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Appendix B: Housing Needs Assessment

December 2023



King County

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Table of Contents

24
25
26
27 I. Executive Summary..... 4
28 II. Background..... 13
29 Policy Context..... 13
30 Subarea Planning..... 14
31 Data Sources, Methodology, and Limitations 15
32 III. Community Profile..... 19
33 Section Summary 19
34 Population Characteristics 20
35 Household Characteristics..... 37
36 III. Workforce Profile 74
37 Section Summary 74
38 Local Workforce Characteristics 75
39 Jobs to Housing Ratio 79
40 Employment Trends and Projections..... 80
41 IV. Housing Supply..... 82
42 Section Summary 82
43 General Housing Inventory..... 83
44 Housing Market Conditions 91
45 Special Housing Inventory..... 102
46 V. Racially Disparate Impact Analysis..... 109
47 Historical Policies with an Explicit Racial Discriminatory Intent..... 111
48 Policies with a Racially Disparate Impact 119
49 Displacement..... 143
50 Undoing Racially Disparate Housing Policies in the Comprehensive Planning Process..... 146
51 VI. Housing Needs Analysis..... 148
52 Section Summary 148
53 Housing Needs of People who Need Supportive Services or Accessible Units 151
54 Housing Needs of Communities Experiencing Disproportionate Harm of Housing Inequities
55 156
56 VII. Land Capacity Analysis 163
57 Section Summary 163
58 Permanent Housing..... 164
59 Emergency Housing 165

60 Percentage of Residential Land Zoned for and Geographic Distribution of Medium- and High-
61 Density Housing 167
62 Housing Development Capacity within a Half-Mile Walkshed of High-Capacity or Frequent
63 Transit Service..... 170
64 VIII. Evaluating Effectiveness of Strategies to Meet Housing Need..... 176
65 Section Summary 176
66 Net New Housing Units Needed, 2019 through 2044..... 177
67 Housing Production Gap Analysis 178
68 Emergency Housing Production Gap Analysis..... 181
69 Affordable Housing Funding Gap Analysis..... 181
70 IX. Making Adequate Provisions for Housing Needs of All Economic Segments of the
71 Community 182
72 Section Summary 182
73 Identifying Barriers to Development 183
74 Considering Employment Locations 185
75 The Role of ADUs in Meeting Housing Need 185
76 X. Existing Strategies Summary..... 187
77 Section Summary 187
78 Funding..... 187
79 Local Funds 189
80 State Funds 194
81 Federal Funds 194
82 Programs 196
83 Policies and Regulations 199
84 Countywide Policies 199
85 Unincorporated King County Policies and Regulations 200
86 Partnerships 202
87 XI. Existing Strategies Gap Analysis..... 204
88 Section Summary 204
89 Funding..... 205
90 Programs 207
91 Policies and Regulations 211
92
93
94

95 I. Executive Summary

96 *Background*

97 This analysis is guided by Revised Code of Washington 36.70A.070(2) and King County
98 Countywide Planning Policies (CPPs) H-3, H-4, and H-5.^{1,2} In 2021, Washington State amended
99 the Growth Management Act (GMA) through House Bill 1220.³ This bill requires cities and
100 counties plan for the development of sufficient housing to meet the needs of all income levels in
101 their jurisdiction. The beginning of each section references the relevant CPPs and other
102 requirements that it fulfills. The CPPs create a consistent framework for King County and each
103 jurisdiction to develop a Comprehensive Plan. This assessment is also guided by VISION 2050,
104 the region’s long-range plan for growth developed by the Puget Sound Regional Council.⁴ For
105 more information about each requirement and guiding plans, see the *Background* section.
106

107 This Housing Needs Assessment provides data and analysis for all of King County and for
108 unincorporated King County specifically. This information helps guide the 2024 King County
109 Comprehensive Plan regarding:

- 110 • King County population and household characteristics;
- 111 • housing supply;
- 112 • racially disparate impacts from land use and housing practices;
- 113 • housing needs for specific populations;
- 114 • existing strategies and gaps in meeting housing needs
- 115 • zoning and land capacity for housing; and
- 116 • making adequate provisions for housing needs of all economic segments of the
117 community.

118 119 *Data Sources, Methodology, and Limitations*

120 This assessment utilizes data primarily from the U.S. Census Bureau, the Washington State
121 Office of Financial Management, the Washington State Department of Commerce, King County
122 Department of Community and Human Services (DCHS), the King County Permitting Division
123 and the King County Regional Homelessness Authority. This assessment also cites news,
124 research, and historical publications to support qualitative data analysis. Community members
125 impacted by housing inequities provided input to inform this assessment through various forms
126 of engagement, including participation in the Equity Work Group, 18 interviews with housing
127 providers and community-based organizations, surveys, and findings from reports.
128

129 This assessment primarily discusses race and ethnicity using the descriptors used in the
130 associated source. For example, the U.S. Census has seven race categories: White, Black or
131 African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific
132 Islander, Other Race, and Two or Multiple Races, and defines ethnicity as determining whether

¹ Revised Code of Washington 36.70A.070 [\[link\]](#)

² King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

³ State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

⁴ Puget Sound Regional Council. (2020, October) *Vision 2050 A Plan for the Central Puget Sound Region*. [\[link\]](#)

133 someone is Hispanic or Latino or not Hispanic or Latino.⁵ This assessment uses the term Latin
134 (a)(o)(x).

135
136 However, there are gaps and limitations in the available data, which limits this assessment’s
137 ability to:

- 138 • determine the underlying cause of housing needs and disparities;
- 139 • compare small population subcategories using demographic data;
- 140 • compare the most recent available data from sources that provide different time ranges
141 and different geographies; and
- 142 • comprehensively document racial housing discrimination and discriminatory policies and
143 practices in unincorporated King County.

144
145 *Community Profile*

146 The Community Profile section of the Housing Needs Assessment conducts an inventory and
147 analysis of:

- 148 • household characteristics, by race/ethnicity;
- 149 • current population characteristics; and
- 150 • projected population growth.

151 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763
152 households in King County.⁶ King County became more diverse over previous decades as the
153 population steadily grew, with most population growth occurring from residents moving to King
154 County from another country.⁷ Between 2000 and 2020, the number of individuals experiencing
155 homelessness also increased in King County. While many are in shelter or transitional housing
156 programs, more than half of those experiencing homelessness in King County are unsheltered.⁸

157
158 The data in this section reveal significant differences between households in King County and
159 unincorporated King County. Approximately 8.6 percent (77,761) of the county’s households live
160 in unincorporated King County, and about two-thirds (54,177) of unincorporated King County
161 households live in the rural areas.⁹ While King County’s population increased over the previous
162 decades, unincorporated King County’s has not, primarily due to annexations and zoning
163 restrictions in the rural areas. Households in unincorporated King County are more likely to be
164 older, White, and own their homes than countywide.¹⁰

165
166 Significant disparities exist between households of different incomes, races, ages, and tenure.
167 Households with lower incomes are significantly more likely to be renters and cost burdened,
168 with most extremely low-income households severely cost burdened, meaning they spend more
169 than 50 percent of their income on housing costs.¹¹ Homeowner households in King County are
170 older on average and have a median income nearly twice that of renter households.¹² In 2020,

⁵ United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

⁶ U.S. tenure Bureau. (2021). 1-year ACS 2021.

⁷ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

⁸ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁹ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

¹⁰ U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

¹¹ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

¹²U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020*.

171 Asian and White households earned nearly two times more than Black and American
172 Indian/Alaska Native households countywide.¹³ Most households own their homes in King
173 County and unincorporated King County, but Black households are more likely to rent than
174 own.¹⁴ Approximately half of Black households and nearly 40 percent of Hispanic households in
175 King County and unincorporated King County are cost burdened or severely cost burdened,
176 while only 30 percent of White and Asian households are cost burdened or severely cost
177 burdened.¹⁵

178 179 *Workforce Profile*

180 The Workforce Profile section identifies significant wage disparities between residents in King
181 County and unincorporated King County and conducts an analysis of the ratio of housing to jobs
182 in each jurisdiction. There are significant wage disparities between residents in King County and
183 unincorporated King County. Wage gaps exist between people with lower and higher levels of
184 education and between industries in King County.¹⁶ There are also stark wage differences by
185 race and ethnicity in King County.¹⁷ This disparity is likely, in part, due to income gaps between
186 sectors. However, people of different races and ethnicities also have wage disparities within the
187 same sector.¹⁸ Asian and White households have the highest median incomes in King County.¹⁹

188
189 Since 2010, housing production has not kept pace with job growth in King County.²⁰ King
190 County's jobs to housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King
191 County's jobs to housing ratio increased from 0.36 to 0.43 in the same time period. A ratio
192 higher than 1.5 indicates there may be more workers commuting into the area due to a lack of
193 housing.²¹

194 195 *Housing Supply*

196 The Housing Supply section conducts an inventory and analysis of the number of:

- 197 • existing housing units by housing type, age, number of bedrooms, condition, tenure, and
- 198 area median income limit (for income-restricted units);
- 199 • existing emergency housing, emergency shelters, and permanent supportive housing
- 200 facilities and units or beds, as applicable; and
- 201 • income-restricted units in unincorporated King County and the income-restricted units
- 202 within a half-mile walkshed of high-capacity (including transit systems such as rail and
- 203 bus rapid transit) or frequent transit service and in the North Highline and Skyway
- 204 unincorporated activity centers, which are candidates for “countywide center”
- 205 designation.

¹³ U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

¹⁴ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

¹⁵ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

¹⁶ Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

¹⁷ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

¹⁸ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

¹⁹ U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

²⁰ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²¹ U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

206 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.
207 Approximately half of housing units in King County are single detached homes.²² In
208 unincorporated King County, less than 10 percent of housing units are multifamily housing
209 units.²³ Approximately 45 percent of housing units in King County and 51 percent in
210 unincorporated King County were built prior to 1980.²⁴ Older housing is more likely to have
211 physical problems, health risks associated with lead paint, and earthquake vulnerability.^{25,26,27}
212

213 Housing construction rates decreased significantly after 2000 compared to earlier decades in
214 both King County and unincorporated King County.²⁸ This is likely due in part to establishing the
215 urban growth area and the recession of 2008. Since 2011, large multifamily projects have made
216 up a bulk of housing construction.²⁹ The number of housing units are expected to increase by
217 approximately 25 percent and 10 percent in King County and unincorporated King County,
218 respectively, by 2044.³⁰
219

220 The housing vacancy rate for King County and unincorporated King County is about 5.5
221 percent, lower than the statewide rate of 6.5 percent and much lower than the countrywide rate
222 of 10.5 percent.³¹ A low vacancy rate is likely to result in a more competitive and expensive
223 housing market.
224

225 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of
226 single detached homes increased at the highest rate.³² From 2015 to 2020, the median rent in
227 King County increased by about 40 percent.^{33, 34} Median gross rent is unaffordable for people
228 earning 50 percent of area median income and below. At the same time, most income-restricted
229 units in unincorporated King County are for households between 51 to 80 percent area median
230 income.³⁵
231

232 *Racially Disparate Impact Analysis*

233 The Racially Disparate Impact Analysis discusses historical and contemporary exclusive and
234 discriminatory land use and housing policies and practices that lead to racially disparate impacts
235 in unincorporated King County. This section primarily focuses on urban unincorporated areas as

²² Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

²³ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

²⁴ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

²⁵ Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

²⁶ Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? *KUOW*. [\[link\]](#)

²⁷ Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

²⁸ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

²⁹ BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

³⁰ PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

³¹ U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³² Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

³³ U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, ACS 2011-2015*.

³⁴ U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020*.

³⁵ King County Department of Community and Human Services. (2020, December 31). *King County Income-Restricted Housing Database*.

236 they have larger populations and have a higher concentration of Black, Indigenous, and People
237 of Color communities than rural unincorporated areas. This section does not analyze all
238 discriminatory policies and programs that existed in King County but represents a best effort on
239 the part of the County to analyze its policies for their contribution to racially disparate housing
240 impacts and exclusion over the course of its history.

241
242 Some of the policies and practices known to have been historically enforced or practiced in
243 unincorporated King County include Indigenous land dispossession, Chinese exclusion, the
244 Alien Land Law, Japanese internment, racial restrictive covenants, and discriminatory lending
245 practices that led to disproportionate access to homeownership and a widening racial wealth
246 gap. While many of these overtly racist housing practices were made illegal in the twentieth
247 century, their legacy lives on through seemingly race-neutral policies such as exclusionary
248 zoning, lack of funding, patterns of annexation, lack of tenant protections, and other land use
249 issues. Many of these issues lead to displacement, which is also discussed. This section
250 analyzes the racially disparate impacts of contemporary policies and discusses policies in the
251 2024 Comprehensive Plan update designed to undo the harms done to Black, Indigenous, and
252 People of Color communities.

253 *Housing Needs Analysis*

254 The Housing Needs Analysis section identifies the housing needs of:

- 255 • people who need supportive services or accessible units, specifically people
256 experiencing homelessness, people with disabilities, people with medical conditions, and
257 seniors; and
- 258 • communities experiencing disproportionate harm of housing inequities, specifically
259 Black, Indigenous, and People of Color and immigrant communities.
260

261 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness
262 in King County increased nearly 14 percent from 2020 to 2022.³⁶ Black, Hispanic/Latin(a)(o)(x),
263 American Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander
264 individuals were overrepresented in this group compared to King County’s overall
265 demographics.³⁷ People experiencing homelessness need access to shelter and supportive
266 services, such as case management, to quickly transition to permanent housing. Expanding
267 access to stable housing and care can directly improve health outcomes for people
268 experiencing homelessness.³⁸

269
270 Over ten percent of King County residents live with a disability.³⁹ People living with disabilities
271 face challenges in searching, applying for, and relocating into accessible, affordable housing

³⁶ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

³⁷ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

³⁸ Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

³⁹ U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.

272 near supportive services.^{40,41} Implementing universal design standards and increasing access to
273 housing navigators and vouchers would help meet the need for this population.^{42,43}
274
275 Seniors who wish to remain in their homes and communities may face difficulties because of
276 rising housing costs.⁴⁴ Homeowners who have paid off their mortgage may struggle to afford
277 property taxes, utilities, and maintenance costs.⁴⁵ More affordable housing options, such as
278 accessory dwelling units and financial assistance programs for seniors, would help them remain
279 in their homes and communities.
280
281 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals
282 receiving housing assistance who are recovering from medical conditions or with persisting
283 conditions may need additional support, such as occupational therapy or chore services.⁴⁶
284 People with medical conditions, particularly individuals who are unstably housed or experiencing
285 homelessness, need access to care and a safe place to recover after leaving the hospital, such
286 as recuperative housing.⁴⁷
287
288 Black, Indigenous, and People of Color households, particularly Black and Hispanic households,
289 are more likely to experience housing problems such as incomplete kitchen and plumbing
290 facilities, overcrowding, and cost burden.⁴⁸ Black households are also more likely to be renters
291 and face higher rates of denial for home loans compared to White households.⁴⁹ Black,
292 Indigenous, and People of Color residents need greater access to homeownership opportunities
293 and diverse housing types, such as middle housing and down payment assistance programs.
294 Black, Indigenous, and People of Color households need investments in affordable housing and
295 anti-displacement strategies, such as community preference programs and inclusionary housing
296 policies, to remain in their communities.
297
298 Immigrants and refugees, especially those with limited English proficiency, may have difficulties
299 communicating with landlords, finding stable employment, building a credit history, and
300 understanding their rights.^{50,51} Immigrants and refugees who are undocumented face additional

⁴⁰ ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

⁴¹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁴² Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁴³ King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

⁴⁴ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁴⁵ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁴⁶ King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

⁴⁷ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

⁴⁸ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁴⁹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁵⁰ Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁵¹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

301 barriers to accessing housing.⁵² Immigrants and refugees need greater access to low-barrier
302 affordable housing and information regarding tenant protections and housing rights.⁵³ Many
303 immigrants and refugees need increased access to large, affordable rental units.⁵⁴
304

305 LGBTQ+ people experience systematic disparities in Washington State, including higher rates
306 of housing instability, homelessness, cost burden, poverty, and less access to care and other
307 services.⁵⁵ LGBTQ+ residents in King County need access to affordable housing in
308 neighborhoods where they feel safe and connected to the community. Stronger enforcement of
309 fair housing laws and expanded access to tenant protections would increase access to safe,
310 stable housing for LGBTQ+ residents.⁵⁶ LGBTQ+ community members note it is important to
311 find information about housing from a trusted source, such as a queer housing group.⁵⁷
312

313 In addition to systems-level barriers and housing needs, community input and housing
314 discrimination testing conducted in King County found that individual-level discrimination based
315 on disability, familial status, national origin, religion, and source of income is still prevalent in
316 King County.^{58,59} Community members noted experiencing discrimination as part of their search
317 for and while living in affordable housing.⁶⁰ Communities need expanded legal support to
318 enforce their rights.⁶¹
319

320 *Land Capacity Analysis*

321 The Land Capacity Analysis section determines whether unincorporated King County has the
322 zoning capacity to meet housing needs at each income level.⁶² The analysis evaluates what
323 current zoning and development regulations allow to determine the ability of the jurisdiction to
324 meet future housing needs. King County must plan to accommodate 5,412 permanent housing
325 units and 1,034 emergency housing units in unincorporated King County by 2044.⁶³ This
326 analysis found a projected deficit of 608 units for permanent supportive housing and 984 units of
327 non-permanent supportive housing affordable to households with incomes at the extremely low-
328 income level. This same analysis projects a deficit of 403 housing units affordable to
329 households with very low- incomes and 415 housing units affordable to households with
330 moderate incomes. King County adopted code changes to remedy this deficit.
331

⁵² Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

⁵³ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁵⁴ Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

⁵⁵ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁵⁶ LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁵⁷ LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

⁵⁸ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁵⁹ Fair housing Testing. Fair Housing Center of Washington Contract.

⁶⁰ Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

⁶¹ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁶² Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

⁶³ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council.

332 This section also finds that 94 percent of the land in the urban unincorporated area that allows
333 residential housing is zoned for eight dwelling units per acre or less. Urban unincorporated King
334 County has a total development capacity of 4,173 housing units within a half mile walkshed of
335 high-capacity or frequent transit. North Highline and Skyway-West Hill contain 86 percent of the
336 parcels identified.
337

338 *Evaluating Effectiveness of Strategies to Meet the Housing Need*

339 This section conducts a housing production, emergency housing production, and affordable
340 housing funding gap analysis to project the potential surplus or deficit for the housing needs at
341 each income level through 2044 as determined by Countywide Planning Policy H-1.
342

343 The housing production gap analysis finds that the total amount of housing constructed through
344 2044, regardless of income level, is projected to be more than double the total net new need
345 allocated to urban unincorporated King County. This estimate may be skewed by two major
346 projects completed during the previous 2016 through 2024 planning period: Redmond Ridge
347 and Greenbridge in White Center. The analysis also finds an overall gap or deficit of 357 units
348 for households earning at or below 80 percent area median income, with a significant gap for
349 households earning less than 50 percent area median income and a significant surplus for
350 households earning 50 to 80 percent area median income.
351

352 The emergency housing production gap analysis projects that urban unincorporated King
353 County will have less than half of the 1,034 emergency housing beds needed by 2044.
354

355 The affordable housing funding gap analysis identifies a need for approximately \$451 million
356 more than current funding levels to meet the housing needs of unincorporated King County
357 households with incomes at or below 80 percent area median income over the 2025 through
358 2044 planning period. On an annual basis, the funding gap is approximately \$10,524,000
359 beginning in 2025. Adjusting for inflation, the average annual gap is approximately \$22,547,000.
360

361 *Making Adequate Provisions for the Housing Needs of All Economic Segments of the* 362 *Community*

363 This section identifies several key barriers to housing development, including:

- 364 • barriers and lack of clarity permitting emergency housing,
- 365 • increased time and risk from applying for a Conditional Use Permit,
- 366 • delays and increased costs to comply with requirements related to the State
367 Environmental Policy Act (SEPA), and
- 368 • permitting timelines and staffing challenges.

369 This section finds that King County's zoning and land use policies will focus growth in the urban
370 areas, which are contained and are closer to employment centers. Finally, this section identified
371 the owner-occupancy requirement a potential barrier in using accessory dwelling units in
372 meeting housing need. The 2024 Comprehensive Plan adopted code changes that remove the
373 owner occupancy requirement for accessory dwelling units.
374

375 *Summary of Existing Strategies*

376 This section discusses funding sources, policies, programs, and partnerships in King County
377 and unincorporated King County. King County receives federal and state funding that can be
378 used to meet different housing needs, including providing capital for development, acquisition,
379 and rehabilitation of housing. Most housing projects are funded by a mix of funds from

380 government programs and philanthropic organizations, tax credits, private debt, and rent from
381 residents. Public sector housing funds serve households at or below 80 percent area median
382 income. Homeownership funds generally serve households at least at 50 percent area median
383 income or higher. King County serves as both the local government for unincorporated areas
384 and as a regional funder of affordable housing. Most of King County’s programs serve both
385 incorporated and unincorporated areas of the county.
386

387 The existing strategies section also discusses policies enacted and programs administered by
388 King County since the 2016 Comprehensive Plan that address homelessness and housing
389 needs for King County residents. Lastly, this section provides a description of King County
390 partnerships with other governments, housing providers, advocates, and members of the public.
391 These partnerships further King County’s effort to provide and preserve affordable housing.
392

393 *Existing Strategies Gap Analysis*

394 King County staff reviewed the findings and analysis from the previous sections in this
395 assessment and recommendations from previous plans and reports to identify gaps in funding,
396 programs, policies, and partnerships. Beyond the overall affordable housing funding gap, this
397 section identifies funding gaps for:

- 398 • affordable housing for 0 to 50 percent area median income households;
- 399 • affordable homeownership;
- 400 • permanent supportive housing;
- 401 • flexibility for equitable community-driven development; and
- 402 • affordable two-, three-, and four-bedroom units.

403 The following programs were recommended in previous King County plans and reports but have
404 not been implemented:

- 405 • Equitable Development Initiative;
- 406 • rental inspections;
- 407 • relocation assistance for tenants;
- 408 • redevelopment assistance; and
- 409 • fair housing testing, education, and enforcement.

410 The King County Code Interim Loan Program includes language that creates barriers to
411 community-driven equitable development, and the Inclusionary Housing Program has only been
412 implemented in North Highline and Skyway-West Hill.
413

414 *2024 King County Comprehensive Plan Code Changes and Work Plan Actions*

415
416 The 2024 King County Comprehensive Plan adopted code changes or directed a Work Plan
417 Action item to research and evaluate the following topics.
418

419 Code changes for housing include:

- 420 • middle housing;
- 421 • inclusionary housing;
- 422 • permanent supporting housing; and
- 423 • emergency housing.

424 Work plan items for housing include:

- 425 • multifamily tax exemption;

- 426 • mandatory inclusionary housing and;
427 • community preference programs.

428 **II. Background**

429

430 **Policy Context**

431

432 This section outlines the current law, initiatives and plans that establish requirements and
433 provide guidance for this assessment.

434

435 *Washington State Growth Management Act*

436 The Growth Management Act (GMA), first adopted in 1990, establishes legal requirements for
437 cities and counties to develop a Comprehensive Plan to manage their population growth.⁶⁴
438 Jurisdictions must create housing and land use elements that provide an inventory and analysis
439 of housing needs, land capacity, and similar information to inform the Comprehensive Plan.⁶⁵ In
440 1992, the King County Council approved the urban growth area, focusing growth primarily in
441 cities and the western portion of King County, and limiting future housing development in the
442 rural unincorporated areas.⁶⁶ The boundaries of the urban growth area remain relatively
443 unchanged to this day.

444

445 *House Bill 1220*

446 Washington state amended the GMA in 2021 through House Bill 1220.⁶⁷ The legislation
447 required jurisdictions to plan for and accommodate, rather than just encourage the availability of
448 affordable housing. The Washington State Department of Commerce is required to provide
449 jurisdictions with an inventory of existing and projected housing need by income level, as well as
450 emergency housing, emergency shelters, and permanent supportive housing. Jurisdictions must
451 also identify and begin to undo local policies and regulations that create racially disparate
452 impacts, displacement, and exclusion in housing. The legislation also put significant limits on the
453 ability of local jurisdictions to prohibit transitional housing, permanent supportive housing, or
454 emergency shelters.

455

456 *VISION 2050*

457 VISION 2050 is the region’s long-range plan for growth. The vision for 2050 is to provide
458 exceptional quality of life, opportunity for all, connected communities, a spectacular natural
459 environment, and an innovative, thriving economy.⁶⁸ It established Multicounty Planning Policies
460 (MPPs) which provide for consistency across the metropolitan counties in the Central Puget
461 Sound Region.⁶⁹ The Puget Sound Regional Council (PSRC) led the development of VISION
462 2050, tracks its implementation, and provides guidance to local jurisdictions.

463

⁶⁴ Chapter 36.70A Revised Code of Washington. [\[link\]](#)

⁶⁵ Revised Code of Washington 36.70A.070. [\[link\]](#)

⁶⁶ King County Ordinance 10450. (1992). [\[link\]](#)

⁶⁷ State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

⁶⁸ Puget Sound Regional Council. *What is Vision 2050?* [\[link\]](#)

⁶⁹ Puget Sound Regional Council. *Vision 2050.* [\[link\]](#)

464 *Growth Management Planning Council*

465 The King County Growth Management Planning Council (GMPC) is a formal body established
466 by an interlocal agreement in 1992.⁷⁰ The council consists of elected officials from King County,
467 Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port
468 of Seattle. The GMPC develops and recommends the King County Countywide Planning
469 Policies (CPPs) for adoption to King County Council.⁷¹ The CPPs provide a countywide vision
470 and serve as a framework for King County and each jurisdiction to develop its own
471 Comprehensive Plan. Each Comprehensive Plan must be consistent with the overall vision for
472 the future of King County.

473
474 *King County Countywide Planning Policies (CPPs)*

475 The CPPs create a shared and consistent framework for growth management planning for all
476 jurisdictions in King County.⁷² State law requires the legislative authority of a county to adopt
477 countywide planning policies in cooperation with cities located in the county.⁷³

478
479 *Affordable Housing Committee*

480 The Affordable Housing Committee serves as a regional advisory committee to the GMPC, with
481 the goal of recommending action and assessing progress toward implementation of the King
482 County Regional Affordable Housing Task Force Five Year Action Plan.⁷⁴ The committee
483 functions as a point of coordination and accountability for affordable housing efforts across King
484 County. The AHC recommends amendments to the Countywide Planning Policies, among other
485 chartered responsibilities.

486
487 **Subarea Planning**

488 Subarea plans address locally-specific issues in subarea geographies. They establish visions,
489 goals, and policies to guide development decisions and are guided by community interests and
490 available funding. Subarea plans must be consistent with the King County Comprehensive Plan,
491 the Growth Management Act, and focus on long-range community needs. King County leads a
492 subarea planning process for the six rural Community Service Areas and for the five remaining
493 large urban unincorporated potential annexation areas.⁷⁵ Subarea planners use resources
494 developed by the King County Office of Equity and Racial and Social Justice to develop subarea
495 plans, address equity impacts, implement land use and zoning updates, and more.

496

⁷⁰ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁷¹ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁷² King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁷³ Revised Code of Washington 36.70A.210. [\[link\]](#)

⁷⁴ King County Department of Community and Human Services. (2022, December 21). *Affordable Housing Committee*. [\[link\]](#)

⁷⁵ King County. *2016 King County Comprehensive Plan* (updated 2022, December). [\[link\]](#)

497 **Data Sources, Methodology, and Limitations**

498 This section outlines the key data sources used as the foundation of this assessment, the
499 methodology King County staff took to collect and analyze the data, and the limitations of the
500 data and the types of conclusions staff can make with the data available.

501
502 *Quantitative Data Sources*

503 *U.S. Census Bureau - American Community Survey*

504 The American Community Survey (ACS) is an ongoing survey conducted by the U.S. Census
505 Bureau that provides information about the United States and people.⁷⁶ This assessment
506 primarily uses 2016-2020 5-year ACS data to describe the demographics and trends in King
507 County and unincorporated King County. The U.S. Census Bureau combines the data collected
508 over those five years to increase the sample size, reliability, and consistency of the data as
509 compared to data collected in one year.

510
511 *U.S. Census Bureau – Public Use Microdata Sample*

512 The U.S. Census Bureau provides Public Use Microdata Sample (PUMS) data from the ACS to
513 allow data users to create custom data tabulations.⁷⁷

514
515 *U.S. Department of Housing and Urban Development – Consolidated Housing Affordability
516 Survey*

517 The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of
518 ACS data from the U.S. Census Bureau, known as Comprehensive Housing Affordability
519 Strategy (CHAS) data.⁷⁸ These tabulations calculate housing problems and needs in more
520 detail.

521
522 *Other*

523 This assessment also includes footnote references to other sources, such as government
524 publications, academic research, and news reporting, to inform qualitative analysis. Other key
525 data sources include information from the:

- 526 • Washington State Office of Financial Management;
- 527 • King County Urban Growth Capacity Report;
- 528 • Puget Sound Regional Council; and
- 529 • King County Regional Homelessness Authority.

530 *Methodology*

531 This assessment compiles data and conducts analysis on the demographic and economic
532 characteristics of King County residents, the local housing stock, and its ability to serve the
533 housing needs of County residents now and in the future. King County serves as a regional
534 convener and funder of affordable housing. At the same time, King County serves as the local
535 government for unincorporated King County. This assessment therefore includes data and
536 analysis regarding both King County as a whole and, when available, unincorporated King
537 County. King County staff also researched and analyzed history, background, and partnerships,

⁷⁶ U.S. Census Bureau. (2022, June 2). *About the American Community Survey*. [\[link\]](#)

⁷⁷ U.S. Census Bureau. (2022, December 15). *Public Use Microdata Sample (PUMS)*. [\[link\]](#)

⁷⁸ Office of Policy Development and Research. (2022). *Consolidated Planning/CHAS Data*. U.S. Department of Housing and Urban Development. [\[link\]](#)

538 programs, policies, resources, and funding King County has implemented to address housing
539 need, and in particular:

- 540 • the racially disparate impact of past and current housing and land-use related laws and
541 policies;
- 542 • the housing needs of people experiencing homelessness, persons with disabilities,
543 people with medical conditions, and older adults;
- 544 • the housing needs of communities experiencing disproportionate harm of housing
545 inequities including Black, Indigenous, and People of Color; and
- 546 • areas that are at higher risk of displacement from market forces that occur with changes
547 to zoning development regulations and public capital investments.

548 This assessment is also informed through engagement with community members and service
549 providers across the County, with an emphasis on those who have been historically excluded
550 and harmed by planning processes and housing inequities. This analysis reflects input from the
551 following community engagement processes:

- 552 • The 2024 Comprehensive Plan Equity Work Group served as an advisory group to
553 Executive staff in incorporating equity considerations into the Executive Recommended
554 Comprehensive Plan. The group was composed of 15 people from historically
555 underrepresented communities.
- 556 • DCHS staff conducted 18 interviews as of September 2023 with housing providers and
557 community-based organizations in 2023 to understand the barriers people across the
558 County are facing when trying to access and sustain housing that is affordable, safe, and
559 culturally relevant, as well as their priorities and ideas for addressing these barriers.
- 560 • King County solicited feedback from the broader community on early concepts of the
561 2024 Comprehensive Plan update through a survey in 2022. DCHS staff compiled
562 housing-related feedback to understand priorities people have for the Comprehensive
563 Plan.
- 564 • King County solicited public comment on early conceptual proposals in early 2023 and
565 the Public Review Draft of the 2024 Comprehensive Plan Update in summer 2023.
- 566 • Findings from the 2021 Skyway-West Hill and North Highline Anti-displacement
567 Strategies Report informed the analysis.
- 568 • Findings from the 2019 King County Analysis of Impediments to Fair Housing Choice
569 report informed the analysis.

570 *Determining the cause of housing need or disparities*

571 Much of the data in this assessment identifies significant disparities between groups. While
572 identifying disparities is a critical first step to pursuing equitable outcomes, it is difficult to
573 determine the causes of a given disparity, especially in a complex system such as housing. This
574 assessment's analysis includes potential factors that may influence the data when relevant.
575 However, discussion of potential factors or causes are not a definitive or complete explanation
576 of a given disparity.

577

578 *Limitations to intersectional analysis due to small population sizes*

579 When measuring demographics using multiple variables, such as measuring the rate of housing
580 cost burden by race, age, and tenure, American Community Survey results can be small or, in
581 some cases, zero. The smaller population sizes lead to greater variability, increasing the margin
582 of error. This limits this assessment in comparing population subcategories using the available
583 demographic data.

584

585 *Comparing data across different sources*

586 The American Community Survey data used in this analysis is from 2016 to 2020, while the
587 CHAS data is from 2014 to 2018. Both are the most recent data available. The total King County
588 and unincorporated King County population or households will vary in different tables because
589 the data sets are from different time ranges. The U.S. Census Bureau’s PUMS dataset is
590 available at a PUMA (Public Use Microdata Area) geographic level. PUMAs are areas with
591 populations of at least 100,000 people. There are 16 PUMAs that make up King County. Given
592 the coarse geographic scale, it is difficult to use PUMAs to estimate unincorporated King
593 County, as the PUMAs are drawn to include various cities. Any data point in this assessment
594 using PUMS data will only provide countywide data.
595

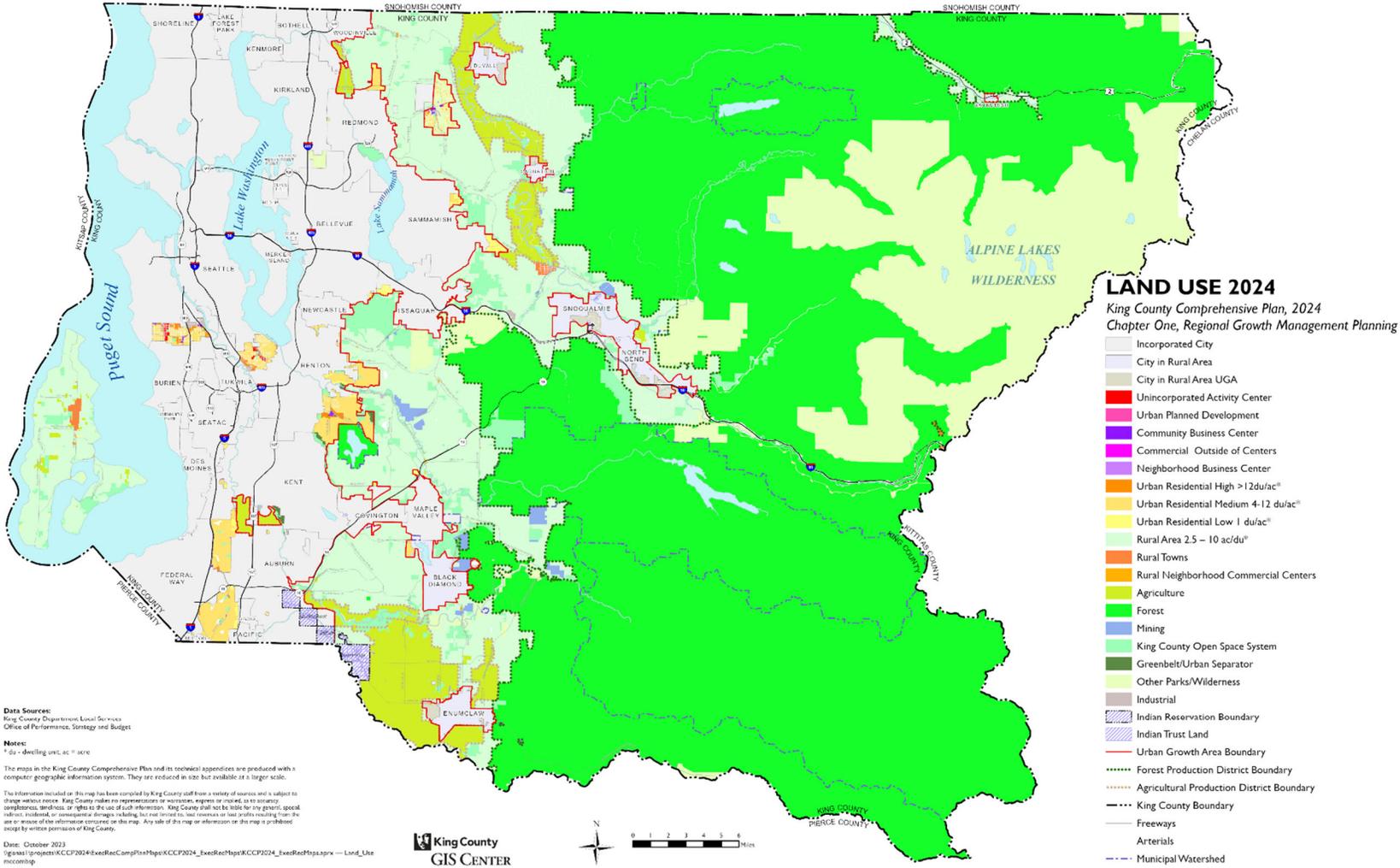
596 *Racially disparate impact analysis in unincorporated King County*

597 Most research available on King County racial housing discrimination centers Seattle, while less
598 documented research exists in areas currently unincorporated. Unincorporated King County
599 areas changed throughout history with annexations, so some of this analysis discusses areas
600 that are currently incorporated. When displaying historical quantitative data, unincorporated
601 King County is defined based on current Census geographies and incorporation status in order
602 to display the history of the current areas in unincorporated King County. In addition, historical
603 Census data from prior to 1980 is inaccurate for most unincorporated areas, and thus was not
604 included. Zoning atlases that captured rezones between the mid-1970s to the mid-1990s were
605 lost during a records transfer, which limits the ability to understand the rezones that occurred
606 throughout that time period. The Seattle Times Archives were used to conduct historical
607 research. However, many communities discriminated against may not have had appropriate
608 access or enough leverage to document and publish stories in mainstream sources, which is
609 another limitation to this analysis.
610

611 **Geographic Area**

612 This Housing Needs Analysis covers all of King County and provides specific data on
613 unincorporated King County. *Map 1: Land Use 2024* shows boundary lines of various land use
614 designations within King County, including the urban growth area, incorporated cities,
615 unincorporated areas, rural areas, and more.
616
617

618 Map 1: Land Use 2024



620 III. Community Profile

621

622 Section Summary

623 This section fulfills King County CPP H-4f, H-4g, and H-4h.⁷⁹

624

625 CPP H-4f, H-4g, and H-4h require jurisdictions to:

626 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing*
627 *needs of all segments of the population and summarize the findings in the housing*
628 *element. The inventory and analysis shall include:*

629 *f) Household characteristics, by race/ethnicity:*

630 *1) Income (median and by area median income bracket)*

631 *2) Tenure (renter or homeowner)*

632 *3) Housing cost burden and severe housing cost burden;*

633 *g) Current population characteristics:*

634 *1) Age by race/ethnicity*

635 *2) Disability;*

636 *h) Projected population growth.*

637

638 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763
639 households in King County.⁸⁰ King County became more diverse over previous decades as the
640 population steadily grew, with most population growth occurring from residents moving to King
641 County from another country.⁸¹ Between 2000 and 2020, the number of individuals experiencing
642 homelessness also increased in King County. While many are in shelter or transitional housing
643 programs, more than half of those experiencing homelessness in King County are
644 unsheltered.⁸²

645

646 The data in this section reveal significant differences between households in King County and
647 unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live
648 in unincorporated King County, and about two-thirds (54,177) of unincorporated King County
649 households live in the rural areas.⁸³ While King County's population increased over the previous
650 decades, unincorporated King County's has not, primarily due to annexations and zoning
651 restrictions in the rural areas. Households in unincorporated King County are more likely to be
652 older, White, and own their homes than countywide.⁸⁴

653

654 Significant disparities exist between households of different incomes, races, ages, and tenure.
655 Households with lower incomes are significantly more likely to be renters and cost burdened,
656 with most extremely low-income households severely cost burdened, meaning they spend more

⁷⁹ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁸⁰ U.S. Census Bureau. (2021). 1-year ACS 2021.

⁸¹ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

⁸² King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁸³ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

⁸⁴ U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

657 than 50 percent of their income on housing costs.⁸⁵ Homeowner households in King County are
658 older on average and have a median income nearly twice that of renter households.⁸⁶ In 2020,
659 Asian and White households earned nearly two times more than Black and American
660 Indian/Alaska Native households countywide.⁸⁷ Most households own their homes in King
661 County and unincorporated King County, but Black households are more likely to rent than
662 own.⁸⁸ Approximately half of Black households and nearly 40 percent of Hispanic households in
663 King County and unincorporated King County are cost burdened or severely cost burdened,
664 while only 30 percent of White and Asian households are cost burdened or severely cost
665 burdened.⁸⁹

666

667 **Population Characteristics**

668 This section discusses the demographics of individual residents in King County, including:

- 669 • population count;
- 670 • population by age group;
- 671 • race and ethnicity;
- 672 • languages spoken;
- 673 • immigration status;
- 674 • disability status; and
- 675 • people experiencing homelessness.

676 *Count of Population*

677 As of 2022, the estimated population for King County is 2,317,700 people, with 10.7 percent
678 (248,160) of the county's residents living in unincorporated King County.⁹⁰ Unincorporated King
679 County is the second largest jurisdiction in the county, after Seattle (762,500 residents).⁹¹
680 Almost one-third of Washington's population resides in King County.⁹² Thirty one percent of the
681 state's population growth occurred in King County. The next largest shares of growth occurred
682 in Snohomish County and Pierce County (9.8 percent and 9.4 percent, respectively).⁹³

683

684 King County has grown steadily in population over the last two decades. From 2000 to 2020,
685 King County population grew 30.7 percent.⁹⁴ Most of this growth occurred in incorporated areas
686 of King County.⁹⁵ The unincorporated King County population decreased by 29.5 percent from

⁸⁵ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

⁸⁶ U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020*.

⁸⁷ U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

⁸⁸ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

⁸⁹ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

⁹⁰ Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

⁹¹ Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

⁹² Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

⁹³ Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

⁹⁴ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

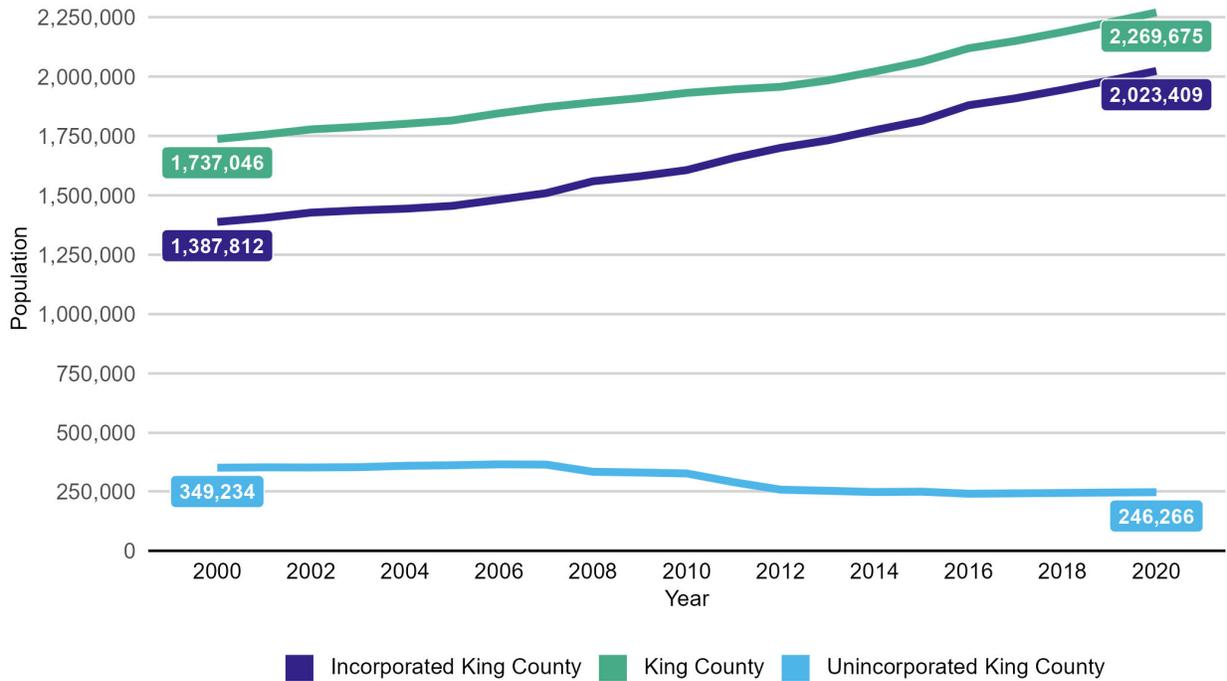
⁹⁵ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

687 2000 to 2020.⁹⁶ This population decrease is mainly due to annexation of unincorporated areas
 688 into cities. Since 2008, seven ballot measures approved annexing unincorporated areas to
 689 Renton, Auburn, Burien, Kent, Kirkland, Bellevue, and Sammamish, representing over 117,000
 690 residents.⁹⁷ Figure 1 shows the steady population growth in King County as a whole and
 691 incorporated King County jurisdictions as well as the population decline in unincorporated King
 692 County.

693
 694 *Figure 1: Population Growth in King County from 2000 to 2020*

King County Population Estimates, 2000 to 2020

OFM Intercensal Population Estimates



695
 696
 697

⁹⁶ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

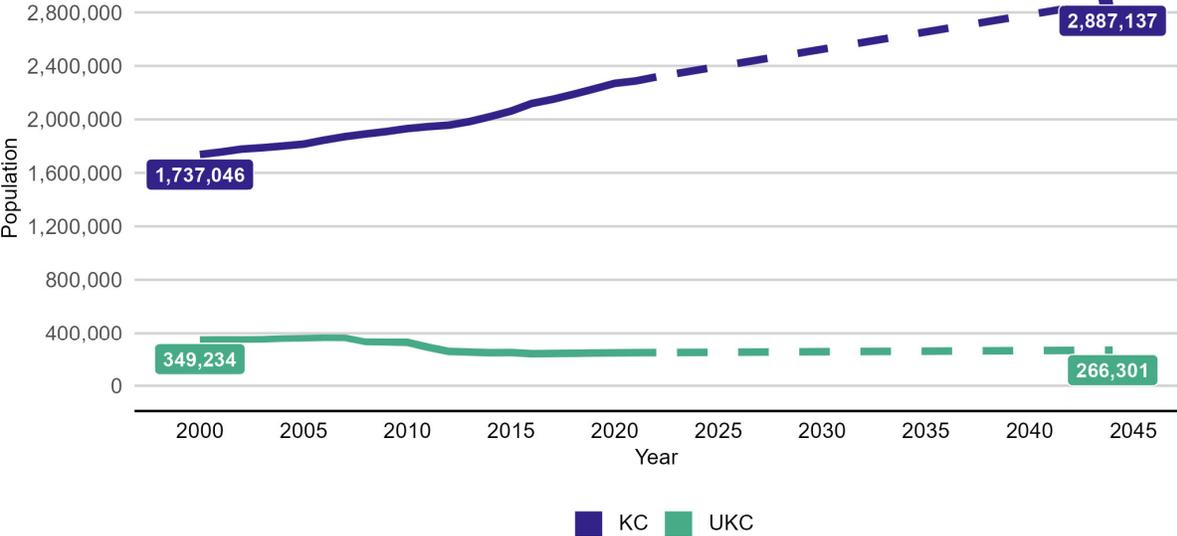
⁹⁷ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

698 **Forecasted Population Growth**

699 The Washington State Office of Financial Management projects King County’s population to
 700 grow by 24.6 percent from 2,317,700 residents in 2022 to 2,887,137 in 2044.⁹⁸ Unincorporated
 701 King County’s population is projected to grow more slowly at a rate of 7.3 percent from 248,160
 702 residents in 2022 to 266,301 in 2044.^{99,100} Figure 2 shows the actual and forecasted population
 703 growth in King County.

704
 705 *Figure 2: Actual and Projected Population Growth in King County and Unincorporated King County from 2000 to 2044*

Actual and Forecasted Population Growth 2000 to 2044
 OFM April 1st Population and Housing Estimates, King County Growth Targets



706
 707
 708

⁹⁸ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.
⁹⁹ This unincorporated King County estimate does not take future annexation into account, which would likely result in a reduction in population.
¹⁰⁰ Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

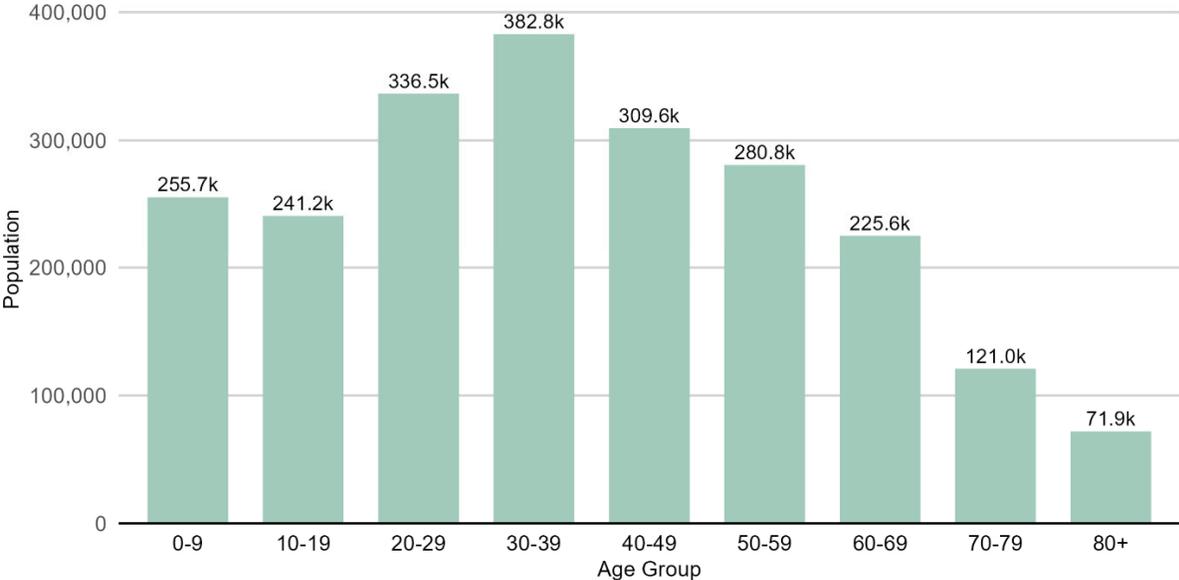
709 *Population by Age Group*

710 Most of King County’s residents are of working age, with the largest share of residents (17.2
 711 percent) being 30 to 39 years old.¹⁰¹ Approximately 20.2 percent (449,242) of King County’s
 712 population is 17 years old or younger.¹⁰² Unincorporated King County residents are older on
 713 average than King County residents, with the largest share of unincorporated King County
 714 residents (16.8 percent) being 50 to 59 years old.¹⁰³ Unincorporated King County also has a
 715 larger share of people aged 65 years old and older (17.1 percent) compared to King County
 716 (13.2 percent).¹⁰⁴ Figure 3 shows the number of King County residents by age range and Figure
 717 4 shoes the number of unincorporated King County residents by age range.¹⁰⁵

718 *Figure 3: King County Population by Age Range*
 719

King County Population by Age Range

5-year ACS 2016-2020



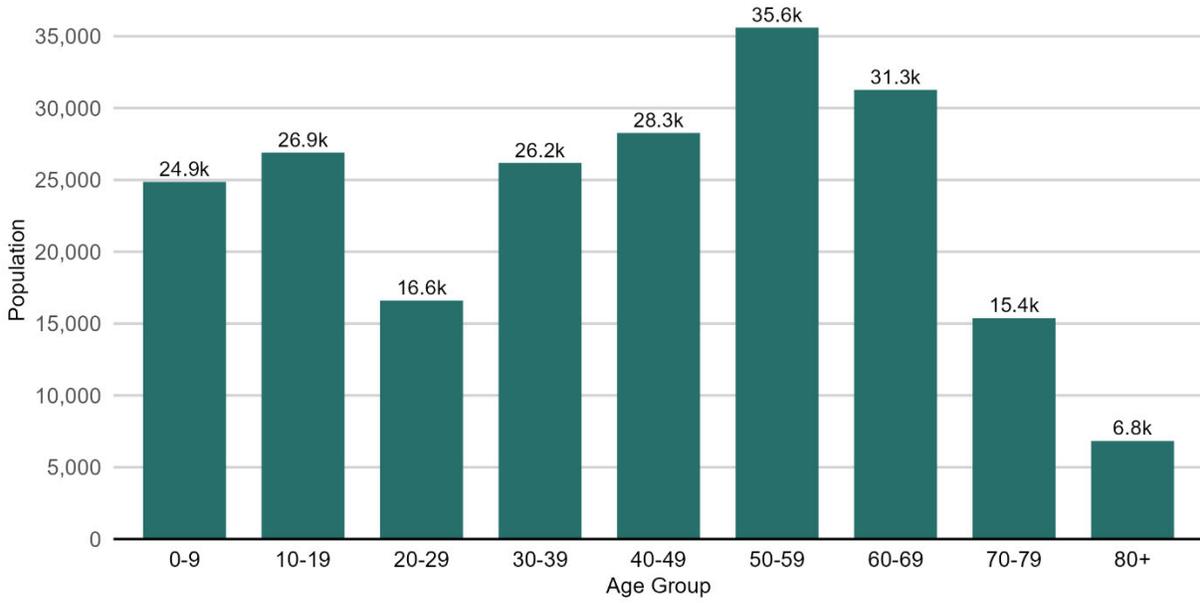
720
 721

¹⁰¹ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*
¹⁰² U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*
¹⁰³ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*
¹⁰⁴ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*
¹⁰⁵ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*

722 *Figure 4: Unincorporated King County Population by Age Range*

Unincorporated King County Population by Age Range

5-year ACS 2016-2020



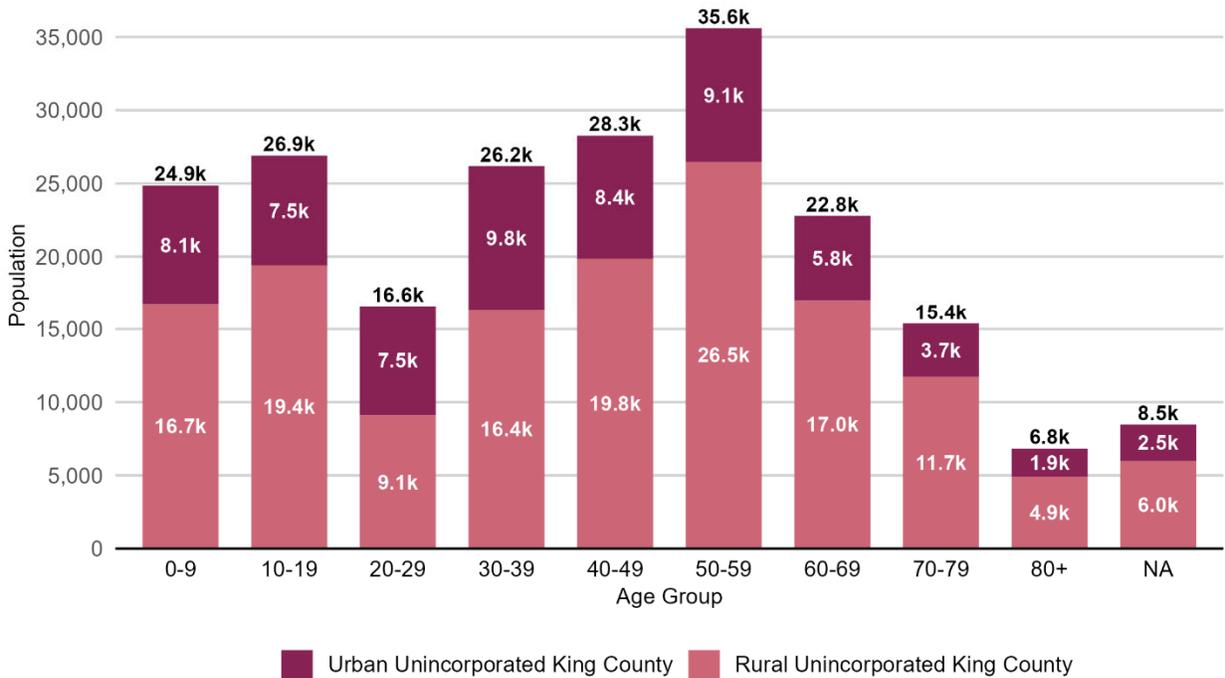
723
724

725 As shown in Figure 5, urban unincorporated King County skews younger than rural
 726 unincorporated King County.¹⁰⁶ Urban unincorporated King County has a higher rate of 20- to
 727 29-year-old residents and 30- to 39-year-old residents (11.7 percent and 15.3 percent,
 728 respectively) compared to rural unincorporated King County (6.2 percent and 11.1 percent,
 729 respectively).¹⁰⁷ Most unincorporated King County residents are 40 years old or older (58.2
 730 percent) whereas less than half of urban unincorporated King County residents fall in that age
 731 range (48.8 percent).¹⁰⁸

732 *Figure 5: Urban and Rural Unincorporated King County Population by Age Range*
 733

Unincorporated King County Population by Age Range

5-year ACS 2016-2020



734
 735

¹⁰⁶ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.
¹⁰⁷ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.
¹⁰⁸ U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.

736 *Race and Ethnicity*

737 Race and ethnicity have a strong connection to where people live in King County, how likely
738 they are to be housing cost burdened, and whether they own or rent their homes.

739 Understanding the size and differences between racial and ethnic groups in King County and
740 unincorporated King County is a first step to understanding housing needs for these groups.

741
742 The U.S. Census has seven race categories: White, Black or African American, American Indian
743 or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or
744 Multiple Races.¹⁰⁹ The U.S. Census defines ethnicity as determining whether someone is
745 Hispanic or Latin(a)(o)(x) or not Hispanic or Latin(a)(o)(x). A person could be any race and be
746 considered Hispanic or Latin(a)(o)(x). While high-level population data can be presented in a
747 combined race/ethnicity format because the Census provides race and ethnicity data combined,
748 for almost all other variables this is not possible. Thus, for most sections of this report race and
749 ethnicity are reported as separate demographic categories due to the limitations set by the U.S.
750 Census.

751
752 *Count of population by race and ethnicity*

753 As shown in Figures 6 and 7, most residents in King County and unincorporated King County
754 are White, not Hispanic or Latin(a)(o)(x) (54 percent and 64 percent respectively).¹¹⁰

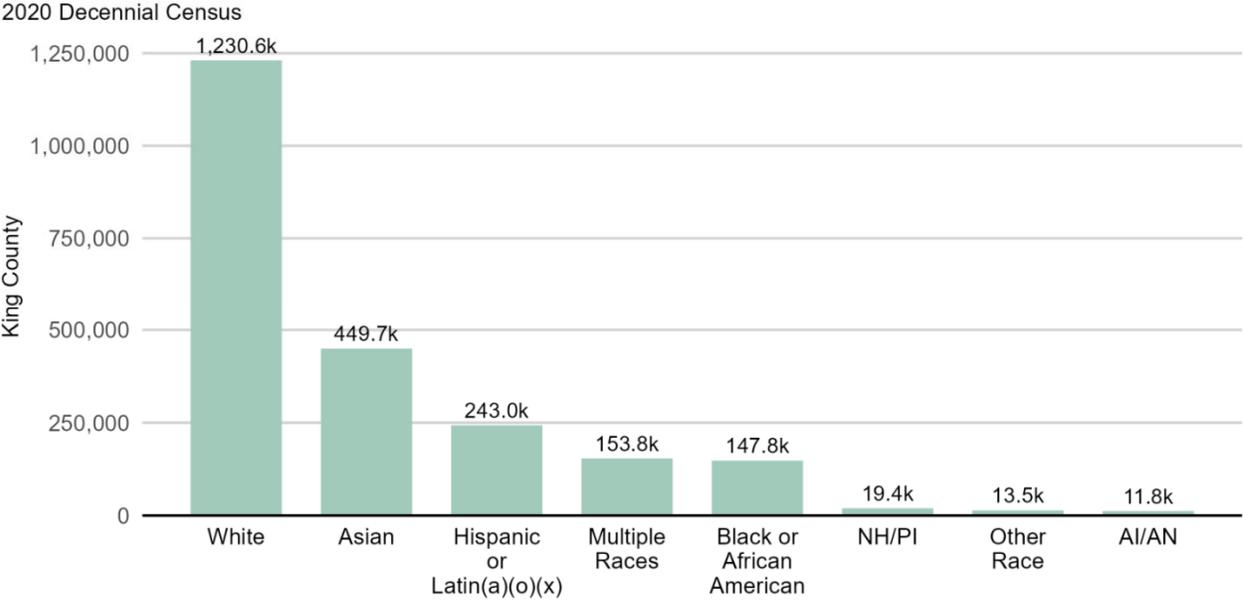
755 Unincorporated King County has proportionately more White residents and American
756 Indian/Alaska Native residents than the County as a whole. This higher proportion of White
757 residents in unincorporated King County is likely due, in part, to the older population and
758 comparative lack of housing and population growth in unincorporated areas over recent
759 decades. Multifamily developments are more likely to house the racially and ethnically diverse
760 newer King County residents. The higher proportion of American Indian/Alaska Native residents
761 is likely due to the location of the Snoqualmie and Muckleshoot reservations.
762

¹⁰⁹ United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

¹¹⁰ U.S. Census Bureau. (2022). *Population by Race, 5-year ACS 2016-2020*.

763 *Figure 6: King County Population by Race/Ethnicity*

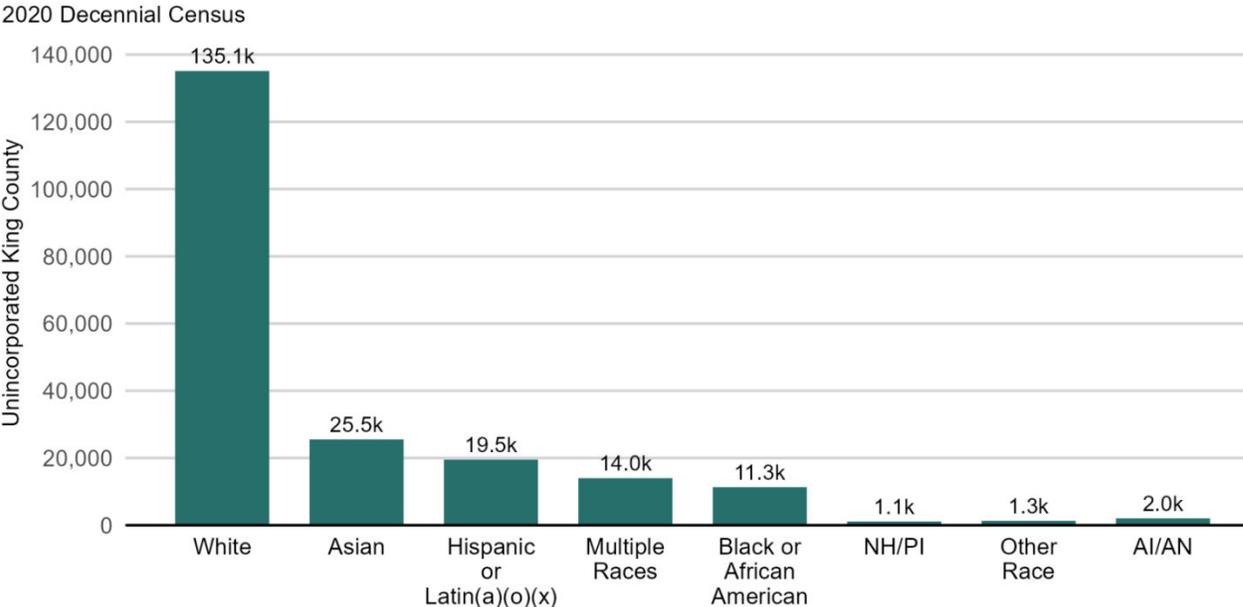
King County Population by Race/Ethnicity



AI/AN is American Indian and Alaska Native
 NH/PI is Native Hawaiian and other Pacific Islander

764
 765 *Figure 7: Unincorporated King County Population by Race/Ethnicity*

Unincorporated King County Population by Race/Ethnicity



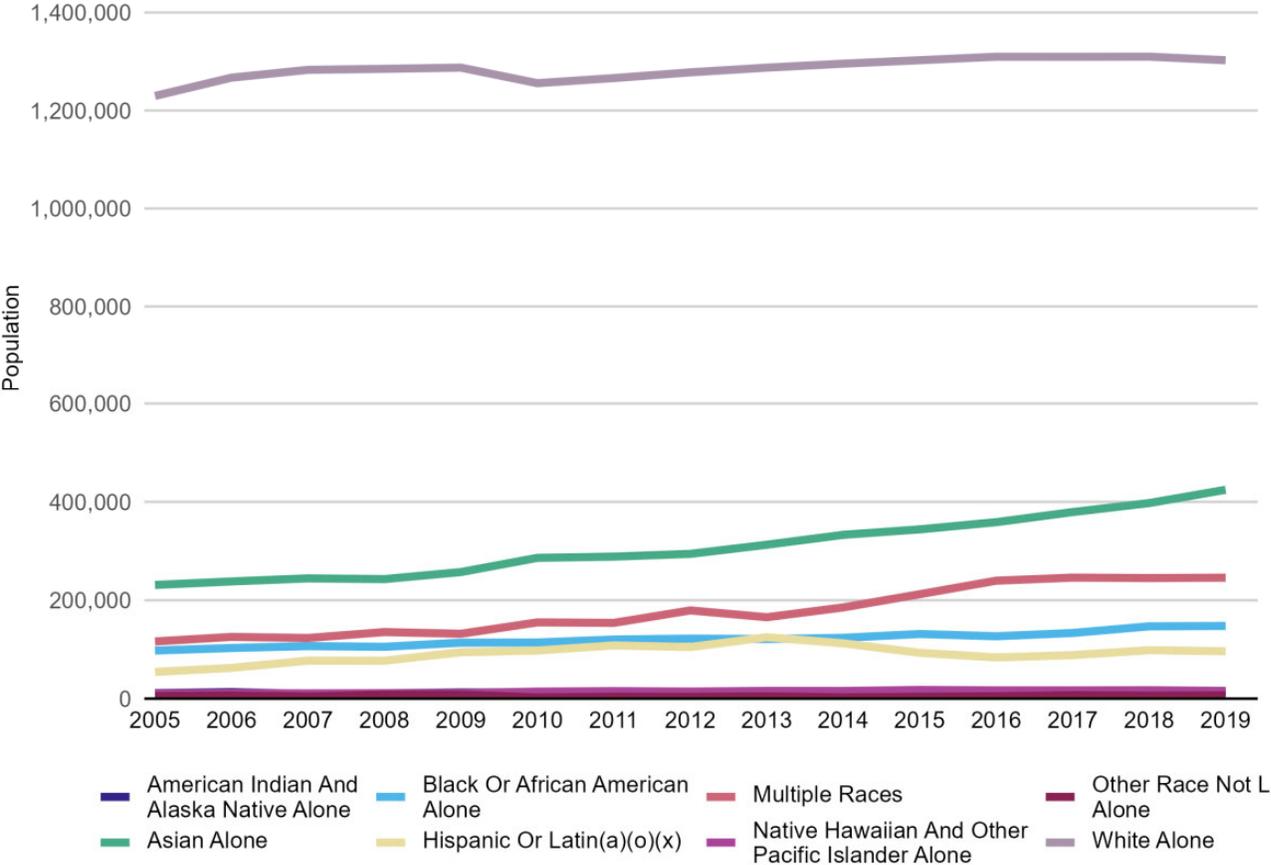
AI/AN is American Indian and Alaska Native
 NH/PI is Native Hawaiian and other Pacific Islander

766
 767
 768

769 **Change in population by race and ethnicity**
 770 Figure 8 shows King County’s population by Race and Ethnicity from 2005 to 2019. White
 771 residents make up most of King County’s population, but since 2005, the Black, Indigenous, and
 772 People of Color population in King County has grown by 81 percent, creating a more diverse
 773 community. The number of Asian residents increased the most, from 233,028 (13.3 percent of
 774 King County) in 2005 to 408,078 in 2019 (18.9 percent of King County).
 775
 776 *Figure 8: King County Population by Race/Ethnicity from 2005 to 2019*

King County Population by Race/Ethnicity

1-year ACS 2005 to 2019



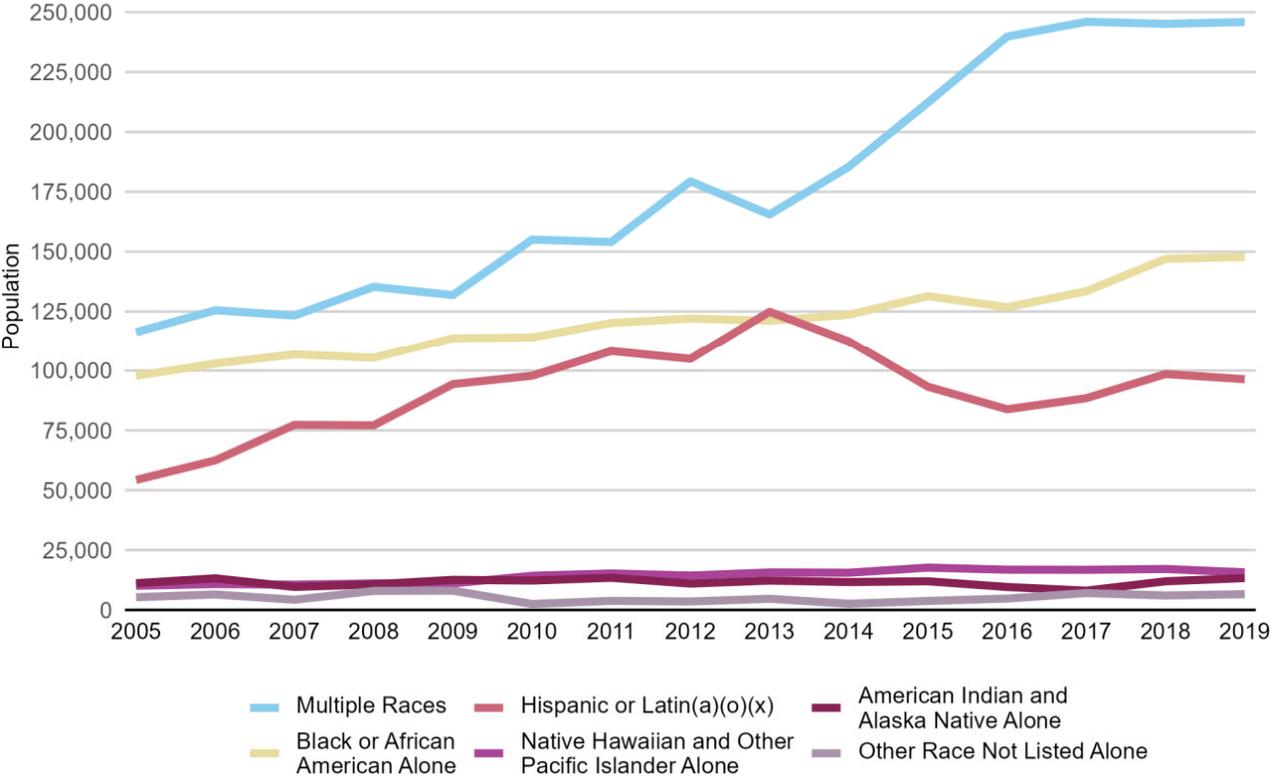
777
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 780

781 Figure 9 shows the change in King County’s population by race and ethnicity, excluding White
 782 and Asian to show more detail for the remaining groups. Multi-racial residents grew at the
 783 fastest rate, with a 42.75 percent population increase from 58,756 multi-racial people in 2005
 784 (3.3 percent of King County) to 83,892 people in 2019 (6.3 percent of King County). Although
 785 the Hispanic or Latin(a)(o)(x) population has increased from 2005 to 2019, there is a notable
 786 decrease in the population beginning in 2013.

787
 788 *Figure 9: King County Population by Race/Ethnicity, without White and Asian, from 2005 to 2019*

King County Population by Race/Ethnicity (Without White and Asian)

2005 to 2019, 1-year ACS



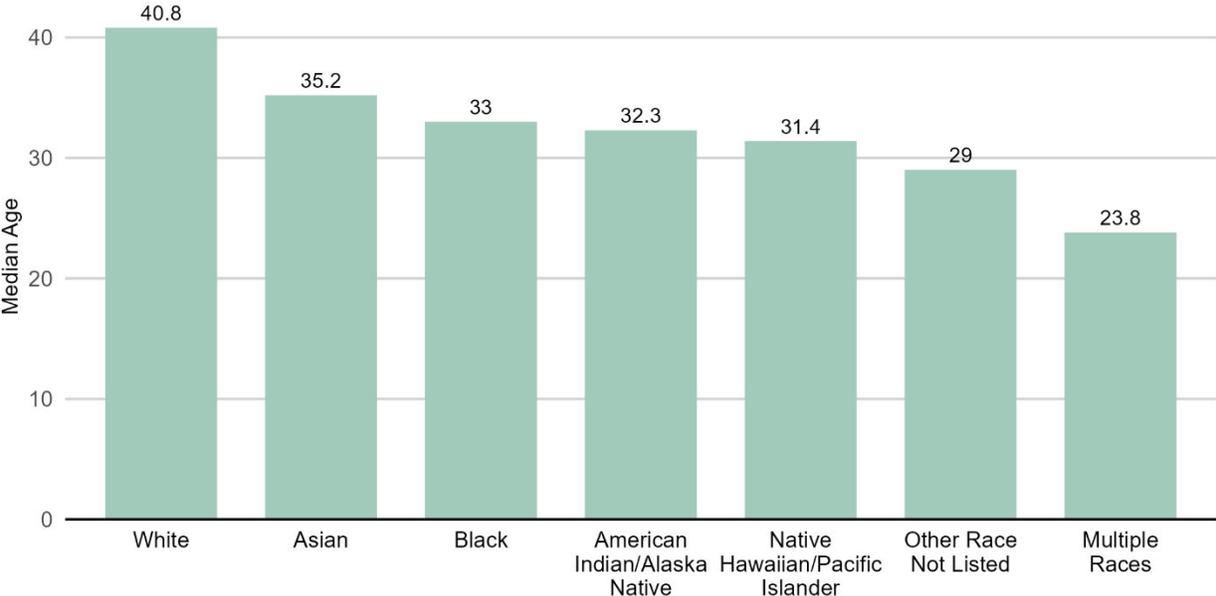
789

790 **Age by race and ethnicity**
 791 As shown in Figure 10, Black, Indigenous, and People of Color King County residents are
 792 significantly younger than White King County residents.¹¹¹ The median age of a White resident
 793 is 40.8 years old, whereas the median age of other racial groups is between five to 17 years
 794 younger.¹¹² People of multiple races are the youngest population in King County, with a median
 795 age of 23.8 years old.¹¹³

796
 797 *Figure 10: Median Age by Race in King County*

King County Median Age by Race

5-year ACS 2016-2020

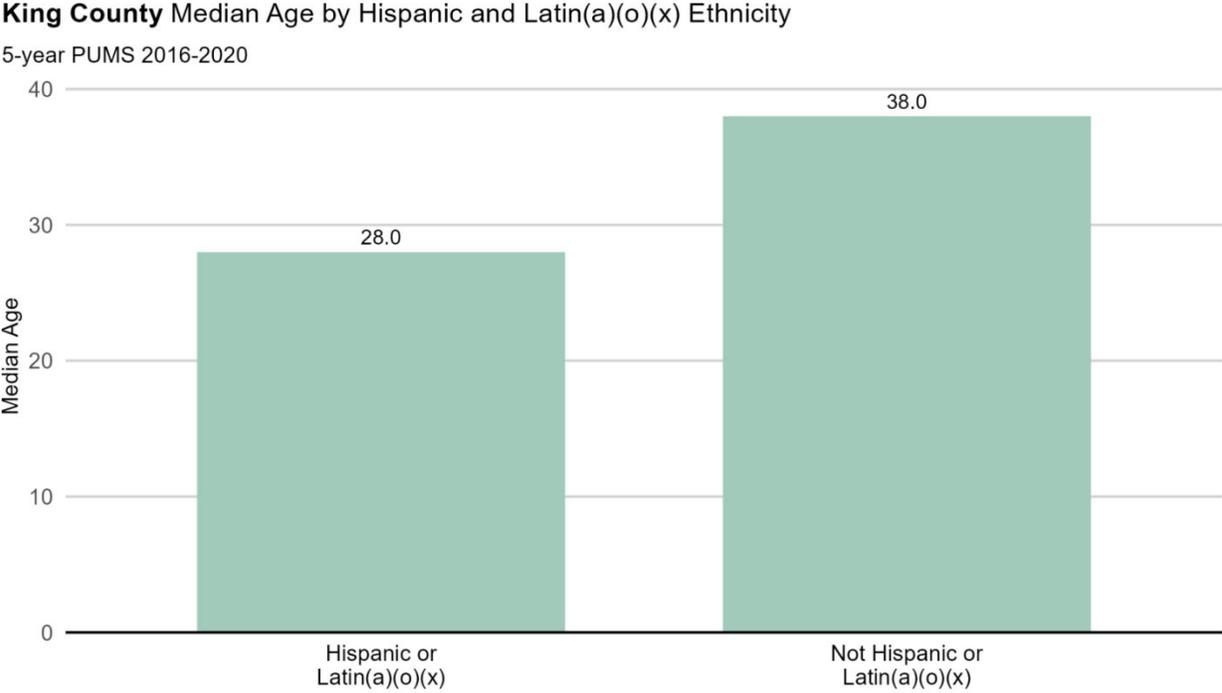


798
 799
 800

¹¹¹ U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*
¹¹² U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*
¹¹³ U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*

801 Figure 11 compares the median age of the King County population by Hispanic or Latin(a)(o)(x)
802 Ethnicity. The median age of the Hispanic or Latin(a)(o)(x) population is 28 years old,
803 approximately 10 years younger than the Not Hispanic/ Latin(a)(o)(x) population, which has a
804 median age of 38 years old.

