 8:
Solid Waste Rate Restructure

DISCUSSION

SCA Staff Contact

Kazia Mermel, SCA Policy Analyst, kazia@soundcities.org, 206-495-3020

SCA SWAC Committee Members

Mayor Penny Sweet, Kirkland; Councilmember Phillippa Kassover, Lake Forest Park

Discussion

The King County Solid Waste Division (SWD) currently relies on disposal fees for approximately 90% of their revenue. As King County and cities take action to reduce waste through initiatives like the Re+ Program and in response to state organics legislation, total tonnage of waste bound for landfill disposal is expected to decline, with large potential impacts on revenue.

In 2021, the SWD evaluated options to restructure the solid waste rate to align the division's revenue model with its strategic goal of eliminating all reusable material from the solid waste stream by 2030. The new rate structure with a fixed charge was adopted by the King County Council in March of 2022 and was incorporated into the 2023-2024 solid waste rates proposal.

The 37 cities that utilize this system will need to update their contracts with haulers to reflect the new rate structure and anticipate annual adjustments, excepting cities with retail billing. Initially, the deadline for these updates was January 1, 2023. However, in September 2022 the County Council approved a request to delay implementation of the new rate structure until 2024, providing cities another year to work with haulers on these updates.

To aid in the contract update process, the County offered grants to three King County cities—one for each major regional hauler—to hire a consultant to analyze data, confer with haulers, and produce contract amendments for the grant cities. The reports from Epicenter Services sharing insights from Redmond (Waste Management), Kent (Republic Services), and Maple Valley (Recology) are expected to be available and shareable in the coming weeks.

Background

In 2021, the King County Solid Waste Division (SWD) evaluated options to restructure the solid waste rate to align the division's revenue model with its strategic goal of eliminating all reusable material from the solid waste stream by 2030.

Studies done at the Cedar Hills Regional Landfill show that up to 75% of what is discarded each year could be recycled, composted, or reused. Given that approximately 90% of revenue to support SWD’s services comes from disposal fees, diverting tonnage to achieve the county’s zero waste goal would have significant impacts on the division’s revenue unless the rate model is changed, or the rate is drastically increased.

To address this problem and create more rate stability, the county has restructured the rate to reduce reliance on tonnage and instead shift some costs to a “fixed charge” that would be assessed based on the projected shares of disposed tons from each jurisdiction for the year. In other words, the County has switched from a single per-ton disposal fee to a rate structure that includes both a Fixed Annual Charge (FAC) for each city and a reduced per-ton tipping fee. The change to include an FAC in the funding structure was developed to be revenue neutral, although cities may bear some administrative costs associated with the transition.

SWAC reviewed several potential fee restructure proposals and ultimately sent a letter to County Council supporting the FAC approach:

The Committee prefers the Fixed Charge because it is easier to implement, better preserves the incentive to reduce/recycle, and does not shift the cost burden between cities as the account fee does. While neither option will completely stabilize rates, and more change will be needed in the future, SWAC supports this first sizeable step in that direction.

The new rate structure with a fixed charge was adopted by County Council in March of 2022 and was incorporated into the 2023-2024 solid waste rates proposal. A revenue neutral fixed charge raising a total of \$21.30 million was proposed for 2023, and another charge of \$22.70 million for 2024.

Contract Updates

The 37 cities that utilize this system will need to update their contracts with haulers to reflect the new rate structure and anticipate annual adjustments, excepting cities with retail billing. Initially, the deadline for these updates was January 1, 2023. However, in September 2022 the County Council approved a request to delay implementation of the new rate structure until 2024, buying cities another year to work with haulers on these updates.

The Solid Waste Division recommends the following timeline for contract updates.

Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023
Begin Contract Negotiations				Updates must be completed by end of 2023
	Complete Contract Negotiations			
		Introduce City Legislation		
			Adopt City Leg.	

Most SCA cities are served by one or more of three regional haulers: Republic Services, Waste Management, and Recology (Table 1). Cities choose to bill their customers in one of three ways.

In most King County cities, the hauler bills customers directly for collection and disposal services. In cities that establish their own retail rates, the city bills its customers directly and compensates the hauler for collection and disposal through a wholesale rate schedule. Similarly, some cities that set their own retail rates contract with the hauler to act as a billing agent where the hauler bills the City's retail rate to the customer on behalf of the city. The city retails the retail rate and pays the hauler for collection and disposal through a wholesale rate schedule. Under all three of these arrangements, the hauler is billed by and pays the County for disposal on behalf of its contracted city.

A rate restructure contract update is not required for cities who establish their own retail rates and are billed for their disposal fees directly from King County, such as the cities of Renton and Kirkland, because the disposal component in the hauler wholesale rates is removed. All other cities will need to update hauler contracts because of the persistence of a disposal component in the hauler rates.

Table 1. List of cities that contract with each regional hauler.

Republic Services	Waste Management	Recology
Beaux Arts Village	Algona	Bothell
Bellevue	Auburn	Burien
Black Diamond	Duvall	Carnation
Clyde Hill	Enumclaw	Des Moines
Covington	Federal Way	Issaquah
Hunts Point	Kirkland	Maple Valley
Kenmore	Newcastle	Mercer Island
Kent	Normandy Park	SeaTac
Lake Forest Park	Pacific	Shoreline
Maple Valley	Redmond	
Medina	Sammamish	
North Bend	Skykomish	
Renton	Snoqualmie	
Sammamish	Tukwila	Murrey's Disposal
Yarrow Point		Milton (not served by SWD)

To aid in the contract update process, the County offered grants to three King County cities—one for each major regional hauler—to hire a consultant to analyze data, confer with haulers, and produce contract amendments for the grant cities as well as standard template language that other cities could use in their updates. The consultant these cities are working with is Epicenter Services.

- City of Redmond, Waste Management
- City of Kent, Republic Services
- City of Maple Valley, Recology

No two city collection contracts are exactly alike. However, there are likely to be similarities in the updates that different cities must make to accommodate the rate restructure, particularly among cities that share a hauler.

Here are some updates that may need to be made to contracts to accommodate the rate restructure, as described in the three consultant reports from Redmond (Waste Management), Kent (Republic Services), and Maple Valley (Recology):

- Add definitions for Fixed Annual Charge (FAC), tipping fee, and County
- Add contractor's responsibilities to include the FAC
- Add monthly report requirements to include FAC collected/billed to customers and paid to County
- Change itemization on invoices to include FAC
- Change periodic adjustments to include FAC, reconciliation, and end of contract
- Change sample calculations for annual increases
- Change the rates spreadsheet
- Specific to Redmond (Waste Management):
 - Add contractor's billing responsibilities to include the FAC
 - Change drop-box disposal markup

Next Steps

The SWD is expected to share the consultant reports with cities soon, although the exact timeline of when these will be available is not yet certain. SCA staff will continue to provide updates on resources and information on the rate restructure as they become available. Staff are interested in hearing from cities how this rate restructure process is going, what approach cities are taking, and what type of support is needed. Questions and comments can be directed to SCA Policy Analyst Kazia Mermel at kazia@soundcities.org or 206-495-3020.

Item 9:

Affordable Housing Countywide Planning Policies

DISCUSSION

SCA Staff Contact

Brian Parry, SCA Policy Director, brian@soundcities.org , 206-499-4159

Discussion

The King County Growth Management Planning Council (GMPC) is considering amendments to the Countywide Planning Policies to establish jurisdictional affordable housing supply needs (consistent with guidance from the Washington State Department of Commerce) and to monitor housing planning and implementation.

The Affordable Housing Committee, a subcommittee of the GMPC, unanimously recommended a package of amendments at their December meeting. Those recommendations are now before the GMPC for recommendation to the County Council. Once approved, the CPP's guide what must be included in city comprehensive plans in King County. The GMPC may take action as early as their next meeting on March 22, or continue discussion to their meeting on May 17, 2023.

