



King County

Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	4	Name:	Kelli Carroll Kendall Moore John Resha
Briefing No.:	2012-B0045	Date:	
Invited:	Paul Reitenbach and Harry Reinert, DDES Karen Wolf, Executive's Office		

SUBJECT

Briefing on Executive's 2012 proposed amendments to King County Comprehensive Plan ("KCCP") policies and text contained in Chapter 2-Urban Communities, Section III, Housing.

The Growth Management Act ("GMA") requires the County to designate Urban Growth Areas ("UGA") for growth that makes intensive use of the land for buildings, infrastructure, and impermeable surfaces such that agriculture, natural resources and mineral extraction uses, and uses of a rural character are incompatible.¹ One of the GMA goals is to "encourage development in the urban areas where public facilities already exist or can be provided in an efficient manner."²

The proposed changes to the Housing section of the KCCP include extensive re-organization of the Housing subsections and re-ordering of the policies. In addition, there is a greater emphasis on transit, transit oriented development and healthy communities, reflective of language in the County's Strategic Plan. Four policies have been deleted and in some cases, incorporated elsewhere with new or amended language; seven new policies are added; and, some policies are restated in multiple sections.

SYNOPSIS OF KEY ISSUES

- New and amended policies that are more broadly applied affecting
 - transit, transportation, and/or transit oriented development
 - healthy homes/healthy communities
- Proposed new language or concepts, that as currently proposed, lack definition or context or may better suited for another chapter of the Comprehensive Plan

¹ RCW 36.70A.030(18)

² RCW 36.70A.020(1)

- Revising and refocusing intent of certain policies, including increasing the specificity of some policies

OVERVIEW OF CHAPTER 2- HOUSING SECTION AND ISSUES:

ANALYSIS

Section III. Housing, (pp. 2-38 through 2-62)³ contains the policies that govern the varied urban uses for housing, and in particular, affordable housing.

1. p. 2-38-2-40

ISSUES: The revised introduction contains a significant amount of demographic and statistical data that is also contained in the Housing Technical Appendix. Council staff suggests that this information be maintained in the Appendix and removed from KCCP, due to the fact that it is duplicative.

The introduction inserts the new term “healthy” as follows, but does not provide a definition of “healthy”:

“The policies in this chapter address low-cost housing development, preservation and assistance programs needed to ensure safe, healthy, and adequate housing for lower-income and special needs residents.”

Because the terms “healthy” (and later in this Section, “healthy housing”) are undefined and not a widely recognized terms, the full scope of what is intended by adding the adjective to modify the term “housing” is unclear. Council staff have raised this issue with Executive staff; in response, a description of the terms will be included in revised introductory text to be inserted earlier in Chapter 2 so as to cover all Urban Communities.

2. p. 2-40

U 301 King County shall work with cities (~~and~~), the private sector, other public agencies such as the Housing Authorities, and the non-profit sector, to encourage a wide range of housing within the Urban Growth Area (~~to~~) that:

- a. provides housing choices for people of all income levels located in areas with existing or planned transportation networks, that make it safe and convenient to walk, bicycle, and take public transportation to work and other key destinations;
- b. meets the needs of our diverse population(~~(,)~~);
- c. supports economic growth(~~(,)~~); and

³ The KCCP chapters use an outline form to divide the chapters. The hierarch is: Roman numerals for the overall section; then using capital letters to demark subsections; and then a subsection may further broken down into numbered subparts (e.g.: III. Housing, A. Housing Choice and Opportunity Throughout King County, 1. Range of Housing Choices is on page 2-38)

- d. ensures an equitable and rational distribution of low-income and affordable housing throughout the county (~~and provide housing choices for people of all income levels~~).

ISSUE: This proposed amendment reflects generic multi modal approach to transit. Although Council staff has identified no concerns with this proposed policy revision, Council staff suggests that the term “transit network” be defined in the document, as “transit networks” is the broader term that includes transit corridors and transit activity centers which are the building blocks of the Transit Strategic Plan and Metro Service Guidelines. Options include in introductory text for this Section (with a cross reference to Chapter 7 - Transportation) or in the Glossary.

3. p. 2-42

U-306 King County shall assure that there is sufficient land in the unincorporated urban areas zoned to accommodate a range of affordable housing types, including higher-density single-family homes, multifamily properties, manufactured housing, cottage housing, accessory apartments and mixed-use developments. King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for (~~multifamily housing, small lot single-family homes and townhouses, and manufactured housing parks, and other types~~) this range of housing types, (such as accessory dwelling units, that tend) that are more likely to be affordable to low-, moderate- and middle-income households.

ISSUE: This proposed policy amendment appears to require the County “assure that there is sufficient land”. It is unclear how the County could meet this requirement. Council staff suggests that “shall” be replaced with “should”; Executive staff concurs with the suggested modification.

4. p. 2-43

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

ISSUE: This proposed change has the effect of limiting the types of barriers that the County may need to address with other jurisdictions regarding affordable and special needs housing development. Council staff inquired as to the basis for this proposed change and Executive staff concurred that the proposed change has the unintended consequence of restricting the types of barriers to be taken up by the County with other jurisdictions. Council staff suggests the policy remain unchanged so to allow for the County to work on a broader range of barriers.