805
806 *Figure 11: King County Median Age by Hispanic and Latin(a)(o)(x) Ethnicity*



807
808
809

810 *Immigration Status*

811 The U.S. Census and other data sources provide limited data on citizenship and immigration
812 status, none of which is specific to unincorporated King County. Approximately 23.7 percent of
813 King County residents were born outside of the United States.¹¹⁴ Since 2010, King County has
814 had the third largest increase in residents born outside the United States among all counties in
815 the country.¹¹⁵ The most common countries these residents were born in are India, China, and
816 Mexico.¹¹⁶ In 2019, 6.5 percent of refugees coming to the United States (1,947) resettled in
817 Washington, the second most common state for refugees.¹¹⁷ Approximately half of refugees
818 who come to Washington settle in King County.¹¹⁸

819
820 Approximately 28.3 percent (158,727 residents) and 20.8 percent (41,410 residents) of King
821 County and unincorporated King County speak a language other than English at home,
822 respectively.¹¹⁹ Most residents who speak a language other than English at home have English
823 proficiency.¹²⁰ Approximately 5.8 percent of King County residents and 3.9 percent of
824 unincorporated King County residents have limited English proficiency.¹²¹

825
826 As shown in Figures 12 and 13, Spanish is the second most common language spoken at home
827 after English in both King County (6.6 percent) and unincorporated King County (5.7 percent).¹²²
828 A higher proportion of King County residents (4.4 percent) speak Chinese, including Mandarin
829 and Cantonese, than in unincorporated King County (1.9 percent).¹²³ A higher proportion of
830 unincorporated King County residents speak Vietnamese (2 percent) and Slavic languages (2.1
831 percent) compared to King County (1.7 percent and 1.9 percent, respectively).¹²⁴

832
833

¹¹⁴ U.S. Census Bureau. (2022). *Native and Foreign-Born Populations, 5-year ACS 2016-2020*.

¹¹⁵ Balk, G. (2019, January 14). New milestone in King County: Immigrant population tops 500,000. *The Seattle Times*. [\[link\]](#)

¹¹⁶ Balk, G. (2019, January 14). New milestone in King County: Immigrant population tops 500,000. *The Seattle Times*. [\[link\]](#)

¹¹⁷ U.S. Department of State. (2020). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2021*. [\[link\]](#)

¹¹⁸ Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. [\[link\]](#)

¹¹⁹ U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

¹²⁰ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

¹²¹ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

¹²² U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

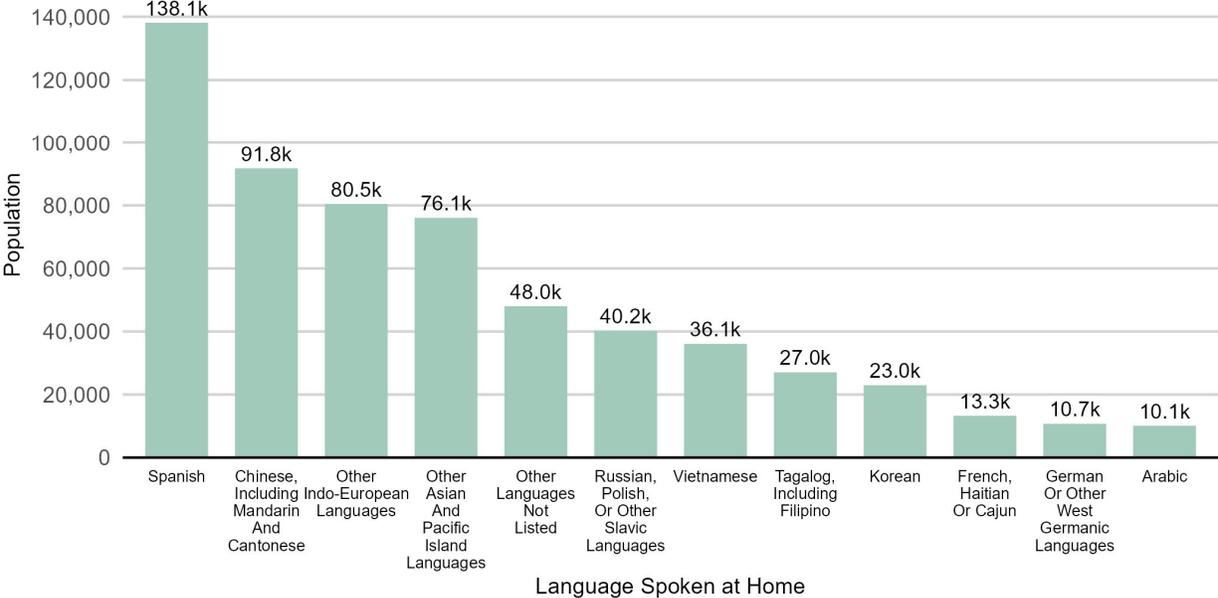
¹²³ U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

¹²⁴ U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

834 *Figure 12: Population by Non-English Language Spoken at Home in King County*

King County Population by Non-English Language Spoken at Home

5-year ACS 2016-2020

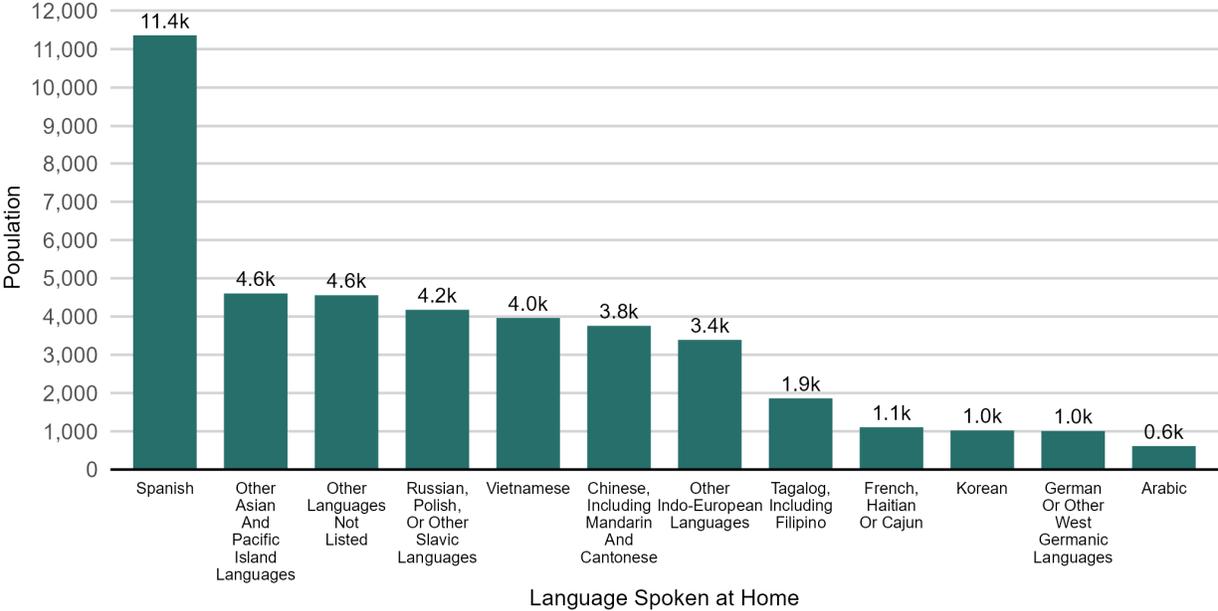


835
836

Figure 13: Population by Non-English Language Spoken at Home in Unincorporated King County

Unincorporated King County Population by Non-English Language Spoken at Home

5-year ACS 2016-2020



837

838 *Disability Status*

839 Approximately 9.8 percent (215,852) and 10.8 percent (22,909) of residents in King County and
840 unincorporated King County have a disability, respectively. For the purposes of this analysis,
841 disability is categorized in five ways:¹²⁵

- 842 1. hearing difficulty, meaning an individual is deaf or has serious difficulty hearing;
- 843 2. vision difficulty, meaning an individual is blind or has serious difficulty seeing even when
844 wearing glasses;
- 845 3. cognitive difficulty, meaning an individual has a serious difficulty concentrating,
846 remembering, or making decisions due to a physical, mental, or emotional condition;
- 847 4. ambulatory difficulty, meaning an individual has a serious difficulty walking or climbing
848 stairs; or
- 849 5. self-care difficulty, meaning an individual has difficulty dressing or bathing.

850 As shown in Figures 14 and 15, King County residents and unincorporated King County
851 residents with disabilities (99,525 and 10,187 residents, respectively) are most likely to have
852 ambulatory difficulty.¹²⁶ Cognitive disabilities are the second most common disability type in both
853 King County and unincorporated King County.¹²⁷ The least common disability type in both King
854 County and unincorporated King County is vision difficulty.¹²⁸ Urban unincorporated King County
855 has a higher rate of residents with disabilities compared to rural unincorporated King County
856 (12.1 percent and 10.3 percent of residents, respectively).¹²⁹
857

¹²⁵ U.S. Census Bureau. (2020). *American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions*. [\[link\]](#)

¹²⁶ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

¹²⁷ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

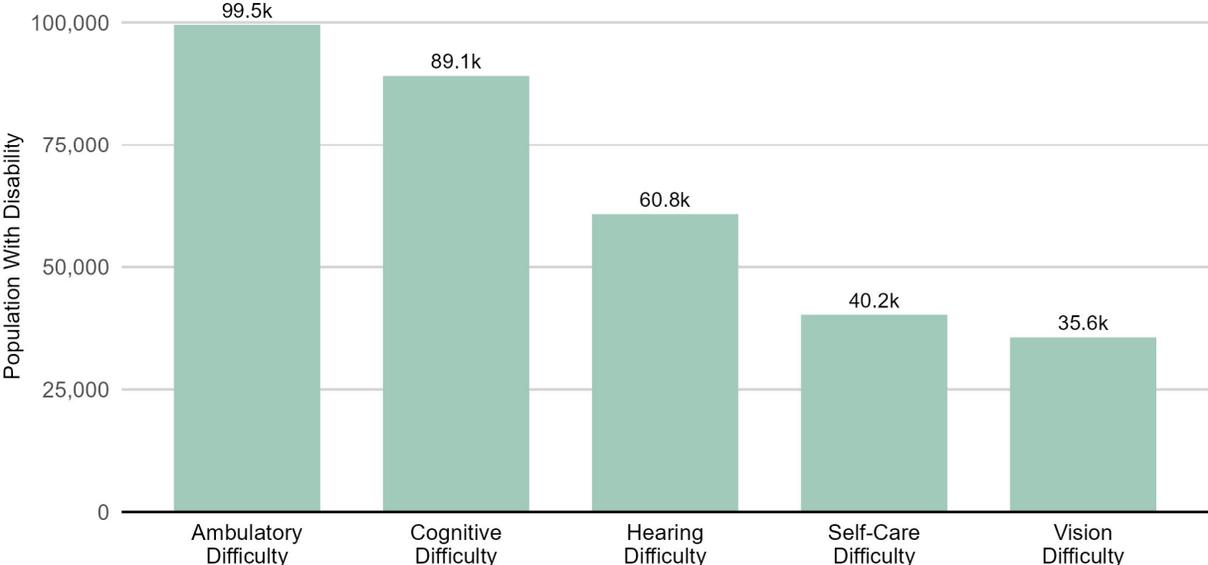
¹²⁸ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

¹²⁹ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

858 *Figure 14: King County Population with Disabilities by Disability Type*

King County Population With a Disability by Disability Type

5-year ACS 2016-2020



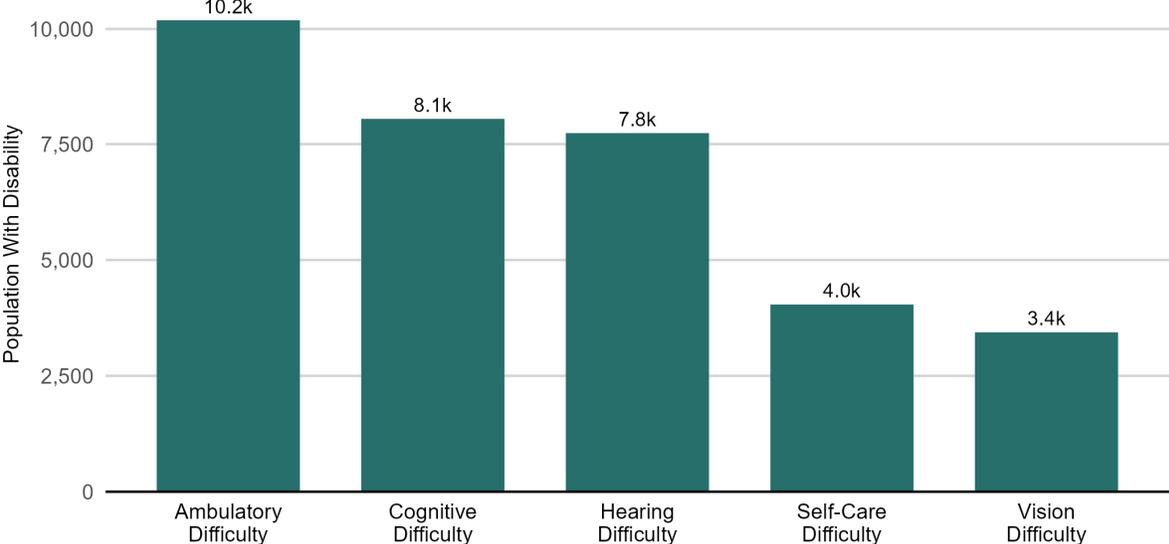
Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

859
860

861 *Figure 15: Unincorporated King County Population with Disabilities by Disability Type*

Unincorporated King County Population With a Disability by Disability Type

5-year ACS 2016-2020



Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

862
863
864

865 *Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Communities*

866 The 2020 U.S. Census does not provide a significant amount of data about the LGBTQ+
867 community. The 2020 Census only asked respondents about their sex, with two answers: male
868 or female, which does not necessarily reflect respondents' gender identity.¹³⁰ According to the
869 Census, 106,176 (50.1 percent) of unincorporated King County residents identified as female
870 and 105,722 (49.9 percent) of unincorporated King County identified as male.¹³¹

871
872 The 2020 Census did not directly ask respondents about their sexual orientation and instead
873 asked if they were in a same-sex relationship.¹³² Unincorporated King County had a lower rate
874 of people in same-sex relationships (1.1 percent) compared to King County as a whole (2.8
875 percent).¹³³ This is likely an undercount of the rate of people who identify as lesbian, gay,
876 bisexual, or queer because this data does not capture single people or LGBTQ+ people in
877 opposite sex relationships.

878
879 *People Experiencing Homelessness*

880 The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to do a
881 Point-in-Time (PIT) count to determine the number of people experiencing sheltered and
882 unsheltered homelessness in a single night.¹³⁴ This is an undercount of the total homeless
883 population over a given year, as it is only recorded on a single night, but reveals important
884 demographic information about who experiences homelessness in King County. While the PIT
885 has traditionally been conducted as a one-night census by volunteers in January, in 2022, the
886 King County Regional Homelessness Authority received a methodological exception to conduct
887 the count differently. They relied on respondent driven sampling and multiple list methods,
888 which were used by their statisticians to calculate the number of people experiencing
889 unsheltered homelessness.¹³⁵ The 2022 PIT found 13,368 individuals experiencing
890 homelessness, a 13.8 percent increase from the 2020 PIT count (11,751 individuals).¹³⁶ The
891 2022 PIT revealed 57 percent of people experiencing homelessness were unsheltered, a 10
892 percent increase from the 2020 PIT.¹³⁷

893
894 In 2021, King County analyzed newly integrated data systems that collect information from
895 people served by social services to assess the number of people experiencing homelessness
896 more accurately than the PIT.¹³⁸ Using this data, King County estimated that approximately
897 40,800 people in 2020 and 45,300 people in 2019 experienced homelessness at some point in
898 the year.¹³⁹ Approximately 33.1 percent of these individuals in 2020 and 43 percent of these
899 individuals in 2019 entered the homeless response system for the first time.¹⁴⁰ The King County

¹³⁰ U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

¹³¹ U.S. Census Bureau. (2022). *Sex, 5-year ACS 2016-2020*.

¹³² U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

¹³³ U.S. Census Bureau. (2022). *Relationship Status of Household Heads, 5-year ACS 2016-2020*.

¹³⁴ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

¹³⁵ King County Regional Homelessness Authority. (2022). *Point in Time Count*. [\[link\]](#)

¹³⁶ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

¹³⁷ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

¹³⁸ King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

¹³⁹ King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

¹⁴⁰ King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

900 Regional Homelessness Authority (KCRHA) uses the homelessness count from King County,
901 not the PIT, to plan their work.¹⁴¹
902

903 **Household Characteristics**

904 This section provides information about King County and unincorporated King County
905 households, including:

- 906 • household count, size, and tenure;
- 907 • demographics of renters and homeowners;
- 908 • household types;
- 909 • overcrowding;
- 910 • income;
- 911 • cost burden; and
- 912 • poverty level.

913 *Household Count, Size, and Tenure*

914 As of 2021, King County has 924,763 households.¹⁴² Unincorporated King County households
915 represent 8.6 percent of these households (77,761). Figures 16 and 17 show the number of
916 households by size and tenure in King County and unincorporated King County. The largest
917 share of households in both King County and unincorporated King County live in two-person
918 households (34 percent and 37.4 percent respectively).¹⁴³ One-person households in King
919 County are more likely to be renters rather than homeowners. King County households with two
920 or more people are more likely to be homeowners than renters. Unincorporated King County
921 residents are more likely to be homeowners, regardless of the size of their household. Most
922 King County households own their home (56.5 percent) rather than rent (43.5 percent).¹⁴⁴
923 Homeownership rates are much higher in unincorporated King County than the county as a
924 whole, with 63,777 households living in a home they own (82.1 percent) and only 13,894
925 households renting (17.9 percent).¹⁴⁵
926

¹⁴¹ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

¹⁴² U.S. Census Bureau. (2021). 1-year ACS 2021..

¹⁴³ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

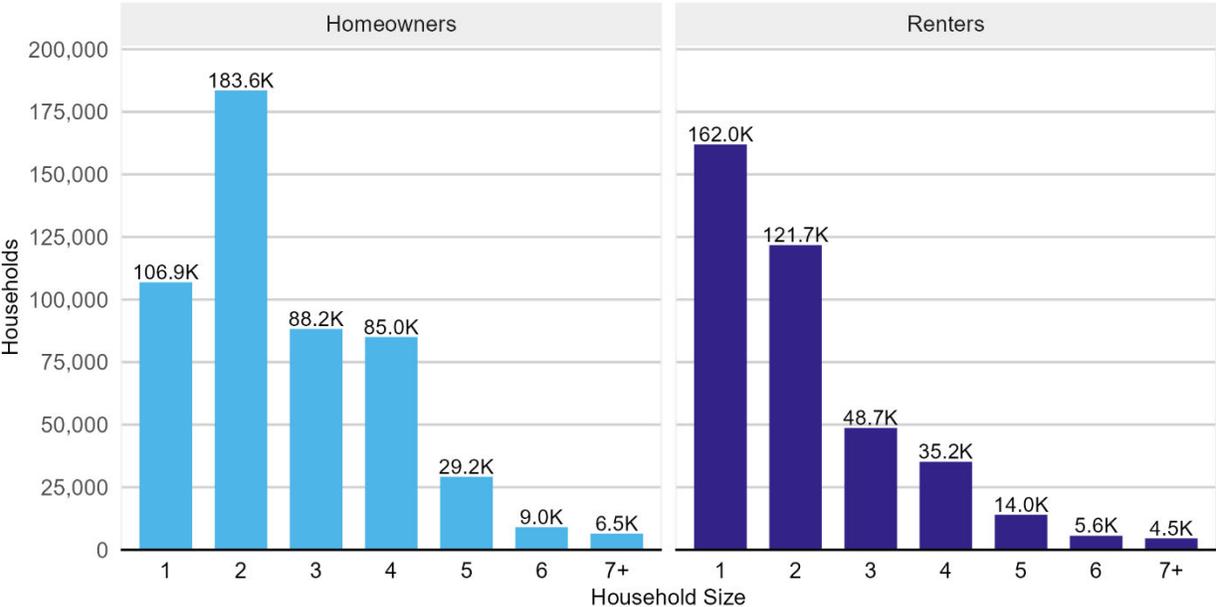
¹⁴⁴ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

¹⁴⁵ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

927 *Figure 16: King County Households by Household Size and Tenure*

King County Households by Household Size and Tenure

5-year ACS 2016-2020

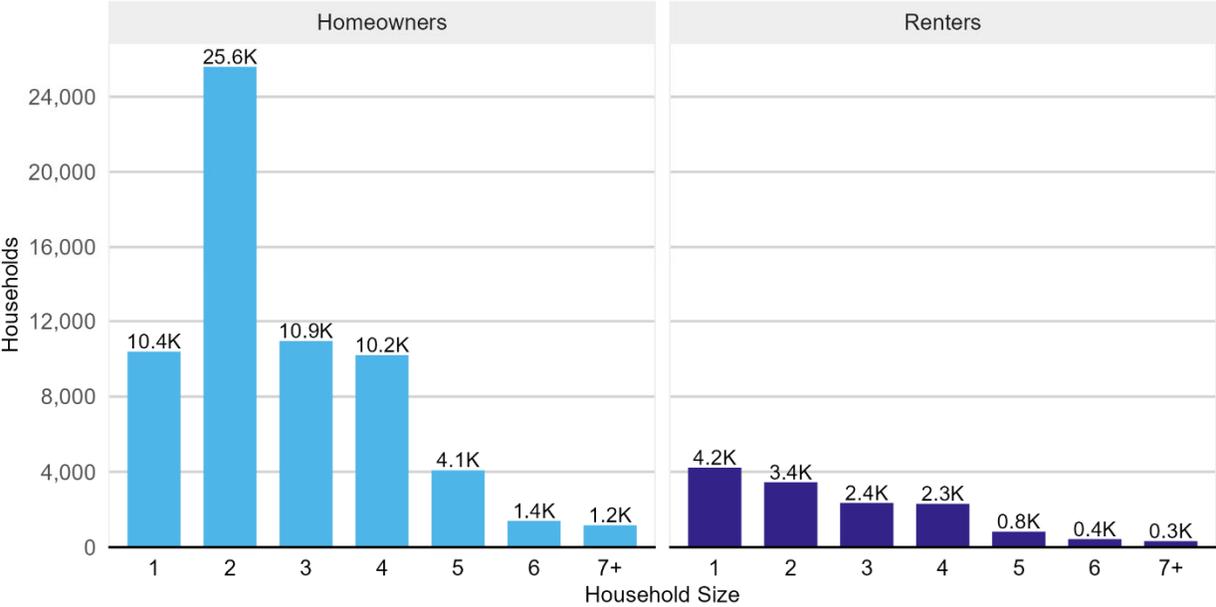


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 929
 930

Figure 17: Unincorporated King County Households by Household Size and Tenure

Unincorporated King County Households by Household Size and Tenure

5-year ACS 2016-2020



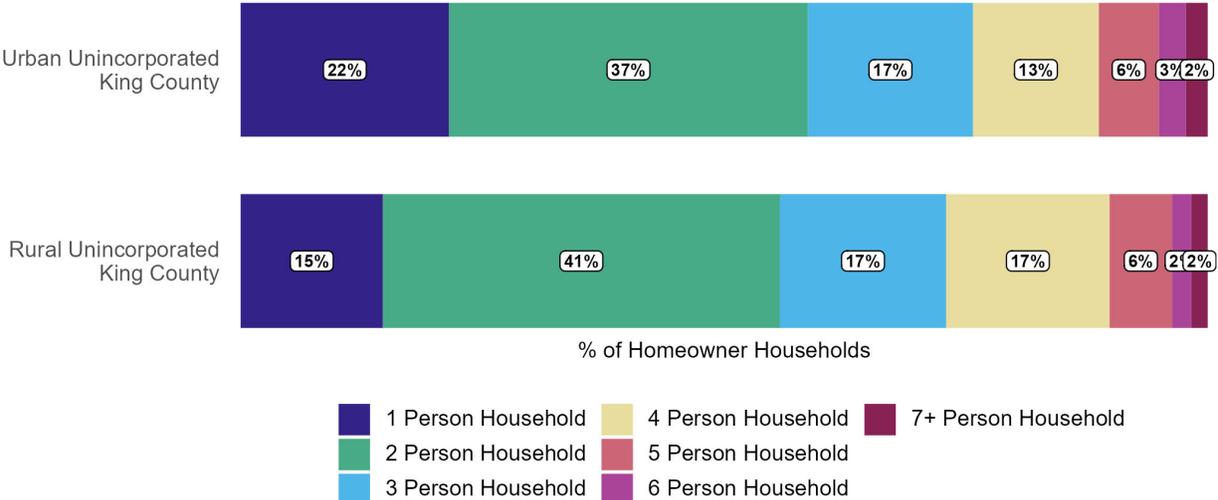
931

932 Most unincorporated King County households (54,177) live in rural areas and approximately a
 933 third of unincorporated King County households (23,494) live in urban areas.¹⁴⁶ As shown in
 934 Figure 18, urban unincorporated King County has a higher rate of homeowner households that
 935 consist of one, six, or seven person households (21.6 percent, 2.8 percent, and 2.2 percent,
 936 respectively) compared to rural unincorporated King County (14.7 percent, two percent, and 1.7
 937 percent, respectively).¹⁴⁷ Rural King County has a higher rate of homeowner households that
 938 consist of two, three, four, and five person households (41 percent, 17.2 percent, 16.9 percent,
 939 and 6.5 percent respectively) compared to urban unincorporated King County (37.1 percent,
 940 17.1 percent, 13 percent, and 6.2 percent respectively).¹⁴⁸

941
 942 *Figure 18: Urban and Rural Unincorporated King County Homeowner Households by Size*

Unincorporated King County Share of Homeowners By Household Size

5-year ACS 2016-2020



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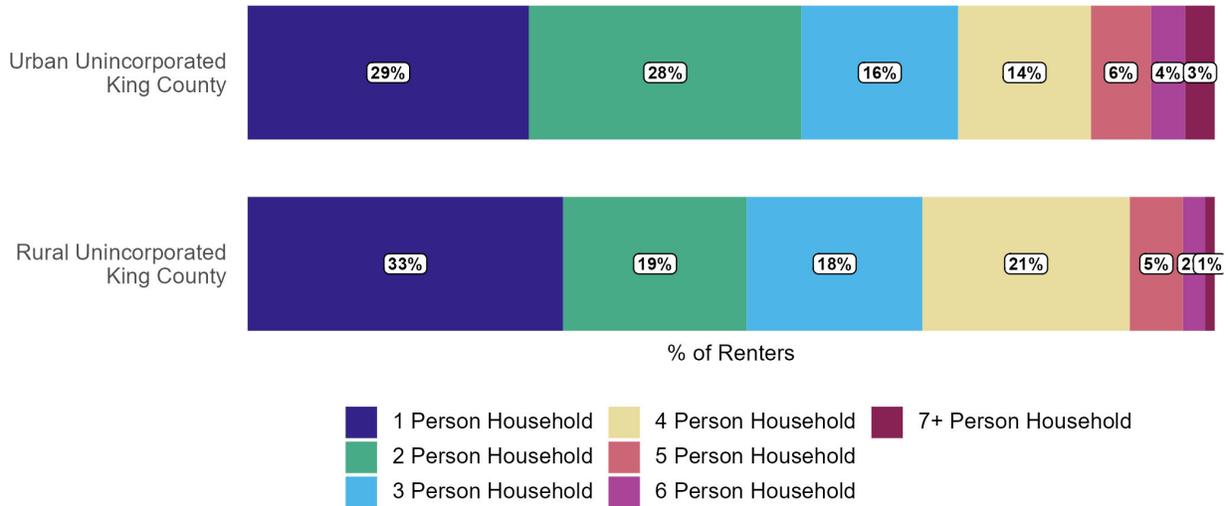
¹⁴⁶ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*
¹⁴⁷ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*
¹⁴⁸ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

945 Figure 19 shows the share of renter households by household size divided between the rural
 946 and urban areas. Rural unincorporated King County has a higher rate of one person renter
 947 households (32.6 percent) than urban unincorporated King County (29.1 percent).¹⁴⁹ This may
 948 be because of a combination of several factors. On average, rural unincorporated King County
 949 residents are older than in urban unincorporated areas. Additionally, rent is lower in rural
 950 unincorporated King County than urban unincorporated King County. Residents may be able to
 951 both afford to live alone and not have children or other family members that live with them. Rural
 952 unincorporated King County has a higher rate of three- and four-person renter households than
 953 urban unincorporated King County.¹⁵⁰ Urban unincorporated King County has a higher rate of
 954 five, six, and seven-person renter households.¹⁵¹

955 *Figure 19: Share of Renters by Household Size in Unincorporated King County*

Unincorporated King County Share of Renters By Household Size

5-year ACS 2016-2020



957
 958
 959

¹⁴⁹ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

¹⁵⁰ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

¹⁵¹ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

960 *Household types*

961 For the purposes of the CHAS data analysis, HUD categorizes household types into the
962 following:¹⁵²

- 963 • elderly family households which contain two related people, with either or both 62 years
964 old or older;
- 965 • small family households which contain two people with neither person 62 years old or
966 older or three or four people;
- 967 • large family households which contain five or more family members;
- 968 • elderly non-family households which contain two non-related people who are 62 years
969 old or older; and
- 970 • other households which contain non-related people.

971 As shown in Figures 20 and 21, the largest household type in both King County as a whole and
972 unincorporated King County are small family households (42.3 percent and 48.4 percent
973 respectively).¹⁵³ Other households consist of more than a quarter of King County households.¹⁵⁴
974 The cost of housing, as well as the large student body of University of Washington (60,081
975 students) likely contributes to the number of households consisting of unrelated roommates.¹⁵⁵
976 Unincorporated King County's population is older than the countywide population, so
977 unincorporated King County households are more likely to consist of elderly family or non-
978 elderly family households and less likely to consist of other households than in King County as a
979 whole.
980

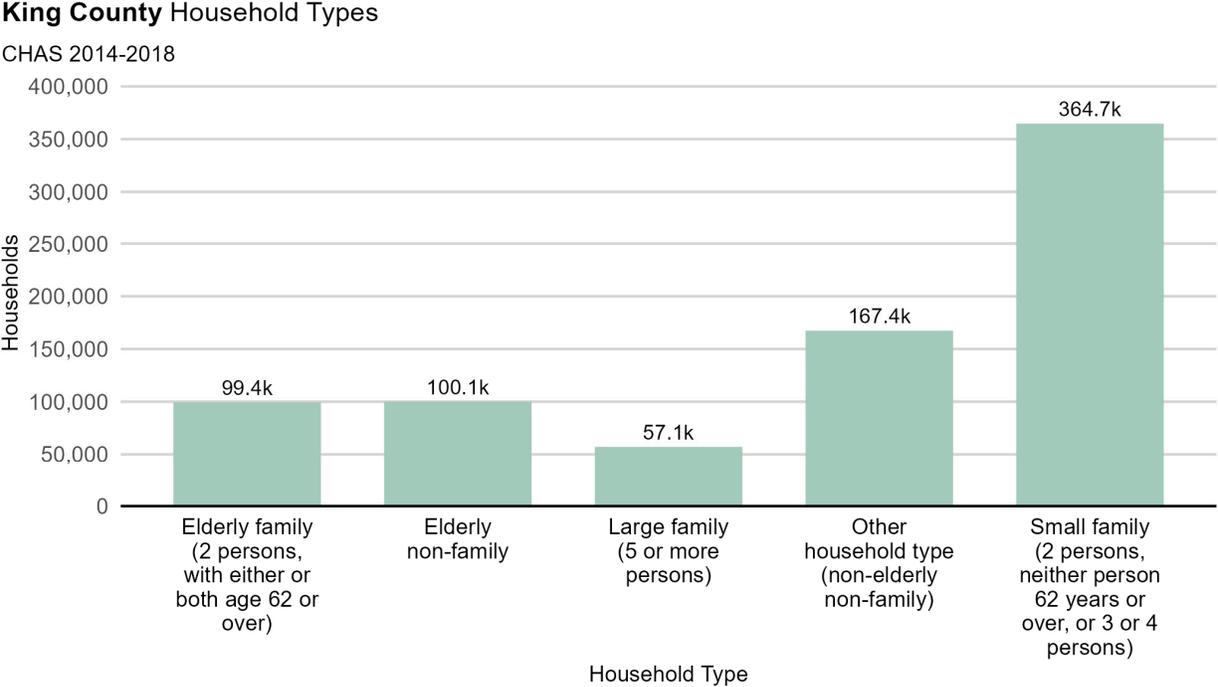
¹⁵² U.S. Department of Housing and Urban Development. (2021). *CHAS Data Documentation* [\[link\]](#)

¹⁵³ U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.

¹⁵⁴ U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.

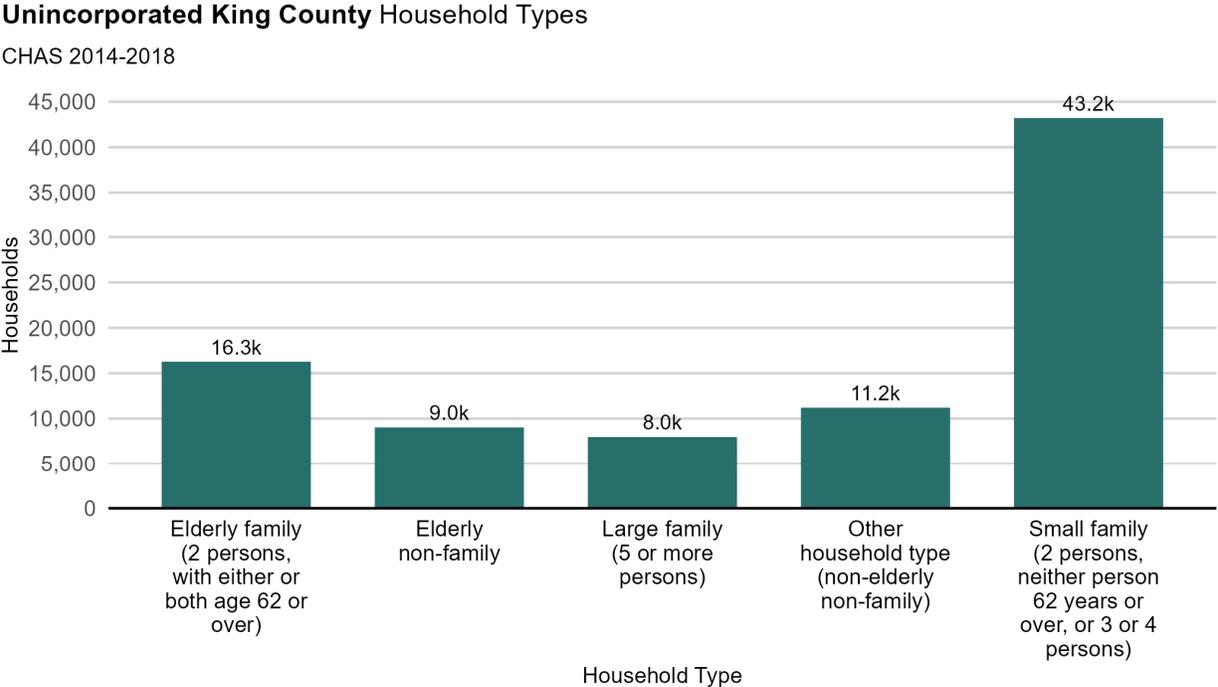
¹⁵⁵ University of Washington. (2022, October 14). *UW's 2022 entering class is largest and most diverse*. [\[link\]](#)

981 *Figure 20: Household Types in King County*
 982



983
 984

985 *Figure 21: Household Types in Unincorporated King County*



986

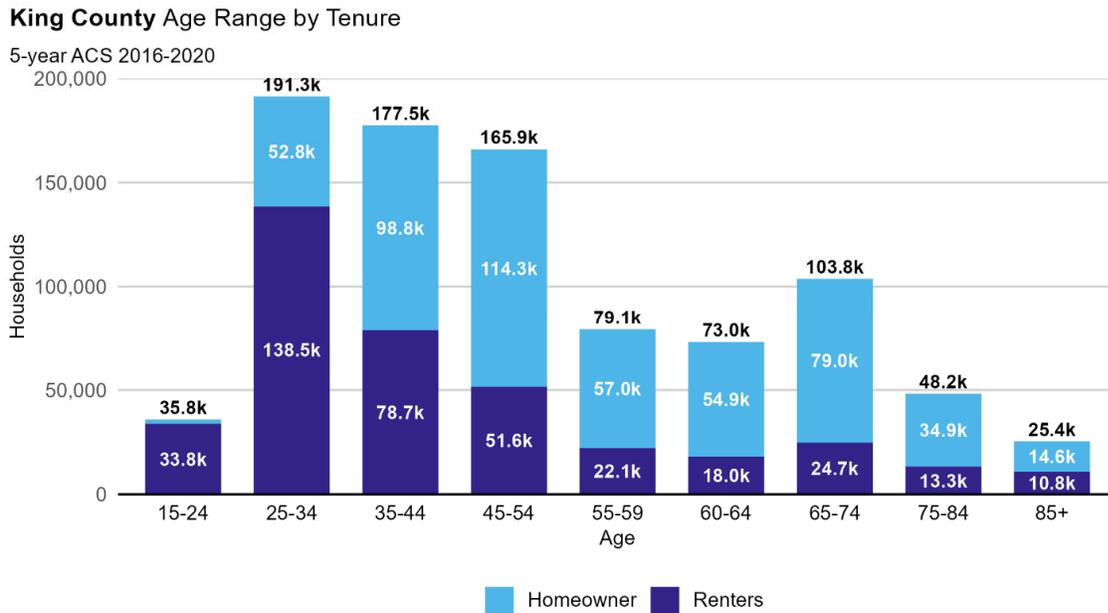
987 *Demographics of Renters and Homeowners*

988 *Age of renters and homeowners*

989 The U.S. Census Bureau collects information on the age of the person in whose name the
990 housing unit is owned or rented by, known as the “householder.” As shown in Figures 22 and
991 23, householders over 35 years old countywide and over 25 years old in unincorporated King
992 County are more likely to be homeowners.¹⁵⁶ Homeownership peaks for householders aged 60
993 to 64 years old countywide, with 75.3 percent of householders in this age range owning a
994 home.¹⁵⁷ As householders age in unincorporated King County, they are more likely to be
995 homeowners, peaking at 94.1 percent of unincorporated King County householders aged 85
996 years old or older owning a home.¹⁵⁸ King County householders over the age of 85 are
997 significantly more likely to be renters (42.6 percent) than householders within the same age
998 range in unincorporated King County (5.9 percent).¹⁵⁹ This disparity may be explained a smaller
999 sample size in unincorporated King County and the relative lack of multifamily housing designed
1000 for seniors in unincorporated King County.

1001
1002 Countywide, householders 15 to 34 years old are more likely to rent than own, while only
1003 householders 15 to 24 are more likely to rent in unincorporated King County. Approximately 62
1004 percent of householders 25 to 34 years old own their home in unincorporated King County, a
1005 rate twice as high as the homeownership rate among householders in the same age range in
1006 King County.¹⁶⁰

1007
1008 *Figure 22: King County Age Range by Tenure*



1009

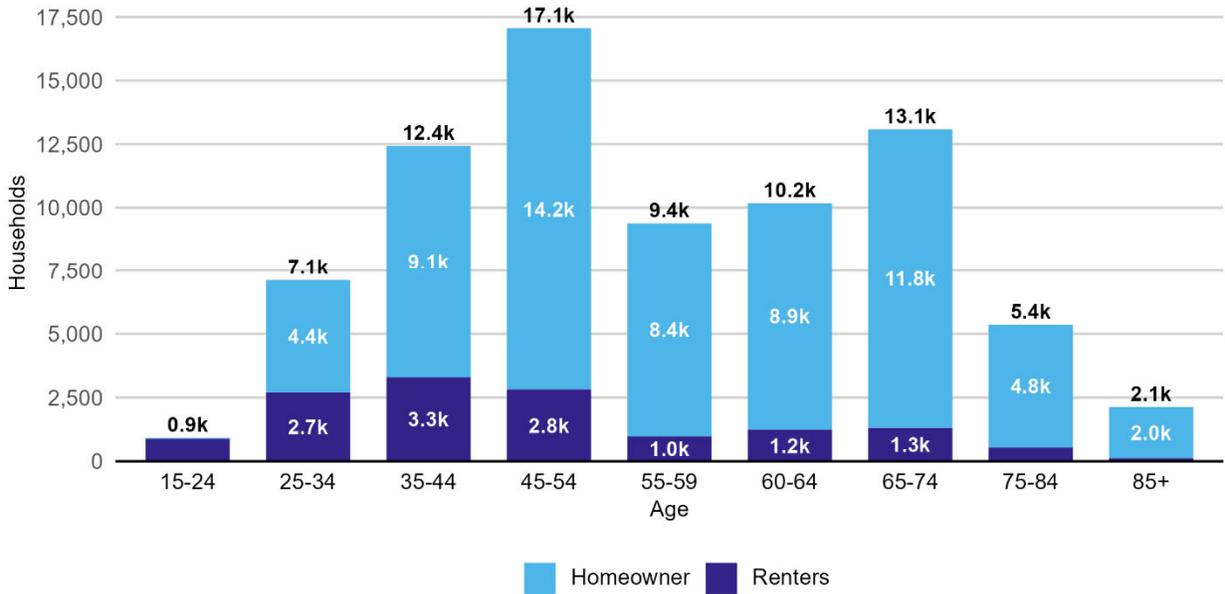
¹⁵⁶ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*
¹⁵⁷ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*
¹⁵⁸ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*
¹⁵⁹ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*
¹⁶⁰ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

1010

1011 *Figure 23: Unincorporated King County Age Range by Tenure*

Unincorporated King County Age Range by Tenure

5-year ACS 2016-2020



1012

1013 *Race and ethnicity of renters and homeowners*

1014 As shown in Figures 24 and 25, across all races, households are more likely to own their homes
1015 in unincorporated King County than in King County as a whole.¹⁶¹ In King County and
1016 unincorporated King County, most White households (61.2 percent and 88 percent,
1017 respectively) and Asian households (57.7 percent and 74.9 percent of households) own their
1018 homes.¹⁶² In King County and unincorporated King County, Black households (72.2 percent and
1019 56.8 percent, respectively) and households of races not listed (68.1 percent and 60.5 percent)
1020 are more likely to rent than own their homes.¹⁶³

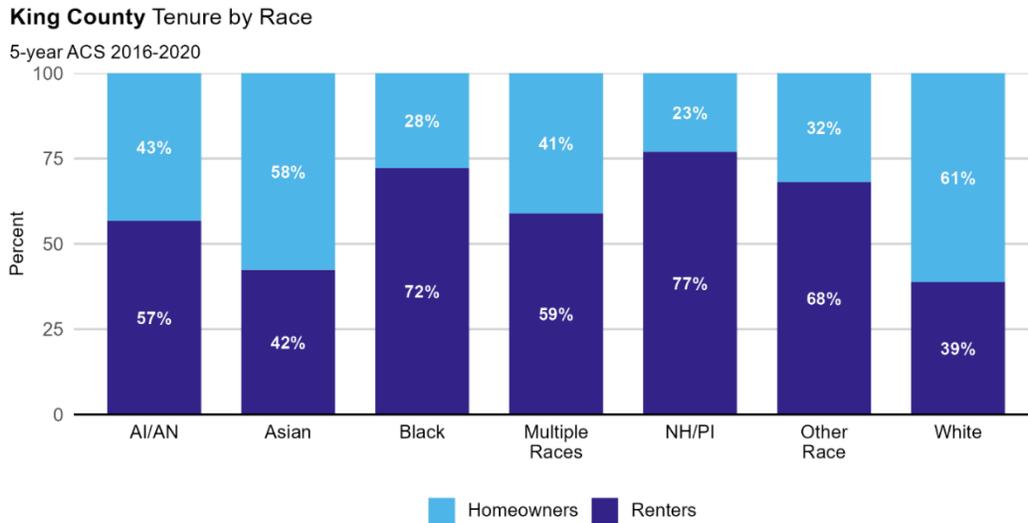
1021

1022 Most American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Multi-Racial
1023 households in unincorporated King County own their homes (52.5 percent, 81.2 percent, and
1024 66.4 percent, respectively).¹⁶⁴ Native Hawaiian/Pacific Islander households are nearly four
1025 times more likely to own their home in unincorporated King County than countywide.¹⁶⁵
1026 Unincorporated King County skews older than the countywide population, so it is possible
1027 unincorporated King County households bought their homes before housing costs increased
1028 significantly in the region.¹⁶⁶ In addition, there was significant immigration from Hawaii and
1029 Samoa before and during the mid-20th century, when homes were more affordable and before

¹⁶¹ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*
¹⁶² U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*
¹⁶³ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*
¹⁶⁴ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*
¹⁶⁵ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*
¹⁶⁶ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

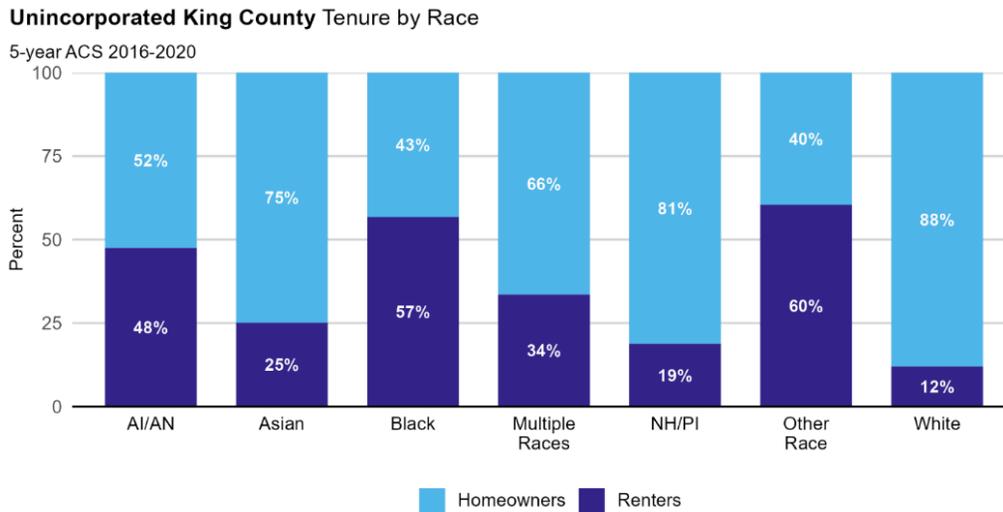
1030 much of the rental housing in this region was constructed, which may be a factor in the
1031 unincorporated King County homeownership rate of these communities.^{167,168}

1032
1033 *Figure 24: Tenure by Race in King County*



AI/AN is American Indian/Alaska Native
NH/PI is Native Hawaiian/Pacific Islander

1034
1035
1036 *Figure 25: Tenure by Race in Unincorporated King County*



AI/AN is American Indian/Alaska Native
NH/PI is Native Hawaiian/Pacific Islander

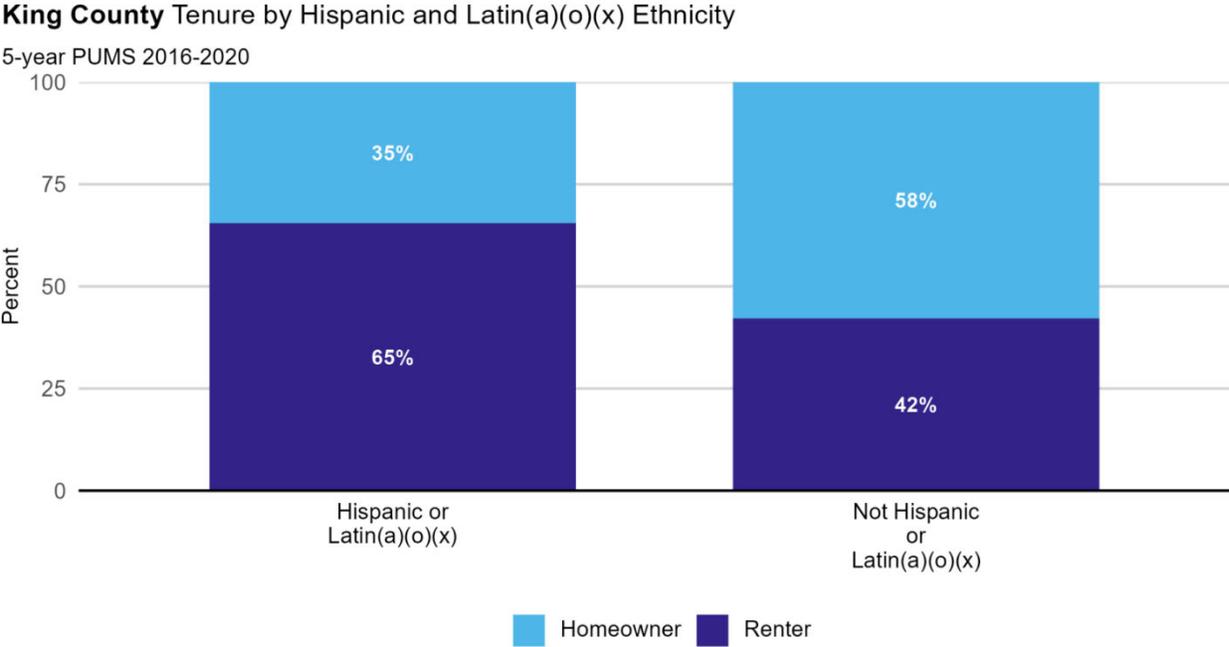
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¹⁶⁷ Barman, Jean and McIntyre Watson, Bruce. (2006). *Leaving Paradise: Indigenous Hawaiians in the Pacific Northwest, 1787-1898*. [\[link\]](#)

¹⁶⁸ Kemezis, K. (2010, November 29). Samoan Community (Seattle). *Historylink*. [\[link\]](#)

1040 Figures 26 and 27 compare King County and unincorporated King County tenure by Hispanic
 1041 and Latin(a)(o)(x) ethnicity. Approximately 65 percent of Hispanic or Latin(a)(o)(x) King County
 1042 residents rent, a higher rate than the 42 percent of Not Hispanic or Latin(a)(o)(x) King County
 1043 residents who rent.¹⁶⁹ More than half of Not Hispanic or Latin(a)(o)(x) King County residents (58
 1044 percent) own a home, compared to only 35 percent of Hispanic or Latin(a)(o)(x) King County
 1045 residents who own a home.¹⁷⁰ Hispanic or Latin(a)(o)(x) unincorporated King County residents
 1046 have a higher rate of homeownership than Hispanic or Latin(a)(o)(x) residents countywide (49
 1047 percent compared to 35 percent).¹⁷¹

1048
 1049 *Figure 26: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in King County*



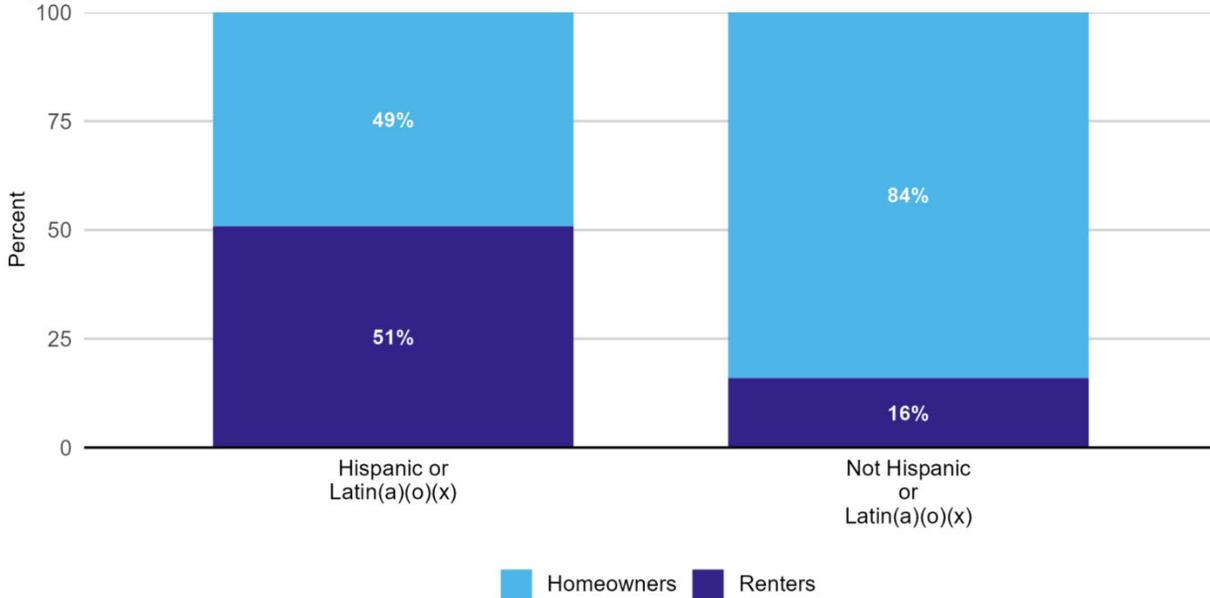
1050 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.

¹⁶⁹ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.
¹⁷⁰ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.
¹⁷¹ U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.

1051 *Figure 27: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County*

Unincorporated King County Tenure by Hispanic and Latin(a)(o)(x) Ethnicity

5-year ACS 2016-2020



1052
 1053 *Disability status of renters and homeowners*

1054 Tens of thousands of households in King County and unincorporated King County have a
 1055 household member with a disability.¹⁷² Disability categories are not mutually exclusive, so it is
 1056 possible the following data has people in multiple categories.¹⁷³ Figures 28 and 29 show the
 1057 tenure by disability status in King County and unincorporated King County, respectively. Among
 1058 all disability types, the rate of homeownership is significantly higher in unincorporated King
 1059 County than in King County.¹⁷⁴ In 2018, approximately 11.8 percent of the households that have
 1060 a member with a disability in King County live in unincorporated King County, a rate higher than
 1061 the overall 8.6 percent of King County households that live in the unincorporated areas.¹⁷⁵

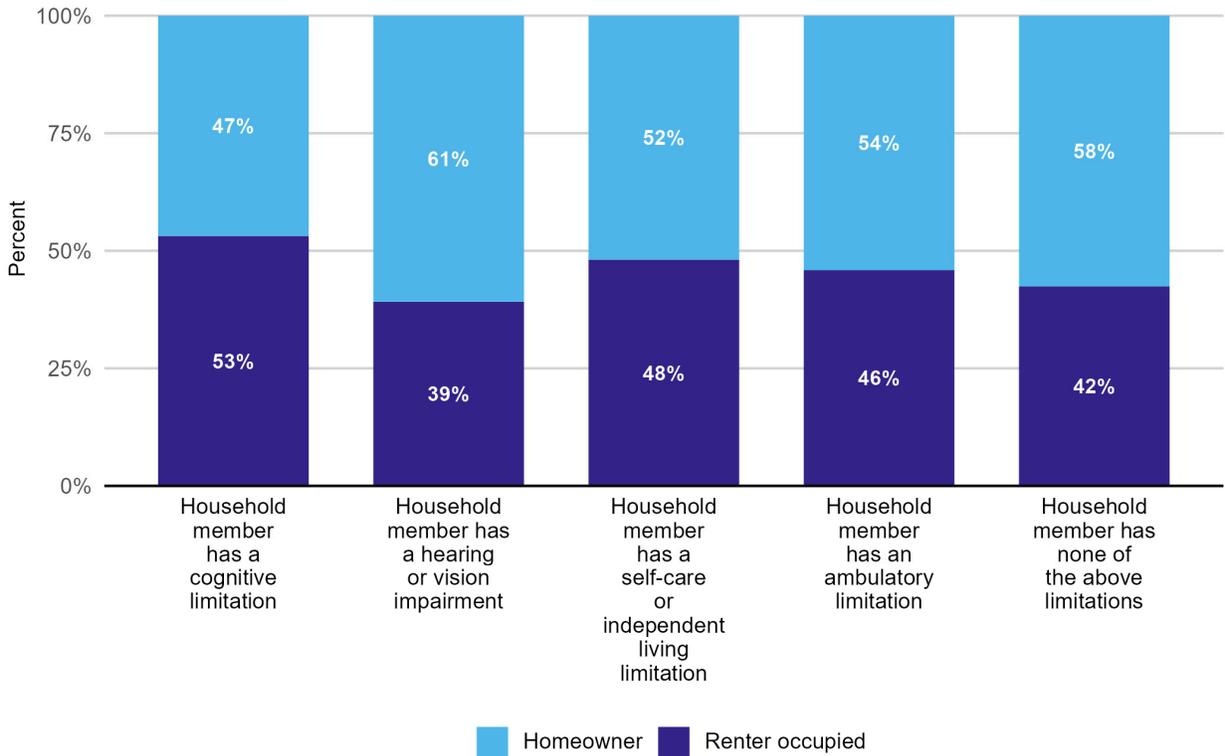
1062
 1063 Most unincorporated King County households with a household member that has a disability are
 1064 homeowners.¹⁷⁶ The second most common disability type in both King County and
 1065 unincorporated King County is cognitive difficulty.¹⁷⁷ Individuals with a cognitive difficulty have
 1066 serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or
 1067 emotional condition. Households with a member that has a cognitive limitation are the most
 1068 likely out of all disability types to rent in King County and unincorporated King County (53.1
 1069 percent and 46.9 percent, respectively).¹⁷⁸

¹⁷² U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁷³ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁷⁴ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁷⁵ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁷⁶ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁷⁷ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.
¹⁷⁸ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

1071 Among households with a member that has a disability, unincorporated King County households
 1072 are more likely than King County households to have a household member with a hearing or
 1073 vision impairment (28.3 percent and 25.2 percent, respectively).¹⁷⁹ This may reflect the higher
 1074 percentage of senior residents in unincorporated King County. Households with a member who
 1075 has a hearing or vision impairment have a higher homeownership rate than the general
 1076 population in both King County and unincorporated King County.¹⁸⁰

1077
 1078 *Figure 28: Tenure by Disability Status in King County*

King County Tenure by Disability Status
 CHAS 2014-2018



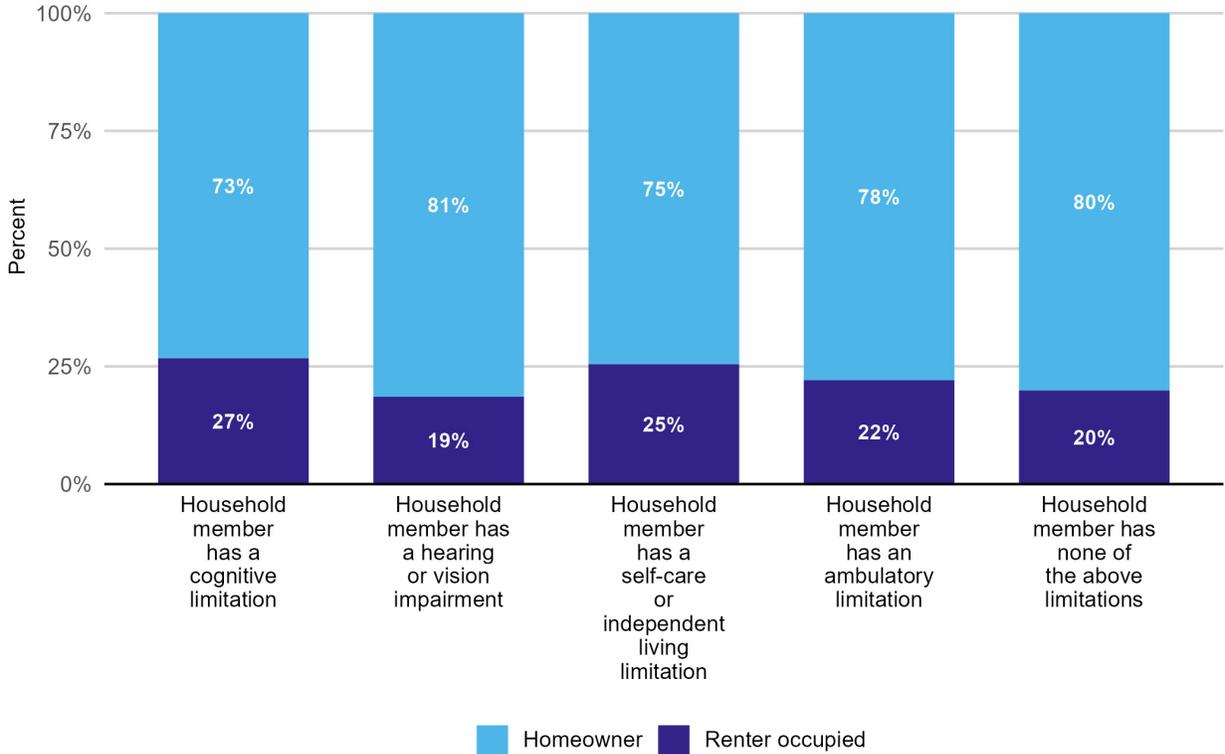
1079

¹⁷⁹ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.
¹⁸⁰ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

1080 *Figure 29: Tenure by Disability Status in Unincorporated King County*

Unincorporated King County Tenure by Disability Status

CHAS 2014-2018



1081
1082 **Overcrowding Estimates**

1083 HUD defines an overcrowded housing unit as one occupied by more than one person per room,
1084 excluding bathrooms and kitchens.¹⁸¹ Severe overcrowding is more than 1.5 persons per room,
1085 excluding bathrooms and kitchens.¹⁸² Approximately 31,715 (3.6 percent) King County
1086 households are overcrowded or severely overcrowded.¹⁸³ The rate of overcrowding or severe
1087 overcrowding is significantly lower in unincorporated King County, at 2.2 percent (1,446
1088 households).¹⁸⁴ The rate of overcrowding in unincorporated King County may be lower than
1089 countywide because housing units in unincorporated King County are larger on average than
1090 countywide, there is more rental housing countywide, and unincorporated King County's older
1091 population may be less likely to have children so may need less space. Approximately 4.9
1092 percent of urban unincorporated King County households are overcrowded, compared to only
1093 1.3 percent of rural unincorporated King County households (1,119 households and 887
1094 households, respectively).¹⁸⁵

1095
1096

¹⁸¹ U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)
¹⁸² U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)
¹⁸³ U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.
¹⁸⁴ U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.
¹⁸⁵ U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

1097 *Household Income*

1098 The area median income is the midpoint income for an area, where half the people have
1099 incomes greater than the median and half the people have incomes below the median.¹⁸⁶ HUD
1100 uses the area median income for a specific metropolitan region to calculate income limits for
1101 affordable housing programs based on household size using a set formula developed by the
1102 agency.¹⁸⁷ Area median income fluctuates annually based on inflation, economic changes, and
1103 other factors. Table 1 shows the income levels by family size. In 2023, the overall median family
1104 income for the King County region is \$134,600.¹⁸⁸ Households earning less than 30 percent
1105 area median income, 50 percent area median income, and 80 percent area median income are
1106 classified as extremely low income, very low income, and low income, respectively.¹⁸⁹

1107
1108 *Table 1: 2023 King County Income Levels by Family Size¹⁹⁰*

Family Size	30% AMI (Extremely Low Income)	50% AMI (Very Low Income)	80% AMI (Low Income)
1 Person	\$28,800	\$47,950	\$70,650
2 People	\$32,900	\$54,800	\$80,750
3 People	\$37,000	\$61,650	\$90,850
4 People	\$41,100	\$68,500	\$100,900
5 People	\$44,400	\$74,000	\$109,000
6 People	\$47,700	\$79,500	\$170,050
7 People	\$51,000	\$84,950	\$125,150
8 People	\$54,300	\$90,450	\$133,200

1109
1110
1111 Figure 30 shows the change in number of households in King County by area median income
1112 level over time. The area median income levels are calculated using the income limits for
1113 different income levels. The population of King County households earning greater than 100
1114 percent area median income has increased approximately 33.3 percent, from about 375,000
1115 households in 2011 to about 500,000 households in 2018.^{191, 192} In the same period, the number
1116 of households earning less than or equal to 100 percent area median income remained at about
1117 the same level.^{193,194} The increase in the number of higher income households is explained both
1118 by new, higher income residents, as well as current residents making more income. More than
1119 half of all households can be above the median household income because HUD uses a series

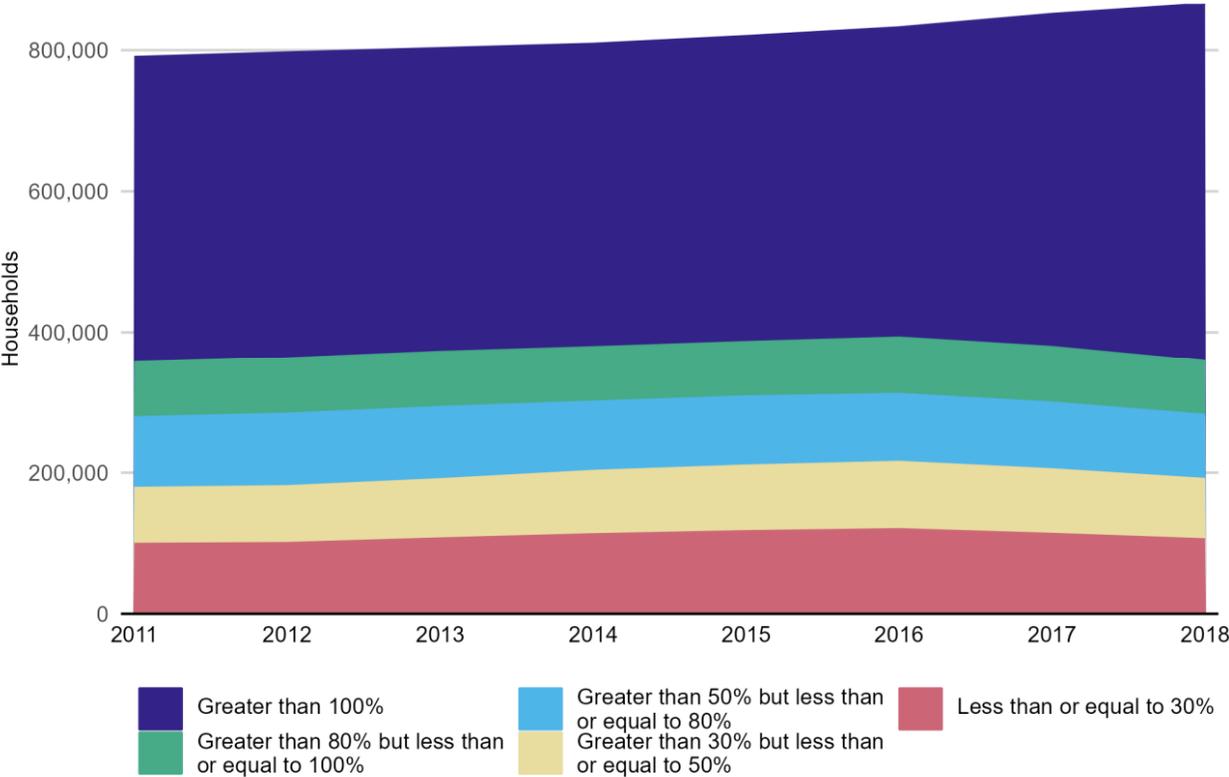
¹⁸⁶ U.S. Census Bureau. (Retrieved 2022, December 27). *Median Household Income*. [\[link\]](#)
¹⁸⁷ U.S. Department of Housing and Urban Development. (Retrieved 2022, December 27). *Methodology for Determining Section 8 Income Limits*. [\[link\]](#)
¹⁸⁸ U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.
¹⁸⁹ U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.
¹⁹⁰ U.S. Department of Housing and Urban Development. (2023). *FY 2023 Income Limits Summary*.
¹⁹¹ U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.
¹⁹² U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.
¹⁹³ U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.
¹⁹⁴ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.

1120 of adjustments and older household income data to set the median income, which causes the
 1121 median figure used in their area median income band definitions to be lower than the un-
 1122 adjusted median.¹⁹⁵

1123
 1124 This increase in higher income households is one of the biggest factors to explain the loss of
 1125 affordable housing over about the past ten years. Demand for housing increases as the
 1126 population increases. An increase in higher income households means there are more people
 1127 who can pay more to live in the area and type of housing of their choice. Private landlords and
 1128 home sellers respond to this increase in high income households by raising prices, especially if
 1129 the housing supply is limited.

1130
 1131 *Figure 30: King County Household Distribution by Area Median Income Levels*

King County Household Distribution by Area Median Income Levels
 CHAS 2007-2011 to CHAS 2014-2018



1132
 1133
 1134

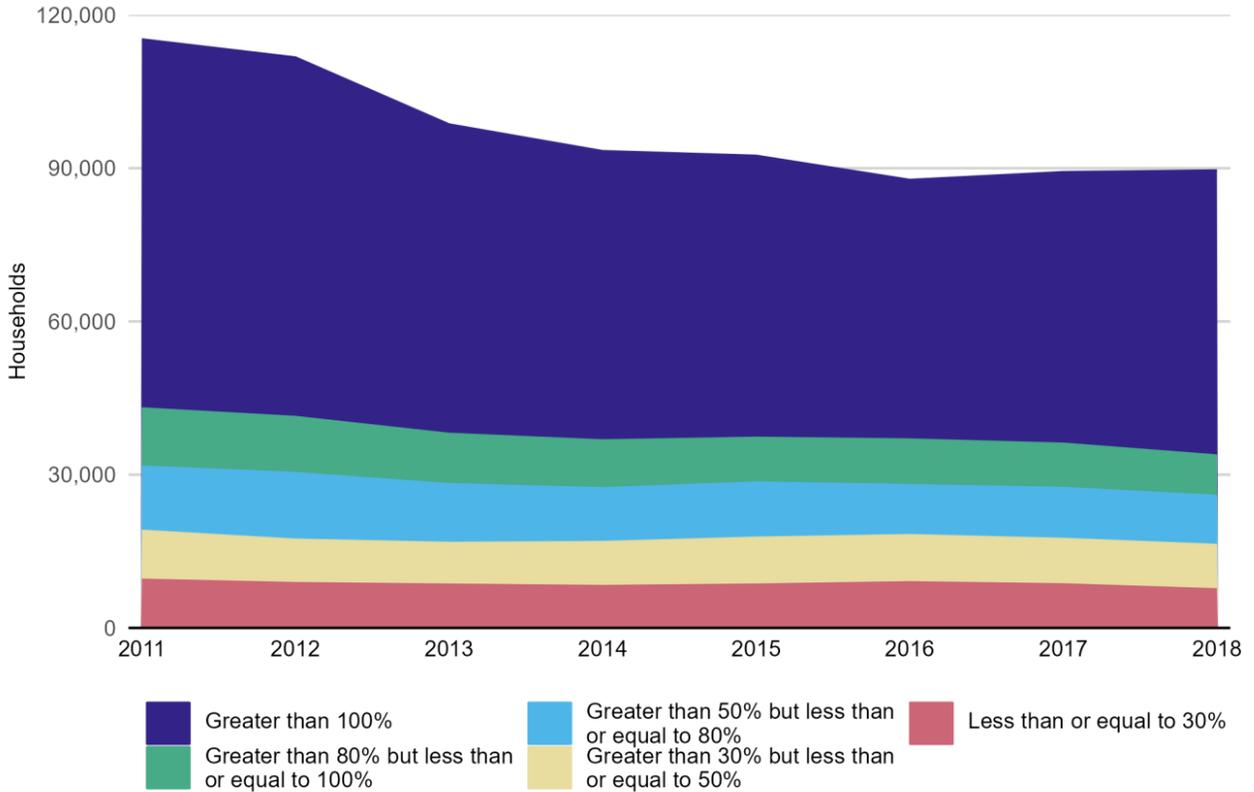
¹⁹⁵ U.S. Department of Housing and Urban Development. *Income Limits*. (2022, April). [\[link\]](#)

1135 Figure 31 shows the change in number of households in unincorporated King County by area
 1136 median income level over time. The population of unincorporated King County households
 1137 earning greater than 100 percent area median income decreased since 2011 to 55,802
 1138 households in 2018.^{196,197} This decrease in higher income households in unincorporated King
 1139 County is explained in part by the annexation of wealthier unincorporated areas into Kirkland,
 1140 Bellevue, and Sammamish.¹⁹⁸

1141
 1142 *Figure 31: Household Distribution by Area Median Income Levels in Unincorporated King County*

Unincorporated King County Household Distribution by Area Median Income Levels

CHAS 2007-2011 to CHAS 2014-2018



1143
 1144
 1145

¹⁹⁶ U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI Levels, CHAS 2007-2011*.

