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APPENDIX B

**Housing Needs Assessment**



**King County**

December 2023 June 2024

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98

# I. Executive Summary

## 99 *Background*

100 This analysis is guided by Revised Code of Washington 36.70A.070(2) and King County Countywide  
101 Planning Policies (CPPs) H-3, H-4, and H-5.<sup>1</sup> In 2021, Washington State amended the Growth Management  
102 Act (GMA) through House Bill 1220. ~~This bill~~~~The changes to the GMA~~ requires cities and counties plan for  
103 the development of sufficient housing to meet the needs of all income levels in their jurisdiction.

104  
105 The beginning of each section ~~of this appendix~~ references the relevant CPPs and other requirements ~~that~~ it  
106 fulfills. The CPPs create a consistent framework for King County and each jurisdiction to develop a  
107 Comprehensive Plan. This assessment is also guided by VISION 2050, the region's long-range plan for  
108 growth developed by the Puget Sound Regional Council. For more information about each requirement and  
109 guiding plans, see ~~II. the Background~~~~section~~.

110  
111 This Housing Needs Assessment provides data and analysis for all of King County and ~~for~~ unincorporated  
112 King County ~~specifically~~. This information helps guide the 2024 King County Comprehensive Plan  
113 regarding:

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

## 122 *Data Sources, Methodology, and Limitations*

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

130  
131 This assessment primarily discusses race and ethnicity using the descriptors used in the associated source.  
132 For example, the U.S. Census has seven race categories: White, Black or African American, American Indian  
133 or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races,  
134 and defines ethnicity as determining whether someone is Hispanic or Latino or not Hispanic or Latino.<sup>2</sup> This  
135 assessment uses the term Latin-(a)(o)(x).

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

- 138 • determine the underlying cause of housing needs and disparities;

---

<sup>1</sup> King County [Ordinance 19384](#) (2021), [amended by Ordinance 19553](#) (2022) and [Ordinance 19660](#) (2023). ~~King County Clerk of the Council (2023, June). An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [link](#)~~

<sup>2</sup> United States Census Bureau. (2021, ~~August 4~~). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [link](#)



- 139 • compare small population subcategories using demographic data;
- 140 • compare the most recent available data from sources that provide different time ranges and different
- 141 geographies; and
- 142 • comprehensively document racial housing discrimination and discriminatory policies and practices in
- 143 unincorporated King County.
- 144

### 145 *Community Profile*

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

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

150  
151 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763 households in  
152 King County.<sup>3</sup> King County became more diverse over previous decades as the population steadily grew,  
153 with most population growth occurring from residents moving to King County from another country.<sup>4</sup>  
154 Between 2000 and 2020, the number of individuals experiencing homelessness also increased in King  
155 County. While many are in shelter or transitional housing programs, more than half of those experiencing  
156 homelessness in King County are unsheltered.<sup>5</sup>

157  
158 The data in this section reveal significant differences between households in King County and  
159 unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live in  
160 unincorporated King County, and about two-thirds (54,177) of unincorporated King County households live  
161 in the rural areas.<sup>6</sup> While King County's population increased over the previous decades, unincorporated  
162 King County's has not, primarily due to annexations and zoning restrictions in the rural areas. Households in  
163 unincorporated King County are more likely to be older, White, and own their homes than countywide.<sup>7</sup>

164  
165 Significant disparities exist between households of different incomes, races, ages, and tenure. Households  
166 with lower incomes are significantly more likely to be renters and cost burdened, with most extremely low-  
167 income households severely cost burdened, meaning they spend more than 50 percent of their income on  
168 housing costs.<sup>8</sup> Homeowner households in King County are older on average and have a median income  
169 nearly twice that of renter households.<sup>9</sup> In 2020, Asian and White households earned nearly two times more  
170 than Black and American Indian/Alaska Native households countywide.<sup>10</sup> Most households own their homes  
171 in King County and unincorporated King County, but Black households are more likely to rent than own.<sup>11</sup>  
172 Approximately half of Black households and nearly 40 percent of Hispanic households in King County and  
173 unincorporated King County are ~~cost burdened or severely cost burdened~~~~cost-burdened or severely cost-~~  
174 ~~burdened, while, in comparison,~~ only 30 percent of White and Asian households are ~~cost-burdened or~~  
175 ~~severely cost burdened~~~~cost-burdened or severely cost-burdened~~.<sup>12</sup>

---

<sup>3</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>4</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>5</sup> King County Regional Homelessness Authority. ~~(2022)~~. *2022 Point in Time Count*. [\[link\]](#)

<sup>6</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>7</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

<sup>8</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>9</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, 5-year ACS 2016-2020*.

<sup>10</sup> ~~U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020*.~~

<sup>11</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>12</sup> ~~U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.~~

177 *Workforce Profile*

178 The Workforce Profile section identifies significant wage disparities between residents in King County and  
 179 unincorporated King County and conducts an analysis of the ratio of housing to jobs in each jurisdiction.  
 180 ~~There are significant wage disparities~~Significant wage disparities exist between residents in King County  
 181 and unincorporated King County. Wage gaps exist between people with lower and higher levels of  
 182 education and between industries in King County.<sup>13</sup> There are also stark wage differences by race and  
 183 ethnicity in King County. This disparity is likely, ~~in part, partly~~ due to income gaps between sectors.  
 184 However, people of different races and ethnicities also have wage disparities within the same sector.<sup>14</sup> Asian  
 185 and White households have the highest median incomes in King County.<sup>15</sup>

186  
 187 Since 2010, housing production has not kept pace with job growth in King County.<sup>16</sup> King County's jobs to  
 188 housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King County's jobs to housing  
 189 ratio increased from 0.36 to 0.43 in the same ~~time period~~period. A ratio higher than 1.5 indicates there may  
 190 be more workers commuting into the area due to a lack of housing.<sup>17</sup>

192 *Housing Supply*

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

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

202  
 203 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.  
 204 Approximately half of housing units in King County are single detached ~~homes~~residences. In  
 205 unincorporated King County, less than 10 percent of housing units are multi~~unit~~family housing units.<sup>18</sup>  
 206 Approximately 45 percent of housing units in King County and 51 percent in unincorporated King County  
 207 were built prior to 1980.<sup>19</sup> Older housing is more likely to have physical problems, health risks associated  
 208 with lead paint, and earthquake vulnerability.<sup>20,21,22</sup>

209  
 210 Housing construction rates decreased significantly after 2000 compared to earlier decades in both King  
 211 County and unincorporated King County.<sup>23</sup> This is likely due in part to ~~establishing the establishment of~~the  
 212 urban growth area and the recession of 2008. Since 2011, large multi~~unit~~family projects have made up a

---

<sup>13</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [link]

<sup>14</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [link]

<sup>15</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020*.

<sup>16</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>17</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [link]

<sup>18</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official population estimates*. [link]

<sup>19</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>20</sup> Centers for Disease Control and Prevention. (2021, December 8). *Lead Populations at Higher Risk*. [link]

<sup>21</sup> Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? KUOW. [link]

<sup>22</sup> Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [link]

<sup>23</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

213 bulk of housing construction.<sup>24</sup> The number of housing units ~~are~~is expected to increase by approximately  
214 25 percent and 10 percent in King County and unincorporated King County, respectively, by 2044.<sup>25</sup>  
215

216 The housing vacancy rate for King County and unincorporated King County is about 5.5 percent, lower than  
217 the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.<sup>26</sup> A low vacancy  
218 rate is likely to result in a more competitive and expensive housing market.  
219

220 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of single  
221 detached ~~homes~~residences increased at the highest rate.<sup>27</sup> From 2015 to 2020, the median rent in King  
222 County increased by about 40 percent.<sup>28,29</sup> Median gross rent is unaffordable for people earning 50 percent  
223 of area median income and below. At the same time, most income-restricted units in unincorporated King  
224 County are for households between 51 to 80 percent area median income.<sup>30</sup>  
225

### 226 *Racially Disparate Impact Analysis*

227 The Racially Disparate Impact Analysis discusses historical and contemporary exclusive and discriminatory  
228 land use and housing policies and practices that lead to racially disparate impacts in unincorporated King  
229 County. This section primarily focuses on urban unincorporated areas as they have larger populations and  
230 have a higher concentration of Black, Indigenous, and People of Color communities than rural  
231 unincorporated areas. This section does not analyze all discriminatory policies and programs that existed in  
232 King County but represents a best effort on the part of the County to analyze its policies for their  
233 contribution to racially disparate housing impacts and exclusion over the course of its history.  
234

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

### 246 *Housing Needs Analysis*

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

- 248 • people who need supportive services or accessible units, specifically people experiencing  
249 homelessness, people with disabilities, people with medical conditions, and ~~seniors~~people aged 65  
250 years and older; and
- 251 • communities experiencing disproportionate harm of housing inequities, specifically Black, Indigenous,  
252 and People of Color and immigrant communities.  
253

<sup>24</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

<sup>25</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>26</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>27</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

<sup>28</sup> U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, 5-year ACS 2011-2015*.

<sup>29</sup> ~~U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2016-2020*.~~

<sup>30</sup> King County Department of Community and Human Services. (2020, ~~December 31~~). *King County Income-Restricted Housing Database*.

254 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness in King  
255 County increased nearly 14 percent from 2020 to 2022.<sup>31</sup> Black, Hispanic/Latin(a)(o)(x), American Indian,  
256 Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals were overrepresented in  
257 this group compared to King County's overall demographics.<sup>32</sup> People experiencing homelessness need  
258 access to shelter and supportive services, such as case management, to quickly transition to permanent  
259 housing. Expanding access to stable housing and care can directly improve health outcomes for people  
260 experiencing homelessness.<sup>33</sup>

261  
262 Over ten percent of King County residents live with a disability.<sup>34</sup> People living with disabilities face  
263 challenges in searching, applying for, and relocating into accessible, affordable housing near supportive  
264 services.<sup>35,36</sup> Implementing universal design standards and increasing access to housing navigators and  
265 vouchers would help meet the need for this population.<sup>37</sup>

266  
267 Seniors People aged 65 years and older who wish to remain in their homes and communities may face  
268 difficulties because of rising housing costs. Homeowners who have paid off their mortgage may struggle to  
269 afford property taxes, utilities, and maintenance costs.<sup>38</sup> More affordable housing options, such as accessory  
270 dwelling units and financial assistance programs for seniors people aged 65 years and older, would help  
271 them remain in their homes and communities.

272  
273 Housing quality, cost, and stability impacts people's physical and mental health. Individuals receiving  
274 housing assistance who are recovering from medical conditions or with persisting conditions may need  
275 additional support, such as occupational therapy or chore services. People with medical conditions,  
276 particularly individuals who are unstably housed or experiencing homelessness, need access to care and a  
277 safe place to recover after leaving the hospital, such as recuperative housing.<sup>39</sup>

278  
279 Black, Indigenous, and People of Color households, particularly Black and Hispanic households, are more  
280 likely to experience housing problems such as incomplete kitchen and plumbing facilities, overcrowding,  
281 and cost burden. Black households are also more likely to be renters and face higher rates of denial for  
282 home loans compared to White households.<sup>40</sup> Black, Indigenous, and People of Color residents need  
283 greater access to homeownership opportunities and diverse housing types, such as middle housing and  
284 down payment assistance programs. Black, Indigenous, and People of Color households need investments  
285 in affordable housing and anti-displacement strategies, such as community preference programs and  
286 inclusionary housing policies, to remain in their communities.

287  
288 Immigrants and refugees, especially those with limited English proficiency, may have difficulties  
289 communicating with landlords, finding stable employment, building a credit history, and understanding

---

<sup>31</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>32</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>33</sup> National Low Income Housing Coalition Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

<sup>34</sup> U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.

<sup>35</sup> ECO-Northwest. (2022, ~~December 1~~). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

<sup>36</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#) King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>37</sup> Community Feedback on Housing. (2022, ~~September~~). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>38</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>39</sup> King County Regional Homelessness Authority. (2023, ~~January 18~~). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>40</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#) King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

290 their rights.<sup>41,42</sup> Immigrants and refugees who are undocumented face additional barriers to accessing  
291 housing. Immigrants and refugees need greater access to low-barrier affordable housing and information  
292 regarding tenant protections and housing rights.<sup>43</sup> Many immigrants and refugees need increased access to  
293 large, affordable rental units.<sup>44</sup>

294  
295 LGBTQ+ people experience systematic disparities in Washington State, including higher rates of housing  
296 instability, homelessness, cost burden, poverty, and less access to care and other services.<sup>45</sup> LGBTQ+  
297 residents in King County need access to affordable housing in neighborhoods where they feel safe and  
298 connected to the community. Stronger enforcement of fair housing laws and expanded access to tenant  
299 protections would increase access to safe, stable housing for LGBTQ+ residents.<sup>46</sup> LGBTQ+ community  
300 members note it is important to find information about housing from a trusted source, such as a queer  
301 housing group.<sup>47</sup>

302  
303 In addition to systems-level barriers and housing needs, community input and housing discrimination  
304 testing conducted in King County found that individual-level discrimination based on disability, familial  
305 status, national origin, religion, and source of income is still prevalent in King County.<sup>48,49</sup> Community  
306 members noted experiencing discrimination as part of their search for and while living in affordable  
307 housing.<sup>50</sup> Communities need expanded legal support to enforce their rights.<sup>51</sup>

308

### 309 *Land Capacity Analysis*

310 The Land Capacity Analysis section determines whether unincorporated King County has the zoning  
311 capacity to meet housing needs at each income level.<sup>52</sup> The analysis evaluates what current zoning and  
312 development regulations allow to determine the ability of the jurisdiction to meet future housing needs.  
313 King County must plan to accommodate 5,412 permanent housing units and 1,034 emergency housing  
314 units in unincorporated King County by 2044.<sup>53</sup> ~~This The land capacity analysis found that unincorporated~~  
315 ~~King County's projected permanent housing needs can be accommodated under current recommended~~  
316 ~~zoning. The analysis found a deficit of 116 emergency housing units in commercial zones. To address this~~  
317 ~~deficit, King County added permanent supportive and emergency housing types as allowed uses in the~~  
318 ~~development code to reduce barriers to producing permanent supportive and emergency housing. These~~  
319 ~~types of housing will now be allowed in the higher density residential zones, most commercial zones, and~~  
320 ~~the office zone.~~ a projected deficit of 608 units for permanent supportive housing and 984 units of non-  
321 permanent supportive housing affordable to households with incomes at the extremely low-income level.  
322 This same analysis projects a deficit of 403 housing units affordable to households with very low- incomes  
323 and 415 housing units affordable to households with moderate incomes. King County adopted code  
324 changes to remedy this deficit.

<sup>41</sup> Community Feedback on Housing. (2022, ~~September~~). 2023 Developmental Disabilities Legislative Committee. King County Department of Community and Human Services.

<sup>42</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>43</sup> King County. (2022, ~~June 30~~). Tenant Protection Access Plan. [link]

<sup>44</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>45</sup> Goldsen, K. F. et. al. (2020, November). Washington State LGBTQ+ Equity and Health Report 2020. [link]

<sup>46</sup> LGBTQ Allyship. (2019). 2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community.

<sup>47</sup> LGBTQ Allyship. (2021, September). Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County.

<sup>48</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>49</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>50</sup> Comprehensive Plan Equity Work Group Meeting (2023, ~~January 20~~). King County.