5. p. 2-45

- U-318** King County should support housing development that is compatible with surrounding uses by:
- a. Providing information on potential development sites;
 - b. Promoting land use patterns that provide convenient connections for pedestrian and bicycle travel as well as for transit and other motorized transportation;
 - ~~((b))~~c. Funding services, amenities, infrastructure and access improvements within the urban area, including the development of pedestrian and bicycling pathways (“complete streets”) and convenient linkages to public transportation;
 - ~~((c-))~~ d. Developing public financing techniques ~~((which))~~ that give housing development and redevelopment in designated areas, such as urban centers, and transit hubs a market advantage; and
 - ~~((d-))~~ e. Making transit and rideshare services available.

ISSUE: Council staff analysis finds no issues with sub-items a-c. In sub-item d, the proposed revision introduces a new term, “transit hubs” that is not reflected in Transit Strategic Plan or in the Metro Service Guidelines. Council staff suggests that accurate terminology should be “transit corridors and transit activity centers” rather than “transit hubs”.

Based on the Transit Strategic Plan and Metro Service Guidelines, the activities identified in sub-item e are now subject to the requirements for new or additional services contained in those transit planning documents. Council staff will continue its review of this and all transit-related policy amendments in this Housing Section of Chapter 2. Alternative language will be prepared for the committee's consideration.

6. p. 2-46

- U-321** King County should work with local employers to develop affordable employer-assisted housing opportunities located within commuting distance of the employment site ~~((, using alternative modes of transportation))~~ for modes of travel alternative to the automobile.

ISSUE: This proposed amendment is an example of the theme flowing through various policies elsewhere in Chapter 2 - to move away from the automobile as a recognized method of transportation. Council staff continues to analyze the impact the various versions of this theme throughout Chapter 2 and the intersection of this with the County's Transit Strategic Plan policies and the Metro Service Guidelines. If this theme is pursued, Council staff suggest that the proposed addition to this policy be edited to: In this instance, the more explicit policy change to move away from the automobile could be amending the proposed revision with the following language:

“for modes of travel alternative to a single occupancy vehicle.”

7. p. 2-46 (introductory text) and p. 2-47

Historically, in King County, housing affordable to very low- and low-income households has been concentrated in certain sub-areas while other sub-areas have very little housing affordable to these income groups. An over-concentration of low-income housing in certain areas can detract from the opportunity of those households to improve economically because of poor access to jobs and services and lack of options for better schools. Two complementary strategies can help to improve the opportunities of low-income households: 1) work to improve schools, services, public transportation options, and job opportunities in areas that have historically provided more affordable housing; and 2) provide many more affordable housing options in sub-areas of the County that already have good access to jobs and transportation and high-achieving schools.

U-322 King County shall encourage new and preserved affordable housing development in areas with access to well-developed social, educational, and health services, as well as public transportation, sidewalks, and bicycle infrastructure.

U-323 King County should encourage partnerships among housing providers, neighborhood groups and schools at all levels from pre-school through college especially in areas that currently have an abundance of very low- to moderate income housing,. King County should also promote collaboration with libraries, recreational and social service agencies. Among other strategies, these partnerships could involve mutually-supportive planning and sharing of facilities and services

ISSUE: This introductory text relates to services that support affordable housing communities (see U-322 and U-23 issues below) in the urban unincorporated area. In particular, narrative calls for access to well developed schools; social, educational and health services; public transportation; and, job options as strategies for increasing opportunities for low income households. While the concepts reflect goals and principles of the County's Strategic Plan and reflects best practices for enhancing opportunities for low income individuals and households, the intent of the policies that follow the text is to encourage these types of services for affordable housing throughout all of King County.

In U-322, the Executive proposes a new policy that encourages affordable housing development with access to well developed services. Proposed new policy U-323⁴ focuses on the creation of partnerships among housing providers and neighborhood services, but does not address the provision of actual affordable housing. While these new policies reflect best practices for increasing opportunities for individuals and families living in affordable housing, there is a concern that including the proposed policies in this Chapter 2, the focus of which is urban unincorporated King County, may

⁴ In addition, there is a punctuation error that should be corrected in this proposed new policy.

limit their application. Because these policies are aimed at affordable housing across the County, regardless of the location of the affordable housing, Council staff suggests that these policies and the attending introductory text be moved to Chapter 8 (Services, Facilities and Utilities) Section I. governing Regional Services, after existing policy F-103 at p 8-2. The Executive staff do not object to the moving of this text and the policies.

8. p. 2-47

~~((U-325) King County should explore methods to expedite plan reviews for affordable housing projects, in coordination with other incentive or subsidy programs.))~~

ISSUE: The Executive proposes to delete this policy. In response to Council staff's inquiry as to the basis for the proposed elimination, Executive staff reported that the County does expedite the plan reviews for affordable housing projects and therefore, does not need to explore methods to do so. Council staff suggests that the policy be maintained and amended to reflect that expediting of the plan reviews is occurring and should continue. Executive staff concurs with the suggestion.

