



King County

**Metropolitan King County Council
Local Services and Land Use Committee**

STAFF REPORT

Agenda Item:	5, 6, 7	Name:	Erin Auzins Andy Micklow
Proposed No.:	2023-0438 2023-0439 2023-0440	Date:	March 6, 2024

SUBJECT

A discussion of the 2024 King County Comprehensive Plan. Today's meeting will include a staff briefing on Chapter 4 of the Comprehensive Plan and the Housing Needs Assessment Appendix.

SUMMARY

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023, and the Council has referred the 2024 KCCP to the Local Services and Land Use (LSLU) Committee.

Review of the 2024 KCCP will be led by the LSLU Chair, consistent with past updates, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis by policy staff of each substantive change, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

Today's staff presentation will cover:

- Chapter 4: Housing and Human Services
- Housing Needs Assessment Appendix

BACKGROUND

King County Comprehensive Planning. The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an annual, midpoint, or ten-year update schedule.¹ The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

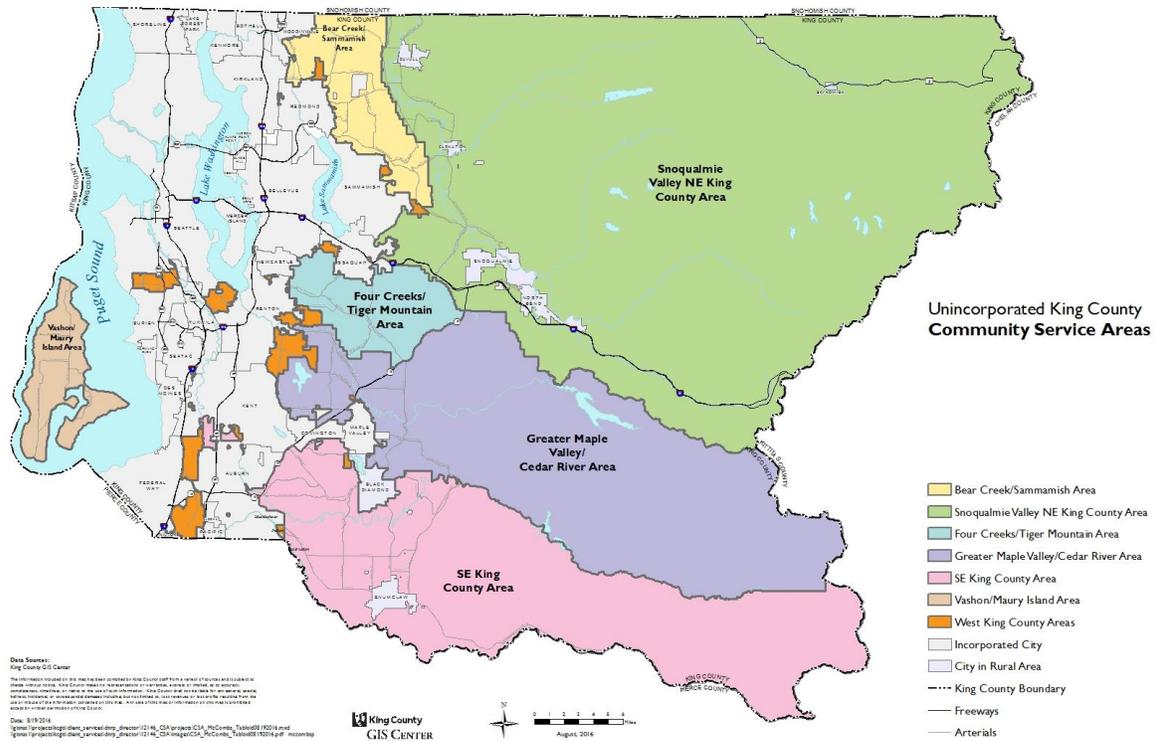
Scoping Motion. K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

Subarea Planning. As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and in Figure 1 of this staff report.