<sup>51</sup> King County. (2022, ~~June 30~~). Tenant Protection Access Plan. [link]

<sup>52</sup> Growth Management Services. (2022, ~~December~~). Guidance for Evaluating Land Capacity to Meet All Housing Needs. Washington State Department of Commerce. [link]

<sup>53</sup> ~~Ordinance 19384 (2021), amended by Ordinance 19553 (2022) and Ordinance 19660 (2023). [link] King County Clerk of the Council (2023, June). An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies; Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council.~~



325  
326 This section also finds that 94 percent of the land in the urban unincorporated area that allows residential  
327 housing is zoned for eight dwelling units per acre or less. Urban unincorporated King County has a total  
328 development capacity of 4,173 housing units within a half mile walkshed of high-capacity or frequent transit.  
329 North Highline and Skyway-West Hill contain 86 percent of the parcels identified.  
330

### 331 *Evaluating Effectiveness of Strategies to Meet the Housing Need*

332 This section conducts a housing production, emergency housing production, and affordable housing  
333 funding gap analysis to project the potential surplus or deficit for the housing needs at each income level  
334 through 2044 as determined by Countywide Planning Policy H-1.  
335

336 The housing production gap analysis finds that the total amount of housing constructed through 2044,  
337 regardless of income level, is projected to be more than double the total net new need allocated to urban  
338 unincorporated King County. This estimate may be skewed by two major projects completed during the  
339 previous 2016 through 2024 planning period: Redmond Ridge and Greenbridge in White Center. ~~The~~  
340 ~~analysis also finds an overall gap or deficit of 357 units for households earning at or below 80 percent area~~  
341 ~~median income, with~~ There is a significant housing production gap for households earning less than 50  
342 percent area median income and a significant surplus for households earning 50 to 80 percent area median  
343 income. ~~The analysis finds a deficit of 608 units for permanent supportive housing and 984 units of non-~~  
344 ~~permanent supportive housing affordable to households with incomes at the extremely low-income level.~~  
345 ~~This same analysis projects a deficit of 403 housing units affordable to households with very low incomes~~  
346 ~~and 415 housing units affordable to households with moderate incomes.~~  
347

348 The emergency housing production gap analysis projects that urban unincorporated King County will have  
349 less than half of the 1,034 emergency housing beds needed by 2044.  
350

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

### 357 *Making Adequate Provisions for the Housing Needs of All Economic Segments of the Community*

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

- 359 • barriers and lack of clarity permitting emergency housing~~;~~
- 360 • increased time and risk from applying for a Conditional Use Permit~~;~~
- 361 • delays and increased costs to comply with requirements related to the State Environmental Policy Act  
362 ~~(SEPA)~~~~;~~ and
- 363 • permitting timelines and staffing challenges.

364  
365 This section finds that King County's zoning and land use policies will focus growth in the urban areas, which  
366 are contained and are closer to employment centers. Finally, this section identified the owner-occupancy  
367 requirement a potential barrier in using accessory dwelling units in meeting housing need. The 2024  
368 Comprehensive Plan adopted code changes that remove the owner occupancy requirement for accessory  
369 dwelling units.  
370

### 371 *Summary of Existing Strategies*

372 This section discusses funding sources, policies, programs, and partnerships in King County and  
373 unincorporated King County. King County receives federal and state funding that can be used to meet  
374 different housing needs, including providing capital for development, acquisition, and rehabilitation of

375 housing. Most housing projects are funded by a mix of funds from government programs and philanthropic  
376 organizations, tax credits, private debt, and rent from residents. Public sector housing funds serve  
377 households at or below 80 percent area median income. Homeownership funds generally serve households  
378 at least at 50 percent area median income or higher. King County serves as both the local government for  
379 unincorporated areas and as a regional funder of affordable housing. Most of King County's programs serve  
380 both incorporated and unincorporated areas of the county.

381  
382 The existing strategies section also discusses policies enacted and programs administered by King County  
383 since the 2016 Comprehensive Plan that address homelessness and housing needs for King County  
384 residents. Lastly, this section provides a description of King County partnerships with other governments,  
385 housing providers, advocates, and members of the public. These partnerships further King County's effort to  
386 provide and preserve affordable housing.  
387

### 388 *Existing Strategies Gap Analysis*

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

- 392 • affordable housing for 0 to 50 percent area median income households;
- 393 • affordable homeownership;
- 394 • permanent supportive housing;
- 395 • flexibility for equitable community-driven development; and
- 396 • affordable two-, three-, and four-bedroom units.

397  
398 The following programs were recommended in previous King County plans and reports but have not been  
399 implemented:

- 400 • Equitable Development Initiative;
- 401 • rental inspections;
- 402 • relocation assistance for tenants;
- 403 • redevelopment assistance; and
- 404 • fair housing testing, education, and enforcement.

405  
406 The King County Code Interim Loan Program includes language that creates barriers to community-driven  
407 equitable development, and the Inclusionary Housing Program has only been implemented in North  
408 Highline and Skyway-West Hill.  
409

### 410 *2024 King County Comprehensive Plan Code Changes and Work Plan Actions*

411 The 2024 King County Comprehensive Plan adopted code changes or directed a Work Plan Action item to  
412 research and evaluate the following topics.  
413

414 Code changes for housing include:

- 415 • middle housing;
- 416 • inclusionary housing;
- 417 • permanent ~~supporting~~supportive housing; and
- 418 • emergency housing.

419  
420 Work plan items for housing include:

- 421 • multifamily tax exemption;
- 422 • mandatory inclusionary housing; and;
- 423 • community preference programs.



|

424

## II. Background

425

### Policy Context

426

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

427

428

429

#### *Washington State Growth Management Act*

430

The Growth Management Act (GMA), first adopted in 1990, establishes legal requirements for cities and counties to develop a Comprehensive Plan to manage their population growth. Jurisdictions must create housing and land use elements that provide an inventory and analysis of housing needs, land capacity, and similar information to inform the Comprehensive Plan.<sup>54</sup> In 1992, the King County Council approved the urban growth area, focusing growth primarily in cities and the western portion of King County, and limiting future housing development in the rural unincorporated areas.<sup>55</sup> The boundaries of the urban growth area remain relatively unchanged to this day.

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#### *House Bill 1220*

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Washington state amended the GMA in 2021 through House Bill 1220. The legislation required jurisdictions to plan for and accommodate, rather than just encourage the availability of affordable housing. The Washington State Department of Commerce is required to provide jurisdictions with an inventory of existing and projected housing need by income level, as well as emergency housing, emergency shelters, and permanent supportive housing. Jurisdictions must also identify and begin to undo local policies and regulations that create racially disparate impacts, displacement, and exclusion in housing. The legislation also put significant limits on the ability of local jurisdictions to prohibit transitional housing, permanent supportive housing, or emergency shelters.

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#### *VISION 2050*

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VISION 2050 is the region's long-range plan for growth. The vision for 2050 is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. VISION 2050 establishes the Multicounty Planning Policies (MPPs), which provide for consistency across the metropolitan counties in the Central Puget Sound Region. The Puget Sound Regional Council (PSRC) led the development of VISION 2050, tracks its implementation, and provides guidance to local jurisdictions.<sup>56</sup>

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#### *Growth Management Planning Council*

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The King County Growth Management Planning Council (GMPC) is a formal body established by an interlocal agreement in 1992. The council consists of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC develops and recommends the King County Countywide Planning Policies (CPPs) for adoption to King County Council. The CPPs provide a countywide vision and serve as a framework for King County and each jurisdiction to develop its own Comprehensive Plan. Each Comprehensive Plan must be consistent with the overall vision for the future of King County.

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<sup>54</sup> Chapter 36.70A Revised Code of Washington. [\[link\]](#)

<sup>55</sup> King County Ordinance 10450 (1992). [\[link\]](#)

<sup>56</sup> Puget Sound Regional Council. *Vision 2050*. [\[link\]](#)

465 *King County Countywide Planning Policies (CPPs)*

466 The [Countywide Planning Policies](#) (CPPs) create a shared and consistent framework for growth management  
467 planning for all jurisdictions in King County.<sup>57</sup> State law requires the legislative authority of a county to adopt  
468 countywide planning policies in cooperation with cities located in the county.<sup>58</sup>

470 *Affordable Housing Committee*

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

476 **Subarea Planning**

477 Subarea plans address locally-specific issues in subarea geographies. They establish visions, goals, and  
478 policies to guide development decisions and are guided by community interests and available funding.  
479 Subarea plans must be consistent with the King County Comprehensive Plan, the Growth Management Act,  
480 and focus on long-range community needs. King County leads a subarea planning process for the six rural  
481 Community Service Areas and for the five remaining large urban unincorporated potential annexation  
482 areas.<sup>59</sup> Subarea planners use resources developed by the King County Office of Equity and Racial and  
483 Social Justice to develop subarea plans, address equity impacts, implement land use and zoning updates,  
484 and more.

485 **Data Sources, Methodology, and Limitations**

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

489 **Quantitative Data Sources**490 *U.S. Census Bureau – American Community Survey*

491 The American Community Survey (ACS) is an ongoing survey conducted by the U.S. Census Bureau that  
492 provides information about the United States and people.<sup>60</sup> This assessment primarily uses 2016-2020 5-  
493 year ACS data to describe the demographics and trends in King County and unincorporated King County.  
494 The U.S. Census Bureau combines the data collected over those five years to increase the sample size,  
495 reliability, and consistency of the data as compared to data collected in one year.

497 *U.S. Census Bureau – Public Use Microdata Sample*

498 The U.S. Census Bureau provides Public Use Microdata Sample (PUMS) data from the ACS to allow data  
499 users to create custom data tabulations.<sup>61</sup>

500

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<sup>57</sup> [Ordinance 19384](#) (2021), [amended by Ordinance 19553](#) (2022) and [Ordinance 19660](#) (2023). [\[link\]](#) King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies; Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council.* [\[link\]](#)

<sup>58</sup> Revised Code of Washington 36.70A.210. [\[link\]](#)

<sup>59</sup> King County. *2016 King County Comprehensive Plan* (updated 2022, December). [\[link\]](#)

<sup>60</sup> U.S. Census Bureau. (2022, ~~June 2~~). *About the American Community Survey.* [\[link\]](#)

<sup>61</sup> U.S. Census Bureau. (2022, ~~December 15~~). *Public Use Microdata Sample (PUMS).* [\[link\]](#)

501 *U.S. Department of Housing and Urban Development - Consolidated Housing Affordability Survey*

502 The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of ACS data  
503 from the U.S. Census Bureau, known as Comprehensive Housing Affordability Strategy (CHAS) data.<sup>62</sup> These  
504 tabulations calculate housing problems and needs in more detail.

505  
506 *Other*

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

- 510 • Washington State Office of Financial Management;
- 511 • King County Urban Growth Capacity Report;
- 512 • Puget Sound Regional Council; and
- 513 • King County Regional Homelessness Authority.

514 **Methodology**

515 This assessment compiles data and conducts analysis on the demographic and economic characteristics of  
516 King County residents, the local housing stock, and its ability to serve the housing needs of County residents  
517 now and in the future. King County serves as a regional convener and funder of affordable housing. At the  
518 same time, King County serves as the local government for unincorporated King County. This assessment  
519 therefore includes data and analysis regarding both King County as a whole and, when available,  
520 unincorporated King County. King County staff also researched and analyzed history, background, and  
521 partnerships, programs, policies, resources, and funding King County has implemented to address housing  
522 need, and in particular:

- 523 • the racially disparate impact of past and current housing and land-use related laws and policies;
- 524 • the housing needs of people experiencing homelessness, persons with disabilities, people with medical  
525 conditions, and older adults;
- 526 • the housing needs of communities experiencing disproportionate harm of housing inequities including  
527 Black, Indigenous, and People of Color; and
- 528 • areas that are at higher risk of displacement from market forces that occur with changes to zoning  
529 development regulations and public capital investments.

530  
531 This assessment is also informed through engagement with community members and service providers  
532 across the County, with an emphasis on those who have been historically excluded and harmed by planning  
533 processes and housing inequities. This analysis reflects input from the following community engagement  
534 processes:<sup>62</sup>

- 535 • The 2024 Comprehensive Plan Equity Work Group served as an advisory group to Executive staff in  
536 incorporating equity considerations into the Executive Recommended Comprehensive Plan. The group  
537 was composed of 15 people from historically underrepresented communities.
- 538 • DCHS staff conducted 18 interviews as of September 2023 with housing providers and community-  
539 based organizations in 2023 to understand the barriers people across the County are facing when trying  
540 to access and sustain housing that is affordable, safe, and culturally relevant, as well as their priorities  
541 and ideas for addressing these barriers.

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<sup>62</sup> Office of Policy Development and Research. (2022). *Consolidated Planning/CHAS Data*. U.S. Department of Housing and Urban Development. [\[link\]](#)

- 542 • King County solicited feedback from the broader community on early concepts of the 2024  
543 Comprehensive Plan update through a survey in 2022. DCHS staff compiled housing-related feedback  
544 to understand priorities people have for the Comprehensive Plan.
- 545 • King County solicited public comment on early conceptual proposals in early 2023 and the Public  
546 Review Draft of the 2024 Comprehensive Plan Update in summer 2023.
- 547 • Findings from the 2021 Skyway-West Hill and North Highline Anti-displacement Strategies Report  
548 informed the analysis.
- 549 • Findings from the 2019 King County Analysis of Impediments to Fair Housing Choice report informed  
550 the analysis.

#### 551 *Determining the cause of housing need or disparities*

552 Much of the data in this assessment identifies significant disparities between groups. While identifying  
553 disparities is a critical first step to pursuing equitable outcomes, it is difficult to determine the causes of a  
554 given disparity, especially in a complex system such as housing. This assessment's analysis includes  
555 potential factors that may influence the data when relevant. However, discussion of potential factors or  
556 causes are not a definitive or complete explanation of a given disparity.  
557

#### 558 *Limitations to intersectional analysis due to small population sizes*

559 When measuring demographics using multiple variables, such as measuring the rate of housing cost burden  
560 by race, age, and tenure, American Community Survey results can be small or, in some cases, zero. The  
561 smaller population sizes lead to greater variability, increasing the margin of error. This limits this assessment  
562 in comparing population subcategories using the available demographic data.  
563

#### 564 *Comparing data across different sources*

565 The American Community Survey data used in this analysis is from 2016 to 2020, while the CHAS data is  
566 from 2014 to 2018. Both are the most recent data available. The total King County and unincorporated King  
567 County population or households will vary in different tables because the data sets are from different time  
568 ranges. The U.S. Census Bureau's PUMS dataset is available at a PUMA (Public Use Microdata Area)  
569 geographic level. PUMAs are areas with populations of at least 100,000 people. There are 16 PUMAs that  
570 make up King County. Given the coarse geographic scale, it is difficult to use PUMAs to estimate  
571 unincorporated King County, as the PUMAs are drawn to include various cities. Any data point in this  
572 assessment using PUMS data will only provide countywide data.  
573

#### 574 *Racially disparate impact analysis in unincorporated King County*

575 Most research available on King County racial housing discrimination centers Seattle, while less  
576 documented research exists in areas currently unincorporated. Unincorporated King County areas changed  
577 throughout history with annexations, so some of this analysis discusses areas that are currently incorporated.  
578 When displaying historical quantitative data, unincorporated King County is defined based on current  
579 Census geographies and incorporation status in order to display the history of the current areas in  
580 unincorporated King County. In addition, historical Census data from prior to 1980 is inaccurate for most  
581 unincorporated areas, and thus was not included. Zoning atlases that captured rezones between the mid-  
582 1970s to the mid-1990s were lost during a records transfer, which limits the ability to understand the  
583 rezones that occurred throughout that ~~time period~~~~period~~. The Seattle Times Archives were used to conduct  
584 historical research. However, many communities discriminated against may not have had ~~appropriate~~  
585 or ~~enough~~ leverage to document and publish stories in mainstream sources, which is another limitation to  
586 this analysis.