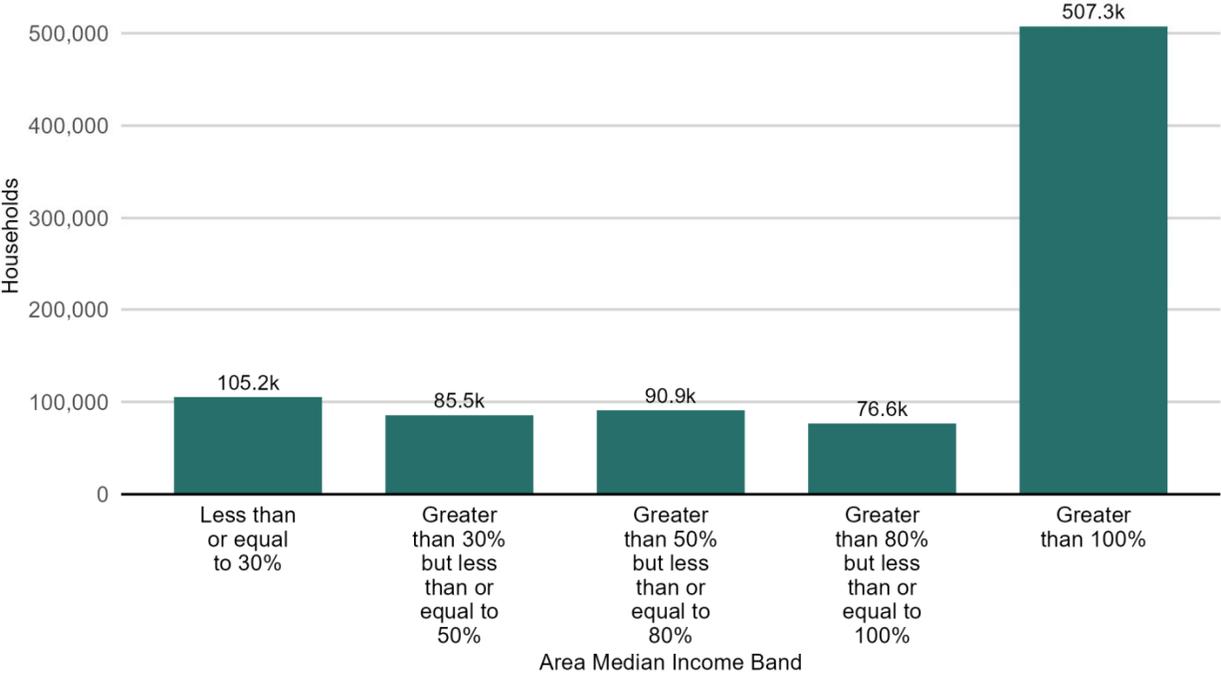
¹⁹⁷ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

¹⁹⁸ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

1146 As shown in Figures 32 and 33, between 2014 and 2018, more than half of households in King
 1147 County and unincorporated King County earned greater than 100 percent area median income,
 1148 as defined by HUD in their Comprehensive Housing Affordability Strategy (CHAS) dataset.¹⁹⁹
 1149 Approximately 12.2 percent and 8.4 percent of households in King County and unincorporated
 1150 King County, respectively, are extremely low income, earning less than or equal to 30 percent
 1151 area median income.²⁰⁰ In 2018, nearly 10 percent of households in King County and
 1152 unincorporated King County are very low-income, earning between 30 to 50 percent area
 1153 median income (85,540 and 8,693 households, respectively).²⁰¹ There were similar proportions
 1154 of households earning between 30 percent and 50 percent area median income, 50 percent and
 1155 80 percent area median income, and 80 percent to 100 percent area median income, in King
 1156 County and unincorporated King County.²⁰²

1157 *Figure 32: Household Distribution by Area Median Income Levels in King County*

King County Household Distribution by Area Median Income Levels
 CHAS 2014-2018



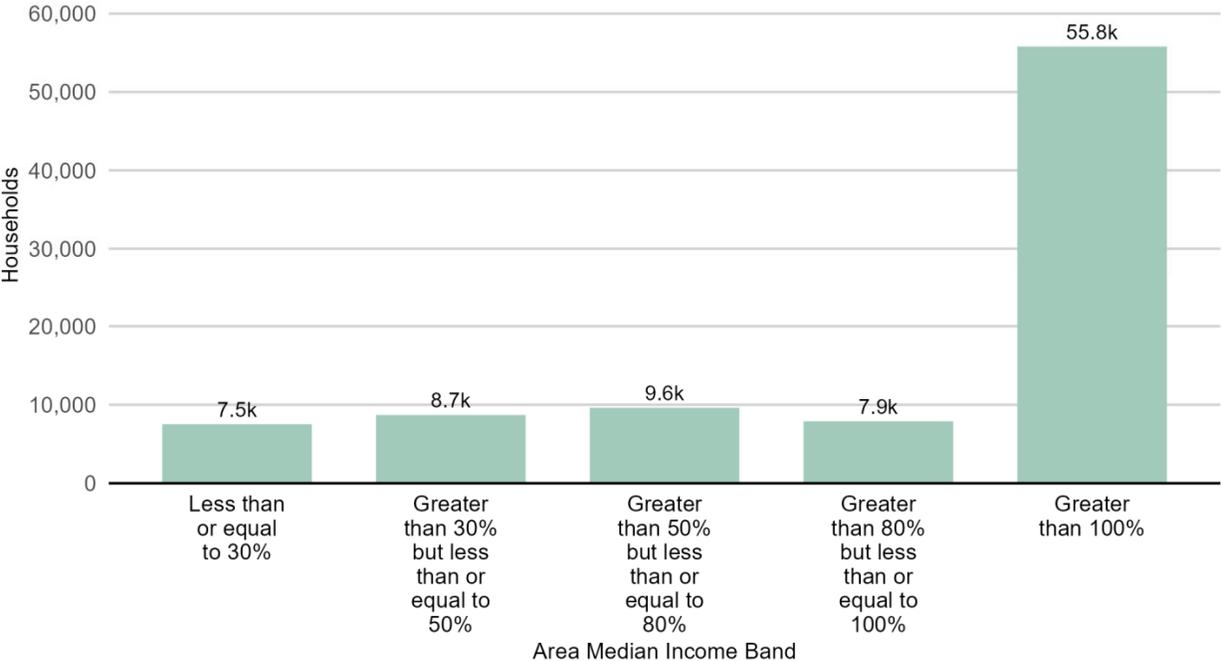
1159

¹⁹⁹ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.
²⁰⁰ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.
²⁰¹ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.
²⁰² U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1160

1161 *Figure 33: Household Distribution by Area Median Income Levels in Unincorporated King County*

Unincorporated King County Household Distribution by Area Median Income Levels
CHAS 2014-2018



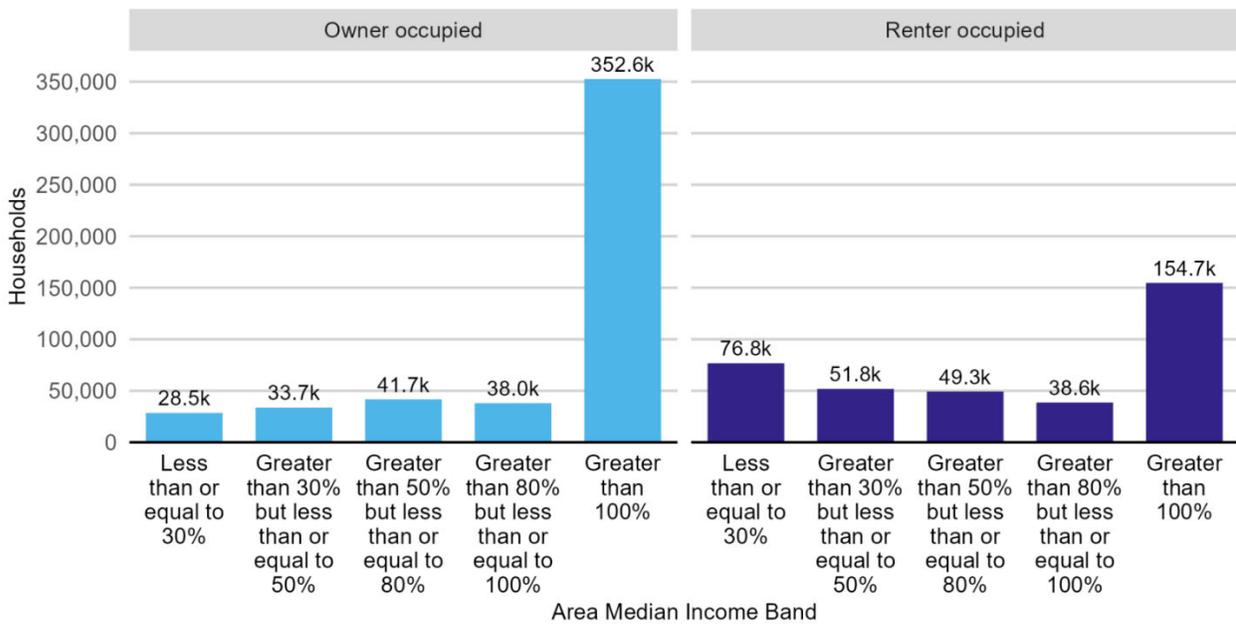
1162
1163

1164 *Household Income of Renters and Homeowners*
1165 In 2020, the median household income for homeowners (\$128,737) was nearly twice that of
1166 renters (\$67,990) in King County.²⁰³ As shown in Figure 34, the rate of homeownership
1167 increases with area median income levels in King County, and most households below 100
1168 percent area median income are more likely to rent than own their home.²⁰⁴ Extremely low-
1169 income households are significantly more likely to be renters (72.9 percent) than homeowners
1170 (27.1 percent) in King County.²⁰⁵ The proportion of homeowners among households earning
1171 greater than 100 percent area median income(69.5 percent) is significantly larger than
1172 households earning between 80 percent to 100 percent area median income (49.6 percent).²⁰⁶

1173
1174 *Figure 34: Households by Tenure and Area Median Income Band in King County*

King County Households by Tenure and Area Median Income Band

CHAS 2014-2018



1175
1176

²⁰³ U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020.*

²⁰⁴ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

²⁰⁵ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

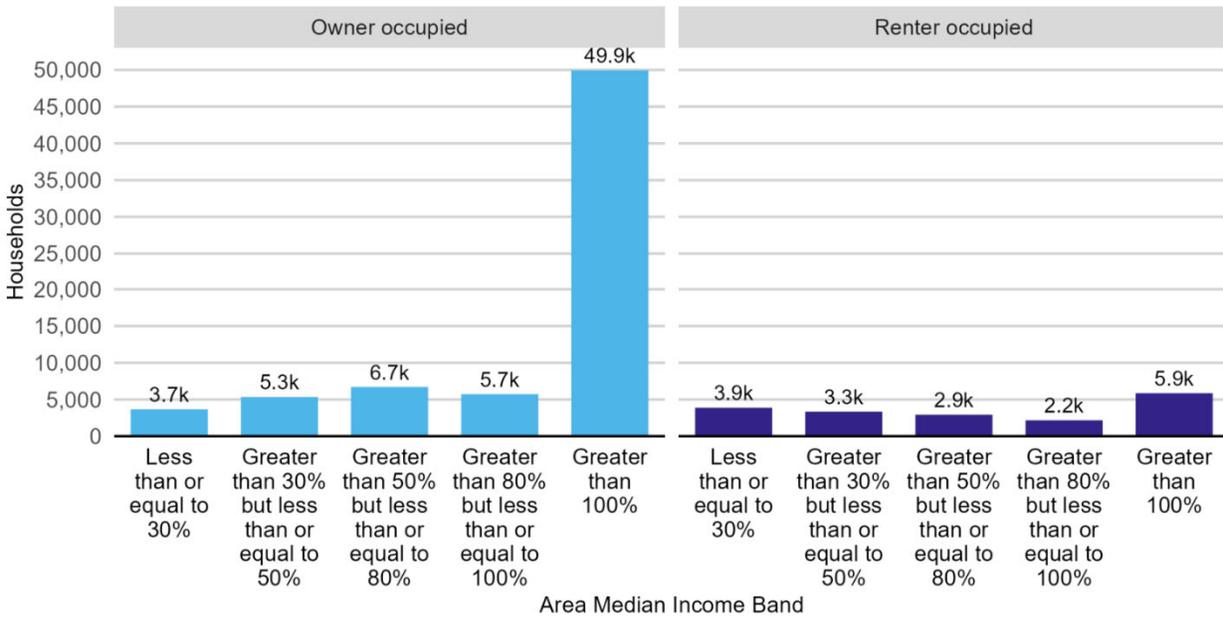
²⁰⁶ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

1177 As shown in Figure 35, the only extremely low-income households in unincorporated King
1178 County are more likely to be renters than owners, with approximately 51.4 percent (3,876) of
1179 these households renting.²⁰⁷ The rate of homeownership increases as area median income level
1180 increases in unincorporated King County, from 48.6 percent (3,661) of extremely low-income
1181 households to 89.5 percent (49,937) of households earning greater than 100 percent area
1182 median income.²⁰⁸ Lower-income households are more likely to own their homes in
1183 unincorporated King County than countywide.²⁰⁹ This may be because unincorporated King
1184 County residents tend to be older than people throughout the county, so they may have paid
1185 their mortgage and retired, resulting in lower income relative to their assets, or bought their
1186 homes prior to the drastic increase in housing cost over the past decade.

1187
1188 *Figure 35: Households by Tenure and Area Median Income Band in Unincorporated King County*

Unincorporated King County Households by Tenure and Area Median Income Band

CHAS 2014-2018



1189

²⁰⁷ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

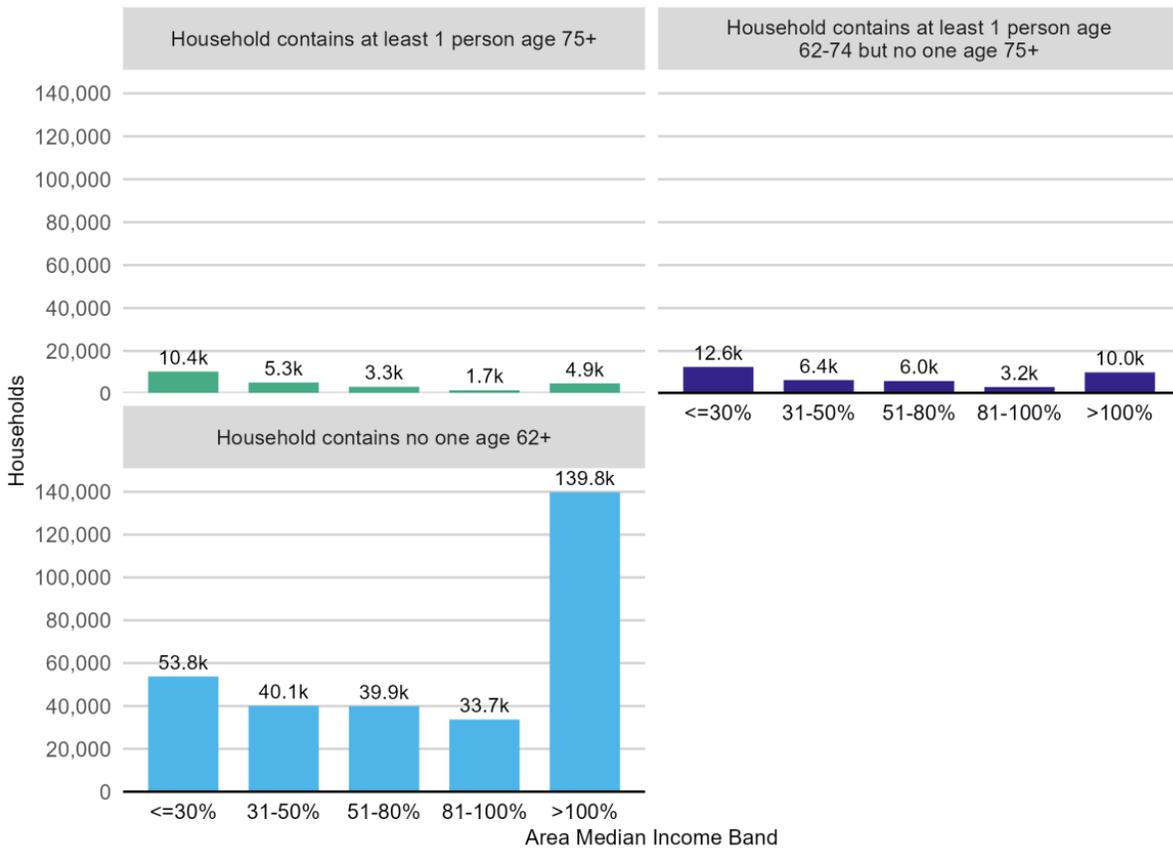
²⁰⁸ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

²⁰⁹ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1190 **Household Income by Age Status**
1191 Approximately 17.2 percent (54,945) and 19.9 percent (3,630) of renter households in King
1192 County and unincorporated King County, respectively, have at least one person 62 years old or
1193 older.²¹⁰ As shown in Figures 36 and 37, renter households with incomes at or below 30 percent
1194 area median income are the most likely to include a senior resident in unincorporated King
1195 County (32.8 percent) and King County (30 percent), likely because some of these households
1196 rely on programs such as Social Security for their sole source of income rather than wages.²¹¹
1197 The average monthly Social Security retirement benefit was \$1,657 in January 2022.^{212,213}
1198 Renters who rely only on these types of benefits likely would not be able to maintain housing in
1199 the private market without additional financial support.

1200
1201 *Figure 36: Renters by Income Level by Household Age Status in King County*

King County Renters by Income Level by Household Age Status
CHAS 2014-2018



1202

²¹⁰ U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

²¹¹ U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

²¹² Social Security Administration. (2022, October 7). *What is the estimate monthly benefit for a retired worker?* [\[link\]](#)

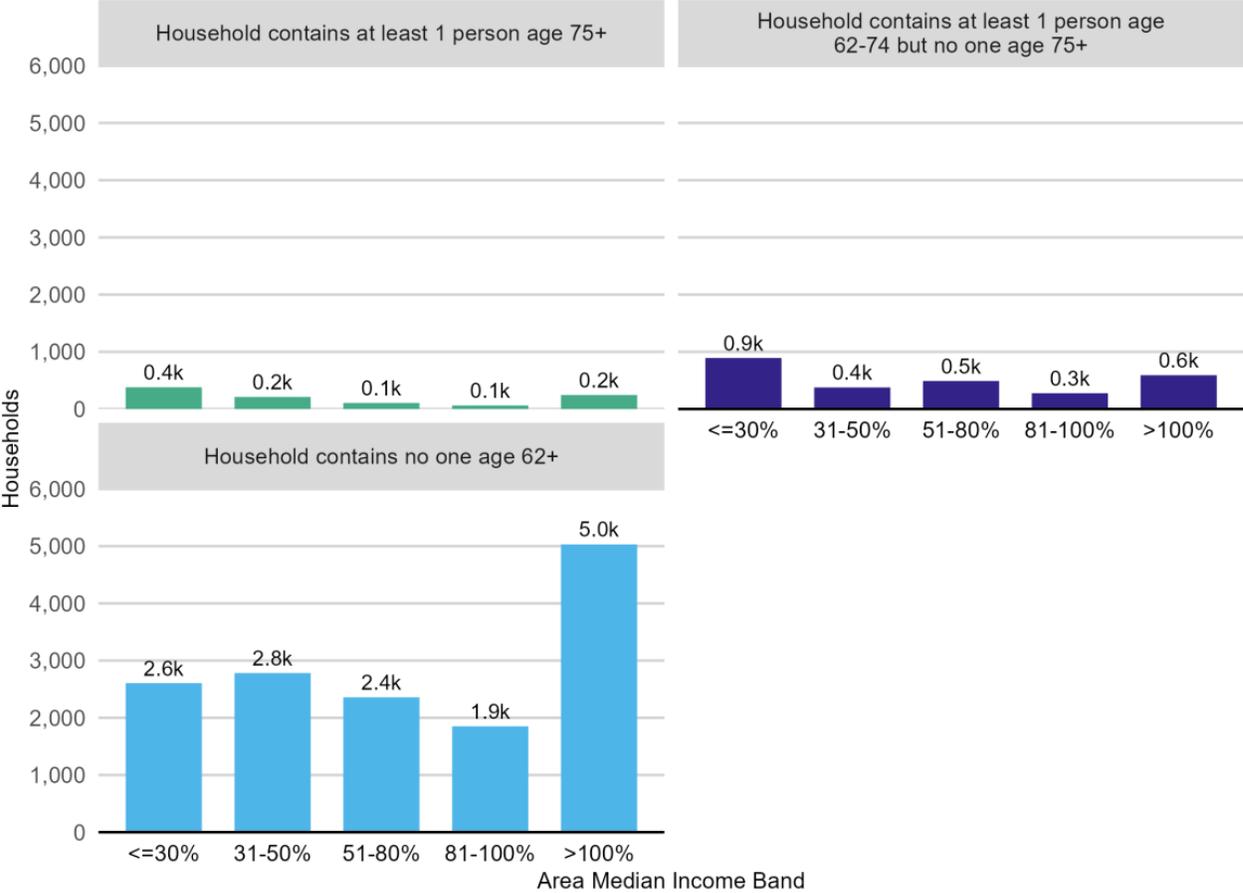
²¹³ U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020*.

1203 Figure 37: Renters by Income Level by Household Age Status in Unincorporated King County

1204

Unincorporated King County Renters by Income Level by Household Age Status

CHAS 2014-2018



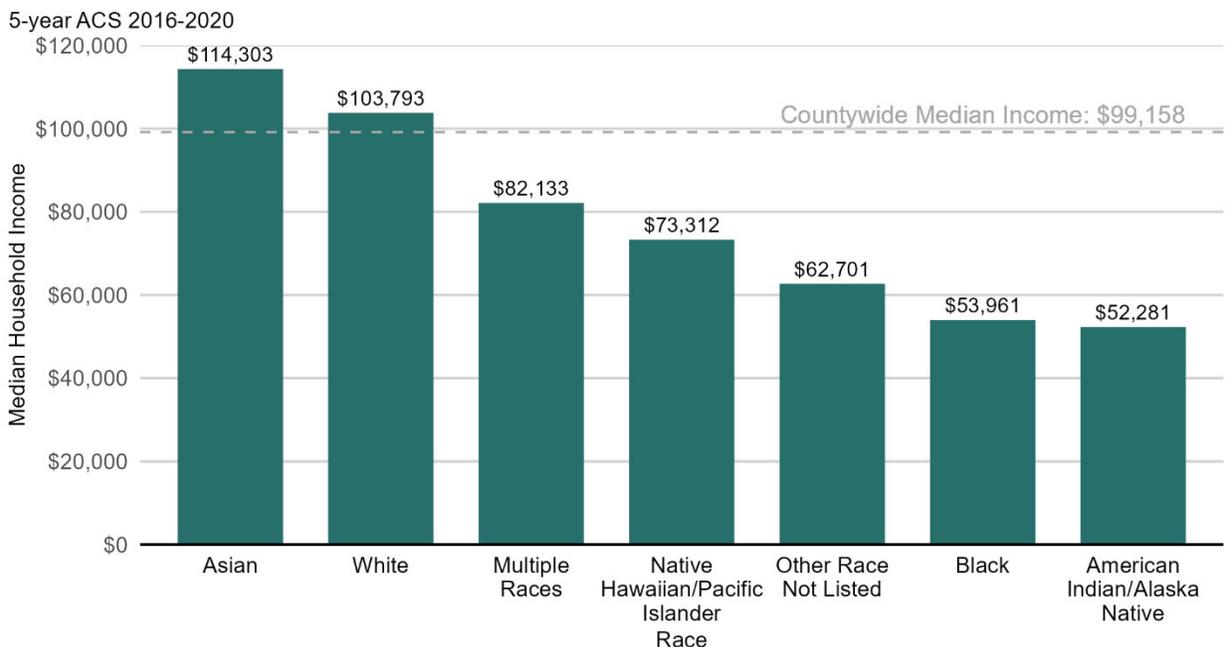
1205
1206

1207 **Household Income by Race and Ethnicity**

1208 The connection between race and median income is a key factor in explaining racial disparities
1209 throughout the data in this assessment. As shown in Figure 38, there are drastic income
1210 disparities between different racial groups in all of King County. In 2020, the median American
1211 Indian/Alaska Native and Black household earned less than half that of the median Asian
1212 household.²¹⁴ Black and American Indian/Alaska Native households have the lowest median
1213 income, earning \$53,961 and \$52,281 annually, respectively.²¹⁵ Asian and White households
1214 earn nearly twice that amount, with annual incomes of \$144,303 and \$103,793, respectively.²¹⁶
1215 A factor driving this racial income gap is the demographics of different industries as well as
1216 income gaps between different demographics in the same sectors (See Workforce
1217 Characteristics Section).

1218
1219 *Figure 38: Median Household Income by Race in King County*

King County Median Household Income by Race



1220
1221

²¹⁴ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

²¹⁵ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

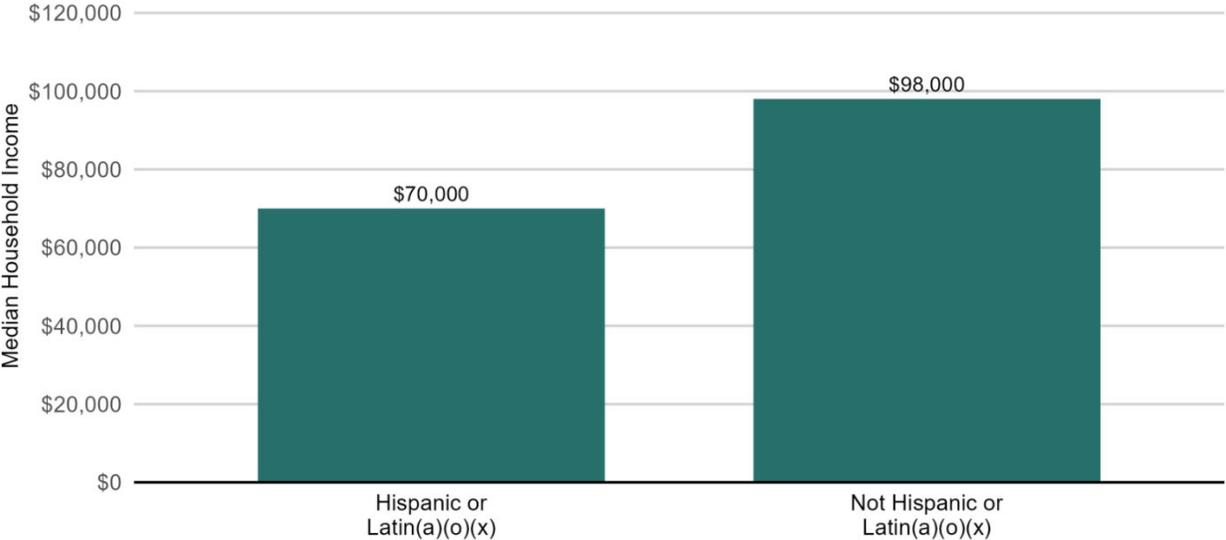
²¹⁶ U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1222 Figure 39 compares the median income of all King County households by Hispanic or
1223 Latin(a)(o)(x) ethnicity to the countywide median household income. Hispanic or Latin(a)(o)(x)
1224 households earn almost \$30,000 less than Not Hispanic or Latin(a)(o)(x) households (\$70,000
1225 compared to \$98,000 respectively). These two median household income figures are both
1226 estimated using 5-year PUMS 2016-2020 data, which is an anonymized individual level dataset
1227 using a subsample of the 5-year ACS 2016-2020 data. As the PUMS data is a subsample, it
1228 differs slightly from the ACS data, which explains why both the Not Hispanic or Latin(a)(o)(x)
1229 and Hispanic or Latin(a)(o)(x) categories are slightly lower than the countywide median income
1230 reported in the ACS data.

1231
1232 *Figure 39: Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity in King County*

King County Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity

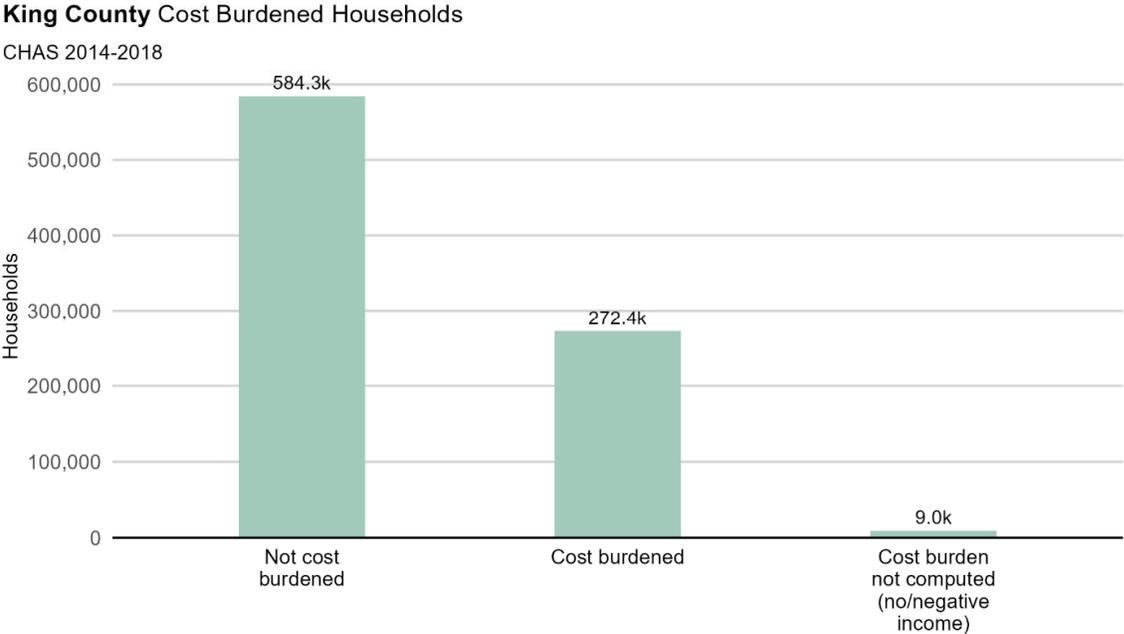
5-year PUMS 2016-2020



1233 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.
1234

1235 **Cost Burden**
1236 As shown in Figures 40 and 41, nearly one-third of households in King County (31.5 percent)
1237 and unincorporated King County (28.5 percent) are cost burdened.²¹⁷ Households are
1238 considered cost burdened if they pay more than 30 percent of their gross income on housing
1239 costs, including utilities, and severely cost burdened if they pay more than 50 percent.²¹⁸

1240
1241 *Figure 40: Cost Burdened Households in King County*



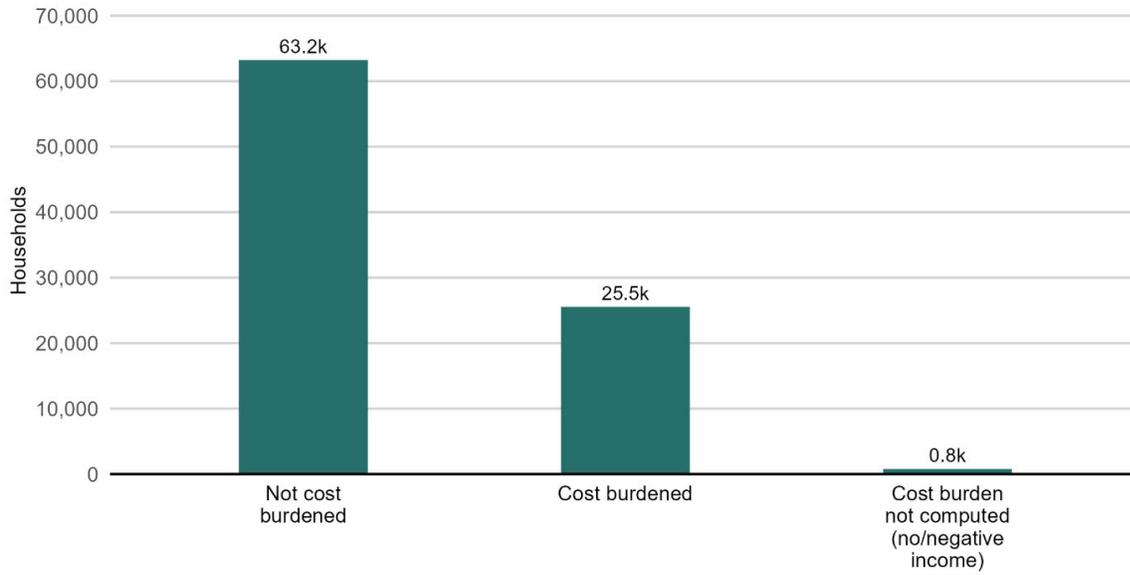
1242
1243

²¹⁷ U.S. Department of Housing and Urban Development. (2021). *Cost Burden, CHAS 2014-2018*.
²¹⁸ U.S. Department of Housing and Urban Development. *CHAS: Background*. [\[link\]](#)

1244 *Figure 41: Cost Burdened Households in Unincorporated King County*

Unincorporated King County Cost Burdened Households

CHAS 2014-2018



1245
1246

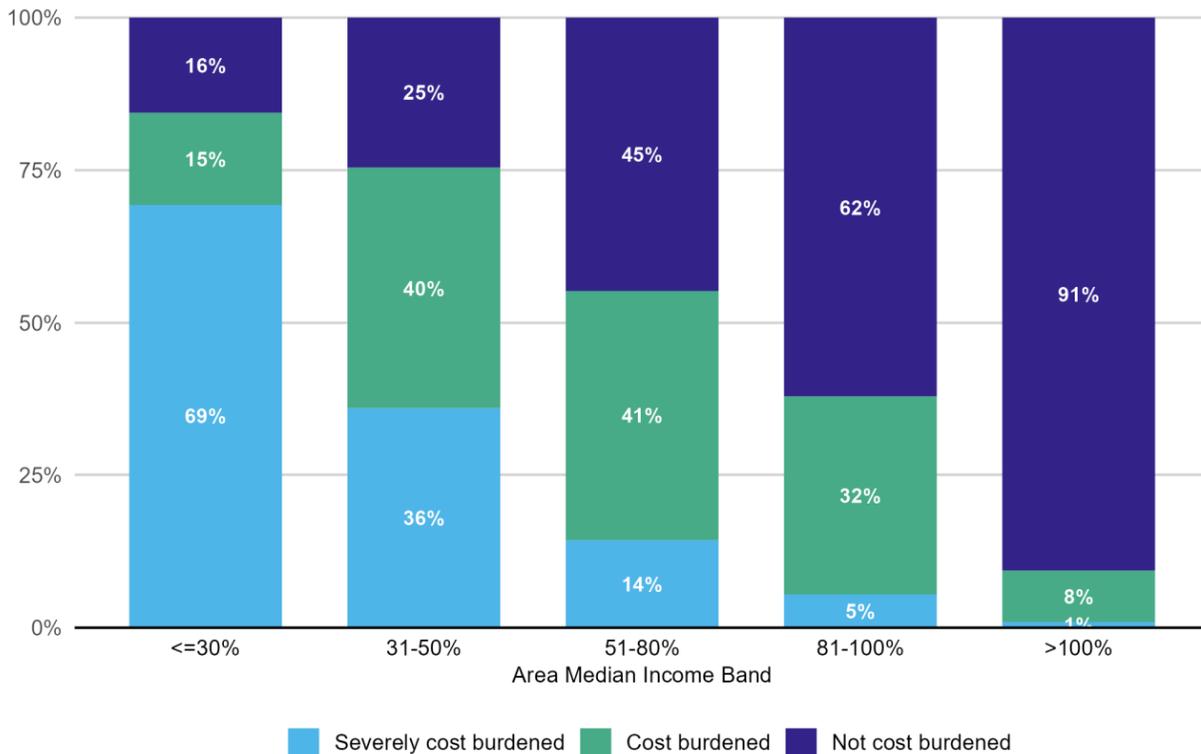
1247 **Cost Burden by Area Median Income Level**

1248 As shown in Figures 42 and 43, most extremely low-income households, or those earning less
1249 than or equal to 30 percent area median income, are severely cost burdened in King County
1250 and unincorporated King County (69.3 percent and 67.4 percent, respectively).²¹⁹ In 2018, there
1251 was a higher proportion of cost burdened or severely cost burdened households at the 30 to 50
1252 percent area median income and 50 to 80 percent area median income ranges in King County
1253 than in unincorporated King County.²²⁰ This may be because the rate of homeownership is
1254 higher in unincorporated than countywide, so unincorporated King County households are more
1255 likely to have stable housing costs. Because cost burdened, and especially severely cost
1256 burdened, households spend more of their income on housing, they are more likely to
1257 experience a material hardship, such as food insecurity, delaying or not seeking medical care,
1258 difficulty paying other bills, and eviction.²²¹

1259
1260 *Figure 42: Cost Burden and Severe Cost Burden by Income in King County*

King County Cost Burden and Severe Cost Burden by Income

CHAS 2014-2018



1261

²¹⁹ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

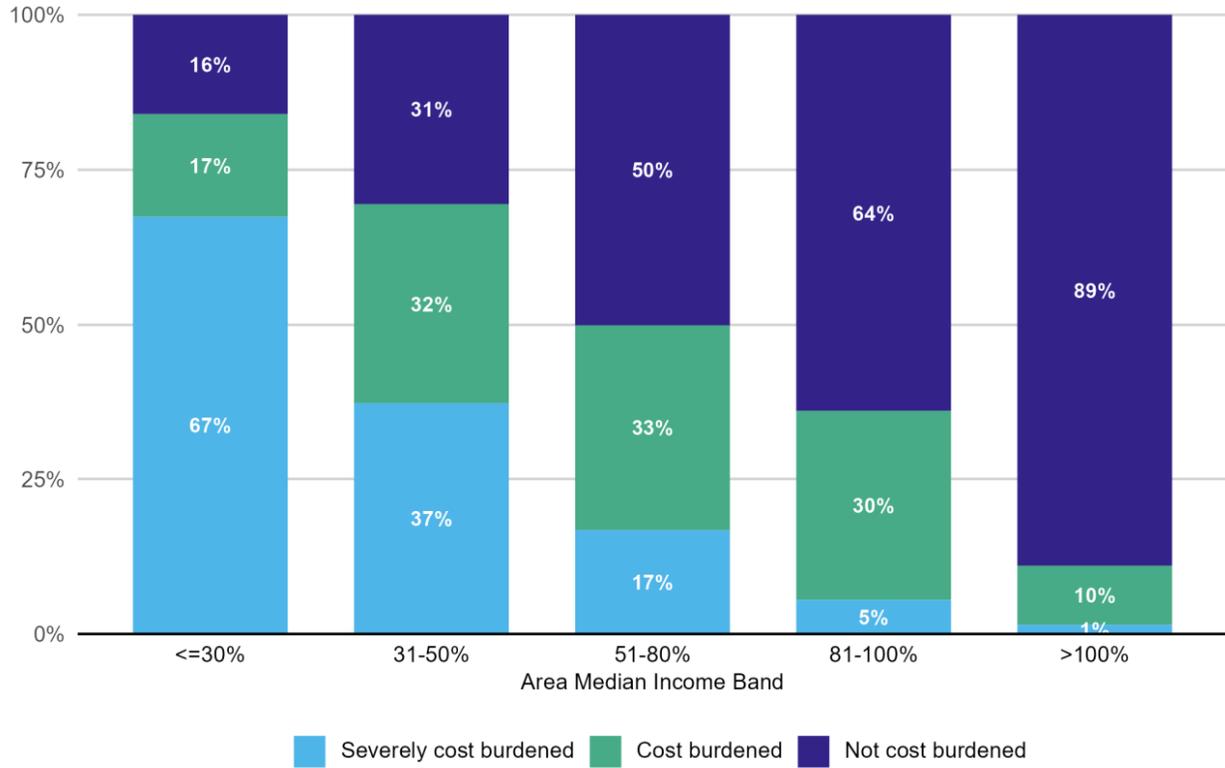
²²⁰ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

²²¹ Shamsuddin, S. and Campbell, C. (2021, March 29). Housing Cost Burden, Material Hardship, and Well-Being. *Housing Policy Debate*, 32(3), 413-432. [\[link\]](#)

1262 *Figure 43: Cost Burden and Severe Cost Burden by Income in Unincorporated King County*

Unincorporated King County Cost Burden and Severe Cost Burden by Income

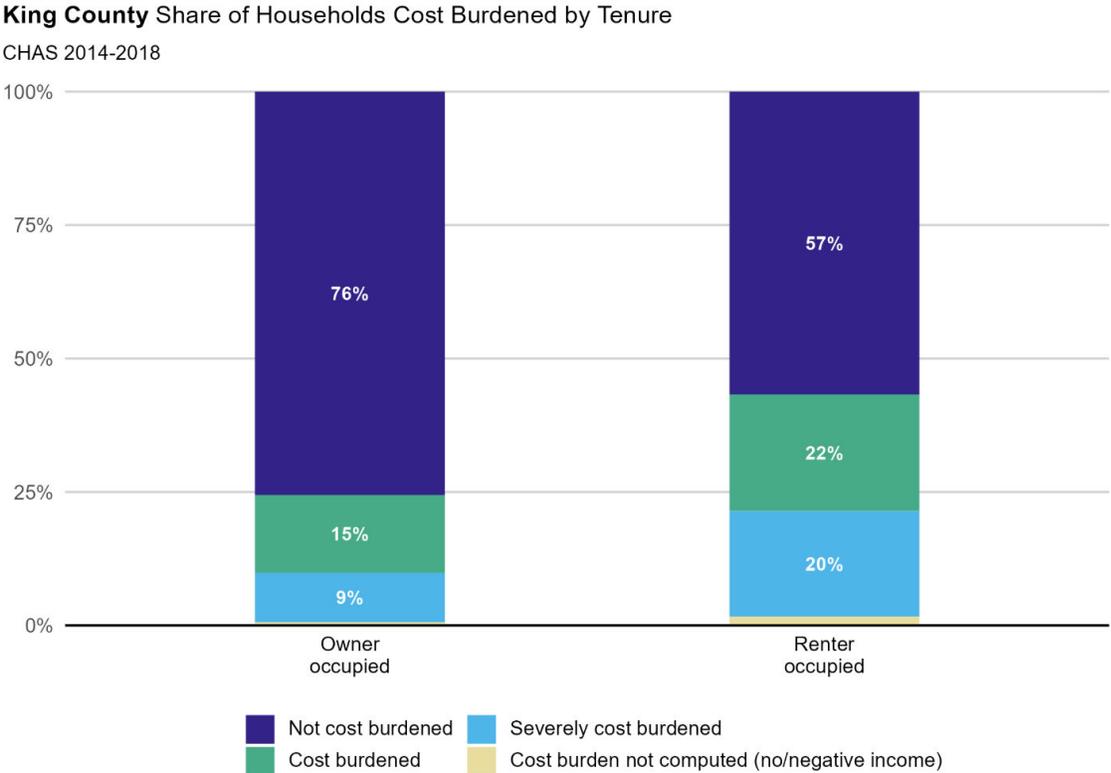
CHAS 2014-2018



1263
 1264
 1265

1266 **Renter and homeowner cost burden**
 1267 Homeowner and renter occupied households have significant disparities in housing cost burden,
 1268 which are key to understanding the different types of housing need for King County residents.
 1269 Figures 44, 45, and 46 show the cost burden by tenure in King County, unincorporated King
 1270 County, and urban and rural unincorporated King County. Renter households (19.8 percent)
 1271 countywide are almost twice as likely as homeowner households (9.3 percent) to be severely
 1272 cost burdened.²²² Over 40 percent of renter households in King County (41.6 percent) and
 1273 unincorporated King County (45.7 percent) are cost burdened or severely cost burdened.²²³
 1274 Less than a quarter of homeowners are cost burdened in King County (23.8 percent) and
 1275 unincorporated King County (24.2 percent).²²⁴

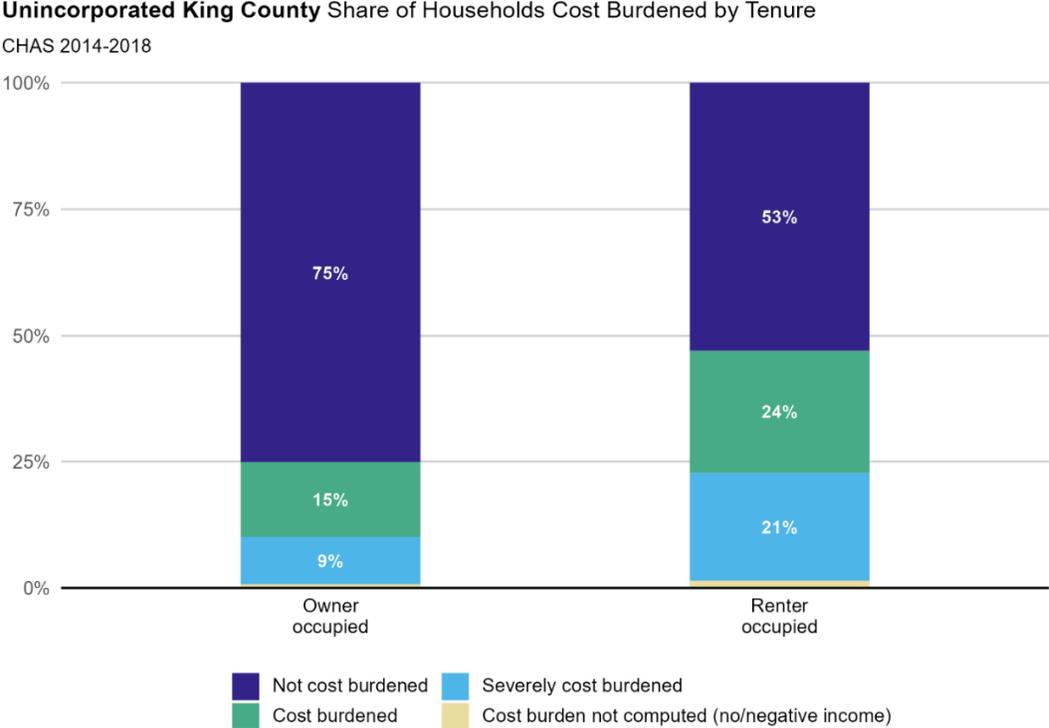
1276 **Figure 44: Share of Households Cost Burdened by Tenure in King County**
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 1280

²²² U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*
²²³ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*
²²⁴ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*

1281 *Figure 45: Share of Households Cost Burdened by Tenure in Unincorporated King County*



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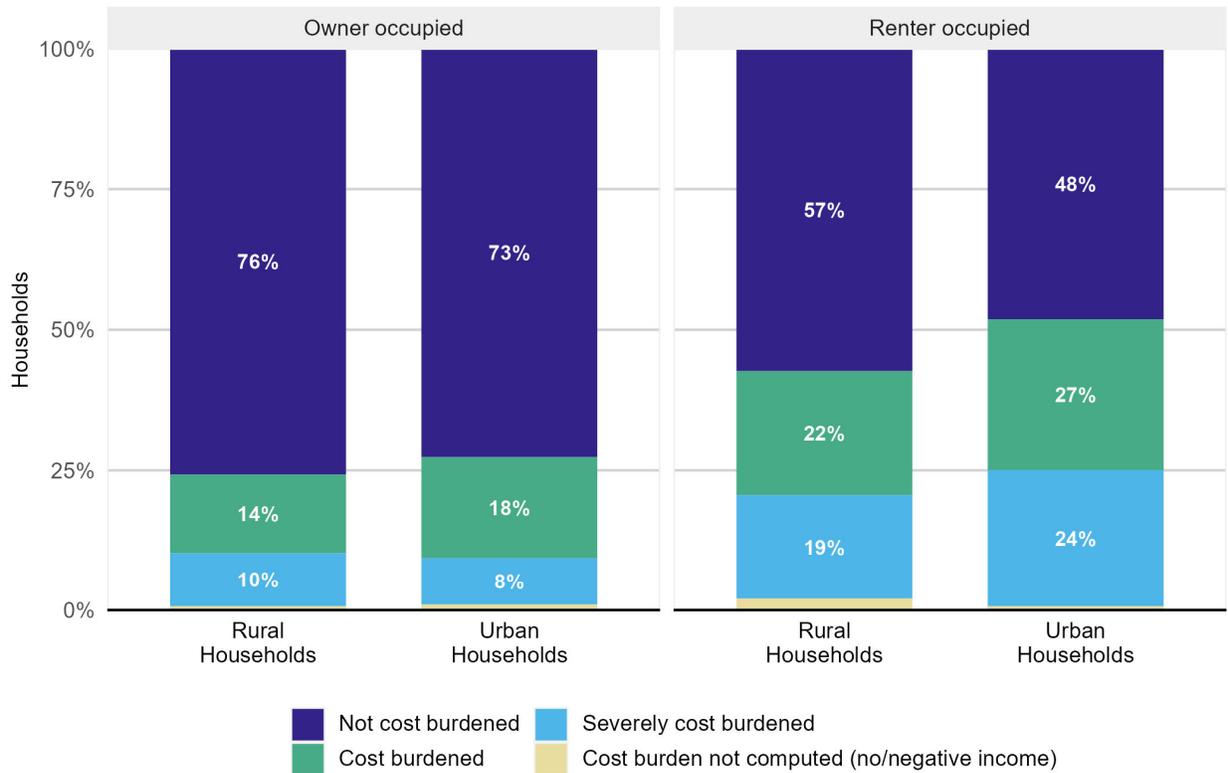
Approximately 24.5 percent of urban unincorporated King County renters are either cost burdened or severely cost burdened, slightly higher than rural renters in the jurisdictions (21.2 percent).²²⁵

²²⁵ U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

1288 *Figure 46: Burden and Severe Cost Burden by Tenure in Urban and Rural Unincorporated King County*

Unincorporated King County Cost Burden and Severe Cost Burden by Tenure

CHAS 2014-2018



1289
1290

1291 *Cost Burden by Race and Ethnicity*

1292 Figures 47 and 48 show the percent of households that are not cost burdened, cost burdened,
1293 and severely cost burdened by race and ethnicity in King County and unincorporated King
1294 County. Most Black households in unincorporated King County are cost burdened or severely
1295 cost burdened (51.6 percent); while 26 percent of White, not Hispanic or Latin(a)(o)(x)
1296 households, are cost burdened or severely cost burdened.²²⁶ More than one-fifth of American
1297 Indian/Alaska Native households are severely cost burdened in King County and unincorporated
1298 King County (21.6 percent and 20.8 percent, respectively).²²⁷ Except for American Indian/Alaska
1299 Native households, all other race and ethnicity groups are more likely to be cost burdened
1300 countywide than in unincorporated King County.

1301
1302 Unlike other race and ethnicity groups, there is a significant disparity in cost burden rates for
1303 Pacific Islanders between King County and unincorporated King County.²²⁸ Approximately 40
1304 percent of Pacific Islanders are cost burdened in King County, compared to about 24 percent of

²²⁶ U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

²²⁷ U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

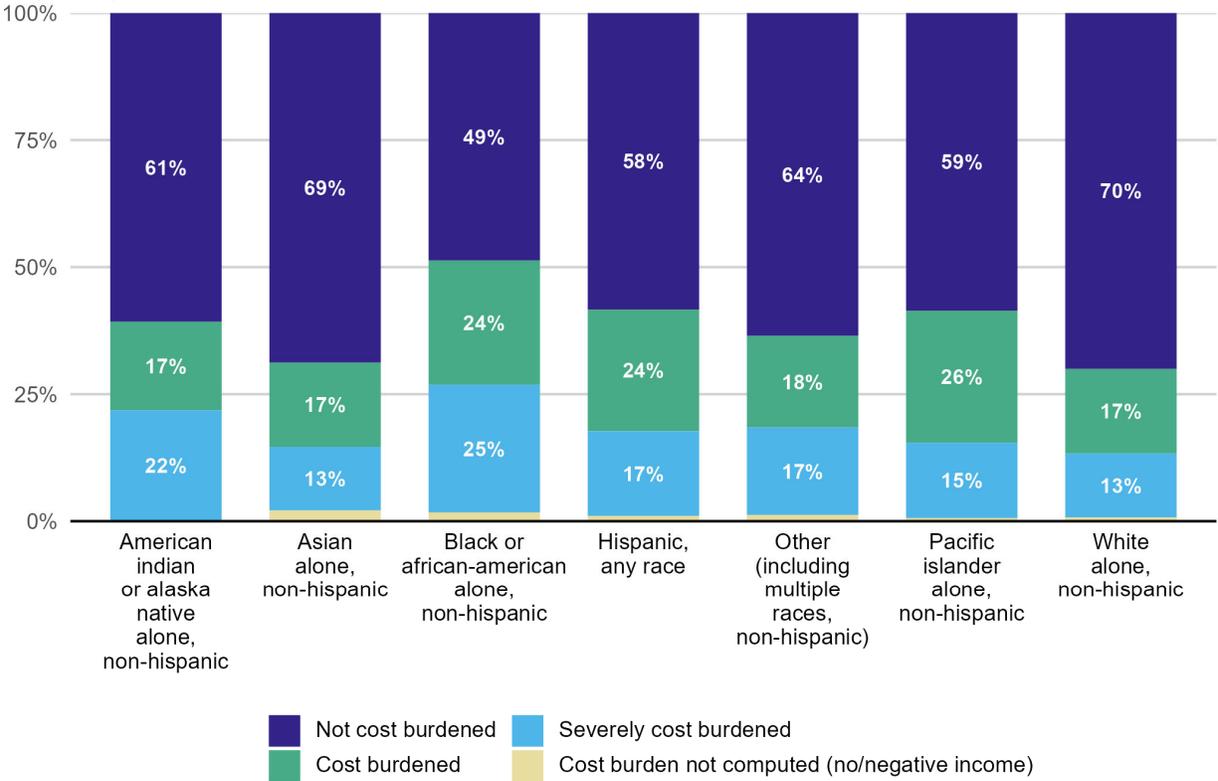
²²⁸ U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

1305 Pacific Islanders in unincorporated King County.²²⁹ This could be explained by Pacific Islanders
 1306 being much more likely to own their home in unincorporated King County as compared to
 1307 countywide.²³⁰
 1308
 1309

Figure 47: Cost burden and Severe Cost Burden by Race/Ethnicity in King County

King County Cost Burden and Severe Cost Burden by Race/Ethnicity

King County, CHAS 2014-2018



1310

²²⁹ U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

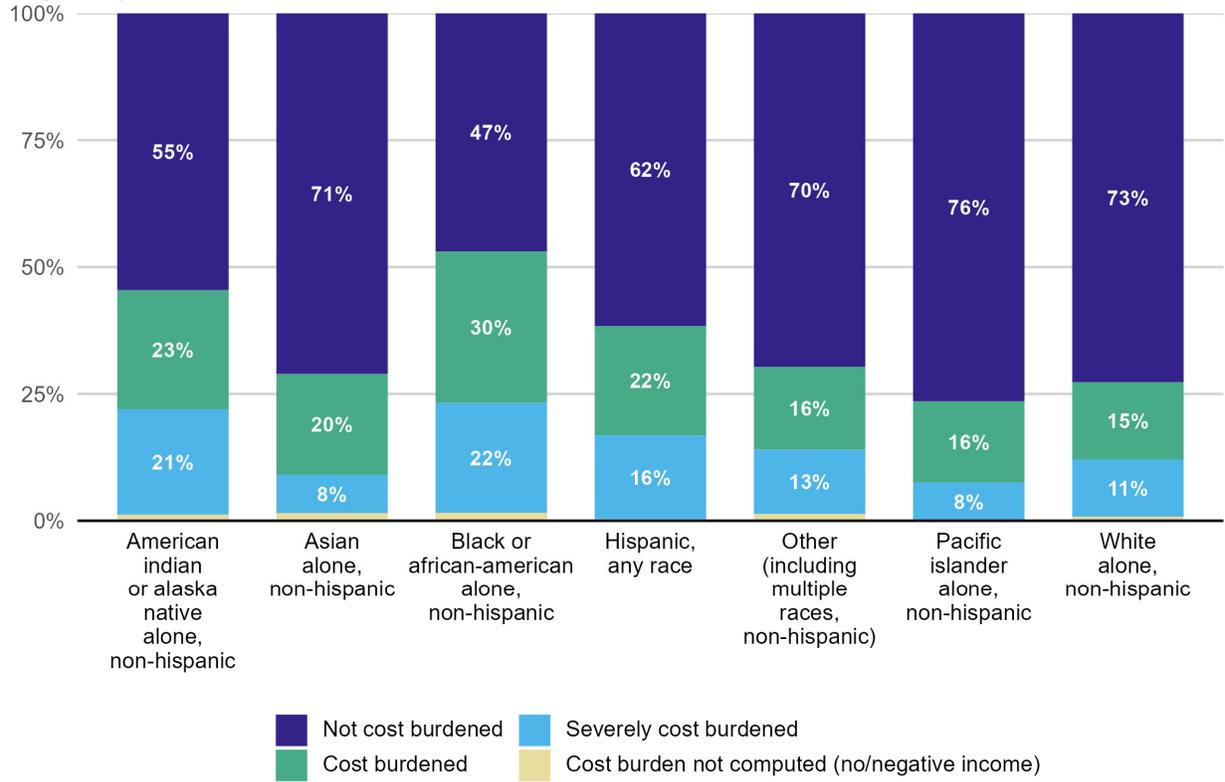
²³⁰ See Figure 24: Tenure by Race and Ethnicity

1311

1312 *Figure 48: Cost Burden and Severe Cost Burden by Race/Ethnicity in Unincorporated King County*

Unincorporated King County Cost Burden and Severe Cost Burden by Race/Ethnicity

King County, CHAS 2014-2018



1313
 1314
 1315

1316 *Poverty Rate*

1317 To determine federal poverty thresholds, the U.S. Health and Human Services Department uses
1318 a set of income thresholds that vary by family size and age of the household members.²³¹ The
1319 calculation does not include capital gains or losses, noncash benefits such as food
1320 stamps/SNAP or housing subsidies, or tax credits. Each year, the Department of Health and
1321 Human Services develops poverty guidelines, or levels, using the Census Bureau’s official
1322 thresholds. The guidelines are adjusted for inflation using the Consumer Price Index for All
1323 Consumers (CPI-U).

1324
1325 Table 2 shows the poverty level by family size in 2023. Poverty levels are used to determine
1326 eligibility for federal programs, like Medicaid and the Children’s Health Insurance Program.
1327 These limits do not accurately reflect the number of people struggling financially, particularly in
1328 King County, because the federal poverty thresholds are not adjusted for regional cost of living.
1329 In 2020, approximately 8.4 percent and 6.3 percent of King County and unincorporated King
1330 County residents lived below the poverty line, respectively (184,895 and 13,382 residents).²³²

1331
1332 *Table 2: 2023 Poverty Guidelines for the 48 Contiguous States and the District of Columbia*²³³

Persons in family/household	Poverty guideline
1	\$14,580
2	\$19,720
3	\$24,860
4	\$30,000
5	\$35,140
6	\$40,280
7	\$45,420
8	\$50,560

1333 *For families/households with more than eight persons, add \$5,140 for each additional person.*
1334
1335

²³¹ U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2023, January). *U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs*. [\[link\]](#)

²³² U.S. Census Bureau. (2022). *Poverty Status by Race, 5-year ACS 2016-2020*.

²³³ U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2023, January). *U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs*. [\[link\]](#)

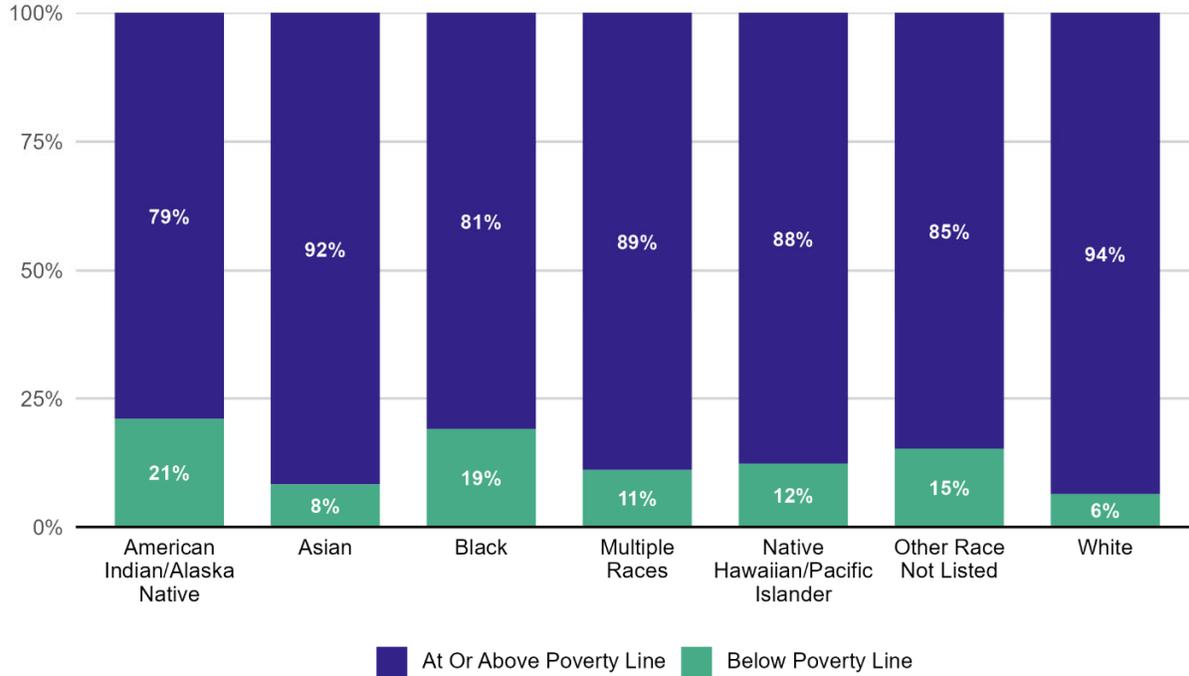
1336 As shown in Figures 49 and 50, there are stark differences in the poverty rate by race in King
1337 County and unincorporated King County.²³⁴ The only demographics with poverty rates below 10
1338 percent in both unincorporated King County and countywide are White and Asian residents.²³⁵
1339 Approximately one-fifth of Black and American Indian/Alaska Native residents lived below the
1340 poverty line in King County (27,133 and 2,737 residents, respectively).²³⁶

1341
1342 In unincorporated King County, 14.6 percent of Black residents (1,582 residents) lived below the
1343 poverty line, a rate more than three times greater than that of White (4.4 percent) residents.²³⁷
1344 The greatest disparity in poverty rate in unincorporated King County is between Native
1345 Hawaiian/Pacific Islander and American Indian/Alaska Native populations, of which 0 percent
1346 and 38.7 percent live below the poverty line in unincorporated King County, respectively.²³⁸ The
1347 margin of error is greater whenever a data set is smaller, which is the case for both American
1348 Indians/Alaska Natives and Native Hawaiians/Pacific Islander, who constitute 0.8 percent and
1349 1.2 percent of the population of unincorporated King County, respectively.²³⁹ This margin of
1350 error could explain, in part, the more disparate statistics for the unincorporated area, which has
1351 a much smaller population as compared to countywide.²⁴⁰

1352 *Figure 49: Poverty Status by Race in King County*

King County Poverty Status by Race

5-year ACS 2016-2020



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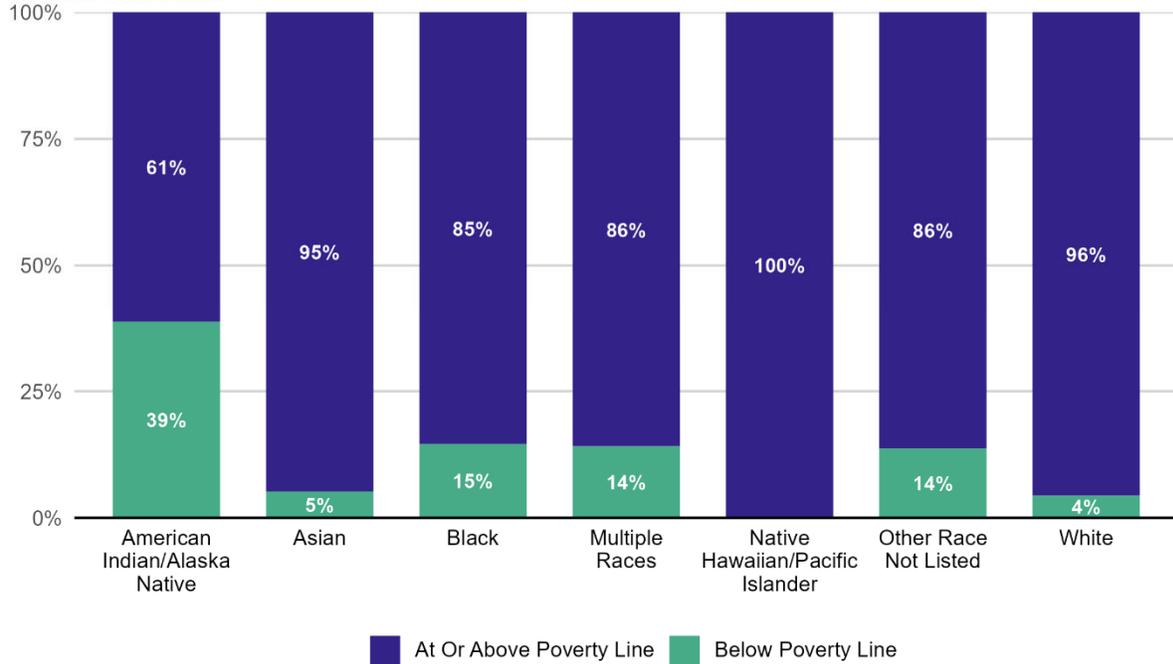
²³⁴ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.
²³⁵ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.
²³⁶ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.
²³⁷ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.
²³⁸ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.
²³⁹ U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.
²⁴⁰ U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

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Figure 50: Poverty Status by Race in Unincorporated King County

Unincorporated King County Poverty Status by Race

5-year ACS 2016-2020

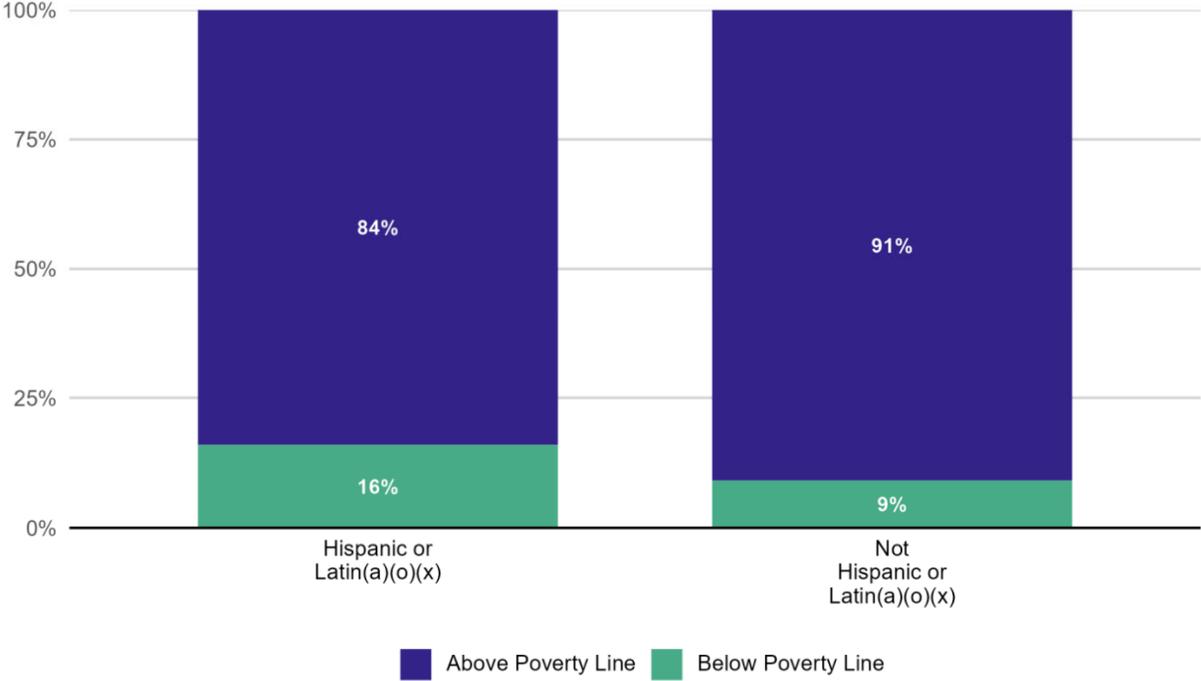


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1359

1360 Figures 51 and 52 show the poverty rate by Hispanic or Latin(a)(o)(x) ethnicity for King County
1361 and unincorporated King County households. In King County, Hispanic or Latin(a)(o)(x)
1362 households have a poverty rate almost twice as high as Not Hispanic or Latin(a)(o)(x)
1363 households (16 percent compared to nine percent respectively). The poverty rate among
1364 Hispanic or Latin(a)(o)(x) households in unincorporated King County is 14 percent, slightly lower
1365 than the poverty rate of Hispanic or Latin(a)(o)(x) households countywide.
1366
1367 *Figure 51: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in King County*

King County Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity

5-year ACS 2016-2020

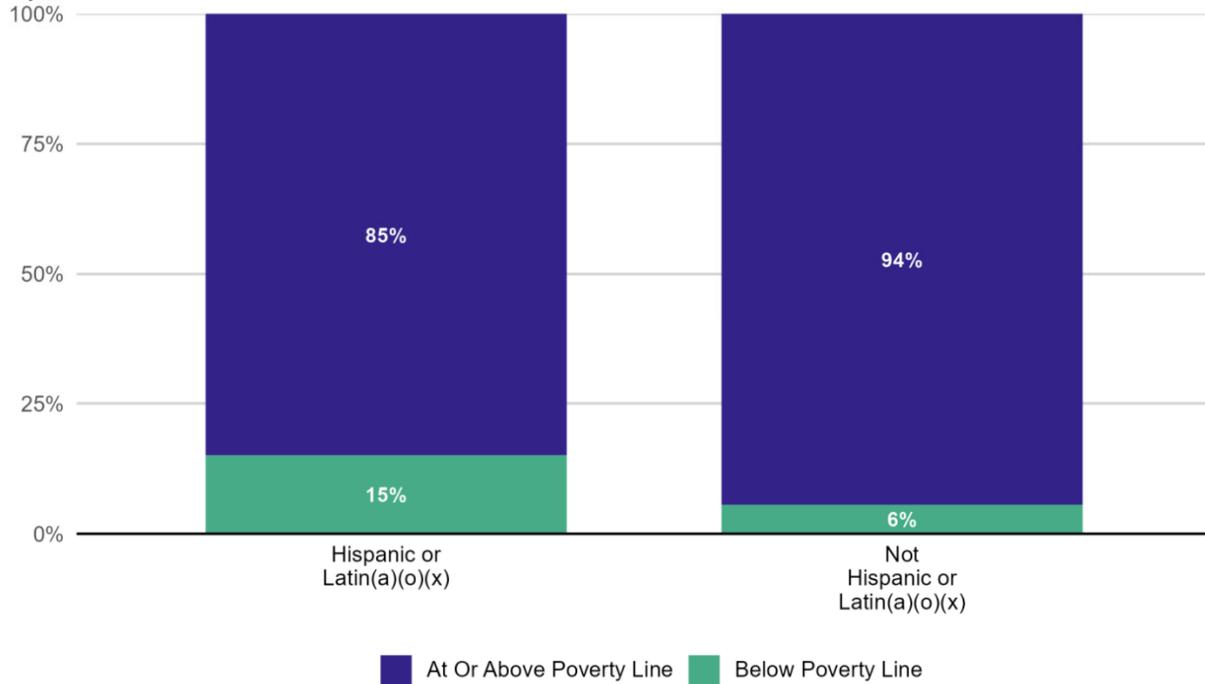


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1369 *Figure 52: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County*

Unincorporated King County Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity

5-year ACS 2016-2020



1370

III. Workforce Profile

1371

1372

Section Summary

1373

1374 This section fulfills King County CPP H-4j.²⁴¹

1375

1376 CPP H-4j requires jurisdictions to:

1377 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*
 1378 *of all segments of the population and summarize the findings in the housing element. The*
 1379 *inventory and analysis shall include:*

1380 *j) Ratio of housing to jobs in the jurisdiction.*

1381

1382 The data and analysis in this section identify significant wage disparities between residents in
 1383 King County and unincorporated King County. Wage gaps exist between people with lower and
 1384 higher levels of education and between industries in King County.²⁴² There are also stark wage
 1385 differences by race and ethnicity in King County.²⁴³ This disparity is likely, in part, due to income

²⁴¹ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

²⁴² Washington State Employment Security Department. (July 2022). *Wages by education level*, July 2022. [\[link\]](#)

²⁴³ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

1386 gaps between sectors. However, people of different races also have wage disparities within the
1387 same sector.²⁴⁴ Asian and White households have the highest median income in King County.²⁴⁵

1388
1389 Since 2010, housing production has not kept pace with job growth in King County.²⁴⁶ King
1390 County's jobs to housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King
1391 County's jobs to housing ratio increased from 0.36 to 0.43 in the same time period. A ratio
1392 higher than 1.5 indicates there may be more workers commuting into the area due to a lack of
1393 housing.²⁴⁷

1394 1395 **Local Workforce Characteristics**

1396 King County is the largest labor market in the state and a national hub for high-tech jobs, with
1397 some of the world's largest technology companies, such as Amazon and Microsoft, based in the
1398 region. The COVID-19 pandemic disrupted all industries in King County.²⁴⁸ The King County
1399 unemployment rate reached a high of 15.3 percent in April 2020.²⁴⁹ The leisure and hospitality
1400 industry lost 65,100 jobs from February to May 2020, the most jobs of any industry in this
1401 region.²⁵⁰ As of March 2022, leisure and industry jobs are still down about 30 percent (44,000
1402 jobs) from pre-pandemic levels.²⁵¹ Industries that were able to adopt telecommuting policies had
1403 fewer long-term job losses due to the pandemic, and some of these sectors even added jobs
1404 during the pandemic. The unemployment rate fell as King County recovered from the pandemic,
1405 falling to three percent in October 2022.²⁵²

1406
1407 The following industries either have the same number or more jobs as of March 2022 compared
1408 to March 2020:²⁵³

- 1409 • Professional and business services (+15,600 jobs)
- 1410 • Information (+15,500 jobs)
- 1411 • Retail trade (+9,000 jobs)
- 1412 • Financial activities (+4,000 jobs)
- 1413 • Construction (+1,400 jobs)

1414 Over the same timeframe, the follow industries did not recover from pandemic job losses:²⁵⁴

- 1415 • Leisure and hospitality (-19,400 jobs)
- 1416 • Manufacturing (-9,900 jobs)
- 1417 • Government (-9,200 jobs)
- 1418 • Other services (-8,600 jobs)
- 1419 • Wholesale trade (-3,700 jobs)
- 1420 • Transportation, education, and health services (-2,800 jobs)

²⁴⁴ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁴⁵ U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

²⁴⁶ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁴⁷ U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

²⁴⁸ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁴⁹ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵⁰ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵¹ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵² Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵³ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵⁴ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

- 1421 • Warehousing and utilities (-1,400 jobs)

1422 The King County 2020 median wage was \$38.86 an hour, higher than the state’s median wage
1423 of \$29.28.²⁵⁵ More than half of King County residents (53.4 percent) have a bachelor’s degree or
1424 higher education; this rate is significantly higher than in Washington state (36.7 percent) or the
1425 country (32.9 percent).²⁵⁶

1426
1427 There are large wage gaps between industries. The information sector, which includes
1428 telecommunications, web search portals, and similar data producing, collecting, and processing
1429 companies, has significantly higher wages than other industries.^{257,258} In 2021, the average
1430 monthly wage for the information sector was \$23,257.²⁵⁹ The accommodation and food services
1431 sector, the lowest paying industry, paid an average of \$3,273 monthly.²⁶⁰

1432
1433 As shown in Table 3 there is a significant wage gap between people with lower and higher
1434 levels of education. People of all levels of education in King County earn more than Washington
1435 state residents with equivalent levels of education.²⁶¹ King County residents with a doctoral or
1436 professional degree make over two times as much in hourly pay as residents with less than a
1437 high school diploma.²⁶² King County as a whole has a higher rate of jobs with a college graduate
1438 or higher level of education in incorporated jurisdictions compared to unincorporated King
1439 County.²⁶³

1440
1441 *Table 3: Wages by Education in King County and Washington State*²⁶⁴

Education Level	King County Hourly	Washington State Hourly	King County Salary	Washington State Salary
Less than high school diploma	\$27.57	\$23.73	\$57,337.76	\$49,356.55
High school diploma or equivalent	\$30.40	\$26.44	\$63,236.62	\$54,992.52
Some college but no degree	\$36.17	\$30.44	\$75,230.48	\$63,305.29
Associate degree	\$39.15	\$33.21	\$81,434.94	\$69,087.10
Bachelor’s degree	\$50.60	\$43.25	\$105,244.82	\$89,957.92
Master’s degree	\$53.83	\$46.91	\$111,973.24	\$97,566.48
Doctoral or professional degree	\$62.59	\$56.79	\$130,178.72	\$118,117.44

²⁵⁵ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵⁶ Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

²⁵⁷ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁵⁸ U.S. Bureau of Labor Statistics. (November 22, 2022). *Industries at a Glance Information: NAICS 51*. [\[link\]](#)

²⁵⁹ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁶⁰ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁶¹ Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

²⁶² Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

²⁶³ King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

²⁶⁴ Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

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Race and Ethnicity of Workforce

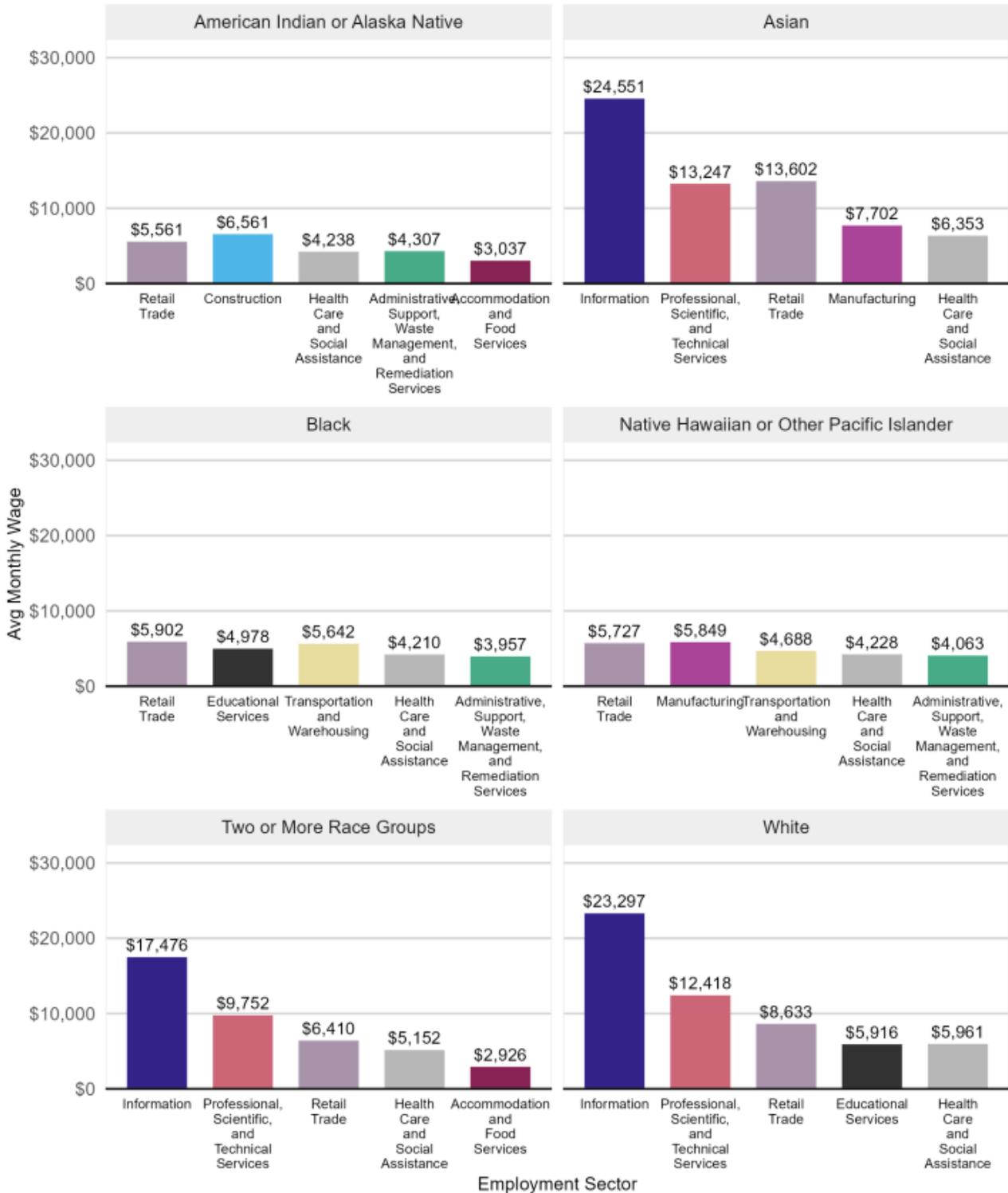
The stark difference in wages between different sectors in King County explains, in part, the income gaps between different races and ethnicities. The wages shown in Figure 53 are an average of all workers within an industry, including managers and lower-level employees, by race, which may skew the data for industries with larger gaps between workers within the same industry. In King County, Asian and White households have the highest median incomes, largely because the top sectors that employ Asian and White people have high wages.²⁶⁵ The top five sectors that employ White workers have an average monthly salary for White workers that range from \$5,916 to \$23,297, while the top five sectors that employ Black workers have an average monthly salary for Black workers that range from \$3,957 to \$5,642.²⁶⁶

As shown in Figure 53, even within the same sector, people of different races earn different average monthly salaries.²⁶⁷ The retail trade and health care/social assistance sectors are the top two sectors that employ White, Black, American Indian or Alaska Native, and Multi-Racial workers.²⁶⁸ The retail trade is the second most common job sector for Asian workers.²⁶⁹ Health care/social assistance is the second most common sector for Native Hawaiian or Other Pacific Islander workers.²⁷⁰ Asian and White workers make a monthly average wage of \$13,602 and \$8,633 in the retail trade, respectively, whereas Multi-Racial, Black, and American Indian or Alaska Native earn a monthly average wage of \$6,410, \$5,902, and \$5,561, respectively.²⁷¹ White workers and Multi-Racial workers earn on average \$5,961 and \$5,152 monthly in the health care/social assistance sector compared to American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, and Black workers who earn on average \$4,238, \$4,228, and \$4,210 monthly in the same sector, respectively.²⁷²

²⁶⁵ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁶⁶ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁶⁷ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁶⁸ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁶⁹ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁷⁰ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁷¹ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)
²⁷² U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

1469 *Figure 53: Average Monthly Wages by Employment Sector and Race*

Average Monthly Wages in 2021 by Employment Sector and Race
 Only Five Most Common Employment Sectors For Each Race Shown



This plot displays the five most common employment sectors for each race. For each group these five sectors comprise from 49-67% of workers.