Background

The King County Countywide Planning Policies (CPP's) are a series of policies that address growth management issues in King County. The purpose of the CPP's is to provide a consistent vision and planning framework for each jurisdiction in King County as they develop their own individual comprehensive plans.

The CPP's set direction for issues that extend beyond boundaries of a single jurisdiction and serve as the framework for local comprehensive plans and development regulations. They serve to ensure that the comprehensive plans of King County and each city work together toward a common regional direction and are one part of a cascading set of regulations that govern how the Puget Sound region, and other populous areas of Washington State, plan for growth. The CPP's offer an opportunity to enforce consistency, concurrency, and accountability in affordable housing plans and regulations across the county.

Local comprehensive plans are due to be updated by the end of June 2024 and are required to plan for anticipated growth over the next 20-year period. Over that time, King County is expected to grow by more than 700,000 new people and over 500,000 more jobs.

The King County Growth Management Planning Council (GMPC) is the countywide planning body responsible for recommending updates to the CPP's. The GMPC includes representation from SCA, King County, Seattle, Bellevue, special purpose districts, and the Port of Seattle.

In June 2021, the King County Growth Management Planning Council recommended amendments to the King County Countywide Planning Policies (CPP's) to respond to policy changes at the state and regional level, the adoption of VISION 2050, and to specifically address the need for affordable housing.

During the public comment period on the public review draft 2021 CPP updates, comments were provided that the draft policies did not go far enough to recognize disparities in affordability by subregion or to hold jurisdictions accountable to meet their share of projected countywide need.

In response to these concerns and following discussion at GMPC, the GMPC tasked the Affordable Housing Committee (AHC) with convening an 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;
3. Recommend to the Growth Management Planning Council an accountability and implementation framework for equitably meeting affordable housing needs across the region. The Affordable Housing Committee will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by Growth Management Planning Council members in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and
4. Recommend to the Growth Management Planning Council any Countywide Planning Policy amendments necessary to implement their recommendations; and

The Affordable Housing Committee was directed to complete its work by the end of 2022 and provide the GMPC with quarterly progress updates.

The AHC worked throughout late 2021 and 2022 to make recommendations to the GMPC in the form of further amendments to the CPP's. The AHC unanimously recommended a package of amendments that were transmitted to the GMPC on December 29, 2022 ([Attachment A](#)).

The GMPC was briefed on the AHC recommendations at its meeting on January 25. The GMPC will continue discussing the proposed CPP's at their meeting on March 22 and, if necessary, on May 17. Changes to the CPP's recommended by the GMPC must be approved by the County Council and then ratified by at least 30 percent of cities and towns representing at least 70 percent of the total county population. Upon ratification, the CPP's become binding on the County and its 39 cities and provide direction on elements that must be included in local comprehensive plans.

Monitoring and Accountability

Per tasks one and three directed to the AHC, the AHC recommendations include additional tools to promote accountability across jurisdictions for taking action to address identified shortfalls in housing need.

This monitoring and accountability framework is proposed as a three step process:

- **Step 1: Comprehensive Plan Review**
 - Comprehensive planning guidance and assistance provided through AHC to promote adoption of policies consistent with CPP's
 - AHC review and comments on draft housing chapters in local comprehensive plans
- **Step 2: Annual Monitoring and Reporting**
 - AHC annual review of jurisdictional progress to plan for housing needs
- **Step 3: Mid-Cycle Check-in and Adjustment**
 - Five years after plan adoption, the GMPC will identify jurisdictions with significant shortfalls in planning for and accommodating housing needs and may make recommendations to the jurisdictions
 - Jurisdictions with significant shortfalls in planning for and accommodating housing needs identify and implement actions
 - NOTE: The mid-cycle review is of shortfalls in planning for and accommodating need, and not a just a review of production numbers which rely on many factors beyond a jurisdiction's control (market forces, available funding, infrastructure deficiency, etc.)

Subregional Housing Needs

HB 1220, adopted by the State Legislature in 2021, requires that jurisdictions plan for an accommodate housing needs for all economic segments. It also directed the Washington State Department of Commerce to project housing needs for moderate-, low-, very low-, and extremely low-income households; as well as identify emergency housing, emergency shelter, and permanent supportive housing need. The AHC considered three primary methodologies for allocating need, all of which use Commerce's guidance as a starting point. Commerce released a [public review draft](#) of their guidance in January with a deadline for comment of February 24.

Option 1. Focus on new growth: Same shares of new housing growth are affordable in every jurisdiction. This option closely mirrors the approach used in King County prior to the 2012 CPP update. At that time it was decided to revise the policy to measure against total housing stock being planned for, not just new construction, which placed greater emphasis on need in those areas of the county currently have a proportionally lower share of current affordable housing supply.

Option 2. Focus on 2044: Same shares of total housing stock in 2044 are affordable in every jurisdiction. This option closely mirrors what was adopted into the CPP's in 2012 and updated in 2021. Under this approach, each jurisdiction is required to compare their housing supply to the countywide need by various income levels and implement policies intended to result in a local housing market that is more closely aligned with that need. The goal is to ultimately have each jurisdiction working toward achieving the same shares of affordability as a percentage of all housing (new and existing).

Option 3: Focus on new growth adjusted for local factors: Same percent shares of new housing growth are affordable in every jurisdiction and adjusts outputs within each income band by the following factors:

- a. Percent share of housing that's currently affordable at 0-80 percent AMI
- b. Percent share of housing that's currently income restricted at 0-80 percent AMI
- c. Subregional ratio of low-wage jobs to low-wage workers

The AHC ultimately unanimously recommended adoption of Option 3. However, SCA members of the AHC noted that each of the three numerical approaches to assessing affordable housing need creates different challenges that must be addressed through policy that recognizes the important, but limited, role cities play in planning for and accommodating housing. Proposed unit needs numbers by jurisdiction are included in Table H-1 of the proposed CPP's and the various options can be explored in detail on this [dashboard](#).

The Cities of [Kirkland](#), [Snoqualmie](#), [Mercer Island](#), and [North Bend](#) each submitted comment letters to the GMPC, each highlighting different challenges to any of the options presented.

In an effort to address these challenges and create more clarity in the CPP's, the SCA members of the AHC supported by a city staff working group, developed policy language that better describes jurisdictional responsibilities and limitations.

Adopted Amendment: Clarifying Language in Housing Chapter Introduction

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.

Next Steps

The GMPC will continue discussing the proposed CPP's at their meeting on March 22 and, if necessary, on May 17. Changes to the CPP's recommended by the GMPC must be approved by the County Council and then ratified by at least 30 percent of cities and towns representing at least 70 percent of the total county population. Questions or feedback can be provided to SCA Policy Director Brian Parry, brian@soundcities.org, 206-499-4159.

Affordable Housing Committee

December 29, 2022

KING COUNTY
GROWTH MANAGEMENT
PLANNING COUNCIL

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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.

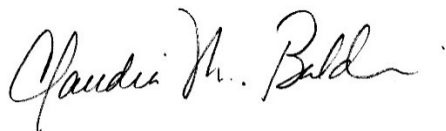
The work to develop these recommendations was challenging and intense. Fortunately, we have a sustained history of the cities, County and community groups working together to address the affordability crisis, starting with the Regional Affordable Housing Task Force in 2017 and 2018, followed by the creation 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 a small dot at the end.

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

Affordable Housing Committee

401 5TH AVENUE, SUITE 500, SEATTLE WASHINGTON 98104
www.kingcounty.gov/AHC

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	0-30%		>30- 50%	>50- 80%	>80- 100%	>100- 120%		>120%
		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 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	0-30%		>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

High Capacity Transit	<u>Des Moines</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>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>
Cities and Towns	<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>									

⁴Table 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.