587

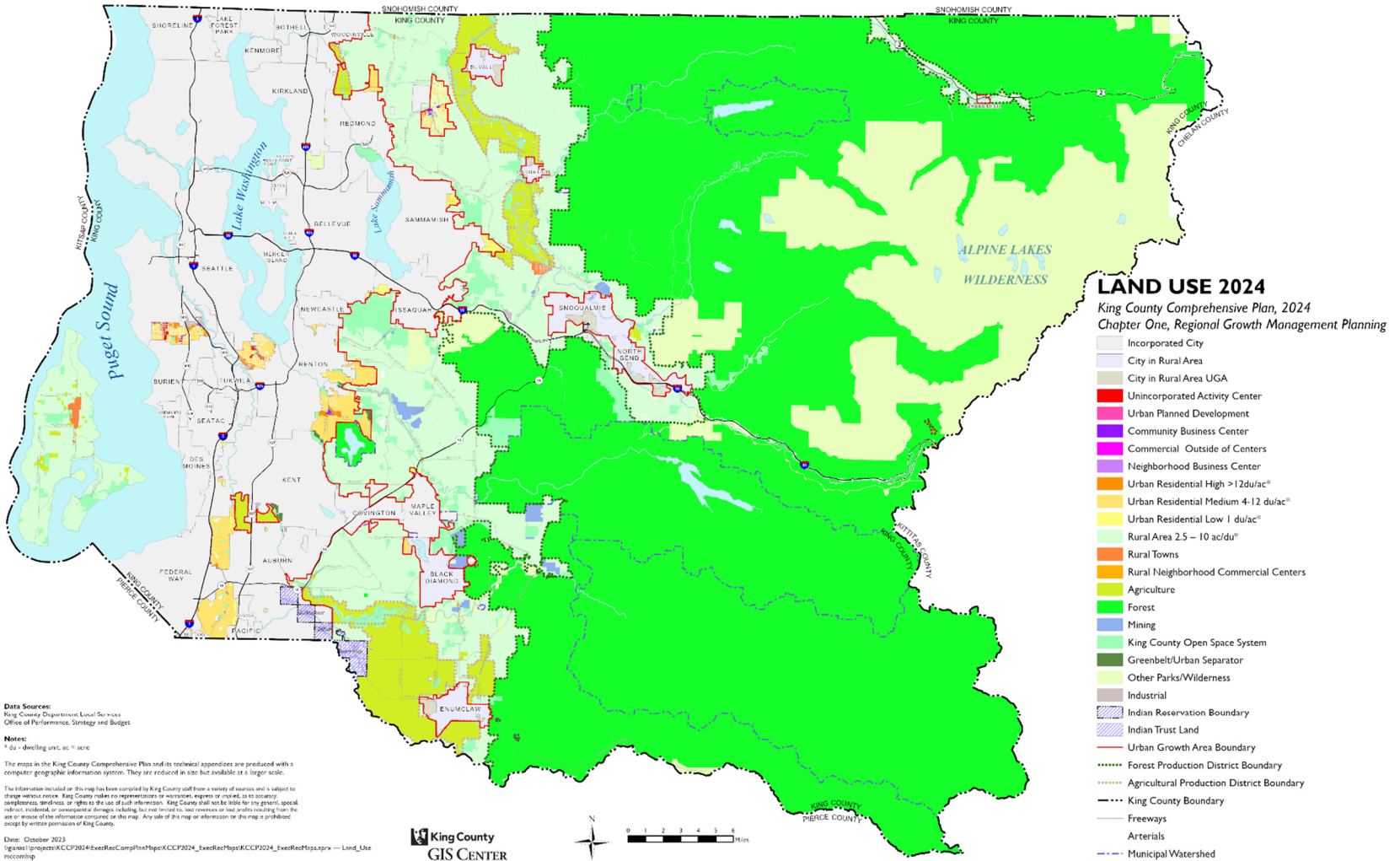
588

|

589 **Geographic Area**

590 This Housing Needs Analysis covers all of King County and provides specific data on unincorporated King  
591 County. *Map 1: Land Use 2024* shows boundary lines of various land use designations within King County,  
|592 including the urban growth area, incorporated cities, unincorporated areas, the rural areas, and more.

593 Map 1: Land Use 2024



595

## III. Community Profile

596

### Section Summary

597

This section fulfills King County CPP H-34f, H-34g, and H-34h.

598

599

CPP H-4f3f, H-4g3g, and H-4h3h require jurisdictions to:

600

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

601

602

603

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

604

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

605

*2) Tenure (renter or homeowner); and*

606

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

607

*g) Current population characteristics:*

608

*1) Age by race/ethnicity; and*

609

*2) Disability;*

610

*h) Projected population growth.*

611

612

As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763 households in King County.<sup>63</sup> King County became more diverse over previous decades as the population steadily grew, with most population growth occurring from residents moving to King County from another country.<sup>64</sup>

613

614

615

Between 2000 and 2020, the number of individuals experiencing homelessness also increased in King County. While many are in shelter or transitional housing programs, more than half of those experiencing homelessness in King County are unsheltered.<sup>65</sup>

616

617

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619

The data in this section reveal significant differences between households in King County and unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live in unincorporated King County, and about two-thirds (54,177) of unincorporated King County households live in the rural areas.<sup>66</sup> While King County's population increased over the previous decades, unincorporated King County's has not, primarily due to annexations and zoning restrictions in the rural areas. Households in unincorporated King County are more likely to be older, White, and own their homes than countywide.<sup>67</sup>

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626

Significant disparities exist between households of different incomes, races, ages, and tenure. Households with lower incomes are significantly more likely to be renters and cost burdened, with most extremely low-income households severely cost burdened, meaning they spend more than 50 percent of their income on housing costs.<sup>68</sup> Homeowner households in King County are older on average and have a median income nearly twice that of renter households.<sup>69</sup> In 2020, Asian and White households earned nearly two times more than Black and American Indian/Alaska Native households countywide.<sup>70</sup> Most households own their homes in King County and unincorporated King County, but Black households are more likely to rent than own.<sup>71</sup>

627

628

629

630

631

632

<sup>63</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>64</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>65</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>66</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>67</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

<sup>68</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>69</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, 5-year ACS 2016-2020*.

<sup>70</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020*.

<sup>71</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.



633 Approximately half of Black households and nearly 40 percent of Hispanic households in King County and  
634 unincorporated King County are cost burdened or severely cost burdened, while only 30 percent of White  
635 and Asian households are cost burdened or severely cost burdened.<sup>72</sup>

## 636 Population Characteristics

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

- 638 • population count;
- 639 • population by age group;
- 640 • race and ethnicity;
- 641 • languages spoken;
- 642 • immigration status;
- 643 • disability status; and
- 644 • people experiencing homelessness.

### 646 *Count of Population*

647 As of 2022, the estimated population for King County is 2,317,700 people, with 10.7 percent (248,160) of  
648 the county's residents living in unincorporated King County. Unincorporated King County is the second  
649 largest jurisdiction in the county, after Seattle (762,500 residents).<sup>73</sup> Almost one-third of Washington's  
650 population resides in King County. Thirty one percent of the state's population growth occurred in King  
651 County. The next largest shares of growth occurred in Snohomish County and Pierce County (9.8 percent  
652 and 9.4 percent, respectively).<sup>74</sup>

653  
654 King County has grown steadily in population over the last two decades. From 2000 to 2020, King County  
655 population grew 30.7 percent. Most of this growth occurred in incorporated areas of King County.<sup>75</sup> The  
656 unincorporated King County population decreased by 29.5 percent from 2000 to 2020. This population  
657 decrease is mainly due to annexation of unincorporated areas into cities. Since 2008, seven ballot measures  
658 approved annexing unincorporated areas to Renton, Auburn, Burien, Kent, Kirkland, Bellevue, and  
659 Sammamish, representing over 117,000 residents.<sup>76</sup> Figure 1 shows the steady population growth in King  
660 County as a whole and incorporated King County jurisdictions as well as the population decline in  
661 unincorporated King County.

662

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<sup>72</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

<sup>73</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

<sup>74</sup> Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

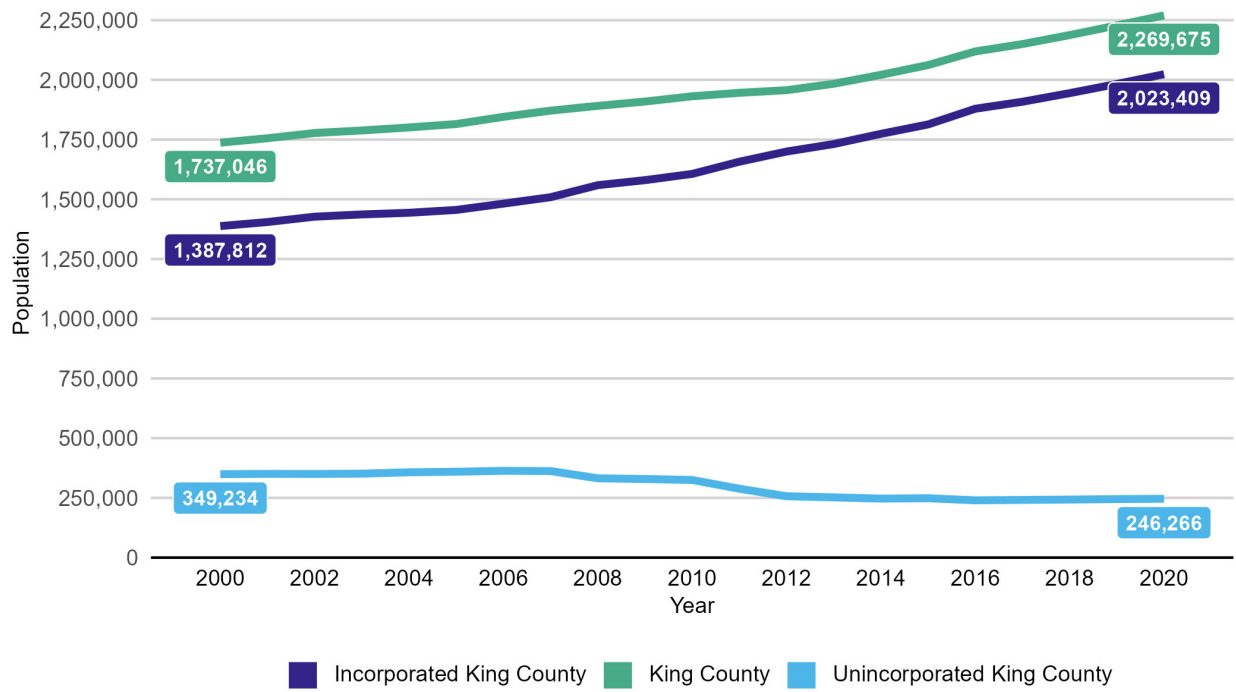
<sup>75</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>76</sup> King County Office of Performance, Strategy, and Budget. (2018, ~~January~~). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)



663

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



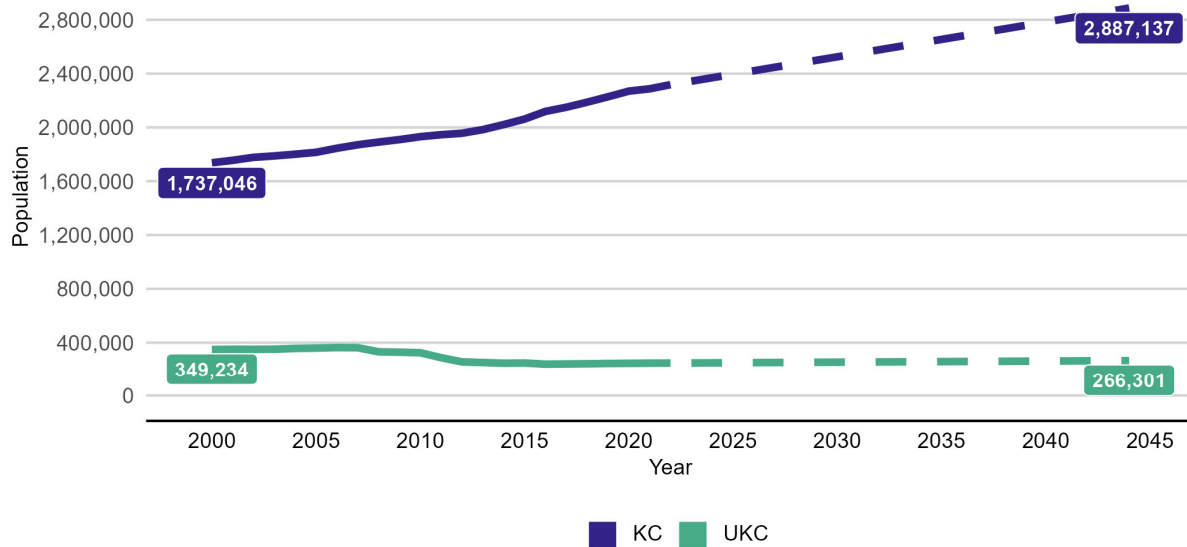
664  
665

Source: [Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.](#)

666 *Forecasted Population Growth*

667 The Washington State Office of Financial Management projects King County's population to grow by 24.6  
668 percent from 2,317,700 residents in 2022 to 2,887,137 in 2044. Unincorporated King County's population is  
669 projected to grow more slowly at a rate of 7.3 percent from 248,160 residents in 2022 to 266,301 in  
670 2044.<sup>77,78</sup> Figure 2 shows the actual and forecasted population growth in King County.  
671

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



674 *Source: Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020 and*  
675 *Washington State Office of Financial Management Growth Management Act Population Projections for Counties: 2020 to 2050.*  
676

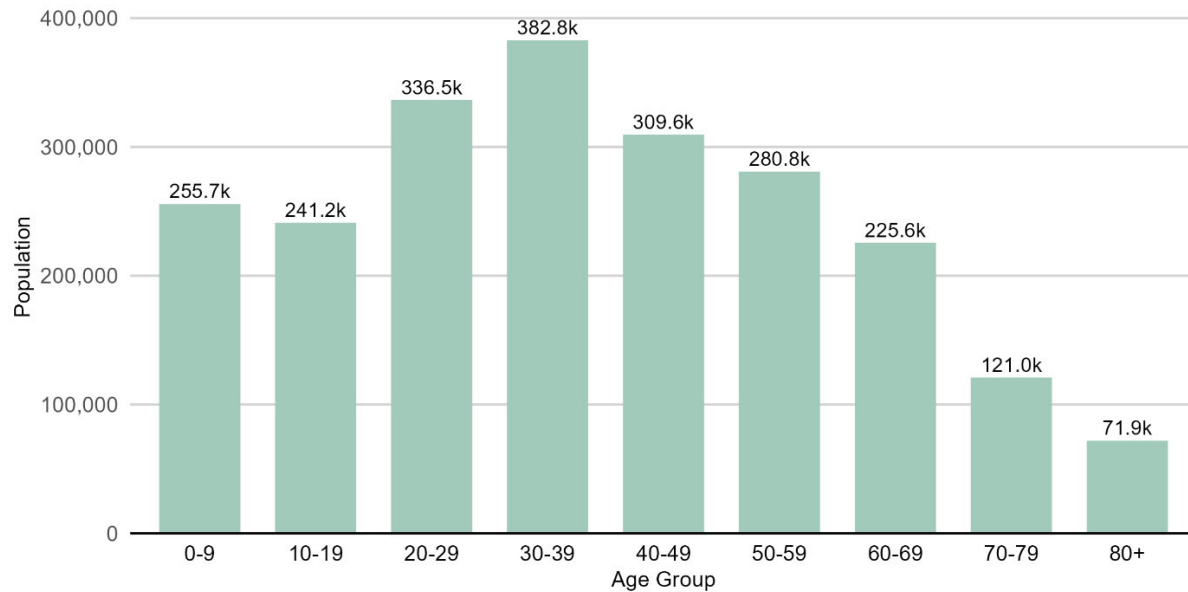
<sup>77</sup> ~~This~~ ~~The estimate for~~ unincorporated King County ~~estimate~~ does not take future annexation into account, which would likely result in a reduction in population.