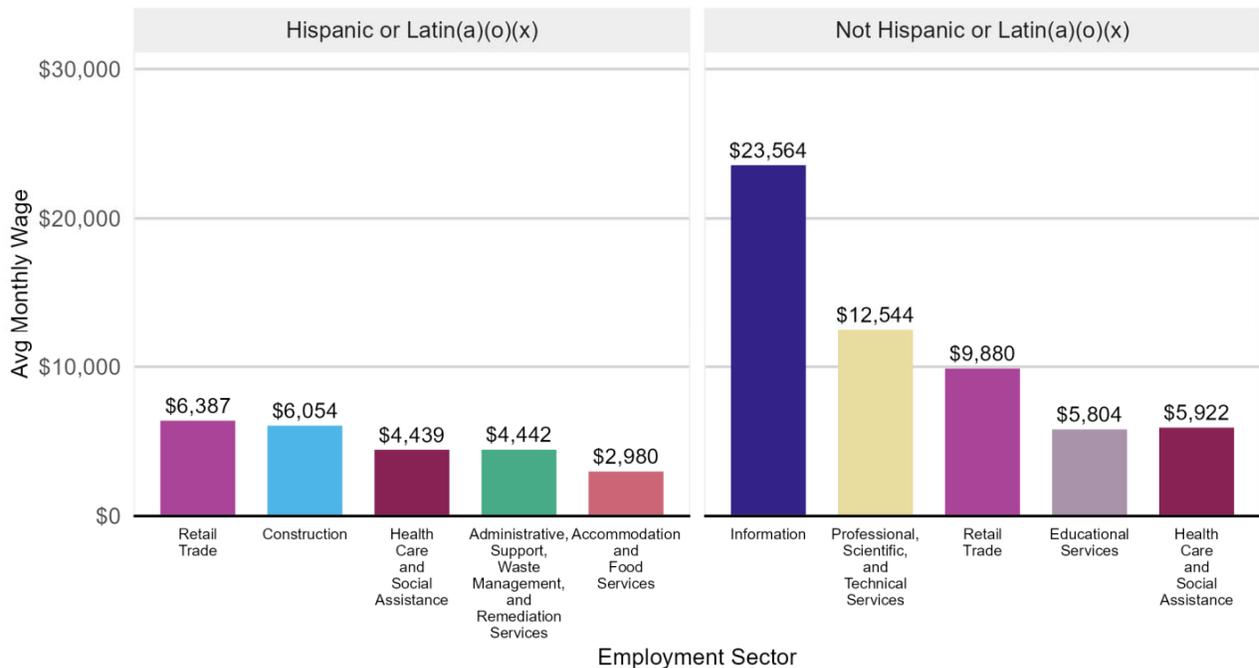
1470

1471 As shown in Figure 54, there is also a significant wage gap between Hispanic or Latin(a)(o)(x)
1472 workers and Non-Hispanic or Latin(a)(o)(x) workers in King County.²⁷³ The top two sectors for
1473 both Hispanic or Latin(a)(o)(x) and Non-Hispanic or Latin(a)(o)(x) workers in King County are
1474 the retail trade and health care and social assistance.²⁷⁴ Hispanic or Latin(a)(o)(x) workers earn
1475 significantly less than Non-Hispanic or Latin(a)(o)(x) workers within the same sectors.²⁷⁵
1476 Hispanic or Latin(a)(o)(x) workers earn an average monthly wage of \$6,387 and \$4,439 in the
1477 retail and health care and social assistance sectors respectively, compared to Non-Hispanic or
1478 Latin(a)(o)(x) workers who earn a monthly wage of \$9,880 and \$5,922 respectively.²⁷⁶

1479
1480 *Figure 54: Average Monthly Wages in 2021 by Employment Sector and Ethnicity*

Average Monthly Wages in 2021 by Employment Sector and Ethnicity

Only Five Most Common Employment Sectors For Each Ethnicity Shown



This plot displays the five most common employment sectors for each ethnicity. These five sectors comprise 53% of Hispanic or Latin(a)(o)(x) workers and 55% of workers who are not Hispanic or Latin(a)(o)(x).

1481
1482

Jobs to Housing Ratio

1483 The number of jobs in King County increased approximately 30.1 percent from 1,099,720 jobs in
1484 2010 to 1,430,940 jobs in 2020.²⁷⁷ Over the same time period, the number of housing units in
1485 King County increased 13.9 percent, from 851,261 housing units in 2010 to 969,234 housing
1486 units in 2020.²⁷⁸ The jobs to housing ratio increased from 1.29 to 1.48 jobs per housing unit. In
1487 2019, Puget Sound Regional Council measured a jobs to housing ratio for King, Kitsap, Pierce,
1488

²⁷³ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁷⁴ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁷⁵ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁷⁶ U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

²⁷⁷ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁷⁸ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

1489 and Snohomish counties as 1.35.²⁷⁹ A ratio higher than 1.5 indicates there may be more
1490 workers commuting into the area due to a lack of housing.²⁸⁰

1491
1492 The number of jobs in unincorporated King County have increased by 25.8 percent, from 31,742
1493 jobs in 2010 to 39,939 jobs in 2020.²⁸¹ The number of housing units in unincorporated King
1494 County has increased by four percent from 89,034 housing units in 2010 to 92,937 housing
1495 units in 2020.²⁸² The jobs to housing ratio increased from 0.36 to 0.43 jobs per housing unit.²⁸³
1496 With the exception of the rural towns, rural unincorporated King County is much more likely to
1497 have housing than jobs. This contributes to the significant difference between the countywide
1498 and unincorporated King County jobs to housing ratio.

1500 **Employment Trends and Projections**

1501 The Washington State Employment Security Department (ESD) estimates King County will have
1502 1,678,000 nonfarm jobs in 2030, a 19.7 percent increase from the estimated 1,401,300 nonfarm
1503 jobs in 2020.²⁸⁴ By 2044, King County is projected to have over 1.9 million jobs.²⁸⁵ High-tech
1504 companies will likely remain the economic drivers of King County for the foreseeable future.²⁸⁶
1505 ²⁸⁷ Most industries will grow annually over the next decade.²⁸⁸ The information industry will be
1506 the leading driver in employment growth, with a 4.36 percent and 3.57 percent average annual
1507 employment growth rate between 2020 to 2025 and 2025 to 2030 respectively.²⁸⁹ The ESD
1508 projects the wholesale trade, manufacturing, and natural resources and mining industries will
1509 decrease in average annual employment growth rate between 2020 to 2025.²⁹⁰ The ESD
1510 projects the wholesale trade and manufacturing industries to have a slight increase in average
1511 annual employment growth rate in 2025 to 2030.²⁹¹

1512
1513 As shown in Figure 55, over the next two decades, employment will increase in unincorporated
1514 King County at a slower rate than in King County as a whole. In 2044, unincorporated King
1515 County is estimated to have 42,483 total jobs, a 10.6 percent increase from the 38,425
1516 unincorporated King County jobs in 2021.²⁹² The plurality of unincorporated King County jobs
1517 are service jobs (15,380).²⁹³ Unincorporated King County has a greater rate of resource and
1518 construction sector jobs (6,600) than the county as a whole due to the resource-based

²⁷⁹ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁸⁰ U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

²⁸¹ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁸² PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁸³ PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

²⁸⁴ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

²⁸⁵ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

²⁸⁶ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

²⁸⁷ Vedantam, K. (2022, November 18). Tech Layoffs in 2022: The U.S. Companies That Have Cut Jobs.

Crunchbase. [\[link\]](#)

²⁸⁸ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

²⁸⁹ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

²⁹⁰ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

²⁹¹ Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

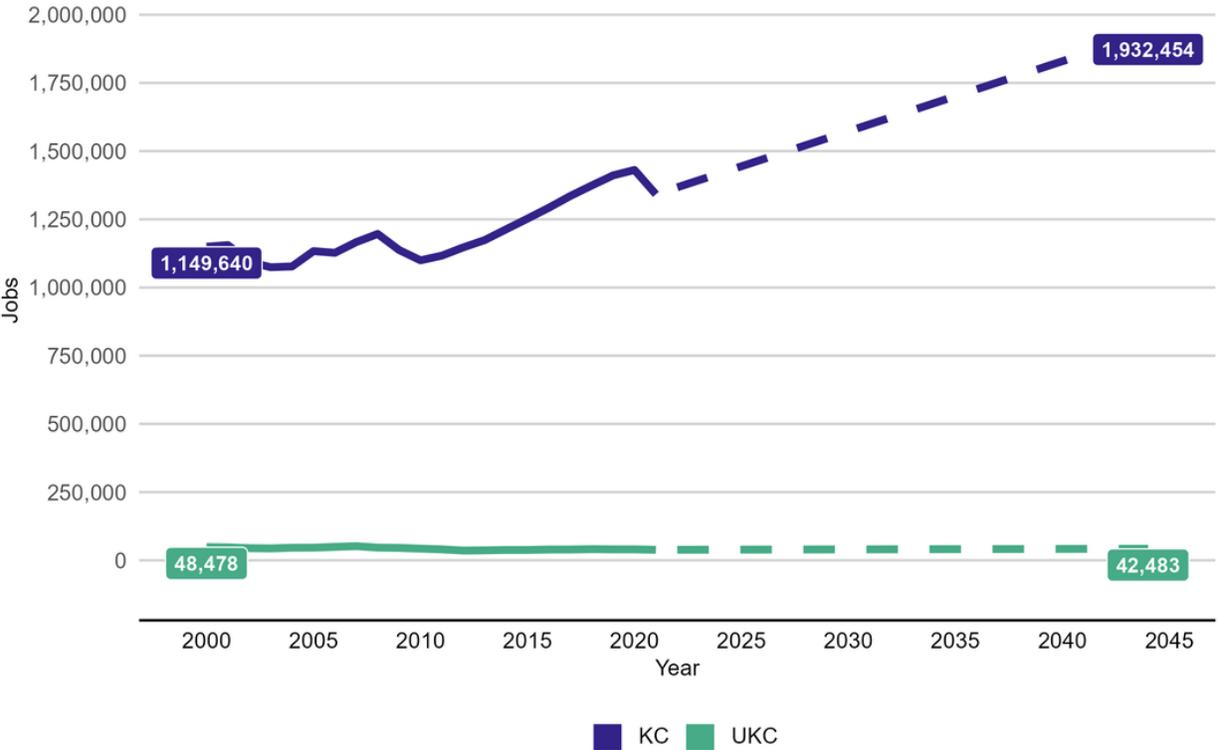
²⁹² King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

²⁹³ King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1519 industries in the rural areas.²⁹⁴ Public education sector jobs (6,070) are the third most common
 1520 job in unincorporated King County.²⁹⁵

1521
 1522 *Figure 55: Actual and Forecasted Job Growth from 2000 to 2044 in King County and Unincorporated King County*

Actual and Forecasted Job Growth Growth 2000 to 2044
 PSRC Covered Employment Estimates, PSRC Macroeconomic Forecast, King County Growth Targets



1523
 1524

²⁹⁴ King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)
²⁹⁵ King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1525 **IV. Housing Supply**

1526

1527 **Section Summary**

1528 This section fulfills King County CPP H-4b, H-4c, and H-4e.²⁹⁶

1529

1530 CPP H-4b, H-4c, and H-4e require jurisdictions to:

1531 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*
1532 *of all segments of the population and summarize the findings in the housing element. The*
1533 *inventory and analysis shall include:*

1534 b) *Number of existing housing units by housing type, age, number of bedrooms, condition,*
1535 *tenure, and area median income limit (for income-restricted units);*

1536 c) *Number of existing emergency housing, emergency shelters, and permanent supportive*
1537 *housing facilities and units or beds, as applicable;*

1538 e) *Number of income-restricted units and, where feasible, total number of units, within a*
1539 *half-mile walkshed of high-capacity or frequent transit service where applicable and*
1540 *regional and countywide centers.*

1541

1542 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.

1543 Approximately half of housing units in King County are single detached homes.²⁹⁷ In

1544 unincorporated King County, less than 10 percent of housing units are multifamily housing

1545 units.²⁹⁸ Approximately 45 percent of housing units in King County and 51 percent in

1546 unincorporated King County were built prior to 1980.²⁹⁹ Older housing is more likely to have

1547 physical problems and health risks associated with lead paint and earthquake

1548 vulnerability.^{300,301,302,303}

1549

1550 Housing construction rates decreased significantly after 2000 compared to earlier decades in

1551 both King County and unincorporated King County.³⁰⁴ This is likely due in part to establishing

1552 the urban growth area and the recession of 2008. Since 2011, large multifamily projects have

1553 made up a bulk of housing construction.³⁰⁵ The Washington State Office of Financial

²⁹⁶ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

²⁹⁷ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

²⁹⁸ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

²⁹⁹ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

³⁰⁰ Centers for Disease Control and Prevention. (2022, May 26). *Lead in Paint*. [\[link\]](#)

³⁰¹ Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

³⁰² Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? *KUOW*. [\[link\]](#)

³⁰³ Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

³⁰⁴ PSRC Macroenomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

³⁰⁵ BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

1554 Management expects the number of housing units to increase by approximately 25 percent and
1555 10 percent in King County and unincorporated King County, respectively, by 2044.³⁰⁶
1556

1557 The housing vacancy rate for King County and unincorporated King County is about 5.5 percent
1558 lower than the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5
1559 percent.³⁰⁷ A low vacancy rate is likely to result in a more competitive and expensive housing
1560 market.
1561

1562 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of
1563 single detached homes increased at the highest rate.³⁰⁸ From 2015 to 2020, the median rent
1564 also in King County increased by about 40 percent.^{309, 310} Median gross rent is unaffordable for
1565 people earning 50 percent of area median income and below. At the same time, most income-
1566 restricted units in unincorporated King County are for households between 51 to 80 percent
1567 area median income.³¹¹
1568

1569 **General Housing Inventory**

1570 *Housing units and vacancy*

1572 As of 2020, King County has 952,344 total housing units and unincorporated King County has
1573 82,196 housing units.^{312 313} King County has 391,715 and unincorporated King County has
1574 13,894 total rental units.³¹⁴ Approximately 63.2 percent and 36.2 percent of unincorporated King
1575 County rentals are in urban and rural areas, respectively.³¹⁵
1576

1577 The overall housing vacancy rate in both King County as a whole and unincorporated King
1578 County in 2020 was approximately 5.5 percent, lower than the statewide rate of 6.5 percent and
1579 nearly half the countrywide rate of 10.5 percent. Figure 56 shows the rental vacancy rate from
1580 2005 to 2019 in King County. The rental vacancy rate has fluctuated over the past two decades.
1581 The rental vacancy rate decreased 31.7 percent from 2005 to 2019 (6 percent to 4.1 percent). A
1582 low vacancy rate is likely to result in a more competitive and expensive housing market. The
1583 rental vacancy rate in King County and unincorporated King County is slightly lower than the
1584 overall vacancy rate (4.99 percent and 4.24 percent, respectively).³¹⁶ The vacancy rate in rural
1585 unincorporated King County (6.35 percent) is about twice as high as the vacancy rate in urban
1586 unincorporated King County (3.01 percent).³¹⁷
1587

³⁰⁶ PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

³⁰⁷ U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³⁰⁸ Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

³⁰⁹ U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, ACS 2011-2015*.

³¹⁰ U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020*.

³¹¹ King County Department of Community and Human Services. (2020, December 31). *King County Income-Restricted Housing Database*.

³¹² U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³¹³ U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³¹⁴ U.S. Census Bureau. (2020). *Rental Unit Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³¹⁵ U.S. Census Bureau. (2020). *Rental Unit Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

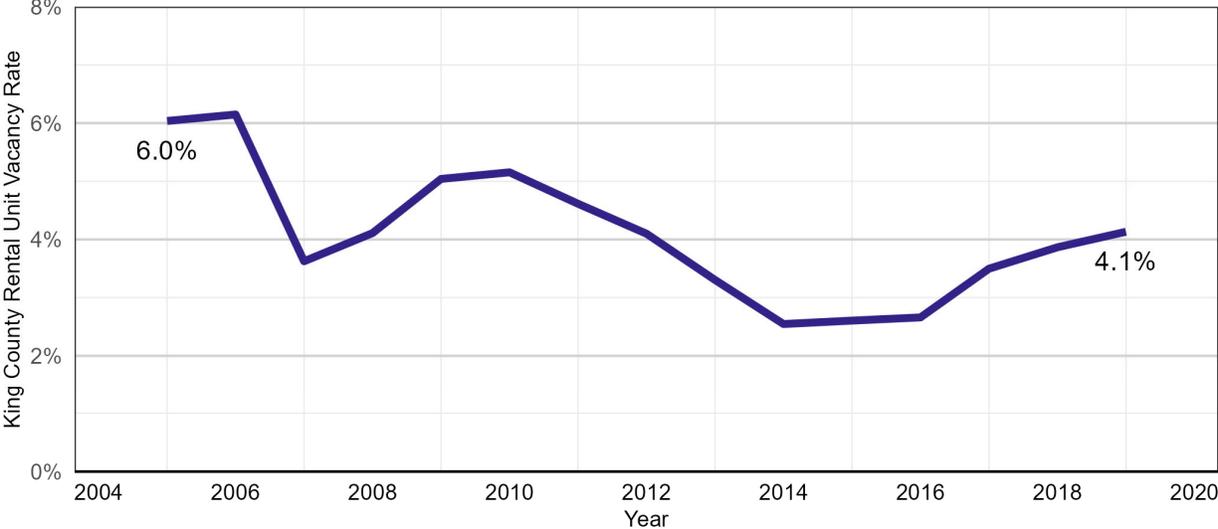
³¹⁶ U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

³¹⁷ U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

1588 Figure 56: Rental Vacancy Rate in King County

King County Rental Vacancy Rate

2005 to 2019, 1-year ACS



Rental unit vacancy rate is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units, vacant units that are for rent, and vacant units that have been rented but not yet occupied. Seasonal/recreational use and migrant units that are vacant are not included as vacant units.

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1591

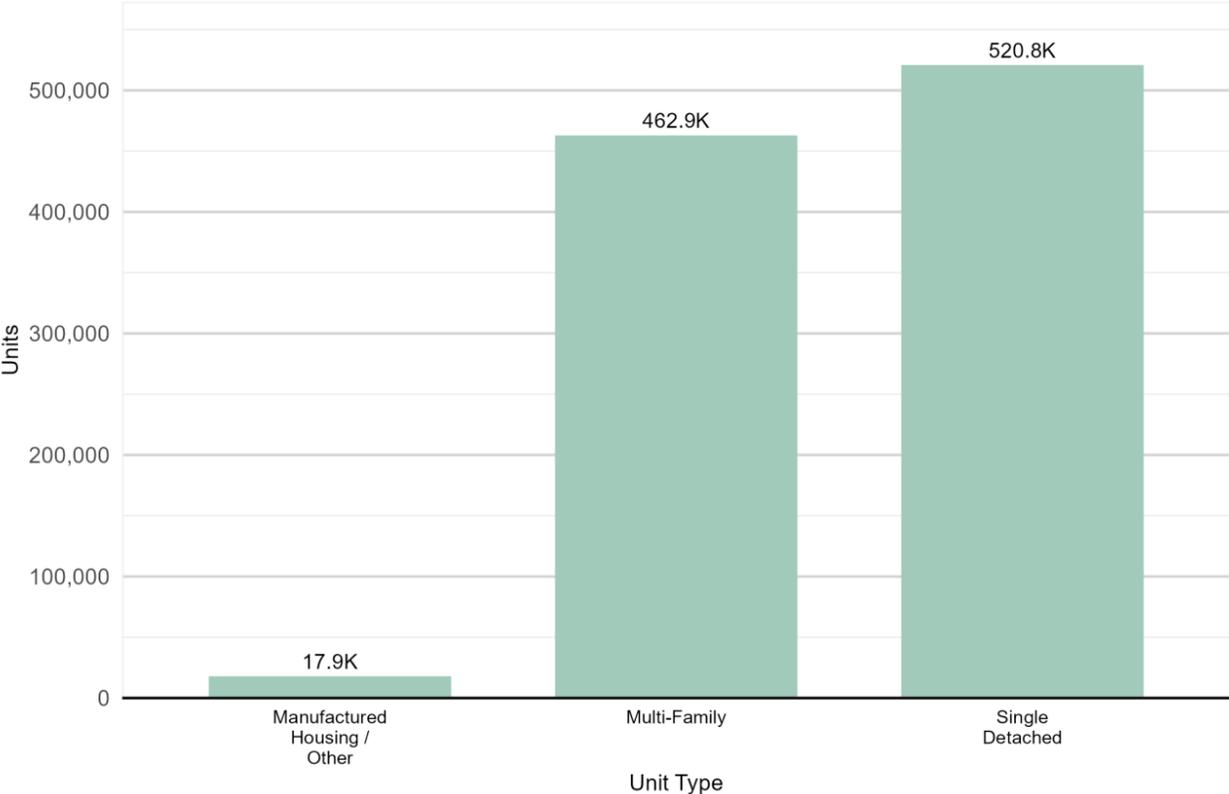
1592 *Housing by type*

1593 Figure 57 shows the total housing units by type in King County in 2022. About half of housing
 1594 units in King County (52 percent) are single detached homes.³¹⁸ Figure 58 shows the total
 1595 housing units by type in unincorporated King County in 2022. Housing units in unincorporated
 1596 King County are overwhelmingly single detached homes (84.9 percent).³¹⁹ Unincorporated King
 1597 County has a higher rate of manufactured housing and other types of housing units, such as
 1598 recreational vehicles or boats (6.2 percent), than housing units countywide (1.8 percent).³²⁰
 1599 Unincorporated King County has a significantly lower rate of multifamily housing units (9.0
 1600 percent) compared to countywide (46.2 percent).³²¹

1601 *Figure 57: Total Housing Units by Type in King County*
 1602

King County Total Housing Units by Type

OFM April 1st Housing Estimates, 2022



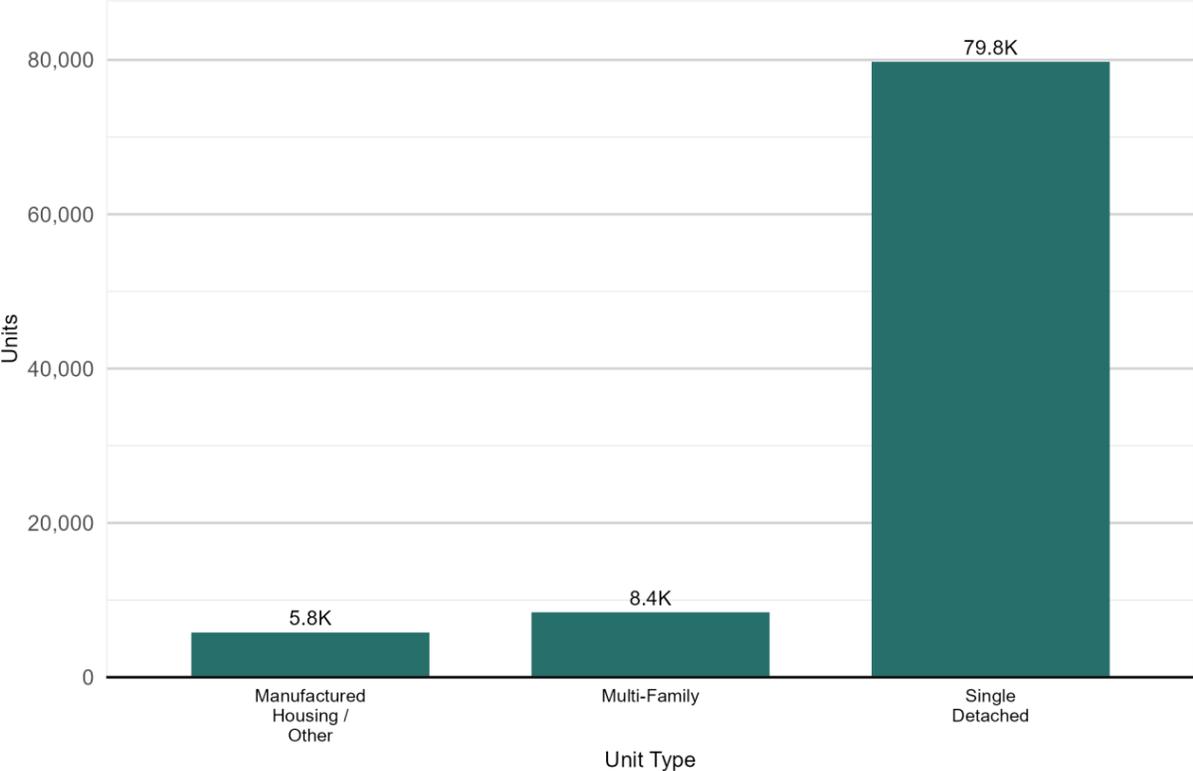
1603

³¹⁸ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)
³¹⁹ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)
³²⁰ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)
³²¹ Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)

1604 *Figure 58: Total Housing Units by Type in Unincorporated King County*

Unincorporated King County Total Housing Units by Type

OFM April 1st Housing Estimates, 2022



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1606

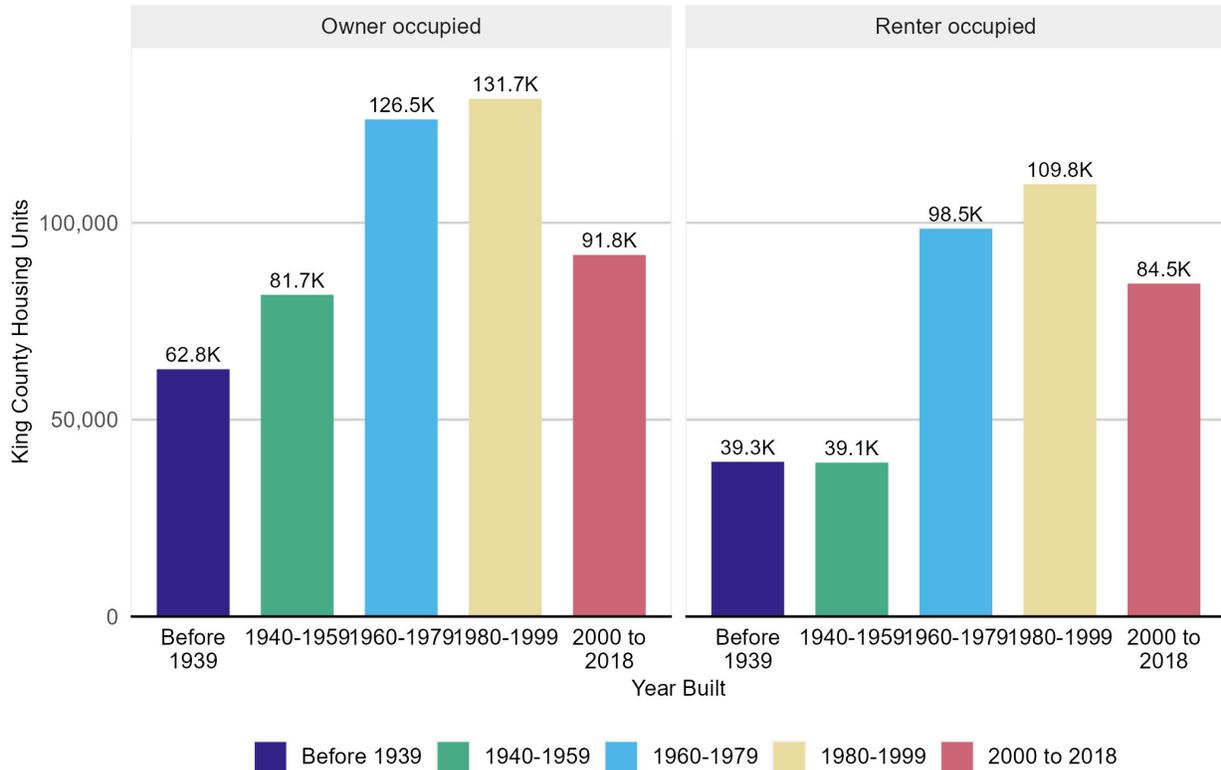
1607 *Housing Age and Condition*

1608 Figures 59 and 60 show the number of housing units built by tenure and over time in King
1609 County and unincorporated King County, respectively. Over half (53.9 percent) of all housing
1610 units in King County were built between 1960 and 1999.³²² There was a 26.9 percent decrease
1611 in housing construction from 2000 to 2018, compared to the previous two decades.³²³

1612 *Figure 59: Housing Units by Tenure and Year Built in King County*

King County Housing Units by Tenure and Year Built

CHAS 2014-2018



1613
1614 Approximately 10.4 percent (89,601) of King County’s housing units are in unincorporated King
1615 County.³²⁴ Housing construction in unincorporated King County slowed significantly, more than
1616 the countywide construction rate, after 2000.³²⁵ Annexation of areas planned for growth is likely
1617 the primary factor in the housing construction reduction in unincorporated King County. This
1618 may be due to the reduced development capacity established as part of the Urban Growth Area,
1619 the Growth Management Act (GMA) in the rural unincorporated King County, and the recession
1620 of 2008.
1621

³²² U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

³²³ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

³²⁴ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

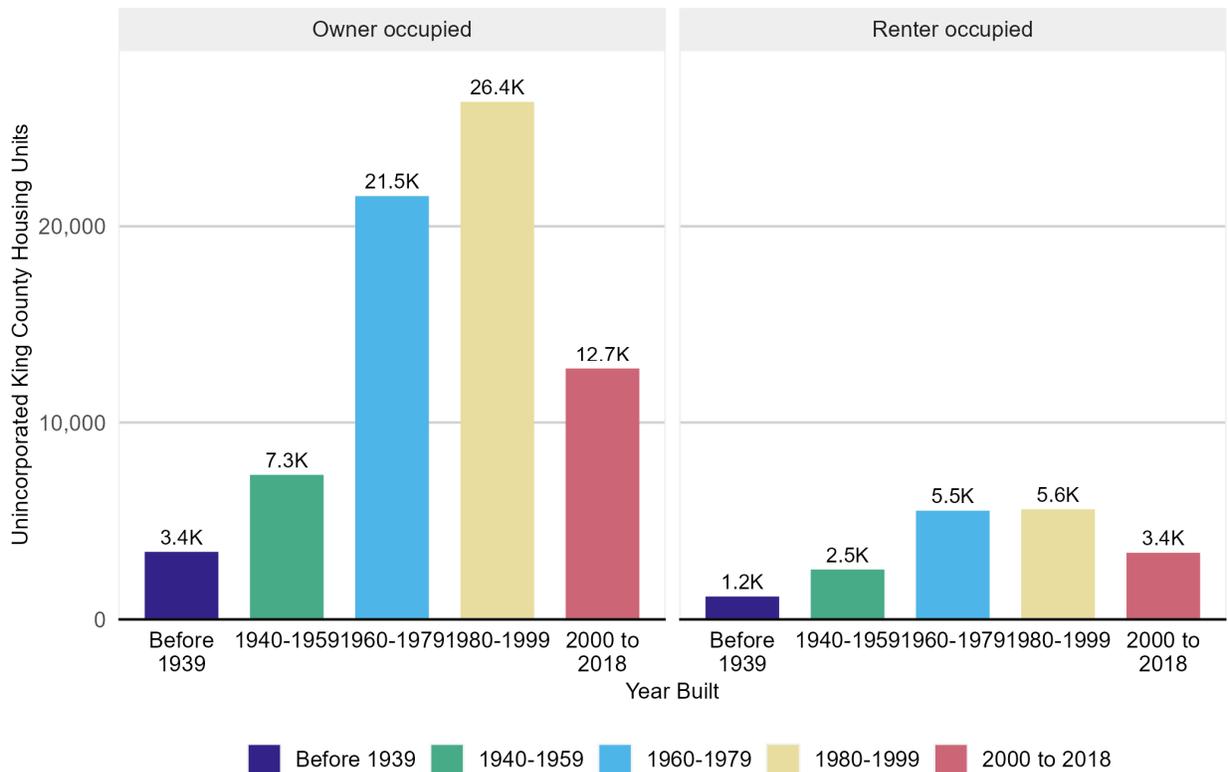
³²⁵ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

1622 Approximately 45.2 percent (32,302) and 50.7 percent (9,219) of housing units were built prior to
1623 to 1980 in King County and unincorporated King County, respectively.³²⁶ Older housing units
1624 may have more physical problems than newer units due to wear and tear over the decades
1625 because most jurisdictions adopted modern building codes in the 1970s, with most regulations
1626 being uniformly implemented by 1980.³²⁷ Housing built before 1978 is likely to have lead paint
1627 which can lead to health problems such as anemia, weakness, brain damage, and or death,
1628 especially for children.^{328, 329} Older buildings are also vulnerable to extensive damage in an
1629 earthquake, with approximately 58 percent of King County buildings estimated to be damaged in
1630 a significant earthquake and approximately six percent of King County buildings expected to
1631 completely collapse.^{330, 331}

1632 *Figure 60: Housing Units by Tenure and Year Built in Unincorporated King County*

Unincorporated King County Housing Units by Tenure and Year Built

CHAS 2014-2018



1634

³²⁶ U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

³²⁷ Li, S. Freddie Mac. (2021, June 1). *Where is the Aging Housing Stock in the United States?* [\[link\]](#)

³²⁸ Centers for Disease Control and Prevention. (2022, May 26). *Lead in Paint*. [\[link\]](#)

³²⁹ Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

³³⁰ Boiko-Weyrauch, A. (2018, October 31). *How many Seattle buildings would be doomed in a big earthquake?* [KUOW. \[link\]](#)

³³¹ Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

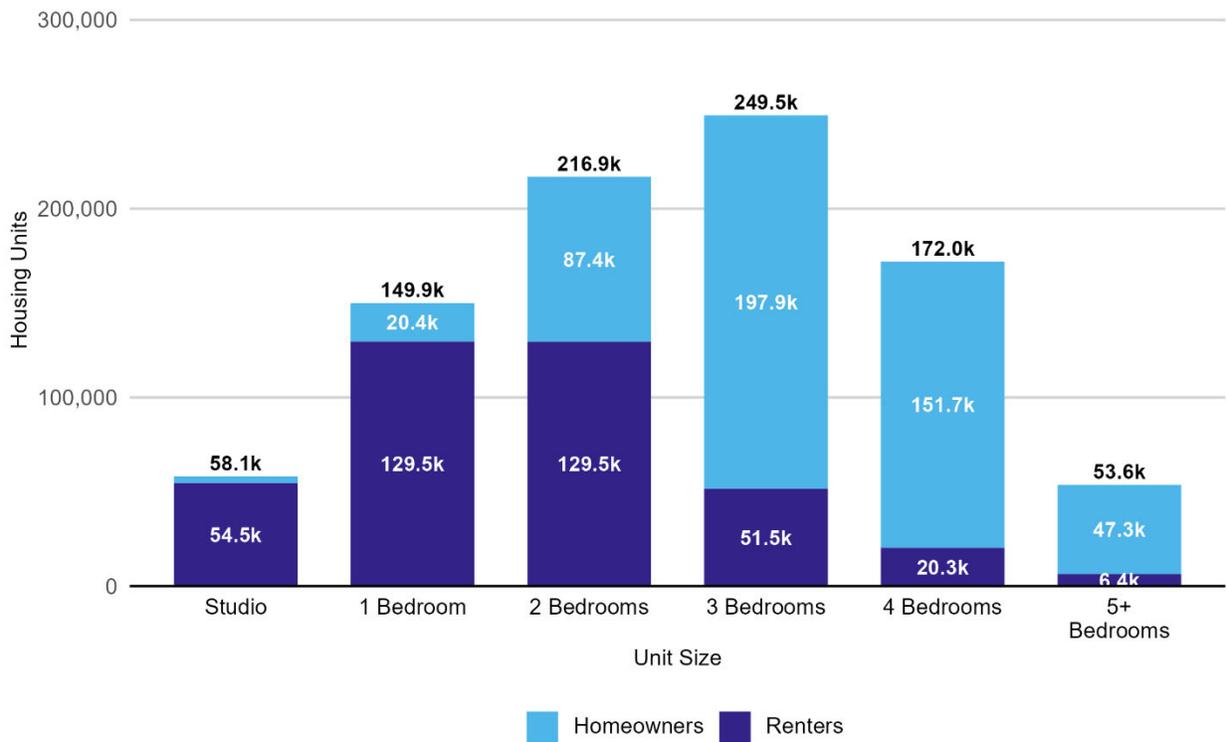
1635 *Housing size*

1636 As shown in Figure 61, smaller housing units in King County are much more likely to be rented
 1637 than owned, with 93.8 percent (54,542) and 86.4 percent (129,549) of studios and one-bedroom
 1638 units occupied by a renter household, respectively.³³² The gap between renter and homeowner
 1639 households in two-bedroom units is smaller, with 59.7 percent (129,479) and 40.3 percent
 1640 (87,421) of these units occupied by renters and homeowners, respectively.³³³ Over three-
 1641 quarters of three-, four-, and five or more-bedroom units are occupied by homeowners.³³⁴

1642 *Figure 61: King County Units by Tenure and Unit Size*

King County Housing Units by Tenure and Unit Size

5-year ACS 2016-2020



1644
 1645
 1646
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 1649

These trends are also reflected in unincorporated King County, as shown in Figure 62. Over 90 percent (713) of studios and 62 percent (1,969) of one-bedroom units in unincorporated King

³³² U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

³³³ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

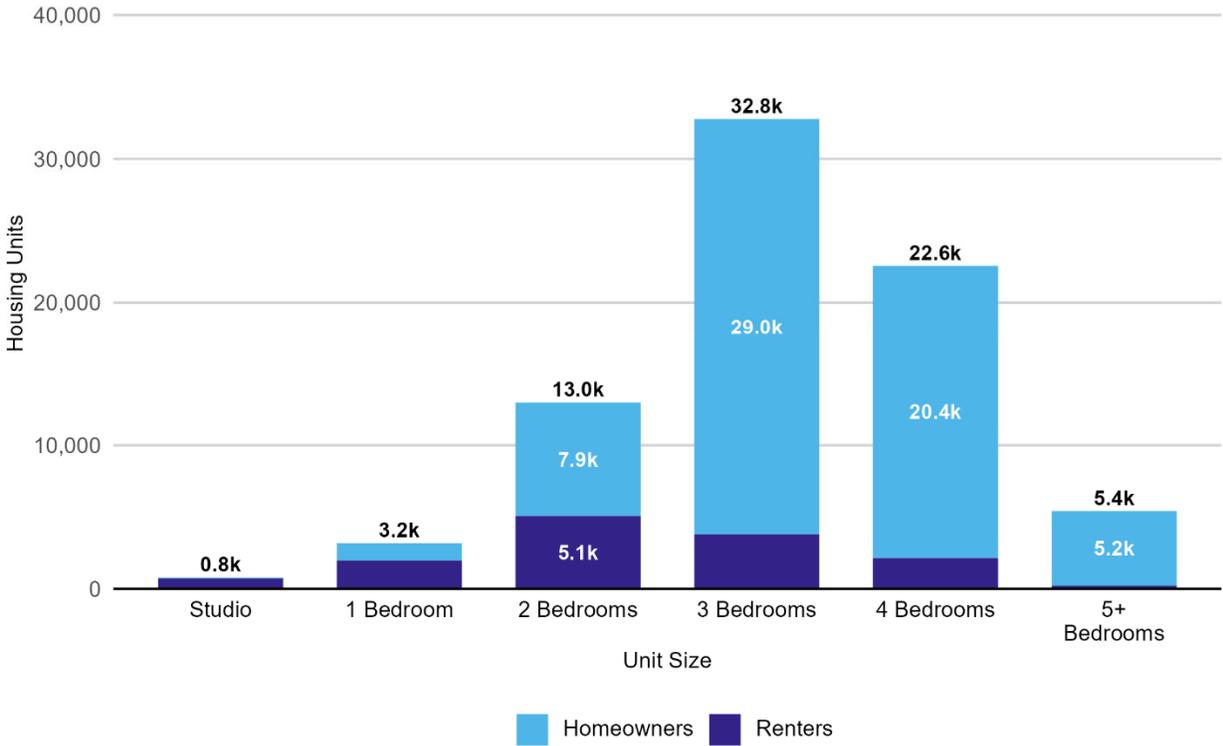
³³⁴ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1650 County are occupied by renters.³³⁵ However, homeowners in unincorporated King County are
 1651 more likely to occupy units with more than one bedroom than in the county as a whole.³³⁶ In
 1652 unincorporated King County, approximately 60.9 percent (7,903) of two-bedrooms, 88.4 percent
 1653 (28,972) of three-bedrooms, 90.5 percent (20,421) of four-bedrooms, and 96 percent (5,207) of
 1654 units with five or more bedrooms are occupied by homeowners.³³⁷

1655
 1656 *Figure 62: Housing Units by Tenure and Unit Size in Unincorporated King County*

Unincorporated King County Housing Units by Tenure and Unit Size

5-year ACS 2016-2020



1657
 1658

³³⁵ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.
³³⁶ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.
³³⁷ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1659 **Housing Market Conditions**

1660

1661 *Housing production*

1662 Housing construction in King County has changed since 2000, as shown in Figure 63 using
1663 Puget Sound Regional Council Residential Building Survey data. In the first decade of the new
1664 millennium, housing permits peaked in 2007, right before the 2008 economic crisis. The number
1665 of residential housing units permitted significantly decreased during the Great Recession.
1666 Housing construction hit a low in 2009 but recovered, peaking at the highest number in the past
1667 two decades in 2015. From 2016 to 2020, King County jurisdictions issued approximately
1668 85,294 residential building permits for new construction.³³⁸After the Great Recession, single
1669 detached home units represented a smaller percentage of residential permitted units than
1670 before the recession. Since 2009, the number of multifamily permitted properties with 50 or
1671 more units increased significantly, becoming the dominant form of housing construction
1672 beginning in 2011. This is likely due to multiple factors, including but not limited to:³³⁹

- 1673 • a reduction in available land for single detached housing projects;
- 1674 • a market response to major employment growth in the urban core of King County, which
1675 can only accommodate significant increases in housing units through multifamily
1676 projects; and
- 1677 • larger multifamily projects often being more profitable than smaller projects.

³³⁸ University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

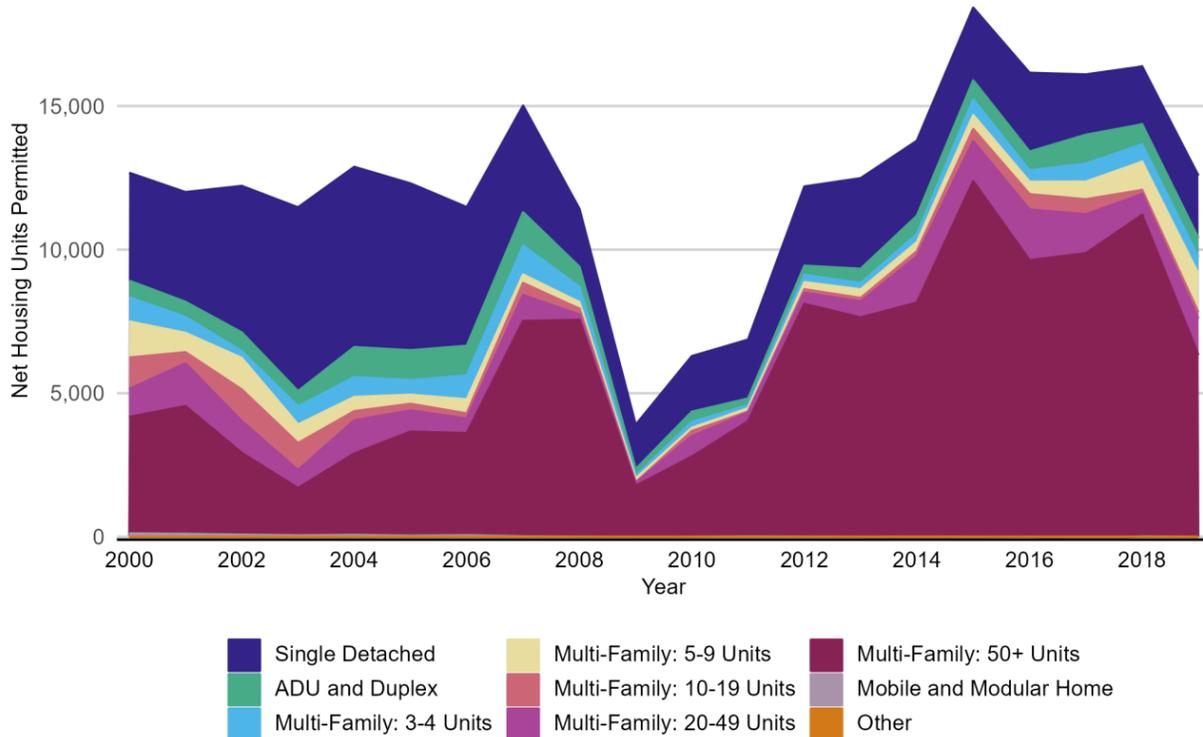
³³⁹ BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

1678

1679 *Figure 63: Net Housing Units Permitted by Unit Type in King County, 2000 to 2020*

King County Net Housing Units Permitted by Unit Type

PSRC Residential Building Permit Survey, 2000-2020



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Table 4 and Figures 64 and 65 show the number of housing units completed in King County and unincorporated King County by type from 2020 to 2022. Approximately 62,357 residential buildings were constructed in King County between April 1, 2016, and April 1, 2021.³⁴⁰ Since 2020, housing production in King County and unincorporated King County has shifted towards multifamily housing units, but single detached homes still make up a large portion of the housing units constructed in both jurisdictions.³⁴¹ More manufactured housing units and other unit types have been demolished than constructed since 2020.³⁴²

³⁴⁰ University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

³⁴¹ Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

³⁴² Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

1692 Table 4: Total Housing Units Completed in King County and Unincorporated King County³⁴³

Jurisdiction	2020-2021			2021-2022		
	Single Detached	Multifamily	Manufactured Housing / Other	Single Detached	Multifamily	Manufactured Housing / Other
King County	2,258	13,028	-63	1,864	15,262	-6
Unincorporated King County	351	190	-9	235	265	-13

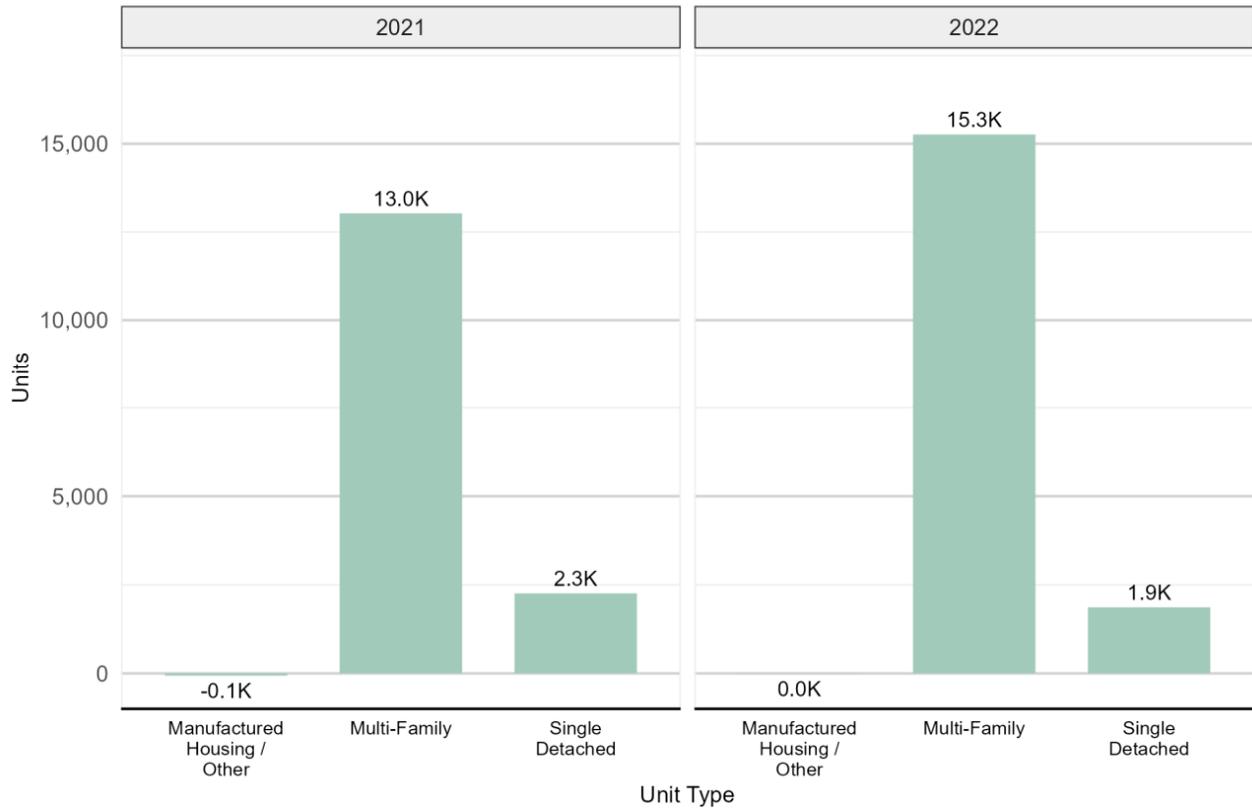
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1695

Figure 64: Total Housing Completed by Type in King County

1696

King County Total Housing Units Completed by Type

OFM April 1st Housing Estimates, 2020-2022



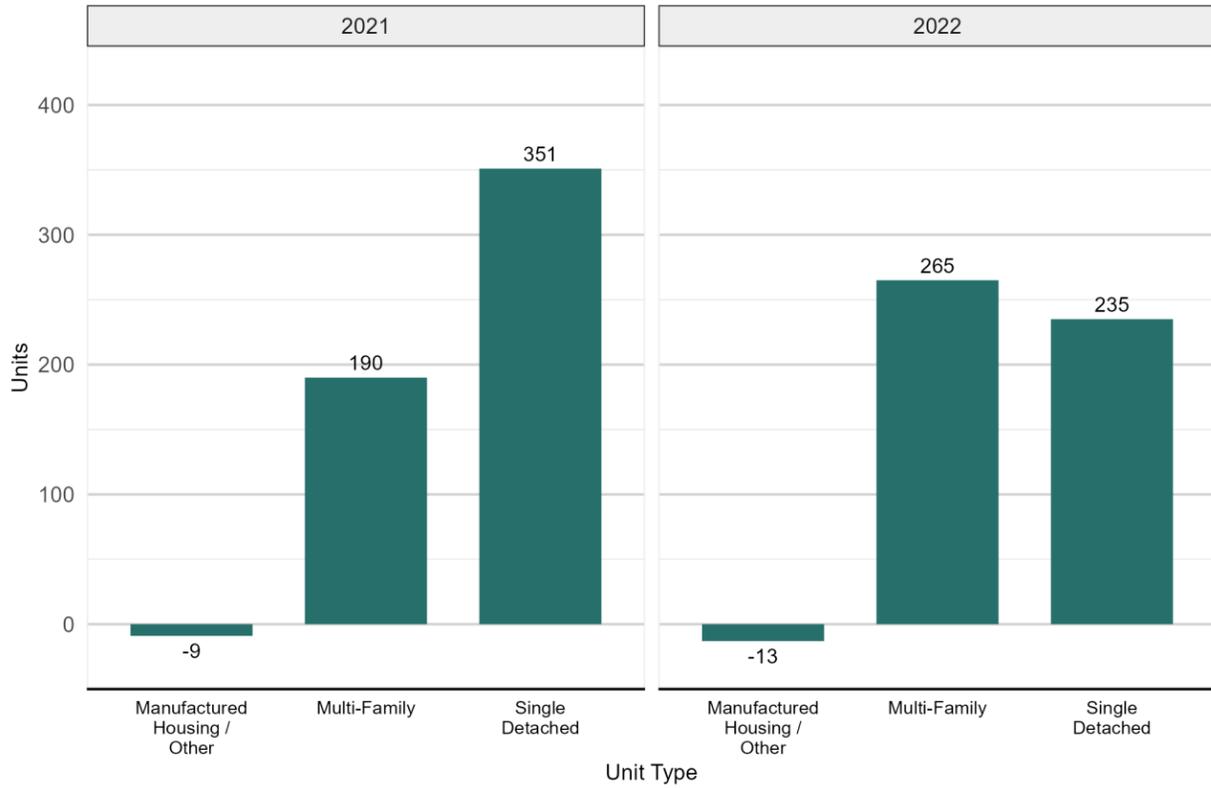
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1698

³⁴³ Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

1699 *Figure 65: Total Housing Units Completed by Type in Unincorporated King County*

Unincorporated King County Total Housing Units Completed by Type

OFM April 1st Housing Estimates, 2020-2022



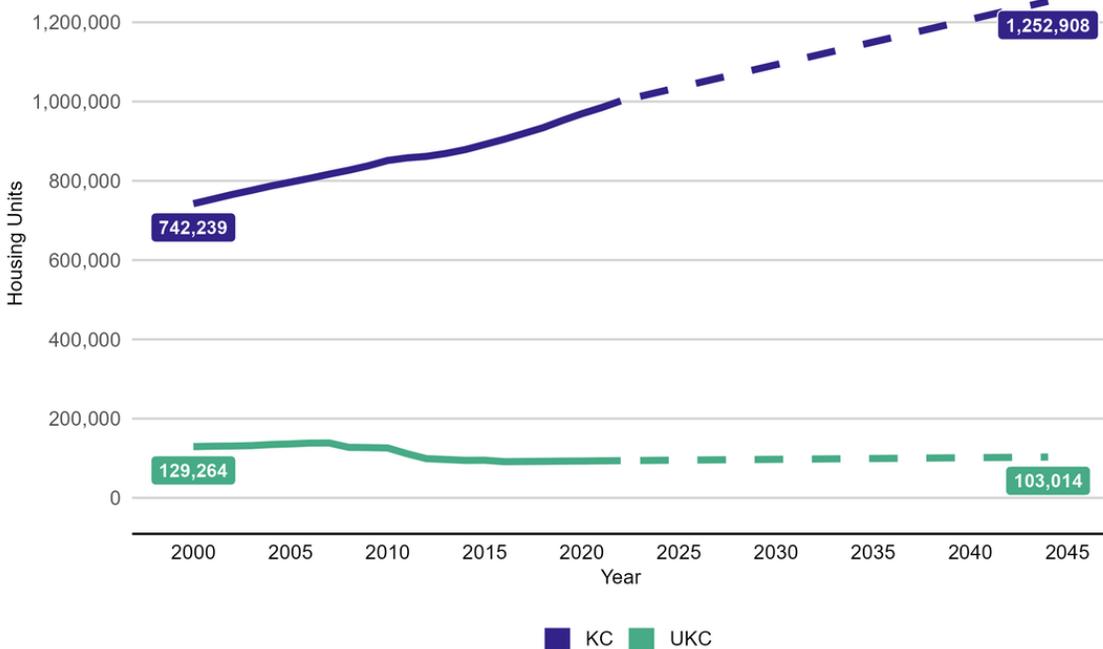
1700
1701

1702 *Forecasted housing growth*

1703 Figure 66 shows the actual and forecasted growth of housing units in King County. The
 1704 Washington State Office of Financial Management (OFM) projects the number of housing units
 1705 in King County will increase approximately 25.1 percent, from 1,001,577 housing units in 2022
 1706 to 1,252,908 housing units in 2044.³⁴⁴ The OFM projects the number of housing units in
 1707 unincorporated King County will increase approximately 9.6 percent, from 93,957 housing units
 1708 to 103,014 housing units in 2044.³⁴⁵ These projections do not take annexation into account. It is
 1709 possible that housing units decrease or stay stable over the next two decades in unincorporated
 1710 King County due to annexation. Housing growth in unincorporated King County will be focused
 1711 on urban areas to meet King County’s environmental and climate goals and will account for four
 1712 percent of housing growth in King County.³⁴⁶

1713
 1714 *Figure 66: Actual and Forecasted Housing Growth in King County and Unincorporated King County from 2000 to*
 1715 *2044*

Actual and Forecasted Housing Growth 2000 to 2044
 OFM April 1st Population and Housing Estimates, King County Growth Targets



1716
 1717

³⁴⁴ PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

³⁴⁵ PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

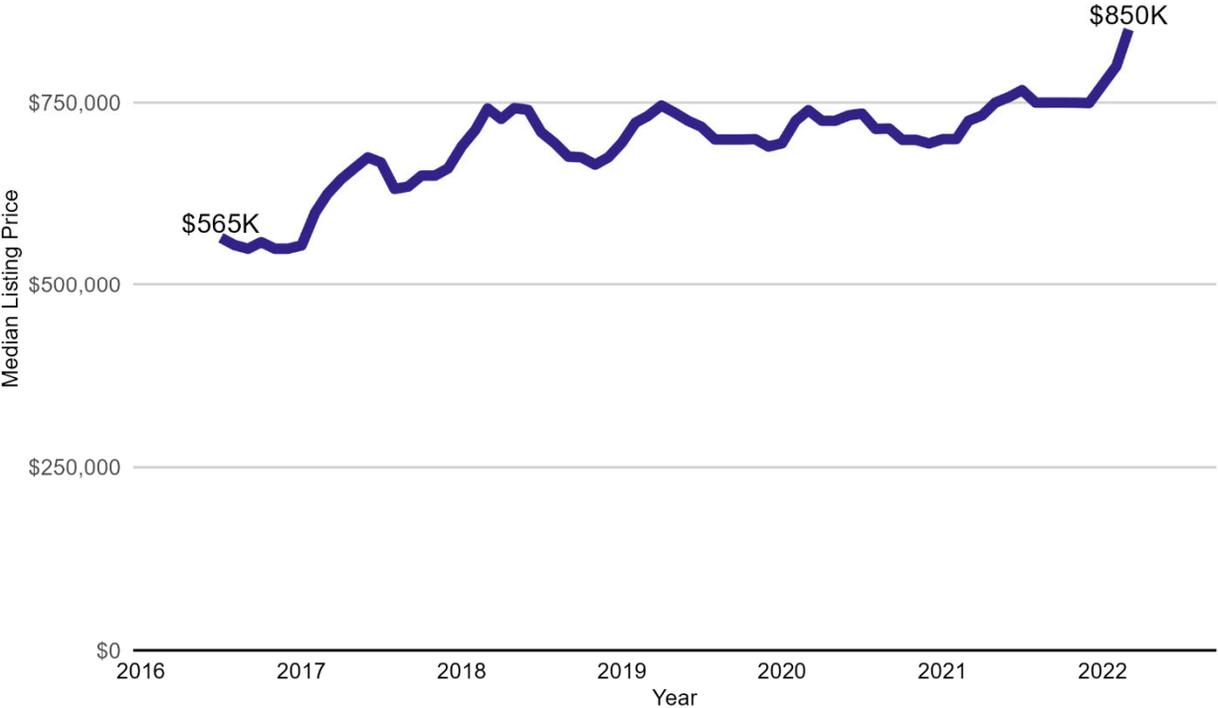
³⁴⁶ King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1718 *Housing Costs*

1719 As shown by Figure 67, the median price for a home in King County has increased dramatically
 1720 since 2016; the median home listing price increased by about 50 percent between July 2016
 1721 and March 2022, from \$565,000 to \$850,000.³⁴⁷ This significantly increases wealth for existing
 1722 homeowners but puts homeownership out of reach for many residents in King County. A 30-
 1723 year mortgage for an \$850,000 home with a 20 percent down payment of \$170,000 and an
 1724 interest rate of five percent would lead to a monthly payment of about \$4,000, including property
 1725 taxes and homeowners’ insurance. A household would need an income of about \$160,000 per
 1726 year for that monthly payment to be affordable, which is higher than the region’s overall median
 1727 family income of \$134,600.³⁴⁸ Racial disparities in wages, as discussed in the Workforce
 1728 Characteristics section, contribute to the racial disparities in homeownership in the region.

1729
 1730 *Figure 67: Median Listing Price in King County*

King County Median Listing Price
 Federal Reserve Economic Data, July 2016 to March 2022



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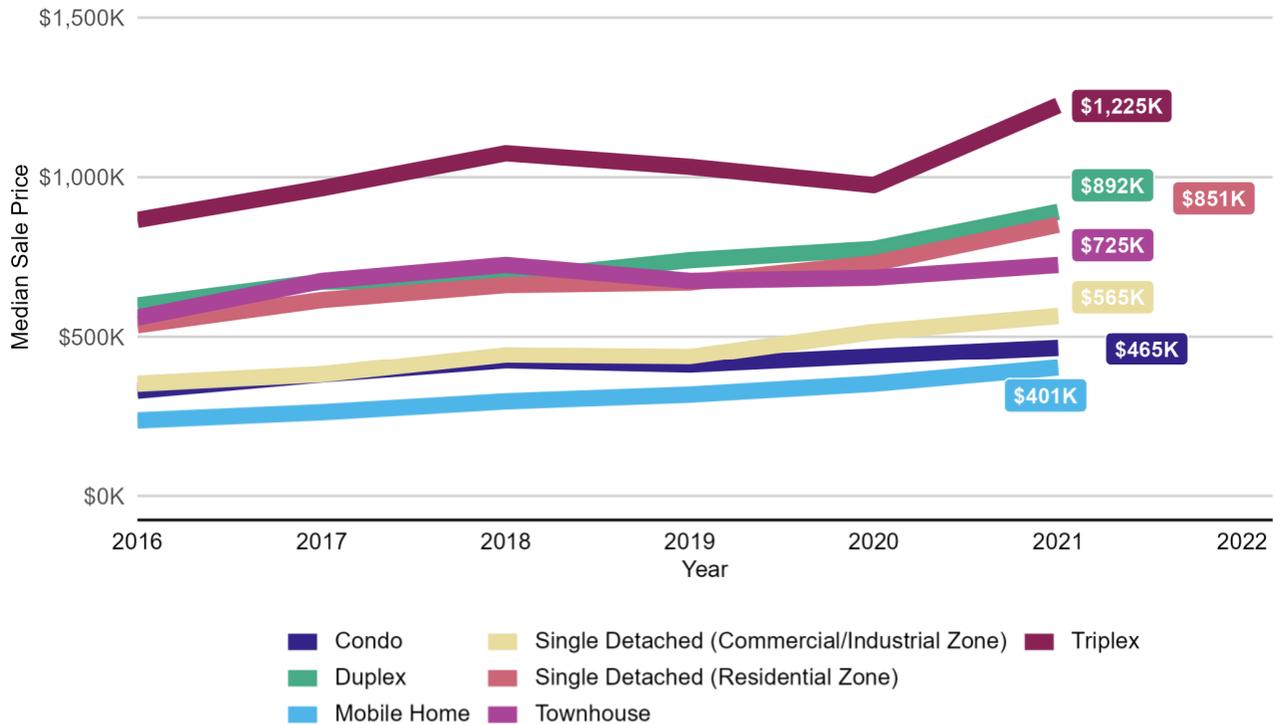
³⁴⁷ Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)
³⁴⁸ U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.

1735 Figure 68 shows that the sales prices of vacant single detached homes increased at the highest
 1736 rate, more than doubling in price from 2016 to 2021.³⁴⁹ The sales prices for townhomes
 1737 increased at the slowest rate, indicating that this housing type may become a more affordable
 1738 option over time, but also has less potential for building wealth.³⁵⁰ Figure 68 shows that triplexes
 1739 are the most expensive property type; this figure measures the sale price of triplex buildings
 1740 rather than units within a triplex.

1741
 1742 *Figure 68: Median Sale price by Property Present Use in King County*

King County Median Sale Price by Property Present Use

King County Assessors Office, 2016-2021



Only includes residential properties with sale or warranty deeds. Excludes properties that were sold through a quit claim deed. Present use types with less than 35 sales in a year are not included.

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³⁴⁹ King County Assessor's Office, 2016 to 2021.

³⁵⁰ King County Assessor's Office, 2016 to 2021.

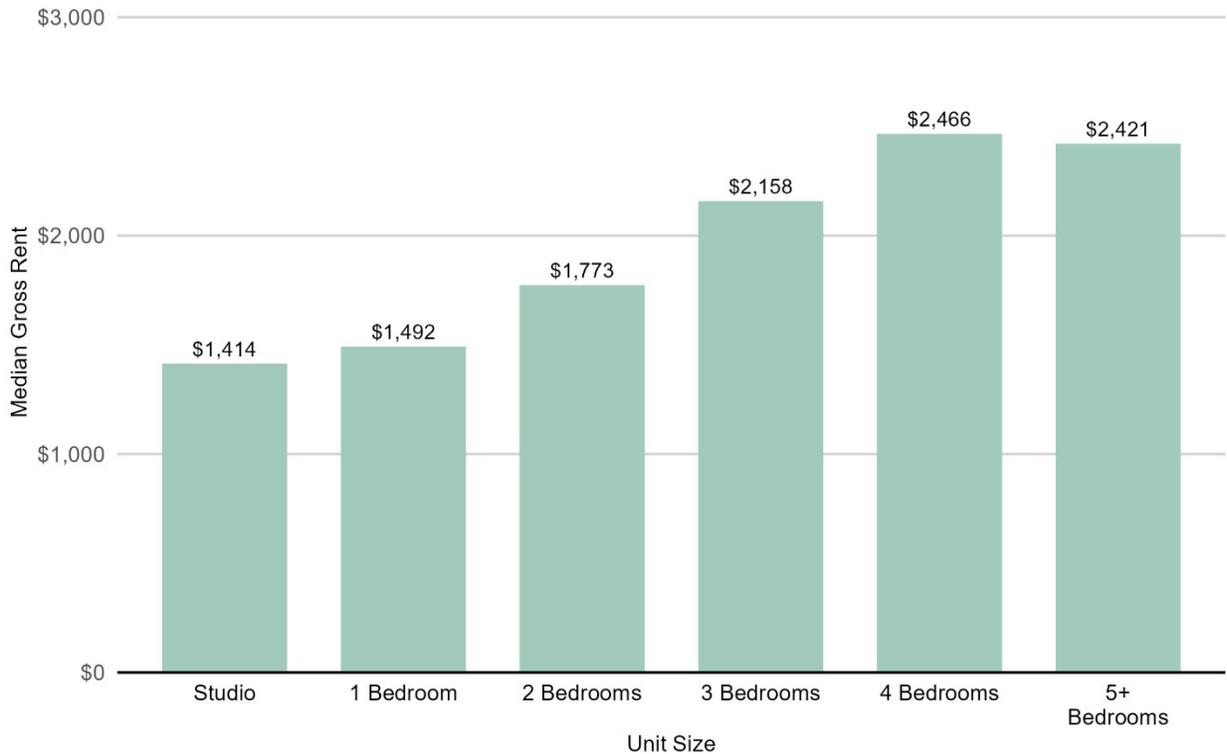
1745 *Rental rates*

1746 Figure 69 shows the median gross rent by unit size in King County. The median rent for a studio
 1747 unit in King County is \$1,414. The most expensive units are four-bedrooms, with a median rent
 1748 of \$2,466.³⁵¹ It is not clear why five or more-bedroom rentals are slightly less expensive than
 1749 four-bedroom units, but these units are less common, creating a larger margin of error.³⁵²
 1750 Rentals with five or more bedrooms available for rent on Zillow are located throughout the
 1751 county but heavily clustered around the University of Washington, indicating that these units are
 1752 marketed towards students.³⁵³ Many landlords with large single detached homes in this area
 1753 rent individual rooms out to students or put multiple students on one lease, with rents for each
 1754 room ranging from \$900 to \$1,250, lower than the average rent of a studio.³⁵⁴ These rentals are
 1755 also older buildings, pushing down the by-room rent compared to newer apartment buildings.³⁵⁵
 1756
 1757

Figure 69: Median Gross Rent by Unit Size in King County

King County Median Gross Rent by Unit Size

5-year ACS 2016-2020



1758
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³⁵¹ U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, ACS 2016-2020*.

³⁵² U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, ACS 2016-2020*.

³⁵³ Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

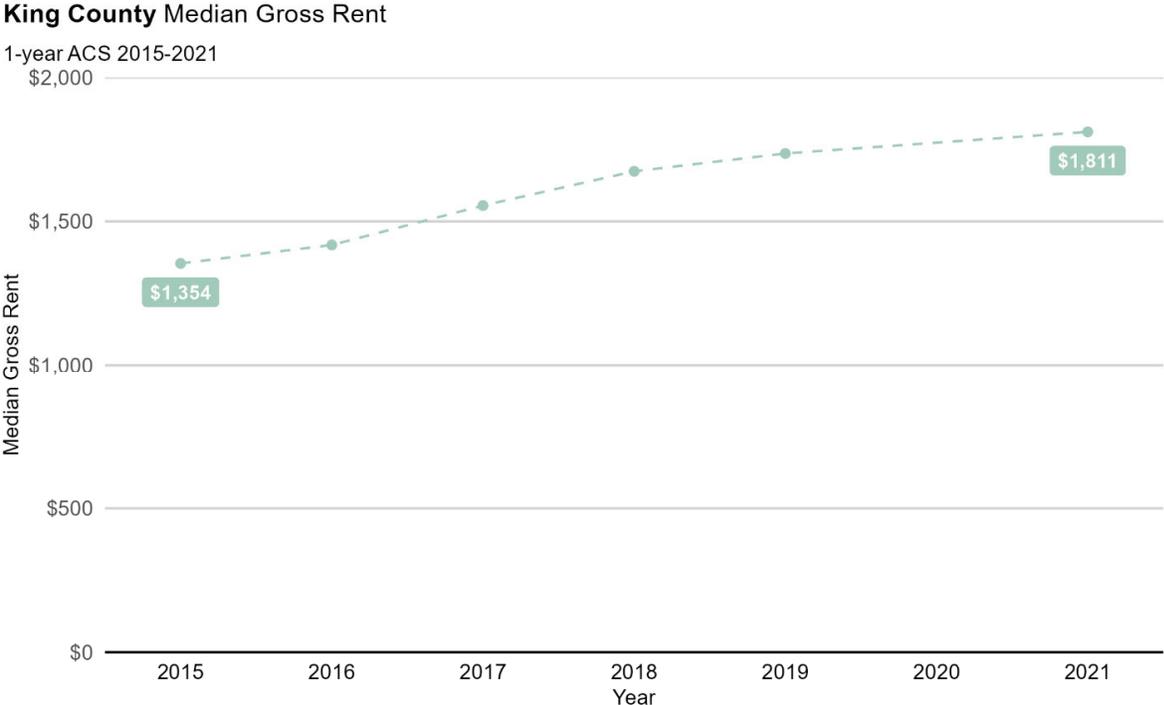
³⁵⁴ Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

³⁵⁵ Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

1762 The minimum wage in King County was \$14.49 per hour in 2022. This wage converts to an
 1763 annual salary of about \$30,100 for someone working full-time, assuming paid or no vacation
 1764 time.³⁵⁶ Based on that income, an affordable monthly rent would be about \$750, about half the
 1765 cost of the median one-bedroom apartment. A single person with an income of 50 percent of
 1766 King County’s area median income in 2022 (\$41,720) can afford a monthly rent of about \$1,040,
 1767 almost \$400 less than the median gross rent for a studio apartment. A household of four with an
 1768 income of 50 percent area median income (\$59,560) can afford a monthly rent of about \$1,490,
 1769 about the median cost of a one-bedroom apartment.

1770
 1771 Figure 70 shows the gross median rent in King County from 2015 to 2021. King County’s gross
 1772 median rent increased significantly in this time: 33.8 percent, from \$1,354 to \$ 1,811.³⁵⁷

1773
 1774 *Figure 70: Median Gross Rent in King County from 2015 to 2021*



2020 data not available due to the impacts of the pandemic on ACS data collection.

1775
 1776
 1777

³⁵⁶ Washington State Department of Labor & Industries. (Retrieved 2022, December 27). *Minimum Wage*. [\[link\]](#)
³⁵⁷ U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2015-2021*.

1778 *Housing Affordability and Availability*

1779 Figure 71 shows the inventory of housing units that are affordable, but not available, and
1780 affordable and available by tenure and income range, for King County.³⁵⁸ Units that are
1781 affordable, but not available mean that the unit is occupied by a household at a higher income
1782 bracket than what the housing cost is affordable to, such as a unit with rent affordable to
1783 households at or below 30 percent area median income occupied by a household that earns the
1784 median income. Units that are affordable and available mean the unit is occupied by a
1785 household at the same income bracket in which the unit is affordable to, such as a unit
1786 affordable to households at or below 80 percent area median income occupied by a household
1787 in that income bracket. The homeownership data does not include households with incomes
1788 less than or equal to 30 percent area median income because it is such a small subset of the
1789 population.

1790
1791 The greatest disparity between number of households and units available in King County is for
1792 incomes at or below 30 percent area median income. There are 81,250 cost burdened or
1793 severely cost burdened households with incomes less than or equal to 30 percent area median
1794 income in King County, but only 22,235 units that are affordable and available to that
1795 population.³⁵⁹ Lower income households outnumber the number of affordable and available
1796 units in unincorporated King County.³⁶⁰ To account for down-renting, there need to be more
1797 units than households in lower-income brackets to ensure every low-income household can live
1798 in a unit affordable to their income.

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1800

³⁵⁸ U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

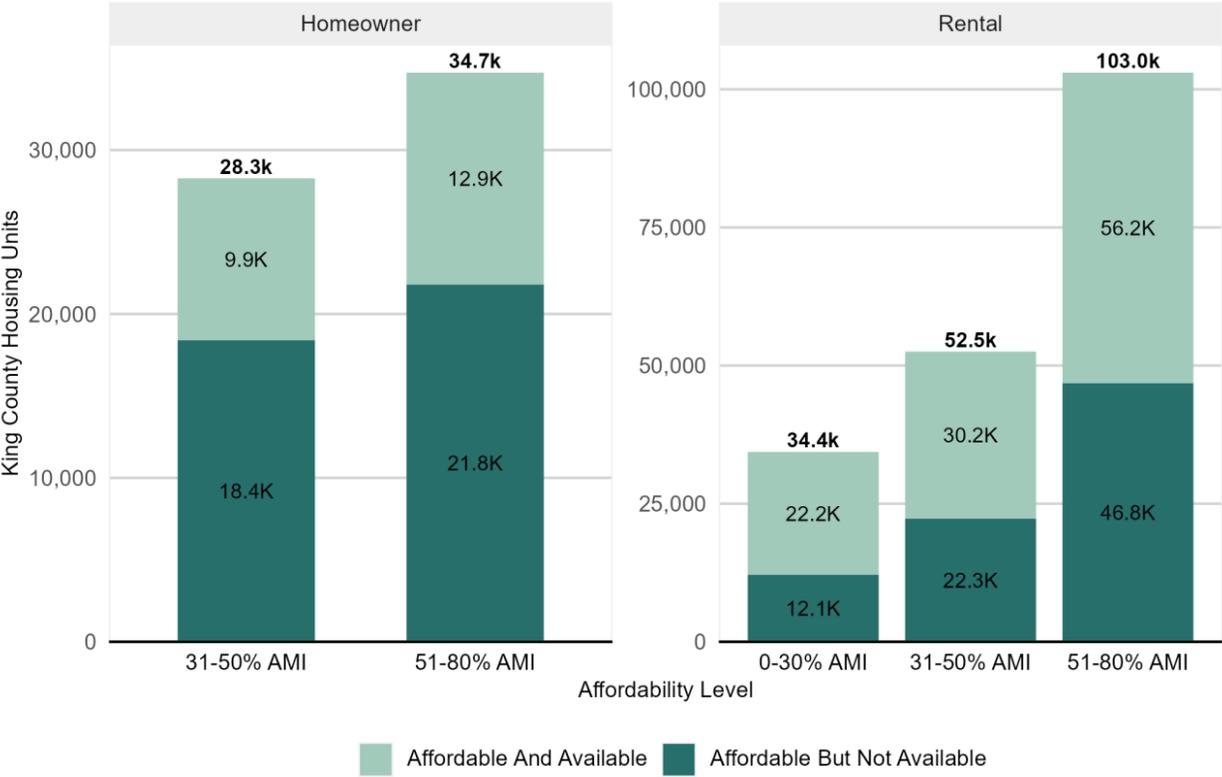
³⁵⁹ U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

³⁶⁰ U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

1801 *Figure 71: Affordable and Available Units by Area Median Income and Tenure in King County*

King County Affordable and Available Units by Area Median Income (AMI) and Tenure

CHAS 2014-2018



1802
 1803

1804 **Special Housing Inventory**

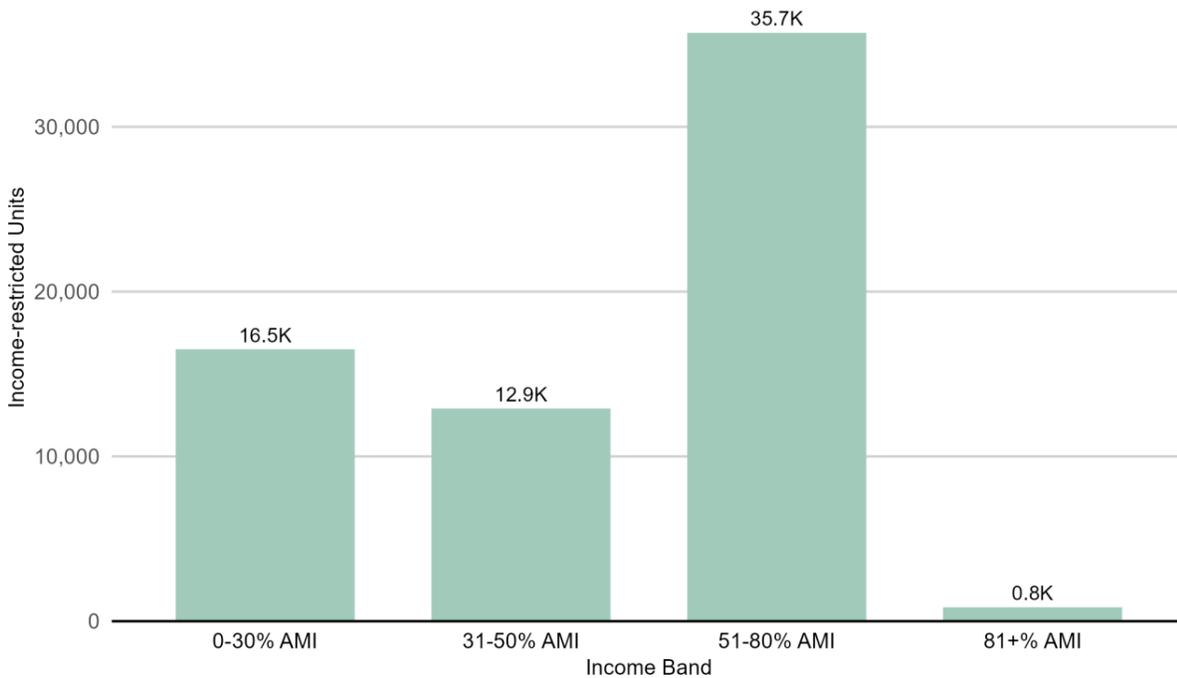
1805 *Income-restricted housing*

1806 Figure 72 shows the number of income-restricted housing units in King County that are
1807 affordable to different income ranges. King County has about 65,900 income-restricted housing
1808 units, including permanent supportive housing, which is about 6.4 percent of all housing units in
1809 King County.³⁶¹ Some units are produced through regulatory incentives, but the significant
1810 majority are funded through a mix of local, state, federal, and philanthropic funding, tax credits,
1811 private debt, and rent from residents. Generally, units restricted at or below 60 percent area
1812 median income are rental units, while units restricted to 60 to 100 percent area median income
1813 are a mix of homeownership and rental units. Over half of King County income-restricted units
1814 are for households between 51 to 80 percent area median income.³⁶² Approximately 25 percent
1815 of income-restricted housing units serve households at or below 30 percent area median
1816 income.³⁶³

1817 *Figure 72: Income-restricted Housing Units in King County*

King County Income-restricted Housing Units

King County Income-restricted Housing Database, 2021



Data current as of December 31, 2021. Includes homeownership units, care facilities, and group homes. Units in the development pipeline that were not yet in service at that time are not included.