¹ Refer 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 net 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 ~~c~~Comprehensive ~~p~~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
Jurisdiction A	2,000	3%	3,000	4%	7,000	10%	58,000	83%
Jurisdiction B	2,500	4%	20,000	33%	18,000	30%	20,000	33%
Jurisdiction C	300	3%	600	6%	1,600	17%	7,000	74%
Source: 2013-2017 CHAS								

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

Jurisdiction	Future Affordable Housing Need (2044 total units * Countywide Housing Need)							
	0-30% AMI		31-50% AMI		51-80% AMI		Current Housing Units	2044 Housing Growth Target
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU		Total Housing Units in 2044
Jurisdiction A	15,750	15%	15,750	15%	19,950	19%	70,000	105,000
Jurisdiction B	10,875	15%	10,875	15%	13,775	19%	60,500	72,500
Jurisdiction C	1,710	15%	1,710	15%	2,160	19%	9,500	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	
			Non-PSH	PSH						Housing Needs ⁸	
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	Non-PSH	PSH	>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	

High Capacity Transit Communities		<u>Baseline Supply: 2019</u>	<u>17,303</u>	<u>736</u>	<u>-</u>	<u>736</u>	<u>1,495</u>	<u>3,468</u>	<u>2,045</u>	<u>8,823</u>	<u>4</u>
		<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>

Cities & Towns		Baseline Supply: 2019	5,564	128	9	285	375	698	1,040	3,029	-
		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	<u>1,096</u>	<u>24</u>	<u>-</u>	<u>28</u>	<u>23</u>	<u>52</u>	<u>104</u>	<u>865</u>	<u>-</u>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<u>185</u>	<u>-</u>	<u>-</u>	<u>15</u>	<u>5</u>	<u>3</u>	<u>15</u>	<u>147</u>	<u>-</u>
	Net New Need: 2019-2044	<u>1</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Maple Valley</u>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>
	Baseline Supply: 2019	<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>
	Net New Need: 2019-2044	<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>	Total Future Need: 2044	<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>

	Baseline Supply: 2019	2,951	129	-	405	405	364	272	1,376	-
	Net New Need: 2019-2044	1,748	428	258	119	220	95	108	520	325
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	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	1,325	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	32%	16,720	37%	44,654	48,228
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630	39,312
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035	28,619
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298	42,855
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009	10,855
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124	8,445
High Capacity Transit Communities										
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843	12,898
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650	9,485
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193	5,494
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065	10,506
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354	5,214
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135	24,127
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750	5,450
Cities & Towns										
Algona	8	1%	404	43%	350	38%	169	18%	921	1,053
Beaux Arts	—	0%	8	6%	4	3%	114	90%	126	119
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690	1,808
Carnation	34	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119	1,100
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000	7,102
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585	2,684
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744	5,228
Hunts Point	4	3%	12	8%	4	3%	139	87%	159	186
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850	9,280
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169	1,233
Milton	20	6%	99	28%	59	17%	175	50%	353	608
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805	2,876
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390	2,783
Pacific	40	2%	934	39%	840	35%	600	25%	2,414	2,460
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013	22,159
Skykomish	4	6%	23	34%	8	12%	33	49%	68	173
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171	4,748
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435	416
Urban Unincorporated & Rural										
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895	93,179
Countywide Total HU, 2017⁵	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107	956,128
Countywide Total HU, 2019⁶	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
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⁴ Source: CHAS 2013–2017 (released August 25, 2020)

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

⁶ Extrapolated using the percent share of total housing units from CHAS 2013–2017 and 2019 total housing unit data from Washington State Office of Financial Management’s April 1 postcensal estimates of housing: 1980, 1990–present. Figures are rounded; see methodology above for how to recreate unrounded totals.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population, household and community trends that could impact future housing demand (e.g., aging of population). This data will be derived from a mixture of jurisdictional records, County datasets, State datasets, and Federal datasets. The identified need for future housing should be consistent with the jurisdiction’s population-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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	and community members and leaders, organizations, and institutions share power, voice, and resources
H-109 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color (BIPOC) households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-65). Promote equitable outcomes in partnership with communities most impacted.	<p>A suggested approach to identifying reparative strategies includes:</p> <ul style="list-style-type: none"> • Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history • When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability • Using <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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>Strategies for promoting equitable outcomes in partnership with communities most impacted include:</p> <ul style="list-style-type: none"> • Utilize an equity impact review tool when developing or implementing policies or strategies • Create and utilize a community engagement toolkit • Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees
<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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> Prioritize strategies for implementation that will result in the highest impact towards addressing the affordable housing gap at the lowest income levels
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>Refer to the Washington State Department of Commerce's guidance on land capacity analysis for guidance on identifying sufficient capacity of land. 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
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><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>

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
	<ul style="list-style-type: none"> • <u>Working with subregional collaborations to increase availability and flexibility of gap financing for local projects</u> • <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>
<p>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>	<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 accessory dwelling units (ADUs) <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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> Before implementing a policy, consider how it will impact the cost to build affordable homes
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>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
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	<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

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
<p>throughout the county across all income levels.</p>	<ul style="list-style-type: none"> ○ Zero lot line townhomes, row houses, and stacked flats ○ 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
<p>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>	<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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>planned frequent transit service areas to achieve the deepest affordability possible through land use incentives, which may include increased density; reduced parking requirements, reduced permit fees, exempted impact fees, Multifamily Tax Exemption, and programmatic Environmental Impact Statements</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
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>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

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify this data with residents at the greatest risk of displacement, particularly those most disproportionately impacted by housing cost burden and neighborhood-based small business owners. Supplement this information with regional data about displacement risk and ongoing displacement trends that can inform and drive policy and programs. • Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new 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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>stability and health for the residents while also expanding housing choices affordable to these 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 	<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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.	<ul style="list-style-type: none"> • Limit the size of new single-unit structures, especially on larger than average lots • Retain and increase family-sized and family-friendly housing • Remove the occupancy limit for unrelated persons in single-family zones, if applicable
<p>H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize:</p> <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
<p>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>	<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</u>

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
	<p><u>evaluate policies annually for discriminatory or disparate impacts</u></p> <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>
<p>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</p>	<p>Suggested equitable development and anti-displacement strategies include:</p> <ul style="list-style-type: none"> • Consider and plan for socioeconomic diversity and cultural stability • Encourage homeownership opportunities for low-income households • Acquire and preserve manufactured housing communities to prevent displacement • Acquire land for affordable housing ahead of planned infrastructure investments or other

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	<p>investments that may increase land and housing costs</p> <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	Tenant protection policies to consider include:

Table H-3 Suggested Strategies for Achieving Policy Goals

Policy	Suggested Strategies
<p>renter households; expand protections and supports for <u>moderate-, low-, very low-, and extremely low-income</u> renters and renters with disabilities.</p>	<ul style="list-style-type: none"> • Just cause eviction for tenants with termed leases • Increase time periods for notice of rent increases • Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, and criminal history • Tenant relocation assistance • Increase access to legal services • Rental inspection programs <p>Supports for landlords that promote tenant stability include:</p> <ul style="list-style-type: none"> • Establish a fund that landlords can access to make repairs so costs are not passed on to low-income renters • Increase education for tenants and property owners regarding their respective rights and responsibilities <p>Supports for low-income renters and people with disabilities to consider include:</p> <ul style="list-style-type: none"> • Shallow and deep rent subsidies • Emergency rental assistance • Services to address barriers to housing, including tenant screening reports and civic legal aid • Increased funding for services that help people with disabilities stay in their homes and/or age in place
<p>H-234 Adopt and implement programs and policies that ensure healthy and safe homes.</p>	<p>Strategies to improve the quality and safety of housing include:</p> <ul style="list-style-type: none"> • Establish and promote healthy housing standards • Provide home repair assistance for households earning at or below 80 percent <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

Table H-3 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>maintenance and repairs to maintain a healthy and safe living environment</p> <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>
<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>	<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 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).