<sup>78</sup> ~~Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020 and Washington State Office of Financial Management Growth Management Act Population Projections for Counties: 2020 to 2050.~~ ~~Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.~~

677 *Population by Age Group*

678 Most of King County's residents are of working age, with the largest share of residents (17.2 percent) being  
679 30 to 39 years old. Approximately 20.2 percent (449,242) of King County's population is 17 years old or  
680 younger. Unincorporated King County residents are older on average than King County residents, with the  
681 largest share of unincorporated King County residents (16.8 percent) being 50 to 59 years old.  
682 Unincorporated King County also has a larger share of people aged 65 years old and older (17.1 percent)  
683 compared to King County (13.2 percent).<sup>79</sup> Figure 3 shows the number of King County residents by age  
684 range and Figure 4 shows the number of unincorporated King County residents by age range.  
685

686 **Figure 3: King County Population by Age Range**

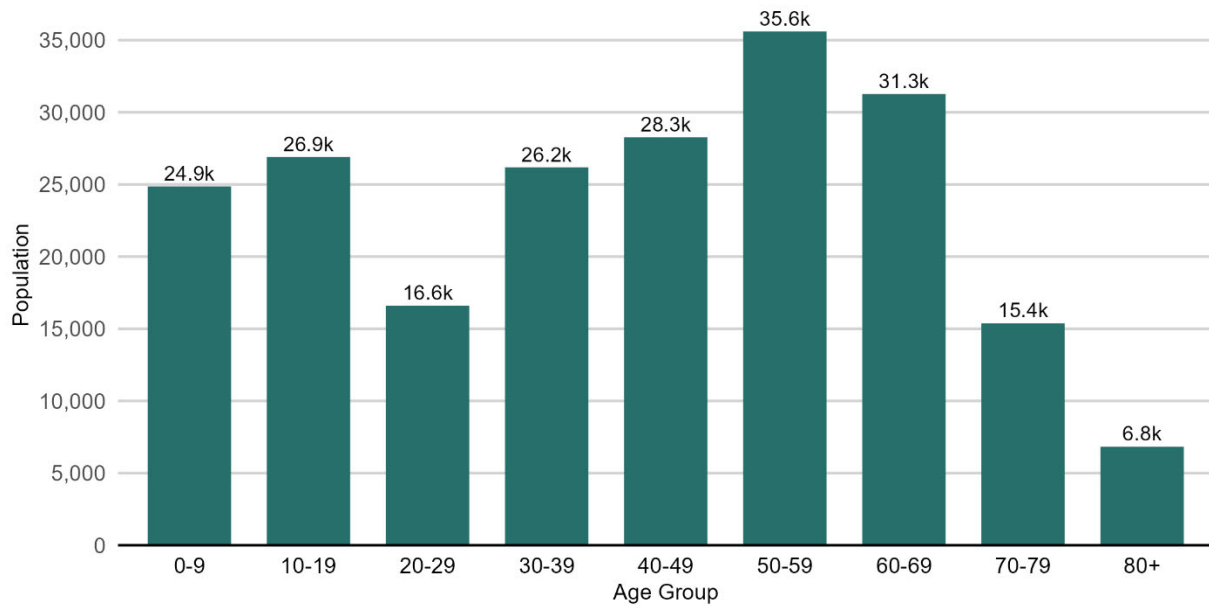


687 Source: U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.  
688

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<sup>79</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.

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



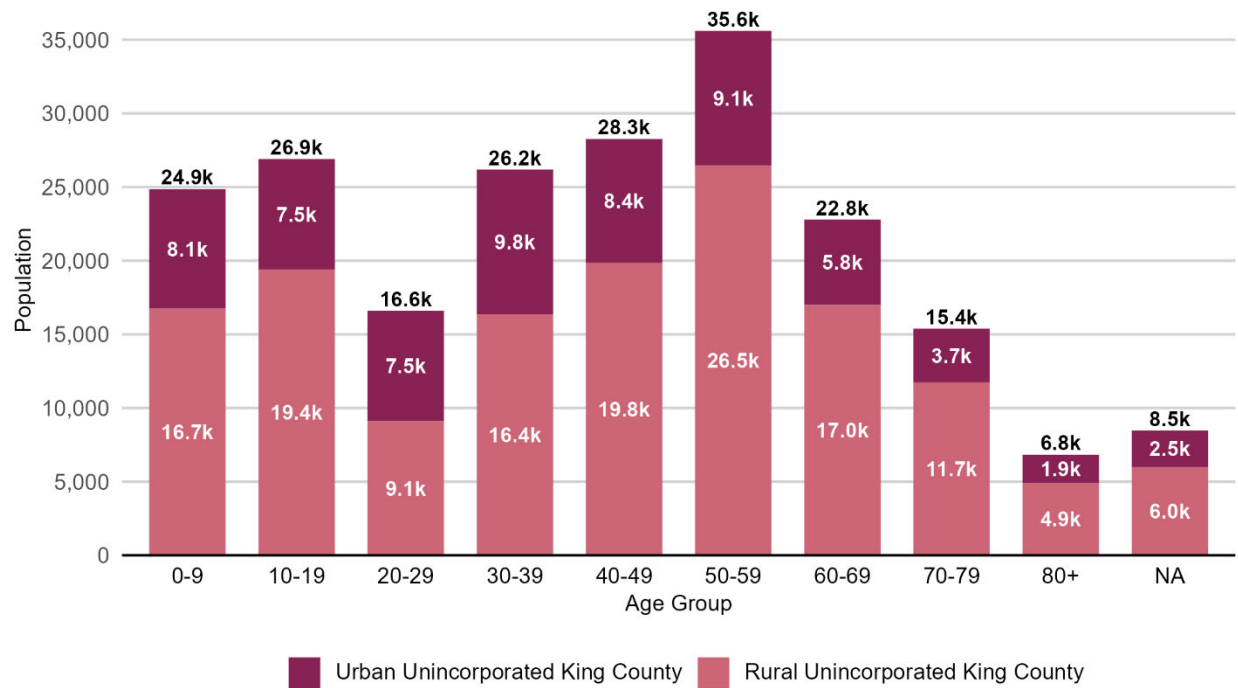
690  
691 Source: U.S. Census Bureau. (2022). Population by Age, 5-year ACS 2016-2020.

692 As shown in Figure 5, urban unincorporated King County skews younger than rural unincorporated King  
693 County. Urban unincorporated King County has a higher rate of 20- to 29-year-old residents and 30- to 39-  
694 year-old residents (11.7 percent and 15.3 percent, respectively) compared to rural unincorporated King  
695 County (6.2 percent and 11.1 percent, respectively). Most unincorporated King County residents are 40  
696 years old or older (58.2 percent) whereas less than half of urban unincorporated King County residents fall  
697 in that age range (48.8 percent).<sup>80</sup>

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<sup>80</sup> U.S. Census Bureau. (2022). Population by Age, 5-year ACS 2016-2020.

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



699  
 700 [Source: U.S. Census Bureau. \(2022\). Population by Age, 5-year ACS 2016-2020.](#)

701 *Race and Ethnicity*

702 Race and ethnicity have a strong connection to where people live in King County, how likely they are to be  
 703 housing cost burdened, and whether they own or rent their homes. Understanding the size and differences  
 704 between racial and ethnic groups in King County and unincorporated King County is a first step to  
 705 understanding housing needs for these groups.

706  
 707 The U.S. Census has seven race categories: White, Black or African American, American Indian or Alaska  
 708 Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races.<sup>81</sup> The U.S.  
 709 Census defines ethnicity as determining whether someone is Hispanic or Latin(a)(o)(x) or not Hispanic or  
 710 Latin(a)(o)(x). A person could be any race and be considered Hispanic or Latin(a)(o)(x). While high-level  
 711 population data can be presented in a combined race/ethnicity format because the Census provides race  
 712 and ethnicity data combined, for almost all other variables this is not possible. Thus, for most sections of this  
 713 report race and ethnicity are reported as separate demographic categories due to the limitations set by the  
 714 U.S. Census.

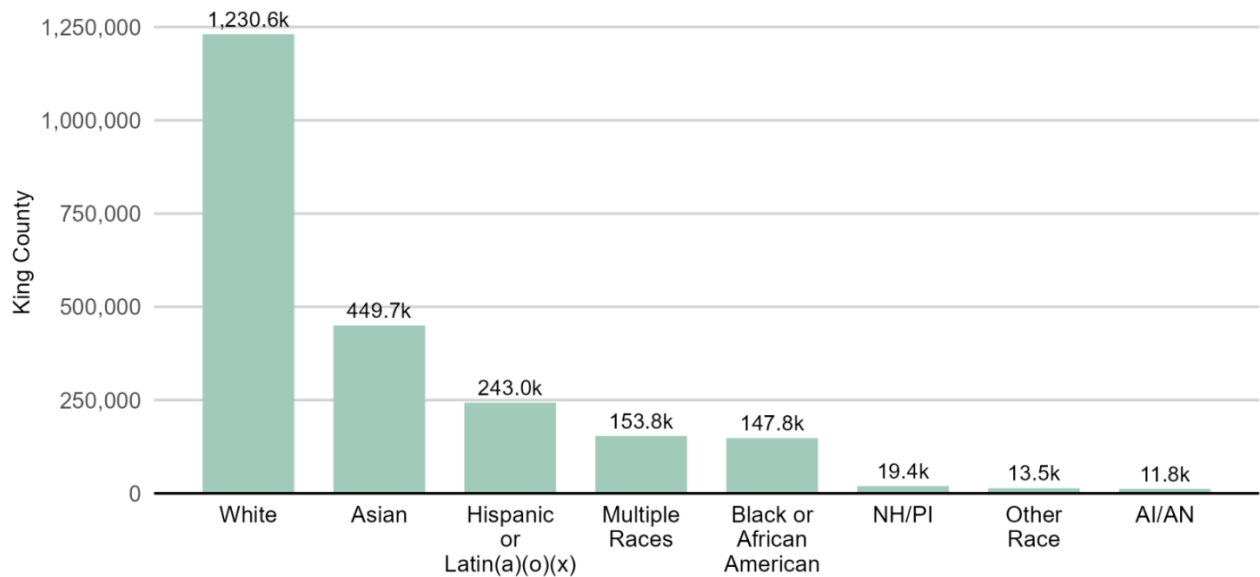
715

<sup>81</sup> United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census.* [\[link\]](#)

716 *Count of population by race and ethnicity*

717 As shown in Figures 6 and 7, most residents in King County and unincorporated King County are White, not  
718 Hispanic or Latin(a)(o)(x) (54 percent and 64 percent respectively). Unincorporated King County has  
719 proportionately more White residents and American Indian/Alaska Native residents than the County as a  
720 whole. This higher proportion of White residents in unincorporated King County is likely due, in part, to the  
721 older population and comparative lack of housing and population growth in unincorporated areas over  
722 recent decades. Multi-unit family developments are more likely to house the racially and ethnically diverse  
723 newer King County residents. The higher proportion of American Indian/Alaska Native residents is likely due  
724 to the location of the Snoqualmie and Muckleshoot reservations.  
725

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

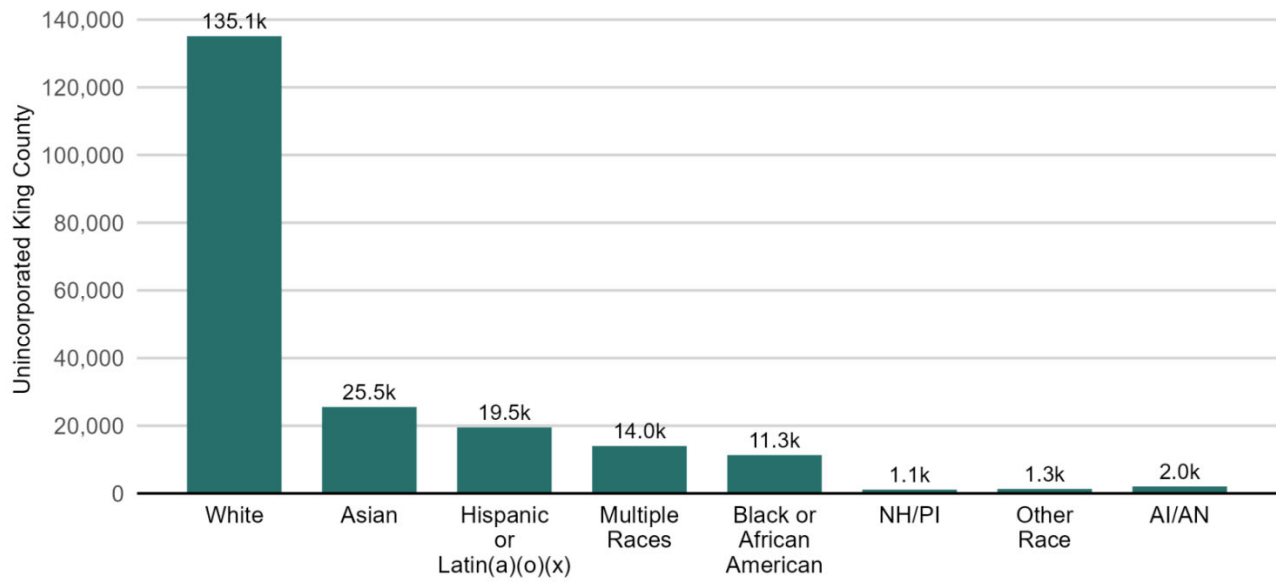


AI/AN is American Indian and Alaska Native  
NH/PI is Native Hawaiian and other Pacific Islander

727  
728 Source: U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.