¹ K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

Figure 1. Community Services Area Map



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

2020 Changes to the Subarea Planning Program. As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

Community Needs List. As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, and improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County's Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

Council Review Process. The LSLU Committee will meet on the 1st and 3rd Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the committee review process, and then heard with the striking amendment at the end of the committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meetings will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100 Covington	KCCP Overview
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The LSLU Committee Chair is expected to sponsor and lead development of the committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief Councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key Committee review dates include:

Date	Deadline
March 29	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
April 5	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due – Critical Area Regulations
April 19	Substantive direction deadline for Striking Amendment – Critical Area Regulations
May 14	Striking Amendment released
May 22	Line amendment direction due
May 31	Public line amendments released

ANALYSIS

Executive Transmittal. The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are three proposed ordinances in the Executive’s transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
 - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
 - Proposed land use designation and zoning map amendments;
 - I-207 matrices and Plain Language Summary;
 - Equity Analysis; and
 - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary²).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

² The required best available science and critical area regulations update will be transmitted to the Council on March 1, 2024, for the Council to incorporate into the LSLU striking amendment.

How the Analysis Section is Organized. As noted previously, each committee meeting will be dedicated to specific chapters of the 2024 KCCP. The analysis in this staff report focuses on the following items in the 2024 KCCP:

- 2024 KCCP (PO 2023-0440):
 - Chapter 4: Housing and Human Services
 - Housing Needs Assessment Appendix

Analysis of other chapters in the Executive's Recommended 2024 KCCP will be provided at subsequent LSLU meetings, as noted in the schedule attached to the staff report. Staff analysis of each component includes identification of each change and discussion of any policy issues or inconsistencies with adopted policies and plans.

One continuous theme throughout the KCCP chapters is a significant reduction in the amount of lead-in text, and reorganization with and across chapters to better group topics. The staff analysis will not address those, except when they represent a substantive change.

2024 KCCP Chapter 4: Housing and Human Services³

Chapter 4 of the KCCP describes and includes policies related to housing and regional health and human services.

Key themes in the Executive's Transmittal for Chapter 4 include policy changes addressing:

- Working with the Growth Management Planning Council on monitoring housing elements;
- Equitable engagement (in housing and human services work);
- Providing housing for all income levels and meeting housing allocations in the urban area;
- Community-driven development;
- Housing for seniors and people with disabilities;
- Housing and jobs balance;
- Permanent supportive housing;
- Sustainable housing and smaller units;
- Mobile home communities;
- Repairing harms from past and current racially exclusive and discriminatory practices that result in racially disparate outcomes;
- Family-sized units;
- Equitable development;
- Transit-oriented development;
- Middle housing;
- Priorities for funding affordable housing and community development projects;
- Tenant protections and assistance;

³ Attachment 2 to this Staff Report

- Displacement;
- Criminalization of homelessness and ending homelessness;
- Youth-focused programs and culturally relevant child care;
- Thriving, healthy communities; and
- Trauma-informed care.

Attachment 3 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

2024 KCCP Appendix B: Housing Needs Assessment Appendix⁴
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Technical Appendix B includes the demographic, housing, and racially disparate impacts analyses required by RCW 36.70A.070(2) and King County Countywide Planning Policies H-3, H-4, H-5, and H-11.

Background. The background section of the appendix summarizes the planning requirements guiding the analysis in this appendix. This framework includes the Growth Management Act (GMA), which was amended in 2021 by [House Bill 1220](#), requiring jurisdictions to plan for and accommodate rather than just encourage the availability of affordable housing.⁵ It also includes VISION 2050, the region's long-range plan for growth, and the King County Countywide Planning Policies (CPPs). The CPPs fold in the GMA requirements and require King County to conduct a housing inventory and analysis of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. An assessment of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing is now also required to be included in the housing element of the KCCP.

What's new in the transmitted 2024 KCCP?: The Housing Needs Assessment Appendix in the 2024 KCCP reflects the new requirements in RCW 36.70A.070 and the 2021 King County Countywide Planning Policies.⁶

Community profile. The community profile section provides the data required by portions of CPP H-3 (subsections f, g, and h). This includes:

- Housing characteristics, such as income, tenure⁷, and housing cost burden by race and ethnicity;
- Age by race and ethnicity and by disability status for the current population; and
- Projected population growth.