Framework Component	Component Implementation Roles
<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.

Item 10:

Regional Homelessness Authority Five-Year Plan

DISCUSSION

SCA Staff Contact

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King County Regional Homelessness Authority Governing Committee (GC) Members:

Mayor Nancy Backus, Auburn; Mayor Angela Birney, Redmond; Councilmember Ed Prince, Renton

King County Regional Homelessness Authority Implementation Board (IB) Members:

Nate Caminos; Damien Pattenau

Discussion

The King County Regional Homelessness Authority (KCRHA) is required to develop a five-year plan for the organization that includes a theory of change; specific actions, outcomes, and goals; and lays the groundwork for sub-regional planning activities.

A [complete draft](#) of the Five-Year Plan was posted to the KCRHA website in January, along with two appendices ([permanent housing needs](#) modeling, and a [glossary](#)) , and a [survey](#) for the public to offer feedback. The survey will close on February 8, 2023.

The plan recommends substantial additional investments in temporary and permanent housing. KCRHA recommends additional investment of approximately \$8.4 billion for capital costs for new temporary and permanent housing units, diversion, and associated administrative costs over five years; and between \$1.7-3.4 billion in annual operating costs. Note that KCRHA has jurisdiction over temporary housing and homelessness services, but does not build permanent housing. Cost estimates for other activities are not included in the Plan.

This item was last discussed at the January 2023 PIC meeting, before a public draft was available. PIC discussed and provided feedback on the draft goals, strategies and metrics. PIC will be briefed on additional detail, including projected need and cost estimates for temporary and permanent housing, as well as feedback offered by Governing Committee and Implementation Board members and staff.

PIC Members are encouraged to provide feedback on which strategies should be prioritized, and any other high-level issues that Governing Committee members should keep in mind as they review the five-year plan.

Background

The King County Regional Homelessness Authority (KCRHA) was established in late 2019, under an interlocal agreement (ILA) between King County and the City of Seattle, with input from SCA. The KCRHA is charged with managing the countywide homelessness crisis response, with the goal to create a more streamlined, efficient, and effective homelessness response.

The interlocal agreement (ILA) requires the KCRHA to adopt a five-year plan that includes:

“Within the first 18 months of operations¹, the Authority shall work with current and former Customers² and other stakeholders to develop a Five-Year Plan. The Authority’s Five-Year Plan may be informed by the Regional Action Plan. The Five-Year Plan shall be recommended by the Implementation Board, approved by the Governing Committee and periodically updated as provided herein. The Five-Year Plan shall:

- i. Include a theory of change;*
- ii. Include specific, measurable actions, outcomes and goals, informed by the [Regional Action Plan](#), that the Authority will take and track progress toward; and*
- iii. Provide for Sub-Regional Planning Activities to be developed with input from the Governing Committee, Advisory Committee and the Sound Cities Association.”*

This memo focuses on KCRHA’s draft goals, strategies and metrics, as well as feedback that has been offered to date. For additional information on the other components of the five-year plan, please see the [January 2023 PIC packet](#).

A [draft of the five-year plan](#) was published on KCRHA’s website on January 17th. The 130-page plan articulates 7 goals, along with strategies and metrics for each goal (see below, and [Attachment A](#)). Each strategy also has a two-year action plan. The five-year plan does not prioritize goals or strategies beyond the activities included in each two-year action plan (i.e., it does not prioritize one goal over another, or one strategy over another, or provide a prioritization framework that KCRHA would follow if they receive limited funding).

The plan was published along with a [public survey](#) asking for feedback on the contents of the plan; participants’ level of support for each strategy; and which strategy should be KCRHA’s first priority for each overarching goal. The survey will close on February 8, 2023. In addition to releasing the plan to the public, KCRHA staff is engaging in more targeted outreach with homeless service providers and other stakeholders to get their feedback.

¹ This deadline was extended to allow for additional community engagement

² People experiencing homelessness, or people who have previously experienced homelessness

Feedback offered by Governing Committee Members and Staff

Governing Committee members and staff have offered the following feedback to KCRHA:

- Clearly distinguish between areas where KCRHA has jurisdiction (i.e., temporary housing) and areas that require action from other entities (i.e., permanent housing³).
- Clarify the Plan's audience(s) and adjust the format of the Plan accordingly
- Shorten and focus the Plan without losing important context (suggested moving methodology and background to footnotes or appendices)
- Better highlight key points and explain how homelessness will be different in five years as a result of this Plan
- Prioritize the strategies described in the plan, in addition to including a two-year plan for each strategy. (Note that KCRHA is soliciting feedback on this matter via a survey, and other engagement with GC members and staff.)
- Explain the assumptions made in cost modeling (this could be done in footnotes or appendices)
- Provide opportunities to learn more, especially about data KCRHA collected, by linking out to existing resources (i.e., findings from the PIT count/Understanding Unsheltered Homelessness Project)
- Clarify the role and future of existing congregate⁴ shelter (the Plan emphasizes shifting from congregate to non-congregate shelter)

Five-Year Plan Goals, Strategies and Metrics

The Five-Year Plan includes the following 7 goals and strategies. Metrics for Strategy 7.1 and 7.3 are included below due to their relevance to SCA cities, and metrics for other goals can be found in [Attachment A](#). Notes for member awareness are added in *red italics*.

1. Dramatically reduce unsheltered homelessness

- 1.1. Expand shelter and housing to meet the need
- 1.2. Improve housing and wrap-around support for people with high-acuity health needs
- 1.3. Scale Partnership for Zero to achieve Functional Zero countywide

NOTE: KCRHA staff have suggested removing references to "Partnership for Zero" and replacing it with "rapid rehousing." This responds to concerns that Partnership for Zero is a program specifically tailored to Seattle, and has significant funding from Seattle-based businesses and philanthropy.

2. Restructure the Service System to Improve Capacity, Supports and Efficiency

- 2.1. Redesign the service environment
- 2.2. Scale diversion to decrease inflow into homelessness

³ KCRHA includes estimates of the number and associated cost of permanent housing types needed to end unsheltered homelessness in Appendix A. The ILA requires KCRHA to "inform and support" regional efforts to create and preserve affordable housing, and KCRHA cites this requirement to explain why this section is included.

⁴ In congregate shelter, people share a common space (i.e., a room with sleeping spaces for multiple people). In non-congregate shelter, people (or households) have their own space to sleep.

- 2.3. Standardize and support person-centered, healing-based practices
- 2.4. Improve severe weather response system performance
- 2.5. Optimize and secure funding opportunities to support services and operations
- 2.6. Stabilize the front-line workforce
- 2.7. Grow and diversify portfolio of service providers
- 3. **Ensure the Availability of Accessible, Accountable and Responsive Services**
 - 3.1. Refine and tailor processes of the ombuds office to further provide support to those seeking accountability
 - 3.2. Develop a web- and mobile-based communication channel for program participants to provide continuous feedback on their experience
 - 3.3. Develop and support an integrated approach to data that allows client access
 - 3.4. Support accurate and up-to-date information around unit or other resource availability
- 4. **Reduce the Impact of Racism on People Experiencing Homelessness**
 - 4.1. Ensure racial equity in service provision
 - 4.2. Improve data collection to better understand how homelessness is experienced by Black and African Americans, Indigenous and Native Americans, and other racially marginalized communities
- 5. **No Family with Children Sleeps Outside**
 - 5.1. Expand evidence-based program interventions that prevent family homelessness
 - 5.2. Foster partnerships with healthcare and school systems to improve wrap-around support for families with children experiencing homelessness, and to prevent families from becoming homeless
 - 5.3. Increase/expand coordination between homelessness service providers to ensure families have clear pathways to housing
- 6. **Every Youth and Young Adult (YYA) has a Home**
 - 6.1. Develop a youth and young adult coordinating body supported by KCRHA to systematize cross-system alignment and strategy
 - 6.2. Expand housing and programmatic interventions specifically developed for youth and young adults, informed by evidence-based practices, and tied to identified housing and service gaps
- 7. **The Region Acts as One to Address Homelessness**
 - 7.1. Partner with all 39 cities in King County to consolidate and streamline funding for homelessness services
 - a. Number of Interlocal Agreements out of the seven sub-regions
NOTE: SCA and city staff have offered feedback that this may be too prescriptive, and KCRHA could consider broadening the language (i.e., number of cities actively engaged in subregional planning with KCRHA)
 - 7.2. Coordinated entry serves as the foundational pathway for temporary and permanent housing connections