1819

³⁶¹ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

³⁶² King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

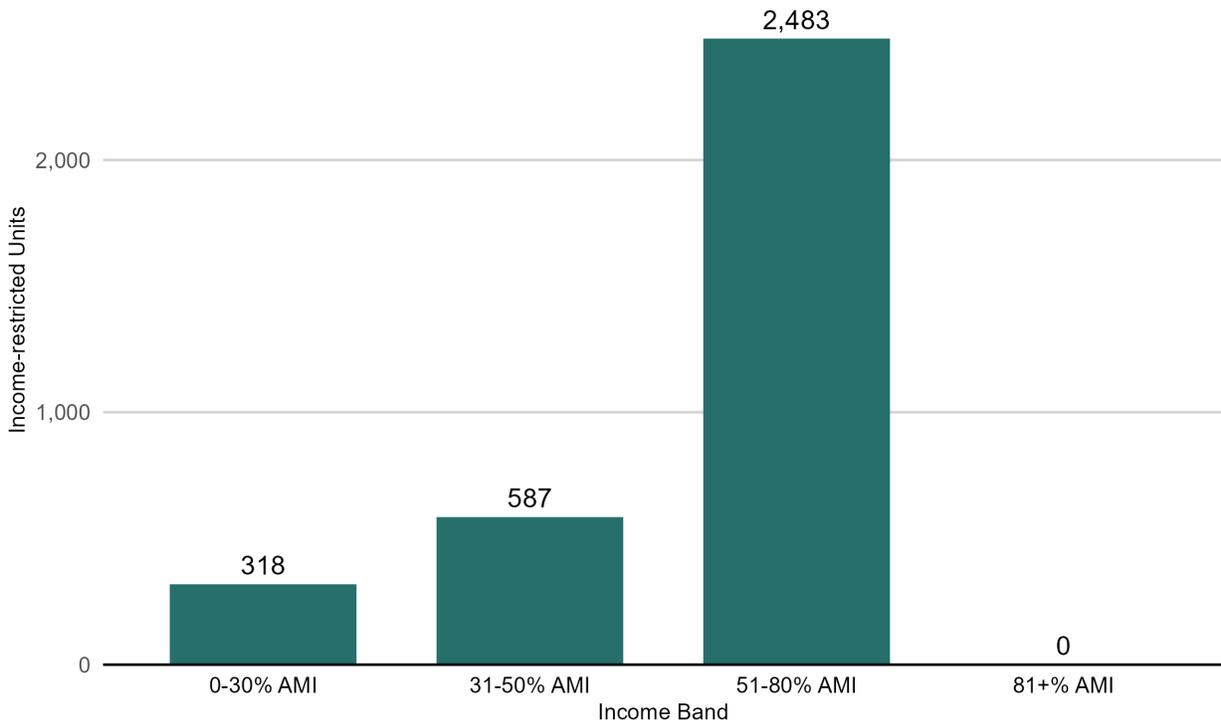
³⁶³ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

1820 Figure 73 shows the number of income-restricted housing units in unincorporated King County
1821 that are affordable to different income ranges. Unincorporated King County has approximately
1822 3,388 units for households at 0 to 80 percent area median income. That makes up a
1823 significantly smaller portion of income-restricted units in unincorporated King County (9.4
1824 percent) compared to King County as a whole (25 percent).³⁶⁴ Approximately 73.3 percent of
1825 income-restricted units in unincorporated King County are for households between 51 to 80
1826 percent area median income. ^{365,366,367}

1827
1828 *Figure 73: Income-restricted Housing Units in Unincorporated King County*

Unincorporated King County Income-restricted Housing Units

King County Income-restricted Housing Database, 2021



Data current as of December 31, 2021. Includes homeownership units, care facilities, and group homes. Units in the developr

1829
1830
1831

³⁶⁴ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

³⁶⁵ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

³⁶⁶ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

³⁶⁷ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

1832 *Income restricted housing in unincorporated King County within ½ mile of transit and*
1833 *countywide centers*

1834 Of all income-restricted housing units in unincorporated King County, 49 percent, or 1,660 units,
1835 are located within one half mile of frequent or high-capacity transit.³⁶⁸ The overwhelming
1836 majority of these units are in North Highline and Skyway-West Hill. Maps 2 and 3 show the
1837 affordable housing projects within the half mile walkshed in North Highline and Skyway-West
1838 Hill, respectively.

1839
1840 The North Highline and Skyway Unincorporated Activity Centers are identified in the
1841 Countywide Planning Policies as candidates for possible designation as “countywide centers,” a
1842 new designation from Puget Sound Regional Council’s Regional Centers Framework, as of April
1843 2023.³⁶⁹ In North Highline, Coronado Springs Apartments, Coronado Springs Cottages, and
1844 Unity Village are in the current activity center, totaling 506 units. In Skyway, the Greentree
1845 Apartment Homes and Park Hill Apartments are in the activity center, total 205 units.

³⁶⁸ Original King County staff analysis.

1846 Map 2: Income Restricted Housing in North Highline within 1/2 Mile Walkshed of Frequent Transit

NORTH HIGHLINE INCOME RESTRICTED HOUSING

In Unincorporated KC within a half mile of
 High Capacity or Frequent Transit

- ◆ Income Restricted Housing
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- North Highline Community Service Area
- Urban Growth Area Boundary
- Incorporated City
- City in Rural Area
- Tribal Lands
- King County Boundary

Data Sources:

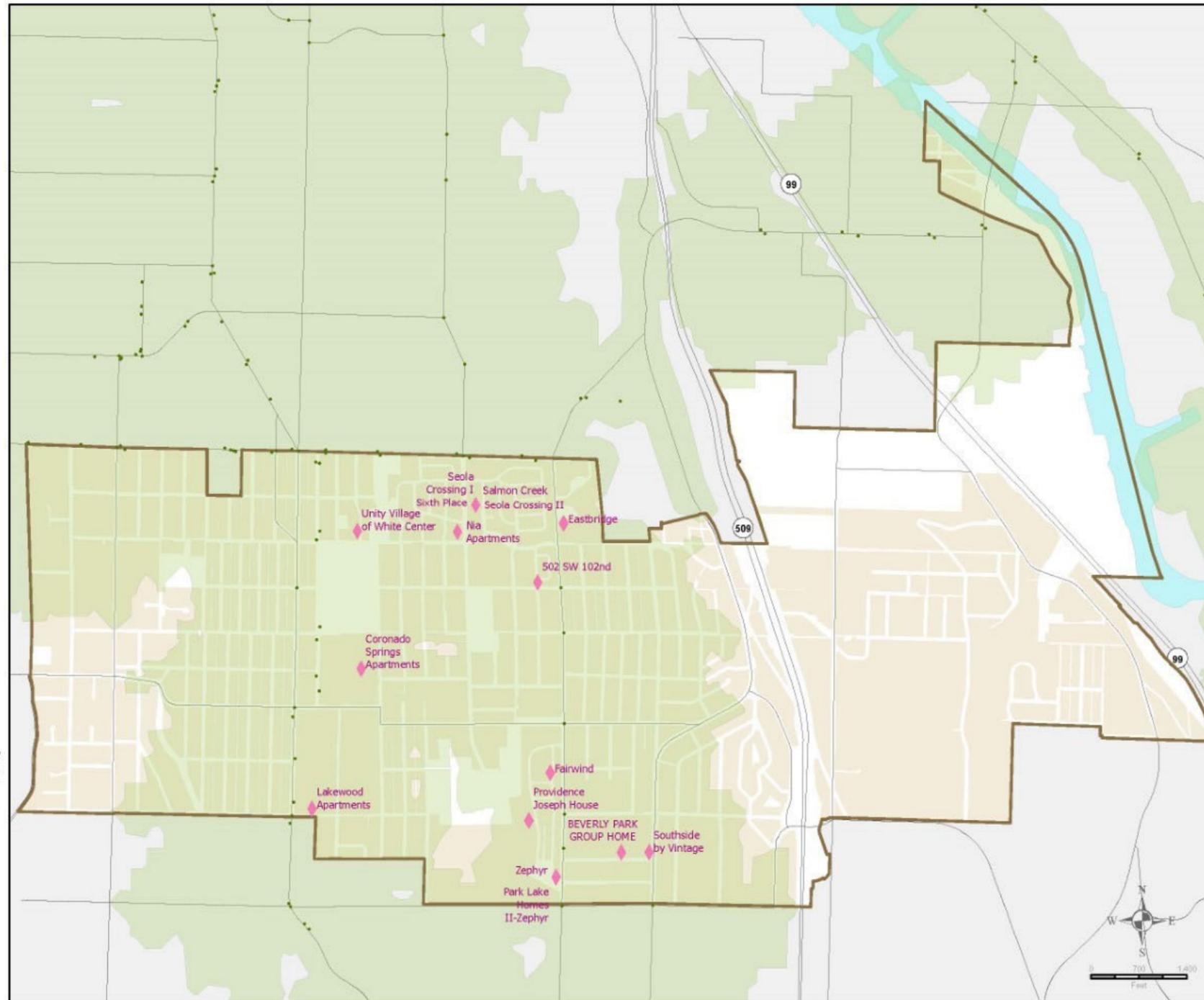
King County Department of Local Services
 King County Department of Assessments
 King County Department of Natural Resources and Parks
 King County Office of the Executive, Performance, Strategy and Budget
 King County Department of Community and Human Services
 Puget Sound Regional Council

Notes

Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:
 R-24, R-48, CB, RB, O - High Density
 R-12, R-18 - Moderate Density
 R-1, R-4, R-6, R-8, NB, UR, - Low Density
 A-10, A-35, RA-2.5, RA-3, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not deemed Residential zoned property:
 Owned by King County government and determined not to be feasible for housing
 Owned by the United States Forest Service
 Owned by Washington State Parks
 Owned by Washington State Department of Fish and Wildlife
 Owned by Yashon Park District
 Sending sites for the King County Transfer of Development Rights program
 Enrolled in the Farmland Preservation Program
 Have conservation easements owned by King County Parks
 Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



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1849 Map 3: Income Restricted Housing in Skyway-West Hill within 1/2 Mile Walkshed of Frequent Transit

SKYWAY/WEST HILL INCOME RESTRICTED HOUSING

In Unincorporated KC within a half mile of
 High Capacity or Frequent Transit

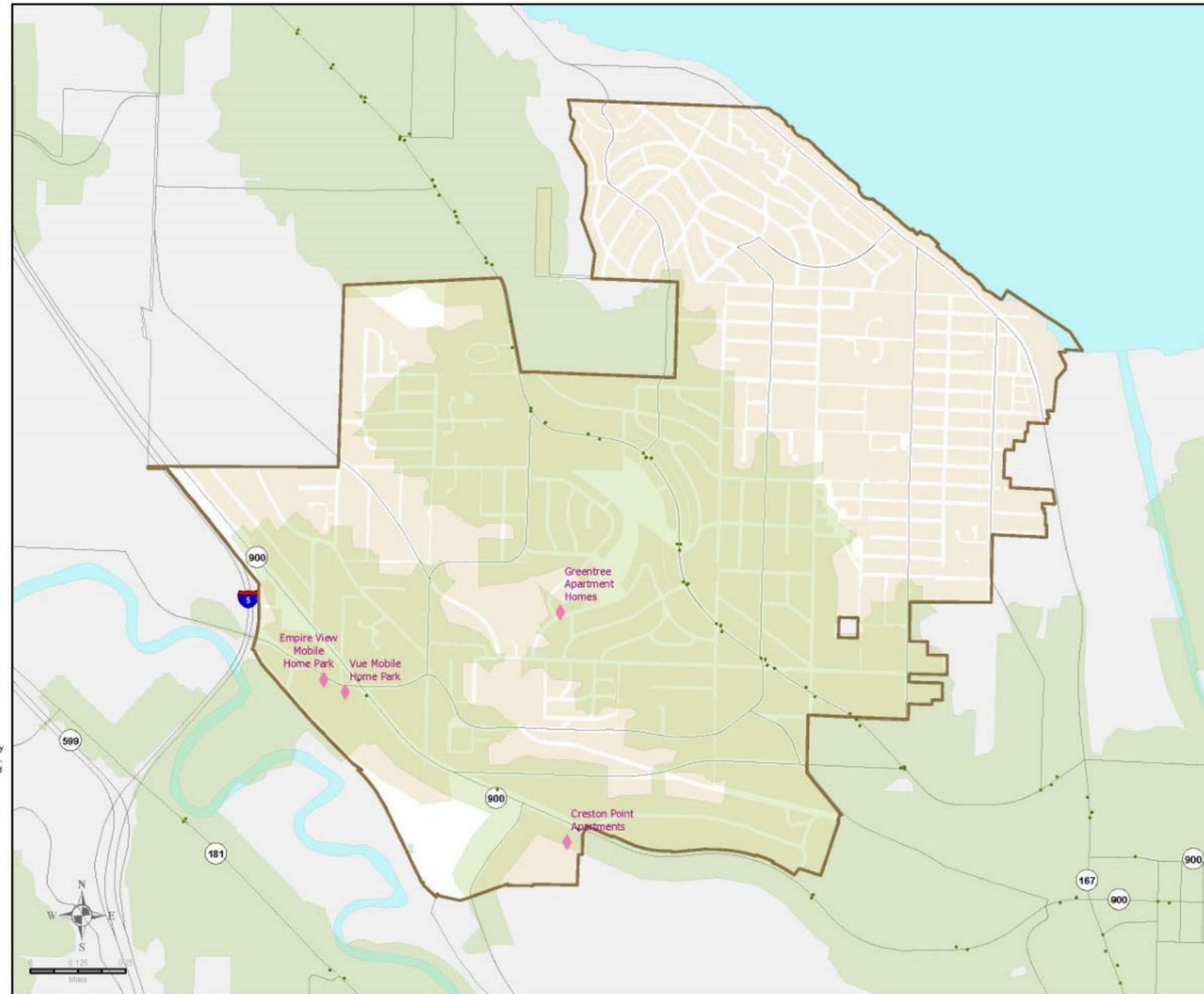
- ◆ Income Restricted Housing
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Skyway/West Hill Community Service Area
- Urban Growth Area Boundary
- Incorporated City
- City in Rural Area
- Tribal Lands
- King County Boundary

Data Sources:
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 King County Department of Assessments
 King County Department of Natural Resources and Parks
 King County Office of the Executive, Performance, Strategy and Budget
 King County Department of Community and Human Services
 Puget Sound Regional Council

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 Owned by Washington State Department of Fish and Wildlife
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 Enrolled in the Farmland Preservation Program
 Have conservation easements owned by King County Parks
 Open water parcels that do not have a valid parcel number

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1852 *Permanent Supportive Housing*

1853 Many of the housing units reserved for the lowest income households are for households exiting
1854 homelessness. King County has 6,266 housing units for permanent supportive housing,³⁷⁰
1855 which is a project that offers permanent housing and services to households that are homeless
1856 on entry, where the individual or a household member has a condition of disability, such as
1857 mental illness, substance abuse, chronic health issues, or other conditions that create multiple
1858 and serious ongoing barriers to housing stability.³⁷¹ King County has 1,594 other permanent
1859 housing units that either do not require a member of the household to have a disability or do not
1860 have additional services.³⁷² Unincorporated King County does not have any permanent
1861 supportive housing.³⁷³

1862
1863 *Emergency Shelter*

1864 In 2021, King County had approximately 6,038 year-round emergency housing beds, which
1865 consisted of emergency shelter (4,070 beds), safe haven (84 beds), and transitional housing
1866 (1,884 beds), as shown in Figure 74.³⁷⁴ Approximately 75 emergency housing beds are in
1867 unincorporated King County.³⁷⁵ Emergency shelter provides temporary shelter for people
1868 experiencing homelessness, either for the general population or for a specific population such
1869 as youth, families, and survivors of domestic violence.³⁷⁶ Safe haven beds are for people
1870 experiencing homelessness with severe mental illness who have been unwilling or unable to
1871 participate in services.³⁷⁷ Safe haven beds provide 24-hour residence for these individuals for
1872 an unspecified period.³⁷⁸ Transitional housing provides temporary lodging, for no longer than 24
1873 months, for people experiencing homelessness with the goal of transitioning the household into
1874 permanent housing.³⁷⁹

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³⁷⁰ Permanent supportive housing units are included in the total number of income-restricted units in King County (61,821).

³⁷¹ U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

³⁷² U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

³⁷³ Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

³⁷³ Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

³⁷⁴ U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

³⁷⁵ Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

³⁷⁶ U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

³⁷⁷ U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

³⁷⁸ U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

³⁷⁹ U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

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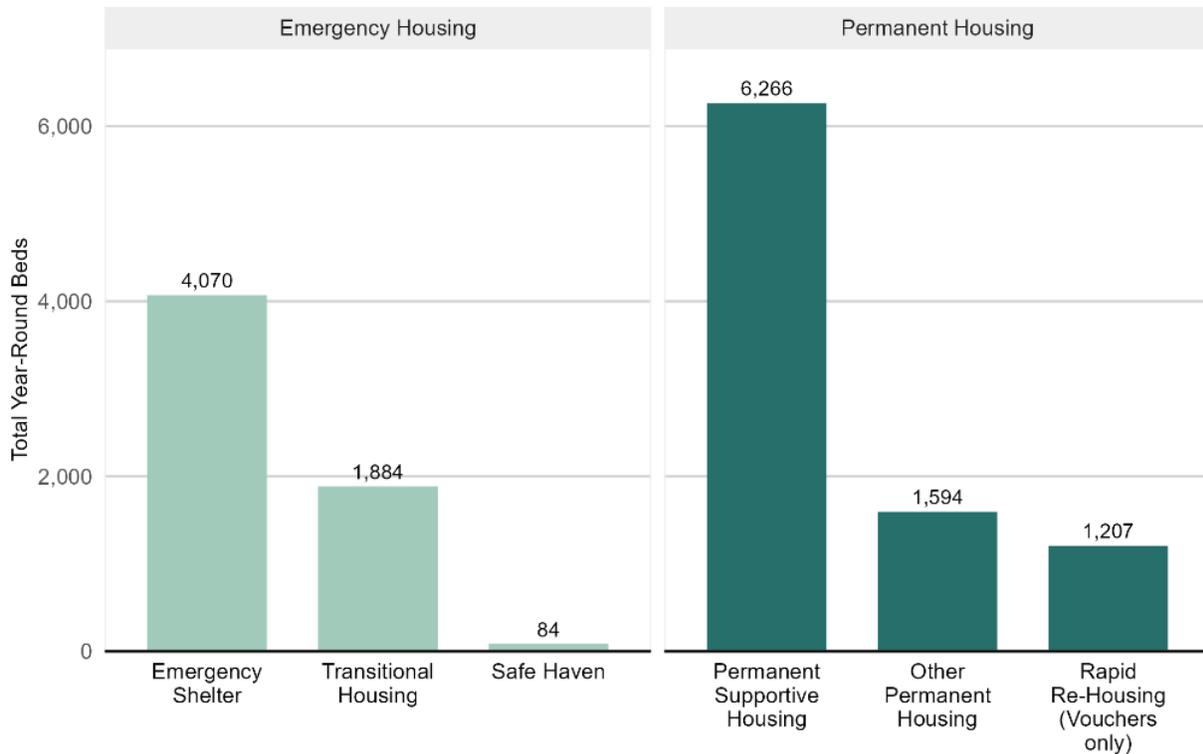
Group Homes and Retirement Facilities

King County has 264 group homes and 208 retirement facilities.³⁸⁰ Unincorporated King County has seven group homes and four retirement facilities.³⁸¹ Approximately 2.7 percent of King County’s group homes and 1.9 percent of retirement facilities are in unincorporated King County, based upon King County Assessor data.³⁸²

Figure 74: Emergency Housing and Permanent Housing Inventory in King County

King County Emergency Housing and Permanent Housing Inventory

HUD 2021 Housing Inventory Count Report for Seattle/King County COC



1888

³⁸⁰ King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, King County

³⁸¹ King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, Unincorporated King County

³⁸² King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, King County and Unincorporated King County

V. Racially Disparate Impact Analysis

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In alignment with requirements of the Washington State Growth Management Act, King County’s Countywide Planning Policies (CPPs), and the Puget Sound Regional Council VISION 2050, this analysis documents and examines the local history of racially exclusive and discriminatory land use and housing practices that lead to racially disparate housing outcomes for residents in unincorporated King County.^{383,384,385,386} This section also analyzes current policies that could be perpetuating harms to Black, Indigenous, and People of Color communities and identifies the 2024 Comprehensive Plan policy and code changes that are helping to undo those harms as required by state law and the CPPs. Revised Code of Washington 36.70A.070(2)(e) requires jurisdictions to identify “local policies, regulations, and practices that have resulted in racially disparate impacts, displacement, and exclusion in housing, including: i) zoning that may have a discriminatory effect; ii) disinvestment; and iii) infrastructure availability.” This analysis also fulfills CPP H-6, CPP H-4n, and CPP H-10.

CPP H-6 requires jurisdictions to:

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. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.³⁸⁷

CPP H-4n requires jurisdictions to:

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:

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.

CPP H-10 requires jurisdictions to:

³⁸³ Washington State Department of Commerce (2023). Updating GMA Housing Elements. [\[link\]](#)
³⁸⁴ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)
³⁸⁵ Puget Sound Regional Council (2023). Vision 2050. [\[link\]](#)
³⁸⁶ HB 1220 – 2021-22. [\[link\]](#)
³⁸⁷ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

1928 *Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other*
1929 *People of Color households from past and current racially exclusive and*
1930 *discriminatory land use and housing practices (generally identified through Policy H-*
1931 *6). Promote equitable outcomes in partnership with communities most impacted.*
1932

1933 This analysis also aligns with Puget Sound Regional Council’s VISION 2050, which is the
1934 region’s long-range plan for growth. The vision for 2050 is to provide exceptional quality of life,
1935 opportunity for all, connected communities, a spectacular natural environment, and an
1936 innovative, thriving economy.³⁸⁸
1937

1938 The first section within this analysis outlines historic government actions and policies with an
1939 explicit racial discriminatory intent. The second section explores 20th and 21st century
1940 government policies and practices that contribute to or create racially disparate outcomes in
1941 housing. The third section details displacement occurring in unincorporated King County. The
1942 fourth section examines how current King County policies, and the 2024 Comprehensive Plan
1943 updates, aim to undo past racially exclusive and discriminatory land use and housing practices
1944 and identify where policies might be perpetuating harms to Black, Indigenous, and People of
1945 Color communities.
1946

1947 This analysis primarily focuses on urban unincorporated areas in King County because they
1948 have larger populations and a higher concentration of Black, Indigenous, and People of Color
1949 communities than rural unincorporated areas. Understanding the past and current policies that
1950 contribute to ongoing harms against Black, Indigenous, and People of Color communities and
1951 racially disparate impacts in housing is critical to identifying root causes and undoing these
1952 systemic injustices. However, this analysis does not analyze *all* discriminatory policies and
1953 programs that existed in unincorporated King County, and rather represents a best effort on the
1954 part of the County to analyze its policies for their contribution to racially disparate housing
1955 impacts, displacement, and exclusion over the course of its history. Skyway-West Hill and North
1956 Highline are referenced more often than other unincorporated areas in this section due to recent
1957 planning efforts such as the Skyway-West Hill and the North Highline Anti-displacement
1958 Strategies Report, the North Highline Community Service Area Subarea Plan, and the Skyway-
1959 West Hill Community Service Area Subarea Plan.^{389,390}
1960

1961 Historically, private property owners, lending institutions, and federal, state, and local
1962 governments implemented strategies to restrict access to housing and neighborhoods to
1963 people based on their race and sometimes religion.³⁹¹ These strategies perpetuated racial
1964 segregation throughout the country, including in unincorporated King County.^{392,393} King
1965 County as a jurisdiction has both played a direct role in perpetuating racially disparate
1966 outcomes, such as not enforcing the first open housing ordinance it passed, as well as not
1967 always taking an explicit stand against these types of policies or reversing them, as shown in
1968 this section.

³⁸⁸ Puget Sound Regional Council (2023). Vision 2050. [\[link\]](#)
³⁸⁹ King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)
³⁹⁰ *Ordinance 19555*. [\[link\]](#)
³⁹¹ University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)
³⁹² Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.
³⁹³ University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

1969
1970 This analysis uses terms such as Black, Indigenous, and People of Color, White, Black, Asian,
1971 and Indigenous, when referring to racial groups today and in the past. Several historical texts
1972 cited in this analysis use language to describe racial groups that are not appropriate today.
1973 These original terms are used within this section when pulling direct quotes and in citations.
1974

1975 **Historical Policies with an Explicit Racial Discriminatory Intent**

1976
1977 Public policies that have contributed to the racially disparate impact of the current housing crisis
1978 are rooted in the explicitly racist practices of the early United States. Some of these policies and
1979 practices known to have been enforced or practiced in unincorporated King County include
1980 Indigenous land dispossession, the Alien Land Law, Japanese internment and incarceration,
1981 racial restrictive covenants, and discriminatory lending practices that led to disproportionate
1982 access to homeownership. While federal, state, and local governments outlawed many of these
1983 overtly racist housing practices in the twentieth century, their legacy lives on through zoning,
1984 underinvestment in BIPOC neighborhoods, lack of annexation, lack of tenant protections, and
1985 other land use patterns and practices.

1986
1987 *Broken Treaties, Indigenous Expulsion, and Indigenous Land Dispossession (early 1800's –*
1988 *early 1900's)*

1989 The Puyallup, Muckleshoot, Snoqualmie, Suquamish, Tulalip, and Duwamish Indigenous tribes
1990 have lived and stewarded the lands, waters, and resources in and around King County since
1991 time immemorial.³⁹⁴ Early settlers, people mostly of European descent who moved to the region
1992 with the intention to stay, arrived in the early 1800s. Upon arrival, they occupied land and
1993 consumed resources of importance to Indigenous communities, by claiming hunting and fishing
1994 rights and disrupting the tribes' way of living and impacting their survival.^{395,396} Many of these
1995 actions violated rights that tribes had reserved unto themselves by terms of treaties with the
1996 U.S. including dislocating tribes from their lands.^{397,398,399} The federal government perpetuated
1997 such violations by denying the signatory tribes their fishing and hunting rights in much of
1998 modern-day Washington State for over a century.⁴⁰⁰ The first "land laws" in Washington
1999 occurred in 1855 where U.S. government used treaties to restrict Indigenous people to
2000 reservations to use the rest of Washington territory for White settlements.⁴⁰¹
2001

³⁹⁴ Hovenkotter, J. (2020). *King County <-> Indian Tribes: Government to Government Relations*. King County Dept. of Natural Resources and Parks. [\[link\]](#)

³⁹⁵ Ishisaka, N. (2022, October 17). Why we should transfer 'land back' to Indigenous people. *The Seattle Times*. [\[link\]](#)

³⁹⁶ Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

³⁹⁷ Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

³⁹⁸ Governor's Office of Indian Affairs. *Treaty of Point Elliot, 1855*. [\[link\]](#)

³⁹⁹ Governor's Office of Indian Affairs. *Treaty of Medicine Creek, 1854*. [\[link\]](#)

⁴⁰⁰ Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

⁴⁰¹ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

2002 The U.S. Congress enabled other forms of land acquisition through methods created by the
2003 Homestead Act and Dawes Act.^{402,403} The Homestead Act in 1862 offered settlers “free” land
2004 that was acquired through coercive acts of Indigenous dispossession.⁴⁰⁴ In 1865, the Seattle
2005 Board of Trustees banned Native people from Seattle for about two years after the passage of
2006 Ordinance 5.^{405,406} In 1887 the federal government passed the Dawes Act,⁴⁰⁷ allowing the
2007 government to divide Native reservations to individual tribal members with the intention to
2008 assimilate them as “responsible farmers.”^{408,409} It was not culturally relevant for many
2009 Indigenous communities to use land in this way, so they frequently either denied their allotments
2010 or used the land in ways the government deemed unsatisfactory.⁴¹⁰ If Indigenous communities
2011 did not use their land in a way intended by the federal government, the federal government
2012 could determine Native families to be “incompetent” and take their allotted land.⁴¹¹ For example,
2013 the federal government took a significant amount of land from Port Madison Reservation, which
2014 had been created by the Treaty of Point Elliott in 1855, through this process.⁴¹² By the early
2015 1900’s, the Port Madison Reservation became a “checkerboard” reservation with some land
2016 owned by the Suquamish and some land owned by non-Natives or the federal government,
2017 making building housing difficult.⁴¹³ The federal government claimed part of this land and sold it
2018 to developers, who then used racial restrictive covenants to only allow for White homebuyers.⁴¹⁴
2019
2020 By 1910, Seattle’s settler population surged and about 1,000 to 3,000 Native people
2021 experienced homelessness, and some starved to death.⁴¹⁵ Today, King County government
2022 exists on and exerts power over land that is expropriated from Indigenous people.⁴¹⁶ Despite
2023 being the original stewards of this land, and bearing unfair treatment for centuries, Indigenous
2024 people continue to be uniquely burdened today.⁴¹⁷
2025
2026 *Chinese Exclusion (1864-mid 1880s)*
2027 In 1864, the Washington Territory passed an alien land law that allowed non-citizens to own
2028 land, but this was designed to use White immigrants to displace Indigenous communities.⁴¹⁸

⁴⁰² Green, M. (2020, January 17). From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

⁴⁰³ Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

⁴⁰⁴ Wilm, J. (2023, February). *Homesteading and Indigenous Dispossession*. American Panorama. [\[link\]](#)

⁴⁰⁵ Ott, J. (2014). *Seattle Board of Trustees passes ordinance, calling for removal of Indians from the town, on February 7, 1865*. History Link. [\[link\]](#)

⁴⁰⁶ King County (2015, February 4). *Reflecting on an act of discrimination: County Council recognizes Native American Expulsion Remembrance Day*. [\[link\]](#)

⁴⁰⁷ Also referred to as the General Allotment Act

⁴⁰⁸ Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

⁴⁰⁹ Canby, W. C. (2019, December 30). *American Indian Law in a Nutshell*. 7th Edition 2020. pgs. 24-28.

⁴¹⁰ Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

⁴¹¹ Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

⁴¹² Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

⁴¹³ Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

⁴¹⁴ Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

⁴¹⁵ Green, M. (2020). *From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations?* *Bitterroot*. [\[link\]](#)

⁴¹⁶ Green, M. (2020, January 17). From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

⁴¹⁷ Land, T. (2020, November 9). For the Duwamish tribe, Seattle’s first people, injustice echoes today. *King 5*. [\[link\]](#)

⁴¹⁸ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

2029 During this time, Chinese populations and immigration grew in the region, including in a bustling
2030 enclave in Seattle called Chinatown.⁴¹⁹ Anti-Chinese sentiment grew in the region during the
2031 hard economic times of the 1870's and mid-1880's as White workers viewed Chinese residents
2032 as economic competition because businesses generally paid Chinese workers less than White
2033 workers.⁴²⁰ The federal government passed the Chinese Exclusion Act in 1882, halting nearly all
2034 Chinese immigration for ten years.⁴²¹ After this law passed, Seattle Mayor Henry Yesler and
2035 Judge Thomas Burke advocated for the expulsion of Chinese residents in Seattle.⁴²² In the mid-
2036 1880's, the anti-Chinese sentiment began to turn violent with the goal of pushing Chinese
2037 residents out of the region.⁴²³ On September 28, 1885, labor organizations and other community
2038 members from multiple cities in Western Washington met in Seattle to organize to drive Chinese
2039 residents from the Washington Territory, advocating for the use of force if necessary.⁴²⁴ In the
2040 months following this meeting, Chinese residents were attacked in and driven out from Squak
2041 (renamed Issaquah in 1899), the Black Diamond area, and Tacoma.⁴²⁵
2042
2043 By February 1886, about 400 Chinese residents, approximately half of the Chinese residents
2044 who had lived in Seattle and nearly five percent of the City's population, left the area due to the
2045 threats of violence.⁴²⁶ In February 1885, a violent mob of Seattle residents used force to push
2046 nearly 300 Chinese residents onto ships leaving Seattle.⁴²⁷ Gradually, the remaining Chinese
2047 residents also left the area, only leaving a few dozen Chinese residents in Seattle.⁴²⁸ The
2048 Chinese population in Seattle did not return to the 1885 population levels of 950 people for
2049 twenty years.⁴²⁹ In 1889, Washington adopted a state constitution that restricted non-citizens
2050 from owning land in most situations.⁴³⁰ Due to the federal government's Immigration Act of
2051 1790, Asian people were prohibited from becoming naturalized citizens during this time.⁴³¹
2052

⁴¹⁹ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴²⁰ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²¹ Chinese Exclusion Act of 1882, Pub. L. No. 47-71, 22 Stat. 58 (1882). [\[link\]](#)

⁴²² Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²³ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²⁴ (1885, September 29). Anti-Chinese Movement. *San Francisco Bulletin*. [\[link\]](#)

⁴²⁵ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²⁶ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²⁷ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²⁸ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴²⁹ Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

⁴³⁰ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³¹ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

2053 *Alien Land Laws and Japanese Internment and Incarceration (early 1900s-1967)*

2054 By the early 1900's, the Japanese community grew significantly in the United States.⁴³² The
2055 Japanese community found significant economic success, with one Japanese-owned business
2056 for every 22 Japanese residents.⁴³³ Hostility from White Washingtonians grew significantly in
2057 reaction to the economic success of the Japanese community.⁴³⁴ In 1921, Washington adopted
2058 the Alien Land Law, which went further than the state constitutional prohibition of non-citizen
2059 land ownership by barring non-citizens from leasing or renting land.⁴³⁵ This was passed after
2060 Japanese people became prominent farmers in the region, including on Vashon Island, Renton
2061 and South King County.^{436,437,438}

2062
2063 After the 1941 bombing of Pearl Harbor, the American government forcibly removed and
2064 imprisoned 110,000 people of Japanese ancestry, two-thirds of whom were American citizens
2065 from the West Coast.⁴³⁹ The U.S. interned and incarcerated far more Japanese people than
2066 people of other ancestries connected to the Axis powers, such as German and Italian
2067 residents.⁴⁴⁰ Seattle news coverage during World War II shows that non-Japanese residents
2068 felt more intense racial animosity towards Japanese people than German or Italian people.⁴⁴¹

2069
2070 Japanese residents who were interned or incarcerated during World War II often lost their
2071 homes, businesses, and farms.⁴⁴² After Japanese people were interned and incarcerated, a
2072 group of farmers and businessmen from the Auburn Valley stole their property and advocated
2073 against their return to the West Coast.^{443,444} For those who did return, the league advocated for
2074 boycotting Japanese-grown produce and were against landowners renting or selling their land to
2075 former internees.⁴⁴⁵ Most Japanese farmers from the Renton area and Vashon Island did not
2076 return after they were released from incarceration.^{446,447} For those that did return, the Alien

⁴³² Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³³ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³⁴ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³⁵ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³⁶ Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴³⁷ Haulman, B, and Larson, A. (2005). Mary Matsuda Gruenawald. *Vashon History*. [\[link\]](#)

⁴³⁸ Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

⁴³⁹ Takami, D. (1998). *World War II Japanese American Internment—Seattle/King County*. History Link. [\[link\]](#)

⁴⁴⁰ Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

⁴⁴¹ Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

⁴⁴² Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

⁴⁴³ Hobbs, A. (2017, February). *75 Years Ago, Japanese Internment Sparked Economic and Cultural Fears*. The Olympian. [\[link\]](#)

⁴⁴⁴ Small, A. (1945, August 12). Outsider looks at Pacific Northwest. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁴⁴⁵ Westneat, D. (1995, August 22). Town of Thomas Calls them home - Japanese-American residents to gather after 50-year absence. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁴⁴⁶ Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

⁴⁴⁷ Densho (2023). *Terminology*. [\[link\]](#)

2077 Land Laws continued restricting their access to land until the law’s repeal in 1967.⁴⁴⁸ While the
2078 Alien Land Law was passed by Washington State, King County did its due diligence in enforcing
2079 it.⁴⁴⁹ A 1923 newspaper article explains how a King County Superior Court Judge fined a realtor
2080 \$750 for aiding and abetting M. Miyagawa in owning farmland on Vashon Island.⁴⁵⁰

2081
2082 *Racial Restrictive Covenants (1920s-1960s)*

2083 Racial restrictive covenants refer to various types of documents such as deeds, plats, and
2084 homeowner’s association’s bylaws, used by property owners to restrict the sale of a property to
2085 someone based on their race and sometimes religion.⁴⁵¹ Property owners recorded racial
2086 restrictive covenants with the King County auditor’s office to protect the legal validity of the
2087 documents.⁴⁵² In the early 20th century, the use of racial restrictive covenants increased in King
2088 County as the region’s Black population increased.^{453,454} Private land development companies,
2089 homeowners, and neighborhood groups utilized these covenants to block Black and other
2090 people of color (and sometimes Jewish) households from moving into certain neighborhoods.⁴⁵⁵
2091 The federal government endorsed the practice, with the Federal Housing Administration (FHA)
2092 recommending the use of racial restrictive covenants to safeguard neighborhoods from
2093 declining property values because they believed the presence of non-White residents in a
2094 neighborhood would lower its property values.^{456,457} The FHA’s 1935 *Underwriting Manual*
2095 states, "If a neighborhood is to retain stability it is necessary that properties shall continue to be
2096 occupied by the same social and racial classes. A change in social or racial occupancy
2097 generally leads to instability and a reduction in values."⁴⁵⁸ Racial restrictive covenants were an
2098 enforceable contract and homeowners risked forfeiting their property if they violated it by selling
2099 their home to a restricted party.⁴⁵⁹

2100
2101 Deeds with racial restrictive covenants have been found in several properties and
2102 neighborhoods throughout unincorporated King County, such as Fall City, Vashon Island, and
2103 White Center.^{460,461} For example, Boulevard Park’s Cedarhurst Division 1 & 2, covering 208
2104 parcels, had a covenant that read:

2105 *No part of said property shall ever be used or occupied by any person of the*
2106 *Ethiopian, Malay, of any Asiatic race, and the grantees, their heirs, personal*

⁴⁴⁸ Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

⁴⁴⁹ Seattle Daily Times (1923, June 3). Realty Man Convicted Under Alien Land Law. *Seattle Daily Times*. [\[link\]](#)

⁴⁵⁰ Seattle Daily Times (1923, June 3). Realty Man Convicted Under Alien Land Law. *Seattle Daily Times*. [\[link\]](#)

⁴⁵¹ Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

⁴⁵² Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

⁴⁵³ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁵⁴ Abe, D., Taylor, Q. (2014). From Memphis and Mogadishu: The History of African Americans in King County, Washington, 1858-2014. *BlackPast*. [\[link\]](#)

⁴⁵⁵ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁵⁶ Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

⁴⁵⁷ Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

⁴⁵⁸ Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

⁴⁵⁹ University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

⁴⁶⁰ White Center is part of current day North Highline.

⁴⁶¹ University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

2107 *representatives or assigns, shall never place any such person in the possession or*
2108 *occupancy of said property, or any part thereof, nor permit the said property, or any*
2109 *part thereof, ever to be used or occupied by any such person excepting only*
2110 *employees in the domestic service on the premises of persons qualified hereunder as*
2111 *occupants and users and residing on the premises.*⁴⁶²
2112

2113 Racial Restrictive covenants heavily impacted the racial makeup of a neighborhood because
2114 excluded households were forced to live in areas that did not have such covenants. For
2115 example, in Seattle, this confined Black, Indigenous, and People of Color households to the
2116 Central District and the International District, as they were considered among the very few “open
2117 neighborhoods.”⁴⁶³ Black and other households of color were forced into the rental market
2118 because racial restrictive covenants blocked homeownership opportunities during a time when
2119 home prices were much more affordable for first time homebuyers than they are today.⁴⁶⁴ This
2120 significantly impeded on their ability to build equity and generational wealth.⁴⁶⁵ These racial
2121 restrictive covenants significantly lowered the housing supply available to Black and other
2122 residents of color, leading to an increase in rental prices for those communities.⁴⁶⁶
2123

2124 In 1917, the Supreme Court ruled in *Buchanan v. Warley* that the U.S. Constitution prohibited
2125 racial segregation ordinances.⁴⁶⁷ This ended state-sponsored racial restrictions on property, but
2126 the Court did not stop the private market’s use of certain segregationist tools.⁴⁶⁸ This led to the
2127 proliferation of racial restrictive covenants across King County between the 1920s through 1948
2128 adopted by the private market.⁴⁶⁹ In 1948, the Supreme Court ruled in *Shelley v. Kraemer* that
2129 racial restrictive covenants violate the Fourteenth Amendment and were legally unenforceable
2130 by the government.⁴⁷⁰ While this served as a milestone against the use of racial restrictive
2131 covenants, it did not end their use.⁴⁷¹ While they were not legally enforceable, they also were
2132 not illegal to establish and enforce privately.⁴⁷² King County did not pass fair housing legislation
2133 that prohibited racial restrictive covenants until 1964.⁴⁷³
2134

2135 Through the 1960s, Black communities continued to be blocked and excluded from housing in
2136 Washington because of their race.⁴⁷⁴ According to a 1961 Washington Law Review article,
2137 large portions of the housing market exclude Black, Indigenous, and People of Color

⁴⁶² University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

⁴⁶³ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁶⁴ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁴⁶⁵ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁴⁶⁶ Up for Growth and ECONorthwest (2020). *Housing Underproduction in Washington State*. Up for Growth. [\[link\]](#)

⁴⁶⁷ Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review: 30 (1095-1117)*. [\[link\]](#)

⁴⁶⁸ Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review: 30 (1095-1117)*. [\[link\]](#)

⁴⁶⁹ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁷⁰ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁷¹ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁷² Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁷³ King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

⁴⁷⁴ Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#)

2138 communities “for reasons apart from their personal worth or ability to pay.”⁴⁷⁵ This report stated
2139 that new housing went to White residents, who already had a larger housing supply available to
2140 them.⁴⁷⁶ This led to Black, Indigenous, and People of Color communities, particularly Black
2141 residents, paying more for housing compared to White residents.⁴⁷⁷

2142
2143 Nationally, Black households who managed to purchase a home despite racist barriers, paid
2144 interest rates far beyond what White households paid.⁴⁷⁸ Nationally and locally, disparities in
2145 interest rates were common throughout much of the 20th century and continue to occur
2146 today.^{479,480,481} Black households were willing to pay these high housing costs because the
2147 housing supply available to them was so limited.⁴⁸²

2148
2149 Housing discrimination became illegal for both private and public market actors when the federal
2150 government passed the 1968 Fair Housing Act.⁴⁸³ Locally, the legacy of racial restrictive
2151 covenants lives on through sustained patterns of segregation and lack of Black, Indigenous, and
2152 People of Color, namely Black, household wealth.^{484,485,486}

2153 2154 *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)*

2155 Private and public actors' enforcement of explicit racial discriminatory policies and practices that
2156 blocked homeownership opportunities for Black, Indigenous, and People of Color residents
2157 critically contributed to the racial wealth gap.⁴⁸⁷ Homeownership has consistently been the
2158 primary, most effective mechanism for wealth building in the U.S.⁴⁸⁸

2159
2160 In 1950, the King County homeownership rate for Black, Indigenous, and People of Color
2161 households was nearly 30 percent less than the White homeownership rate reflecting the impact
2162 of racial restrictive covenants, redlining, and other discriminatory housing practices, in addition

⁴⁷⁵ Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#). Page 132.

⁴⁷⁶ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

⁴⁷⁷ Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#)

⁴⁷⁸ Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

⁴⁷⁹ Hanifa, R. (2021, February). *High-income Black homeowners receive higher interest rates than low-income white homeowners*. Joint Center for Housing Studies of Harvard University. [\[link\]](#)

⁴⁸⁰ Central Seattle Community Council Federation (1975, July). *Redlining and Disinvestment in Central Seattle: How Banks are Destroying our Neighborhoods*. Seattle Archives. [\[link\]](#)

⁴⁸¹ Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁴⁸² Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

⁴⁸³ Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

⁴⁸⁴ Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

⁴⁸⁵ Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁴⁸⁶ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁴⁸⁷ Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁴⁸⁸ Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

2163 to employment and wage discrimination.^{489,490} Between 1960 to 1970, there was a slight
2164 increase in Black, Indigenous, and People of Color homeownership rates in King County,
2165 reflecting progress in enacting policies to address the discrimination.^{491,492,493} Between 1970 to
2166 1980, Black, Indigenous, and People of Color homeownership rates decreased from 50 percent
2167 to 45 percent, never surpassing the 50 percent peak, likely reflective of the exponential increase
2168 in housing prices at the time.^{494,495} As described in the *Household Characteristics* section, Black
2169 households in unincorporated King County are still far more likely to be renters, whereas White
2170 and Asian households in unincorporated King County are more likely to own their home.⁴⁹⁶
2171
2172 Home values began exponentially increasing in the 1970's, pushing homeownership out of
2173 reach for many Black families.⁴⁹⁷ By the time federal, state, and local governments outlawed
2174 explicitly racist housing policies in the mid-twentieth century, White Americans had already built
2175 substantial wealth from appreciating home values that Black families had been previously
2176 blocked from buying due to their race.⁴⁹⁸ According to estimates by ECONorthwest, King County
2177 Black, Indigenous, and People of Color households lost between \$12 billion and \$34 billion
2178 intergenerationally since 1950.⁴⁹⁹ ECONorthwest based this estimate on the loss of wealth from
2179 not realizing home value appreciation over time, rental payments that never turned into wealth,
2180 and wealth lost to lower home value appreciations for Black, Indigenous, and People of Color-
2181 owned homes compared to White-owned homes.⁵⁰⁰ Black households were the most
2182 disproportionately impacted by this loss of wealth.⁵⁰¹ Black households lost a range of \$105,000
2183 to \$306,000 per household, compared to other non-White households who lost between
2184 \$32,000 and \$85,000 per household.⁵⁰² In addition to the housing barriers imposed by this
2185 racial wealth gap, post-1970s practices such as exclusionary zoning, underinvestment, lack of
2186 housing stability policies, and displacement contribute to racial housing injustices that exist
2187 currently.
2188

⁴⁸⁹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁴⁹⁰ ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

⁴⁹¹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁴⁹² : ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

⁴⁹³ King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

⁴⁹⁴ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁴⁹⁵ : ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

⁴⁹⁶ U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

⁴⁹⁷ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁴⁹⁸ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁴⁹⁹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁵⁰⁰ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁵⁰¹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁵⁰² ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

2189 While the racially discriminatory housing policies discussed in this analysis significantly
2190 contribute to the racial wealth gap, racial discrimination in other sectors, such as education and
2191 employment, intersect and compound racial economic injustices. As described in the *Workforce*
2192 *Profile* section, wage gaps exist between people with lower and higher levels of education and
2193 there are stark wage differences by race and ethnicity in King County. Due to barriers of access,
2194 large percentages of Black, Native, and Latin(a)(o)(x) people in the Seattle region do not have
2195 college degrees which hinders one’s ability to secure a living wage job.⁵⁰³ However, increasing
2196 educational attainment alone will not alleviate racial workforce inequities. In the Seattle region,
2197 White workers without a high school diploma earn about the same income on average as Black
2198 workers with an associate degree.⁵⁰⁴ Discrimination in housing, education, employment, and
2199 other institutions, interact with and compound one another to result in certain racial groups
2200 having significantly lower incomes than others.⁵⁰⁵ As a result, many Black, Indigenous, and
2201 People of Color households have lower levels of wealth and can be systematically excluded
2202 from neighborhoods with higher housing prices.
2203

2204 **Policies with a Racially Disparate Impact**

2205 The 20th century civil rights movement made great strides toward eliminating explicitly racist
2206 housing policies through laws like the Fair Housing Act. At the same time, however, jurisdictions
2207 continued to exacerbate racially disparate impacts in housing through seemingly race-neutral
2208 policies, such as zoning, lack of investment in communities of color, and lack of housing stability
2209 policies. This section summarizes the County’s fair housing law, tenant protections, and policies
2210 that contribute to racial disparities in housing in unincorporated King County.
2211

2212 *Weaknesses in Fair Housing Protections*

2213 In 1964, King County prohibited explicit racial discrimination in the housing market in response
2214 to the activism of the civil rights movement.⁵⁰⁶ Over time, the federal, state, and many local
2215 governments, including King County, have adopted strong fair housing protections. In practice,
2216 however, these laws do not fully prevent racially disparate outcomes in the housing market.
2217 Black, Indigenous, and People of Color residents in unincorporated King County have been
2218 more likely to rent than own compared to White residents over the past several decades.⁵⁰⁷
2219 Research has found racial discrimination in the rental market, in particular racial discrimination
2220 against Black tenants.^{508,509,510} Fair housing laws are difficult to enforce, especially without other

⁵⁰³ Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

⁵⁰⁴ Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

⁵⁰⁵ Mineo, L. (2021, June 3). A look at how and why we got there and what we can do about it. *The Harvard Gazette*. [\[link\]](#)

⁵⁰⁶ King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

⁵⁰⁷ Decennial Census 1980-2010, 5 year ACS 2020

⁵⁰⁸ Schwemm, R.G. (2007). Why Do Landlords Still Discriminate (and What Can Be Done About It)?, *The John Marshal Law Review*, 40(2), 455-511. [\[link\]](#)

⁵⁰⁹ Johnson, O. (2011). The last plank: rethinking public and private power to advance fair housing. *University of Pennsylvania Journal of Constitutional Law*, 13(5), 1191-1234. [\[link\]](#)

⁵¹⁰ Rosen, E., Garboden, P. M. E., & Cossyleon, J. E. (2021). Racial Discrimination in Housing: How Landlords Use Algorithms and Home Visits to Screen Tenants. *American Sociological Review*, 86(5), 787–822. [\[link\]](#)

2221 tenant protections in place.^{511, 512, 513} In addition, the effectiveness of fair housing protections is
2222 reduced if housing regulations and policies, such as zoning and investment decisions, are not
2223 designed to ensure housing access to every income level.
2224

2225 *King County’s First Fair Housing Law*

2226 In the mid-twentieth century, Washington State and local governments began considering
2227 legislation to prohibit racial discrimination in the real estate market. In 1957, unincorporated
2228 King County residents were covered by limited fair housing protections through the passage of
2229 the state Law Against Discrimination.⁵¹⁴ Under this law, tenants could not be denied publicly
2230 assisted housing because of race, creed, color, or national origin, but the law did not apply to
2231 private-market housing.⁵¹⁵ In the 1959 case *O’Meara v. Board of Discrimination*, the Washington
2232 State Supreme Court struck down the provision of the law relating to housing because the law
2233 did not apply the anti-discrimination requirements equally to both publicly assisted and private
2234 housing.⁵¹⁶ In 1962, President John F. Kennedy signed Executive Order 11063 which prohibited
2235 discrimination because of race, color, creed, or national origin in federally owned and assisted
2236 housing.⁵¹⁷ Washington State and King County did not adopt any protections against racial
2237 discrimination in private housing for unincorporated King County residents until 1964.⁵¹⁸
2238

2239 In 1964, King County was the first jurisdiction in Washington State to pass a law prohibiting
2240 discrimination in private real estate transactions, four years before the federal Fair Housing Act
2241 of 1968.⁵¹⁹ The law prohibited discrimination in the public and private housing market in
2242 unincorporated King County based on race, color, religion, ancestry, or national origin.⁵²⁰ The
2243 law was very controversial when it was passed, with 543 people delivering petitions to the
2244 County in opposition to the law.⁵²¹ This fair housing law also had significant support, including
2245 from the King County School District Superintendent Donald L. Kruzner, East Shore Unitarian
2246 Church, and Clyde Hill Baptist Church.^{522, 523, 524}
2247

⁵¹¹ Routhier, G. The Case for Considering Renter Insecurity as an Indicator of Federal Fair Housing Progress. *J. Hum. Rights Soc. Work* 6, 287–297 (2021). [\[link\]](#)

⁵¹² Tighe, J. R., Hatch, M. E., & Mead, J. (2017). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3–15. [\[link\]](#)

⁵¹³ Oyama, R. (2009). Do not (re)enter: the rise of criminal background tenant screening as violation of the fair housing act. *Michigan Journal of Race & Law*, 15(1), 181-222. [\[link\]](#)

⁵¹⁴ Washington State Legislature (1957). Session Laws of the State of Washington Regular Session, Thirty-Fifth Legislature. Chapter 37. p. 107. [\[link\]](#)

⁵¹⁵ Washington State Legislature (1949) Senate Bill 12. [\[link\]](#)

⁵¹⁶ *O’Meara v. Board Against Discrimination*. 58 Wn.2d 793 (1961) [\[link\]](#)

⁵¹⁷ Executive Order 11063, 3 C.F.R. 652 (1962) [\[link\]](#)

⁵¹⁸ Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*. [\[link\]](#).

⁵¹⁹ Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*. [\[link\]](#).

⁵²⁰ King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

⁵²¹ Williams, F. (1964, March 7). Petition Hist County’s Open Housing Act. *Seattle Post-Intelligencer*. [\[link\]](#)

⁵²² Buckingham, M., Board Chairman of Missions for Clyde Hill. (1964, January 22). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8262.

⁵²³ Logan, G. President of Board of Trustees for East Shore Unitarian Church. (1964, February 10). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8270.

⁵²⁴ Kruzner, D., King County Schools Superintendent. (1964, March 4). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8282

2248 The County law was adopted a day before Seattle voters voted down a similar fair housing
2249 measure.⁵²⁵ At the time, unincorporated King County residents were unable to pursue
2250 referendums, preventing the law from being overturned on the ballot.⁵²⁶ King County Prosecutor
2251 Charles O. Carroll claimed the ordinance was adopted in an illegal manner, so he refused to
2252 enforce the measure.⁵²⁷ Between the time this law was passed and the federal Fair Housing Act
2253 of 1968 was adopted, no complaints were filed, likely because the County Prosecutor publicly
2254 refused to investigate complaints.⁵²⁸ Even if there were no housing discrimination complaints
2255 filed under this law, Black, Indigenous, and People of Color residents, especially Black
2256 residents, clearly faced housing discrimination during this time period, including violence. For
2257 example, soon after several Black families moved to an unincorporated area near Kent,
2258 someone shot at their homes in the middle of the night.^{529,530} Soon after this incident, another
2259 Black resident's home in the area was bombed.^{531,532}
2260

2261 *Adding Additional Protected Classes to Fair Housing Laws*

2262 These early fair housing laws made significant progress towards racial justice by prohibiting
2263 discrimination based on race, color, religion, ancestry, and national origin. These first fair
2264 housing laws did not include sex and familial status.⁵³³ When multiple historically
2265 underrepresented identities intersect, the difficulty in attaining housing compounds, especially
2266 for Black, Indigenous, and People of Color residents.⁵³⁴ In addition, these anti-discrimination
2267 laws provided Black, Indigenous, and People of Color residents with limited protections because
2268 government and private actors continued to adopt policies with a racially discriminatory impact
2269 without overtly discriminating based on race.^{535, 536}
2270

2271 In 1974, the federal government amended the Fair Housing Act to add sex as a protected
2272 class.⁵³⁷ King County revisited the open-housing law in 1980.⁵³⁸ The most controversial part of
2273 the proposed County ordinance was prohibiting discrimination based on parental status.^{539,540}
2274 During the 1970's, many Puget Sound families, including in unincorporated King County, were

⁵²⁵ (1964, March 11). Braman Elected; Open Housing, Transit Amendment Are Swamped. *Seattle Post-Intelligencer*.
[\[link\]](#)

⁵²⁶ Washington State Attorney General. (1964, March 13). *Counties –Legislative Power – County Commissioners – Initiative and Referendum – No Constitutional or Statutory Provision Providing for Direct Legislation by County Residents*. AGO 63-64 No. 91. [\[link\]](#)

⁵²⁷ Williams, F. (1964, March 17). County Open Housing Held Not Subject to Referendum. *Seattle Post-Intelligencer*.
[\[link\]](#)

⁵²⁸ Bergsman, J. (1968, April 18). County Has Not Had to Invoke Its Housing Law. *Seattle Daily Times*. [\[link\]](#)

⁵²⁹ Wright, D. (1963, October 27). Shotgun Fired at 2 Negro Homes. *Seattle Daily Times*. [\[link\]](#)

⁵³⁰ As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language, to portray the historical context as accurately as possible.

⁵³¹ Youths Bomb Negro Home in Kent Area. (1963, November 1). *Seattle Daily Times*. [\[link\]](#)

⁵³² As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language to portray the historical context as accurately as possible.

⁵³³ King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

⁵³⁴ Beltran, T., Allen, A. M., Lin, J., Turner, C., Ozer, E. J., & Wilson, E. C. (2019). Intersectional Discrimination Is Associated with Housing Instability among Trans Women Living in the San Francisco Bay Area. *International journal of environmental research and public health*, 16(22), 4521. [\[link\]](#)

⁵³⁵ Davidson, M., & Turner, W. (1970). Fair housing and federal law: where are we. *Human Rights*, 1(1), 36-58. [\[link\]](#)

⁵³⁶ Glasser, G. (1975). The fair housing act of 1968: its success and failure. *Suffolk University Law Review*, 9(4), 1312-1339. [\[link\]](#)

⁵³⁷ United States Senate Bill 3066 (1974) *Housing and Community Development Act of 1974* [\[link\]](#)

⁵³⁸ King County. (1980). *Proposed Ordinance 80-246*. King County Archives 305 Box 105.

⁵³⁹ King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [\[link\]](#)

⁵⁴⁰ King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*. [\[link\]](#)

2275 discriminated against in the rental market for having children, ranging from being evicted due to
2276 children, charged higher rent, or denied housing.^{541,542,543,544,545,546,547}
2277
2278 Research performed in the 1970's and 1980's found that exclusionary policies against families
2279 with children were more prevalent in tight rental markets and that these policies affected Black,
2280 Indigenous, and People of Color and female-headed families more than White and male-headed
2281 families.⁵⁴⁸ According to the *Seattle Daily Times*, the vacancy rate in unincorporated King
2282 County while the Council was deliberating the ordinances ranged between two to four percent,
2283 indicating a tight market that put families with children at a disadvantage compared to
2284 households without children, likely creating a racially disparate impact.⁵⁴⁹ Unincorporated King
2285 County residents delivered a petition with hundreds of signatures opposed to the ordinance to
2286 the King County Council, similarly to the petition opposing the County's first fair housing law.⁵⁵⁰
2287
2288 After a year of deliberation, the King County Council passed Ordinance 5280 which expanded
2289 the law to include prohibitions against discrimination based on age, sex, marital status, sexual
2290 orientation, disability, and some limited prohibitions on discrimination based on family status.⁵⁵¹
2291 ⁵⁵² Under this law, apartments with an adults-only policy prior to the adoption of the ordinance
2292 could maintain that policy under the ordinance.^{553,554} The ordinance also allowed apartments
2293 with 40 or more units to consider familial status so long as at least half of the units were rented
2294 out without regard to familial status.⁵⁵⁵ The law was amended again in 1986 to define marital
2295 status and amend enforcement procedures.⁵⁵⁶ In 1991, the County amended the law to allow for
2296 housing for people 55 years of age and older as an exception to the protections for families with
2297 children.⁵⁵⁷
2298
2299 In 1988, the federal government passed the Fair Housing Amendments Act which added
2300 disability and familial status to classes protected against housing discrimination and created
2301 administrative enforcement authority for HUD.⁵⁵⁸ This law also significantly limited adults-only
2302 policies allowed in housing projects.⁵⁵⁹ In 1992, King County Executive Tim Hill transmitted an

⁵⁴¹ Fancher, M. (1979, March 9). Royer, Hildt seek broad open-housing law. *Seattle Daily Times* [\[link\]](#)

⁵⁴² Suffia, D. (1979, January 3). St. Albion tenants take battle to court. *Seattle Daily Times*. [\[link\]](#)

⁵⁴³ Reiner, C. (1979, March 16). City Council hears testimony on renting bias. *Seattle Daily Times* [\[link\]](#)

⁵⁴⁴ Lane, P. (1979, March 18). Fair housing for families? Well... *Seattle Daily Times*. [\[link\]](#)

⁵⁴⁵ Rental Classifieds. (1970, January 10.) 2 WEEKS RENT FREE. *Seattle Post-Intelligencer*. [\[link\]](#)

⁵⁴⁶ Rental Classifieds. (1973, January 11). DELUXE large 2-Bedroom \$170. *Seattle Post-Intelligencer* [\[link\]](#)

⁵⁴⁷ 232 Houses, Unfur,. Gen. Classifieds. (1970, January 19). LAKE Washington, 2 ½ bedrooms. *Seattle Daily Times*. [\[link\]](#)

⁵⁴⁸ Golubock, C. (1983, September 26-27). *Housing Discrimination Against Families with Children: A Growing Problem of Exclusionary Practices*. [Paper presentation]. A Sheltered Crisis: The State of Fair Housing in the Eighties, United States Commission on Civil Rights, Washington, D.C. [\[link\]](#)

⁵⁴⁹ King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [\[link\]](#)

⁵⁵⁰ Residents of Silverwood Park Apartments. (1981) *Petition to Oppose Ordinance 80-246 in its entirety*. King County Archives. Series 305, Box 105.

⁵⁵¹ King County (1981) Ordinance 5280 [\[link\]](#)

⁵⁵² King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*. [\[link\]](#)

⁵⁵³ King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times* [\[link\]](#)

⁵⁵⁴ King County Council. (1981). King County Councilmember Bill Reams Adopted Amendment for Ordinance 5280. King County Archives. Series 305, Box 105.

⁵⁵⁵ King County Council. (1981). King County Councilmember Bill Reams Adopted Amendment for Ordinance 5280. King County Archives. Series 305, Box 105.

⁵⁵⁶ King County (1986) Ordinance 07816

⁵⁵⁷ King County (1991) Ordinance 10153.

⁵⁵⁸ United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [\[link\]](#)

⁵⁵⁹ United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [\[link\]](#)

2303 ordinance to amend the County’s fair housing laws to be substantially equivalent to the federal
2304 Fair Housing Act so the County could continue to receive federal funding for fair housing
2305 activities.⁵⁶⁰
2306

2307 Later that year, the King County Council passed the ordinance which, in addition to aligning with
2308 the federal law, also made participation in the Section 8 program (called Housing Choice
2309 Vouchers today) a protected class, 26 years before Washington state.^{561,562} The County added
2310 Section 8 program participation as a protected class to increase access to housing for low-
2311 income households.⁵⁶³ Black, Indigenous, and People of Color residents, women, and people
2312 with disabilities are disproportionately represented among Housing Choice Voucher recipients,
2313 so prohibiting discrimination against these program participants improves housing access for
2314 these individuals.^{564,565}
2315

2316 King County amended the fair housing law to update enforcement provisions in 1998 and reflect
2317 County departmental reorganization in 2001.^{566,567} In 2006, Washington State amended state
2318 laws against discrimination to include sexual orientation, which was defined to also include
2319 gender identity.⁵⁶⁸ King County then added gender identity to its housing, employment, and
2320 public accommodation laws.⁵⁶⁹ In 2018, shortly after the state passed a similar law, King County
2321 amended the housing anti-discrimination protections for Section 8 program participants to
2322 include all alternative sources of income, such as Social Security benefits and child
2323 support.^{570,571} The County’s fair housing law was most recently updated in 2019 when the
2324 County passed an ordinance to ensure the definition of service animal aligned with the State’s
2325 definition and sexual orientation and gender identity were separated into distinct protected
2326 classes.⁵⁷²

2327 The Fair Housing Act applies to policies that have a discriminatory effect on protected classes,
2328 not just explicitly discriminatory policies and actions. Soon after the federal government passed
2329 the Fair Housing Act, civil rights activists throughout the country pushed the legal theory through
2330 lawsuits that policies that create a disparate impact, even if not overtly discriminating against a
2331 protected class, could violate the Fair Housing Act.⁵⁷³ In 1974, the 8th Circuit Court of Appeals in
2332 St. Louis ruled that policies with a discriminatory effect, even if not overtly discriminatory, could

⁵⁶⁰ King County Executive. (1992, May 13). *Transmittal to Council to Amend the Fair Housing Ordinance*. King County Archives Series 305, Box 297.

⁵⁶¹ King County (1998) Ordinance 10469

⁵⁶² Revised Code of Washington 59.18.255

⁵⁶³ Lee, M. Administrator of King County Office of Civil Rights and Compliance. (1992, March 3). *Fair Housing Ordinance Amendments Memorandum*. King County Archives. Series 663, Box 7.

⁵⁶⁴ Tighe, J. R., Hatch, M., and Mead, J. (2016, October 7). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3-15. [\[link\]](#)

⁵⁶⁵ Fasanelli, A. and Tegeler, P. (2019, November 30). Your Money’s No Good Here: Combatting Source of Income Discrimination in Housing. *American Bar Association Human Rights Magazine*. 44(3). [\[link\]](#)

⁵⁶⁶ King County (1998) Ordinance 10469

⁵⁶⁷ King County (2001) Ordinance 14199

⁵⁶⁸ Washington State Legislature (2006) House Bill 2661 [\[link\]](#)

⁵⁶⁹ Chan, S. (2006, March 28). Civil-rights protection OK’d for transgender individuals. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁵⁷⁰ Washington State Legislature (2018) Engrossed Second Substitute House Bill 2578 [\[link\]](#)

⁵⁷¹ King County (2018) Ordinance 18708 [\[link\]](#)

⁵⁷² King County (2019) Ordinance 19026 [\[link\]](#)

⁵⁷³ Ahrend, K. (1996). Effect, or No Effect: A Comparison of Prima Facie Standards Applied in “Disparate Impact” Cases Brought Under the Fair Housing Act (Title VIII). *Washington and Lee Journal of Civil Rights and Social Justice*. (2)1. [\[link\]](#)

2333 violate the Fair Housing Act of 1968.⁵⁷⁴ Over the years, different federal circuits adopted
2334 different standards for plaintiffs to prove discriminatory effect, making it difficult for people to
2335 bring cases relying on this concept.⁵⁷⁵ In 2015, the Supreme Court ruled that disparate impact
2336 claims could be brought under the Fair Housing Act, however, the plaintiff’s burden of proof is
2337 incredibly high.⁵⁷⁶
2338

2339 *Just-Cause Eviction Protections and Fair Housing*

2340 King County adopted local fair housing protections often before the federal and state
2341 governments, but the lack of tenant protections such as just-cause eviction protections
2342 significantly reduced the effectiveness of these ordinances.⁵⁷⁷ Just-cause eviction protections,
2343 which limit the reasons a landlord could evict a tenant, did not exist statewide or in
2344 unincorporated King County until 2021.⁵⁷⁸
2345

2346 Prior to these tenant protections, a landlord could evict an unincorporated King County tenant
2347 with no cause, making it difficult for any tenant to prove racial discrimination led to the
2348 eviction.⁵⁷⁹ In 2019, unincorporated King County had more no-cause evictions filed than any
2349 other jurisdiction countywide.⁵⁸⁰ That year, 19.8 percent of all no-cause evictions in King County
2350 were in unincorporated King County, even though only 3.5 percent of King County renter
2351 households lived in unincorporated King County (13,894 households) and only 6.9 percent of all
2352 the evictions in the County happened in unincorporated areas.^{581,582} Evictions disparately impact
2353 Black households as they are more likely to be renters than any other racial group in
2354 unincorporated King County.⁵⁸³
2355

2356 King County first considered just-cause eviction protections in 1989. That year, King County
2357 Executive Tim Hill transmitted a just-cause eviction ordinance to the Council, but the Council did
2358 not adopt the ordinance.⁵⁸⁴ Tenant advocates pushed for the ordinance to protect tenants from
2359 discrimination and retaliation. King County Councilmember Cynthia Sullivan introduced a just-
2360 cause ordinance five times between 1989 and 1993, but the proposed ordinance was not
2361 passed.⁵⁸⁵
2362

2363 During this time, unincorporated tenants raised concerns with King County councilmembers that
2364 no-cause notices were used by landlords as a form of retaliation against tenants who tried to
2365 enforce their rights. For example, in 1992, a property manager in Shoreline, which was

⁵⁷⁴ *United States v. City of Black Jack, Missouri*, 508 F.2d 1179 (8th Cir. 1974)

⁵⁷⁵ Ahrend, K. (1996). Effect, or No Effect: A Comparison of Prima Facie Standards Applied in “Disparate Impact” Cases Brought Under the Fair Housing Act (Title VIII). *Washington and Lee Journal of Civil Rights and Social Justice*. (2)1. [\[link\]](#)

⁵⁷⁶ *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* 576 U.S. ___ (2015)

⁵⁷⁷ Vasquez, J. and Gallagher, S. (2022, May 17). *Promoting Housing Stability Through Just-Cause Eviction Legislation*. National Low Income Housing Coalition. [\[link\]](#)

⁵⁷⁸ King County (2021) Ordinance 19311 [\[link\]](#)

⁵⁷⁹ Smith, R. (2019, February 8). Landlord Goes Off on Racist Ramble at Hearing for Eviction Reform. *The Stranger*. [\[link\]](#)

⁵⁸⁰ King County Bar Association Housing Justice Project. *2019 – A Year of Evictions* [\[link\]](#)

⁵⁸¹ King County Bar Association Housing Justice Project. *2019 – A Year of Evictions* [\[link\]](#)

⁵⁸² U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020

⁵⁸³ U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

⁵⁸⁴ King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

⁵⁸⁵ King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

2366 unincorporated at the time, sent no-cause eviction notices to several tenants after they raised
2367 concerns about apartment rule changes, filed complaints with the County about code violations,
2368 and filed complaints with HUD about fair housing violations.⁵⁸⁶ Tenants sent a letter to their
2369 County councilmember regarding the situation, who did reach out to the property manager, but
2370 the Council did not pass a just-cause eviction ordinance.⁵⁸⁷
2371

2372 *2021 Tenant Protections*

2373 In 2021, Washington state passed just-cause eviction statewide.⁵⁸⁸ Soon after, the County
2374 passed a suite of tenant protections to help tenants maintain stable housing.⁵⁸⁹ The County
2375 ordinance:

- 2376 • reduced barriers to housing by limiting upfront charges required at move-in and
2377 allowing longer move-in costs payment plans than what is required in state law;
- 2378 • created more housing stability by providing stronger protections against eviction and
2379 requiring a longer rent increase notice period than what is prescribed in the state law;
- 2380 • protected undocumented tenants by prohibiting landlords from requiring prospective
2381 tenants to provide a Social Security Number; and
- 2382 • adopted other tenant protections.

2383 Since this law passed, landlords will not be able to use no-cause eviction notices to get around
2384 fair housing protections. King County has led both locally and nationally on fair housing
2385 protections, such as passing the first fair housing law in Washington state and providing anti-
2386 discrimination protections for Section 8 voucher participants in 1992 – when most states still do
2387 not have this protection in 2023.⁵⁹⁰ Fair housing laws have had some success in reducing overt
2388 racial discrimination in housing and housing financing but have not reduced segregated housing
2389 patterns.⁵⁹¹ The success of fair housing protections depends heavily on housing regulations,
2390 such as those that govern the landlord-tenant relationship.⁵⁹²
2391

2392 *Exclusionary Zoning*

2393 Zoning is a practice used by planners to divide land into different categories based on their
2394 designated use and purpose.⁵⁹³ In the late 1800s, Germany created the concept of zoning to
2395 keep nuisances, such as polluting industries, away from incompatible land uses such as
2396 residential areas.⁵⁹⁴ Beginning in the early 1900’s, cities throughout the U.S. adopted zoning
2397 policies which were soon leveraged to maintain segregation.⁵⁹⁵
2398

⁵⁸⁶ Pryne, E. (1992, April 24). Tenants Fight Eviction – Seven Families Accuse Manager of Retaliation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁵⁸⁷ Pryne, E. (1992, April 24). Tenants Fight Eviction – Seven Families Accuse Manager of Retaliation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁵⁸⁸ Washington State Legislature. (2021). House Bill 1236. [\[link\]](#)

⁵⁸⁹ King County (2021) Ordinance 19311. [\[link\]](#)

⁵⁹⁰ Poverty & Race Research Action Council. (2023, January). *Expanding Choice: Practical Strategies for Building a Successful Housing Mobility Program*. [\[link\]](#)

⁵⁹¹ Jargowsky, P. (2019, August 19). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5. [\[link\]](#)

⁵⁹² Jargowsky, P. (2019, August 19). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5. [\[link\]](#)

⁵⁹³ Municipal Research and Services Center of Washington (2023). *Development Regulations and Zoning*. MRSC. [\[link\]](#)

⁵⁹⁴ Talen, E. (2012). *Zoning and Diversity in Historical Perspective*. (Volume 11, Issue 4) Sage Journals. [\[link\]](#)

⁵⁹⁵ Freeman, L. (2021, July). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

2399 In 1917, the U.S. Supreme Court ruled in *Buchanan v. Warley* that cities could not explicitly use
2400 zoning to divide cities by race.⁵⁹⁶ However, contemporary exclusionary zoning can create the
2401 same patterns of segregation as policies pre- *Buchanan v. Warley*.⁵⁹⁷ Exclusionary zoning laws
2402 restrict the types of homes that can be built in specific areas.⁵⁹⁸ Examples of this include
2403 minimum lot size requirements, base densities per dwelling unit, minimum square footage
2404 requirements, building height limits, and disallowing multifamily homes.⁵⁹⁹ Single detached
2405 home zoning, which is prominent in some jurisdictions within King County, and low-density
2406 zoning, which is prominent in unincorporated King County, are considered exclusionary.⁶⁰⁰
2407 Large minimum lot size requirements are considered a form of exclusionary zoning as they
2408 reduce affordability by restricting the number of dwellings that can exist on a certain sized
2409 property.⁶⁰¹ Urban minimum lot area requirements are considered large, and thus exclusionary,
2410 when they are at or above 5,000 square feet.⁶⁰² From 1963-1993, King County’s minimum lot
2411 area requirements were above 5,000 square feet, in both rural and urban areas.^{603,604}
2412

2413 In the wake of *Buchanan v. Warley*, some planners were explicit in their segregationist goals for
2414 zoning.⁶⁰⁵ The City of Seattle hired St. Louis city planner Harlan Bartholomew as a consultant
2415 for Seattle’s first zoning ordinance in 1923. Bartholomew previously stated that his goals in St.
2416 Louis’s plan were to “preserve the more desirable residential neighborhoods,” and to prevent
2417 movement into “finer residential districts ... by colored people.”⁶⁰⁶ The strategy employed to
2418 achieve this was the use of single detached home zoning, as Black people often could not
2419 afford those homes.⁶⁰⁷ These statements reveal Bartholomew’s racist motivation for zoning.⁶⁰⁸
2420 However, zoning ordinances did not explicitly use racial terms such as “Black neighborhoods”,
2421 so the practice was and is deemed legal under the 1917 *Buchanan v. Warley* Supreme Court
2422 ruling.⁶⁰⁹ In the years that followed the 1917 *Buchanan v. Warley* Supreme Court decision, cities
2423 across the country adopted Bartholomew’s zoning methods.^{610,611}
2424

2425 The Federal Housing Administration (FHA) was established in 1934 to facilitate homeownership
2426 throughout the country, primarily through providing mortgage insurance so banks and other

⁵⁹⁶ Freeman, L. (2021, July). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

⁵⁹⁷ Rigsby, E. (2016, June). *Understanding Exclusionary Zoning and Its Impact on Concentrated Poverty*. The Century Foundation. [\[link\]](#)

⁵⁹⁸ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁵⁹⁹ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁶⁰⁰ Lens, M. (2021, September). *Low-Density Zoning, Health, And Health Equity*. Health Affairs. [\[link\]](#)

⁶⁰¹ Jaffe, E. (2020, January). *Why minimum lot sizes are a growing affordability problem*. Medium. [\[link\]](#)

⁶⁰² Gray, N. (2019, June). *Do Minimum Lot Size Rules Matter?* Strong Towns. [\[link\]](#)

⁶⁰³ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁰⁴ King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

⁶⁰⁵ Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

⁶⁰⁶ Cohen, J (2018). Rectifying Seattle’s racist past requires a denser future, says report. *Crosscut*. [\[link\]](#)

⁶⁰⁷ Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

⁶⁰⁸ Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

⁶⁰⁹ Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

⁶¹⁰ Castilho Barone, A.C. (2018). *Harland Bartholomew and Racially Informed Zoning: The Case of St. Louis*. [\[link\]](#)

⁶¹¹ Hyun Hye, B. and Freeman L. (2021) *Residential Segregation at the Dawn of the Great Migration: Evidence from the 1910 and 1920 Census*. *Social Science History* 45.1 (2021): 27-53. [\[link\]](#)

2427 private lenders would offer more loans to prospective homebuyers.⁶¹² Fueled by FHA-backed
2428 programs and subsidies, homeownership rates dramatically increased for primarily White
2429 families residing in single detached homes.⁶¹³ The FHA created a manual for developers which
2430 stated that racial restrictive covenants were “more effective than a zoning ordinance in providing
2431 protection from adverse influences,” since zoning codes by themselves, “are seldom complete
2432 enough [...] to assure a homogenous and harmonious neighborhood.”⁶¹⁴ While words such as
2433 “harmonious” are not explicitly racist, they do connote racial and economic segregation.⁶¹⁵ The
2434 FHA incentivized single detached home zoning by prioritizing mortgage insurance for
2435 developments with racial restrictive covenants in areas with predominantly single detached
2436 houses.^{616,617} By the 1950’s, about 98 percent of FHA-backed homes were owned and occupied
2437 by White households.⁶¹⁸ FHA programs and subsidies gave rise to low-density suburbs on the
2438 outskirts of cities, as they had the space for developers to build single detached houses that
2439 only White families could access.⁶¹⁹

2440

2441 *Zoning Conducive to Single Detached Houses*

2442 Each city within King County has jurisdiction over their own zoning code, while King County has
2443 jurisdiction over the zoning for unincorporated areas.⁶²⁰ Since King County’s first zoning code in
2444 1937, most of its urban residential areas have been zoned low- or medium-density, which are
2445 predominantly developed with single detached homes.^{621,622,623} Low-density zones generally
2446 refer to areas where only one dwelling unit per acre is permitted, medium density refers to four-
2447 12 dwelling units per acre or more, and high density refers to 12 units or more per acre. Since
2448 housing density is restricted to specific areas, per the Growth Management Act’s goal in
2449 reducing sprawl, the preponderance of single detached housing reduces the area’s housing
2450 supply.^{624,625} Lack of housing supply leads to an increase in housing price if there is not enough
2451 housing available to meet the needs of the population.^{626,627}

2452

2453 Zoning conducive to single detached housing limits housing choice by restricting a diversity of
2454 housing types.⁶²⁸ For example, King County’s current zoning code has restrictions on the
2455 number of dwelling units per acre, a minimum lot width, a minimum street setback, and limits on

⁶¹² Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

⁶¹³ Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

⁶¹⁴ Kimble, J. (2007). *Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettoization of African Americans*. *Law and Social Inquiry* 32:2 (399-343).