What's new in the transmitted 2024 KCCP?: This section has been updated since the 2016 Housing Technical Appendix, where comparable data was included in the "Characteristics

⁴ Attachment 4 to this Staff Report

⁵ RCW 36.70A.070

⁶ Adopted by Ordinance 19384 in 2021. Amended by Ordinance 19553 in 2022 and by Ordinance 19660 in 2023.

⁷ The legal status by which people have the right to occupy their accommodation. Common housing tenure are renting (which includes public and private rented housing) and homeownership (which includes owned outright and mortgaged).

of Households" section (for example, population, race, and ethnicity data). The 2024 Housing Needs Assessment shows that the population of unincorporated King County was 253,300 in 2015 and 246,266 in 2020. The decrease continues to mainly be attributed to the annexation of unincorporated areas into cities. The 2024 Housing Needs Assessment includes information on immigration status, disability status, and LGBTQ+ communities that was not included in the 2016 appendix. The Community Profile section in the 2024 update includes data on cost-burdened⁸ households. This data was in the "Housing Need and Affordability" section of the 2016 appendix.

Data in this section show:

- Twenty-nine percent of households in unincorporated King County are cost-burdened. Figure 46 on page B-67 shows the breakdown by urban and rural households. Urban renter-occupied and owner-occupied households are slightly more likely to be cost-burdened than rural renter-occupied and owner-occupied households;
- Forty-seven percent of renter households in unincorporated King County are cost-burdened or severely cost-burdened compared to twenty-five percent of homeowners; and
- Fifty-two percent of Black households in unincorporated King County are cost-burdened or severely cost-burdened compared to twenty-six percent of white households.

Workforce profile. The workforce profile section provides the data required by CPP H-3 subsection j, which analyzes the ratio of housing to jobs.

What's new in the transmitted 2024 KCCP? This section is new with the 2024 update. The CPPs require the County to assess its job-housing balance⁹, and the technical appendix includes additional information on local workforce characteristics such as monthly wages by employment sector and race/ethnicity, and employment trends and projects.

The analysis in this section shows that the jobs-housing balance in unincorporated King County increased slightly from 0.36 in 2010 to 0.43 in 2020.¹⁰ Countywide, King County's job-housing balance also increased from 1.29 to 1.48 during the same period. The disparity between unincorporated King County and the overall King County number is due to the relatively limited amount of commercial and industrial land (or uses) in unincorporated King County compared to cities.

⁸ Households are considered cost-burdened if they pay more than 30 percent of their gross income on housing costs, including utilities, and severely cost-burdened if they pay more than 50 percent.

⁹ The CPPs define Job-Housing Balance as a "planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income."

¹⁰ The jobs-housing balance is measured by the jobs-to-housing ratio. A ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. A ratio of higher than 1.5 indicates the may be more workers commuting into an area due to lack of housing ([EPA EnviroAtlas](#)).

Housing supply. The housing supply section provides the data required by CPP H-3 subsections b, c, and e. This includes:

- Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units);
- Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds; and
- Number of income-restricted units and, where feasible, total number of these units, within a half-mile walkshed of high-capacity or frequent transit service¹¹ and regional and countywide centers.

This section also includes information on housing market conditions not required by the CPPs or RCW, such as housing production, forecasted growth, and rental rates.

What's new in the transmitted 2024 KCCP?: In the 2016 Housing Technical Appendix, comparable data on the age, size, tenure, and utilization of housing was in the “Characteristics and Use of the Housing Stock” section. The 2024 Housing Needs Assessment Appendix includes data on emergency housing, shelters, permanent supportive facilities, and income-restricted units not in the 2016 appendix. This reflects the new GMA and CPP requirements.