9. p. 2-48

~~((U-316)) U-327 ((All Urban Planned Developments (UPDs) and other large)) Large housing developments in the urban unincorporated areas shall provide a mix of housing types and densities, including housing that is affordable to ((a range of households including)) low-, moderate-, and middle-income households. This mix should include housing opportunities for households with special needs, ((including)) the elderly, and persons with disabilities.~~

ISSUE: Council staff do not have an issue of either with the removal of the reference of UPD from this policy (as it would be a large development) or the other grammatical changes. However, because there is no parameter of size (i.e. number of acres) for "Large housing developments" contained in this policy or otherwise in text, implementation of this policy would be problematic.

Council staff are looking at both including what would be the appropriate size. UPDs must be at a minimum of 100 acres. KCC 21A.38.080. Executive staff are supportive of this required acreage. Code changes are also expected.

10. p. 2-48

U-329 King County should support the development of housing that protects residents from exposure to harmful substances and environments, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities.

ISSUE: Council staff has identified three issues with this proposed policy change:

- This new policy reflects an expansive approach to the KCCP by incorporating broader Countywide goals into the KCCP policies. In this case, this proposed policy is directly related to healthy homes/healthy communities goals of the Strategic Plan
- The word “affordable” is missing between “of” and “housing”. In other instances throughout this section of Chapter 2, “housing” is paired with the qualifier “affordable” to specify what type of housing policies the County is referencing.
- The description that follows appears to include some elements of “healthy housing” which is a term not clearly defined in the policy or supporting narrative. Council staff have previously raised this issue with Executive staff and a description of “healthy housing” will be included in revised introductory text to be inserted earlier in the Chapter so as to cover all Urban Communities.

11. p. 2-48

U-330 King County should support the integration of affordable housing into healthy, safe, and vibrant communities that provide convenient opportunities for daily physical activity, access to transit services, access to healthy food options, safe and accessible open space and green space that encourages social interaction and physical activity, and access to commercial development of an appropriate type and scale.

ISSUE: The main premise of this new policy is that King County should support the integration of affordable housing and healthy communities, which reflects the County’s Strategic Plan goals. However, the listing of aspects of healthy communities is not needed in the policy. Staff suggests that the word “communities” be inserted after “healthy” and then end the policy there. As previously noted, Council staff are suggesting that the concept of “healthy communities” be included in the beginning of this Chapter 2 as it is an applicable concept throughout the Chapter. Executive staff concurs with this suggestion. In addition, “healthy communities” is defined in the Technical Appendix B: Housing and that definition will be reviewed for consistency with the changes that will be made to the KCCP.

12. p. 2-59

U-363 King County should develop and adopt standards for publicly funded housing that will:

- a. Increase the ability of people with special needs to visit or have physical access to housing units regardless of their residency status;
- b. Allow household members to age in place through the inclusion of universal design principles that increase housing opportunities that are accessible and usable by all persons; and

- c. ~~((Include universal design principles that increase the amount of housing that is accessible and usable by all persons))~~ Support the ability of all people, especially the elderly and persons with disabilities and special needs, to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice.

ISSUE: This proposed policy amendment restates current King County Code, 12.20. Executive staff state that the repetitive policy statement is necessary to “show commitment to affirmatively furthering fair housing”, and that “it is necessary for...federal housing and community development grants.” Analysis of this proposed amendment is ongoing.

13. p. 2-60 and p-61

U-367 King County should support programs that help prevent homelessness, such as emergency rental assistance, mortgage default counseling, and improvements to emergency services referral networks.

U-368 King County should work with local lenders to expand assistance for first-time homebuyers, including homebuyer education and counseling, mortgage default and foreclosure counseling, low-cost financing and assistance with down payments and closing costs.

ISSUE: Policy U-367 does not contain any proposed changes, while policy U-368 includes new language related to mortgage default and foreclosure counseling. The amended language of U-368 appears appropriate, especially given the economic and mortgage challenges currently facing citizens. Council staff suggest that U-367 be modified to include the same terms as U-368, specifically adding the words “and foreclosure” between the words “and” and “counseling”. Executive staff concur with this suggestion.

14. p. 2-60

U-367a King County should ~~((use land use planning and funding programs to help site))~~ engage in inter-departmental and inter-jurisdictional planning that:

- a. supports the siting of community facilities and assisted publicly funded affordable housing ((so that)) in locations where low- and moderate-income residents and persons with special needs have convenient access employment and educational opportunities, ((to)) community and transportation services and a healthy environment;
- b. uses opportunity mapping to measure opportunity throughout the county comprehensively and comparatively in order to analyze information regarding access and lack of access to opportunity-rich areas; such analysis can provide valuable information about where

- more affordable housing needs to be located and what needs to be remedied in opportunity-poor areas; and
- c. promotes fair housing and diverse communities that are inclusive of residents with a range of abilities, ages, races, incomes and other diverse characteristics of the population of King County.