⁶¹⁵ *Bradley v. Milliken*, 338 F. Supp. 582 (E.D. Mich. 1971)

⁶¹⁶ Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review*: 30 (1095-1117). [\[link\]](#)

⁶¹⁷ Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

⁶¹⁸ Brown, D. (2021). Your Home’s Value is Based on Racism. *The New York Times*. [\[link\]](#)

⁶¹⁹ Dougherty, C. (2020, February 18). Why Suburban American Homeowners Were Accused of Being a ‘Profit-Making Cartel’ in the 1970s. *Time*. [\[link\]](#)

⁶²⁰ King County (2019). *About King County Zoning*. [\[link\]](#)

⁶²¹ 21 Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶²² King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶²³ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶²⁴ Florida, R., CityLab (2016). The Segregation That Zoning Inflicts on Cities. *The Atlantic*. [\[link\]](#)

⁶²⁵ MSRC (2023, March). *Growth Management Act*. [\[link\]](#)

⁶²⁶ Florida, R., CityLab (2016). The Segregation That Zoning Inflicts on Cities. *The Atlantic*. [\[link\]](#)

⁶²⁷ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁶²⁸ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

2456 building height.⁶²⁹ Restricting building and lot size limits the type of housing that can be built in
2457 that area.⁶³⁰ While lot development standards such as these have many benefits including
2458 furthering environmental and public health, the combined effect of these standards can be
2459 exclusionary. To meet environmental and public health goals, King County will need to continue
2460 zoning restrictions.⁶³¹ However, they will consider the racially disparate impacts of such
2461 restrictions and work toward mitigating them.

2462
2463 Interviewees in a 2018 community outreach effort facilitated by King County identified expansion
2464 of housing types and changing restrictive zoning as a priority way to increase affordable
2465 housing.⁶³² Zoning that is more conducive to multiple dwelling units per land parcel allows for
2466 more density and housing types. Zoning that allows for higher levels of density provide
2467 opportunities for private and nonprofit developers to increase the housing stock with units at a
2468 larger spectrum of affordability than areas with only single detached houses.^{633,634} The
2469 availability of multiple housing types can reduce racial disparities in the housing market because
2470 it allows people of a wider spectrum of income levels to access housing. Households of
2471 American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple
2472 Races on average, have lower incomes compared to White and Asian households.^{635,636}
2473 Historic King County zoning updates and some accompanied demographic changes are
2474 summarized below.

2475

2476 1937-1964

2477 Prior to 1937, all unincorporated King County areas were designated as an “unclassified use
2478 district” where almost all uses were permitted.^{637,638} The 1937 zoning code, King County’s first,
2479 extended over a large geographic area because only 17 cities and towns were incorporated in
2480 the County at this time, compared to the 39 incorporated cities within King County today.⁶³⁹ In
2481 this first zoning code, King County introduced and applied low-density zoning (R-1 Residence
2482 District) which allowed up to two dwellings on one, one-acre sized lot.⁶⁴⁰ However, there were
2483 distance requirements between the dwellings, which made the use of duplexes prohibitive.⁶⁴¹
2484 R-2 districts allowed for multiple dwellings, flats, apartments, lodging houses, and boarding
2485 houses so long as front, side and rear yard spatial requirements were met.⁶⁴² The renting of
2486 rooms for lodging was permitted but could not exceed five people in a one-family dwelling.⁶⁴³

⁶²⁹ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶³⁰ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁶³¹ Quattro, C. (2021, June). *The Significance of the Setback*. Issue Number 6 Practice Setbacks. American Planning Association.

⁶³² King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

⁶³³ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁶³⁴ CNU Congress for New Urbanism. *Missing Middle Housing*. [\[link\]](#)

⁶³⁵ See *Household Characteristics* section

⁶³⁶ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁶³⁷ King County (2022). *Historical Building, Property, and Land Use Records*. [\[link\]](#)

⁶³⁸ Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

⁶³⁹ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁴⁰ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁴¹ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁴² King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁴³ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

2487 "Family," across the whole 1937 zoning code, was defined as "One person living alone, or two
2488 or more persons living together, whether related to each other or not. Eight unrelated persons is
2489 the limit of a so-called family."⁶⁴⁴ Restrictions on density, the number of renters permitted to
2490 occupy a dwelling, and putting limitations on the definition of "family," can be exclusionary to
2491 Black, Indigenous, and People of Color households, who are often over-represented among
2492 low-income households.^{645,646}

2493
2494 In 1958, the King County Superior Court ruled that King County's 1937 zoning code was invalid
2495 because the County had not created a comprehensive zoning plan.⁶⁴⁷ Shortly after this ruling,
2496 the King County Board of County Commissioners enacted a comprehensive zoning plan.⁶⁴⁸ This
2497 plan introduced residential single-family districts where only single detached dwelling units were
2498 permitted.⁶⁴⁹

2499
2500 The next zoning update occurred in 1964, accompanied by the first King County comprehensive
2501 plan to include a statement of general policy in addition to zoning code.⁶⁵⁰ This plan adopted an
2502 "Urban Center Development Concept" which aimed to focus economic activity and cultural
2503 services in existing cities and towns, with low density development and open space between
2504 them.⁶⁵¹ Seattle would remain the major urban center, but this plan encouraged growth in other
2505 cities and towns as well.⁶⁵² An intention for this concept was to centralize density to reduce
2506 suburban sprawl and protect rural and natural areas by limiting where denser housing could be
2507 built.^{653,654} The 1964 Comprehensive Plan states, "To superimpose even a diluted centralized
2508 form on King County now would mean that all future outward growth would have to be
2509 discouraged completely and development allowed only within the existing urbanized area by
2510 filling up vacant land and redeveloping other land at increasing densities."⁶⁵⁵ King County does
2511 exhibit the intention of accommodating density within urbanized areas in their 1964
2512 Comprehensive Plan; however, exceptions were made.⁶⁵⁶ The plan also reads that "Some areas
2513 of the County should be kept at a lower density even though close to an urban center. These
2514 areas include locations where a pattern of large lot sizes is already established or is desired and

⁶⁴⁴ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁴⁵ Mehrotra, A., Bealore, L., Montoya-Boyer, A. (2022, September). *Zoning In: How inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth*. Prosperity Now Scorecard. [\[link\]](#)

⁶⁴⁶ Gabobe, N. (2021, April). *Housemates Welcome: Washington Strikes Down Household Size Caps*. Sightline Institute. [\[link\]](#)

⁶⁴⁷ Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

⁶⁴⁸ Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

⁶⁴⁹ King County Planning Commission (1958). Resolution No. 18801. [\[link\]](#)

⁶⁵⁰ Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

⁶⁵¹ Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

⁶⁵² Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

⁶⁵³ Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

⁶⁵⁴ King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

⁶⁵⁵ King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

⁶⁵⁶ King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

2515 where residents need the assurance that the character of their neighborhood will be
2516 stabilized.⁶⁵⁷ While the 1937 zoning code allowed one- and two-family dwellings on lots zoned
2517 R-1, the 1964 zoning code restricted it to only one-family dwelling and read that the purpose of
2518 the classification was to “create a living environment of the highest standards for single
2519 detached dwellings.”^{658,659} Minimum lot size requirements became more restrictive in 1964 than
2520 they were in 1937. In the 1937 zoning code, the residential minimum lot area for each one- and
2521 two-family dwelling was 4,800 square feet.⁶⁶⁰ In the 1964 zoning code, minimum required lot
2522 area standards for residential zones ranged from 7,200 square feet to 15,000 square feet, which
2523 is far more exclusionary.^{661,662}

2524
2525 *1980-1990*

2526 In the 1980’s, Skyway-West Hill and the surrounding areas went from being a predominately
2527 White suburb to a burgeoning hub of racial diversity.⁶⁶³ Figure 75 reveals an increase in racial
2528 diversity across all unincorporated King County beginning in the 1980s. In Skyway-West Hill, the
2529 Black population increased from seven percent in 1980 to 20 percent in 1990, and the Asian
2530 population increased from eight percent in 1980 to 13 percent in 1990.⁶⁶⁴ The second largest
2531 wave of population growth in Skyway-West Hill came in the early 1990s and consisted of mostly
2532 Black and Asian people who were attracted to the area’s location, affordability, and growing
2533 racial and ethnic diversity.⁶⁶⁵ White Center became racially diverse after federal housing
2534 projects for World War II workers turned into homes for low-income households and immigrant
2535 families in the 1970s.⁶⁶⁶

2536

⁶⁵⁷ King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

⁶⁵⁸ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁵⁹ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁶⁰ King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁶¹ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁶² Approved subdivisions were allowed which could decrease the square footage per dwelling unit

⁶⁶³ Wilson, G. (1992, February 20). At The End Of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁶⁴ Wilson, G. (1992, February 20). At The End Of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

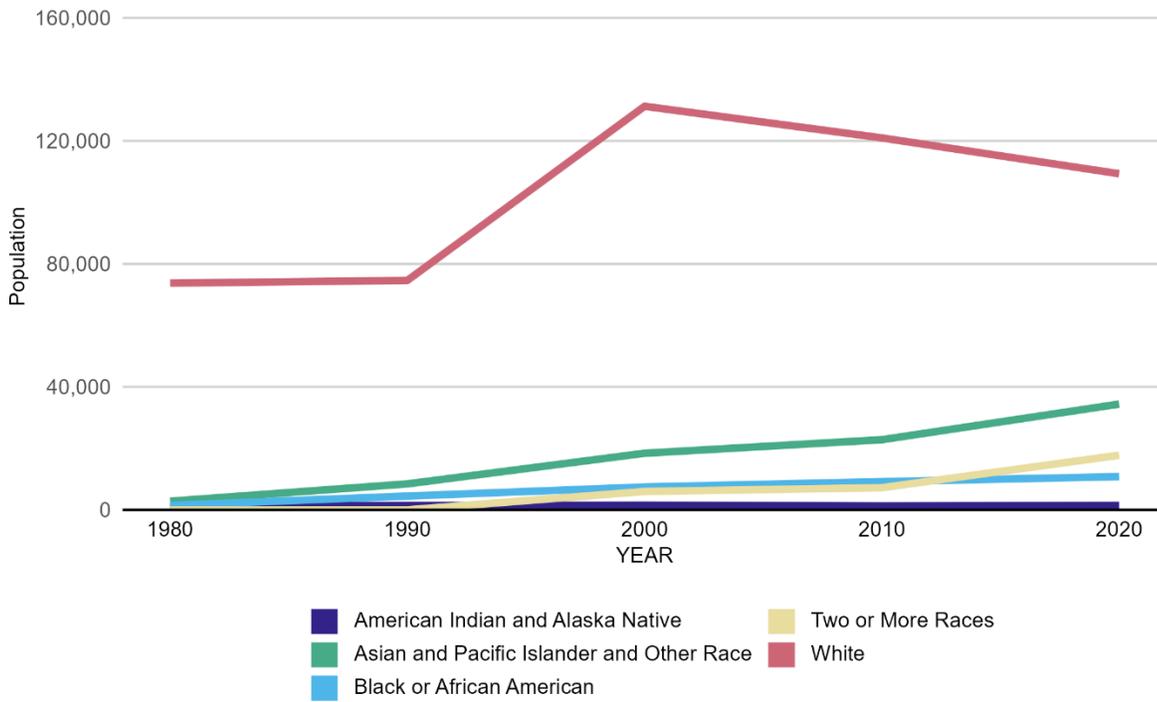
⁶⁶⁵ Wilson, G. (1992, February 20). At The End Of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁶⁶ Richardson, R. (2008, July). *White Center – Thumbnail History*. History Link. [\[link\]](#)

2537 *Figure 75: Population by Race in Unincorporated King County*

Unincorporated King County Population by Race

Decennial Census 1980-2010



Data for Two or More Races category not collected prior to 2000 Census

2538
 2539

2540 As the Skyway-West Hill and White Center areas were racially diversifying and growing in
 2541 population, long-time residents in unincorporated King County began to fight density and
 2542 upzoning.^{667,668} As shown in Figure 76, Black households made up the largest percentage of
 2543 renters in the 1980s (and continue to today) in unincorporated King County, so blocking
 2544 apartments reduced the housing supply available to these households. In 1981, members of the
 2545 Seahurst Community Club in Burien fought the plans for a HUD-financed 38-unit apartment
 2546 building for low-income elderly people, arguing it was spot zoning in their single-family
 2547 neighborhood.⁶⁶⁹ In 1978, White Center residents organized themselves to fight against the
 2548 development of a 22-unit apartment building after the King County Council approved a zoning
 2549 change to accommodate the project.⁶⁷⁰ In some cases, the areas were upzoned or lot sizes were
 2550 adjusted, and in others, the King County Council appeased homeowners by retracting their plans

⁶⁶⁷ Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁶⁸ Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁶⁹ Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁷⁰ Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

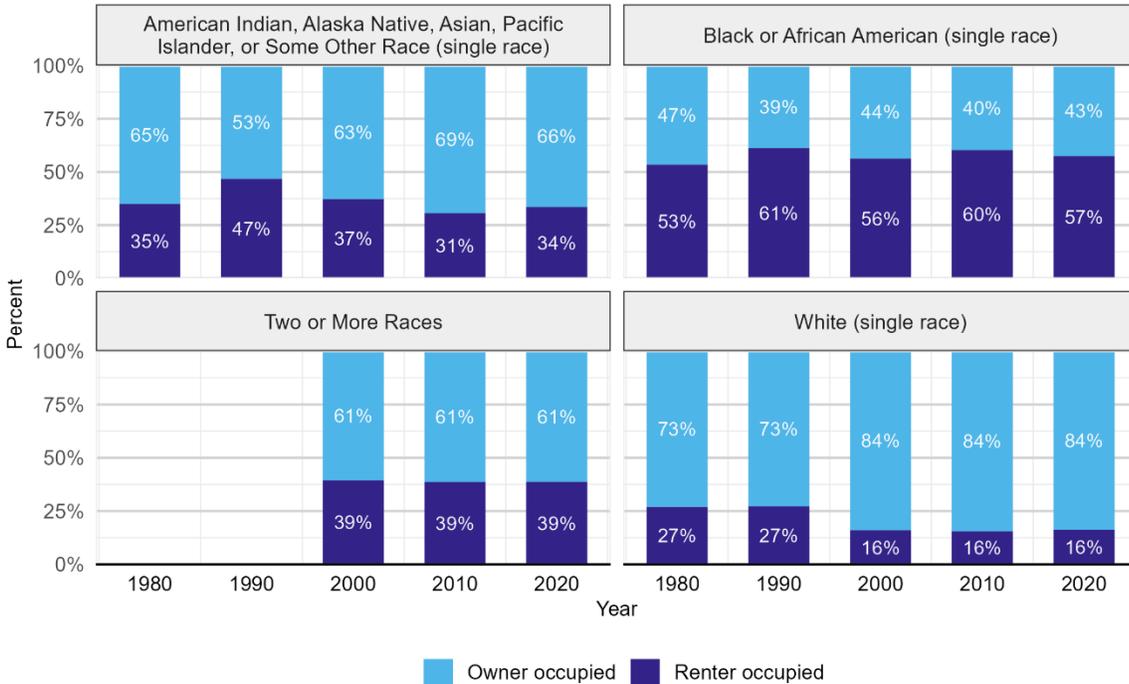
2551 for upzoning or retained larger minimum lot sizes.^{671,672} For example, the McMicken Community
2552 Club residents successfully pressured Council to reverse a dozen upzones to protect their single-
2553 family neighborhood in North Highline.⁶⁷³ North Highline residents successfully opposed a zoning
2554 change proposed by the King County Council from the existing 7,200-square foot minimum lot size
2555 to a 5,000 square foot minimum lot size.⁶⁷⁴

2556

2557 *Figure 76: Percent of Occupied Housing units by Tenure and Race of Households in Unincorporated King County*

Unincorporated King County Percent of Occupied Housing Units by Tenure and Race of Households

Decennial Census 1980-2010, 5-year ACS 2020



2558 Data for Two or More Races category not collected prior to 2000 Census, and thus not shown here.

2559

2560 Note: Due to changes in how the decennial census tracked race over the years, race data shown here is presented
2561 differently than in the ACS data found in the rest of this document. In addition, the 2000 census was the first to allow
individuals to self-identify with more than one race, and thus data for 1990 is only available for single-race categories.

2562

2563

2564 The next major comprehensive plan and zoning update in 1985 aimed to accommodate new
2565 population growth.⁶⁷⁵ Building off the “Urban Center Development Concept,” this plan added
2566 specificity about where housing and urban growth should exist and where open space, rural,

⁶⁷¹ Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁷² Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁷³ Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁷⁴ Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁷⁵ Oldham, K. (2006, August 30). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

2567 and resource lands should be preserved.⁶⁷⁶ This resulted in most new growth occurring in
2568 designated urban areas (later referred to as an Urban Growth Area by the GMA).⁶⁷⁷ To guide
2569 this growth pattern, zoning for residential development in rural areas decreased from one
2570 dwelling unit per acre to one dwelling unit per 2.5 to 10 acres.⁶⁷⁸ This follows the overarching
2571 trend of each zoning update adding more requirements that limit *where* housing densities can
2572 go for environmental reasons without also increasing minimum lot sizes for urban residential
2573 zones to accommodate population growth. The minimum lot area for residential zones between
2574 1979 to 1988 are almost identical to that of 1964's zoning code,^{679,680} except with the addition of
2575 a residential zoning category allowing a minimum lot requirement of 5,000 square feet, which
2576 can allow for some level of increased density.^{681,682,683} Limiting density in specified areas
2577 through zoning and the Urban Growth Area (UGA) has vast environmental and human benefits
2578 such as preserving open spaces, farmland and environmentally sensitive areas. In addition to
2579 accessing these benefits, it is also crucial that King County accommodates a growing population
2580 across the income spectrum.

2581
2582 In 1986, in attempt to accommodate the growing population, the King County Council proposed
2583 a plan to upzone five percent of Federal Way, which was unincorporated at the time, to allow for
2584 multifamily development.⁶⁸⁴ The plan was adopted against significant disapproval from Federal
2585 Way residents.⁶⁸⁵ In deep opposition to additional apartment buildings, Federal Way residents
2586 ran their fourth campaign to incorporate.^{686,687} In 1989, Federal Way residents voted in a
2587 landslide to incorporate.⁶⁸⁸

2588
2589 *Adoption of the Growth Management Act (1990s)*
2590 The Growth Management Act (GMA), enacted in 1990, adopted King County's UGA strategy
2591 and required all fast-growing counties to establish their own UGAs in collaboration with the cities
2592 in each county.⁶⁸⁹ UGAs are designed to prevent sprawling and uncontrolled development by
2593 focusing growth in designated areas where urban services can efficiently be provided. By

⁶⁷⁶ Oldham, K. (2006, August 30). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

⁶⁷⁷ Robinson, L. and Newell, J. and Marzluff, J. (2004). *Twenty-five years of sprawl in the Seattle region: growth management responses and implications for conservation*. Elsevier. [\[link\]](#)

⁶⁷⁸ Robinson, L. and Newell, J. and Marzluff, J. (2004). *Twenty-five years of sprawl in the Seattle region: growth management responses and implications for conservation*. Elsevier. [\[link\]](#)

⁶⁷⁹ "(1) The minimum required area of a lot in an area designated as RS-15,000 shall be fifteen thousand, square feet. (2) The minimum required area of a lot in an area designated as RS-9600 shall be nine thousand six hundred square feet. (3) The minimum required area of a lot in an area designated as RS-7200 shall be seven thousand two hundred square feet."

⁶⁸⁰ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁸¹ King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

⁶⁸² via King County (1979). 21.08.050 Zoning Code Book. Accessed via King County Council Clerk.

⁶⁸³ King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

⁶⁸⁴ Schulz, B. (1986, February 19). Residents Dispute Community Plan - Committee Members Want County to Reduce Multifamily Sites. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁸⁵ The Seattle Times (1987, December 30). Community Activism was Rife Throughout South End – And 2 Murder Cases Rocked Auburn, Federal Way. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁸⁶ Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁸⁷ The Seattle Times (1987, December 27). The Year in Review – New Cities Rise; So Does Crime Toll. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁸⁸ Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁶⁸⁹ Spelman, G. (2014). How the heck did we get here? A history of affordable housing in Seattle. *Crosscut*. [\[link\]](#)

2594 limiting most housing growth to specified UGAs, jurisdictions within the UGA that had a growing
2595 population needed to plan for more density and housing production.⁶⁹⁰ Many of these
2596 jurisdictions did not make significant upzones or increase their infrastructure investments,
2597 resulting in an underproduction in housing.⁶⁹¹ This contributed to an increase in prices for
2598 existing housing, which has disproportionately impacted Black, Indigenous, and People of Color
2599 communities for decades.⁶⁹²

2600

2601 *Current Zoning (1993-current)*

2602 Prior to King County’s 1993 zoning code, King County used minimum lot size requirements to
2603 determine the square footage needed per dwelling unit. Beginning with the 1993 update, the
2604 zoning code provides a base density of dwelling units per acre instead of minimum lot sizes.
2605 While base density of dwelling units per acre is slightly more flexible than minimum lot size
2606 requirements, they impose very similar restrictions. For example, areas zoned R-4 have a base
2607 density of four dwelling units per acre, which generally allows for one home per 10,890 square
2608 feet of lot size (though the actual configuration may vary by parcel).

2609

2610 King County’s 1993 zoning code has many of the same restrictions as the current zoning code.
2611 As shown in Map 4, most of unincorporated King County’s urban residential land is zoned R-1
2612 through R-12, which are considered low and medium densities. Zones R-1 through R-8 are a
2613 “mix of predominantly single detached dwelling units.”⁶⁹³ The current zoning code has a
2614 minimum lot width of 30 feet, and a minimum street setback of 10 feet for almost⁶⁹⁴ all
2615 residential zones.⁶⁹⁵ King County limits building base height to 35 feet for all buildings in R-1
2616 through R-8 zones.⁶⁹⁶ These were the same requirements listed in the 1993 zoning code,
2617 resulting in minimum lot requirements that have not become conducive to higher densities since
2618 1993.⁶⁹⁷

2619

2620 Notable changes that occurred between 1993 and the current zoning code involve inclusionary
2621 housing and the Residential Density Incentive Program. Buildings within zones R-18, R-24, R-
2622 48, Neighborhood Business, Commercial Business, Regional Business, and Office, are
2623 permitted, with additional setbacks, to have increased height through the inclusionary housing
2624 program.⁶⁹⁸ The inclusionary housing program applies to zones within Skyway-West Hill and
2625 North Highline, and the Residential Density Incentive Program generally applies to the rest of
2626 urban unincorporated King County, though cannot be applied to R-1 zones. Through the
2627 inclusionary housing program, buildings may use maximum height which is 75-80 feet in high
2628 density zoning classifications.⁶⁹⁹ The Residential Density Incentive Program provides a density
2629 bonus in exchange for providing some affordable units. Although, the program has been utilized

⁶⁹⁰ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁶⁹¹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁶⁹² ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁶⁹³ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶⁹⁴ R-4 through R-48 zones. R-1 zone is slightly higher.

⁶⁹⁵ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶⁹⁶ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶⁹⁷ 21A.12.010-21A.12.030. (Adopted in 1993). Zoning Code. Accessed via King County Council Clerk.

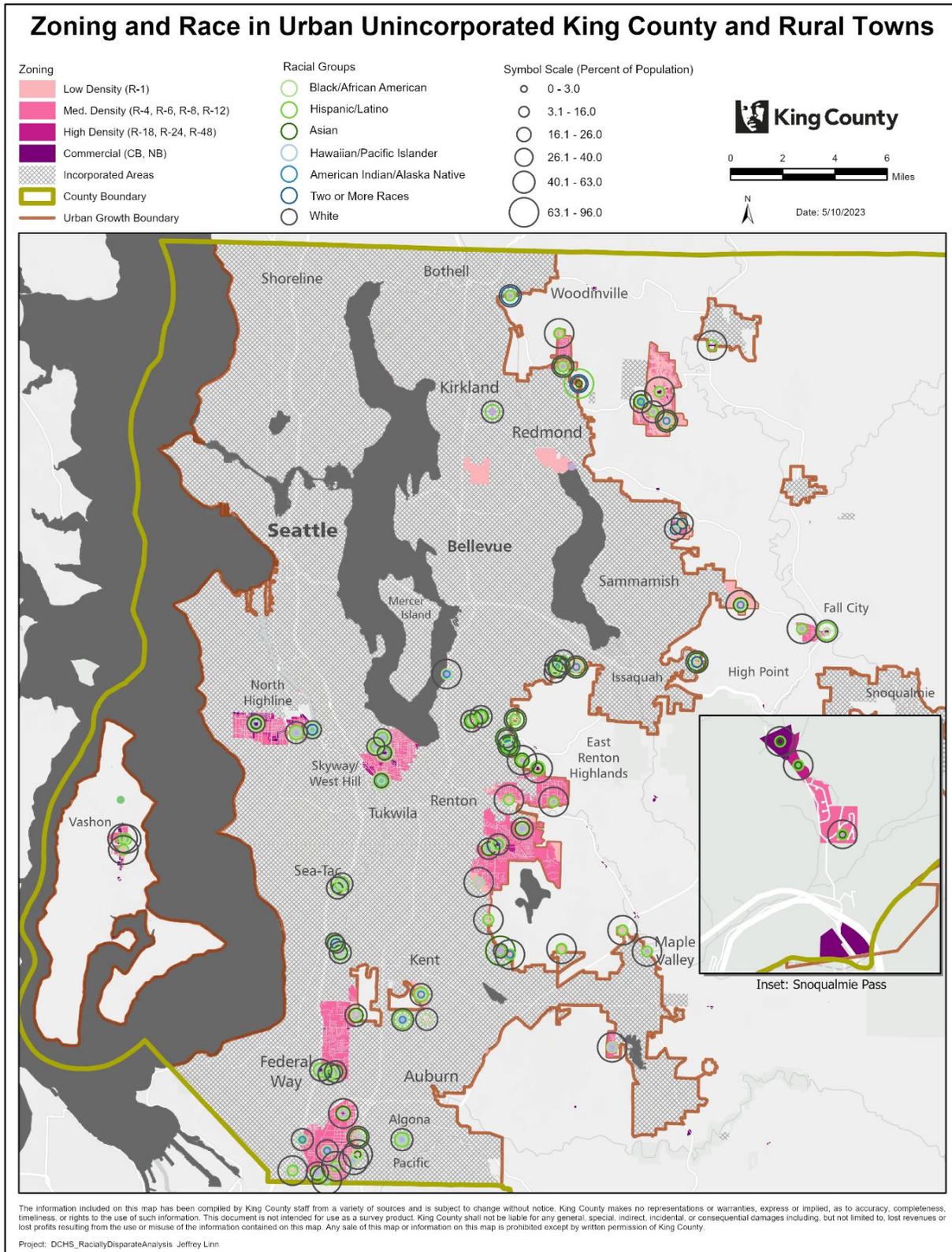
⁶⁹⁸ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁶⁹⁹ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

2630 only to a limited extent. For more information on inclusionary housing and the Residential
2631 Density Incentive Program, see *Unincorporated King County Policies* section.
2632
2633 Map 4 displays current zoning for unincorporated King County, divided into four categories: low
2634 density (R-1),⁷⁰⁰ medium density (R-4, R-6, R-8, R-12), high density (R-18, R-24, R-48), and
2635 areas zoned commercial which is mixed-use and generally allows for high-density residential
2636 housing. Each zoning category is accompanied by the race of residents living within them. This
2637 map reveals the previously mentioned preponderance of low- and medium-density zoning in
2638 unincorporated King County.

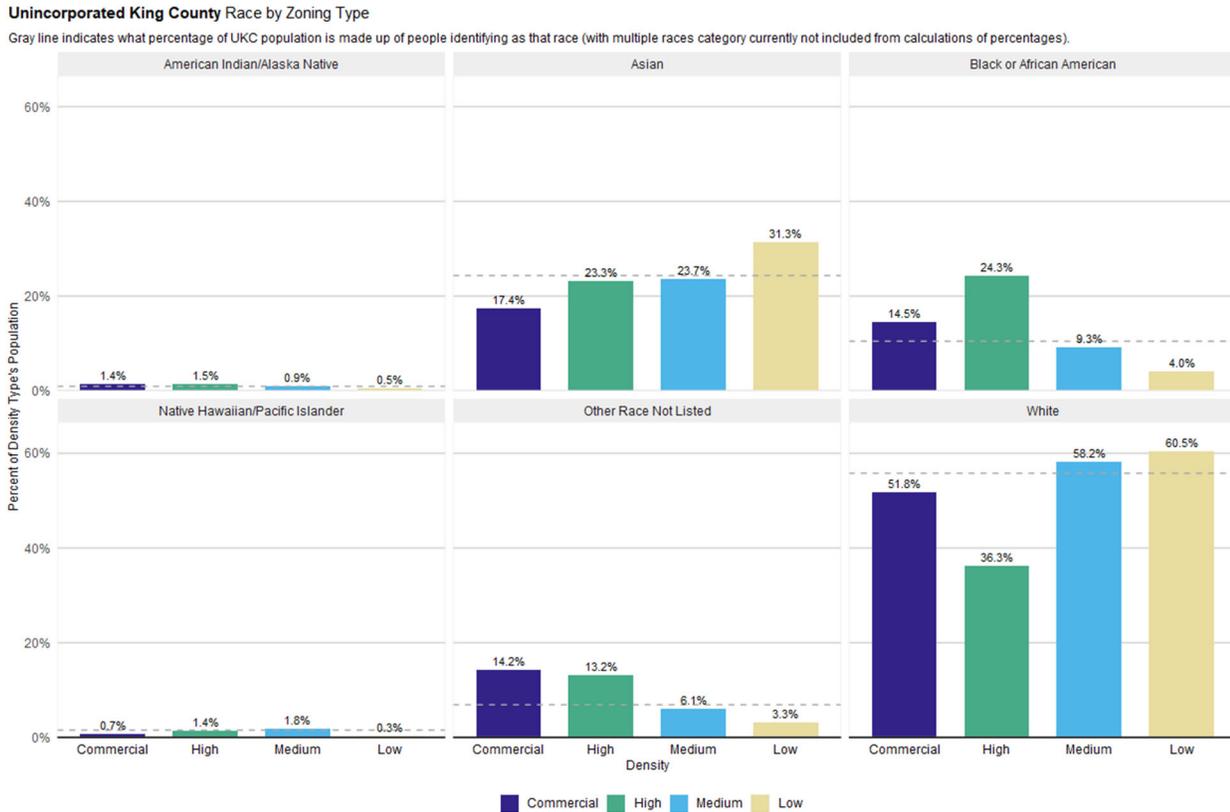
⁷⁰⁰ Aside from Redmond Ridge, the R-1 zone is generally used for 1) urban separators to protect critical areas in the interface between rural areas and urban areas 2) urban park lands such as the large red areas on the map above in northern Bellevue for Bridle Trails Park and southern Redmond for Marymoor Park, and 3) schools, such as the larger red areas north of Covington and Maple Valley.

2639 Map 4: Zoning and Race in Urban Unincorporated King County and Rural Towns



2641 Figure 77 shows that White and Asian households in unincorporated King County are slightly
2642 more likely to live in medium- to low-density neighborhoods, whereas Black, American
2643 Indian/Alaska Native, and other races not listed households are slightly more likely to live in
2644 commercial and high-density neighborhoods.⁷⁰¹ As previously described, White and Asian
2645 households, on average, have higher incomes than households of American Indian/Alaska
2646 Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races.⁷⁰² Many Black,
2647 Indigenous, and People of Color residents have lower incomes, on average, than White
2648 residents due to discrimination in housing, education, and employment.⁷⁰³ While the zoning
2649 designation may not have been racially motivated, it does impact who can afford to live there.
2650 This reveals that Harlan Bartholomew’s original goal of using low-density zoning to exclude
2651 Black, Indigenous, and People of Color communities on the basis of housing cost, proved to be
2652 successful. By systematically driving housing prices up in certain neighborhoods with
2653 mechanisms such as zoning, some level of racial segregation occurs.

2654
2655 *Figure 77: Race by Zoning Type in Unincorporated King County*



2656
2657
2658

⁷⁰¹ If all races were evenly distributed between the four different zoning categories, they would all match the gray dotted line perfectly.

⁷⁰² See *Household Characteristics* section

⁷⁰³ See *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)* section

2659 *Housing Supply*

2660 King County's continued retention of lot development standards that are conducive to single
2661 detached houses coincided with other drivers of housing cost increases, such as an influx of
2662 jobs and a growing population. As described in the following section, King County is also
2663 hampered from fully providing the necessary infrastructure to meet the urban unincorporated
2664 areas' housing needs because funding mechanisms allowed under state law prevent counties
2665 from stewarding urban areas in the same way as cities, which have more flexible revenue
2666 tools.⁷⁰⁴ From 2010 to 2019, 2.57 jobs were created in King County for every housing unit
2667 produced.⁷⁰⁵ While this job growth occurred outside of unincorporated King County, the housing
2668 pressure it creates extends across jurisdictions.^{706,707} This underproduction in housing supply,
2669 coupled with an influx of high earners moving to the region, led to higher housing costs.⁷⁰⁸

2670
2671 Not only is general housing supply an issue, but the number of rental homes affordable to low-
2672 and moderate-income families decreased by 36,000 between 2008 and 2019.⁷⁰⁹ This dramatic
2673 increase in housing price and decrease in affordable housing for lower-income residents has a
2674 disproportionate impact on households of American Indian or Alaska Native, Black, Native
2675 Hawaiian/Pacific Islander, and Two or Multiple Races, as they, on average, have lower incomes
2676 and are more likely to be renters, compared to White and Asian households.⁷¹⁰

2677
2678 *Lack of Funding, Underinvestment, and Pattern of Annexation*

2679 For the purposes of growth management, annexation is the process of transferring
2680 unincorporated land from a county's jurisdiction into incorporated land in a city's jurisdiction. The
2681 GMA requires that cities coordinate with their respective county to identify an UGA, as
2682 annexation can only occur within the designated UGA.⁷¹¹ The GMA states that cities are more
2683 appropriately situated than counties to provide urban governmental services because cities
2684 have the infrastructure, organizational structure, and finance tools to serve an urban area.⁷¹²
2685 This construct presumes that counties are primarily designed to provide local services to rural
2686 areas with dispersed, low-density resource uses and regional services throughout the county.
2687 As outlined in the 1998 CPPs, all unincorporated Urban Growth Areas were encouraged to
2688 annex or incorporate by 2012, which did not occur.⁷¹³

⁷⁰⁴ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷⁰⁵ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁷⁰⁶ As described in the *Jobs to Housing Ratio* section, jobs per housing ratio decreased in unincorporated King County between 2010 and 2020, likely due to the annexation of commercial cores.

⁷⁰⁷ Tu, J. (2015, August 30). Low pay, costly commute often go hand in hand. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁷⁰⁸ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

⁷⁰⁹ King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

⁷¹⁰ See *Household Characteristics* section

⁷¹¹ MSRC (2022, September). Planning for Annexation. [\[Link\]](#)

⁷¹² King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷¹³ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

2689
2690 While Washington state has attempted to incentivize urban unincorporated areas to annex into
2691 a city, King County still has six large unincorporated urban areas.⁷¹⁴ Many of the remaining
2692 portions of urban unincorporated King County are home to lower-income and racially diverse
2693 communities compared to the whiter, higher-income areas on the edge of the UGA that have
2694 been annexed in recent decades.⁷¹⁵ Excluding East Renton Highlands, all remaining urban
2695 unincorporated areas have a median household income below the King County average.⁷¹⁶
2696
2697 *Lack of Revenue Tools*
2698 In general, King County has a limited ability to invest in all unincorporated areas because of the
2699 taxing structure imposed by the state.^{717,718} King County’s taxing authority generally only
2700 includes property and sales taxes, whereas cities’ taxing authority includes property, sales,
2701 business and occupation, and utility taxes.⁷¹⁹ This structure allows cities to collect more taxes
2702 and in turn provide urban-level services for their residents.
2703
2704 King County does not have the finance streams to provide urban-level services within urban
2705 unincorporated areas.⁷²⁰ Modern urban infrastructure such as sewers, sidewalks, maintained
2706 roadways, trails and parks, are needed to both accommodate higher densities and to attract
2707 annexation of these areas by surrounding jurisdictions.⁷²¹ For example, parts of North Highline
2708 and Skyway-West Hill are still on septic systems, instead of the sewer systems that most urban
2709 areas such as Seattle and Renton use.^{722,723} Septic systems require a minimum lot size and can
2710 cause serious public health hazards if not maintained properly.^{724,725}
2711
2712 The 2022 North Highline Subarea Plan notes, “Like other urban unincorporated areas, there has
2713 been insufficient investment in North Highline’s transportation system...”.⁷²⁶ Underinvestment in
2714 urban services in higher density zoned areas disincentivizes annexation because of additional
2715 costs required to serve more intense development.⁷²⁷ A 2000 newspaper article reads, “Once a
2716 city annexes an area, it is sometimes saddled with millions of dollars in upgrades to bring
2717 streets, sewer systems and other services up to city standards.”⁷²⁸
2718

⁷¹⁴ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷¹⁵ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷¹⁶ U.S. Census Bureau. (2015-2019) *5-year ACS 2015-2019*

⁷¹⁷ Senate Ways and Means Committee (2020). *A Legislative Guide to Washington’s Tax Structure*. [\[Link\]](#)

⁷¹⁸ King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

⁷¹⁹ Senate Ways and Means Committee (2020). *A Legislative Guide to Washington’s Tax Structure*. [\[link\]](#)

⁷²⁰ King County Clerk of the Council (2019). *Skyway-West Hill Land Use Subarea Plan*, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [\[link\]](#)

⁷²¹ King County Clerk of the Council (2019). *Skyway-West Hill Land Use Subarea Plan*, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [\[link\]](#)

⁷²² King County Department of Assessments (2022). Assessment Data.

⁷²³ King County on-site sewage systems (OSS) and social vulnerability dashboard. [\[link\]](#)

⁷²⁴ EPA (2022, August 23). Septic System Impacts on Water Sources. EPA. [\[link\]](#)

⁷²⁵ Washington State Department of Health Wastewater Management Program (2002, March). *Rule Development Committee Issue Research Report – Lot Size (Minimum Land Area)*. [\[link\]](#)

⁷²⁶ King County (2021). *North Highline Community Service Area Subarea Plan*. 2021 Public Review Draft. [\[link\]](#)

⁷²⁷ Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁷²⁸ Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

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Pattern of Annexation

Areas that have a strong commercial core and homes with high assessed values are attractive for cities to annex because these areas can increase their tax base and cover the cost of servicing that new area.^{729,730} Unincorporated areas without strong commercial cores are less appealing for cities to annex because these areas do not have a large tax base.^{731,732} Since 1990, partly because of King County's success in implementing the GMA, the areas that have been incorporated or annexed held 85 percent of unincorporated area jobs and only 69 percent of unincorporated area residents.^{733,734} This left behind a very small number of jobs and commercial land in the remaining unincorporated areas. Unincorporated areas only have one percent of countywide employment, and five percent of countywide population.⁷³⁵ This pattern of annexation and incorporation continues to reduce tax generating resources, such as sales tax, away from King County which further impacts the County's already limited financial capacity to support services in the remaining urban unincorporated areas.^{736,737} This contributes to a widening deficit between growing service maintenance costs and the reduced amount of revenue received by the County, which limits King County's ability to invest in unincorporated areas.⁷³⁸

Due to discriminatory practices, Black, Latin(a)(o)(x), and Indigenous communities are less likely to be homeowners, and those that are, have homes with lower median values than homes owned by White people.⁷³⁹ Assessed property values provide a metric for cities to determine annexation; so, if an area with a higher proportion of Black, Latin(a)(o)(x), and Indigenous residents has lower assessed property values, cities may not want to annex the area.^{740,741} For example, in 1991, Burien proposed annexation boundaries to include parts of Shorewood, an upper middle-class neighborhood, while leaving White Center, an ethnically diverse neighborhood with low-income housing, unincorporated.⁷⁴² A 1991 local newspaper article stated that, "...no one's vying to annex Skyway/Bryn Mawr or White Center, both of which are

⁷²⁹ American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

⁷³⁰ Vaughn, A. (2014, February 11). Klahanie vote may end contest of 2 cities. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁷³¹ Vaughn, A. (2014, February 11). Klahanie vote may end contest of 2 cities. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁷³² Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

⁷³³ King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

⁷³⁴ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷³⁵ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

⁷³⁶ King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

⁷³⁷ King County (2021). *North Highline Community Service Area Subarea Plan*. 2021 Public Review Draft. [\[link\]](#)

⁷³⁸ King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

⁷³⁹ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁷⁴⁰ American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

⁷⁴¹ Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 – King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

⁷⁴² Ortogaleon, B. (1991, December 2). Incorporation frenzy leaves 'orphans' in S. King. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

2746 relatively developed but include working-class neighborhoods with comparatively low property
2747 values - and low property-tax revenues.”⁷⁴³
2748

2749 *Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA*

2750 Skyway-West Hill, North Highline, and Fairwood PAAs, outlined in Map 5, are all home to a
2751 significantly higher percentage of Black, Indigenous, and People of Color residents than the
2752 King County average and have lower median incomes than the King County average.⁷⁴⁴ This
2753 pattern, combined with the County’s limited taxing authority highlights the need for annexation to
2754 advance racial justice.^{745,746}

⁷⁴³ Ortogaleon, B. (1991, December 2). Incorporation frenzy leaves ‘orphans’ in S. King. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

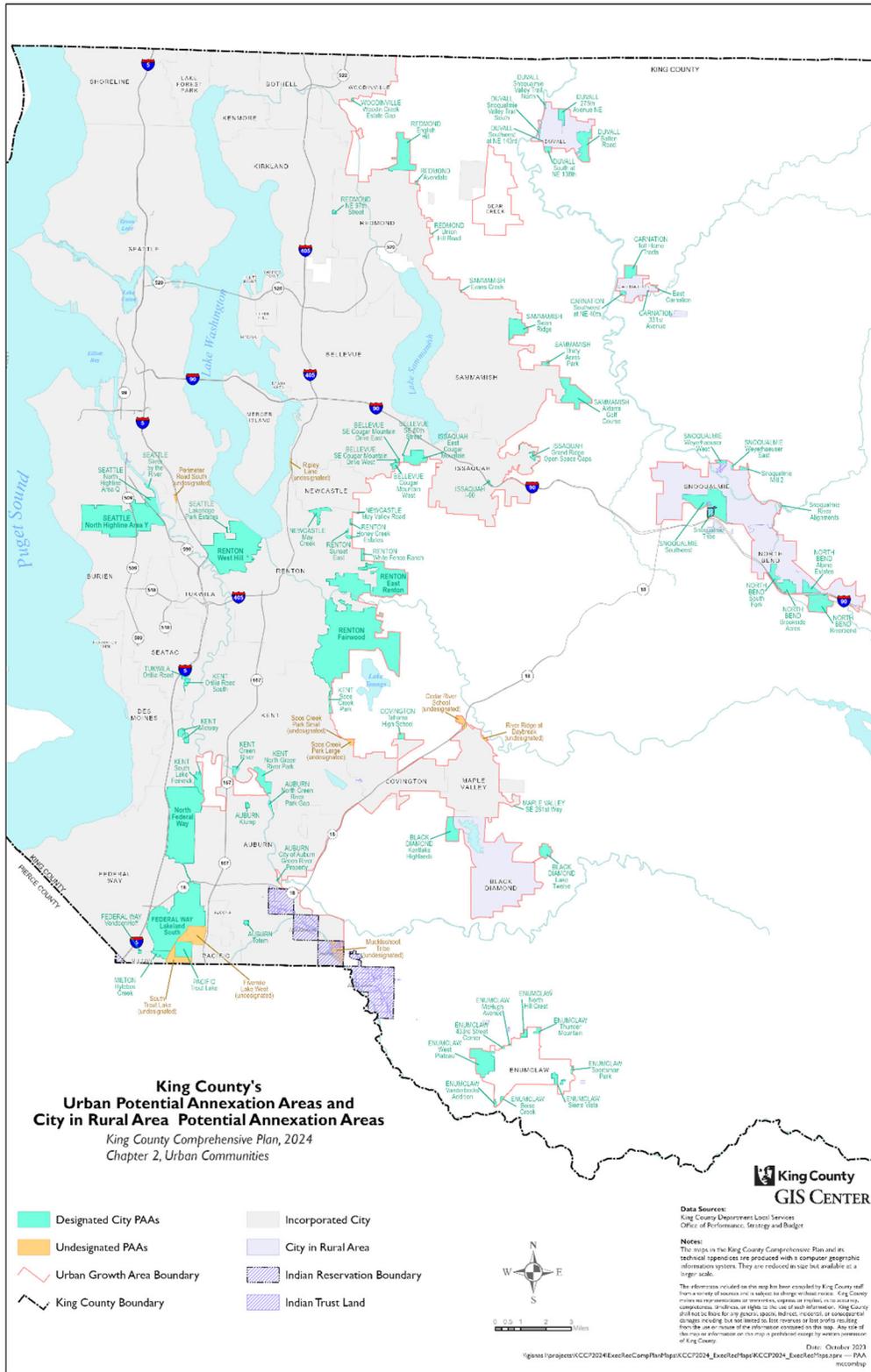
⁷⁴⁴ U.S. Census Bureau. (2015-2019) *5-year ACS 2015-2019*

⁷⁴⁵ Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment.’ *Seattle Times*. [\[link\]](#)

⁷⁴⁶ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

2755

Map 5: King County's Urban Potential Annexation Areas and City in Rural Area Potential Annexation Areas



2756

2757
2758 Institutionalized racism contributed to underinvestment in affordable housing projects in
2759 Skyway-West Hill and North Highline neighborhoods.⁷⁴⁷ For example, redlining, displacement
2760 from Seattle’s Central District, as well as the widening of the racial wealth gap partially resulted
2761 in the relatively lower real estate values in Skyway-West Hill and North Highline.^{748,749} However,
2762 areas in close proximity to Seattle grew rapidly which drove home prices up, creating the
2763 conditions for gentrification.⁷⁵⁰ For at least a decade, King County did not invest in affordable
2764 housing in Skyway-West Hill, aside from housing repair assistance.⁷⁵¹ King County has only
2765 recently started investing housing funds in Skyway-West Hill after years of community advocacy
2766 and organizing.^{752,753,754} In 2022, King County awarded two projects from a \$5 million request for
2767 proposal (RFP) to support affordable housing development in the Skyway-West Hill
2768 neighborhood that align with community identified anti-displacement priorities.^{755,756,757} In the
2769 2023-24 biennial budget, an additional \$5 million has been earmarked for affordable housing
2770 capital investments in Skyway-West Hill.⁷⁵⁸
2771

2772 Displacement

2773 The history of racially exclusive, discriminatory land use and housing practices, and seemingly
2774 race-neutral policies that perpetuate the racial wealth gap, patterns of segregation, and
2775 exclusion, and underinvestment in neighborhoods of color culminates in an increased risk of
2776 displacement for Black, indigenous, and People of Color communities. Displacement describes
2777 a pattern in which households move involuntarily as a result of aforementioned factors.⁷⁵⁹
2778 Displacement can increase the risk of homelessness and have lasting negative effects on
2779 health, education, earnings, and cultural connections.⁷⁶⁰ While homeowners build equity and
2780 typically have a fixed monthly payment, renters make monthly payments they will never recoup,
2781 and rental prices typically increase over time. As rental costs increase, many households,
2782 especially cost-burdened households, cannot save money to buy a home.⁷⁶¹ This stems from
2783 and exacerbates the pre-existing racial wealth gap, which is a result from the legacy of

⁷⁴⁷ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁴⁸ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁴⁹ University of Washington’s Seattle Civil Rights and Labor History Project. *Segregated Seattle*. [\[link\]](#)

⁷⁵⁰ Groover, H. (2021, April 8) Seattle-area housing market is ‘on steroids’; see what’s happening near you. *The Seattle Times*. [\[link\]](#)

⁷⁵¹ King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁵² Zailay, G. (2020, February 17). We failed the Central District, but we must do right by Skyway. *The Seattle Times*. [\[link\]](#)

⁷⁵³ Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment’. *The Seattle Times*. [\[link\]](#)

⁷⁵⁴ Trumm, D. (2017, May 3). Meet Skyway: Seattle’s unincorporated Neighbor To The South. *The Urbanist*. [\[link\]](#)

⁷⁵⁵ King County (2022, January). Skyway \$5M Fund for Affordable Housing | RFP Summary.

⁷⁵⁶ King County (2022, May). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. DCHS Blog. [\[link\]](#)

⁷⁵⁷ King County (2022, January). *New Funding Opportunity: \$5 million to support equitable, community-driven affordable housing in the Skyway-West Hill (SWH) neighborhood*. DCHS Blog. [\[link\]](#)

⁷⁵⁸ King County Council, Clerk of the Council. AN ORDINANCE that adopts the 2023-2024 Biennial Budget and makes appropriations for the operation of county agencies and departments and capital improvements for the fiscal biennium beginning January 1, 2023, and ending December 31, 2024. [\[link\]](#)

⁷⁵⁹ University of Texas at Austin Uprooted Project. *Understanding Gentrification and Displacement*. [\[link\]](#)

⁷⁶⁰ Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts*. [\[link\]](#)

⁷⁶¹ ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)

2784 mechanisms used to block Black, Indigenous, and People of Color households from buying
2785 homes, such as racial restrictive covenants.⁷⁶²
2786
2787 The Puget Sound Regional Council’s (PSRC) Displacement Risk Mapping Tool identifies
2788 census tracts that are at low, moderate, and higher risk of displacement.⁷⁶³ North Highline and a
2789 small area of unincorporated Kent are at higher risk of displacement.^{764,765 766}
2790
2791 Housing costs in Skyway-West Hill and North Highline have risen faster than the countywide
2792 average.⁷⁶⁷ Between 2012 and 2020, the average annual rent increase in King County was 3.8
2793 percent; in Skyway-West Hill and North Highline the average annual increases were four
2794 percent and 4.9 percent, respectively.⁷⁶⁸ Median incomes in both areas remain significantly
2795 lower than the countywide average, placing residents at increased risk of displacement. Fifty-
2796 three percent of renter households in North Highline were cost burdened and 26 percent were
2797 severely cost burdened in 2017.⁷⁶⁹ Nearly one-third of all renters and two-thirds of extremely
2798 low-income renters in Skyway-West Hill were severely cost burdened, spending more than 50
2799 percent of their income on rent.⁷⁷⁰ See *Community Profile* section for more analysis on cost
2800 burden.
2801
2802 Black, Indigenous, and People of Color households are twice as likely as White households to
2803 be housing cost burdened in Skyway-West Hill and North Highline.⁷⁷¹ In North Highline, most
2804 White households owned their homes, while 13 percent of Black households and 49 percent of
2805 Asian households owned their homes.⁷⁷² Most Black and Latin(a)(o)(x) renter households in
2806 North Highline were cost burdened in 2017 (72 percent and 64 percent, respectively).⁷⁷³ An
2807 analysis found there were enough affordable units across most income groups in Skyway-West
2808 Hill, but housing could only meet the needs of about 37 percent of households with incomes
2809 below 30 percent area median income.⁷⁷⁴ There are also housing gaps in North Highline to meet
2810 the needs of households with incomes below 30 percent area median income.⁷⁷⁵ The
2811 combination of rising housing prices, the high rate of cost-burdened households, and lower than
2812 average incomes put residents who live in places like Skyway-West Hill and North Highline at

⁷⁶² Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck.

[\[link\]](#)

⁷⁶³ Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

⁷⁶⁴ Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

⁷⁶⁵ Only about 10 homes in the Kent census tract are in unincorporated King County.

⁷⁶⁶ Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

⁷⁶⁷ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁶⁸ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁶⁹ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁷⁰ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁷¹ King County Affordable Housing Committee Dashboard. (2021). *Jurisdictional Data for Download*.

⁷⁷² BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

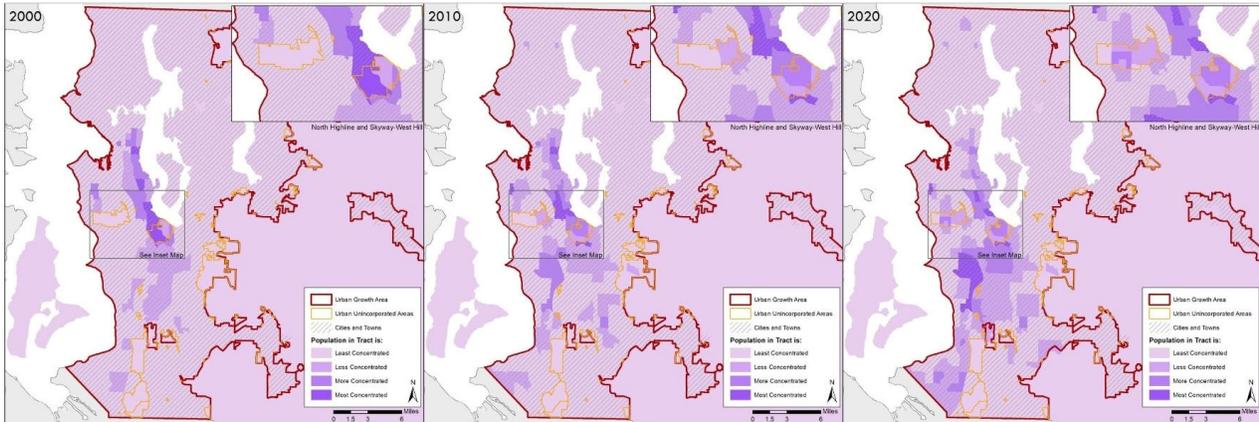
⁷⁷³ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁷⁴ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

⁷⁷⁵ BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

2813 increased risk of displacement.⁷⁷⁶ Figure 80 show the decrease in concentration of Black
2814 residents in Skyway-West Hill from 2000, to 2010, to 2020. As the maps indicate, and
2815 community members report, Black residents were displaced from Seattle’s Central District and
2816 moved further south, which then puts housing pressure on the places they move to, such as
2817 Skyway-West Hill, which then forces people to move even further south.^{777,778}

2818
2819 *Figure 78: Black/African American Concentration of Population 2000, 2010, and 2020*⁷⁷⁹



2820
2821
2822 Skyway-West Hill and North Highline community members have noted that gentrification can
2823 lead to the deterioration of the cultural character of a community.⁷⁸⁰ This can lead to cultural
2824 displacement, which takes place when existing residents move out of a neighborhood because
2825 their social or cultural connections have declined due to gentrification.⁷⁸¹ Displaced residents
2826 may lose connections to community establishments and faith-based organizations that provide
2827 direct support or connect people to support systems.⁷⁸² In Skyway, residents who are displaced
2828 are often not able to find housing in Skyway again because of a lack of affordable, available
2829 housing located in walkable areas or near other accommodations.⁷⁸³

2830
2831 **Conclusion**

2832 Policies that do not explicitly discriminate based on race can and do lead to racially disparate
2833 outcomes. Low-density zoning and large minimum lot requirements, lack of investment in urban
2834 unincorporated areas, and lack of tenant protections have contributed to displacement and other
2835 racial disparities in housing in unincorporated King County. While not explicitly limited to single
2836 detached housing, King County’s zoning code does not sufficiently incentivize other, allowable

⁷⁷⁶ King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁷⁷ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁷⁸ Gruener, P. (2017, August 29). Two tours collide in Seattle’s Central District — with very different messages. *KUOW*. [\[link\]](#)

⁷⁷⁹ U.S. Census Bureau. (2020). Decennial Census.

⁷⁸⁰ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁸¹ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁸² King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁷⁸³ Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

2837 types of high- and middle-density housing.⁷⁸⁴ This limits housing supply and housing choice by
2838 not having a diversity of housing types, which leads to prices that aren't affordable to low-
2839 income communities, of which Black, Indigenous, and People of Color are most overly
2840 represented in.^{785,786} Urban unincorporated areas have higher proportions of Black, Indigenous,
2841 and People of Color populations and have historically been underinvested in compared to other
2842 unincorporated areas with higher proportions of White populations.⁷⁸⁷ Investment is needed in
2843 order to accommodate more density and encourage cities to annex PAAs.⁷⁸⁸ The next section
2844 details the policies and codes King County has either recently passed or is exploring through
2845 the 2024 Comprehensive Plan update to address the policies and actions discussed in this
2846 analysis that have created racially disparate housing outcomes in unincorporated King County.
2847

2848 **Undoing Racially Disparate Housing Policies in the Comprehensive Planning** 2849 **Process**

2850 This section identifies the actions that have been and will be taken by King County in the 2024
2851 Comprehensive Plan to undo racially disparate housing outcomes.

2852 *Barriers in Undoing Racially Disparate Impacts*

2853
2854 Multiple barriers prevent King County from fully remedying harms inflicted on Black, Indigenous,
2855 and People of Color communities. Racial wealth inequities result from exclusive housing
2856 practices and policies, in addition to other injustices such as discrimination in employment and
2857 education. Despite understanding that race-neutral policies can perpetuate harm due to pre-
2858 existing access inequities, there are multiple policies in King County's Comprehensive Plan that
2859 are, indeed, race-neutral. While providing financial resources to specific Black, Indigenous, and
2860 People of Color communities could reduce racially disparate impacts in housing, the Fair
2861 Housing Act prohibits the prioritization of funds or programs based on a protected class, such as
2862 race. The updates to the Comprehensive Plan policies and codes center on actions King County
2863 has leverage over, such as building partnerships, implementing policies to reduce displacement,
2864 and adopting code changes that could diversify the housing stock and increase the supply of
2865 affordable housing.

2866
2867 Revenue is critical to implement many of the King County Comprehensive Plan policies. While
2868 King County has put forward new levies to meet the needs of different communities throughout
2869 the county, the funding raised is not enough to solve the housing crisis. King County has
2870 significant limits imposed by the state on raising revenue. For decades, King County has
2871 advocated for increased revenue from the state and federal government to address structural
2872 revenue problems and the affordable housing crisis. King County has yet to receive either the
2873 taxing authority or the resources at a scale needed to meaningfully and effectively do so.
2874

⁷⁸⁴ Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

⁷⁸⁵ Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

⁷⁸⁶ Mehrotra, A., Bealor, L., Montoya-Boyer, A. (2022, September). *Zoning In: How inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth*. Prosperity Now Scorecard. [\[link\]](#)

⁷⁸⁷ King County Clerk of the Council (2019). *Skyway-West Hill Land Use Subarea Plan*, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [\[link\]](#)

⁷⁸⁸ King County Clerk of the Council (2019). *Skyway-West Hill Land Use Subarea Plan*, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [\[link\]](#)

2875 *Summary of 2024 Comprehensive Plan Updates*

2876 To promote equitable outcomes in partnership with communities most impacted by racially
2877 disparate housing policies, King County has intentionally solicited engagement from members of
2878 underrepresented communities through a broad, community survey and the 2024
2879 Comprehensive Plan Equity Work Group. The Equity Work Group is an advisory group
2880 composed of 15 people from historically underrepresented groups who worked closely with
2881 Executive staff to incorporate equity considerations into the Comprehensive Plan update. The
2882 Comprehensive Plan includes new policies, edits to former policies, and code changes to reflect
2883 the new GMA and CPP requirements and community feedback.

2884
2885 King County is committed to addressing past and current racially exclusive and discriminatory
2886 land use and housing practices that resulted in disparate impacts on Black, Indigenous, and
2887 People of Color households. The County aims to repair these harms and promote equitable
2888 outcomes in partnership with impacted communities through intentional, targeted actions and
2889 support for affordable housing initiatives. King County's 2024 Comprehensive Plan incorporates
2890 new policies and updates to existing policies to begin to undo the racially disparate impacts
2891 caused by the policies and practices discussed in the Racially Disparate Impact Analysis which
2892 found:

- 2893 • explicitly racist policies and practices existed in unincorporated King County and
2894 contributed to long-term economic racial disparities;
- 2895 • the lack of tenant protections for unincorporated King County undermined the
2896 effectiveness of fair housing protections;
- 2897 • exclusionary zoning laws in unincorporated King County limit the availability of more
2898 affordable housing options for low- and moderate-income households who are
2899 disproportionately Black, Indigenous, and People of Color;
- 2900 • King County has historically underinvested in urban unincorporated areas with higher
2901 Black, Indigenous, and People of Color populations; and
- 2902 • the combination of rising housing prices, the high rate of cost-burdened Black,
2903 Indigenous, and People of Color households, and lower than average incomes put
2904 Black, Indigenous, and People of Color residents who live in places like Skyway-West
2905 Hill and North Highline at increased risk of displacement.

2906
2907 To begin rectifying these harms, the 2024 King County Comprehensive Plan included changes
2908 that commit King County to:

- 2909 • participate in regional solutions to address critical housing needs;
- 2910 • engage historically and currently underrepresented communities in the development and
2911 implementation of affordable housing programs to ensure the County's investments and
2912 policies are culturally relevant and meet the needs of communities most in need;
- 2913 • invest in programs and policies that help tenants stay housed and assert their rights,
2914 reducing racial disproportionality among households who experience housing stability;
- 2915 • adopt code changes to allow middle housing and create an inclusionary housing
2916 program to encourage the creation of more affordable and diverse housing options so
2917 more low- and moderate-income households can access homeownership and generate
2918 long-term wealth for their families;
- 2919 • prioritize funding for affordable housing projects that are community-driven, promote
2920 access to opportunity, and create wealth-building opportunities for communities at-risk of
2921 displacement; and
2922

- 2923
- 2924
- 2925
- 2926
- 2927
- take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in housing, such as implementing programs to create affordable homeownership opportunities and investing in equitable development projects.

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These new and updated housing policies demonstrate King County's commitment to addressing racial disparities in housing and promoting equitable access to affordable and culturally relevant housing options for all residents, particularly those historically underserved and disproportionately impacted by discriminatory practices. The equity analysis of the 2024 Comprehensive Plan details specific proposals prioritized by the Equity Work Group.

Current and Future Actions of King County

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King County is committed to undoing policies that result in racially disparate outcomes in housing and is taking several future actions to achieve this goal. King County is currently developing and exploring programs such as:⁷⁸⁹

- investing in rental assistance and eviction prevention programs to keep tenants housed;
- launching a community preference program to prevent displacement;
- investing in equitable development to support community-driven priorities;
- preserving mobile home communities and affordable housing to prevent displacement; and
- expanding affordable homeownership programs to increase wealth-building opportunities for low- and moderate-income households.

2945

2946

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See the *Existing Strategies Summary* section for more information about the inventory of existing and proposed partnerships, strategies and funding aimed at meeting countywide housing need, especially for Black, Indigenous, and People of Color populations disparately impacted by discriminatory land use and housing practices.

VI. Housing Needs Analysis

Section Summary

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2955

This section fulfills, in part, King County CPP H-4I and H-4m.⁷⁹⁰

CPP H-4I and H-4m require jurisdictions to:

2956

2957

2958

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:

⁷⁸⁹ [\[link\]](#)

⁷⁹⁰ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

- 2959 l) *The housing needs of people who need supportive services or accessible units,*
2960 *including but not limited to people experiencing homelessness, persons with disabilities,*
2961 *people with medical conditions, and older adults;*
2962 m) *The housing needs of communities experiencing disproportionate harm of housing*
2963 *inequities including Black, Indigenous, and People of Color (BIPOC).*

2964
2965 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness
2966 in King County increased nearly 14 percent from 2020 to 2022.⁷⁹¹ Black, Hispanic/Latin(a)(o)(x),
2967 American Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander
2968 individuals were overrepresented in this group compared to King County’s overall
2969 demographics.⁷⁹² Shelter and case management can help people experiencing homelessness
2970 find resources and housing.⁷⁹³ Expanding access to stable housing and care can directly
2971 improve health outcomes for people experiencing homelessness.⁷⁹⁴

2972
2973 Over ten percent of King County residents live with a disability.⁷⁹⁵ People living with disabilities
2974 and disability rights advocacy organizations have shared that many people living with disabilities
2975 face challenges in searching, applying for, and relocating into accessible, affordable housing
2976 near supportive services.^{796,797} The availability of accessible housing units and increasing
2977 access to housing navigators and vouchers would help meet the need for this population.^{798,799}

2978
2979 Seniors who wish to remain in their homes and communities may face difficulties because of
2980 rising housing costs.⁸⁰⁰ Homeowners who have paid off their mortgage may struggle to afford
2981 property taxes, utilities, and maintenance costs.⁸⁰¹ Seniors with low or fixed incomes need more
2982 affordable housing options to help them age in place.

2983
2984 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals
2985 receiving housing assistance who are recovering from medical conditions or with persisting
2986 conditions may need additional support, such as occupational therapy or chore services.⁸⁰² The
2987 King County Regional Homeless Authority’s Draft Five-Year Plan found that people with medical
2988 conditions, particularly individuals who are unstably housed or experiencing homelessness,

⁷⁹¹ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁷⁹² King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

⁷⁹³ National Health Care for the Homeless Council. (2016 April). *Vital Role of Case Management for Individuals Experiencing Homelessness. A Quarterly Research Review of the National HCH Council 4(1)*. [\[link\]](#)

⁷⁹⁴ Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

⁷⁹⁵ U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.

⁷⁹⁶ ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

⁷⁹⁷ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁷⁹⁸ Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁷⁹⁹ King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

⁸⁰⁰ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁸⁰¹ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁸⁰² King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

2989 need access to care and a safe place to recover after leaving the hospital, such as recuperative
2990 housing.⁸⁰³

2991
2992 Black, Indigenous, and People of Color households, particularly Black and Hispanic households,
2993 are more likely to experience housing problems such as incomplete kitchen and plumbing
2994 facilities, overcrowding, and cost burden.⁸⁰⁴ Black households are also more likely to be renters
2995 and face higher rates of denial for home loans compared to White households.⁸⁰⁵ The Black
2996 Home Initiative, a coalition of organizations working to increase and sustain Black
2997 homeownership, identified a need for greater access to homeownership opportunities and
2998 diverse housing types.⁸⁰⁶ Black, Indigenous, and People of Color residents living in
2999 unincorporated King County shared with the Department of Community and Human Services
3000 that many Black, Indigenous, and People of Color households face displacement due to rising
3001 housing costs, so these households need access to affordable housing and homeownership
3002 opportunities as well as support in preventing and mitigating displacement.⁸⁰⁷

3003
3004 Some immigrants and refugees, especially those with limited English proficiency and low-
3005 incomes, may have difficulties communicating with landlords, finding stable employment,
3006 building a credit history, and understanding their rights.^{808,809} Immigrants and refugees who are
3007 undocumented face additional barriers to accessing housing, such as landlords requiring Social
3008 Security Numbers for prospective tenants, though this requirement is not allowed under County
3009 code.⁸¹⁰ The King County Comprehensive Plan Equity Work Group shared that immigrants and
3010 refugees need increased access to large, affordable rental units.⁸¹¹

3011
3012 The National LGBTQ+ Health and Longevity Center and Goldsen Institute found that LGBTQ+
3013 people experience systematic disparities in Washington State, including higher rates of housing
3014 instability, homelessness, cost burden, and poverty and less access to care and other
3015 services.⁸¹² LGBTQ+ community organizations reported that LGTBQ+ residents in King County
3016 need access to affordable housing in neighborhoods where they feel safe and connected to the
3017 community.⁸¹³ LGBTQ+ community members report that it is important to find information about
3018 housing from a trusted source, such as a queer housing group.⁸¹⁴

3019

⁸⁰³ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

⁸⁰⁴ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸⁰⁵ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸⁰⁶ Black Home Initiative. (2022, February 7) *Increasing Black Homeownership in the Puget Sound Region*.[\[link\]](#)

⁸⁰⁷ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁸⁰⁸ Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁸⁰⁹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸¹⁰ Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

⁸¹¹ Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

⁸¹² Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁸¹³ LGTBQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁸¹⁴ LGTBQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

3020 In addition to systems-level barriers and housing needs, community input and housing
3021 discrimination testing conducted in King County found that individual-level discrimination based
3022 on disability, familial status, national origin, religion, and source of income is still prevalent in
3023 King County.^{815,816} Community members noted experiencing discrimination as part of their
3024 search for and while living in affordable housing.⁸¹⁷ Housing discrimination needs to be
3025 eliminated to ensure all King County residents can access housing.⁸¹⁸

3026
3027 As of September 2023, King County is conducting interviews with various housing providers and
3028 community-based organizations across King County to understand barriers to accessing
3029 housing for people of a housing protected class status. These interviews are part of an outreach
3030 effort for the 2025 update to the Analysis of Impediments to Fair Housing Choice report.
3031 Preliminary findings indicate that barriers to fair housing choice include high cost of rent, high
3032 cost of deposit, steep rent increases, long waitlists for affordable housing units, an eviction on a
3033 person’s record, area median income inequities, and discrimination based on source of income,
3034 race, country of origin, sexual orientation, and gender. Other findings are discussed in this
3035 section.

3037 **Housing Needs of People who Need Supportive Services or Accessible Units**

3038 *People Experiencing Homelessness*

3039
3040 In 2020, the Department of Community and Human Services (DCHS) found that more than
3041 40,000 people experienced homelessness in King County.⁸¹⁹ In September 2022, the most
3042 recent data available at the time of writing this assessment, 9,636 households experienced
3043 homelessness and received services from the homeless response system.⁸²⁰ DCHS found that
3044 homelessness in King County disproportionately impacts certain populations in King County;
3045 Black, Hispanic/Latin(a)(o)(x), American Indian, Alaska Native, or Indigenous, and Native
3046 Hawaiian or Pacific Islander individuals were all overrepresented in this group compared to King
3047 County’s overall demographics.⁸²¹ Veterans are also overrepresented among the group who
3048 received homelessness services compared to the rate of veterans countywide.⁸²²

3049 *The 2022 Point in Time*

3050 count found that more than half of households experiencing homelessness in King County are
3051 unsheltered (57 percent).⁸²³ Most of the households who received services (58 percent) were
3052 sheltered in some way.⁸²⁴ Approximately a quarter (26 percent) of households who received
3053

⁸¹⁵ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸¹⁶ Fair housing Testing. Fair Housing Center of Washington Contract.

⁸¹⁷ Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

⁸¹⁸ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁸¹⁹ King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

⁸²⁰ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

⁸²¹ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

⁸²² King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

⁸²³ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁸²⁴ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

3054 services were unsheltered and 17 percent of households had an unknown shelter status.⁸²⁵
3055 Households who are sheltered may be more aware of services so they may be overrepresented
3056 among people who access homelessness services.
3057

3058 Approximately 60 percent of households who entered the homeless response system in King
3059 County were households of color.⁸²⁶ Black households are more likely than White households to
3060 return to the homeless response system after being permanently housed within the previous two
3061 years.⁸²⁷ The King County Regional Homelessness Authority Five Year Plan identifies a need
3062 for culturally competent services to meet the needs of people experiencing homelessness.⁸²⁸
3063

3064 The King County Regional Homelessness Authority finds that experiencing homelessness is
3065 traumatic, and can create or exacerbate health conditions, disability, or substance use
3066 disorders.⁸²⁹ More than half (51 percent) of individuals experiencing homelessness in 2022
3067 identified as having a disability, and more than one-third identified as having a mental health or
3068 substance use disorder (31 percent and 37 percent, respectively).⁸³⁰ Interviews for the 2022
3069 Point in Time Count found that navigating the complex health care system and accessing
3070 supportive services is difficult for people experiencing homelessness.⁸³¹ Expanding access to
3071 stable housing and care can directly improve health outcomes for people experiencing
3072 homelessness.⁸³² People experiencing homelessness may need support to meet health needs
3073 and manage their care (See the *People with Medical Conditions* section below for information
3074 about medical respite care and recuperative housing).⁸³³
3075

3076 The King County Regional Homeless Authority's Five-Year Plan finds that people experiencing
3077 homelessness need access to shelter and supportive services, such as case management, to
3078 quickly transition to permanent housing.⁸³⁴ Shelters that provide people with personal space and
3079 safety, secure storage, and a consistent place to live are linked to increased resident health and
3080 wellbeing.⁸³⁵ The Health Through Housing (HTH) Initiative found that single room shelter
3081 settings, like in hotels, increased feelings of stability, reduced interpersonal conflict, and
3082 decreased the volume of 911 emergency calls compared to congregate settings.⁸³⁶ HTH also
3083 found that moving individuals from congregate shelters to hotel rooms increased exits to
3084 permanent housing.⁸³⁷
3085

⁸²⁵ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

⁸²⁶ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

⁸²⁷ King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

⁸²⁸ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

⁸²⁹ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁸³⁰ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁸³¹ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

⁸³² Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

⁸³³ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

⁸³⁴ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

⁸³⁵ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

⁸³⁶ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

⁸³⁷ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

3086 *People Living with Disabilities*

3087 Households with a member that has a cognitive limitation are the most likely out of all disability
3088 types to rent countywide.⁸³⁸ Urban unincorporated King County has a higher rate of residents
3089 with disabilities compared to rural unincorporated King County.⁸³⁹ This may be because
3090 cultivating community support and finding housing in areas with access to healthcare providers
3091 and other services can be more difficult in rural areas compared to urban areas.⁸⁴⁰ Community
3092 members report there is less housing for people with intellectual and developmental disabilities
3093 (IDD) in rural areas.⁸⁴¹

3094
3095 Disability advocacy organizations have shared with King County that people living with
3096 disabilities need housing that is accessible, near supportive services, and in the community of
3097 their choice.⁸⁴² Housing choice is limited for people living with disabilities due to a lack of
3098 available, accessible, affordable housing, as well as discrimination.⁸⁴³ Providing reasonable
3099 accommodations for people with disabilities, such as adding a ramp or grab bars, is more likely
3100 to carry a financial burden to a landlord.⁸⁴⁴ This may mean that a landlord is less likely to rent to
3101 someone, even with fair housing laws in place. Under federal and state law, landlords must
3102 make reasonable accommodations for tenants with disabilities to ensure they have equal
3103 opportunity to use and enjoy the unit.^{845,846} A reasonable accommodation is a change,
3104 exception, or adjustment so a person with a disability can live and enjoy the premises, such as
3105 installing a wheelchair ramp, allowing a service animal in the unit or adjusting a rent payment
3106 schedule. Tenants who need an accommodation due to a disability can request that the landlord
3107 make the accommodation.

3108
3109 Landlords can deny the accommodation request because:

- 3110 • the tenant does not have a disability;
- 3111 • there is no nexus between the disability and the accommodation; or
- 3112 • the accommodation request creates an undue burden on the landlord.

3113
3114 A landlord is supposed to engage with the request in a meaningful way, such as considering
3115 requests on a case-by-case basis and not adopting a blanket policy against reasonable
3116 accommodations or not unduly burdening a tenant with excessive documentation requirements
3117 to submit an accommodation request.

3118
3119 King County staff heard in interviews with housing providers and community-based
3120 organizations that some tenants with disabilities believe they experience discrimination from

⁸³⁸ U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

⁸³⁹ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

⁸⁴⁰ ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services.

⁸⁴¹ Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁸⁴² King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸⁴³ ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

⁸⁴⁴ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸⁴⁵ U.S. Department of Housing and Urban Development. (Retrieved 2023, September 15). *Reasonable Accommodations and Modifications*. [\[link\]](#)

⁸⁴⁶ Revised Code of Washington 49.60.222. [\[link\]](#).

3121 landlords when making reasonable accommodation requests. Interviewees explained that
3122 landlords oftentimes do not understand what is required of them when asked to make a
3123 reasonable accommodation and refuse to do so.⁸⁴⁷ Interviewees described how challenging it is
3124 for people with disabilities to find accessible housing units.^{848,849}

3125
3126 Staff from the King County Developmental Disability and Early Childhood Supports division
3127 identified a need for family-sized affordable rental units with appropriate accommodations, like
3128 roll-in showers or laundry in the unit, for families with at least one individual living with a
3129 disability in King County.⁸⁵⁰ Disabilities can also pose an inherent barrier to searching, applying
3130 for, and moving into housing.⁸⁵¹ Rising costs and a competitive housing market further
3131 exacerbate these barriers.⁸⁵² Community feedback identified a need for affordable housing and
3132 increased support in navigating and accessing the housing market to reduce or eliminate these
3133 barriers for individuals with disabilities and their families.^{853,854}

3134
3135 *Seniors*

3136 Seniors who wish to remain in their homes and communities may face difficulties because of
3137 rising housing costs.⁸⁵⁵ While many seniors in King County and unincorporated King County
3138 own their homes, even homeowners who have paid off their mortgage may struggle to afford
3139 housing costs, like property taxes or maintenance costs.⁸⁵⁶ Although the Seniors, Persons with
3140 Disabilities, and Disabled Veterans Property Tax Exemption program provides some property
3141 tax relief, not all eligible households are enrolled, and enrolled households in unincorporated
3142 King County with incomes between 55 and 65 percent area median income still pay thousands
3143 of dollars per year in property taxes.⁸⁵⁷ Research by HUD found that senior renters, particularly
3144 those with disabilities, are more likely to have difficulty accessing housing suited to their
3145 needs.⁸⁵⁸ Black, Indigenous, and People of Color senior renters with lower incomes are
3146 disproportionately cost burdened and are at increased risk of housing instability and
3147 homelessness.⁸⁵⁹ Individuals who are severely cost burdened may have to choose between
3148 housing costs and other necessities, like medication.⁸⁶⁰

⁸⁴⁷ Staff from organization focused on providing legal assistance, personal communication with DCHS staff, August 14, 2023.