729

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



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

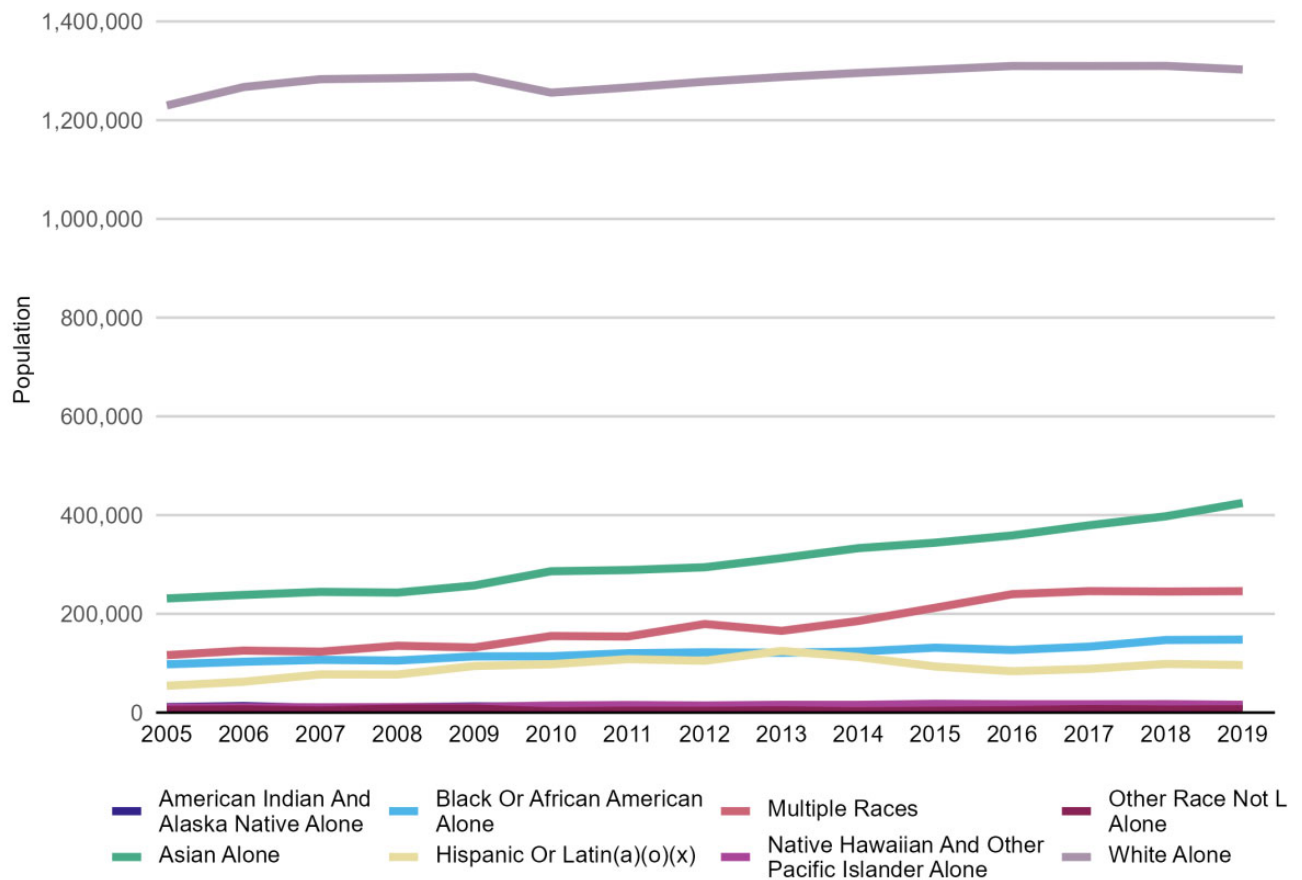
Source: [U.S. Census Bureau. \(2022\). Population by Race, 5-year ACS 2016-2020.](#)

731  
732

733 *Change in population by race and ethnicity*

734 Figure 8 shows King County's population by Race and Ethnicity from 2005 to 2019. White residents make up  
735 most of King County's population, but since 2005, the Black, Indigenous, and People of Color population in  
736 King County has grown by 81 percent, creating a more diverse community. The number of Asian residents  
737 increased the most, from 233,028 (13.3 percent of King County) in 2005 to 408,078 in 2019 (18.9 percent of  
738 King County).<sup>82</sup>

740 **Figure 8: King County Population by Race/Ethnicity from 2005 to 2019**



741  
742 *Source: U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.*

743

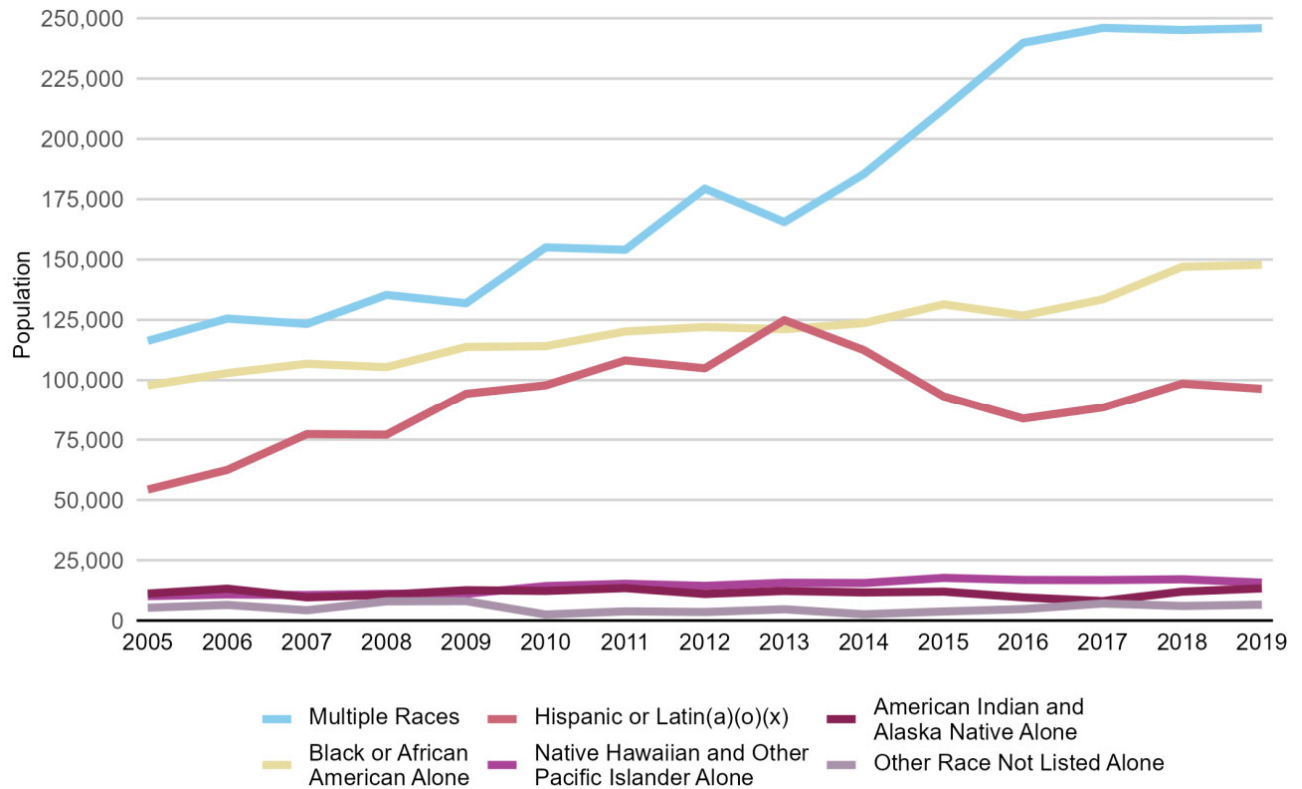
744

<sup>82</sup> U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.



745 Figure 9 shows the change in King County’s population by race and ethnicity, excluding White and Asian to  
 746 show more detail for the remaining groups. Multi-racial residents grew at the fastest rate, with a 42.75  
 747 percent population increase from 58,756 multi-racial people in 2005 (3.3 percent of King County) to 83,892  
 748 people in 2019 (6.3 percent of King County). Although the Hispanic or Latin(a)(o)(x) population has  
 749 increased from 2005 to 2019, there is a notable decrease in the population beginning in 2013.<sup>83</sup>  
 750

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



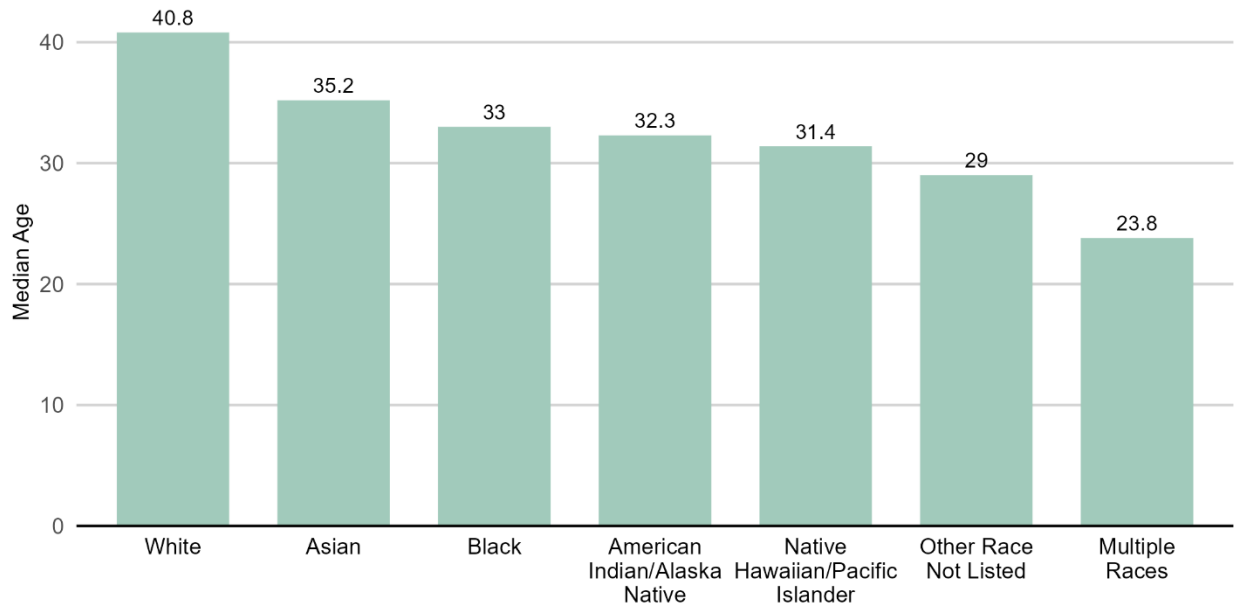
752 *Source: U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.*  
 753

<sup>83</sup> U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.

754 *Age by race and ethnicity*

755 As shown in Figure 10, Black, Indigenous, and People of Color King County residents are significantly  
756 younger than White King County residents. The median age of a White resident is 40.8 years old, whereas  
757 the median age of other racial groups is between five to 17 years younger. People of multiple races are the  
758 youngest population in King County, with a median age of 23.8 years old.<sup>84</sup>  
759

760 **Figure 10: Median Age by Race in King County**



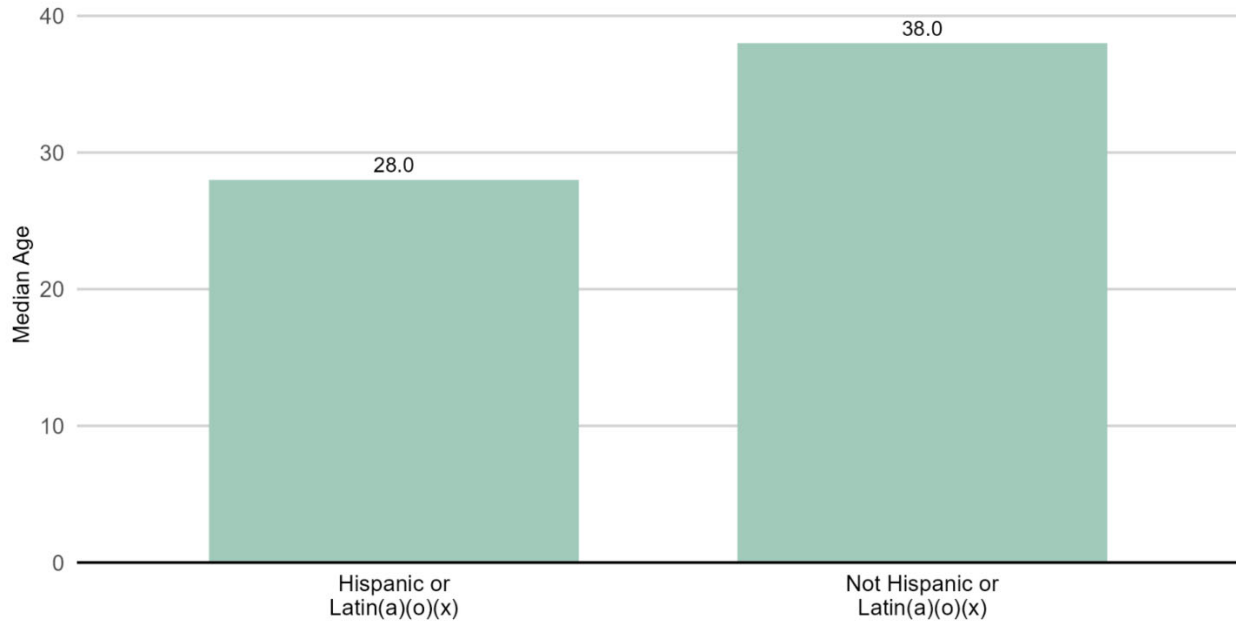
761 *Source: U.S. Census Bureau. (2022). Median Age by Race, 5-year ACS 2016-2020.*  
762

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<sup>84</sup> U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*

763 Figure 11 compares the median age of the King County population by Hispanic or Latin(a)(o)(x) Ethnicity.  
764 The median age of the Hispanic or Latin(a)(o)(x) population is 28 years old, approximately 10 years younger  
765 than the Not Hispanic/ Latin(a)(o)(x) population, which has a median age of 38 years old.  
766

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



768 *Source: U.S. Census Bureau. (2021). Median Age by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS Public Use Microdata*  
769 *Sample (PUMS) 2016-2020.*  
770