Data in this section show:

- Unincorporated King County does not have any permanent supportive housing;
- Unincorporated King County has approximately 75 emergency housing beds; and
- Unincorporated King County has approximately 3,388 income-restricted units at 0 to 80 percent AMI. Approximately 73 percent of these units are reserved for households between 51 and 80 percent AMI.

Racially disparate impact analysis. The racially disparate impacts section documents the local history of racially exclusive and discriminatory land use and housing practices that led to racially disparate housing outcomes for residents in unincorporated King County. This work is required by RCW 36.70A.070(2) and CPPs H-3 subsection n and H-5.

What's new in the transmitted 2024 KCCP?: This section is new with the 2024 update. This new section documents and examines the local history of racially exclusive and discriminatory land use and housing practices that led to racially disparate housing outcomes for residents in unincorporated King County.

The first subsection outlines historic government actions and policies with an explicit racial discriminatory intent, such as:

- Broken treaties, indigenous expulsion, and indigenous land dispossession;
- Chinese exclusion;
- Alien land laws and Japanese internment and incarceration; and
- Racially restrictive covenants.

¹¹ Frequent transit service is transit service that is “show-up and go,” that comes frequently enough that passengers do not require a schedule.

The subsection concludes with a discussion of the long-term economic impact of explicitly racist discriminatory policies. According to estimates from a 2023 ECONorthwest report, King County Black, Indigenous, or other People of Color (BIPOC) households lost between \$12 billion and \$34 billion intergenerationally since 1950. ECONorthwest based this estimate on the loss of wealth from not realizing home value appreciation over time, rental payments that never turned into wealth, and wealth lost to lower home value appreciations for BIPOC-owned homes compared to White-owned homes.¹²

The second subsection focuses on the urban unincorporated areas and discusses the lack of funding, underinvestment, and annexation patterns in these communities, contributing to racially disparate impacts. The analysis reveals that King County has historically underinvested in urban unincorporated areas with higher BIPOC populations. The lack of tenant protections for unincorporated King County undermined the effectiveness of fair housing protections, and exclusionary zoning laws in unincorporated King County limited the availability of more affordable housing options for low- and moderate-income households who are disproportionately BIPOC.

The third subsection details displacement occurring in unincorporated King County. This section focuses on North Highline and Skyway-West Hill, as BIPOC households in these communities are twice as likely as white households to be housing cost-burdened. The rising housing prices, high rate of cost-burdened BIPOC households, and lower-than-average incomes put BIPOC residents who live in places like Skyway-West Hill and North Highline at increased risk of displacement.

The fourth subsection identifies actions that the County has taken and is proposing in the 2024 KCCP update to begin addressing racially disparate housing outcomes. The list of actions identified in this appendix commits King County to:

- Participate in regional solutions to address critical housing needs;
- Engage historically and currently underrepresented communities in the development and implementation of affordable housing programs to ensure the County's investments and policies are culturally relevant and meet the needs of communities most in need;
- Invest in programs and policies that help tenants stay housed and assert their rights, reducing racial disproportionality among households who experience housing instability;
- Adopt code changes to allow middle housing and expand an inclusionary housing program to encourage the creation of more affordable and diverse housing options so more low- and moderate-income households can access homeownership and generate long-term wealth for their families;
- Prioritize funding for affordable housing projects that are community-driven, promote access to opportunity, and create wealth-building opportunities for communities at risk of displacement; and
- Take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in

¹² 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.

[\[link\]](#)

housing, such as implementing programs to create affordable homeownership opportunities and investing in equitable development projects.

Housing needs analysis. The housing needs section provides the data required by CPP H-3 subsections l and m, which include:

- Housing needs of people who need supportive services or accessible units, including but not limited to, people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults; and
- Housing needs of communities experiencing disproportionate harm from housing inequities, including BIPOC populations.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update, though the 2016 Housing Technical Appendix did include a section titled "Housing Need and Affordability." Data in the 2016 appendix included affordability trends, homelessness, rental housing, and housing ownership affordability trends. Homelessness data remains in this section, but information on affordability has moved to the community profile and housing supply sections in the 2024 update.