ISSUE: There are a number of issues involved with the proposed revisions to this policy, as noted below:

- The apparent policy shift from using the more public processes of land use planning and funding mechanisms to site community facilities to less public “inter-departmental” and “inter-jurisdictional” planning modes is of concern. Policies for planning and siting processes should encourage transparency and provide for the inclusion of external to government stakeholders rather than focus on internal government stakeholders. Staff suggests that the former policy language of “...use land use planning and funding programs to help site...” be maintained and the new language of “engage in inter-departmental and inter-jurisdictional planning that: supports the siting of...” be stricken.
- Section a. of amended policy specifies particular aspects of “community services” by calling out “employment and educational opportunities.” There is a concern that by listing particular type of services, some services are omitted, inadvertently narrowing the definition of “community services.” For example, counseling, child care, libraries, recreational facilities, etc., are not included in the list of this policy and each of those could be considered a community service. Staff suggest that “employment and educational opportunities” be stricken from the policies, but be included in the narrative component where a broader discussion of community services could occur. In addition, staff suggest referencing Chapter 8-Services, Facilities, and Utilities, Section I, in the narrative section of Chapter 2 so that readers can learn more about the service component of housing.
- Section b. of the amended policies includes references to “opportunity mapping” as a means to perform analysis for housing and community needs. “Opportunity mapping” as a term or concept is neither defined in the introductory text, nor is it discussed in the Technical Appendix B: Housing. Because it appears to be a new methodology and is not widely understood, it should be defined and explained either in the introductory text, glossary or in the Appendix. . In addition, the proposed policy amendment includes a discussion of the analysis resulting from “opportunity mapping.” Council staff suggests that the entire section b. of U-367 be moved to the introductory text.

15. p. 2-62

U-374 After a disaster that significantly affects housing, King County shall coordinate efforts to assist households with housing inspection and repair resources, and to help displaced households find interim housing. To the

extent feasible, the County shall work with federal, state, and both public and private local agencies to identify ways that available resources can assist those affected by a disaster.

ISSUE: This is new proposed policy addresses the need for safe housing after a disaster that significantly effects housing. It reflects King County's work and focus in the area of disaster planning, especially regarding the coordination and planning work that the Emergency Management Division has been engaged in over the last several years. There are no issues with this proposed policy; however, it is a significant new policy addressing a facet of housing planning in the KCCP.