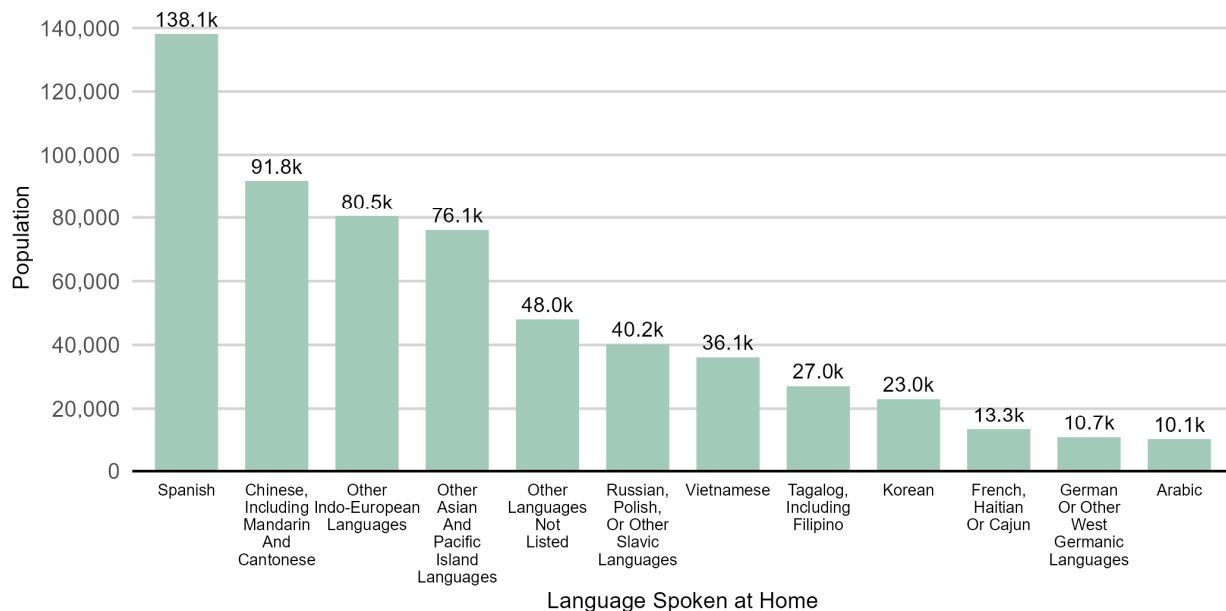
771 *Immigration Status*

772 The U.S. Census and other data sources provide limited data on citizenship and immigration status, none of  
 773 which is specific to unincorporated King County. Approximately 23.7 percent of King County residents were  
 774 born outside of the United States.<sup>85</sup> Since 2010, King County has had the third largest increase in residents  
 775 born outside the United States among all counties in the country. The most common countries these  
 776 residents were born in are India, China, and Mexico.<sup>86</sup> In 2019, 6.5 percent of refugees coming to the United  
 777 States (1,947) resettled in Washington, the second most common state for refugees.<sup>87</sup> Approximately half of  
 778 refugees who come to Washington settle in King County.<sup>88</sup>

780 Approximately 28.3 percent (158,727 residents) and 20.8 percent (41,410 residents) of King County and  
 781 unincorporated King County speak ~~a~~ languages other than English at home, respectively.<sup>89</sup> Most residents  
 782 who speak ~~a~~ languages other than English at home have English proficiency. Approximately 5.8 percent of  
 783 King County residents and 3.9 percent of unincorporated King County residents have limited English  
 784 proficiency.<sup>90</sup>

786 As shown in Figures 12 and 13, Spanish is the second most common language spoken at home after English  
 787 in both King County (6.6 percent) and unincorporated King County (5.7 percent).<sup>91</sup> A higher proportion of  
 788 King County residents (4.4 percent) speak Chinese, including Mandarin and Cantonese, than in  
 789 unincorporated King County (1.9 percent). A higher proportion of unincorporated King County residents  
 790 speak Vietnamese (2 percent) and Slavic languages (2.1 percent) compared to King County (1.7 percent and  
 791 1.9 percent, respectively).<sup>92</sup>

793 **Figure 12: Population by Non-English Languages Other than English Spoken at Home in King County**



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

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

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

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

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

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

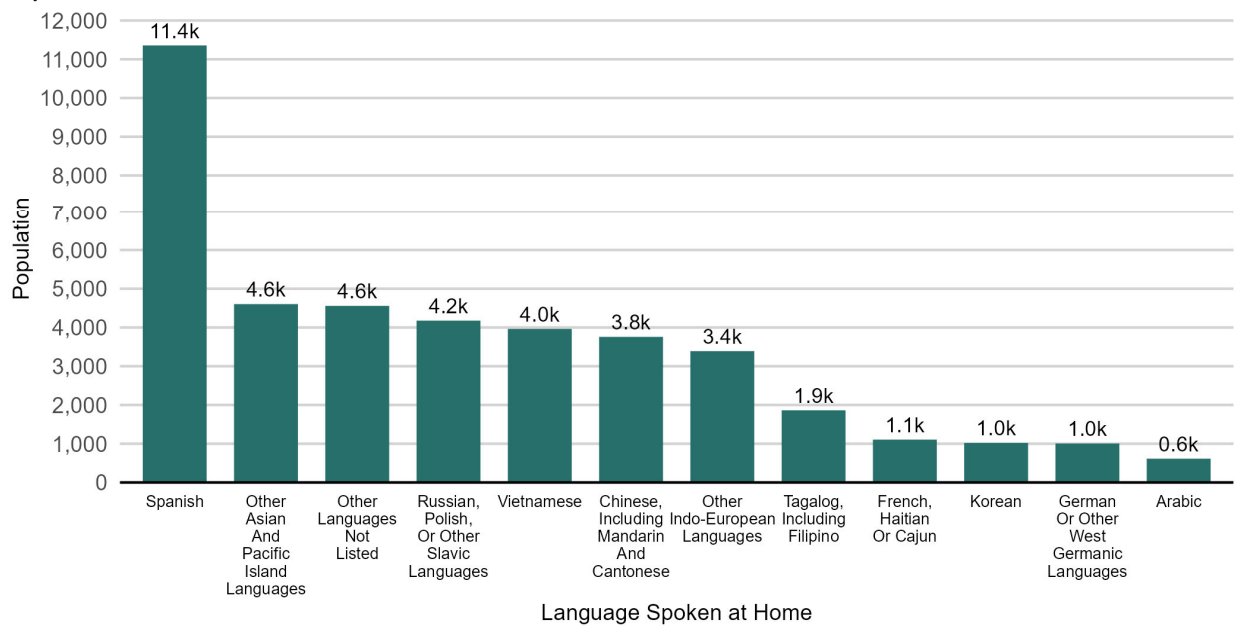
90 U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020.*

~~91 U.S. Census Bureau. (2022). Population by Language Spoken at Home, 5-year ACS 2016-2020.~~

~~92 U.S. Census Bureau. (2022). Population by Language Spoken at Home, 5-year ACS 2016-2020.~~

796  
797

**Figure 13: Population by Non-English Languages Other than English Spoken at Home in Unincorporated King County**



798  
799

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

800 **Disability Status**

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

- 804 1. hearing difficulty, meaning an individual is deaf or has serious difficulty hearing;
- 805 2. vision difficulty, meaning an individual is blind or has serious difficulty seeing even when wearing  
806 glasses;
- 807 3. cognitive difficulty, meaning an individual has a serious difficulty concentrating, remembering, or  
808 making decisions due to a physical, mental, or emotional condition;
- 809 4. ambulatory difficulty, meaning an individual has a serious difficulty walking or climbing stairs; or
- 810 5. self-care difficulty, meaning an individual has difficulty dressing or bathing.<sup>93</sup>

811 As shown in Figures 14 and 15, King County residents and unincorporated King County residents with  
 812 disabilities (99,525 and 10,187 residents, respectively) are most likely to have ambulatory difficulty.<sup>94</sup>  
 813 Cognitive disabilities are the second most common disability type in both King County and unincorporated  
 814 King County. The least common disability type in both King County and unincorporated King County is  
 815 vision difficulty. Urban unincorporated King County has a higher rate of residents with disabilities compared  
 816 to rural unincorporated King County (12.1 percent and 10.3 percent of residents, respectively).<sup>95</sup>

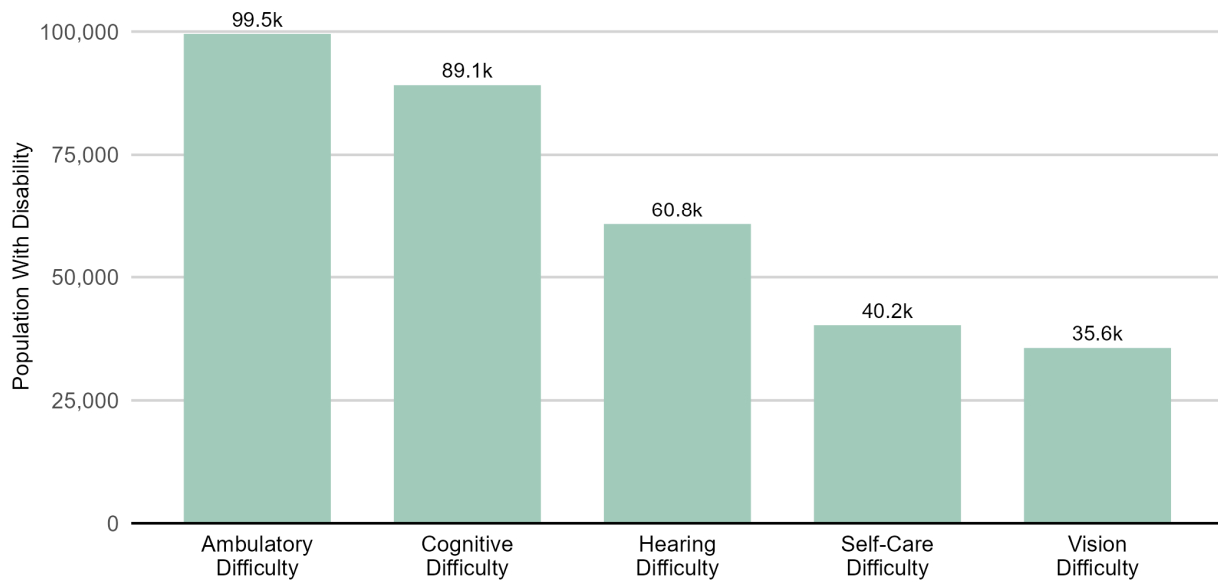
817

<sup>93</sup> U.S. Census Bureau. (2020). *American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions*. [\[link\]](#)

<sup>94</sup> U.S. Census Bureau. (2022). *Disability Characteristics, 5-year ACS 2016-2020*.

<sup>95</sup> U.S. Census Bureau. (2022). *Disability Characteristics, 5-year ACS 2016-2020*.

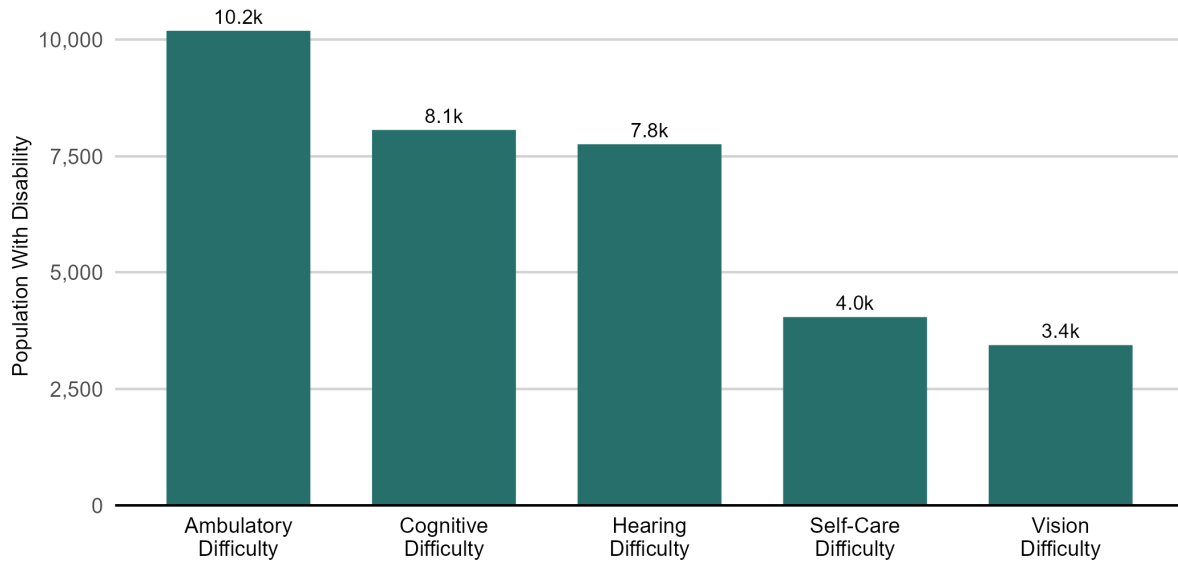
818 **Figure 14: King County Population with Disabilities by Disability Type**



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

820 *Source: U.S. Census Bureau. (2022). Disability Characteristics, 5-year ACS 2016-2020.*

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



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

823 *Source: U.S. Census Bureau. (2022). Disability Characteristics, 5-year ACS 2016-2020.*

824  
 825 *Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Communities*

826 The 2020 U.S. Census does not provide a significant amount of data about the LGBTQ+ community. The  
 827 2020 Census only asked respondents about their sex, with two answers: male or female, which does not  
 828 necessarily reflect respondents' gender identity.<sup>96</sup> According to the Census, 106,176 (50.1 percent) of

<sup>96</sup> U.S. Census Bureau. (2020). 2020 Census Questionnaire. [\[link\]](#)

829 unincorporated King County residents identified as female and 105,722 (49.9 percent) of unincorporated  
 830 King County identified as male.<sup>97</sup>

831  
 832 The 2020 Census did not directly ask respondents about their sexual orientation and instead asked if they  
 833 were in a same-sex relationship.<sup>98</sup> Unincorporated King County had a lower rate of people in same-sex  
 834 relationships (1.1 percent) compared to King County as a whole (2.8 percent).<sup>99</sup> This is likely an undercount  
 835 of the rate of people who identify as lesbian, gay, bisexual, or queer because this data does not capture  
 836 single people or LGBTQ+ people in opposite sex relationships.  
 837

838 *People Experiencing Homelessness*

839 The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to do a Point-in-Time  
 840 (PIT) count to determine the number of people experiencing sheltered and unsheltered homelessness in a  
 841 single night.<sup>100</sup> This is an undercount of the total homeless population over a given year, as it is only  
 842 recorded on a single night, but reveals important demographic information about who experiences  
 843 homelessness in King County. While the PIT has traditionally been conducted as a one-night census by  
 844 volunteers in January, in 2022, the King County Regional Homelessness Authority received a  
 845 methodological exception to conduct the count differently. They relied on respondent driven sampling and  
 846 multiple list methods, which were used by their statisticians to calculate the number of people experiencing  
 847 unsheltered homelessness. The 2022 PIT found 13,368 individuals experiencing homelessness, a 13.8  
 848 percent increase from the 2020 PIT count (11,751 individuals). The 2022 PIT revealed 57 percent of people  
 849 experiencing homelessness were unsheltered, a 10 percent increase from the 2020 PIT.<sup>+01</sup>

850  
 851 In 2021, King County analyzed newly integrated data systems that collect information from people served  
 852 by social services to assess the number of people experiencing homelessness more accurately than the PIT.  
 853 Using this data, King County estimated that approximately 40,800 people in 2020 and 45,300 people in  
 854 2019 experienced homelessness at some point in the year. Approximately 33.1 percent of these individuals  
 855 in 2020 and 43 percent of these individuals in 2019 entered the homeless response system for the first  
 856 time.<sup>102</sup> The King County Regional Homelessness Authority (KCRHA) uses the homelessness count from King  
 857 County, not the PIT, to plan their work.<sup>+03</sup>

858 **Household Characteristics**

859 This section provides information about King County and unincorporated King County households,  
 860 including:

- 861 • household count, size, and tenure;
- 862 • demographics of renters and homeowners;
- 863 • household types;
- 864 • overcrowding;
- 865 • income;
- 866 • cost burden; and
- 867 • poverty level.