Data in this section show:

- The number of individuals experiencing homelessness increased by nearly fourteen percent from 2020 to 2022;¹³
- Urban unincorporated King County has a higher rate of residents with disabilities¹⁴ compared to rural unincorporated;¹⁵ and
- Approximately 2,000 households are overcrowded in unincorporated King County.¹⁶ Most three or more-bedroom units in unincorporated King County are occupied by homeowners. Larger, low-income families, who are disproportionately BIPOC, are most impacted by the lack of family-sized rental units.

Land capacity analysis. The land capacity section summarizes the land capacity analysis that is required by CPPs H-3 subsections d and i, and H-11, which includes:

- Percentage of residential land zoned for, and geographic distribution of, moderate- and high-density housing in the unincorporated King County;
- Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service; and
- Identification of sufficient capacity of land for housing for income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update. The 2016 appendix included a short discussion on the countywide land capacity as a component of the "Planning for Future Growth" section. The 2024 appendix reflects the

¹³ King County Regional Homelessness Authority. (2022). 2022 Point in Time Count.

¹⁴ Disability is categorized as having a hearing, vision, cognitive, ambulatory, or self-care disability.

¹⁵ U.S. Census Bureau. (2022). 5-year ACS 2016-2020.

¹⁶ U.S. Department of Housing and Urban Development. (2021). Overcrowding, CHAS 2014-2018.

updated land capacity requirements under GMA and the CPPs. The findings in the 2024 update demonstrate:

- Sufficient capacity to accommodate the 5,412 permanent housing needs at all income levels, including special housing needs¹⁷;
- Insufficient capacity of 116 beds/units in commercial zones to meet unincorporated King County's emergency housing need of 1,034 beds by 2044; and
- Sufficient capacity in urban residential zones to meet unincorporated King County's emergency housing needs by 2044.

There is also a new subsection on housing development capacity within a half-mile walkshed of high-capacity transit or frequent transit service.

Evaluating effectiveness of strategies to meet housing need. The evaluating effectiveness of strategies section provides the data required by CPP H-3 subsection a, which includes the number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs adopted in the CPPs.

CPP H-4 also requires jurisdictions to:

- Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs; and
- Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update. This section includes a gap analysis on housing production, emergency housing production, and affordable housing. This section finds that:

- The housing production gap analysis projects an overall gap or deficit of 357 units for households earning at or below 80 percent AMI, with a significant gap for households earning less than 50 percent AMI and a surplus for households earning 50 to 80 percent AMI.
- The emergency housing production gap analysis projects that urban unincorporated King County will have less than half of the 1,034 emergency housing beds needed by 2044.
- The affordable housing funding gap analysis projects a need of \$451 million more than current funding levels¹⁸ to meet the housing needs of King County households with incomes at or below 80 percent AMI through 2044. Adjusting for inflation, the average annual gap is approximately \$23 million.

Making adequate provisions for housing needs of all economic segments of the community. In addition to the requirements of CPP H-4, RCW 36.70A.070(2)(d) requires

¹⁷ This includes income-restricted housing units and permanent supportive housing.

¹⁸ King County awards an average of \$26 million per year in the annual Housing Finance Program funding rounds. King County's funding represents approximately fifteen percent of the total cost of developing an affordable housing project (other than Health through Housing projects).

jurisdictions to make adequate provisions related to the list below for the existing and projected needs of all economic segments of the community:

- Incorporate considerations for low-, very low-, extremely low-, and moderate-income households;
- Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations;
- Consider housing locations relative to employment locations; and
- Consider the role of accessory dwelling units in meeting housing needs.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update. This section identifies several barriers to development, including:

- Regulatory barriers such as building code or parking requirements to developing emergency housing;
- Increased time and risk from applying for a Conditional Use Permit;
- Delays and increased costs to comply with requirements related to the State Environmental Policy Act (SEPA); and
- Permitting timelines.