ATTACHMENT

1. Matrix

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
<p>U-301</p> <p>King County shall work with cities ((and)), the private sector, <u>other public agencies such as the Housing Authorities, and the non-profit sector</u>, to encourage a wide range of housing within the Urban Growth Area ((to)) <u>that:</u></p> <p><u>a. provides housing choices for people of all income levels located in areas with existing or planned transportation networks that make it safe and convenient to walk, bicycle, and take public transportation to work and other key destinations;</u></p> <p><u>b. meets the needs of our diverse population</u>((;));</p> <p><u>c. supports economic growth</u>((;)); <u>and</u></p> <p><u>d. ensures an equitable and rational distribution of low-income and affordable housing throughout the county</u> ((and provide housing choices for people of all income levels)).</p>	<ul style="list-style-type: none"> • Addition to explicitly identify other housing partners • Minor changes to improve readability 	<p>BOOKMARK</p> <p>Council staff suggests that “transit network” be defined in the document, introductory text for this Section (with a cross reference to Chapter 7 - Transportation) or in the Glossary and clear reference to the controlling transit planning documents Transit Strategic Plan and Metro Service Guidelines.</p> <p>Staff working on this in conjunction with overall theme of transit used in this Chapter 2.</p>
<p>U-302</p> <p>Through subarea and regional planning with cities, incentives programs and funding initiatives, King County shall plan for housing to meet the needs of all economic segments of the population throughout the Urban Growth Area and within Rural Towns. King County shall plan for construction or preservation of housing units affordable to households as follows:</p> <p><u>a. ((16%)) 13% of housing stock should be affordable to households below 30% of the King County median income, <u>including homeless individuals and families who may face significant barriers to finding permanent housing</u>;</u></p> <p><u>b. ((8)) 11% of housing stock should be affordable to households between 30% and 50% of the King County median income;</u></p> <p><u>c. ((47)) 16% of housing stock should be affordable to households between 50% and 80% of the King County median income;</u></p> <p><u>d. 20% of housing stock should be affordable to households between 80% and 120% of the King County median income; and</u></p> <p><u>e. ((39)) 40% of housing stock should be affordable to households above 120% of the King County median income.</u></p>	<ul style="list-style-type: none"> • Updates demographic information to reflect latest data on distribution of income • Adds reference to homeless individuals and families • Updates economic information to reflect recent economic trends 	<p>No issue. The proposed changes to the housing stock percentage changes reflect current demographic data.</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
<p>U-303</p> <p>King County should promote the preservation, <u>rehabilitation</u>, and development of affordable rental housing opportunities for households earning up to ((9))80% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers.</p>	<ul style="list-style-type: none"> • Adds “rehabilitation” as one of the ways to provide and preserve affordable housing, especially in areas where housing stock may be deteriorating • Updates economic information to reflect recent economic trends and market conditions • Updates percentage limits to better reflect the income levels where incentives and subsidies and other public resources are put to best use. 	<p>No issue. Rehabilitation of affordable housing represents King County's current approach to preservation of affordable housing.</p> <p>Council staff suggests including the term “rehabilitation” in other sections of the affordable housing sections that reference preservation such as:</p> <p>U-302 (p. 2-41) U-322 (p. 2-47) U-325 (p. 2-47) U-338 (p. 2-51)</p>
<p>U-304</p> <p>King County should promote the preservation, <u>rehabilitation</u>, and development of affordable ownership housing opportunities for households earning up to ((115))120% of the King County median income by providing a range of incentives to private sector developers as well as incentives and subsidies to non-profit developers.</p>	<ul style="list-style-type: none"> • Adds “rehabilitation” as one of the ways to provide and preserve affordable housing, especially in areas where housing stock may be deteriorating • Updates economic information to reflect recent economic trends and market conditions • Updates percentage limits to better reflect the income levels where incentives and subsidies and other public resources are put to best use. 	<p>No issue. Rehabilitation of affordable housing represents King County's current approach to preservation of affordable housing.</p> <p>The proposed change to the median income represents reflects current demographic data.</p>
<p>U-305</p> <p>King County, in partnership with other jurisdictions, shall evaluate achievement of countywide and local goals for housing for all economic sectors of the population by analyzing housing indicators, adopted land use regulations, and actions that</p>	<p>Moved text to improve readability and clarify intent of the policy</p>	<p>No issue. Includes the term “rehabilitation” as per proposed U. 303.</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
<p>encourage development ((and preservation of low and moderate income housing and the effect of market factors on housing development)). The results of this evaluation shall be used to develop new or revised policies, programs, regulations, and incentives to better meet the Countywide Planning Policies' housing goals. <u>These may include adopting appropriate land use regulations and other actions that encourage development, rehabilitation and preservation of low and moderate-income housing.</u></p>		
<p>U-306</p> <p><u>King County shall assure that there is sufficient land in the unincorporated urban areas zoned to accommodate a range of affordable housing types, including higher-density single-family homes, multifamily properties, manufactured housing, cottage housing, accessory apartments and mixed-use developments.</u> King County should work with cities to increase opportunities for affordable housing development by assuring there is sufficient land capable of being developed for ((multifamily housing, small lot single family homes and townhouses, and manufactured housing parks, and other types)) <u>this range of housing types</u>, ((such as accessory dwelling units, that tend)) <u>that are more likely to be affordable to low-, moderate- and middle-income households.</u></p>	<p>Additional text to emphasize the provision of sufficient land for a diversity of housing types in both the County and the cities.</p>	<p>Appears to require the County "assure that there is sufficient land"; unclear how the County could meet this requirement. Council staff suggests that "shall" be replaced with "should"</p>
<p>((U-311)) <u>U-309</u></p> <p>King County should encourage land use and investment strategies to stimulate mixed-use and mixed-income developments as a way to integrate neighborhoods and increase housing <u>and transportation</u> choices.</p>	<p>Technical change to add transportation as a factor.</p>	<p>No issue. Reflects increased references to transit and transportation in Chapter 2.</p>
<p>((U-309)) <u>U-312</u></p> <p>King County shall work with other jurisdictions to eliminate <u>financial and regulatory barriers for affordable and special needs housing development</u></p>	<p>Technical change to clarify an existing policy</p>	<p>Revision appears to limit the types of barriers to only two that the County may need to address with other jurisdictions regarding affordable and special needs housing development. Council staff</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
		suggests the policy remain unchanged so to allow for the County to work on a broader range of barriers.
<p><u>U-313</u></p> <p><u>King County shall work with other jurisdictions to encourage the development of housing that is usable by all age and ability groups, and that allows people to age in place in their home.</u></p>	Additional text to support minor change in policy to better comply with GMA and CPPs	No issue. Reflects other Countywide policies and planning documents.
<p>((U-315 King County should explore adding affordable housing as a benefit criteria in the Transfer of Development Credits program, especially as the program is expanded to include incorporated areas of King County.))</p>	The TDR program is focused on protecting rural, open space, and environmental sensitive areas	No issue. Comports with existing approach to density.
<p>((U-340)) <u>U-318</u></p> <p>King County should support housing development that is compatible with surrounding uses by:</p> <p>a. Providing information on potential development sites;</p> <p>b. <u>Promoting land use patterns which provide convenient connections for pedestrian and bicycle travel as well as for motorized transportation.</u></p> <p>((b-)) <u>c. Funding services, amenities, infrastructure and access improvements within the urban area, including the development of pedestrian and bicycling pathways ("complete streets") and convenient linkages to public transportation;</u></p> <p>((e-)) <u>d. Developing public financing techniques ((which))that give housing development and redevelopment in designated areas, such as urban centers, and <u>transit hubs</u> a market advantage; and</u></p> <p>((d-)) <u>e. Making transit and rideshare services available.</u></p>	Additional text to strengthen the nexus of housing and a variety of mobility choices - to better comply with GMA and CPPs' transportation and sustainability goals	<p>BOOKMARK</p> <p>No issues with sub-items a-c.</p> <p>Sub-item d introduces a new term, "<u>transit hubs</u>" that is not reflected in Transit Strategic Plan or in the Metro Service Guidelines. Staff suggests that terminology be consistent with existing policies, using terms such as "transit corridors and transit activity centers" rather than "transit hubs".</p> <p>The activities identified in sub item e are now subject to the requirements contained in Transit Strategic Plan and Metro Service Guidelines for new or additional services.</p> <p>Council staff will continue review of this and all transit-related policy amendments; alternative language will</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
		be prepared for the committee's consideration.
<p>(U-322)) <u>U-321</u></p> <p>King County should work with local employers to develop affordable employer-assisted housing opportunities located within commuting distance of the employment site((, using alternative modes of transportation)) <u>for modes of travel alternative to the automobile.</u></p>	<p>Technical change to clarify that alternative transportation means alternative to the automobile.</p>	<p>BOOKMARK</p> <p>Reflects theme of various policies in Chapter 2 of moving away from the automobile as transportation. Council staff analysis continues of transit related policies in Chapter 2.</p> <p>Should this theme be adopted, Council staff suggest amending to read: "<u>for modes of travel alternative to a single occupancy vehicle.</u>"</p>
<p><u>U-322</u></p> <p><u>King County shall encourage new and preserved affordable housing development in areas with access to well-developed social, educational, and health services, as well as public transportation, sidewalks, and bicycle infrastructure.</u></p>	<p>New policy in line with recently-adopted CPPs and KC Strategic Plan</p>	<p>Reflects best practices for increasing opportunities for individuals and families living in affordable housing; concern with placing the policy in the urban unincorporated Chapter 2 could limit its application countywide.</p> <p>Council staff suggests moving this policy, the next policy and the introductory text to Chapter 8 (Services, Facilities and Utilities) Section I. governing Regional Services, after existing policy F-103 at p 8-2.</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
<p><u>U-323</u></p> <p><u>King County should encourage partnerships among housing providers, neighborhood groups and schools at all levels from pre-school through college especially in areas that currently have an abundance of very low- to moderate income housing. King County should also promote collaboration with libraries, recreational and social service agencies. Among other strategies, these partnerships could involve mutually-supportive planning and sharing of facilities and services.</u></p>	<p>New policy in line with recently-adopted CPPs and KC Strategic Plan</p>	<p>See above. Focuses on creation of partnerships among housing providers and neighborhood services, but does not address the provision of actual affordable housing.</p>
<p>((U-325 King County should explore methods to expedite plan reviews for affordable housing projects, in coordination with other incentive or subsidy programs.))</p>	<p>Covered in other policies.</p>	<p>The County does expedite plan reviews for affordable housing projects and therefore, does not need to explore methods to do so. Council staff suggests that the policy be maintained and amended to reflect that expediting of the plan reviews is occurring and should continue.</p>
<p>((U-327 King County should provide density bonuses in all urban residential zones for the construction of small detached single family homes limited in size by covenant, and for new manufactured housing units.))</p>	<p>Covered in other policies</p>	<p>No issue.</p>
<p>((U-346)) <u>U-327</u></p> <p>((All Urban Planned Developments (UPDs) and other large)) <u>Large housing developments in the urban unincorporated areas shall provide a mix of housing types and densities, including housing that is affordable to ((a range of households including)) low-, moderate-, and middle-income households. This mix should include housing opportunities for households with special needs, ((including)) the elderly, and persons with disabilities.</u></p>	<p>Technical change to be more encompassing</p>	<p>BOOKMARK</p> <p>Removing the reference to UPDS is not an issue.</p> <p>However, Council staff are working with Executive staff for an understanding of what is a large development to avoid an implementation issue when applying this policy.</p>