⁸⁴⁸ Staff from program supporting developmental disabilities, personal communication with DCHS staff, July 12, 2023.

⁸⁴⁹ K. Wilson, personal communication with DCHS staff, July 5, 2023.

⁸⁵⁰ King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

⁸⁵¹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁸⁵² Washington State Department of Social and Health Services. (2022, October 1). *Developmental Disabilities Administration Housing fund priority study report*.

⁸⁵³ Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

⁸⁵⁴ King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

⁸⁵⁵ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁸⁵⁶ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁸⁵⁷ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁸⁵⁸ U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

⁸⁵⁹ Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging, National Low Income Housing Coalition. [\[link\]](#)

⁸⁶⁰ Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging, National Low Income Housing Coalition. [\[link\]](#)

3149
3150 Older adult renters are more likely to spend a significant portion of their income on rent.⁸⁶¹
3151 Extremely low-income renter households are most likely to include a senior resident countywide,
3152 likely because some of these households rely on programs such as Social Security for their sole
3153 source of income rather than wages.⁸⁶² These households would likely have difficulty
3154 maintaining housing in the private market without additional financial support. Community
3155 members shared with King County staff that many seniors fear rent increases and there is a
3156 growing population of seniors on fixed incomes experiencing homelessness.⁸⁶³ Seniors need
3157 more affordable housing options and financial assistance programs to help them remain in their
3158 homes and communities.⁸⁶⁴ King County staff heard in interviews with housing providers and
3159 community-based organizations that more affordable housing types conducive to multi-
3160 generational living would also help seniors age in their communities and with their
3161 families.^{865,866,867} As explained by a representative from African Community Housing and
3162 Development, “When family-sized homes exist, the family stays together longer, people can age
3163 in place, and there is less youth homelessness.”⁸⁶⁸ These interviews indicated that community
3164 members considered middle housing as a model that supports multi-generational living.⁸⁶⁹
3165

3166 *People with Medical Conditions*

3167 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals
3168 receiving housing assistance who are recovering from medical conditions may need additional
3169 support to restabilize, such as occupational therapy. People living in supportive housing with a
3170 persisting medical condition may need to be offered chore service to maintain their unit.⁸⁷⁰
3171 Medical conditions can lead to households falling behind on rent, due to medical costs or
3172 because they are unable to work, and eventually facing eviction.⁸⁷¹ People who have
3173 experienced eviction report that eviction can lead to worsening or new mental and physical
3174 health problems.⁸⁷² People with medical conditions that impact their ability to pay their housing
3175 costs need support to keep their housing.
3176
3177 People with medical conditions, particularly individuals who are unstably housed or experiencing
3178 homelessness, need access to care and a safe place to recover after leaving the hospital.⁸⁷³
3179 The King County Regional Homelessness Authority has found that experiencing homelessness

⁸⁶¹ Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging, National Low Income Housing Coalition. [\[link\]](#)

⁸⁶² U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

⁸⁶³ Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

⁸⁶⁴ Metropolitan Center for Applied Research & Extension. (2018). *Moving Towards Age-Friendly Housing in King County*. [\[link\]](#)

⁸⁶⁵ H. Abdulle, personal communication with DCHS staff, July 19, 2023.

⁸⁶⁶ T. Adair, personal communication with DCHS staff, July 12, 2023.

⁸⁶⁷ Staff from housing justice organization, personal communication with DCHS staff, July 26, 2023.

⁸⁶⁸ A. Hamdi, personal communication with DCHS staff, July, 19, 2023

⁸⁶⁹ King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

⁸⁷⁰ King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

⁸⁷¹ Cookson, T., Margaret Diddams, Xochitl Maykovich, Edmund Witter. (2018, September). *Losing Home: The Human Cost of Eviction in Seattle*. Seattle Women’s Commission and the Housing Justice Project. [\[link\]](#)

⁸⁷² Cookson, T., Margaret Diddams, Xochitl Maykovich, Edmund Witter. (2018, September). *Losing Home: The Human Cost of Eviction in Seattle*. Seattle Women’s Commission and the Housing Justice Project. [\[link\]](#)

⁸⁷³ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

3180 can create and exacerbate an individual’s physical, mental, and behavioral health conditions,
3181 and many people experiencing homelessness develop complex medical needs.^{874,875} The King
3182 County Regional Homelessness Authority Five Year Plan finds that people experiencing
3183 homelessness with medical conditions often need recuperative housing or medical respite
3184 programs.⁸⁷⁶ Recuperative housing or recuperative shelter beds are designed to support people
3185 who do not need to remain in a hospital and have medical needs or a follow up medical
3186 appointment and need support in the short term..⁸⁷⁷ Recuperative housing prevents emergency
3187 room visits and can improve the health, safety, and stability of residents.⁸⁷⁸
3188

3189 **Housing Needs of Communities Experiencing Disproportionate Harm of Housing**
3190 **Inequities**

3191
3192 *Discrimination Against Housing Protected Classes*

3193 Despite being illegal for over 55 years, individual-level housing discrimination is still ongoing
3194 throughout King County, based on community feedback and housing discrimination testing. The
3195 Civil Rights Act of 1968, Title VIII through IX, or Fair Housing Act, banned discrimination in
3196 housing nationwide against certain protected classes.⁸⁷⁹ Washington State and King County
3197 have also established other protected classes that may not be discriminated against regarding
3198 housing. Table 5 shows the different groups that are protected at different levels of government,
3199 excluding protected classes that are already protected at a higher level of government.

3200
3201 *Table 5: Housing Protected Classes⁸⁸⁰*

Federal	State of Washington	King County
Race	Creed	Age
Color	Marital Status	Ancestry
National Origin	Veteran/Military Status	
Religion	Use of Service or Assistive	
Sex	Animal	
Disability	Source of Income	
Familial Status		

3202
3203 King County and partner cities contracted with the Fair Housing Center of Washington to
3204 conduct testing to understand the nature and extent of housing discrimination by protected class
3205 status in 2019 and 2022.⁸⁸¹ The contracts tested for discrimination based on disability, familial
3206 status, national origin, race, religion, and source of income. The Fair Housing Center of
3207 Washington found evidence of discrimination in 69 of the 135 tests conducted throughout King
3208 County. The Fair Housing Center of Washington conducted 11 tests in unincorporated King

⁸⁷⁴ King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)
⁸⁷⁵ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)
⁸⁷⁶ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)
⁸⁷⁷ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)
⁸⁷⁸ King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)
⁸⁷⁹ U.S. Department of Housing and Urban Development. *Housing Discrimination Under the Fair Housing Act*. [\[link\]](#)
⁸⁸⁰ King County Department of Community and Human Services. (2020). *2019 Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)
⁸⁸¹ Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

3209 County and found evidence of discrimination in eight tests.⁸⁸² Although this number of tests is
3210 too small to be statistically significant, the results are troubling and indicate that individuals and
3211 households who are members of protected classes continue to face barriers to accessing
3212 housing at both a systemic and individual level.

3213
3214 Community members shared with King County staff that they have experienced discrimination
3215 as part of their search for housing.⁸⁸³ These community members also shared that they
3216 experienced discrimination while living in affordable housing.⁸⁸⁴ Communities need increased
3217 access to education and legal support to enforce their rights.⁸⁸⁵ Renters in unincorporated King
3218 County are less likely than homeowners to have financial resources to enforce their rights, such
3219 as hiring a private attorney, because renters are more likely to be lower income.⁸⁸⁶ King County
3220 staff heard in multiple interviews with housing providers and community-based organizations
3221 that people are frequently deterred from filing fair housing complaints, because the system for
3222 doing so is not effective in securing housing in the short- and immediate-term.⁸⁸⁷

3223
3224 *Families and Large Households*

3225 Approximately 2,006 households are overcrowded in unincorporated King County.⁸⁸⁸
3226 Community members from Skyway-West Hill and North Highline, two urban unincorporated
3227 areas, have raised the need for more affordable, large rental units to accommodate large
3228 families and multigenerational families.⁸⁸⁹ Urban unincorporated King County has a higher rate
3229 of five-, six-, and seven-person renter households than rural unincorporated areas.⁸⁹⁰ Most
3230 three-, four-, and five or more-bedroom units are occupied by homeowners in unincorporated
3231 King County.⁸⁹¹ Larger lower-income households, who are disproportionately Black, Indigenous,
3232 and People of Color, are most impacted by the lack of family-sized rental units. King County
3233 staff heard through interviews with multiple housing providers and community-based
3234 organizations that most new housing units have less than four bedrooms, making it even more
3235 challenging for households to find family-sized units.⁸⁹²

3236
3237 Families and large households need access to affordable rental units that accommodate their
3238 needs. The lack of larger, affordable units can lead to overcrowding and displacement.⁸⁹³ Large
3239 families are more likely to experience housing problems in King County compared to small
3240 families, primarily due to overcrowding and the cost of larger housing.⁸⁹⁴ Community members

⁸⁸² Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

⁸⁸³ Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

⁸⁸⁴ Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

⁸⁸⁵ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁸⁸⁶ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁸⁸⁷ King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

⁸⁸⁸ U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

⁸⁸⁹ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁸⁹⁰ U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

⁸⁹¹ U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

⁸⁹² King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

⁸⁹³ Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

⁸⁹⁴ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

3241 report that families in King County share homes because they cannot afford to live separately.⁸⁹⁵
3242 For example, multiple housing providers and community-based organizations shared with King
3243 County staff through interviews that it is not uncommon for eight people to crowd into a two-
3244 bedroom apartment because that’s all they could afford.⁸⁹⁶ Additionally, they shared concerns
3245 that recent immigrant and refugee families are often unable to find rental units large enough to
3246 accommodate their needs so multiple families will rent a single home so they can stay
3247 together.⁸⁹⁷ Families and large households need access to affordable rental units that
3248 accommodate their needs. Representatives from the Eastside Legal Assistance Program
3249 explained that landlords have enforced occupancy standards as a means to evict larger
3250 families.⁸⁹⁸ There are instances where one household extends their home to a recently evicted
3251 household, and then gets evicted themselves for exceeding occupancy standards.⁸⁹⁹
3252

3253 *Black, Indigenous, and People of Color*

3254 Black, Indigenous, and People of Color households disproportionately experience housing
3255 problems, including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding,
3256 and cost burden.⁹⁰⁰ In King County, more than half of Hispanic and Black households
3257 experience at least one housing problem.⁹⁰¹ During the community engagement for the Skyway-
3258 West Hill and North Highline Anti-Displacement Strategies Report, residents identified a need
3259 for more publicly subsidized affordable housing for households below 60 percent area median
3260 income.⁹⁰² These community members also noted the need for more affordable, family-sized
3261 housing units and culturally specific housing for seniors.⁹⁰³
3262

3263 Black households and households of races not listed are significantly more likely to be renters
3264 than White and Asian households.⁹⁰⁴ In 2016 and 2017, Black households were more than twice
3265 as likely to be denied and half as likely to apply for a home loan than White households in King
3266 County.⁹⁰⁵ Native American households were also significantly more likely to be denied a loan
3267 than White households.⁹⁰⁶
3268

⁸⁹⁵ Comprehensive Plan Equity Work Group Meeting (2023, April 14). King County.

⁸⁹⁶ King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

⁸⁹⁷ Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

⁸⁹⁸ P. Bowen, D. Caldwell, personal communication with DCHS staff, August 14, 2023.

⁸⁹⁹ P. Bowen, D. Caldwell, personal communication with DCHS staff, August 14, 2023.

⁹⁰⁰ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹⁰¹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹⁰² King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁹⁰³ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁹⁰⁴ U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

⁹⁰⁵ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹⁰⁶ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

3269 Racial restrictive covenants and other discriminatory housing practices blocked homeownership
3270 and wealth building opportunities for residents of color in King County (see “VI Racially
3271 Disparate Impacts Analysis”).^{907 908[OB]909}
3272

3273 The racial wealth gap is exacerbated by a lack of affordable housing. Increasing the supply of
3274 middle housing will increase homeownership opportunities because these housing types are
3275 more affordable than new single detached homes.⁹¹⁰ Middle housing types, like duplexes,
3276 triplexes, and townhomes, are the main housing type purchased by Black and Hispanic
3277 homeowners.⁹¹¹
3278

3279 Some Black, Indigenous, and People of Color and low- and moderate-income households may
3280 have difficulty saving for a down payment due to high rent prices and disproportionate rates of
3281 cost burden and severe cost burden. Saving for down payment is a leading barrier to
3282 homeownership.⁹¹² Down-payment assistance programs provide more opportunities for
3283 homeownership for households at or below 80 percent area median income who have been
3284 historically excluded from building generational wealth through homeownership. In Skyway-
3285 West Hill and North Highline, most renter households are 80 percent area median income or
3286 below.⁹¹³
3287

3288 The Comprehensive Plan Equity Work Group noted that the displacement happening in Skyway
3289 is visible, and that Black, Indigenous, and People of Color communities that have lived in areas
3290 for generations are being displaced.⁹¹⁴ They also reported that households at risk of
3291 displacement are often those that were displaced from other neighborhoods, such as Black
3292 residents in Skyway who were displaced from the Central District or Rainier Valley. The Equity
3293 Work Group also raised concerns that residents who are displaced are unable to find new
3294 housing in their communities, particularly housing located in walkable areas near grocery stores
3295 and other necessities.⁹¹⁵
3296

3297 Skyway-West Hill and North Highline residents shared that displacement impacts local
3298 businesses and that cultural displacement takes place when community members lose social
3299 and cultural connections in their community because of gentrification factors.^{916,917} Displaced
3300 residents may lose connections to community establishments and faith-based organizations that
3301 provide direct support or connect people to support systems. See the discussion of
3302 displacement in the “VI Racially Disparate Impacts Analysis” for more information about
3303 displacement in King County. The Comprehensive Plan Equity Work Group reported that Black,
3304 Indigenous, and People of Color residents need affordable housing near accommodations that
3305 reflect community members’ needs and in communities of their choice.

⁹⁰⁷ Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁹⁰⁸ Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁹⁰⁹ Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁹¹⁰ Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁹¹¹ Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

⁹¹² King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁹¹³ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁹¹⁴ Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

⁹¹⁵ Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

⁹¹⁶ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

⁹¹⁷ King County Comprehensive Plan Equity Work Group.

3306
3307 *Immigrant Communities*

3308 In 2019, approximately 6.5 percent of refugees coming to the United States resettled in
3309 Washington, and about half of refugees who come to Washington settle in King County.^{918,919}
3310 Approximately 5.8 percent of King County residents and 3.9 percent of unincorporated King
3311 County residents have limited English proficiency.⁹²⁰ Immigrant households with limited English
3312 proficiency may face additional barriers to finding housing, as rental postings and applications
3313 may not be readily available in languages other than English. Residents and organizations that
3314 serve immigrants and refugees informed King County staff about misunderstandings about
3315 housing rights, responsibilities, and protections for residents with limited English proficiency.⁹²¹
3316

3317 Refugees face barriers when transitioning from temporary cash assistance. Through a
3318 Washington State program, refugees receive eight months of temporary cash assistance upon
3319 arrival.⁹²² Households can have difficulty finding stable employment and obtaining affordable
3320 housing before their assistance expires. Refugees who find stable employment still face
3321 difficulties building credit history before their assistance period ends, which presents a barrier to
3322 securing housing.⁹²³
3323

3324 Immigrants and refugees who are undocumented face barriers to accessing affordable housing,
3325 even if the housing does not require documentation of citizenship status. Requirements such as
3326 documentation of pay create difficulties for households who are paid only in cash.⁹²⁴ Community
3327 members also shared that credit scores, requiring social security numbers at the time of
3328 application, and source of income can be used as tools to discriminate against housing
3329 applicants.^{925,926} King County staff heard through community engagement efforts that some
3330 landlords have taken advantage of someone's undocumented status by charging them
3331 substantially higher move-in costs.⁹²⁷
3332

3333 Housing providers and community-based organizations interviewed by King County staff shared
3334 that undocumented workers are recurrently too fearful to make a formal discrimination complaint
3335 out of fear of landlord retaliation.^{928,929,930,931} An interviewee said, "This community [immigrants

⁹¹⁸ Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. [\[link\]](#)

⁹¹⁹ U.S Department of State. (2020). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2021*.

[\[link\]](#)

⁹²⁰ U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

⁹²¹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹²² Washington State Department of Social and Health Services. *Refugee Cash Assistance*. Economic Services Administration. [\[link\]](#)

⁹²³ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹²⁴ Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

⁹²⁵ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

⁹²⁶ King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

⁹²⁷ Staff from a Latino and youth focused organization, personal communication with DCHS staff, August 10, 2023.

⁹²⁸ H. Abdulle, personal communication with DCHS staff, July 19, 2023.

⁹²⁹ Staff from organization focused on culturally and linguistically diverse individuals with disabilities, personal communication with DCHS staff, August 8, 2023.

⁹³⁰ Staff from a Latino and youth focused organization, personal communication with DCHS staff, August 10, 2023.

⁹³¹ Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

3336 and refugees] would never file a complaint, they are too terrified about losing their immigration
3337 status.”⁹³²

3338
3339 The King County Tenant Protections Access Plan recommended that the County provide
3340 greater access to information regarding tenant protections and housing rights for immigrant and
3341 refugee residents by providing tenant rights information in multiple languages.⁹³³ The
3342 Comprehensive Plan Equity Work Group identified a need for increased access to large,
3343 affordable rental units for immigrant and refugee residents.⁹³⁴ Affordable rental units with two or
3344 more bedrooms or middle housing types can accommodate these needs. Middle housing is
3345 conducive to multi-generational living, as large or multi-generational families can reside in the
3346 same building. King County staff heard in interviews with housing providers and community-
3347 based organizations that immigrants oftentimes arrive in the area with their extended families
3348 and need housing that will accommodate that.⁹³⁵ The Equity Work Group shared that studio
3349 apartments are often not culturally appropriate; however, most new affordable housing units in
3350 recently funded projects are studios or one-bedroom units.⁹³⁶

3351
3352 *LGBTQ+ Communities*

3353 LGBTQ+ people experience systematic disparities in Washington State, including higher rates
3354 of housing instability and poverty and less access to care and other services.⁹³⁷ LGBTQ+
3355 people in Washington disproportionately experience bias, traumatic events, and social
3356 isolation.⁹³⁸ LGBTQ+ adults in Washington have higher rates of disability, frequent mental
3357 distress, and poorer general health compared to cisgender and straight people. Black,
3358 Indigenous, and People of Color LGBTQ+ adults experience greater health disparities.⁹³⁹
3359 Research finds that 10.7 percent of Seattle and 5.5 percent of the Seattle-Tacoma metro area
3360 identified as LGBTQ+, the third highest rate among the 15 largest metro areas in the U.S.⁹⁴⁰

3361
3362 Approximately 40 percent of participants in a 2019 survey of LGBTQ+ adults in Washington
3363 resided in King County.⁹⁴¹ Most LGBTQ+ participants were renters (54 percent), and one-third
3364 lacked confidence about staying in their current housing.⁹⁴² More than half of LGBTQ+
3365 participants were cost burdened (60 percent), and 27 percent had experienced
3366 homelessness.⁹⁴³ More than one-fifth of trans and gender diverse participants experienced
3367 repeated homelessness or moved two or more times within the previous year.⁹⁴⁴ Trans and

⁹³² Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

⁹³³ King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

⁹³⁴ Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

⁹³⁵ Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

⁹³⁶ Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

⁹³⁷ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹³⁸ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹³⁹ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴⁰ Balk, G. (2020, October 10). More than 10% of Seattle residents identify as LGBTQ+ - on par with San Francisco. *The Seattle Times*. [\[link\]](#)

⁹⁴¹ This 2019 survey, developed by the Washington State Equity and Diversity Project, is the first statewide project to fully assess economic, health, and social disparities for the LGBTQ+ population in Washington. Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴² Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴³ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴⁴ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

3368 gender diverse participants also reported the highest rate of housing insecurity (39 percent).⁹⁴⁵
3369 Nearly half (47 percent) of LGBTQ+ participants residing in King County reported having
3370 difficulty securing food, and 42 percent noted difficulty paying bills due to income instability.⁹⁴⁶
3371
3372 LGBTQ+ community organizations shared that LGTBQ+ residents in King County need access
3373 to affordable housing in neighborhoods where they feel safe and connected to the
3374 community.⁹⁴⁷ Community members report that the quality, safety, and diversity of the
3375 neighborhood are important to finding housing.⁹⁴⁸ Community engagement indicated that
3376 LGBTQ+ seniors will sometimes hide their LGBTQ+ identity in order to feel safe in housing.⁹⁴⁹
3377 LGBTQ+ community members in South King County identified the need for expanded access to
3378 services in rural areas of South King County.⁹⁵⁰ LGBTQ+ residents in South King County
3379 reported that the most common reason they moved to South King County was due to
3380 affordability.⁹⁵¹ Often, these residents moved out of Seattle and further south due to increasing
3381 housing costs.
3382
3383 LGBTQ+ residents of South King County reported experiencing housing discrimination based
3384 on their sexual orientation and gender identity.⁹⁵² A representative from Queer Power Alliance,
3385 formerly LGBTQ Allyship, shared with King County staff that the use of a chosen name that
3386 does not match identification records has been leveraged by landlords and property owners to
3387 deny an application.⁹⁵³ Stronger enforcement of fair housing laws and expanded access to
3388 tenant protections would increase access to safe, stable housing for LGBTQ+ residents.⁹⁵⁴
3389 Community members share that they need to feel like they can trust their landlords or other
3390 housing service providers.⁹⁵⁵ LGBTQ+ community members note that finding information about
3391 housing from a trusted source, such as a community-based organization or queer housing
3392 group, is important.⁹⁵⁶ Residents believe it is important that housing organizations have
3393 inclusivity in statements, use inclusive terminology and images, have experience working with
3394 trans people, and have LGBTQ+ staff.⁹⁵⁷
3395

⁹⁴⁵ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴⁶ Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

⁹⁴⁷ LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁹⁴⁸ LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

⁹⁴⁹ T. Farley, personal communication with DCHS staff, June 21, 2023.

⁹⁵⁰ LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁹⁵¹ LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁹⁵² LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁹⁵³ T. Farley, personal communication with DCHS staff, June 21, 2023.

⁹⁵⁴ LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

⁹⁵⁵ LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

⁹⁵⁶ LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

⁹⁵⁷ LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

3396 **VII. Land Capacity Analysis**
3397

3398 **Section Summary**

3399 This section conducts the land capacity analysis as required by CPP H-12 and the Growth
3400 Management Act (GMA) as amended by House Bill 1220.⁹⁵⁸ This section also fulfills CPP H-4d
3401 and H-4i.⁹⁵⁹

3402
3403 CPP H-12 requires jurisdictions to:

3404 *Identify sufficient capacity of land for housing including, but not limited to income-restricted*
3405 *housing; housing for moderate-, low-, very low-, and extremely low-income households;*
3406 *manufactured housing; multifamily housing; group homes; foster care facilities; emergency*
3407 *housing; emergency shelters; permanent supportive housing; and within an urban growth area*
3408 *boundary, duplexes, triplexes, and townhomes.*

3409
3410 CPP H-4d and H-4i requires jurisdictions to:

3411 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*
3412 *of all segments of the population and summarize the findings in the housing element. The*
3413 *inventory and analysis shall include:*

- 3414 d) *Percentage of residential land zoned for and geographic distribution of moderate- and*
3415 *high-density housing in the jurisdiction; and*
3416 i) *Housing development capacity within a half-mile walkshed of high-capacity or frequent*
3417 *transit service, if applicable.*

3418
3419 This land capacity analysis follows guidance from the Washington State Department of
3420 Commerce.⁹⁶⁰ The guidance assumes certain zone categories match to different housing types
3421 and affordability levels. Although these assumptions may appear simplified, King County’s
3422 comprehensive plan must identify a quantifiable and sufficient capacity of land to accommodate
3423 all projected housing needs, per the Growth Management Act. Table 6 shows the analysis and
3424 assumptions for unincorporated King County. These assumptions reflect the current economic
3425 conditions of King County’s housing market.

3426
3427 This land capacity analysis finds sufficient zoning capacity to accommodate permanent housing
3428 needs at all income levels and special housing types.⁹⁶¹ However, this analysis finds there is
3429 insufficient capacity in commercial zones to meet unincorporated King County’s emergency
3430 housing need of 1,034 beds by 2044.⁹⁶² This lack of capacity could be resolved through
3431 amending King County Code to clarify which emergency housing types are allowed in which
3432 zones. King County staff are conducting analysis to update the code. See emergency housing

⁹⁵⁸ State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

⁹⁵⁹ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁹⁶⁰ Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

⁹⁶¹ Original King County Staff Analysis. (2023).

⁹⁶² Original King County Staff Analysis. (2023).

3433 analysis in “X. Making Adequate Provisions to meet the Housing Needs of All Economic
3434 Segments of the Community,” which identifies barriers for emergency housing in unincorporated
3435 King County.
3436

3437 Approximately 94 percent of the land in the urban unincorporated area that allows residential
3438 housing is zoned for eight dwelling units per acre or fewer.⁹⁶³ Except for accessory dwelling
3439 units, moderate or high-density housing is unlikely to be constructed in these areas.
3440

3441 Urban unincorporated King County has a total development capacity of 4,173 housing units
3442 within a half mile walkshed of high-capacity or frequent transit.⁹⁶⁴ North Highline and Skyway-
3443 West Hill contain 86 percent of the parcels identified.⁹⁶⁵
3444

3445 **Permanent Housing**

3446 King County must plan to accommodate 5,412 permanent housing units in unincorporated King
3447 County by 2044.⁹⁶⁶ King County staff followed the Washington State Department of Commerce
3448 guidance to conduct a land capacity analysis to determine if there is sufficient capacity to meet
3449 future housing needs in unincorporated King County under current zoning and development
3450 regulations.⁹⁶⁷ This analysis first identifies the net developable acres and planned density in
3451 each land use zone to determine total capacity in zone categories. Land use zones, for this
3452 analysis, are grouped into the following four zone categories:

- 3453 • Low density: single detached homes;
- 3454 • Middle density: townhomes, duplex, triplex, quadplex;
- 3455 • Low rise: apartments or condominiums up to three floors; and
- 3456 • Mid rise: apartments or condominiums up to six floors.

3457 Table 6 compares the aggregated housing needs of each income level to the total capacity in
3458 each zone category. This analysis finds there is sufficient capacity to meet projected permanent
3459 housing needs at all income levels in unincorporated King County under current zoning and
3460 development regulations.⁹⁶⁸ This analysis identifies a land capacity surplus of 27,965 permanent
3461 housing units.⁹⁶⁹
3462

⁹⁶³ Original King County Staff Analysis. (2023). Department of Local Services Assessments. Natural Resources and Parks.

⁹⁶⁴ Original King County Staff Analysis. (2023).

⁹⁶⁵ Original King County Staff Analysis. (2023).

⁹⁶⁶ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁹⁶⁷ Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

⁹⁶⁸ Original King County Staff Analysis. (2023).

⁹⁶⁹ Original King County Staff Analysis. (2023).

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Table 6: Comparison of Projected Housing Needs to Capacity⁹⁷⁰

Income Level (%AMI) and Special Housing Needs	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity in Zone Category	Capacity Surplus or Deficit
0-30% PSH	608	Low rise, mid rise, and ADUs	2,628	15,114	12,486
0-30% Other	1,157				
>30-50%	571				
>50-80%	292				
>80-100%	366	Middle density	781	8,595	7,814
>100-120%	415				
>120%	2,003	Low density	2,003	9,668	7,665
Total	5,412		5,412	33,377	27,965

3465
3466

Emergency Housing

3467
3468

Emergency Housing Land Capacity in Commercial Zones

3469
3470

King County must plan to accommodate 1,034 emergency housing units in unincorporated King County by 2044.⁹⁷¹ Emergency housing is non-permanent housing types such as shelters and tiny homes. Using the guidance provided by Commerce, King County staff found there is insufficient capacity to meet projected emergency housing needs in commercial zones under current zoning and development regulations.⁹⁷² This analysis found a land capacity deficit in commercial zones of 116 emergency housing and shelter beds/units in unincorporated King County.⁹⁷³ The 2024 Comprehensive Plan adopted code changes that clarify which emergency housing types are allowed in which zones and streamline permitting, thereby increase the zoning capacity and reducing barriers to developing emergency housing (See the emergency housing analysis in “X Making Adequate Provisions for Housing Needs of All Economic Segments of the Community”).

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Table 7 compares the total land capacity to the total projected emergency housing need in commercial zones in unincorporated King County. The analysis calculates the capacity by totaling the acres in the 117 parcels identified as potential sites for emergency housing or shelter in Commercial Business (CB), Regional Business (RB), and Office (O) zones. Potential parcels are those which are larger than half an acre and within 1/4 mile of a transit stop. The

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⁹⁷⁰ Original King County Staff Analysis. (2023).

⁹⁷¹ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁹⁷² Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

⁹⁷³ Original King County Staff Analysis. (2023).

3487 analysis identifies the average density based on the densities of existing emergency housing
3488 projects.
3489

3490 *Table 7: Surplus or Deficit for Emergency Housing and Emergency Shelter in Commercial Zones⁹⁷⁴*

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	17.22	918	1,034	(116)
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

3491
3492 **Emergency Housing Land Capacity in Residential Zones**
3493 Some emergency housing types could be permitted outside commercial zones in
3494 unincorporated King County. King County staff therefore conducted an additional analysis and
3495 found there is sufficient land capacity in urban residential zones to meet projected emergency
3496 housing needs in unincorporated King County.⁹⁷⁵ This analysis identified a land capacity surplus
3497 in residential zones of 4,728 emergency housing and shelter beds/units in unincorporated King
3498 County.⁹⁷⁶

3499 Table 8 compares the total land capacity to the total projected emergency housing need in
3500 unincorporated King County. This analysis calculates the zoning capacity by totaling the acres
3501 in the 2,235 parcels identified as potential sites for emergency housing or shelter in residential
3502 zones. Potential parcels are those which are larger than half an acre and within 1/4 mile of a
3503 transit stop.
3504

⁹⁷⁴ Original King County Staff Analysis. (2023).

⁹⁷⁵ Residential zones include R-4, R-6, R-8, R-12, R-18, and R-24; this analysis excludes R-48.

⁹⁷⁶ Original King County Staff Analysis. (2023).

3505 Table 8: Surplus or Deficit for Emergency Housing and Emergency Shelter in Residential Zones⁹⁷⁷

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	108	5,760	1,034	4,726
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

Total acres include potential parcels in land use zones: R-4, R-6, R-8, R-12, R-18, and R-24.

3506

3507 **Percentage of Residential Land Zoned for and Geographic Distribution of**
3508 **Medium- and High-Density Housing**

3509

3510 This section analyzes the zoning and land use for unincorporated King County to understand
3511 how much land is zoned for different levels of residential density. See Table 9 for King County’s
3512 land use zones organized by category. Staff classified R-8, which allows up to eight dwelling
3513 units per acre under base density, as low-density housing, as developers are unlikely to
3514 construct “middle housing” types, such as townhomes, rowhouses, or duplexes, triplexes or
3515 quadplexes, in this zone. Developers could build middle housing types at eight dwelling units
3516 per acre, but it would require a significant percentage of the property remain open space.

3517

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3519

Table 9: King County Zones Categorized by Residential Density Allowed

Zone	Category
R-24, R-48, CB, RB, O	High Density
R-12, R-18	Moderate Density
R-1, R-4, R-6, R-8, NB	Low Density
A-10, A-35, RA-2.5, RA-5, RA-10, UR	Rural Density
F, M, I	Excluded

3520

⁹⁷⁷ Original King County Staff Analysis. (2023).

3521 Table 10 shows that 94 percent of the land in the urban area that allows residential housing is zoned for low density. Although King
3522 County’s zoning code does not exclude multifamily housing types in the zones identified as low density in this assessment, the
3523 dwelling units allowed per acre effectively make single detached housing the most likely form of development.
3524

3525 *Table 10: Low, Moderate, and High-Density Residential Zoning in Unincorporated King County*⁹⁷⁸

	Acres of High Density	Percent zoned for High Density	Acres of Medium Density	Percent zoned for Medium Density	Acres of Low Density	Percent zoned Low Density	Acres of Rural Zoning	Percent zoned Rural Density	Total Acres
Urban	627	3.4%	448	2.4%	17,103	94.2%	0	0%	18,197
Rural	186	0.1%	31	0%	759	0.4%	181,442	99.5%	182,419

3526
3527
3528 Map 6 shows the geographic distribution of land zoned for moderate and high density residential in unincorporated King County. The
3529 majority of the land in the urban area zoned for moderate and high density is in North Highline, Skyway West-Hill, and Fairwood.
3530 About 90 percent of the land, by area, that allows residential development is rural, or outside the urban growth area, and therefore is
3531 not targeted for residential growth. In the rural area, almost all parcels that allow residential development are zoned for low density.
3532 The rural towns of Fall City, Snoqualmie, and Vashon account for most of the land outside the urban areas that are zoned for
3533 moderate or high density.
3534

⁹⁷⁸ Land Use data collected July 2022.

MODERATE AND HIGH DENSITY ZONING

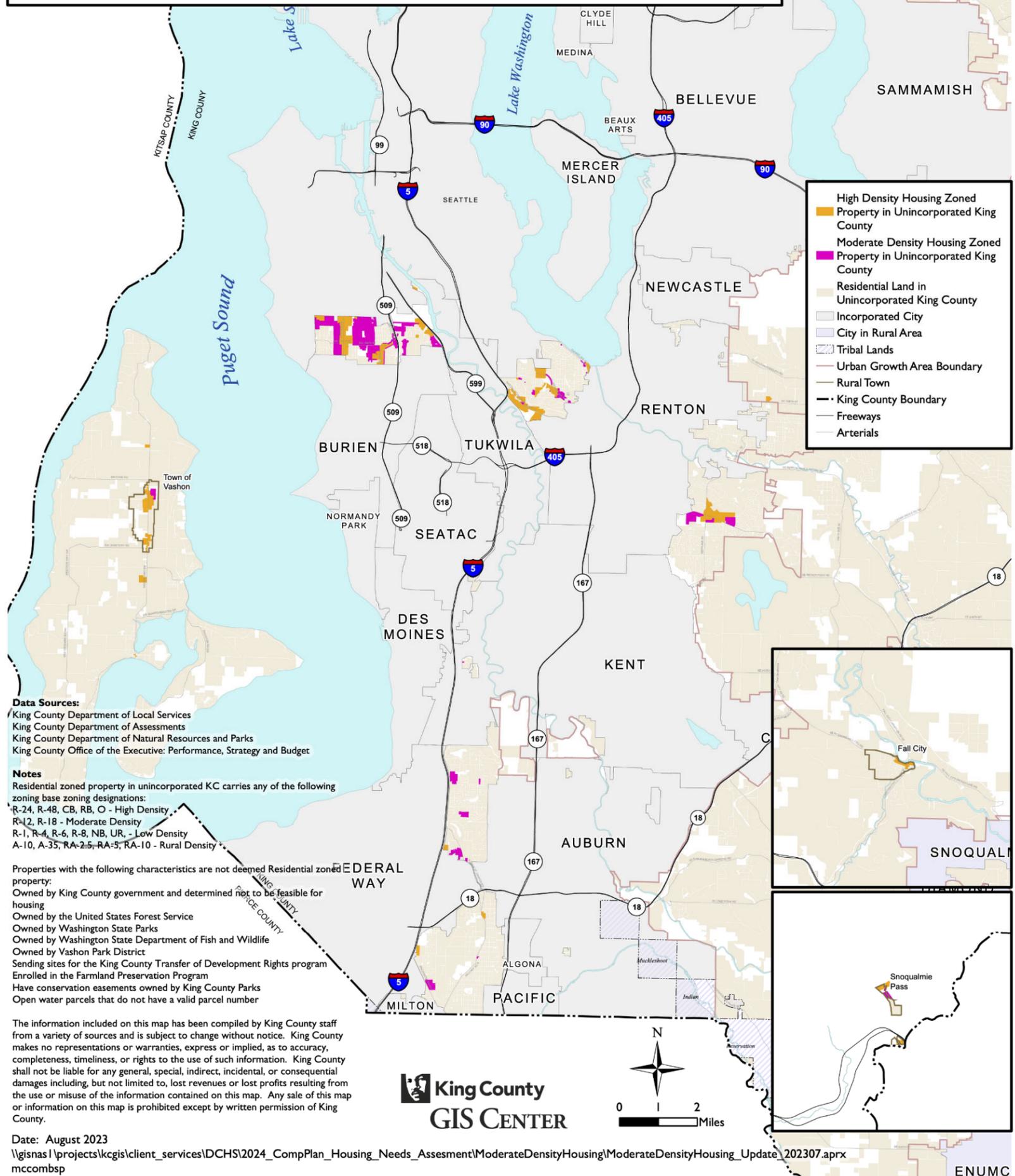
Residential land in unincorporated King County zoned for moderate and high density housing.

Percentages calculated based on total Unincorporated KC Residential Zoned Parcels

GMA Designation	High Density Residential Acres	High Density %	Moderate Density Residential Acres	Moderate Density %	Low Density Residential Acres	Low Density %	Rural Density Residential Acres	Rural Density %	Uninc. KC Total Residential Acres	Total %
Rural	187	0.1%	31	0.0%	759	0.4%	181,449	90%	182,426	91%
Urban	641	0.3%	760	0.4%	17,002	8.5%	-	0%	18,403	9%
Grand Total	828	0.4%	791	0.4%	17,762	8.8%	181,449	90%	200,830	100%

Percentages calculated based on Urban Designated Unincorporated KC Residential Zoned Parcels

GMA Designation	High Density Urban Residential Acres	High Density %	Moderate Density Urban Residential Acres	Moderate Density %	Low Density Urban Residential Acres	Low Density %	Rural Density Urban Residential Acres	Rural Density %	Uninc. KC Urban Residential Acres	Total %
Urban	641	3%	760	4%	17,002	92%	-	0%	18,403	100%



Data Sources:
King County Department of Local Services
King County Department of Assessments
King County Department of Natural Resources and Parks
King County Office of the Executive: Performance, Strategy and Budget

Notes
Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:
R-24, R-48, CB, RB, O - High Density
R-12, R-18 - Moderate Density
R-1, R-4, R-6, R-8, NB, UR, - Low Density
A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not deemed Residential zoned property:
Owned by King County government and determined not to be feasible for housing
Owned by the United States Forest Service
Owned by Washington State Parks
Owned by Washington State Department of Fish and Wildlife
Owned by Vashon Park District
Sending sites for the King County Transfer of Development Rights program
Enrolled in the Farmland Preservation Program
Have conservation easements owned by King County Parks
Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: August 2023
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3537 **Housing Development Capacity within a Half-Mile Walkshed of High-Capacity or**
3538 **Frequent Transit Service**
3539

3540 This section analyzes the development capacity in unincorporated King County and Sound
3541 Transit and King County Metro and Sound Transit service to estimate the potential new housing
3542 units that could be constructed within a half mile walkshed of high-capacity or frequent transit.
3543 High-capacity transit includes transit systems such as rail and bus rapid transit. King County
3544 staff used the criteria established by the “King County Urban Growth Capacity Report” and the
3545 “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-
3546 owned Properties” to identify parcels as having potential development capacity.^{979, 980} The
3547 Urban Growth Capacity Report identified parcels that are vacant and re-developable and
3548 calculated the potential capacity to construct new housing under existing zoning using data from
3549 the King County Assessor’s Office. King County staff used the following definitions to identify
3550 parcels in unincorporated King County as having growth capacity:

- 3551 • vacant: parcels identified as vacant or the “improvement value” is less than \$10,000;
- 3552 • re-developable (Single- and Multi-family): parcels with zoning capacity that is 2.5 times
3553 greater than the existing units and the “improvement value” is less than half the land
3554 value; and
- 3555 • re-developable (Mixed Use and Non-residential): parcels with an improvement value less
3556 than half the land value.

3557 The Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on
3558 County-owned properties identified parcels that met the following criteria as “potentially
3559 developable”:⁹⁸¹

- 3560 • within the Urban Growth Area;
- 3561 • greater than 5,000 square feet;
- 3562 • at least 5,000 square feet unencumbered by critical areas, including streams, lakes,
3563 rivers, wetlands, or landslide risk;
- 3564 • at least 5,000 square feet unencumbered by operational storm water ponds or public
3565 right-of-way;
- 3566 • less than 50 percent of the parcel is used as a park, airport runway, wastewater
3567 treatment plant, or pumping station;
- 3568 • if in a census tract with greater than 49.5 percent of its population with incomes at or
3569 below 80 percent of the area median income, within a ¼ mile walk to a bus stop;
- 3570 • within 200 feet of a public sewer and road;
- 3571 • a developable shape (an area to perimeter ratio greater than 0.2); and
- 3572 • if a non-residential zoning category (industrial/manufacturing, commercial), a parcel or
3573 combination of adjacent parcels that are greater than 20,000 square feet.

3574 Map 7 shows the identified parcels in red below. The results of the analysis found a total
3575 development capacity of 6,621 housing units. North Highline and Skyway-West Hill contain 91
3576 percent of the parcels identified. Maps 8 and 9 show the total housing development capacity

⁹⁷⁹ King County. “King County Urban Growth Capacity Report.” [\[link\]](#)

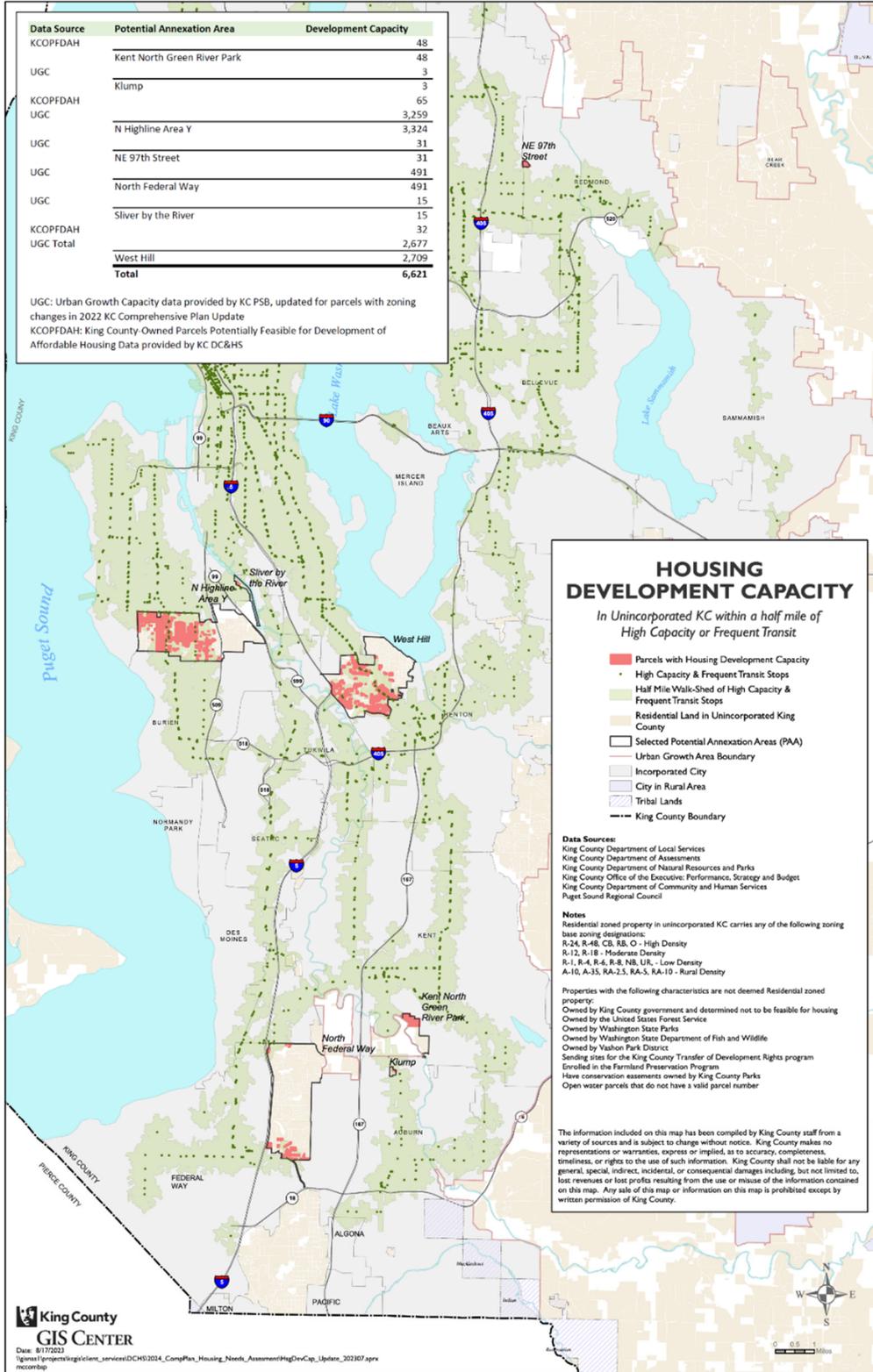
⁹⁸⁰ King County. “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties.” [\[link\]](#)

⁹⁸¹ King County. “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties.” Page 11. [\[link\]](#)

3577 within a half-mile of high-capacity or frequent transit in North Highline (3,339 housing units) and
3578 Skyway West-Hill (2,709 housing units), respectively. Map 10 shows the total housing
3579 development capacity within a half-mile of high-capacity or frequent transit in North Federal
3580 Way, Kent North Green River Park, and Klump PAA (543 housing units).

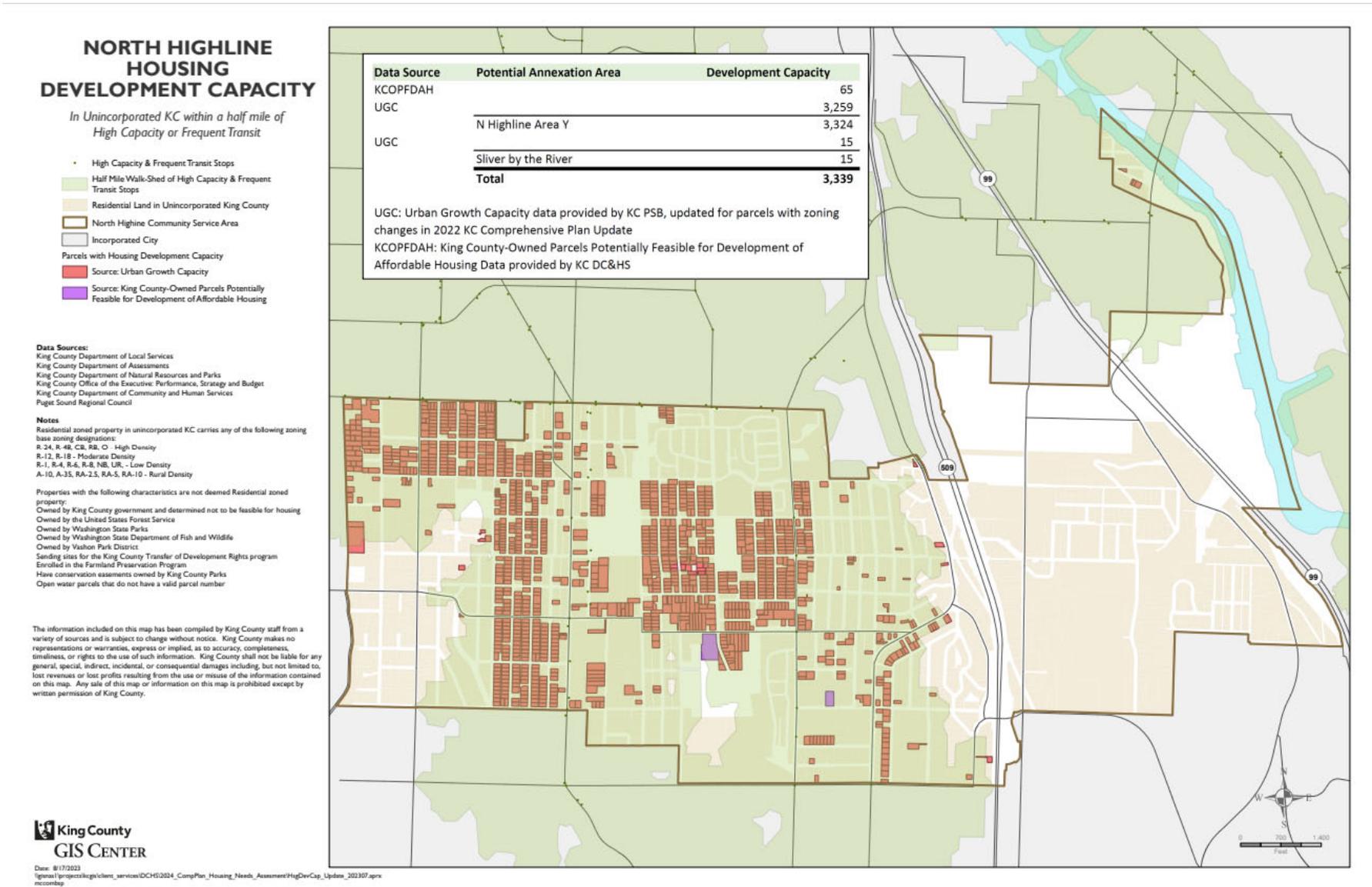
3581
 3582

Map 7: Housing Development Capacity within a half mile of high-capacity or frequent transit, Unincorporated King County

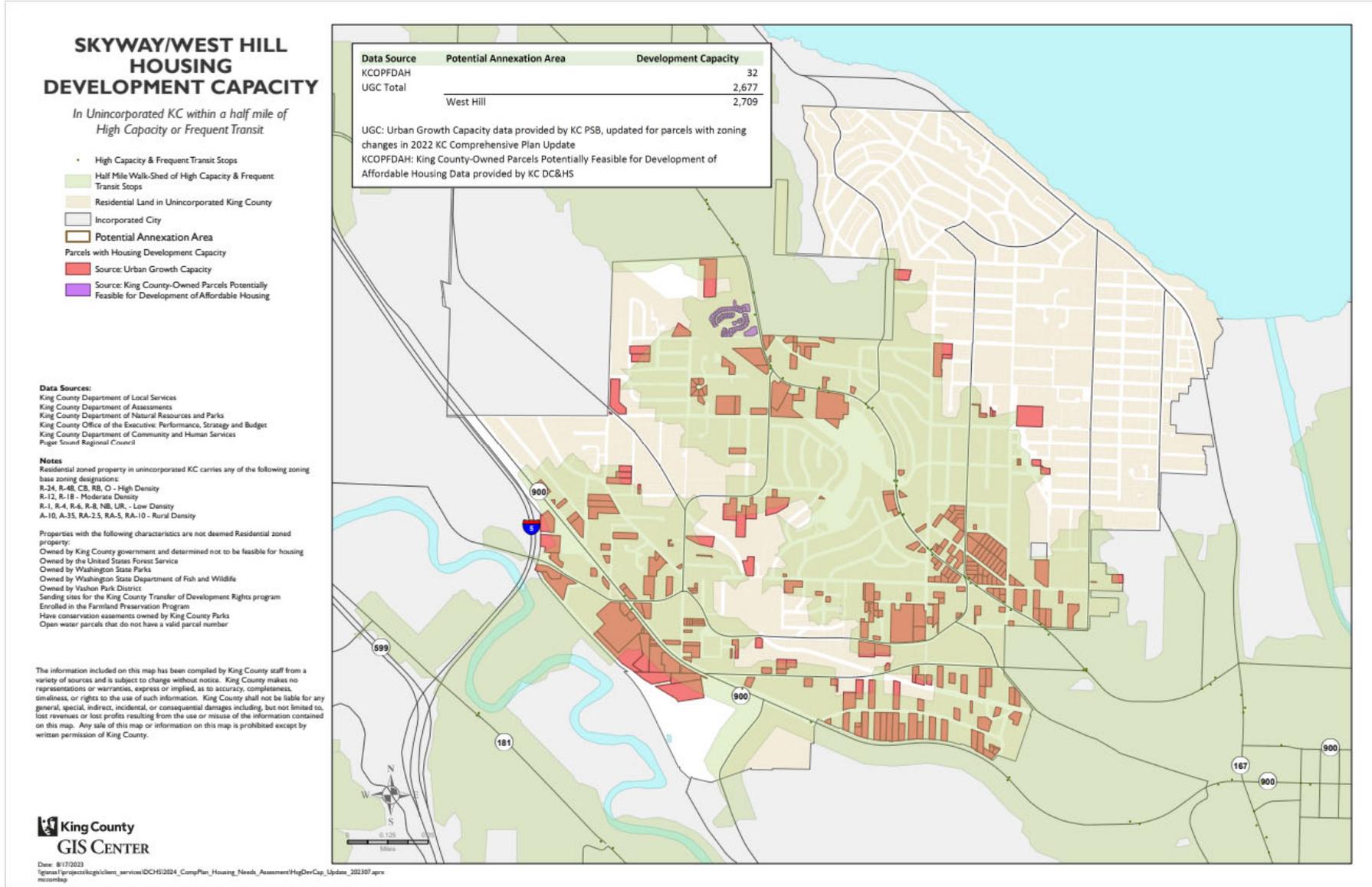


3583

3584 Map 8: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Highline



3585 Map 9: Housing Development Capacity within a half mile of high-capacity or frequent transit, Skyway West-Hill
 3586



3587 Map 10: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Federal Way, Kent North Green River Park, and Klump PAA

**NORTH FEDERAL WAY,
 KENT NORTH GREEN RIVER
 PARK, AND KLUMP PAA
 HOUSING
 DEVELOPMENT CAPACITY**

*In Unincorporated KC within a half mile of
 High Capacity or Frequent Transit*

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
 - Source: Urban Growth Capacity
 - Source: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing

Data Sources:
 King County Department of Local Services
 King County Department of Assessments
 King County Department of Natural Resources and Parks
 King County Office of the Executive, Performance, Strategy and Budget
 King County Department of Community and Human Services
 Puget Sound Regional Council

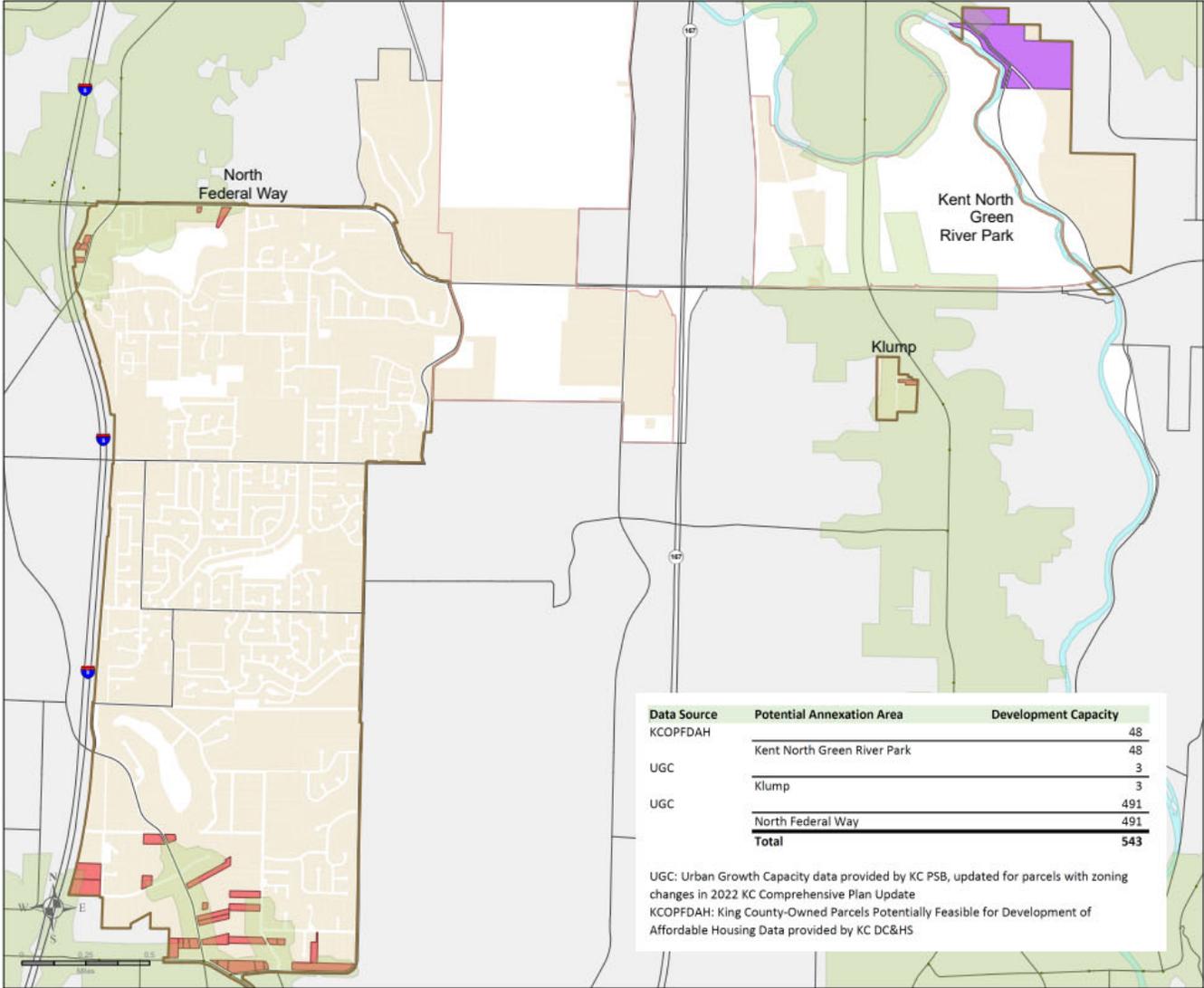
Notes
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:
 R-24, R-4B, CB, RB, O - High Density
 R-12, R-1B - Moderate Density
 R-1, R-4, R-4, R-8, RB, LR - Low Density
 A-10, A-35, RA-25, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not deemed Residential zoned property:
 Owned by King County government and determined not to be feasible for housing
 Owned by the United States Forest Service
 Owned by Washington State Parks
 Owned by Washington State Department of Fish and Wildlife
 Owned by Vashon Park District
 Sending sites for the King County Transfer of Development Rights program
 Enrolled in the Farmland Preservation Program
 Have conservation easements owned by King County Parks
 Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



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VIII. Evaluating Effectiveness of Strategies to Meet Housing Need

Section Summary

This section fulfills requirements in Revised Code of Washington 36.70A.070(2)(d) and King County CPPs H-4a and H-5.^{982,983} Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions document gaps in local funding to meet housing needs.

CPP H-4a requires jurisdictions to:

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) *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.*

CPP H-5 requires jurisdictions:

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

This section evaluates the effectiveness of strategies and policies to meet unincorporated King County's projected housing need of 5,412 net new units needed, divided between different income levels, and emergency housing need of 1,034 beds by 2044.

Conducting the analyses in this section requires making a significant number of assumptions and projecting needs over 26 years, from 2019 through 2044. Predicting the future, particularly for complex systems like the housing market, is difficult. Changing one assumption could impact the ultimate findings for each analysis.

The housing production gap analysis projects that the housing units constructed through 2044, regardless of income level, more than double the overall net new need of 5,412 units allocated to urban unincorporated King County. This estimate may be skewed by the analysis' assumption that production from 2025 through 2044 will continue at the same rate as in 2016 through 2024, when two major projects were completed: Greenbridge in White Center and Redmond Ridge.

⁹⁸² King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

⁹⁸³ Revised Code of Washington 36.70A.070 [\[link\]](#)

3630 This analysis also projects an overall gap or deficit of 357 units for households earning at or
3631 below 80 percent area median income, with a significant gap for households earning less than
3632 50 percent AMI and a significant surplus for households earning 50 to 80 percent area median
3633 income. There are multiple factors contributing to the gap in funding housing affordable to
3634 households earning less than 50 percent area median income. The largest single source of
3635 funding for affordable housing, nine percent and four percent Low-Income Housing Tax Credits,
3636 typically create units affordable to households earning at or below 60 percent area median
3637 income. The nine percent tax credits generally fund projects with the deepest affordability and
3638 are highly competitive. Inclusionary housing and other land-based regulatory policies also
3639 typically produce units above 50 percent area median income. The emergency housing
3640 production gap analysis projects that urban unincorporated King County will have less than half
3641 of the 1,034 emergency housing beds needed by 2044.

3642
3643 King County staff also conducted an affordable housing funding gap based on the net new units
3644 needed for households with incomes at or below 80 percent area median income.
3645

3646 **Net New Housing Units Needed, 2019 through 2044**
3647

3648 In alignment with House Bill 1220, King County updated the existing and projected housing
3649 needs using the data and methodology provided by the Washington State Department of
3650 Commerce.⁹⁸⁴ State law requires all jurisdictions plan to accommodate the housing needs of
3651 residents at every income level.⁹⁸⁵
3652

3653 Table 11 shows the identified projected housing needs for extremely low-, very low-, low- and
3654 moderate-income households, permanent supportive housing, and emergency housing.⁹⁸⁶
3655
3656

Table 11: Projected Housing Needs by Income Level in Unincorporated King County

Income Level	% Area Median Income	Net New Units Needed, 2020-2045
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
All Income Levels		5,412
Temporary Housing Needs		Net New Beds Needed, 2020-2045
Emergency Housing/Shelter		1,034

⁹⁸⁴ Washington State Department of Commerce. (2023). *Updating GMA Housing Elements*. [\[link\]](#)

⁹⁸⁵ Washington State Legislature. (2021). *House Bill 1220: Emergency Shelters and Housing—Local Planning and Development*. [\[link\]](#)

⁹⁸⁶ Washington State Department of Commerce. (2023, March). *Planning for Housing in Washington: March 2023 Update*. [\[link\]](#)

3657 **Housing Production Gap Analysis**
3658

3659 This section conducts a housing production gap analysis to project the potential surplus or
3660 deficit of housing units that are affordable to different income levels through 2044. The analysis
3661 uses permit data compiled by Puget Sound Regional Council and data from the programs and
3662 policies that produce income-restricted units to meet the need for affordable housing units in
3663 unincorporated King County to estimate production during the previous Comprehensive Plan
3664 period, from 2016 through 2024, and to project the assumed production from 2025 through
3665 2044.^{987,988} The analysis uses income-restricted housing production data to calculate the gap for
3666 households with incomes at or below 80 percent area median income and permit data for
3667 housing allocated to households with incomes above 80 percent area median income.
3668

3669 The analysis makes the following assumptions to calculate the housing gap:

- 3670 • housing production from 2025 through 2044 will continue at the same rate as in 2016
3671 through 2024;
- 3672 • market-rate single detached homes will serve households with incomes at or above 120
3673 percent area median income;
- 3674 • market-rate multifamily, accessory dwelling units (ADUs), and mobile homes will serve
3675 households with incomes between 80 and 100 percent area median income; and
3676 • no cities will annex portions of the unincorporated areas through 2044.

3677 The gap value is calculated by crediting two-thirds of the production from 2016 through 2024
3678 and the assumed 2025 through 2044 production toward the 2019 through 2044 allocated need.
3679

3680 Table 12 shows the actual and projected housing production and the potential deficit or surplus.
3681 The analysis finds an overall gap or deficit of 357 units for households earning at or below 80
3682 percent area median income, with a significant gap for households earning less than 50 percent
3683 area median income and a significant surplus for households earning 50 to 80 percent area
3684 median income. Although King County has made significant investments in permanent
3685 supportive housing from 2016 through 2024 countywide, it did not fund a permanent supportive
3686 housing project located in unincorporated King County in that period.
3687

3688 There are multiple factors contributing to the gap in housing affordable to households earning
3689 less than 50 percent area median income. The largest single source of funding for affordable
3690 housing, four percent Low-Income Housing Tax Credits, typically create units affordable to
3691 households earning at or below 60 percent area median income. Inclusionary housing and other
3692 land-based regulatory policies also typically produce units above 50 percent area median
3693 income.
3694

3695 The total amount of housing constructed through 2044 in unincorporated King County,
3696 regardless of income level, is projected to be more than double the total net new need.⁹⁸⁹
3697 Construction of housing for households with incomes above 80 percent area median income
3698 during the previous 2016 to 2024 planning period exceeded the net new units needed by

⁹⁸⁷ PSRC Residential Building Permit Survey, 2000 to 2020.

⁹⁸⁸ King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

⁹⁸⁹ Original King County Staff Analysis. (2023). Puget Sound Regional Council Net Units Built in Unincorporated King County from 2010-2020. King County Housing Finance Program. King County Income-Restricted Housing Database.

3699 2044.⁹⁹⁰ This indicates that housing developers have identified demand or opportunities beyond
3700 the goals of state and local planning. However, this analysis projects that the majority of market
3701 rate construction in unincorporated King County will be single detached housing, which is not
3702 affordable for most King County residents. These estimates may be skewed by two major
3703 projects completed during the 2016 through 2024 planning period: Greenbridge in White Center
3704 and Redmond Ridge. Similar projects may be unlikely from 2025 through 2044, which would
3705 mean the calculation for housing units affordable to households with incomes above 120
3706 percent area median income is an overestimate of production.
3707

⁹⁹⁰ Original King County Staff Analysis. (2023). Puget Sound Regional Council Net Units Built in unincorporated King County from 2010-2020. King County Housing Finance Program. King County Income-Restricted Housing Database.

3708 Table 12: Unincorporated King County Housing Production Gap Analysis

Income Level	Area Median Income	Net New Units Needed	Market Rate Housing Production	Assumed Market Rate Housing Production	Housing Finance Program Production	Assumed Housing Finance Program Production	Inclusionary Housing Production	Assumed Inclusionary Housing Production	Other Land-Based Unit Production	Assumed Other Land-Based Unit Production	LIHTC Projects without County funding	Assumed LIHTC Projects without County funding	Surplus /Deficit
		2019-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	
Extremely low	0-30% (PSH)	608	0	0	0	0	0	0	0	0	0	0	-608
	0-30% (non-PSH)	1,157	0	0	60	133	0	0	0	0	0	0	-984
Very low	>30-50%	571	0	0	40	89	18	40	0	0	0	0	-403
Low	>50-80%	292	0	0	30	67	0	0	16	36	622	1,382	1,638
Moderate	>80-100%	366	206	457	0	0	0	0	0	0	0	0	228
	>100-120%	415	0	0	0	0	0	0	0	0	0	0	-415
Above Moderate	>120%	2,003	2,794	6,210	0	0	0	0	0	0	0	0	6,113
Total		5,412	3,000	6,667	130	289	18	40	16	36	622	1,382	5,525

3709

3710 **Emergency Housing Production Gap Analysis**

3711
3712 Table 13 shows the gap analysis for emergency housing production in unincorporated King
3713 County. The emergency housing production analysis makes the same assumptions as the
3714 housing production gap analysis above as well as the assumption that the emergency housing
3715 that opened since 2016 will remain open through 2045.

3716
3717 The 2024 King County Comprehensive Plan adopted code changes to define emergency
3718 housing and to make emergency housing an allowed use in some zones. This removes a
3719 significant barrier to meeting the need for emergency housing in unincorporated King County.

3720
3721 *Table 13: Emergency Housing Production Gap Analysis*

Net New Emergency Housing Units Needed (2020-2045)	Emergency Housing Production (2016-2024)	Assumed Emergency Housing Production (2025-2045)	Surplus/ Deficit
1,005	144	320	-589

3722
3723
3724 **Affordable Housing Funding Gap Analysis**

3725 King County staff conducted a cost modeling analysis to calculate the additional funds required
3726 to meet the projected gap in production for households with incomes at or below 80 percent
3727 area median income in unincorporated King County. The analysis makes the following
3728 assumptions:

- 3729 • all net new permanent housing need at or below 80 percent area median income must
3730 be achieved through public financing of income-restricted housing;
- 3731 • the per unit cost of building new affordable units averages about the same for 0 to 30
3732 percent, 30 to 50 percent, and 50 to 80 percent and is therefore not differentiated;
- 3733 • all existing revenue sources for affordable housing are renewed and the average total
3734 number of units created at 0 to 80 percent area median income continue to be produced
3735 at the same rate;
- 3736 • the average cost per unit to build affordable housing is \$475,404 based on all projects
3737 funded by the King County Housing Finance program in 2022 and;
- 3738 • inflation will increase annually at a rate of 7.4%, based on the average annual
3739 percentage increase in the Seattle Mortenson Construction Cost Index from 2016
3740 through 2022.⁹⁹¹ Mortenson is a national construction engineering firm that calculates
3741 the index quarterly by pricing a representative non-residential construction project in
3742 Seattle and other geographies throughout the country.

3743 Based on the overall deficit of 357 housing units, this analysis identifies a need for
3744 approximately \$450,936,000 more than current funding levels to meet the housing needs of
3745 unincorporated King County households with incomes at or below 80 percent area median
3746 income over the 2025 through 2044 planning period. On an annual basis, the funding gap is

⁹⁹¹ M.A. Mortenson Company. (2023). *Seattle Construction Cost Index, Q4 2022*. [\[link\]](#)

3747 approximately \$10,524,000 beginning in 2025. Adjusting for inflation, the average annual gap is
3748 approximately \$22,547,000.

3749 This analysis does not account for operational costs to maintain the affordable housing or the
3750 potential new administrative costs for King County or other funders to disburse the additional
3751 funds. Additional staffing may be required if King County allocated additional funding to address
3752 this gap.

3753 King County may need to identify external fund sources or other partners to meet this need.
3754 Affordable housing projects typically receive local, state, federal, and philanthropic funding, tax
3755 credits, and, sometimes, private debt. The King County Housing Finance program typically
3756 provides about five percent of the total development costs for affordable housing projects it
3757 funds. However, this share has been much higher for projects in unincorporated King County as
3758 there is no other local government funding partner.

3759
3760 King County and other funders would need to prioritize affordable housing projects that serve
3761 lower incomes to meet unincorporated King County’s housing needs. The housing production
3762 gap analysis finds an overall net new need of 357 units affordable to 0 to 80 percent area
3763 median income, but a surplus of 1,638 units affordable to 50 to 80 percent area median income
3764 and a deficit of 1,995 units affordable at or below 50 percent area median income. Additionally,
3765 funding allocated to meet this need may not meet other King County affordable housing goals,
3766 such as affordable homeownership or community-driven equitable development.
3767

3768 **IX. Making Adequate Provisions for Housing Needs of All Economic** 3769 **Segments of the Community** 3770

3771 **Section Summary**

3772 This section fulfills Revised Code of Washington 36.70A.070(2)(d) and King County CPP H-
3773 5.^{992,993}

3774
3775 Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions:
3776

- consider low-, very low-, extremely low-, and moderate-income households;
- document programs and actions needed to achieve housing availability including gaps in
3777 local funding, barriers such as development regulations, and other limitations;
- consider housing locations in relation to employment locations; and
- consider the role of accessory dwelling units in meeting housing needs.

3781 CPP H-5 requires jurisdictions to:

3782 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share*
3783 *of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for*
3784 *meeting the countywide need and eliminating racial and other disparities in access to housing*
3785 *and neighborhoods of choice.*

⁹⁹² Revised Code of Washington 36.70A.070. [\[link\]](#)

⁹⁹³ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

3786
3787 This section identifies several key barriers to development, including:
3788 • barriers and lack of clarity permitting emergency housing;
3789 • increased time and risk from applying for a Conditional Use Permit;
3790 • delays and increased costs to comply with requirements related to the State
3791 Environmental Policy Act; and
3792 • permitting timelines and staffing challenges.

3793 This section finds that King County’s zoning and land use policies will focus growth in the urban
3794 areas, which are closer to employment centers. Finally, this section identifies the previous
3795 owner-occupancy requirement as a past potential barrier to developing accessory dwelling
3796 units..

3797
3798 **Identifying Barriers to Development**
3799 Revised Code of Washington 36.70A.070(2)(d)(ii) requires jurisdictions document barriers to
3800 housing production.⁹⁹⁴ King County staff reviewed housing production trends and used guidance
3801 from the Washington State Department of Commerce to identify the following barriers to
3802 housing production.

3803
3804 *Emergency Housing*

3805 Staff identified a gap and barrier in King County’s code in allowing for and regulating emergency
3806 housing. Emergency housing can take multiple forms, including:
3807 • converted existing residential units, hotels and motels, and supportive senior housing;
3808 • congregate shelter in residential or commercial buildings;
3809 • tiny house villages;
3810 • tent cities or encampments; and
3811 • safe parking lots.

3812 The emergency housing projects opened in unincorporated King County since 2016 were
3813 opened using temporary use permits. King County is unlikely to meet the identified need of
3814 1,034 beds by 2044 if each project is permitted on a temporary basis.

3815
3816 Some of the housing types above could be permitted as dormitories,⁹⁹⁵ community residential
3817 facilities,⁹⁹⁶ or simply residential. Some emergency housing types, such as tiny house villages,
3818 are designed to be temporary shelters and do not meet the County’s building code for
3819 permanent structures. Community residential facilities and dormitories have a minimum of one
3820 parking space per two bedrooms, which is a significant barrier to development for emergency
3821 shelters and likely unnecessary as people in need of an emergency shelter are much less likely
3822 to own a car.

3823
3824 the 2024 King County Comprehensive Plan adopted code changes to reduce regulatory barriers
3825 to developing emergency housing in unincorporated King County and create additional zoning
3826 capacity to address the deficit in needed beds. The zoning change will explicitly allow shelters in
3827 the R1-R48, Commercial Business, Residential Business, and Office zones.

⁹⁹⁴ Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft*. [\[link\]](#)

⁹⁹⁵ Defined in King County Code 21A.06.330

⁹⁹⁶ Defined in King County Code 21A.06.220.

3828

3829 *Environmental Constraints*

3830 There are multiple factors that limit development such as:

- 3831 • steep slopes;
- 3832 • shoreline, streams, rivers, wetland, and floodplains;
- 3833 • seismic and erosion hazard areas; and
- 3834 • toxic/environmental contamination.

3835 While regulations that limit development in these areas pose a barrier to developing housing,
3836 they meet life safety and environmental goals of King County. This assessment therefore does
3837 not recommend changes to the King County Code to address this barrier.

3838

3839 *Conditional Use Permits*

3840 The 2024 King County Comprehensive Plan adopted code changes eliminating an entitlement
3841 process for most multifamily projects, including middle housing and townhomes in low and
3842 medium zoning classifications when the proposed project exceeds base density for the zone.
3843 This will eliminate the requirement to go through a conditional use permit process, reducing
3844 zoning barriers to development.

3845

3846 In addition to the general requirements for a conditional use permit, the residential land use
3847 code also includes specific development conditions depending on the land use type and the
3848 zone.

3849 *Conditional use permits provide flexibility in the code. t. Many of the affordable housing projects*
3850 *constructed in unincorporated King County since 2016 required a conditional use permit. State*
3851 *Environmental Policy Act Process*

3852 The Washington State Environmental Policy Act (SEPA) process identifies and analyzes
3853 environmental impacts associated with governmental decisions.⁹⁹⁷ Projects undergoing the
3854 SEPA process are required to hold a public notice and comment period, and anyone may
3855 submit an appeal to a SEPA decision.⁹⁹⁸ The SEPA process can cause significant delays and
3856 increased cost for housing projects.⁹⁹⁹ Washington State law recently changed to increase the
3857 maximum allowed exemptions for housing projects under a certain size threshold, reducing a
3858 barrier to housing construction. However, the King County Code has not been updated to utilize
3859 this option, as the County's regulations do not meet the state requirements to do so.

3860

3861 *Permitting Timelines and Staffing Challenges*

3862 Affordable housing developers have shared concerns about significant delays during the
3863 permitting process. Delays in the permitting process can have major impacts on the cost of a
3864 project, as developers have holding costs and prices generally increase over time.¹⁰⁰⁰ About 75
3865 percent of the King County Department of Local Services - Permitting Division's operating
3866 budget is supported by fees charged to permit applicants, and 17 positions were cut after

⁹⁹⁷ Washington State Department of Ecology. *State Environmental Policy Act (SEPA)*. [\[link\]](#)

⁹⁹⁸ King County Permitting Division. *SEPA process*. [\[link\]](#)

⁹⁹⁹ Sightline Institute. *Washington's State Environmental Policy Act Has Become a Bane to Sustainable Urban Development*. [\[link\]](#)

¹⁰⁰⁰ Building Industry Association of Washington. (2022, November). *Cost of Permitting Delays*. [\[link\]](#)

3867 construction slowed at the beginning of the pandemic.¹⁰⁰¹ This has impacted the Permitting
3868 Division’s ability to review and respond to permit applications in a timely manner.

3869
3870 *Permanent Supportive Housing*

3871 The 2024 King County Comprehensive Plan adopted code defining permanent supportive
3872 housing and allowing permanent supportive housing in certain zones. This removes barriers to
3873 meeting the gap between historical production and the need for 1,005 additional units. The land
3874 capacity analysis found sufficient zoning capacity for permanent supportive housing in
3875 unincorporated King County. However, there is still a significant gap between the historical
3876 production and the target number allocated to unincorporated King County due to a lack of
3877 funding. The affordable housing funding gap section explores this issue further.

3878
3879 **Considering Employment Locations**

3880 This section considers the relationship between housing and employment locations as required
3881 by Revised Code of Washington 36.70A.070(d).¹⁰⁰² The Economic Development chapter of the
3882 Comprehensive Plan provides more analysis of the employment needs of the local workforce.