This section also notes that there are existing regulatory barriers to developing permanent supportive housing in the King County Code. The Executive transmitted code changes with the 2024 KCCP update to define “permanent supportive housing” and allow permanent supportive housing in certain zones. The 2024 update also includes potential code changes to remove the conditional use permit requirement for middle housing in low and medium-density residential zones. The Executive also transmitted code changes intended to reduce barriers to the production of accessory dwelling units (ADUs).

Existing strategies summary. The existing strategies section outlines the funding, programs, policies and regulations, and partnerships that seek to address the affordable housing and homelessness needs in King County as required by CPP H-3 subsection k.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update and provides information on:

- Local, state, and federal funding that can be used to meet different housing needs;
- Programs administered by King County and other King County strategies that address homelessness and housing needs for residents;
- Countywide policies such as the prioritization of equitable community-driven affordable housing development in the Housing Finance Program;
- Unincorporated King County policies and regulations such as inclusionary housing and tenant protections; and
- Partnerships with other governments, housing providers, advocates, and members.

Existing strategies gap analysis. The gap analysis addresses CPP H-4, requiring jurisdictions to identify gaps in existing partnerships, policies, and dedicated resources for

meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

What's new in the transmitted 2024 KCCP?: This section is new in the 2024 update. Executive staff reviewed the findings and analysis from the previous sections of this appendix and identified funding gaps for:

- Affordable housing for households with incomes of 0 to 50 percent of the area median income;
- Affordable homeownership;
- Permanent supportive housing;
- Flexibility for equitable community-driven development in the Interim Loan Program; and
- Affordable two-, three-, and four-bedroom units.

This section also identifies gaps in King County's programs to meet different housing needs. The following programs were recommended in previous King County plans and reports but have not been implemented:

- Equitable Development Initiative;
- Rental inspections;
- Relocation assistance for tenants;
- Redevelopment assistance; and
- Fair housing testing, education, and enforcement.

Council Staff Analysis

RCW and CPP requirements. The 2024 Housing Technical Appendix appears to provide the information necessary to meet the requirements of RCW 36.70A.070(2) and CPPs H-3, H-4, H-5, and H-11.

Barriers to affordable housing development. The Housing Technical Appendix identifies barriers to developing affordable housing that are not addressed in the 2024 KCCP update, such as updating the King County Code to allow for SEPA exemptions for housing projects under a certain size threshold and addressing permitting timelines. Councilmembers could consider adding a Work Plan action to address the identified barriers.

Existing strategies gap analysis. The Housing Technical Appendix identifies funding gaps for affordable housing for households with 0 to 50 percent AMI, homeownership, and affordable two-, three-, and four-bedroom units. Policies in the transmitted update to the Comprehensive Plan such as H-152 and H-152a target households at or below 80 percent AMI. Despite different funding and housing needs, proposed KCCP policies such as H-158 and H-162 group extremely low-, very low-, low- and moderate-income levels. No policies in the funding section specifically target the 0 to 50 percent AMI group (extremely low- and very-low income). Similarly, no KCCP policies would provide for the creation of larger affordable units as a policy goal. Instead, policy H-120d uses larger units as an example of culturally relevant housing. Councilmembers may wish to consider whether the policies in Chapter 4: Housing and Human Services are sufficient to address this need.

ATTACHMENTS

1. Council's Review Schedule for 2024 KCCP, updated January 29, 2024
2. Proposed Ordinance 2023-0440 – Chapter 4 of the KCCP
3. Council staff analysis of Chapter 4
4. Proposed Ordinance 2023-0440 – Appendix B of the KCCP

INVITED

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget
- Sunaree Marshall, Deputy Division Director, Housing, Homelessness and Community Development Division., Department of Community and Human Services
- Jesse Warren, Housing Policy and Finance Lead Evaluator, Performance Measurement & Evaluation, Department of Community and Human Services

LINKS

All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:
kingcounty.gov/CouncilCompPlan

Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area
- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review

- Public Participation Summary

Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan

- Attachment A – Supplemental Changes to the Comprehensive Plan
- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

Proposed Ordinance 2023-0438 – Countywide Planning Policy Update

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

Supporting Materials

- Transmittal Letter
- Fiscal Note