Chapter 2: Urban Communities (Section III. Housing)

Policy Revision	Executive Purpose	Committee Staff Comments
		<p>UPD minimum is 100 acres KCC 21A..38.080. Probably will need code change.</p> <p>If went with 100 acre minimum the first sentence of this policy could be revised to read:</p> <p>"Large housing developments, consisting of not less than 100 acre, located in the urban unincorporated areas, shall provide a mix of</p>
<p>((U-337)) U-328</p> <p>King County should promote the incorporation of the principles of healthy communities and homes, sustainability, and greenhouse gas emissions mitigation in affordable housing development. ((King County should consider the degree to which affordable housing developments implement sustainable development principles as one criterion for providing subsidies to nonprofit developers and housing agencies.))</p>	<p>Technical change</p> <p>(Note that second half of this policy has not been eliminated, but has been moved to U-352 where it is a better fit)</p>	<p>No issue.</p>
<p><u>U-329</u></p> <p><u>King County should support the development of housing which protects residents from exposure to harmful substances and environments, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities</u></p>	<p>New policy in line with CPPs and KC Strategic Plan</p>	<p>BOOKMARK</p> <p>Reflects incorporation of broader countywide goals into the KCCP policies.</p> <p>New policy directly related to healthy homes/healthy communities goals of the Strategic Plan.</p> <p>The word "affordable" is missing between "of" and "housing"; elsewhere in this Section III "housing" is paired with the qualifier "affordable".</p>