- 7.3. Develop coordinated sub-regional implementation plans informed by the unique characteristics of communities across King County
- a Completion of the seven sub-regional implementation plans
 - b Number of sub-regional implementation plans that are affirmed by sub-regional bodies
NOTE: SCA staff has offered feedback that “sub-regional bodies” needs to be defined.
 - c Number of sub-regional implementation plans that are affirmed by Sound Cities Association Public Issues Committee
NOTE: PIC discussed this matter and concluded that it may not be appropriate for PIC to affirm each subregional plan. SCA and KCRHA staff continue to discuss how to best involve SCA in the development of subregional implementation plans.

Temporary Housing Need Estimates

As part of Strategy 1.1, the Five-Year Plan includes estimates of the number of units, and associated costs, of various types of temporary housing that would be required to dramatically reduce unsheltered homelessness over five years. Please see [Attachment B](#) for more detail.

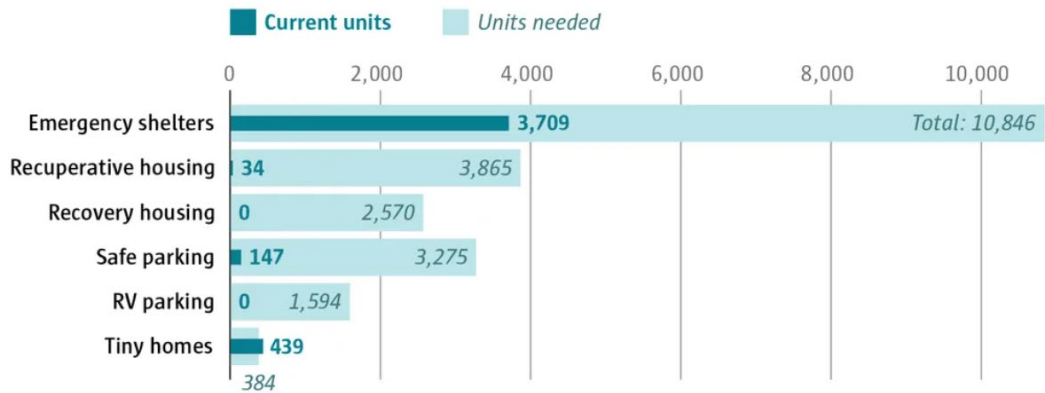
Together, these recommendations would cost \$6.6 billion over five years for capital and operating expenses, and \$1.16 billion in ongoing annual operating costs after five years⁵.

These costs are in addition to what the region currently spends on homelessness (including the KCRHA’s \$253 million 2023 budget, an estimated \$9-\$15 million in Sound Cities homelessness spending, plus VSHSL and Health Through Housing homelessness spending, and other city and county spending on affordable housing).

KCRHA recommends developing 18,260 new units across the following temporary housing types, which are described in detail below: non-congregate shelter (AKA emergency housing); recuperative housing (AKA medical respite); recovery housing; safe parking; and RV parking.

KCRHA also recommends continuing support for existing micro-modular shelters/tiny homes (there are currently 439 units countywide) but the five-year plan does not recommend building additional units. These estimates were created by KCRHA in collaboration with The Cloudburst Group, a consulting firm that developed affordable housing estimates for the Department of Commerce as part of implementing HB 1220.

⁵ Note that cost data included in the five-year plan does not include additional administrative support (KCRHA assumes 10% admin for new funds they administer); diversion programs (KCRHA expects this will cost \$22 million over 5 years); or non-housing-based services (KCRHA expects this will cost \$31 million over 5 years).



Source: King County Regional Homelessness Authority

FIONA MARTIN / THE SEATTLE TIMES

Image source: [The Seattle Times](https://www.seattletimes.com/business/housing/king-county-recommends-developing-7137-new-emergency-shelter-units/)

Non-congregate/Emergency shelter: A type of housing and/or shelter in which each individual or family has living space that offers a level of privacy such as a hotel or motel and residents do not have to share common space. Also called “Emergency Housing.”

- KCRHA recommends developing 7,137 new units, serving 31,958 households over 5 years.
- Current stock: 3,709 (excluding tiny homes)
- Total estimated cost over 5 years (capital and operating): \$1.98 billion
- Estimated ongoing annual costs (after 5 years): \$417 million

Recuperative housing: Specialized shelters designed for people who are not acutely sick enough to warrant a hospital stay but have needs beyond what can typically be addressed in a temporary housing environment. Also referred to as “medical respite”.

- KCRHA recommends developing 3,831 units, serving 7,731 households over 5 years.
- Current stock: 34
- Total estimated cost over 5 years (capital and operating): \$1.32 billion
- Estimated ongoing annual costs (after 5 years): \$720 million

Recovery housing: Family-like, substance-free living environment that supports individuals in recovery from substance use disorder. Recovery housing has peer supports and connections to services to promote long-term recovery.

- KCRHA recommends developing 2,570 units, serving 5,370 households over 5 years.
- Current stock: 0
- Total estimated cost over 5 years (capital and operating): \$1.81 billion
- Estimated ongoing annual costs (after 5 years): \$484,000⁶

⁶ This figure was provided by KCRHA staff and is not included in the Five-Year Plan due to an error.

Safe parking: Safe Parking is a program for individuals and families that provides a safe place to park for the night with some security, sanitation and garbage service.

- KCRHA recommends developing 3,128 units (parking spots), serving 16,156 households over 5 years.
- Current stock: 147
- Total estimated cost over 5 years (capital and operating): \$139 million
- Estimated ongoing annual costs (after 5 years): \$15.9 million

RV parking: similar to safe parking, but includes connections to utilities.

- KCRHA recommends developing 1,594 units, serving 8,360 households over 5 years.
- Current stock: 0
- Total estimated cost over 5 years (capital and operating): \$53.9 million
- Estimated ongoing annual costs (after 5 years): \$8.32 million

Permanent Housing Needs Estimates

In [Appendix A to the Five-Year Plan](#), KCRHA provides estimates of the number of units and associated costs of various types of permanent housing units needed to dramatically reduce homelessness. Although developing permanent housing is not under the jurisdiction of the KCRHA, their founding ILA requires them to “inform and support” regional efforts to develop and preserve affordable housing.

KCRHA recommends developing 45,612 new units of permanent housing, in the following categories: permanent supportive housing; long-term care; shallow subsidy; RV parks; shared housing; supported employment with housing; voucher bridge; and affordable housing. KCRHA estimates that capital and operating expenses will total approximately \$10.2 billion⁷ over five years. You can find more information on these housing types in [Appendix A to the Five-Year Plan](#).

Next Steps

KCRHA is collecting public feedback on the Five-Year Plan using an [online survey](#), which will close on February 8, 2023. KCRHA is expected to incorporate feedback into the draft Plan and share any changes with the Governing Committee and Implementation Board.

The Implementation Board and Governing Committee will discuss the Plan in February, and could vote to adopt the Plan in April.

Questions and comments can be directed to Hali Willis, SCA Policy Analyst, hali@soundcities.org, 206-495-5238.