3883
3884 The largest employment centers in unincorporated King County are the two unincorporated
3885 activity centers Skyway-West Hill and North Highline. Both neighborhoods have recently
3886 completed subarea planning processes that increased residential density in and near the
3887 commercial areas.^{1003,1004} The rural towns of Fall City and Vashon are also employment
3888 locations and allow for increased residential density in and near the commercial areas.
3889 Residential is not allowed in industrial zones to limit potential exposure to toxic or unhealthy
3890 activities.¹⁰⁰⁵

3891
3892 At a regional scale, King County is focusing growth in the urban areas.¹⁰⁰⁶ The urban areas are
3893 closer to the major employment centers of the Eastside and City of Seattle.

3894
3895 **The Role of ADUs in Meeting Housing Need**

3896 Revised Code of Washington 36.70A.070(2)(d)(iv) requires jurisdictions consider the role of
3897 ADUs in meeting projected housing needs.¹⁰⁰⁷ This section describes the role of ADUs in
3898 meeting housing needs, past regulations for ADUs, and actions King County took to reduce
3899 barriers to production.

3900
3901 The revised Code of Washington 36.70A.696 defines ADUs as “dwelling units located on the
3902 same lot as a single detached housing unit, duplex, triplex, townhome, or other housing unit.”
3903 Property owners can construct an ADU within or detached from the primary dwelling unit.¹⁰⁰⁸
3904 ADUs can increase access to traditionally single-family neighborhoods by providing smaller,

¹⁰⁰¹ King County Office of Performance, Strategy, and Budget. *2023-2024 Proposed Budget Book, Department of Local Services.* [\[link\]](#)

¹⁰⁰² Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft.* [\[link\]](#)

¹⁰⁰³ King County Department of Local Services. (2022). *North Highline Subarea Plan.* [\[link\]](#)

¹⁰⁰⁴ King County Department of Local Services. (2022). *Skyway/West Hill Subarea Plan.* [\[link\]](#)

¹⁰⁰⁵ King County Code 21A.08.030. *Residential land uses.* [\[link\]](#)

¹⁰⁰⁶ Puget Sound Regional Council. *Vision 2050.* [\[link\]](#)

¹⁰⁰⁷ Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft.* [\[link\]](#)

¹⁰⁰⁸ Municipal Research Services Center. (2023, January). *Accessory Dwelling Units.* [\[link\]](#)

3905 more affordable units.¹⁰⁰⁹ ADUs can also facilitate multi-generational living arrangements and
3906 allow seniors to age in place by moving into an ADU and renting the primary dwelling unit.¹⁰¹⁰
3907

3908 King County permitted about 160 ADUs data during the previous planning period of 2016
3909 through 2024. ADUs are projected to help meet unincorporated King County’s overall net new
3910 units needed from 2019 through 2044.

3911 King County allows for ADUs in all rural, residential, and commercial zones. King County Code
3912 previously imposed limitations on the development of accessory dwelling units which may have
3913 caused barriers to production.

3914
3915 In the 2024 Comprehensive Plan, King County adopted code changes that reduce barriers to
3916 the production of ADUs. These changes differ between urban and rural unincorporated King
3917 County. For rural unincorporated areas, King County there will no longer be an owner
3918 occupancy requirement. For urban unincorporated areas, King County made the following code
3919 changes:

- 3920 • no owner occupancy requirement;
- 3921 • an allowance for up to two ADUs per lot;
- 3922 • no off-street parking requirement;
- 3923 • allowance to convert legal nonconforming structures to be converted into accessory
3924 dwelling units; and
- 3925 • not regulating entry door locations.

3926
3927 The City of Seattle eliminated the owner-occupancy requirement in 2019, among other reforms,
3928 and established pre-approved plans.¹⁰¹¹ ADU construction in Seattle increased by over 250
3929 percent from 2019 to 2022.^{1012,1013} Although there are many factors influencing the rate of
3930 construction of ADUs in the City of Seattle, the timing of the change in regulation and
3931 subsequent development indicates the owner-occupancy requirement was a factor.
3932
3933

¹⁰⁰⁹ Enterprise Community Partners. (2020, September). *New Reflections on Affordable Housing Design, Policy and Production: Overcoming Barriers to Bringing Accessory Dwelling Unit Development to Scale*. [\[link\]](#)

¹⁰¹⁰ Enterprise Community Partners. (2020, September). *New Reflections on Affordable Housing Design, Policy and Production: Overcoming Barriers to Bringing Accessory Dwelling Unit Development to Scale*. [\[link\]](#)

¹⁰¹¹ Seattle Department of Construction & Inspections. *Accessory Dwelling Unit*. [\[link\]](#)

¹⁰¹² City of Seattle Ordinance 125854. (2019). [\[link\]](#)

¹⁰¹³ Seattle Department of Construction & Inspections Community Engagement. (2019, October 31). *Owner Occupancy Covenant No Longer Required for Accessory Dwelling Units*. Building Connections. [\[link\]](#)

3934 **X. Existing Strategies Summary**
3935

3936 **Section Summary**

3937 This section fulfills King County CPP H-4k.¹⁰¹⁴
3938

3939 CPP H-4k requires jurisdictions:

3940 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*
3941 *of all segments of the population and summarize the findings in the housing element. The*
3942 *inventory and analysis shall include:*

3943 k) *Summary of existing and proposed partnerships and strategies, including dedicated*
3944 *resources, for meeting countywide housing need, particularly for populations disparately*
3945 *impacted.*

3946
3947 This section outlines the funding, programs, policies and regulations, and partnerships that seek
3948 to address the affordable housing and homelessness needs in King County. The elements
3949 described often overlap the different categories as some fund sources are dedicated to a single
3950 program and programs are often required to implement policies and partnerships.
3951

3952 **Funding**

3953 King County receives federal and state funding that can be used to meet different housing
3954 needs, including providing capital for development, acquisition, and rehabilitation of housing.
3955 Most housing projects are funded by a mix of funds from government programs and
3956 philanthropic organizations, tax credits, private debt, and rent from residents. Most housing
3957 sources of funds serve households at or below 50 percent area median income. Federal funds
3958 serve up to 60 percent area median income for rental and 80 –percent area median income for
3959 homeownership. Homeownership projects generally serve households with incomes between
3960 50 percent area median income to 80 percent area median income. Most of the local funds for
3961 permanent supportive housing and other supportive services come from sales and property
3962 taxes.

3963
3964 *King County Housing Funding Allocated to Unincorporated King County*

3965 King County serves as the local government for unincorporated areas. However, King County
3966 also serves as a regional funder of affordable housing and most King County programs serve
3967 the whole county. Historically, King County has not made significant investments in affordable
3968 housing for unincorporated King County.

3969
3970 In 2019, King County created the Department of Local Services (DLS) to serve the unique and
3971 diverse needs of unincorporated King County.¹⁰¹⁵ In 2021, DLS launched a participatory
3972 budgeting process for \$11.3 million for unincorporated King County, as authorized by the 2021-

¹⁰¹⁴ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

¹⁰¹⁵ King County Department of Local Services. (2019, January 4). *Department of Local Services begins operations.* [\[link\]](#)

3973 2022 King County Biennial Budget.¹⁰¹⁶ This process allocated funds to several projects and
3974 programs, including \$100,000 for a home repair fund in East Renton, \$250,000 for down
3975 payment assistance in Skyway, and \$750,000 for the White Center Community HUB Project.¹⁰¹⁷
3976
3977 King County allocated \$5 million in the 2021-2022 King County Biennial Budget to affordable
3978 housing in Skyway-West Hill.¹⁰¹⁸ Through this funding, Homestead Community Land Trust in
3979 partnership with Skyway Coalition was awarded \$2.5 million to develop up to 53 permanently
3980 affordable homeownership units for households at 50 to 80 percent area median income.¹⁰¹⁹
3981 King County awarded the Low-Income Housing Institute in partnership with Childhaven \$2.5
3982 million to develop up to 43 affordable rental units for households at 30 to 50 percent area
3983 median income.¹⁰²⁰ This award consisted of funding from the Short-Term Lodging Tax and HB
3984 1406 tax. In 2021, the Low-Income Housing Institute opened the Progressive Skyway Tiny
3985 House Village on a local church's property with funding from the County.¹⁰²¹
3986
3987 The White Center Community HUB project is a community-driven affordable housing and
3988 community center project on County-owned property.¹⁰²² The project is led by the White Center
3989 Community Development Association, Community Roots Housing, Southwest Youth and Family
3990 Services, and HealthPoint. In 2021, the King County Housing Finance Program awarded the
3991 project \$3.25 million.¹⁰²³ The second omnibus supplemental budget for the 2021-2022 biennium
3992 also included a Climate Equity bond, which awarded \$5 million to the White Center Community
3993 HUB project.¹⁰²⁴ In 2022, the King County Council approved the disposition of the County-
3994 owned property to the White Center HUB partners for transaction costs only.¹⁰²⁵
3995
3996 Island Center Homes is an affordable housing project by Vashon HouseHold that will serve 40
3997 individuals on Vashon Island.¹⁰²⁶ The project was selected as part of the 2016 King County
3998 Comprehensive Plan's Alternative Housing Demonstration Project.¹⁰²⁷ In 2018, the King County
3999 Housing Finance Program awarded the project \$3.1 million.¹⁰²⁸
4000

¹⁰¹⁶ King County Department of Local Services. (2022, January 6). *Participatory Budgeting in Unincorporated King County*. [\[link\]](#)

¹⁰¹⁷ King County Executive. (2022, August) *45 projects selected for initial King County participatory budgeting awards*. [\[link\]](#)

¹⁰¹⁸ King County Department of Community and Human Services. (2022, March 24). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. [\[link\]](#)

¹⁰¹⁹ King County Department of Community and Human Services. (2022, March 24). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. [\[link\]](#)

¹⁰²⁰ King County Department of Community and Human Services. (2022, March 24). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. [\[link\]](#)

¹⁰²¹ Turnbull, E. (2021). Tiny House Village to Open in Skyway. *South Seattle Emerald*. [\[link\]](#)

¹⁰²² White Center Community Development Association. White Center HUB. [\[link\]](#)

¹⁰²³ King County Department of Community and Human Services. *Housing Finance Program 2021 Funding Round Awards*. [\[link\]](#)

¹⁰²⁴ King County Ordinance 19364. (2021).

¹⁰²⁵ King County Ordinance 19419. (2022). [\[link\]](#)

¹⁰²⁶ Vashon HouseHold. *Island Center Homes*. [\[link\]](#)

¹⁰²⁷ King County Ordinance 19119. (2020). [\[link\]](#)

¹⁰²⁸ King County Department of Community and Human Services. *Housing Finance Program 2018 Funding Round Awards*. [\[link\]](#)

4001 **Local Funds**

4002 King County has several revenue sources that fund housing efforts throughout the county. Local
4003 governments can only impose taxes and levies as authorized by the state.¹⁰²⁹ Generally,
4004 counties in Washington do not have as many revenue options as cities.¹⁰³⁰ Some revenue
4005 sources require voter approval. The revenue sources listed in this section can fund projects
4006 throughout King County, including, but not limited to, unincorporated King County.¹⁰³¹

4007
4008 *Best Starts for Kids Levy*

4009 The Best Starts for Kids Levy (BSK) was approved by King County voters in 2015, raising over
4010 \$400 million over six years.¹⁰³² BSK was renewed in 2021 and will raise an estimated \$800
4011 million through 2027.¹⁰³³ BSK funds support programs for pregnant people and childhood and
4012 youth development, including childhood and family homelessness prevention.¹⁰³⁴ King County
4013 estimates approximately \$30 million will be invested in youth and family homelessness
4014 prevention from 2022 to 2027 helping almost 2,000 families annually.¹⁰³⁵ When BSK revenues
4015 exceed \$822 million, approximately \$50 million in BSK funding can support building repairs,
4016 renovations, new construction and expansion to improved access to high quality programs for
4017 low-income families and children as well as Black, Indigenous, and People of Color
4018 residents.¹⁰³⁶ This capital funding can support a variety of projects including housing.¹⁰³⁷

4019
4020 *Document Recording Fees*

4021 Document recording fees are one-time fees that are assessed when certain documents are filed
4022 with county auditors. Washington had several document recording fees that fund different
4023 housing and homelessness programs as well as the administrative costs incurred to manage
4024 these programs. In 2023, the Washington State Legislature passed SB 5386, combining the

- 4025
- 4026 • \$100 recorded document surcharge;
 - 4027 • \$13 Affordable Housing for all surcharge;
 - 4028 • \$62 Local Homelessness Housing and Assistance surcharge; and

4029 Into one \$183 surcharge related to affordable housing and homeless services. Thirty one
4030 percent of the revenue raised from this fee is distributed to the county.¹⁰³⁸ One percent of the
4031 fee is retained by the county auditor for administrative purposes, and the remaining 30 percent
4032 may be used as follows:

- 4033
- Up to 10 percent for administration and distribution of funds by the county

¹⁰²⁹ Municipal Research and Services Center of Washington. (2022, December). *Revenue Guide for Washington Counties*. [\[link\]](#)

¹⁰³⁰ King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

¹⁰³¹ Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure*. [\[link\]](#)

¹⁰³² King County Department of Community and Human Services. (2022). *Best Starts 2.0 One Pager*. [\[link\]](#)

¹⁰³³ King County Department of Community and Human Services. (2022). *Best Starts 2.0 One Pager*. [\[link\]](#)

¹⁰³⁴ King County Department of Community and Human Services. (2022, May 23). *Best Starts for Kids Indicators*. [\[link\]](#)

¹⁰³⁵ King County Department of Community and Human Services. (2021, October 31). *Best Starts for Kids Implementation Plan: 2022-2027*. [\[link\]](#)

¹⁰³⁶ King County Department of Community and Human Services. (2021, October 31). *Best Starts for Kids Implementation Plan: 2022-2027*. [\[link\]](#)

¹⁰³⁷ King County Ordinance 19267. (2021). [\[link\]](#)

¹⁰³⁸ King County Department of Community and Human Services. King County Regional Affordable Housing Program Administrative Guidelines. [\[link\]](#)

- 4034 • At least 75 percent to accomplish the purposes of its local homeless housing plan under
4035 the Homelessness Housing and Assistance act; and
- 4036 • At least 15 percent for:
 - 4037 ○ Acquisition, construction, or rehabilitation of housing projects or units within
 - 4038 housing projects that are affordable to very low-income households;
 - 4039 ○ Supporting building operation and maintenance costs of housing projects or units
 - 4040 eligible to receive housing trust funds, that are affordable to very low-income
 - 4041 households, and that require a supplement to rent income to cover ongoing
 - 4042 operating expenses;
 - 4043 ○ Rental assistance vouchers for housing units that are affordable to very low-
 - 4044 income households;
 - 4045 ○ Operating costs for emergency shelters and licensed overnight youth shelters.¹⁰³⁹

4046
4047 King County manages this revenue with its cities through the Regional Affordable Housing
4048 Program (RAHP) Interlocal Agreement.¹⁰⁴⁰ For the purposes of this program, King County is
4049 divided into three subregions. Approximately 35.8 percent, 31.9 percent, and 32.2 percent are
4050 allocated to the City of Seattle, the South Subregion, and the North/East Subregion,
4051 respectively. This document recording fee raises approximately \$2,500,000 annually.
4052 Approximately \$700,000 is reserved for shelter operations and the balance for capital housing.

4053 *Health Through Housing*

4054
4055 In 2020, Washington authorized counties to implement a 0.1 percent sales tax and use the tax
4056 for affordable housing through councilmanic action rather than submitting a proposal to voters
4057 for approval.¹⁰⁴¹ King County adopted this sales tax in October 2020.¹⁰⁴² The COVID-19
4058 pandemic shaped the Health Through Housing (HTH) initiative.¹⁰⁴³ The pandemic forced King
4059 County to swiftly move people from congregate settings to individual rooms to reduce the
4060 spread of the virus. King County incorporated this lesson by using the HTH funds to invest in
4061 single-room settings.¹⁰⁴⁴

4062
4063 The pandemic also incentivized property owners to sell hotels and apartment buildings.¹⁰⁴⁵ King
4064 County began purchasing hotels and apartment buildings to develop the HTH property portfolio.
4065 King County has partnered with local jurisdictions to convert these properties, and continues to
4066 buy new properties, to operate emergency housing and permanent supportive housing units for

¹⁰³⁹ 2023 Washington State Senate Bill 5386. [\[link\]](#)

¹⁰⁴⁰ King County Ordinance 17845. (2014). [\[link\]](#)

¹⁰⁴¹ Washington State Legislature. (2022). House Bill 1590. [\[link\]](#)

¹⁰⁴² King County Code Chapter 4A.503. [\[link\]](#)

¹⁰⁴³ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁴⁴ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁴⁵ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

4067 people experiencing chronic homelessness.¹⁰⁴⁶ King County also used several of these
4068 properties to house refugees.¹⁰⁴⁷

4069
4070 The HTH initiative’s paramount goal is to create and support the operation of 1,600 emergency
4071 housing and permanent supportive housing units.¹⁰⁴⁸ The initiative will also invest in a mobile
4072 behavioral health intervention program and help residents enroll in and access health care
4073 services.¹⁰⁴⁹ The HTH initiative aims to annually reduce racial and ethnic disproportionality
4074 among individuals experiencing homelessness.¹⁰⁵⁰ The initiative intends to increase the number
4075 of organizations operating this housing that specialize in serving communities overrepresented
4076 among the region’s chronically homeless population.¹⁰⁵¹ As of November 2022, the HTH
4077 initiative has purchased ten properties throughout the county.¹⁰⁵² These properties are in
4078 Auburn, Federal Way, Kirkland, Redmond, Renton, and Seattle.¹⁰⁵³ King County will perform an
4079 in-depth evaluation of the HTH initiative by the end of 2026.

4080
4081 *House Bill 1406 Sales Tax*

4082 House Bill 1406 allows participating Washington cities and counties to fund affordable or
4083 supportive housing using a local state-shared sales tax.¹⁰⁵⁴ The allowed use of the funds
4084 depends on the local population. All participating jurisdictions may use the funds to acquire,
4085 construct, or rehabilitate existing affordable housing and cover operating and maintenance costs
4086 of new eligible housing units. Counties with populations under 400,000 and cities with
4087 populations under 100,000 may additionally use the funding to provide rental assistance to
4088 eligible tenants. Renters eligible for assistance must earn at or below 60 percent area median
4089 income in the jurisdiction imposing the tax. Jurisdictions can determine how the funds are used
4090 based on local housing needs.¹⁰⁵⁵ There is no additional cost to consumers in participating
4091 jurisdictions, as counties, cities, and towns that enacted the ordinance receive a credit against
4092 the 6.5 percent state sales tax.¹⁰⁵⁶ King County authorized this tax in August 2019.¹⁰⁵⁷

4093
4094 *Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax*

4095 The Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax levies a
4096 countywide 0.1 percent sales tax to fund high-quality programs and services to address mental
4097 health, substance use, and other behavioral health conditions for King County residents.¹⁰⁵⁸ The

¹⁰⁴⁶ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁴⁷ King County Executive. (2022, December 8). *King County celebrates refugee resettlement efforts helping nearly 800 refugees in the region*. [\[link\]](#)

¹⁰⁴⁸ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁴⁹ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁵⁰ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁵¹ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

¹⁰⁵² King County Department of Community and Human Services. (2021, October 5). *Health through Housing*. [\[link\]](#)

¹⁰⁵³ King County Department of Community and Human Services. (2021, October 5). *Health through Housing*. [\[link\]](#)

¹⁰⁵⁴ Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

¹⁰⁵⁵ Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

¹⁰⁵⁶ Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

¹⁰⁵⁷ King County Ordinance 18973. (2019). [\[link\]](#)

¹⁰⁵⁸ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2021, June 3). *MIDD Behavioral Health Sales Tax Fund*. [\[link\]](#)

4098 funds raised by this tax are invested in many different programs, including homelessness
4099 response and housing stability programs. The sales tax generates approximately \$136 million
4100 per two-year biennium.¹⁰⁵⁹ The economic downturn in 2020 caused by the pandemic created
4101 short-term reductions in MIDD, but these reductions reversed in 2022.¹⁰⁶⁰
4102

4103 The Housing Supportive Services program combines funding and resources with other
4104 government agencies to serve adults experiencing chronic homelessness who have difficulty
4105 maintaining housing.¹⁰⁶¹ The program served 793 people in 2021 and nearly all (91 percent)
4106 program participants experienced fewer episodes of crisis.¹⁰⁶² Program participants had fewer
4107 emergency department admissions, jail bookings, and psychiatric inpatient hospitalizations.¹⁰⁶³
4108 In 2021, King County awarded MIDD funds to two permanent supportive housing projects in
4109 Bellevue and Burien.¹⁰⁶⁴ In Seattle, 44 permanent supportive housing units funded by MIDD
4110 completed construction and opened in 2021.¹⁰⁶⁵ Approximately \$300,000 of MIDD revenue
4111 funded housing vouchers and case management for Adult Drug Court participants to help these
4112 individuals achieve long-term housing stability.¹⁰⁶⁶ Approximately \$616,000 of MIDD revenues
4113 funded rapid rehousing vouchers for people in early recovery who are either experiencing
4114 homelessness or at risk of becoming homeless.¹⁰⁶⁷
4115

4116 *Regional Equitable Development Initiative*

4117 The Regional Equitable Development Initiative (REDI) Fund is a revolving loan program
4118 administered by Enterprise Community Partners and funded via a partnership of public agencies
4119 and private funders.¹⁰⁶⁸ King County, the City of Seattle, Washington State, and A Regional
4120 Coalition for Housing (ARCH) partnered with four private funders to create a \$21 million
4121 revolving acquisition loan fund to develop and preserve affordable, transit-centered
4122 communities.¹⁰⁶⁹ The fund provides low-cost financing to developers to purchase existing
4123 property or develop new housing near high-capacity transit centers in King, Pierce, and
4124 Snohomish County.¹⁰⁷⁰ The REDI fund can finance mixed-use projects and multifamily
4125 affordable rental and homeownership housing and prioritizes financing projects that serve low-

¹⁰⁵⁹ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2021, June 3). *MIDD Behavioral Health Sales Tax Fund*. [\[link\]](#)

¹⁰⁶⁰ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶¹ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶² King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶³ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶⁴ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶⁵ King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

¹⁰⁶⁶ Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

¹⁰⁶⁷ Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

¹⁰⁶⁸ King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

¹⁰⁶⁹ King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

¹⁰⁷⁰ Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

4126 income households.¹⁰⁷¹ At the fund level, 25 percent of units built on properties acquired with
4127 REDI funding must be affordable to households earning at or below 50 percent area median
4128 income.¹⁰⁷²

4129
4130 *Lodging Taxes*

4131 The Lodging Tax, sometimes referred to as the “hotel/motel tax,” was created by the
4132 Washington Legislature in 1967 to fund the development of tourism activities.¹⁰⁷³ Participating
4133 jurisdictions charge a two percent tax on the sales related to short-term lodgings or stays less
4134 than 30 consecutive days. Some types of short-term, or transient, lodgings include camping
4135 sites, recreational vehicle parks, time shares and condominium, and hotel and motel rooms.

4136
4137 State law regulates the allowable uses for the lodging tax.¹⁰⁷⁴ At least 37.5 percent of the
4138 lodging tax must fund affordable workforce housing and services for homeless youth. At least
4139 37.5 percent must also fund art, cultural and heritage facilities and performing arts. The
4140 remainder of the funds, 25 percent or less of the revenue, can be used towards tourism
4141 promotion, including sports stadiums and events.¹⁰⁷⁵ In 2016, King County committed \$87
4142 million in bonds to fund approximately 1,700 preserved and new affordable units. In 2021, King
4143 County issued \$300 million in bonds for transit-oriented development.¹⁰⁷⁶ Bonds are one-time,
4144 not annual or ongoing, funds. The funds must serve households earning between zero and 80
4145 percent area median income. Projects must be located within half of a mile of a high-capacity
4146 transit station to be eligible for funding. Additionally, transit-oriented development rental projects
4147 must prioritize 10 percent of housing units for tenants referred by King County or an approved
4148 agency.¹⁰⁷⁷ These bonds will be paid off by future lodging tax revenue. The lodging tax is
4149 estimated to generate \$559 million for housing in King County between 2021 to 2045.¹⁰⁷⁸

4150
4151 *Veterans, Seniors, and Human Services Levy*

4152 The Veterans, Seniors and Human Services Levy (VSHSL) supports veterans and older adults,
4153 and their caregivers and families, and other vulnerable populations in areas such as
4154 employment, housing, and health.¹⁰⁷⁹ VSHSL was first passed by voters in 2005 and was most
4155 recently renewed for the fourth time in 2023.¹⁰⁸⁰ VSHSL housing stability funding invests in eight
4156 strategies to meet the housing needs of VSHSL populations. In 2022, VSHSL contracted \$20.3
4157 million out to community organizations for housing stability programs, including:¹⁰⁸¹

- 4158 • opening two affordable housing projects for VSHSL populations totaling 332 units;

¹⁰⁷¹ Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

¹⁰⁷² Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

¹⁰⁷³ King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

¹⁰⁷⁴ King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

¹⁰⁷⁵ King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

¹⁰⁷⁶ King County Ordinance 19279. (2021). [\[link\]](#)

¹⁰⁷⁷ King County Department of Community and Human Services. *Transit-Oriented Bond Allocation Plan*. [\[link\]](#)

¹⁰⁷⁸ King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

¹⁰⁷⁹ King County Department of Community and Human Services. (2022, November 30). *Veterans, Seniors and Human Services Levy*. King County Cultivating Connections. [\[link\]](#)

¹⁰⁸⁰ King County Department of Community and Human Services. (2023, August 4). *What's next: The Veterans, Seniors and Human Services Levy approved by voters*. King County Cultivating Connections. [\[link\]](#)

¹⁰⁸¹ King County Department of Community and Human Services. (2023). *VSHSL Impact in 2022*. [\[link\]](#)

- 4159 • awarding funding to seven affordable housing projects for VSHSL populations totaling
4160 155 units;
- 4161 • serving thousands of individuals in permanent housing units and navigation centers;
- 4162 • providing thousands of households housing counseling, foreclosure prevention, and
4163 alternative dispute resolution services;
- 4164 • funding attorneys to represent over a thousand tenants to prevent eviction; and
- 4165 • performing similar housing stability work.

4166

4167 **State Funds**

4168 The Washington State Department of Commerce grants funds for housing and homelessness
4169 services and is a key partner for funding affordable housing in King County. Most funds are
4170 awarded to projects that King County may fund and not provided directly to King County. The
4171 following funds are awarded directly to King County.

4172

4173 *Housing and Essential Needs*

4174 The Washington State Department of Social and Human Services provides funding for the
4175 Housing and Essential Needs program to King County, which is administered by Catholic
4176 Community Services of Washington in King County.¹⁰⁸² The program serves individuals who are
4177 unable to work for at least 90 days due to a physical and/or mental incapacity and have zero
4178 income. Clients receive an ORCA transportation pass, a monthly bag of hygiene and cleaning
4179 supplies, and rental and utility assistance, including back pay assistance and one-time move-in
4180 assistance.

4181

4182 *Consolidated Homeless Grant*

4183 The Washington State Department of Commerce provides Consolidated Homeless Grant
4184 funding to King County. The grant combines state grant opportunities to provide resources to
4185 fund homeless crisis response systems to support communities in ending homelessness.¹⁰⁸³
4186 Eligible uses include emergency shelter, transitional housing, rapid re-housing, permanent
4187 supportive housing, and prevention for households at imminent risk of homelessness.¹⁰⁸⁴

4188

4189 *Emergency Shelter Program Grant*

4190 The Washington State Department of Commerce provides Shelter Program Grant funding to
4191 King County. The grant seeks to fund equitable and creative approaches to develop or expand
4192 shelter programs and to quickly exit people from homelessness and into permanent housing
4193 and positive destinations.¹⁰⁸⁵

4194

4195 **Federal Funds**

4196 The King County Department of Community and Human Services (DCHS) administers federal
4197 funds distributed from the U.S. Department of Housing and Urban Development (HUD) on
4198 behalf of the County and most cities within King County through consortia of jurisdictions. The

¹⁰⁸² Catholic Community Services and Catholic Housing Services of Western Washington. *Housing and Essential Needs*. [\[link\]](#)

¹⁰⁸³ Washington State Department of Commerce. *Consolidated Homeless Grant*. [\[link\]](#)

¹⁰⁸⁴ King County Department of Community and Human Services. *Consolidated Homeless Grant Guidelines*. [\[link\]](#)

¹⁰⁸⁵ Washington State Department of Commerce. *Shelter Program Grant*. [\[link\]](#)

4199 City of Seattle manages their own federal funds. Some larger cities partner with King County for
4200 only one type of federal funding.¹⁰⁸⁶

4201

4202 *Community Development Block Grant*

4203 HUD provides annual grants to states, cities, and counties through the Community Development
4204 Block Grants (CDBG) Program to create thriving urban communities.¹⁰⁸⁷ Grants can support
4205 jurisdictions in developing economic opportunities for low- and moderate-income residents and
4206 must meet one of the following requirements:

- 4207 • benefit people with low- or moderate-incomes;
- 4208 • prevent or eliminate slums or blight; or
- 4209 • address urgent needs that threaten community health and welfare which cannot be
4210 resolved by other available funding.¹⁰⁸⁸

4211 Grantees must also develop a detailed community engagement plan.¹⁰⁸⁹ In King County, a wide
4212 range of projects that benefit low- and moderate-income residents are funded through CDBGs,
4213 such as community facilities and home repairs.¹⁰⁹⁰ Public housing authorities, nonprofit
4214 organizations, and local governments may apply for CDBG non-housing capital funds.¹⁰⁹¹ In
4215 2021, the King County CDBG Consortium awarded \$1.7 million in CDBG funds to 100 projects
4216 throughout King County, including shelter capital improvements, sidewalk improvements, and
4217 home repairs. Annual funding is about \$5 million.¹⁰⁹²

4218

4219 *Home Investment Partnerships*

4220 The HOME Investment Partnerships Program (HOME) is a federal program run by HUD. HOME
4221 provides annual grants to state and local governments for a variety of housing activities, such as
4222 developing, buying, and rehabilitating affordable housing for low-income households or
4223 providing rental assistance.¹⁰⁹³ The program assists homeowners earning below 80 percent
4224 area median income and typically funds rental units for households earning less than 60 percent
4225 area median income.¹⁰⁹⁴ HOME income limits are set based on HUD area median income
4226 estimates.¹⁰⁹⁵ King County uses these funds to serve households with incomes at or below 60
4227 percent area median income. Up to 15 percent of funds are awarded to community housing
4228 development organizations.¹⁰⁹⁶ Annual funding to King County is about \$3 million.¹⁰⁹⁷

¹⁰⁸⁶ King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

¹⁰⁸⁷ U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

¹⁰⁸⁸ U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

¹⁰⁸⁹ U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

¹⁰⁹⁰ King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

¹⁰⁹¹ King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

¹⁰⁹² King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

¹⁰⁹³ U.S. Department of Housing and Urban Development. (2022, December 22). *HOME Investment Partnerships Program*. [\[link\]](#)

¹⁰⁹⁴ National Low Income Housing Coalition. (2022, September 13). *HOME Investment Partnerships Program*. [\[link\]](#)

¹⁰⁹⁵ U.S. Department of Housing and Urban Development. (2022). *HOME Income Limits*. [\[link\]](#)

¹⁰⁹⁶ King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

¹⁰⁹⁷ King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

4229

4230 *Emergency Solutions Grant*

4231 HUD grants funding to King County through the Emergency Solutions Grant to assist people to
4232 quickly regain stability in permanent housing after experiencing a housing crisis or
4233 homelessness.¹⁰⁹⁸ King County administers the funding for the County and most of the cities in
4234 King County through the King County Consortium.¹⁰⁹⁹ Annual funding to King County is about
4235 \$300,000.¹¹⁰⁰

4236

4237 **Programs**

4238 This section provides information regarding the programs administered by King County and
4239 other King County strategies that address homelessness and housing needs for residents.

4240

4241 *Affordable Housing on County-owned Properties*

4242 King County Code 4.56.100 regulates the disposition of surplus property and prioritizes its use
4243 for affordable housing.¹¹⁰¹ The Facilities Management Division coordinates with DCHS and
4244 landholding departments to consider each surplus property for affordable housing. King County
4245 transferred three County-owned properties at low or no cost for affordable housing since the
4246 beginning of the previous Comprehensive Plan planning period.

4247

4248 King County transferred surplus property in Bellevue to Polaris at Eastgate, LLC for affordable
4249 housing.¹¹⁰² The project includes affordable housing, permanent supportive housing, and an
4250 emergency shelter. King County also transferred land and entered into a development
4251 agreement with BRIDGE Housing Corporation and Community Roots Housing to develop a
4252 ground lease at the former Northgate Park and Pool lot in 2021.¹¹⁰³ The Northgate project will
4253 provide 232 affordable apartments at the site of the Northgate Link light rail station and include
4254 a nearly 10,000 square foot daycare on the ground floor.¹¹⁰⁴ King County entered into a
4255 purchase and sale agreement to convey surplus property to the White Center Community
4256 Development Association to construct the White Center Community HUB. The project will
4257 provide 76 units of affordable and a community center including a health clinic, educational
4258 space, and nonprofit office space.¹¹⁰⁵ In August 2023, King County released a Brooks Village
4259 Direct Negotiation Request for Proposals (RFP) to select a nonprofit developer and/or
4260 Community-Based Organization interested in developing affordable homeownership at Brooks
4261 Village, a county-owned property in Skyway.¹¹⁰⁶

4262

4263 *King County Housing Finance Program*

4264 The King County Housing Finance Program administers funds for the development and
4265 preservation of affordable housing throughout King County. The Housing Finance program

¹⁰⁹⁸ U.S. Department of Housing and Urban Development. *Emergency Solutions Grant*. [\[link\]](#)

¹⁰⁹⁹ King County Department of Community and Human Services. *King County Consortium*. [\[link\]](#)

¹¹⁰⁰ King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

¹¹⁰¹ King County Code 4.56.100. [\[link\]](#)

¹¹⁰² Ordinance 19315. [\[link\]](#)

¹¹⁰³ Ordinance 19363. [\[link\]](#)

¹¹⁰⁴ Community Roots Housing. (2022) *Northgate Affordable Housing*. [\[link\]](#)

¹¹⁰⁵ White Center Community Development Association. (2022). *Hope. Unit. Belonging*. [\[link\]](#)

¹¹⁰⁶ King County Department of Community and Human Services. (2023, August 10). Brooks Village Direct Negotiation Request for Proposals.

4266 administers an annual request for proposals for capital construction of affordable housing, the
4267 Credit Enhancement Program, and the Interim Loan Program.¹¹⁰⁷

4268
4269 *King County Housing Stability Program*

4270 Previously known as the Homeless Housing Program, the King County Housing Stability
4271 Program works with public and private funders and the King County Regional Homelessness
4272 Authority to fund community-based and governmental agencies that provide housing and
4273 services to people experiencing homelessness or who are at risk of homelessness in King
4274 County.¹¹⁰⁸ Activities funded by this program include permanent supportive housing,
4275 homelessness prevention, and rapid re-housing.

4276
4277 *King County Housing Repair Program*

4278 King County's Housing Repair Program provides funding in the form of grants and no-interest
4279 loans for housing repair services to low-income homeowners and special needs renters in most
4280 parts of King County.¹¹⁰⁹ The funding provides for repairs such as roof replacement, installing a
4281 new septic system, repairs addressing emergency conditions, health and safety repairs, and
4282 major building preservation issues within single detached owner-occupied homes, including
4283 mobile homes. The program also provides funding to improve accessibility for renters living with
4284 a disability. From 2016 to 2022, the most recent data available, the Housing Repair Program
4285 completed 149 projects and expended \$2,549,579 for projects in unincorporated King County.

4286
4287 *King County Youth and Family Homelessness Prevention Program*

4288 In response to Ordinance 18088, the King County Youth and Family Homelessness Prevention
4289 Initiative (YFHPI) was launched in 2016 to assist families at imminent risk of homelessness.¹¹¹⁰
4290 The Initiative is funded through the Best Starts for Kids (BSK) Levy. Annually, YFHPI works with
4291 about 2,000 families across King County. BSK awards flexible funding to numerous community
4292 partners to assist low-income families, including providing financial assistance to households to
4293 remain permanently housed.¹¹¹¹ King County contracts with 18 organizations to provide case
4294 management tailored to the specific needs of clients and aims to address the root causes of
4295 housing instability for youth and families.¹¹¹²

4296
4297 From 2017 to 2020, YFHPI services reached more than 10,000 people. Within the same period,
4298 96 percent of households served by the program remained housed six months after exiting the
4299 program. The BSK Levy, now Best Starts 2.0, was renewed in 2021. Best Starts plans to
4300 increase investments in addressing critical community needs. The Levy will invest almost \$30
4301 million into the YFHPI and over \$800 million in various community support programs through
4302 2027.¹¹¹³

4303

¹¹⁰⁷ King County Department of Community and Human Services. *Housing Finance Program*. [\[link\]](#)

¹¹⁰⁸ King County Department of Community and Human Services. *Homeless Housing Program*. [\[link\]](#)

¹¹⁰⁹ King County Department of Community and Human Services. (2022, August 6). *Housing Repair Program*. [\[link\]](#)

¹¹¹⁰ Best Start for Kids. (2022, September 28). *King County Youth and Family Homelessness Prevention Initiative*.

[\[link\]](#)

¹¹¹¹ Best Start for Kids. (2017, December 12). *Results are in: Best Starts prevented 3,000 people from experiencing homelessness in 2017*. [\[link\]](#)

¹¹¹² King County Department of Community and Human Services. (2016, March 1). *Best Starts for Kids Youth and Family Homelessness Prevention Initiative Implementation Plan*. [\[link\]](#)

¹¹¹³ King County Department of Community and Human Services. (2022, July 27). *About Best Starts for Kids*. [\[link\]](#)

4304 *King County Equitable Development Initiative*

4305 In line with Motion 16062, King County began planning for an Equitable Development Initiative
4306 (EDI) in March 2022.¹¹¹⁴ Motion 16062 was codeveloped with community members in 2021,
4307 following a yearlong campaign led by Black, Indigenous, and People of Color-led organizations
4308 urging King County to implement an equitable development initiative similar to the City of
4309 Seattle program. DCHS formed the Community Planning Workgroup (CPW) to participate in the
4310 planning of the EDI in May 2022.¹¹¹⁵ DCHS intentionally selected workgroup members based on
4311 geographic diversity and individuals' lived experiences and perspectives related to equitable
4312 development. In January 2023, King County released Phase 1 of the King County Equitable
4313 Development Initiative Implementation Plan, which included an equitable development
4314 framework consistent with community-driven development principles for county and community
4315 structure, capacity, and related resources necessary to support an equitable development
4316 initiative at King County.¹¹¹⁶

4317

4318 *King County Eviction Prevention and Rent Assistance Program*

4319 In 2020, King County created a new Eviction Prevention and Rent Assistance Program
4320 (EPRAP) to provide direct rental assistance and eviction prevention services to households
4321 economically impacted by COVID-19.¹¹¹⁷ Between August 2020 and May 2022, EPRAP
4322 provided over 37,000 tenants with back rent and, if needed, future rent obligations.

4323

4324 Two components of EPRAP, the Outreach and Application Assistance Program and the Hub
4325 and Spoke Program, strengthened EPRAP accessibility by utilizing existing community
4326 connections to raise awareness of the program and assist eligible applicants. EPRAP minimized
4327 evictions using eviction diversion and mediation methods. As of May 2022, DCHS contracted
4328 with United Way of King County to continue the Tenant Pool Program.¹¹¹⁸ New participants are
4329 selected to receive rental assistance from the registered tenant pool weekly. DCHS has also
4330 continued a partnership with the Housing Justice Project (HJP) to administer the Eviction
4331 Prevention Program in 2022.¹¹¹⁹

4332

4333 *King County Interim Loan Program*

4334 King County's Interim Loan Program provides low-cost predevelopment and acquisition loans to
4335 affordable housing developers.¹¹²⁰ Priority is given to permanent housing projects with at least
4336 25 percent of units available to extremely low-income households experiencing
4337 homelessness.¹¹²¹ All units must serve households with incomes at or below 50 area median
4338 income. In 2020, Ordinance 19203 amended King County Code 24.22 to increase the limit of
4339 the program from \$10 million to \$15 million.¹¹²²

4340

¹¹¹⁴ Motion 16062. Proposed No. 2021-0467.2. (March 2022). King County.

¹¹¹⁵ Department of Community and Human Services. (2022, June 30). *Community Planning Workgroup*. [\[link\]](#)

¹¹¹⁶ King County Equitable Development Initiative Implementation Plan Phase 1 [\[link\]](#)

¹¹¹⁷ King County Department of Community and Human Services. (2021, September 29). *Eviction Prevention and Rent Assistance Program (EPRAP)*. [\[link\]](#)

¹¹¹⁸ United Way of King County. *Get Help with Rent*. [\[link\]](#).

¹¹¹⁹ King County Department of Community and Human Services. (2022, March 14). *EPRAP Data*. [\[link\]](#)

¹¹²⁰ King County Department of Community and Human Services. (2022, June 8). *Housing Finance Program*. [\[link\]](#)

¹¹²¹ King County Code Chapter 24.22.

¹¹²² Ordinance 19203. [\[link\]](#)

4341 *King County Credit Enhancement Program*

4342 King County’s Credit Enhancement Program was created to incentivize developers to build
4343 affordable housing in urban centers for vulnerable households, such as low-income households
4344 or those with a member who has a disability. Public housing authorities, government agencies,
4345 and nonprofit and for-profit organizations are eligible to receive credit enhancement. This
4346 program makes it possible for organizations to obtain lower cost interest rates which reduce
4347 financing costs for housing projects deemed financially viable. The Program prioritizes financing
4348 mixed-income or affordable housing projects that supply housing for King County workers near
4349 transit centers. Both rental and homeownership units financed through the program are to be
4350 affordable in the long term.¹¹²³

4351
4352 **Policies and Regulations**

4353 This section provides information about policies and regulations King County has enacted since
4354 the 2016 Comprehensive Plan to address housing needs for King County residents.

4355
4356 **Countywide Policies**

4357 The following policies serve areas throughout King County.

4358
4359 *Prioritization for Equitable Community-Driven Affordable Housing Development*

4360 In 2021, the King County Housing Finance Program established a new priority to fund equitable,
4361 community-driven affordable housing development to mitigate displacement pressures and
4362 ensure that historically marginalized communities have access to affordable housing
4363 investments. This priority supports the creation of affordable housing developed by and in
4364 collaboration with communities facing displacement pressures and communities that have
4365 historically experienced policies that limit opportunities for Black, Indigenous, and People of
4366 Color residents. The program will prioritize funding projects led by impacted communities,
4367 conceived and created through inclusive community engagement processes, and driven by a
4368 place-based Community Based Organization (CBO).

4369
4370 *Climate Readiness*

4371 King County is incorporating strategies to address climate change into the 2024 Comprehensive
4372 Plan update. These policies support climate equity by ensuring that those most impacted have
4373 access and opportunity to benefit from climate solutions while not bearing an unequal burden of
4374 the impacts of climate change. This includes strategies such as:

- 4375
- 4376 • *Cross-reference to the Strategic Climate Action Plan (SCAP) as the County’s*
4377 *“comprehensive legislative and policy plan for climate action”* and that a subset of the
4378 policies and commitments from the plan are also reflected in the Comprehensive Plan;
 - 4379 • *Commit County to reduce regional greenhouse gas emissions:* targets for reducing
4380 greenhouse gas emissions; policies committing to transparency and public reporting;
 - 4381 • *Commit County to reduce government operations greenhouse gas emissions:* agency
4382 specific policies; commitments to energy efficiency, renewable energy, waste to
resources;

¹¹²³ King County Council. Chapter 24.28 Credit Enhancement Programs. Title 24 Housing and Community Development. King County Code. [\[link\]](#)

- 4383
- 4384
- 4385
- 4386
- 4387
- *Land use and development policies that promote healthy communities:* enable walking, bicycling, and public transit use, thereby reducing greenhouse gas emissions; and
 - *Promote regional collaboration:* collaborate with partners on approaches to reduce greenhouse gas emissions.

4388 **Unincorporated King County Policies and Regulations**

4389 The following policies specifically serve areas in unincorporated King County.

4390

4391 *Alternative Housing Demonstration Project*

4392 King County began the Alternative Housing Demonstration Project as Action Item 6 in the 2016
4393 Comprehensive Plan.¹¹²⁴ The King County Council approved the demonstration project
4394 ordinance in June 2020.¹¹²⁵ The project allowed for the construction of two demonstration
4395 projects, one nonprofit development on Vashon Island and one for-profit development in White
4396 Center, to test micro-housing models not currently allowed in King County Code. The project
4397 involved significant interdepartmental coordination for a Request for Information, followed by a
4398 Request for Proposals, to identify potential housing models and interested and capable
4399 developers. The eligibility for these two communities has since expired, and the Executive will
4400 explore whether to recommend permanent code changes through a report that will be
4401 completed two years after the second project is opened, in approximately 2025. In the
4402 meantime, the demonstration project is proposed to be expanded to Snoqualmie Pass Rural
4403 Town as part of the Snoqualmie Valley/Northeast King County Community Service Area
4404 Subarea Plan to help support the development of needed workforce housing in that community.

4405

4406 *Skyway-West Hill and North Highline Anti-Displacement Strategies*

4407 Motion 15539 and the 2020 Comprehensive Plan Update directed the Executive branch to write
4408 a report examining a suite of anti-displacement strategies and conduct a robust community
4409 engagement process. The 2021 Skyway-West Hill and North Highline Anti-displacement
4410 Strategies Report analyzes and recommends a set of actions, policies, and programs to reduce
4411 displacement risk and increase housing stability.¹¹²⁶ The report analyzes the recommendations
4412 based upon a variety of factors, including community interest, feasibility, magnitude of impact,
4413 and time and cost of implementation. The report recommended ten anti-displacement
4414 strategies. These actions intend to:

- 4415
- increase the supply of deeply affordable housing;
 - mitigate displacement and prioritize current and past residents for affordable housing;
4417 and
 - leverage the private market to generate affordable units.

4419 King County engaged with community members in Skyway-West Hill and North Highline to
4420 collect input from people most impacted by displacement.

4421

4422

¹¹²⁴ King County Department of Local Services. (2022, April 18). *Executive Recommended 2022 Update to 2016 Comprehensive Plan*. [\[link\]](#)

¹¹²⁵ Ordinance 19119. [\[link\]](#)

¹¹²⁶ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

4423 *King County Community Preference Program in Skyway-West Hill and North Highline*

4424
4425 The 2024 King County Comprehensive plan adopted a Work Plan Action item to explore
4426 expanding the Community Preference Program to urban unincorporated King County. The King
4427 County Community Preference Program in Skyway-West Hill and North Highline requires
4428 affordable housing projects receiving funding from King County prioritize 40 percent of
4429 affordable units for applicants with a connection to the community.¹¹²⁷ An applicant is
4430 considered to have a connection to the community if they:

- 4431 • are, or have a parent, guardian or ancestor who is a current or former resident;
- 4432 • use, participate in, volunteer in, or work for a local organization; or
- 4433 • live within half a mile of the property.

4434
4435 The current program intends to mitigate displacement by ensuring current and former residents
4436 are more likely to benefit from investments in affordable housing in their communities. Housing
4437 developers must submit an Affirmative Marketing and Community Preference Plan to the
4438 County and coordinate with local community-based organizations to conduct outreach to
4439 community members. The 2022 Housing Finance Program funding round included the
4440 requirement for community preference in Skyway-West Hill and North Highline.

4441 *King County Inclusionary Housing Program*

4442 In the 2024 Comprehensive Plan, King County adopted code changes to expand the
4443 Inclusionary Housing program to all urban unincorporated communities and the Rural Towns of
4444 Vashon and Snoqualmie Pass. This code change does not include community preference or a
4445 mandatory component. Guided by community input, the 2024 King County Comprehensive plan
4446 includes a Work Plan Action item to review and consider whether to also expand the community
4447 preference and/or the mandatory inclusionary housing program elements. This review will take
4448 place after the Comprehensive Plan is adopted.

4449
4450 The North Highline Community Service Area Subarea Plan and Skyway/West Hill Subarea Plan
4451 were adopted in December 2022 as part of the 2022 update to the 2016 Comprehensive
4452 Plan.¹¹²⁸ The ordinance included new inclusionary housing regulations. Inclusionary housing
4453 programs support housing choice, increase housing stability, and mitigate residential
4454 displacement. In Skyway-West Hill and North Highline, inclusionary housing is required for
4455 residential and mixed-use developments within the unincorporated activity centers and voluntary
4456 elsewhere.^{1129, 1130} Inclusionary housing offers developers the option of increased allowed
4457 density if the housing provider includes affordable units in the project. Developers may provide a
4458 payment in lieu of providing all affordable housing as part of the project. The payment must
4459 result in the same number, quality, and mix of affordable rental or ownership housing units as
4460 would have been provided on site, and at least one affordable unit must be provided on site.¹¹³¹

4461
4462

¹¹²⁷ King County Code 21A.48.070. [\[link\]](#)

¹¹²⁸ Ordinance 19555. [\[link\]](#)

¹¹²⁹ King County. (2022, July 26). *Skyway-west Hill Community Service Area Subarea Plan Attachment B: Update to 2016 Comprehensive Plan*. [\[link\]](#)

¹¹³⁰ King County. (2022, July 26). *North Highline Community Service Area Subarea Plan Attachment C: An Element of the King County Comprehensive Plan*. [\[link\]](#)

¹¹³¹ King County Code 21A.48.080. [\[link\]](#)

4463 *Tenant Protections*

4464 In 2021, the County passed a suite of tenant protections for unincorporated King County to help
4465 tenants maintain stable housing.¹¹³² The ordinance:

- 4466 • reduces barriers to housing by limiting upfront charges required at move-in and allowing
4467 longer move-in costs payment plans than what is required in state law;
- 4468 • creates more housing stability by providing stronger protections against eviction and
4469 requiring a longer rent increase notice period than what is prescribed in the state law;
- 4470 • protects undocumented tenants by prohibiting landlords from requiring prospective
4471 tenants to provide a Social Security Number; and
- 4472 • adopts other tenant protections.

4473 *Transfer of Development Rights Affordable Housing Pilot*

4474 King County Ordinance 19146 established a pilot program in which transferrable development
4475 rights (TDR) are sold at the administrative cost incurred by the County or 15 percent of the fair
4476 market value, whichever is less, to developments that provide rental or ownership housing that
4477 is affordable to households with incomes at or below 40 percent area median income.¹¹³³ The
4478 ordinance also requires the Department of Natural Resources and Parks to transmit a report
4479 when 100 units of affordable housing are constructed through the program that includes
4480 information about the use of TDR credits, lessons learned, and recommendations for potential
4481 permanent changes.¹¹³⁴ As of September 2023, no units have been built using this provision.
4482

4483 **Partnerships**

4484 This section provides a description of each partnership with other governments, housing
4485 providers, advocates, and members of the public King County engages in to further its efforts for
4486 affordable housing.

4487
4488 *A Regional Coalition for Housing*

4489 A Regional Coalition for Housing (ARCH) was created in 1992 through an interlocal agreement
4490 between three cities and King County to address the need for affordable housing in Eastside
4491 King County.¹¹³⁵ The Coalition, now made up of 15 East King County cities and King County,
4492 has helped create more than 7,000 affordable homes.

4493
4494 *Combined Funders Application*

4495 The Combined Funders Application was developed jointly by King County and the Washington
4496 State Department of Commerce to centralize the application process to receive capital funding
4497 for affordable housing projects. The application is accepted by the following funders:
4498 Washington State Housing Trust Fund, City of Seattle Office of Housing, King County Housing
4499 Finance Program, Snohomish County Office of Housing and Community Development, A
4500 Regional Coalition for Housing (ARCH), South King Housing and Homelessness Partners
4501 (SKHHP), and the Washington State Housing Finance Commission for Low-Income Housing
4502 Tax Credits.¹¹³⁶
4503

¹¹³² King County Ordinance 19311. (2021). [\[link\]](#)

¹¹³³ King County Ordinance 19146. (2019). [\[link\]](#)

¹¹³⁴ King County Code 21A.37.130. [\[link\]](#)

¹¹³⁵ A Regional Coalition for Housing (ARCH). *About ARCH*. [\[link\]](#)

¹¹³⁶ Washington State Housing Finance Commission. (2021, October). *Combined Funders Application Sections*. [\[link\]](#)

4504 *Housing Development Consortium of Seattle-King County*

4505 The Housing Development Consortium (HDC) is made up of over 190 government agencies,
4506 businesses, and organizations with a mission to develop equitable, affordable housing.¹¹³⁷ The
4507 HDC facilitates cross sector collaboration and brings together a broad spectrum of housing
4508 advocates to address housing needs across the region.

4509
4510 *King County Affordable Housing Committee*

4511 The Affordable Housing Committee operates under the Growth Management Planning Council
4512 (GMPC) to advance housing affordability solutions in King County.¹¹³⁸ The Committee of elected
4513 officials and community leaders formed in 2019 to recommend and track progress on the 2018
4514 Regional Affordable Housing Task Force Five Year Action Plan. The Action Plan includes
4515 strategies to help meet the needs of low-income communities by creating more affordable
4516 homes.¹¹³⁹

4517
4518 *King County Consortium*

4519 The King County Housing, Homelessness, and Community Development Division administers
4520 federal funds from HUD on behalf of King County and most cities in King County. King County
4521 and these cities work together to further the goals of federal programs in an urban county
4522 consortium. There are different types of partnerships, which depend on the size and population
4523 of the city, within the consortium. Most cities in the consortium partner with King County to
4524 distribute both CDBG and HOME funds.¹¹⁴⁰

4525
4526 *King County Regional Homelessness Authority*

4527 The King County Regional Homelessness Authority (KCRHA) was created in 2021 to coordinate
4528 King County and the City of Seattle’s homeless crisis response system.¹¹⁴¹ The KCRHA unifies
4529 funding, policies, and program administration across 39 cities and King County. The Authority
4530 released a draft 5-Year Action Plan in 2023, which includes seven goals and specific strategies
4531 to reduce homelessness.¹¹⁴² The plan is informed by people with lived experience of
4532 homelessness.¹¹⁴³

4533
4534 *Puget Sound Regional Council*

4535 The Puget Sound Regional Council is made up of Tribal governments, transportation agencies,
4536 cities and towns, and King, Pierce, Snohomish, and Kitsap counties.¹¹⁴⁴ The nearly 100
4537 members of the Council collaborate to make decisions about growth management,
4538 transportation, and economic development.

¹¹³⁷ Housing Development Consortium. *Who We Are*. [\[link\]](#)

¹¹³⁸ King County Department of Community and Human Services. (2022, December 21). *Affordable Housing Committee*. [\[link\]](#)

¹¹³⁹ King County Regional Affordable Housing Task Force. (2019, October). *Five Year Action Plan*. [\[link\]](#)

¹¹⁴⁰ King County Department of Community and Human Services. (2022, November 15). *Consortium*. [\[link\]](#)

¹¹⁴¹ King County Regional Homelessness Authority. *About Us*. [\[link\]](#)

¹¹⁴² King County Regional Homelessness Authority. (2023, January 18). *Executive Summary: 5 Year Plan Draft for Public Comment*. [\[link\]](#)

¹¹⁴³ King County Regional Homelessness Authority. (2023, January 18). *5 Year Plan Opens for Public Comment*. [\[link\]](#)

¹¹⁴⁴ Puget Sound Regional Council. *About Us*. [\[link\]](#)

4540 *Seattle King County Coalition on Homelessness*

4541 The Seattle/King County Coalition on Homelessness was created in 1979 to advocate for
4542 resources to reduce homelessness.¹¹⁴⁵ The coalition is made up of direct providers of housing,
4543 as well as local governments, advocacy organization, professional groups, and people with lived
4544 experience of homelessness.

4545
4546 *South King Housing and Homelessness Partners*

4547 South King Housing and Homelessness Partners (SKHHP) is a joint board formed by an
4548 interlocal agreement between the ten jurisdictions and King County to coordinate approaches to
4549 increase housing stability.¹¹⁴⁶ SKHHP provides a unified voice for South King County to
4550 increase affordable housing options for residents.

4551
4552 *Washington Low-Income Housing Alliance*

4553 The Washington Low-Income Housing Alliance is a coalition of organizations working to create
4554 and preserve affordable housing across the state.¹¹⁴⁷ The Housing Alliance develops policy,
4555 mobilizes housing advocates across Washington, and works with national housing organizations
4556 to support strong housing policy at the federal level.

4557

4558 **XI. Existing Strategies Gap Analysis**

4559

4560 **Section Summary**

4561 This section fulfills King County CPP H-5.¹¹⁴⁸

4562

4563 CPP H-5 requires jurisdictions to:

4564 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share*
4565 *of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for*
4566 *meeting the countywide need and eliminating racial and other disparities in access to housing*
4567 *and neighborhoods of choice.*

4568

4569 King County staff reviewed the findings and analysis from the previous sections in this
4570 assessment and recommendations from previous plans and reports to identify funding gaps for:

- 4571
- 4572 • affordable housing for households with incomes 0 to 50 percent area median income;
 - 4573 • affordable homeownership;
 - 4574 • permanent supportive housing;
 - 4575 • flexibility for equitable community-driven development; and

4576 The following programs were recommended in previous King County plans and reports but have
4577 not been implemented:

¹¹⁴⁵ Seattle/King County Coalition on Homelessness. (2022). *About Us*. [\[link\]](#)

¹¹⁴⁶ South King Housing and Homelessness Partners. (2023). *About SKHHP*. [\[link\]](#).

¹¹⁴⁷ Washington Low Income Housing Alliance. (2017) *Who we are, What we do, and Why we do it*. [\[link\]](#)

¹¹⁴⁸ King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

- 4578 • Equitable Development Initiative;
- 4579 • rental inspections;
- 4580 • relocation assistance for tenants;
- 4581 • redevelopment assistance; and
- 4582 • fair housing testing, education, and enforcement.

4583 The King County Interim Loan Program includes language that creates barriers to community-
4584 driven equitable development, and the Inclusionary Housing Program has only been
4585 implemented in North Highline and Skyway-West Hill.
4586

4587 This section also identifies gaps in the following policies and partnerships:

- 4588 • middle housing;
- 4589 • Multifamily Tax Exemption;
- 4590 • King County Regional Homelessness Authority; and
- 4591 • Affordable Housing Committee or Successor.

4592 Similar to the existing strategies summary section, the elements within the categories of
4593 funding, programs, policies, and partnerships often overlap. The gaps identified in this analysis
4594 require substantial funding beyond what King County currently has available.
4595

4596 **Funding**

4597 This section describes gaps in King County’s funding to meet unincorporated King County’s
4598 housing needs. Some gaps are due to a lack of funding, while others are due to a restriction on
4599 how King County can spend existing fund sources. These gaps were identified based on the
4600 housing production gap analysis, racially disparate impact analysis, and community feedback.
4601
4602

4603 *Affordable Housing for 0 to 50 Percent Area Median Income Households*

4604 This assessment’s affordable housing production gap analysis identified an overall gap in
4605 unincorporated King County of 357 units affordable to households with incomes at or below 80
4606 percent area median income, but a much larger gap of 1,592 units affordable to households with
4607 incomes at or below 50 percent area median income.¹¹⁴⁹ About 85 percent of the income-
4608 restricted units produced in unincorporated King County serve households with income between
4609 50 and 80 percent area median income.¹¹⁵⁰ However, nearly 90 percent of the need for
4610 affordable housing is for households with incomes at or below 50 percent area median
4611 income.¹¹⁵¹
4612

4613 *Affordable Homeownership*

4614 Homeownership has been the single largest method of creating intergenerational wealth in
4615 communities across the United States but is out of reach for most renter households.¹¹⁵² The
4616 fund sources currently available to King County for affordable homeownership are the HOME
4617 Investment Partnership Program from HUD, Veterans, Seniors, and Human Services Levy
4618 funding, transit-oriented development bonds, Regional Affordable Housing Program funds, and

¹¹⁴⁹ See Table 12: Unincorporated King County Housing Production Gap Analysis.

¹¹⁵⁰ See Table 12: Unincorporated King County Housing Production Gap Analysis.

¹¹⁵¹ See Table 12: Unincorporated King County Housing Production Gap Analysis.

¹¹⁵² Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck.

[\[link\]](#)

4619 Green Building Zero Energy funds.¹¹⁵³ However, affordable homeownership projects typically
4620 represent a small percentage of the total units in the projects funded by the King County
4621 Housing Finance Program.¹¹⁵⁴

4622

4623 *Permanent Supportive Housing*

4624 Permanent Supportive Housing is permanent housing for a household that:

- 4625 • is homeless on entry;
- 4626 • has a condition of disability, such as mental illness or chronic health issues; or
- 4627 • has other conditions that create multiple and serious ongoing barriers to housing
4628 stability.¹¹⁵⁵

4629 These households have a long-term high level of service needs in order to meet the obligations
4630 of tenancy and maintain their housing. Moving people experiencing chronic homelessness from
4631 congregate shelter to single room settings increased the residents' health, wellbeing, and
4632 feelings of stability and reduced interpersonal conflict and 911 emergency calls.¹¹⁵⁶ Permanent
4633 supportive housing also gives residents more time to think about future steps, increases exits to
4634 permanent housing, and improved engagement with supportive services. This housing model
4635 requires significantly more ongoing operations, maintenance, and services funding as compared
4636 to other affordable housing models.

4637

4638 Health Through Housing is the largest local fund source dedicated to the creation of permanent
4639 supportive housing.¹¹⁵⁷ However, it is still insufficient to meet the countywide need, and there
4640 are few, if any, properties that are good candidates for acquisition in unincorporated King
4641 County using the Health Through Housing model.¹¹⁵⁸ It would cost about \$289 million to
4642 construct all 608 permanent supportive housing units needed in unincorporated King County
4643 through 2044, based on the 2022 average cost per unit of \$475,404 used as the cost basis for
4644 the housing finance gap analysis. This excludes costs for ongoing operations, maintenance, and
4645 services.

4646

4647 *Flexibility for Equitable Community-Driven Development*

4648 Equitable community-driven development is an approach to planning and community
4649 development paired with public and private investments and service delivery that advances
4650 equity and self-determination of communities:

- 4651 • adversely impacted by structural racism and discrimination;
- 4652 • experiencing disparities in economic and health outcomes; and
- 4653 • facing a heightened risk of displacement.

4654 These communities primarily include Black, Indigenous, and People of Color, low-income,
4655 immigrants and refugees, people with disabilities, seniors, and LGBTQ+ communities.¹¹⁵⁹ This
4656 approach centers the needs and visions of these groups because having opportunities to own

¹¹⁵³ U.S. Department of Housing and Urban Development. (2022). *HOME Investment Partnership Program*. [\[link\]](#)

¹¹⁵⁴ King County Housing Finance Program. (2021). *Funding Awards and Compliance*. [\[link\]](#)

¹¹⁵⁵ King County. (2020, January). *Homeless Housing Program*. [\[link\]](#)

¹¹⁵⁶ University of Washington and King County DHCS. (2020). *Impact of Hotels as Non-Congregate Emergency Shelters*. [\[link\]](#)

¹¹⁵⁷ King County. (2021, October). *Health Through Housing*. [\[link\]](#)

¹¹⁵⁸ King County Department of Community and Human Services Health Through Housing. Personal communication with DCHS staff.

¹¹⁵⁹ King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

4657 and develop land to serve their communities needs builds power and creates wealth,
4658 opportunity, and stability by and for these communities.¹¹⁶⁰ These projects are often led by
4659 smaller community-based organizations or have a less common project design, such as a
4660 community land trust or a mixed-use project. The 2023-2024 Biennial Budget includes \$25
4661 million for equitable, community-driven affordable housing, with \$5 million allocated for
4662 affordable housing development located in Skyway-West Hill and \$5 million allocated for
4663 affordable housing development serving households with one or more individuals with
4664 disabilities.¹¹⁶¹ However, most funding for affordable housing includes requirements that make
4665 these types of projects or applicants less competitive or ineligible.

4666
4667 *Affordable Two-, Three- and Four-Bedroom Units*

4668 As discussed in the Housing Needs Analysis of this report, over 2,000 households in
4669 unincorporated King County live in overcrowded apartments and community members have
4670 raised the need for more family-sized units.^{1162,1163} The King County Housing Finance Program
4671 regularly awards funding to projects that include units with two or more bedrooms. Although the
4672 Washington State Housing Finance Commission’s scoring summary does incentivize larger-
4673 sized units, it is one of many incentives in their scoring criteria.¹¹⁶⁴ Additionally, nine percent
4674 Low-Income Housing Tax Credits have been focused on permanent supportive housing or
4675 deeply affordable housing for formerly homeless households, which are more likely to be
4676 studios and one-bedroom units.

4677
4678 **Programs**

4679
4680 This section describes gaps in King County’s programs to meet different housing needs. The
4681 following programs were recommended in previous King County plans and reports but have not
4682 been implemented:

- 4683 • Equitable Development Initiative;
- 4684 • rental inspections;
- 4685 • relocation assistance for tenants;
- 4686 • redevelopment assistance; and
- 4687 • fair housing testing, education, and enforcement.

4688 King County staff identified gaps in the existing King County Code Interim Loan Program
4689 includes and Inclusionary Housing Program based on previous planning efforts and community
4690 feedback. These gaps identified in this analysis require substantial funding beyond what King
4691 County currently has available.

4692

¹¹⁶⁰ King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

¹¹⁶¹ Ordinance 19546, Section 107, ER1 Expenditure Restriction. [\[link\]](#)

¹¹⁶² U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

¹¹⁶³ King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

¹¹⁶⁴ Washington State Housing Finance Commission. (2023, April). *Scoring Summary: 2023 Multifamily Bond/Tax Credit Application Round*. [\[link\]](#)

4693 *Equitable Development Initiative*

4694 The King County Executive transmitted the Equitable Development Initiative (EDI)
4695 Implementation Plan – Phase 1 in January 2023.¹¹⁶⁵ The plan includes recommendations on
4696 needed resources and capacities necessary to establish and begin implementing a King County
4697 EDI capable of meeting the needs of the community. Community needs include:

- 4698 • funding for capital investments and capacity building;
- 4699 • clear and effective partnership and collaboration with King County staff and elected
4700 officials;
- 4701 • an expanded approach to land banking and strategic acquisition;
- 4702 • access to technical experts and peers; and
- 4703 • clear expectations and compensation for those serving on Advisory Boards and
4704 community workgroups/committees.¹¹⁶⁶

4705 King County needs include:

- 4706 • sustained and flexible funding;
- 4707 • access to technical experts and peers; and
- 4708 • cross sector partnerships.¹¹⁶⁷

4709 *Fair Housing Testing, Education, and Enforcement*

4710 King County and partner cities pooled funds to contract with the Fair Housing Center of
4711 Washington in 2019 and 2022 to understand the nature and extent of housing discrimination in
4712 King County.¹¹⁶⁸ The results found evidence of discrimination in about half of tests. King County
4713 does not conduct regular housing discrimination testing and has not yet pursued additional
4714 efforts related to education and enforcement of fair housing laws.¹¹⁶⁹

4715
4716 The current system to address housing discrimination is complaint based, in which individuals
4717 who believe they have been discriminated against may file a complaint with the Washington
4718 State Human Rights Commission or pursue direct legal action. This imposes a significant
4719 burden on the discriminated party and is unlikely to help the harmed party find housing. The
4720 2019 Analysis of Impediments to Fair Housing Choice recommends King County invest in
4721 programs that provide fair housing, education, enforcement, and testing.¹¹⁷⁰

4722
4723 *Inclusionary Housing*

4724 Inclusionary housing programs requires or incentivizes housing developers to include a
4725 percentage of affordable housing dwelling units in their developments, often in exchange for
4726 increased density.¹¹⁷¹ King County implemented an Inclusionary Housing program as part of

¹¹⁶⁵ King County Council. (2023, February). *Equitable Development Initiative – Implementation Plan Report*. [\[link\]](#)

¹¹⁶⁶ King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

¹¹⁶⁷ King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

¹¹⁶⁸ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

¹¹⁶⁹ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

¹¹⁷⁰ King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

¹¹⁷¹ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

4727 the Skyway-West Hill and North Highline Anti-displacement Strategies Report and related
4728 subarea plans.¹¹⁷²

4729 The Skyway-West Hill and North Highline Inclusionary Housing program was adopted in
4730 December 2022 with the intention to address displacement risks these communities. The
4731 program became effective in January 2023.¹¹⁷³ King County code mandates the Inclusionary
4732 Housing program in the Skyway West-Hill and North Highline unincorporated Activity Centers. In
4733 the remainder of the Skyway-West Hill and North Highline subarea geographies, developers
4734 may voluntarily opt into the program. This program allows for 125 to 200 percent density
4735 bonuses in exchange for a percentage of affordable housing dwelling units.¹¹⁷⁴ Households with
4736 incomes at or below 80 percent area median income are eligible for homeownership units build
4737 under the program. Households with incomes at or below 60 percent area median income are
4738 eligible for rental units built under the program.

4739
4740
4741 In the 2024 Comprehensive Plan, King County expanded the voluntary inclusionary housing
4742 elements the rest of urban unincorporated King County and the Rural Towns of Vashon and
4743 Snoqualmie Pass. This code change does not expand the existing community preference or
4744 mandatory inclusionary housing elements of the program. Guided by community input, the 2024
4745 King County Comprehensive plan included a Work Plan Action item to evaluate whether to
4746 expand these elements to any of these other communities as well.

4747
4748 *Interim Loan Program and Land Banking*

4749 King County Code 24.22 establishes the Interim Loan Program. The program’s purpose is to
4750 facilitate acquisition of land for low-income housing.¹¹⁷⁵ It allows King County to loan money to
4751 experienced housing developers on a short-term, interim basis to acquire property for affordable
4752 and homeless housing for households at or below 50 percent area median income.

4753
4754 Requiring the funds be loaned to “experienced housing developers” excludes community-based
4755 organizations that have less experience developing affordable housing. Additionally, requiring
4756 the resulting project on the property serve households with incomes at or below 50 percent area
4757 median income effectively excludes affordable homeownership projects, which often need to
4758 serve households with incomes at or below 80 percent area median income to be financially
4759 feasible. King County could also directly purchase land for affordable housing and conduct a
4760 public process to select an owner and developer.

4761
4762 *Rental Inspection Program*

4763 Rental inspection programs seek to ensure that all residents live in safe and healthy housing
4764 units and can address persistent place-based and race-based inequities.¹¹⁷⁶ The Housing and
4765 Community Development Division’s asset management team and other public funders regularly
4766 inspect income-restricted affordable housing.¹¹⁷⁷ While the Code Enforcement section of the

¹¹⁷² King County Code Chapter 21A.48. *Inclusionary Housing*. [\[link\]](#)

¹¹⁷³ *Ordinance 19555*. [\[link\]](#)

¹¹⁷⁴ *Ordinance 19555*. [\[link\]](#)

¹¹⁷⁵ King County Code Chapter 24.22. *Interim Loan Program For Property Acquisition for Low-Income Housing*. [\[link\]](#)

¹¹⁷⁶ ChangeLab Solutions. (2022, November). *A Guide to Proactive Rental Inspections*. [\[link\]](#)

¹¹⁷⁷ King County Housing, Homelessness, and Community Development Division. (2021, May). *COVID-19 Asset Management Guidelines*. [\[link\]](#)

4767 King County Permitting Division may investigate complaints of substandard housing, it does not
4768 enforce tenant-landlord disputes.¹¹⁷⁸
4769

4770 There is no proactive rental inspection program for market rate rental housing in unincorporated
4771 King County. A proactive rental inspection program would remove the burden on tenants to
4772 report substandard housing to a prevention-based model.¹¹⁷⁹ There are significant barriers to
4773 establishing a rental inspection program, including establishing a method to identify or register
4774 market-rate rental housing, establishing a new program with sufficient staffing, and identifying
4775 an available fund source. Implementing proactive rental inspection policies would achieve Goal
4776 4, Strategy D, in the King County Regional Affordable Housing Task Force’s Five Year Action
4777 Plan.¹¹⁸⁰ King County does not currently have resources to implement a rental inspection
4778 program.
4779

4780 *Redevelopment Assistance Program*

4781 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended
4782 King County implement a redevelopment assistance program that provides financial and
4783 technical assistance for homeowners with incomes at or below 80 percent area median income
4784 to build an accessory dwelling unit (ADU) or tenants with incomes at or below 60 percent area
4785 median income.¹¹⁸¹ The report found that a redevelopment assistance program would require at
4786 least 1.5 FTEs to manage 10 projects annually, with annual costs of \$266,000 for staffing and
4787 \$1.68 million for capital funding. The report also found that the program should be a lower
4788 priority for King County as compared to other strategies that result in a higher number of units.
4789 King County has so far not acted to implement the program due to lack of resources.
4790

4791 *Relocation Assistance Program*

4792 Relocation assistance programs provide financial assistance from the government or the
4793 landlord to tenants who are displaced for reasons outside the tenant’s control. Relocation
4794 assistance for low-income households increases the likelihood a tenant will find nearby housing
4795 rather than become homeless or move far from their community.¹¹⁸²
4796

4797 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended
4798 King County Executive to transmit a tenant relocation assistance ordinance, after identifying
4799 sufficient resources for implementation, that provides tenants with financial assistance when the
4800 tenant is involuntarily displaced due to development-related reasons or conversion of the unit
4801 into a condominium.¹¹⁸³ The report found the program would cost King County between \$30,000
4802 to \$50,000 annual in direct costs to tenants, and between one and three full-time equivalent
4803 (FTE) staff to support enforcement and implementation of the program. King County would need
4804 to find an appropriate fund source for the County portion of the costs. DCHS and DLS are
4805 currently exploring this program.
4806

¹¹⁷⁸ King County Permitting Division. (2023, February). *Code Enforcement*. [\[link\]](#)

¹¹⁷⁹ National Center for Healthy Housing. (2022, November). *Proactive Rental Inspections*. [\[link\]](#)

¹¹⁸⁰ King County Regional Affordable Housing Task Force. (2019, October). *Five Year Action Plan*. [\[link\]](#)

¹¹⁸¹ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

¹¹⁸² King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

¹¹⁸³ King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

4807 **Policies and Regulations**

4808

4809 *Middle Housing*

4810 Middle housing refers to housing types that are denser than traditional single detached homes
4811 but less dense than apartment buildings.¹¹⁸⁴ The data presented in this assessment show that
4812 housing production slowed significantly over the past 20 years while the population has
4813 continued to increase in King County. Middle housing types can help contribute to meeting the
4814 housing need in urban unincorporated King County by providing greater density and diversity of
4815 housing types. King County staff heard through interviews with housing providers and
4816 community-based organizations that middle housing should help increase housing affordability
4817 and choice. An interviewee explained, “We need middle housing. We come from cultures where
4818 communities are deeply connected. We did not live in massive homes, we lived in apartment
4819 communities, with a mix of ages, grandparents taking care of the children.”¹¹⁸⁵

4820

4821 Washington State adopted House Bill 1110 in 2023, requiring most jurisdictions allow middle
4822 housing types on current lots zoned for single detached homes, particularly in areas within a
4823 half mile walkshed of transit.¹¹⁸⁶ However, unincorporated King County was not included in that
4824 requirement. The staff work group explored ways to expand development of middle housing in
4825 urban unincorporated King County and supported discussions with the Equity Work Group for
4826 middle housing in this Comprehensive Plan update.

4827

4828 The 2024 Comprehensive Plan adopted code changes that reduce regulatory barriers for and
4829 incentivize middle housing in residential zones. These zones include unincorporated urban
4830 areas and Rural Towns.¹¹⁸⁷ The code changes streamline the development process for
4831 duplexes, triplexes, and fourplexes and offer regulatory flexibilities to encourage their
4832 development.¹¹⁸⁸

4833

4834 *Multifamily Tax Exemption*

4835 Chapter 84.14 Revised Code of Washington established the multifamily tax exemption
4836 program.¹¹⁸⁹ The program authorizes local governments to exempt the value of new housing
4837 construction, conversion, and rehabilitation from property taxes for eight to twenty years,
4838 depending on the location of the project and the income levels served.

4839

4840 In 2021, Senate Bill 5287 changed the population threshold that makes counties eligible to
4841 implement the program, making King County eligible.¹¹⁹⁰ The 2024 Comprehensive Plan
4842 adopted a Work Plan Action item for King County Multifamily to conduct a study evaluating the
4843 benefit and impacts of a Multifamily Tax Exemption program, and if recommended, to propose
4844 an ordinance to adopt a Multifamily Tax Exemption program for unincorporated King County.
4845 Further community engagement to Multifamily inform this recommendation will be necessary
4846 before recommending whether to allow a Multifamily Tax Exemption program.

¹¹⁸⁴ Municipal Research and Services Center. (2022). *Missing Middle Housing*. [\[link\]](#)

¹¹⁸⁵ Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

¹¹⁸⁶ Washington State Legislature. (2023, April). *House Bill 1110*. [\[link\]](#)

¹¹⁸⁷ King County (2023) Public Review Draft Ordinance 19026 [\[link\]](#)

¹¹⁸⁸ King County (2023) Public Review Draft Ordinance 19026 [\[link\]](#)

¹¹⁸⁹ Chapter 84.14 Revised Code of Washington. [\[link\]](#)

¹¹⁹⁰ Washington State Legislature. (2021). *Senate Bill 5287*. [\[link\]](#)

4847

4848 *Emergency Housing*

4849 House Bill 1220 required that cities conduct a Land Capacity Analysis. King County conducted a
4850 Land Capacity Analysis and found that there was sufficient land capacity for all housing types,
4851 except for emergency and permanent supportive housing. The 2024 Comprehensive Plan
4852 adopted code changes aimed at clarifying the allowed zones these housing types are allowed in
4853 to ensure sufficient zoned capacity and to reduce barriers to their development.

4854