---

<sup>97</sup> U.S. Census Bureau. (2022). *Sex, 5-year ACS 2016-2020*.

<sup>98</sup> U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

<sup>99</sup> U.S. Census Bureau. (2022). *Relationship Status of Household Heads, 5-year ACS 2016-2020*.

<sup>100</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

~~<sup>+01</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)~~

<sup>102</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

~~<sup>+03</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)~~

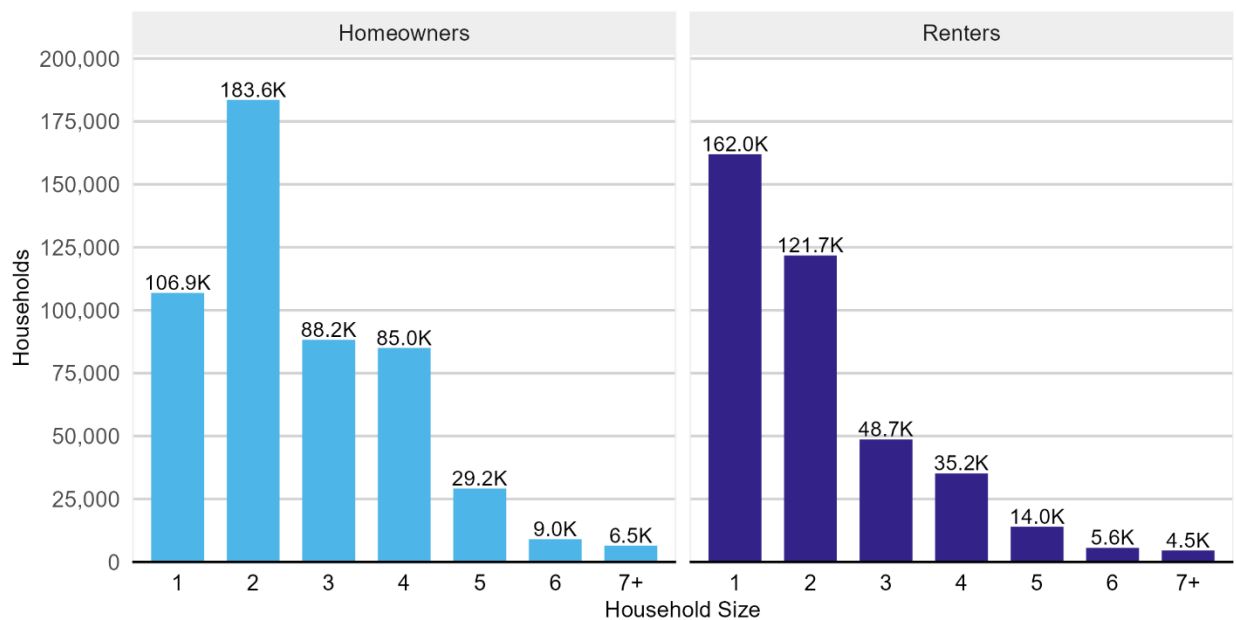
868

869 *Household Count, Size, and Tenure*

870 As of 2021, King County has 924,763 households.<sup>104</sup> Unincorporated King County households represent 8.6  
 871 percent of these households (77,761). Figures 16 and 17 show the number of households by size and tenure  
 872 in King County and unincorporated King County. The largest share of households in both King County and  
 873 unincorporated King County live in two-person households (34 percent and 37.4 percent respectively).  
 874 One-person households in King County are more likely to be renters rather than homeowners. King County  
 875 households with two or more people are more likely to be homeowners than renters. Unincorporated King  
 876 County residents are more likely to be homeowners, regardless of the size of their household. Most King  
 877 County households own their home (56.5 percent) rather than rent (43.5 percent). Homeownership rates are  
 878 much higher in unincorporated King County than the county as a whole, with 63,777 households living in a  
 879 home they own (82.1 percent) and only 13,894 households renting (17.9 percent).<sup>105</sup>

880

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



882  
883

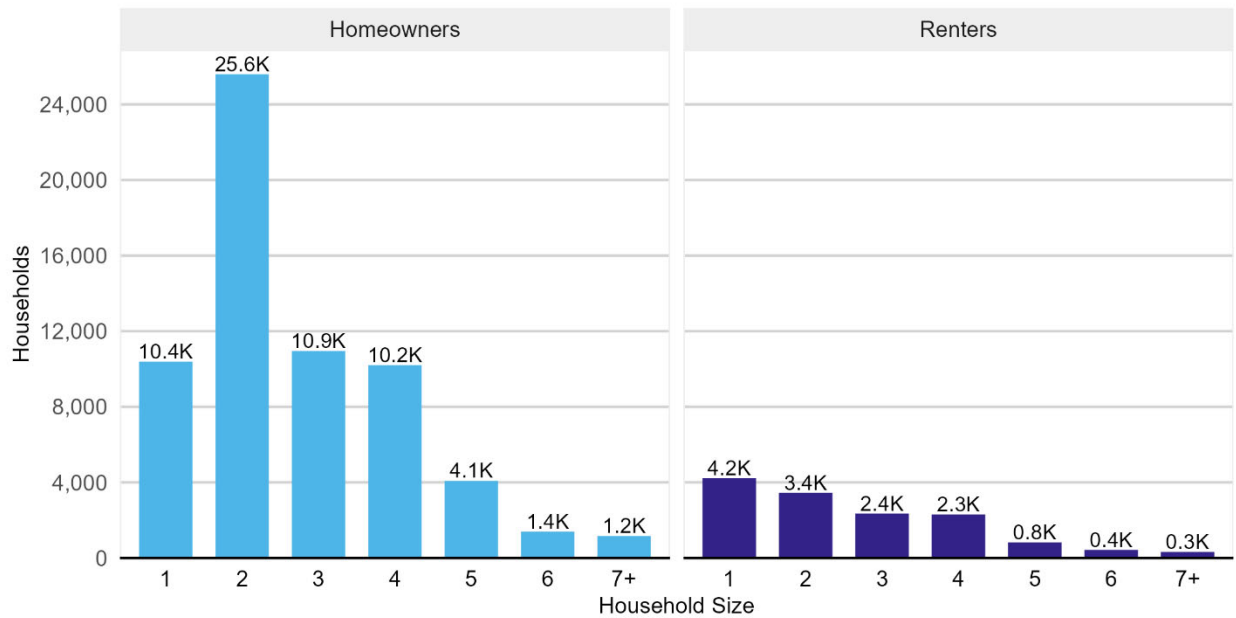
*Source: U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020.*

<sup>104</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>105</sup> U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020.



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

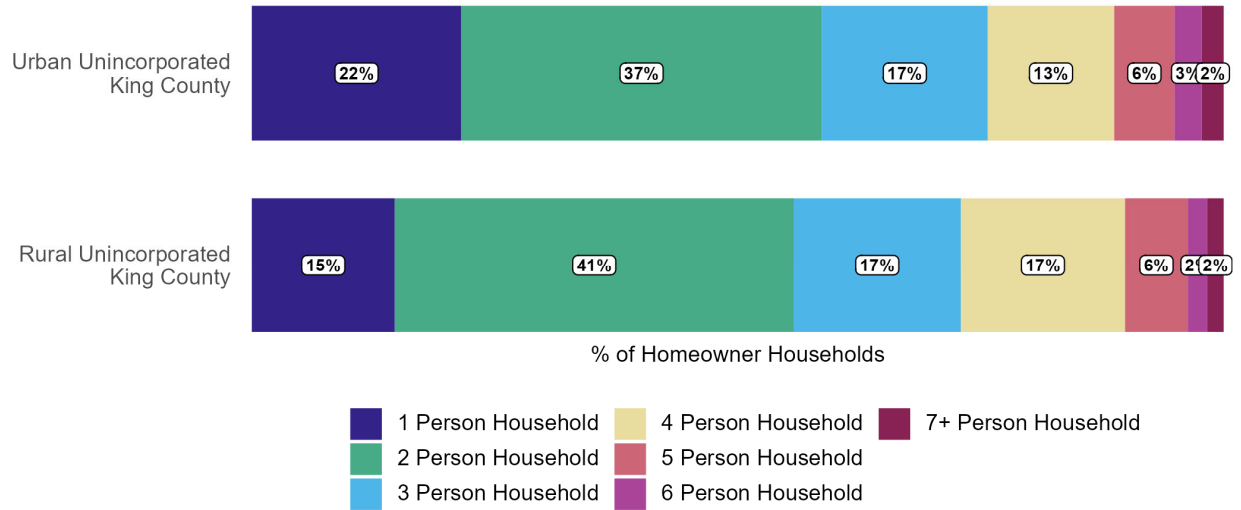


885 Source: [U.S. Census Bureau. \(2022\). Tenure by Household Size, 5-year ACS 2016-2020.](#)<sup>106</sup>

887 Most unincorporated King County households (54,177) live in the rural areas and approximately a third of  
 888 unincorporated King County households (23,494) live in urban areas. As shown in Figure 18, urban  
 889 unincorporated King County has a higher rate of homeowner households that consist of one, six, or seven  
 890 person households (21.6 percent, 2.8 percent, and 2.2 percent, respectively) compared to rural  
 891 unincorporated King County (14.7 percent, two percent, and 1.7 percent, respectively). Rural King County  
 892 has a higher rate of homeowner households that consist of two, three, four, and five person households (41  
 893 percent, 17.2 percent, 16.9 percent, and 6.5 percent respectively) compared to urban unincorporated King  
 894 County (37.1 percent, 17.1 percent, 13 percent, and 6.2 percent respectively).<sup>106</sup>

<sup>106</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

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

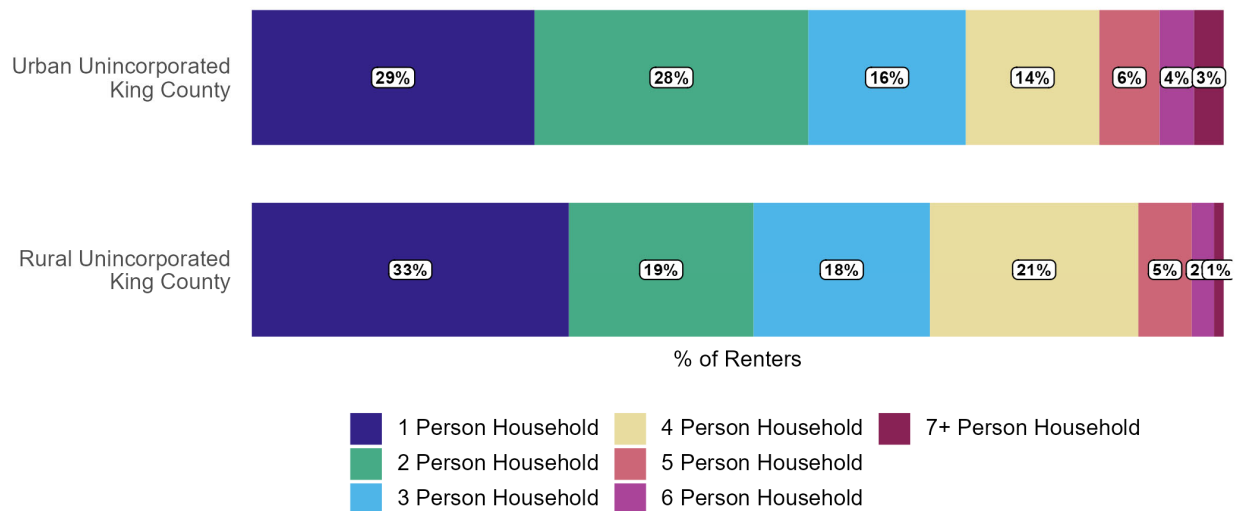


897  
898

Source: [U.S. Census Bureau. \(2022\). Tenure by Household Size, 5-year ACS 2016-2020.](#)

899 Figure 19 shows the share of renter households by household size divided between the rural and urban  
 900 areas. Rural unincorporated King County has a higher rate of one person renter households (32.6 percent)  
 901 than urban unincorporated King County (29.1 percent). This may be because of a combination of several  
 902 factors. On average, rural unincorporated King County residents are older than in urban unincorporated  
 903 areas. Additionally, rent is lower in rural unincorporated King County than urban unincorporated King  
 904 County. Residents may be able to both afford to live alone and not have children or other family members  
 905 that live with them. Rural unincorporated King County has a higher rate of three- and four-person renter  
 906 households than urban unincorporated King County. Urban unincorporated King County has a higher rate  
 907 of five, six, and seven-person renter households.<sup>107</sup>  
 908

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



910 *Source: U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020.*  
 911

<sup>107</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

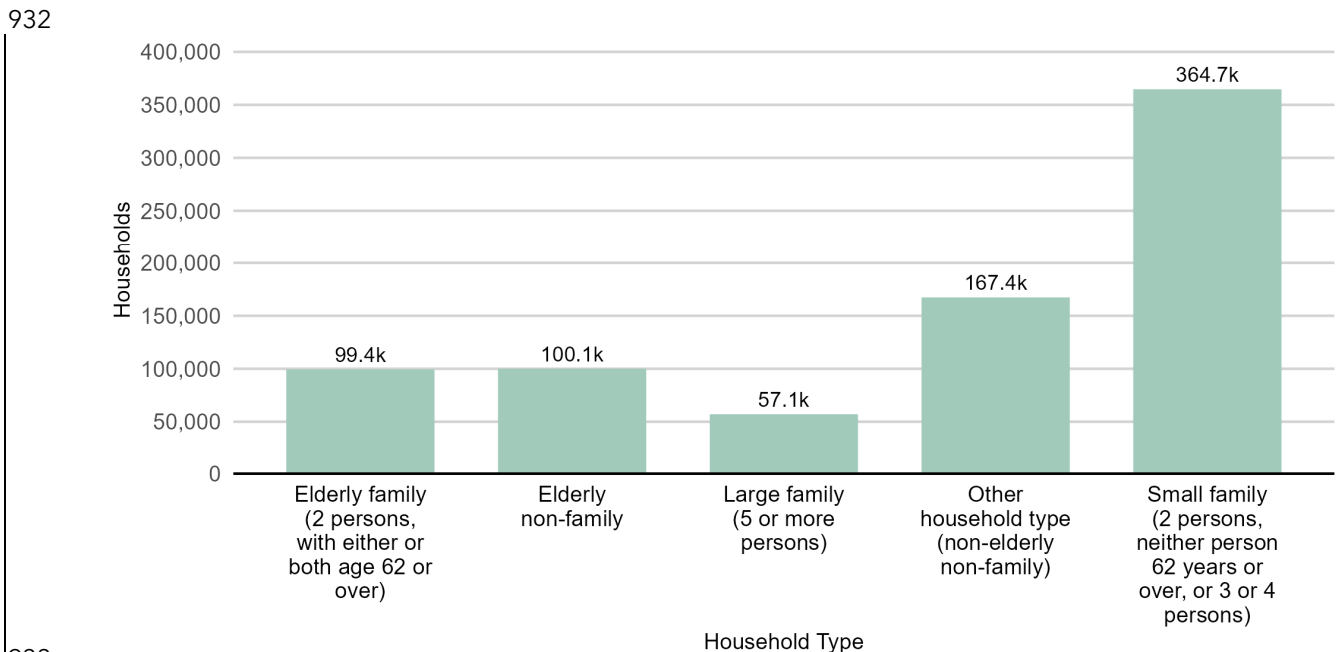
912 *Household types*

913 For the purposes of the CHAS data analysis, HUD categorizes household types into the following:<sup>108</sup>

- 914 • elderly family households which contain two related people, with either or both 62 years old or
- 915 older;
- 916 • small family households which contain two people with neither person 62 years old or older or
- 917 three or four people;
- 918 • large family households which contain five or more family members;
- 919 • elderly non-family households which contain two non-related people who are 62 years old or older;
- 920 and
- 921 • other households which contain non-related people.