⁷ \$4.2 billion in capital costs (not all of which would go through KCRHA, since KCRHA does not build affordable housing), and \$6 billion in operating costs. Administrative costs are not included (KCRHA assumes 10% admin).

King County Regional Homelessness Authority Five-Year Plan Draft

System Goals, Strategies, and Metrics

1. Dramatically reduce unsheltered homelessness

1.1. Expand shelter and housing to meet the need

- a Total number of temporary and permanent housing units in the system
- b Number of temporary units in the system compared to the identified need
- c Number of assessments completed on existing infrastructure and development of action plans to update spaces
- d Percentage of recommended actions completed

1.2. Improve housing and wrap-around support for people with high-acuity health needs

- a Number of services, programs, and temporary housing units designed for high acuity individuals experiencing homelessness

1.3. Scale Partnership for Zero to achieve Functional Zero countywide

- a Number of communities achieving functional zero
- b Number of communities in Partnership for Zero
- c Number of people housed through Partnership for Zero

2. Restructure the Service System to Improve Capacity, Supports and Efficiency

2.1. Redesign the service environment

- a Number of outreach staff dedicated to each geographic region
- b Number of outreach contracts executed with providers that specialize in supporting disproportionately impacted and underserved populations

2.2. Scale diversion to decrease inflow into homelessness

- a Proportion of households attempting diversion versus number of households successfully diverted from homelessness
- b Number of new households entering the homelessness system per HMIS data

2.3. Standardize and support person-centered, healing-based practices

- a Number of providers receiving trainings related to person-centered, healing-based practice
- b Proportion of project awards where these services are reflected in the scope of work and contract expectations

2.4. Improve severe weather response system performance

- a Usage of severe weather response mechanisms, including emergency funds, shelter-in-place supplies, and expanded capacity shelters
- b Increase in severe weather response options in sub-regions

2.5. Optimize and secure funding opportunities to support services and operations

- a Percent change in funding over time across federal, state, local, and private/philanthropic
- b Number of awards of new or competitive funding streams
- c Number of structured relationships with private sector partners focused on ending homelessness.

2.6. Stabilize the front-line workforce

- a Percent of front-line staff positions vacant at contracted service providers
- b Comparison of front-line staff base pay to cost of rent for one-bedroom apartment in King County

2.7. Grow and diversify portfolio of service providers

- a Percent contracted organizations that are By/For/Equity-serving programs
- b Number of organizations receiving service contracts from the KCRHA

3. Ensure the Availability of Accessible, Accountable and Responsive Services

3.1. Refine and tailor processes of the ombuds office to further provide support to those seeking accountability

- a Percent of grievances investigated
- b Ombuds Office investigation outcomes
- c Annual report from the Ombuds Office
- d Level of client engagement with the Ombuds Office

3.2. Develop a web- and mobile-based communication channel for program participants to provide continuous feedback on their experience

- a Establish official channels for client feedback beyond Ombuds Office grievance process

3.3. Develop and support an integrated approach to data that allows client access

- a Successful onlining of system

3.4. Support accurate and up-to-date information around unit or other resource availability

- a Successful updates of KCRHA Regional Services Database

4. Reduce the Impact of Racism on People Experiencing Homelessness

4.1. Ensure racial equity in service provision

- a Percentage of contracted organizations that are By/For serving programs
- b Percentage of BIPOC clients receiving services
- c Percentage of BIPOC clients exiting programs to permanent housing
- d Return rate of BIPOC clients
- e Data from Ombuds Office on quality of services for BIPOC clients

4.2. Improve data collection to better understand how homelessness is experienced by Black and African Americans, Indigenous and Native Americans, and other racially marginalized communities

- a Data collection improvement plan developed with providers and communities that serve these populations

5. No Family with Children Sleeps Outside

5.1. Expand evidence-based program interventions that prevent family homelessness

- a Completion of RFP processes to recompete existing contracts
- b Number of training and technical assistance consults provided to provider partners

5.2. Foster partnerships with healthcare and school systems to improve wrap-around support for families with children experiencing homelessness, and to prevent families from becoming homeless

- a Number of active formal agreements including contracts, Memorandums of Understanding, or Data Sharing Agreements with related systems

5.3. Increase/expand coordination between homelessness service providers to ensure families have clear pathways to housing

- a Number of families engaged by outreach
- b Number of families experiencing unsheltered homelessness
- c Number of families experiencing any type of homelessness
- d Length of time families spend unsheltered

6. Every Youth and Young Adult (YYA) has a Home

6.1. Develop a youth and young adult coordinating body supported by KCRHA to systematize cross-system alignment and strategy

- a Reconstitution and ongoing operation of a Youth Action Board

6.2. Expand housing and programmatic interventions specifically developed for youth and young adults, informed by evidence-based practices, and tied to identified housing and service gaps

- a Number of YYA experiencing homelessness
- b Number of contracts awarded to programs focused on YYA housing

- c Number of contracts awarded to programs focused on YYA emergency response needs
- d Number of YYA service contracts that include language for healing-centered and strengths-based approach
- e Number of YYA service providers that receive training for this approach
- f YYA data from Ombuds Office and other client data sources

7. The Region Acts as One to Address Homelessness

- 7.1. Partner with all 39 cities in King County to consolidate and streamline funding for homelessness services
 - a Number of Interlocal Agreements out of the seven sub-regions
- 7.2. Coordinated entry serves as the foundational pathway for temporary and permanent housing connections
 - a Number of households placed into housing through CE
 - b Number of housing resources with successful move-ins through CE
 - c Percentage of permanent housing units in the system filled through CE
- 7.3. Develop coordinated sub-regional implementation plans informed by the unique characteristics of communities across King County
 - a Completion of the seven sub-regional implementation plans
 - b Number of sub-regional implementation plans that are affirmed by sub-regional bodies
 - c Number of sub-regional implementation plans that are affirmed by Sound Cities Association Public Issues Committee

TEMPORARY HOUSING

Note: This data reflect **NEW** funding, above what is already spent on homelessness.

Total one-time costs (5 years): \$3,338,533,494 (\$3.33 billion, average of \$666 million per year)

Total ongoing costs (5 years): \$3,288,620,446 (\$3.29 billion, average of \$658 million per year)

TOTAL costs (5 years): \$6,627,153,940 (\$6.63 billion, average of 1.33 billion per year)

Total annual ongoing (after 5 years): \$1,160,016,925 (\$1.16 billion)

Estimated Cost to Implement						
Units Needed:	10,846	Current Stock:*		3,709	Gap:	7,137
Emergency Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	750	900	1,500	2,287	1,700	7,137
Households Served	1,322	2,909	5,554	9,587	12,585	31,958
One-Time	\$21,482,813	\$309,568,966	\$112,375,959	\$315,814,769	\$248,431,116	\$1,007,673,622
Ongoing	\$35,416,730	\$81,551,236	\$162,350,282	\$290,195,893	\$397,845,640	\$967,359,782
Total	\$56,899,543	\$391,120,202	\$274,726,241	\$606,010,662	\$646,276,756	\$1,975,033,403
Estimated Annual Ongoing Cost:						\$417,737,922

Estimated Cost to Implement						
Units Needed:	3,865	Current Stock:		34	Gap:	3,831
Medical Respite	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	50	300	800	1,200	1,481	3,831
Households Served	50	350	1,150	2,350	3,831	7,731
One-Time	\$16,379,310	\$103,189,655	\$275,172,414	\$412,758,621	\$509,412,931	\$1,316,912,931
Ongoing	\$7,368,221	\$54,156,425	\$186,839,668	\$400,892,939	\$686,217,827	\$1,335,475,080
Total	\$23,747,531	\$157,346,081	\$462,012,081	\$813,651,560	\$1,195,630,758	\$2,652,388,011
Estimated Annual Ongoing Cost:						\$720,528,718