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		<p>The description that follows appears to include some elements of "healthy housing" which is a term not clearly defined in the policy or supporting narrative. A description of "healthy housing" will be included in revised introductory text to be inserted earlier in the Chapter.</p>
<p><u>U-330</u></p> <p><u>King County should support the integration of affordable housing into healthy, safe, and vibrant communities which provide convenient opportunities for daily physical activity, access to transit services, access to healthy food options, safe and accessible open space and green space that encourages social interaction and physical activity, and access to commercial development of an appropriate type and scale.</u></p>	<p>New policy text in line with CPPs and KC Strategic Plan</p>	<p>BOOKMARK</p> <p>Reflects Strategic Plan goals; however, the listing of aspects of healthy communities is not needed in the policy.</p> <p>Staff suggests that the word "communities" be inserted after "healthy" and then end the policy.</p> <p>Council staff suggests that the concept of "healthy communities" be included in the beginning of Chapter 2 as it is an applicable concept throughout the Chapter. Executive staff concurs with this suggestion.</p> <p>"Healthy communities" is defined in the Technical Appendix B: Housing which will be reviewed for consistency with the changes made to the KCCP.</p>
<p>((U-349 — King County should support the ability of all people, especially the elderly and persons with disabilities, to find housing opportunities that allow them to live as independently as possible in the housing</p>	<p>Combined with policy U-363</p>	<p>No issue. Technical change. Former single policy is split into two new policies: U-313 and U-363.</p>

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and community of their choice.))		
<p>U-352</p> <p><u>King County should consider the degree to which affordable housing developments implement healthy and sustainable development principles, including universal design features, as criteria for providing subsidies to nonprofit developers and housing agencies.</u></p>	<ul style="list-style-type: none"> • Revision of existing policy to further support an existing policy • Includes language regarding healthy housing and universal design features as criteria for evaluating projects to be subsidized. 	<p>No issue. Contains same language as former policy U-328 with some additional language.</p>
<p>((U-353 King County should use land use planning and funding programs to help site community facilities and assisted publicly funded housing so that low- and moderate income residents and persons with special needs have convenient access to community and transportation services.))</p>	<p>Technical – covered in other policies specifically U-301, 318, 330</p>	<p>No issue. Technical change. Former single policy reflected in three revised policies.</p>
<p>((U-345)) <u>U-360</u></p> <p>Development standards should promote lower-cost infill development ((such as accessory dwelling units and cottage style housing)) in a manner that allows existing housing to be retained through measures such as an innovative or flexible building envelope, access and infrastructure standards.</p>	<p>Eliminates redundant language that occurs in earlier policies</p>	<p>No issue. Technical change.</p>
<p>((U-346)) <u>U-361</u></p> <p>King County shall promote opportunities for publicly funded housing, including housing for low-income people with special needs, by:</p> <p style="padding-left: 20px;">a. Adopting land use policies and regulations that treat publicly funded housing and other low-income housing the same as housing of a similar size and density;</p> <p style="padding-left: 20px;">b. Adopting funding and program policies that encourage integration of assisted housing within communities and a fair distribution of publicly funded</p>	<p>Technical changes to improve clarity and readability</p>	<p>No issue. Technical change.</p>

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<p>housing throughout the county. ((However, m)) Mandatory dispersion requirements which limit where publicly funded housing may locate, should not be applied; and</p> <p>c. Encouraging developers and owners of publicly funded housing units to undertake activities to establish and maintain positive relationships with ((neighbors)) adjacent residents and communities.</p>		
<p>((U-347)) <u>U-362</u></p> <p>King County shall make reasonable accommodations in its rules, policies, practices and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling((-)); <u>and by promoting reasonable accommodation policies by participants in its public funding and incentive or other programs that create new affordable housing opportunities.</u></p>	<p>Adds fair housing language regarding "reasonable accommodation".</p>	<p>BOOKMARK</p> <p>The amendment restates current King County Code, 12.20.</p> <p>Executive staff indicate that the repetitive policy statement is necessary to "show commitment to affirmatively furthering fair housing", and that "it is necessary for... federal housing and community development grants." Analysis of this proposed amendment is ongoing.</p>
<p>((U-348)) <u>U-363</u></p> <p>King County should develop and adopt standards for publicly funded housing that will:</p> <p>a. Increase the ability of people with special needs to visit or have physical access to housing units regardless of their residency status;</p> <p>b. Allow household members to age in place <u>through the inclusion of universal design principles that increase housing opportunities that are accessible and usable by all persons;</u> and</p> <p>c. ((Include universal design principles that increase the amount of housing that is accessible and usable by all persons)) <u>Support the ability of all people, especially the elderly and persons with disabilities and special needs, to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice.</u></p>	<p>Technical change to improve clarity and to combine the intent of 2 policies</p>	<p>No issue. Technical change.</p>

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<p>U-367</p> <p>King County should support programs that help prevent homelessness, such as emergency rental assistance, mortgage default counseling, and improvements to emergency services referral networks.</p>	<p>No change proposed</p>	<p>Policy U-367 does not contain any proposed changes, while policy U-368 (below) includes new language related to mortgage default and foreclosure counseling. The amended language of U-368 appears appropriate to include in U-367, especially given the economic and mortgage challenges currently facing citizens.</p> <p>Council staff suggest that U-367 be modified to include the same terms as U-368, specifically adding the words “and foreclosure” between the words “and” and “counseling”. Executive staff concur with this suggestion.</p>
<p>((U-353)) <u>U-367a</u></p> <p>King County should ((use land use planning and funding programs to help site)) <u>engage in inter-departmental and inter-jurisdictional planning that:</u></p> <p><u>a. supports the siting of community facilities and assisted publicly funded affordable housing ((so that)) in locations where low- and moderate-income residents and persons with special needs have convenient access employment and educational opportunities, ((to)) community and transportation services and a healthy environment.</u></p> <p><u>b. uses opportunity mapping to measure opportunity throughout the county comprehensively and comparatively in order to analyze information regarding access and lack of access to opportunity-rich areas; such analysis can provide valuable information about where more affordable housing needs to be located and what needs to be remedied in opportunity-poor areas.</u></p> <p><u>c. promotes fair housing and diverse communities that are inclusive of residents with a range of abilities, ages, races, incomes and other diverse characteristics of the population of King County.</u></p>	<p>Improves and adds language regarding fair housing practices and geographic equity</p>	<p>BOOKMARK</p> <p>Concern about the policy shift from using the more public processes of land use planning and funding mechanisms to site community facilities to less public “inter-departmental” and “inter-jurisdictional” planning modes.</p> <p>Staff suggests that the former policy language of “...use land use planning and funding programs to help site...” be maintained and the new language of “<u>engage in inter-departmental and inter-jurisdictional planning that: supports the siting of...</u>” be stricken.</p> <p>Concern about Section a. which specifies particular aspects of</p>

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		<p>"community services" by listing particular type of services, inadvertently narrowing the definition of "community services."</p> <p>Staff suggest that "employment and educational opportunities" be stricken from the policies, but be included in the narrative component where a broader discussion of community services could occur.</p> <p>Staff suggest referencing Chapter 8- Services, Facilities, and Utilities, Section I, in the narrative section of Chapter 2 so that readers can learn more about the service component of housing.</p> <p>Section b. references to "opportunity mapping" is not defined in the introductory text, nor is it discussed in the Technical Appendix B: Housing, but should be. The policy includes a discussion of the analysis resulting from "opportunity mapping." Council staff suggests that the entire section b. of U-367 be moved to the introductory text.</p>
<p>((U-367)) <u>U-368</u></p> <p>King County should work with local lenders to expand assistance for first-time homebuyers, including homebuyer education and counseling, <u>mortgage default and foreclosure counseling</u>, <u>low-cost financing</u> and assistance with down payments and closing costs.</p>	<p>Recognizes the importance of mortgage default and foreclosure counseling given the current state of the market</p>	<p>The amended language of U-368 appears appropriate, especially given the current economic and mortgage challenges.</p> <p>No issues.</p>

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<p>((U-320)) <u>U-371</u></p> <p>King County should work with jurisdictions and housing providers across the state to urge state and federal governments to expand funding for direct assistance services such as rental assistance and emergency services. <u>In addition to rental assistance, King County should support programs that help prevent homelessness, and that improve emergency services referral networks, including the development of a coordinated intake system for homeless families and individuals, and low-income households that are seeking permanent housing.</u></p>	<p>Addition of policy language supportive of homelessness prevention and the current development of a coordinated intake system</p>	<p>Reflective of current policies and collaborations, including Ten Year Plan to End Homelessness and the Framework Policies for Human Services.</p>
<p>((U-374)) <u>U-373</u></p> <p>King County should support programs that provide landlord-tenant counseling, workshops and mediation in landlord-tenant disputes, as well as legislation ((which)) <u>that protects the rights of tenants and landlords, such as fair rental contracts.</u></p>	<p>Technical</p>	<p>No issue. Technical change.</p>
<p><u>U-374</u></p> <p><u>After a disaster which significantly affects housing, King County shall coordinate efforts to assist households with housing inspection and repair resources, and to help displaced households find interim housing. To the extent feasible, the County shall work with federal, state, and both public and private local agencies to identify ways that available resources can assist those affected by a disaster.</u></p>	<p>Adds policy to clarify County's regional role in assisting households after a disaster, particularly with interim housing needs.</p>	<p>Successfully addresses the need for safe housing after a disaster that significantly effects housing. Reflects King County's work and focus in the area of disaster planning, especially regarding the coordination and planning work that the Emergency Management Division has been engaged in over the last several years.</p>