Estimated Cost to Implement

Units Needed:	2,570	Current Stock:		0	Gap:	2,570
Recovery Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	100	200	500	800	970	2,570
Households Served	100	300	800	1,600	2,570	5,370
One-Time	\$32,758,621	\$68,793,103	\$171,982,759	\$275,172,414	\$333,646,552	\$882,353,448
Ongoing	\$14,736,442	\$46,419,793	\$129,975,421	\$272,948,384	\$460,344,509	\$924,424,550
Total	\$47,495,063	\$115,212,897	\$301,958,180	\$548,120,798	\$793,991,061	\$1,806,777,998

Estimated Cost to Implement						
Units Needed:	3,275	Current Stock:		147	Gap:	3,128
Safe Parking	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	300	350	900	900	678	3,128
Households Served*	600	1,300	3,100	4,900	6,256	16,156
One-Time	\$6,985,750	\$9,432,544	\$29,355,113	\$29,355,113	\$23,192,185	\$98,320,704
Ongoing	\$1,844,040	\$3,916,374	\$7,752,189	\$11,961,795	\$15,185,436	\$40,659,834
Total	\$8,829,790	\$13,348,918	\$37,107,302	\$41,316,907	\$38,377,621	\$138,980,538
Estimated Annual Ongoing Cost:						\$15,944,708

Estimated Cost to Implement						
Units Needed:	1,594	Current Stock:		0	Gap:	1,594
RV Parking	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	172	222	404	424	372	1,594
Households Served	344	788	1,596	2,444	3,188	8,360
One-Time	\$3,481,711	\$4,650,928	\$8,463,851	\$8,882,853	\$7,793,447	\$33,272,789
Ongoing	\$921,293	\$1,978,606	\$3,883,241	\$5,992,749	\$7,925,312	\$20,701,200
Total	\$4,403,004	\$6,629,533	\$12,347,092	\$14,875,602	\$15,718,758	\$53,973,989
Estimated Annual Ongoing Cost:						\$8,321,577

Estimated Cost to Implement						
Units Needed:	384	Current Stock:		439	Gap:	-55
Micro-Modular Shelters	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	0	0	0	0	0	0
Households Served	0	0	0	0	0	0
One-Time	\$0	\$0	\$0	\$0	\$0	\$0
Ongoing	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Annual Ongoing Cost:						\$0

PERMANENT HOUSING

Total (5 years): 10,213,578,051 (\$10.2 billion)

Estimated Cost to Implement						
Units Needed:	8,550	Current Stock*:		781	Gap:	7,769
PSH	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units**	1,575	1,875	1,460	1,460	1,399	7,769
Households Served	1,575	3,450	4,910	6,370	7,769	7,769
One-Time	\$216,379,310	\$234,396,552	\$234,396,552	\$34,396,552	\$34,396,552	\$753,965,517
Ongoing	\$49,666,327	\$156,448,930	\$354,559,751	\$668,460,080	\$997,833,581	\$2,226,968,669
Total	\$266,045,637	\$390,845,481	\$588,956,303	\$702,856,632	\$1,032,230,133	\$2,980,934,186

Estimated Cost to Implement						
Units Needed:	1,358	Current Stock:			Gap:	1,358
Long-Term Care	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	100	115	300	400	443	1,358
Households Served	100	215	515	915	1,358	1,358
One-Time	\$32,758,621	\$37,672,414	\$98,275,862	\$131,034,483	\$145,120,690	\$444,862,069
Ongoing	\$14,736,442	\$33,267,518	\$83,671,677	\$156,092,357	\$243,248,188	\$531,016,183
Total	\$47,495,063	\$70,939,932	\$181,947,539	\$287,126,840	\$388,368,878	\$975,878,252

Units Needed:	8,929	Current Stock:			Gap:	8,929
Shallow Subsidy	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	1,500	4,500	2,929	0	0	8,929
Households Served	1,500	6,000	8,929	8,929	8,929	8,929

One-Time	\$0	\$0	\$0	\$0	\$0	\$0
Ongoing	\$17,127,000	\$71,933,400	\$112,401,333	\$118,021,399	\$123,922,469	\$443,405,601
Total	\$17,127,000	\$71,933,400	\$112,401,333	\$118,021,399	\$123,922,469	\$443,405,601

Estimated Cost to Implement						
Units Needed:	550	Current Stock:			Gap:	550
RV Parks	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	50	75	100	150	175	550
Households Served	50	125	225	375	550	550
One-Time	\$0	\$0	\$0	\$0	\$0	\$0
Ongoing	\$920,220	\$2,415,579	\$4,565,443	\$7,989,526	\$12,303,870	\$28,194,638
Total	\$920,220 \$12,303,870	\$2,415,579	\$4,565,443	\$7,989,526		\$28,194,638

Estimated Cost to Implement						
Units Needed:	770	Current Stock:		0	Gap:	770
Shared Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	85	135	153	185	212	770
Households Served	85	220	373	558	770	770
One-Time	\$12,038,793	\$12,038,793	\$12,038,793	\$12,038,793	\$12,038,793	\$60,193,966
Ongoing	\$664,035	\$2,058,472	\$3,828,960	\$6,225,904	\$9,250,399	\$22,027,770
Total	\$12,702,828	\$14,097,265	\$15,867,753	\$18,264,697	\$21,289,192	\$82,221,735

Estimated Cost to Implement						
Units Needed:	6,004	Current Stock:			Gap:	6,004
Supported Employment	Year 1	Year 2	Year 3	Year 4	Year 5	Total

w. Housing						
Units	800	1,000	1,500	1,500	1,204	6,004
Households Served	800	1,800	3,300	4,800	6,004	6,004
One-Time	\$0	\$0	\$0	\$0	\$0	\$0
Ongoing	\$82,259,680	\$194,338,493	\$374,101,599	\$571,355,169	\$750,403,595	\$1,972,458,536
Total	\$82,259,680	\$194,338,493	\$374,101,599	\$571,355,169	\$750,403,595	\$1,972,458,536

Estimated Cost to Implement						
Units Needed:	438	Current Stock:		0	Gap:	438
Voucher Bridge	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	50	75	100	213	0	438
Households Served	50	125	225	438	438	438
One-Time	\$0	\$0	\$0	\$0	\$0	\$0
Ongoing	\$354,000	\$929,250	\$1,756,283	\$3,589,841	\$3,769,334	\$10,398,707
Total	\$354,000	\$929,250	\$1,756,283	\$3,589,841	\$3,769,334	\$10,398,707

Estimated Cost to Implement						
Units Needed:	21,336	Current Stock:		1,587	Gap:	19,749
Affordable Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Units	679	1,340	3,429	5,829	8,472	19,749
Households Served	679	2,019	5,448	11,277	19,749	19,749

One-Time	\$301,698,276	\$603,396,553	\$1,646,658,553	\$137,586,207	\$275,172,414	\$2,964,512,003
Ongoing	\$10,914,000	\$38,769,311	\$106,406,237	\$225,814,451	\$373,668,394	\$755,572,393
Total	\$312,612,276	\$642,165,864	\$1,753,064,790	\$363,400,658	\$648,840,807	\$3,720,084,396

Item 11:

Behavioral Health Crisis Care Centers Levy Proposal

UPDATE

SCA Staff Contact

Hali Willis, SCA Policy Analyst, hali@soundcities.org, 206-495-5238

SCA Regional Policy Committee Members

Mayor Nancy Backus, Auburn; Mayor Angela Birney, Redmond; Councilmember John Stokes, Bellevue; Councilmember James McNeal, Bothell (alternate); Mayor Armondo Pavone, Renton (alternate); Mayor Dana Ralph, Kent (alternate)

Update

In September 2022, King County Executive Dow Constantine and other regional leaders [announced](#) a [proposed Crisis Care Centers Levy](#) to increase investment in King County's behavioral health system. The levy would include the following components:

1. Create five new regional crisis centers
2. Preserve and restore residential treatment beds
3. Grow the behavioral health workforce pipeline
4. Provide immediate services while centers are being constructed

The Executive has proposed funding these investments with a nine-year levy lid lift, which would increase the levy rate by 14.5-cents per \$1,000 of assessed value. If approved by the King County Council in February 2023, the levy will be added to the April 2023 ballot and begin collection in 2024. The levy is expected to generate approximately \$1.25 billion over nine years.

SCA members of the Regional Policy Committee (RPC) added an [amendment](#) to the proposed levy that would require levy annual reports to include data on levy expenditures, and number of people receiving levy-funded services by ZIP code. The proposed levy as amended by RPC was unanimously passed by King County Council on January 31st, and will be placed on the April 2023 ballot.

SCA hosted a Lunch and Learn on the proposed levy on January 6, 2023. You can find a recording of the event [here](#), passcode: eo1aZr?@

Background

Behavioral Health Services in King County

In a September [presentation](#) to the Regional Policy Committee (RPC), Leo Flor (Director of King County's Department of Community and Human Services - DCHS) and Kelli Nomura (Director of DCHS' Behavioral Health and Recovery Division) identified three components needed for a successful crisis response system: someone to talk to, someone to respond, and somewhere to go.

Someone to talk to is available by calling 988, the national crisis hotline. Someone to respond includes mobile crisis teams, co-responders, outreach teams, and first responders. Somewhere to go has been identified as a major gap in King County's crisis services.

King County currently has only one crisis center, located in Seattle. The 46-bed Crisis Solutions Center operated by Downtown Emergency Services Center (DESC) requires a referral from police, a mobile crisis team, or a mental health professional. The center does not accept walk-in or self-referred clients. Demand for the center's services exceeds their supply of beds.¹

Additionally, since 2018, King County has lost approximately one-third of its residential mental health beds. Many beds were lost due to a lack of funding.² King County currently has a total of 244 residential treatment beds for people with behavioral health disorders, including the County's [recent purchase](#) of Cascade Hall, a 64-bed residential treatment center in North Seattle. The current supply of residential mental health beds is not sufficient to meet demand. As of July 2022, people wait an average of 44 days before being placed in a mental health treatment bed.³

The need for behavioral health services in King County is growing. In recent years there has been an increase in calls to crisis lines, clients served by crisis response programs, and investigations into the need for involuntary behavioral health treatment.⁴

Proposed Crisis Care Centers Levy

The proposed Crisis Care Centers Levy would support:

1. Five new regional crisis care centers.
2. Preservation and restoration of residential treatment beds.
3. Growing the behavioral health workforce.

Establishing and operating five new crisis centers is identified as the "paramount purpose" or priority of the levy. Preserving and restoring residential treatment beds and growing the behavioral health workforce are identified as "supporting purposes."

The proposed levy lid lift would increase the levy rate by 14.5-cents per \$1,000 of assessed value. Owners of a median-priced home (\$694,000) would pay \$121 in new levy costs annually. Total levy revenue is estimated at \$1.25 billion over nine years (2024-2032) with 1% allowable growth.

¹ Source: [Seattle Times](#)

² Source: [KUOW](#)

³ Source: [King County Executive's Office](#)

⁴ Source: [DCHS presentation to RPC](#)

The proposed levy (transmitted as [proposed ordinance 2022-0399](#)) received a mandatory dual referral to RPC and the Budget and Fiscal Management Committee. The proposed ordinance was amended by SCA RPC members to require annual levy reports to include ZIP code-level data on levy expenditures and number of people receiving levy-funded services (based on where they reside at the time of service).

The proposed levy was approved by King County Council on January 31st, and will be added to the April 2023 ballot.

Levy Implementation Plan

If approved by King County Voters, proposed ordinance 2022-0399 requires the Executive to transmit a proposed levy implementation plan by December 31, 2023. The proposed implementation plan will direct levy expenditures from 2024 through 2032. The proposed implementation plan will include the following. Additional information can be found beginning on Section 7 of [proposed ordinance 2022-0399](#) .

1. A description of the purposes of the levy.
2. Descriptions of strategies and allowable activities.
3. A financial plan to direct the use of levy funds.
4. A description of how the executive will seek and incorporate federal, state, philanthropic, and other funds where possible to enhance the levy's purposes.
5. A description of the executive's assumptions about the role of Medicaid funding in the financial plan, and the planned approach to billing eligible services to Medicaid or other sources of payment.
6. A description of the process by which King County and cities shall collaborate to support citing of new facilities that use levy proceeds for construction or acquisition
7. A summary of the process and key findings of the community and stakeholder engagement process.
8. A process to make substantial adjustments to the financial plan.
9. A description of the composition, duties of, and process to establish an advisory body for the levy, which may be a pre-existing King County board or commission.
10. A description of how the executive shall provide online annual reports.
11. A description of how the purpose of the crisis response zones described in this levy is to promote King County geographic distribution of crisis care centers so that they are accessible for walk-in and drop-off crisis care throughout King County, but that the crisis care zones shall not be used to limit the ability of any person in King County to use any particular crisis care center.

Crisis Care Centers

In their [presentation to RPC](#) in September, Leo Flor and Kelli Nomura offered the following description of crisis centers, and noted that these characteristics would be further refined by ongoing community engagement. The five new crisis care centers would:

- Be distributed throughout the county (locations to be determined)
- Accept walk-ins, and offer 24-hour reception for behavioral health urgent care
- Quickly facilitate handoffs from law enforcement
- At least one crisis center would offer specific services for youth.

- Offer multiple levels of behavioral health crisis care, including:
 - 23-hour observation units
 - 14-day crisis stabilization units⁵
 - Onsite designated crisis responders to make connections to involuntary care if needed.
- Offer integrated, basic physical health care

Next Steps

The proposed levy will be included in the April 2023 King County ballot. If approved by the voters, the Executive would be required to transmit a proposed levy implementation plan by December 31, 2023. Levy collections would begin in 2024.

Questions and comments can be directed to Hali Willis, SCA Policy Analyst,
hali@soundcities.org , 206-495-5238.

Additional Resources

[Executive's Press Release](#) and [Press Release One Pager](#)

[Seattle Times - Property tax levy proposed to fund mental health care in King County](#)

[KUOW - King County leaders propose a tax levy for behavioral health clinics](#)

[Seattle Times - 3 lessons Washington can learn from how Arizona helps people in mental health crisis](#)

[Seattle Times - What it's like to work on the front lines of mental health emergencies in the Seattle area](#)

[PHSKC – COVID-19 Behavioral health needs and services](#)

⁵ The presenters noted that a typical length of stay is 8-12 days

Item 12:
Levies and Ballot Measures in King County
UPDATE

SCA Staff Contact

Brian Parry, Policy Director, brian@soundcities.org , (206) 499-4159

Future Ballot Measures – SCA Cities			
Year	Month	Jurisdiction	Measure

Future Ballot Measures – Other Jurisdictions and Special Purpose Districts			
Year	Month	Jurisdiction	Measure
2023	April	King County	Behavioral Health Crisis Care Centers levy lid lift

Potential Future Ballot Measures – Other Jurisdictions and Special Purpose Districts			
Year	Month	Jurisdiction	Measure
2023	August	King County	Veterans, Seniors, and Human Services levy renewal
2023	November	Seattle	Housing levy renewal
2024		King County	Automated Fingerprint Identification System levy renewal
2024		Seattle	Transportation Levy renewal (“Move Seattle”)
2025		King County	Parks levy renewal
2025		King County	EMS levy renewal
2027		King County	Best Starts for Kids levy renewal
TBD		King County	Housing levy
TBD		King County	Transit levy

Next Steps

Members are encouraged to please send information about any levies or ballot measures under consideration that will impact SCA cities to SCA Policy Director Brian Parry at brian@soundcities.org or (206) 499-4159