922 As shown in Figures 20 and 21, the largest household type in both King County as a whole and  
 923 unincorporated King County are small family households (42.3 percent and 48.4 percent respectively).  
 924 Other households consist of more than a quarter of King County households.<sup>109</sup> The cost of housing, as well  
 925 as the large student body of University of Washington (60,081 students) likely contributes to the number of  
 926 households consisting of unrelated roommates.<sup>110</sup> Unincorporated King County's population is older than  
 927 the countywide population, so unincorporated King County households are more likely to consist of elderly  
 928 family or non-elderly family households and less likely to consist of other households than in King County as  
 929 a whole.  
 930

931 **Figure 20: Household Types in King County**

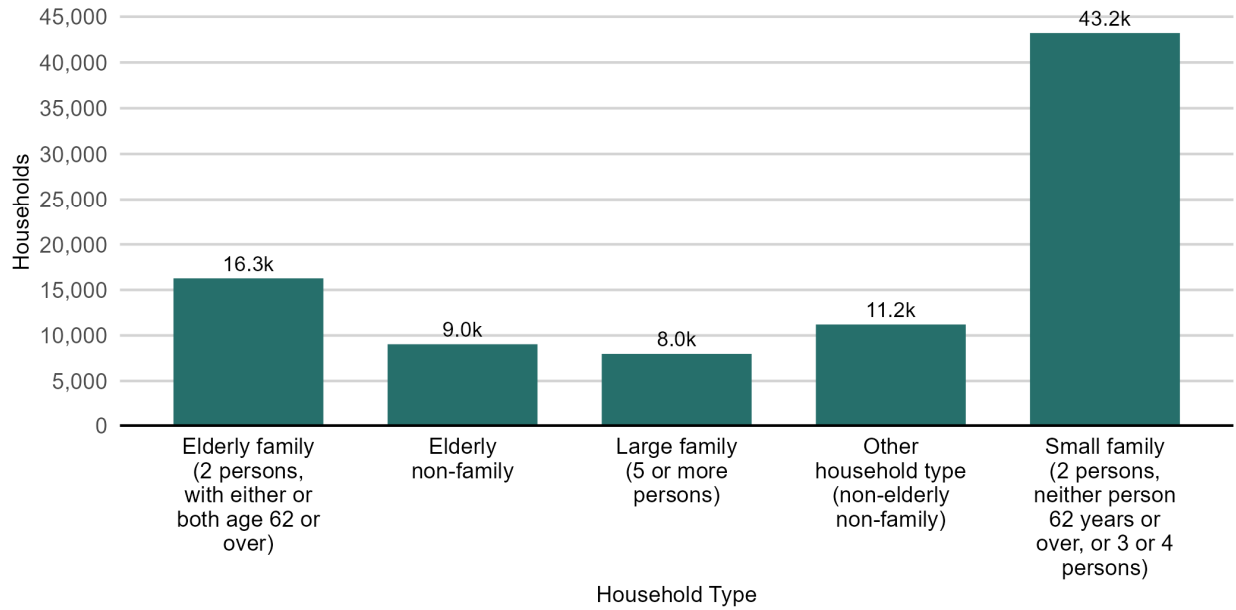


933 *Source: U.S. Department of Housing and Urban Development. (2021). Household Types, CHAS 2014-2018.*  
 934

<sup>108</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS Data Documentation* [\[link\]](#)  
<sup>109</sup> U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018.*  
<sup>110</sup> University of Washington. (2022, October 14). *UW's 2022 entering class is largest and most diverse.* [\[link\]](#)

935

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



937  
938

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

939 **Demographics of Renters and Homeowners**

940 *Age of renters and homeowners*

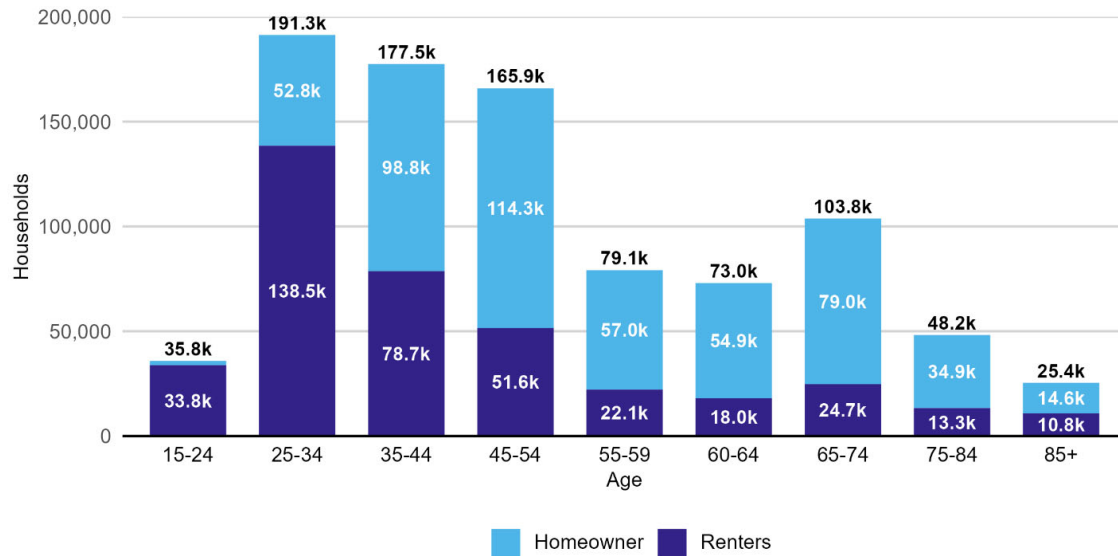
941 The U.S. Census Bureau collects information on the age of the person in whose name the housing unit is  
 942 owned or rented by, known as the "householder." As shown in Figures 22 and 23, householders over 35  
 943 years old countywide and over 25 years old in unincorporated King County are more likely to be  
 944 homeowners. Homeownership peaks for householders aged 60 to 64 years old countywide, with 75.3  
 945 percent of householders in this age range owning a home. As householders age in unincorporated King  
 946 County, they are more likely to be homeowners, peaking at 94.1 percent of unincorporated King County  
 947 householders aged 85 years old or older owning a home. King County householders over the age of 85 are  
 948 significantly more likely to be renters (42.6 percent) than householders within the same age range in  
 949 unincorporated King County (5.9 percent).<sup>111</sup> This disparity may be explained a smaller sample size in  
 950 unincorporated King County and the relative lack of multi-unit family housing designed for seniors people  
 951 aged 65 years and older in unincorporated King County.

952  
 953 Countywide, householders 15 to 34 years old are more likely to rent than own, while only householders 15  
 954 to 24 are more likely to rent in unincorporated King County. Approximately 62 percent of householders 25  
 955 to 34 years old own their home in unincorporated King County, a rate twice as high as the homeownership  
 956 rate among householders in the same age range in King County.<sup>112</sup>

957

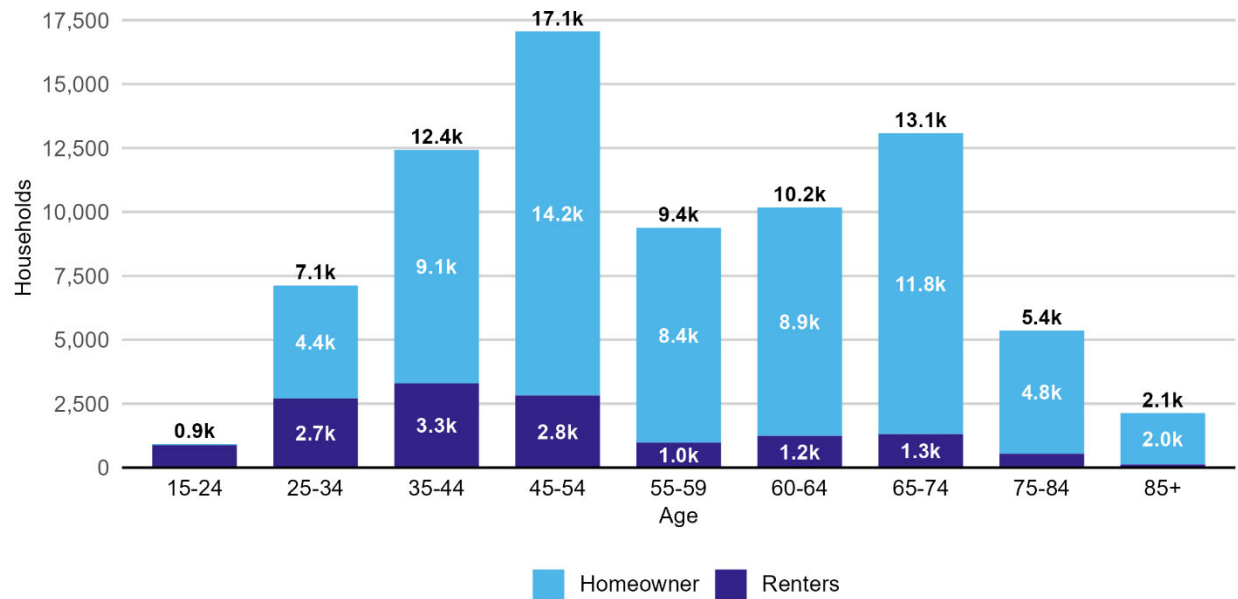
<sup>111</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>112</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

958 **Figure 22: King County Age Range by Tenure**



959 [Source: U.S. Census Bureau. \(2022\). Age Range by Tenure, 5-year ACS 2016-2020.](#)

961  
 962 **Figure 23: Unincorporated King County Age Range by Tenure**



963 [Source: U.S. Census Bureau. \(2022\). Age Range by Tenure, 5-year ACS 2016-2020.](#)

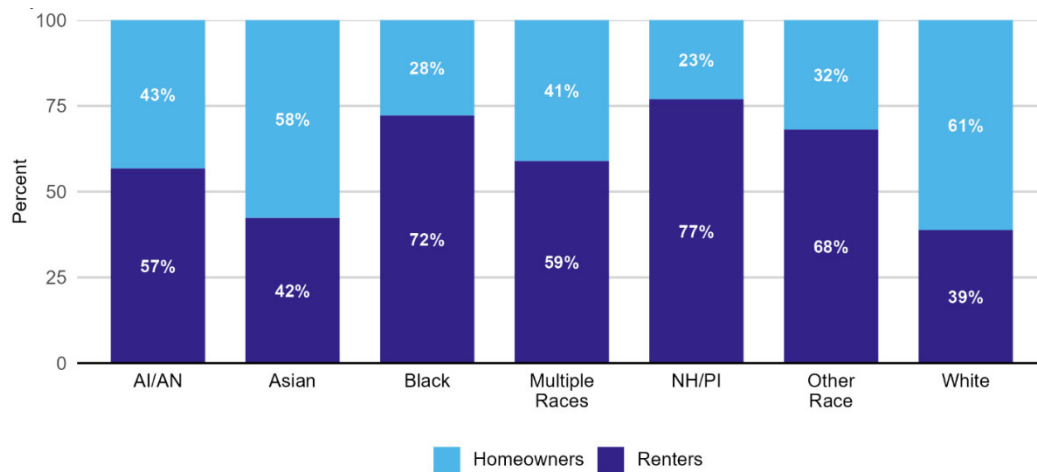
965 *Race and ethnicity of renters and homeowners*

966 As shown in Figures 24 and 25, across all races, households are more likely to own their homes in  
 967 unincorporated King County than in King County as a whole. In King County and unincorporated King  
 968 County, most White households (61.2 percent and 88 percent, respectively) and Asian households (57.7  
 969 percent and 74.9 percent of households) own their homes. In King County and unincorporated King County,

970 Black households (72.2 percent and 56.8 percent, respectively) and households of races not listed (68.1  
 971 percent and 60.5 percent) are more likely to rent than own their homes.<sup>113</sup>

972  
 973 Most American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Multi-Racial households in  
 974 unincorporated King County own their homes (52.5 percent, 81.2 percent, and 66.4 percent, respectively).  
 975 Native Hawaiian/Pacific Islander households are nearly four times more likely to own their home in  
 976 unincorporated King County than countywide.<sup>114</sup> Unincorporated King County skews older than the  
 977 countywide population, so it is possible unincorporated King County households bought their homes  
 978 before housing costs increased significantly in the region.<sup>115</sup> In addition, there was significant immigration  
 979 from Hawaii and Samoa before and during the mid-20<sup>th</sup> century, when homes were more affordable and  
 980 before much of the rental housing in this region was constructed, which may be a factor in the  
 981 unincorporated King County homeownership rate of these communities.<sup>116,117</sup>

982  
 983 **Figure 24: Tenure by Race in King County**



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

984  
 985 *Source: U.S. Census Bureau. (2022). Tenure by Race, 5-year ACS 2016-2020.*

<sup>113</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

<sup>114</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

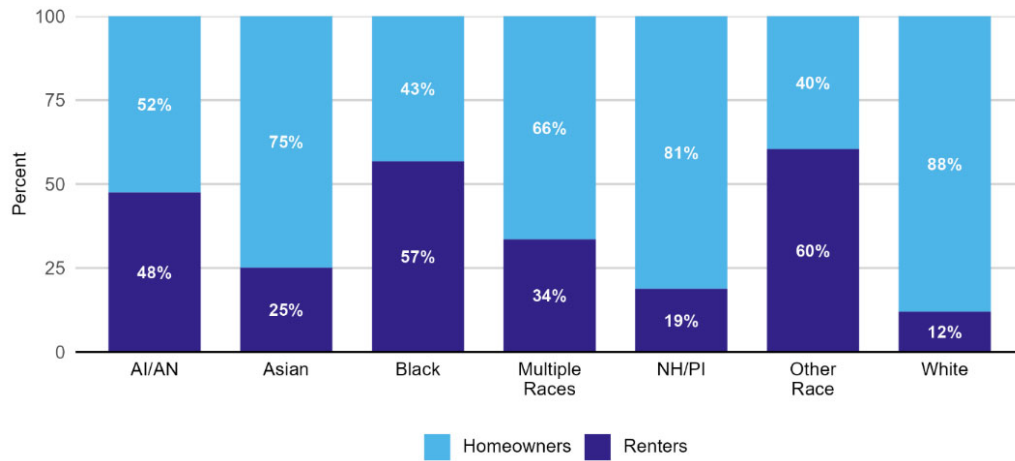
<sup>115</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

<sup>116</sup> Barman, Jean and McIntyre Watson, Bruce. (2006). *Leaving Paradise: Indigenous Hawaiians in the Pacific Northwest, 1787-1898*

<sup>117</sup> Kemezis, K. (2010, November 29). *Samoa Community (Seattle). Historylink. [link]*

986

**Figure 25: Tenure by Race in Unincorporated King County**



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

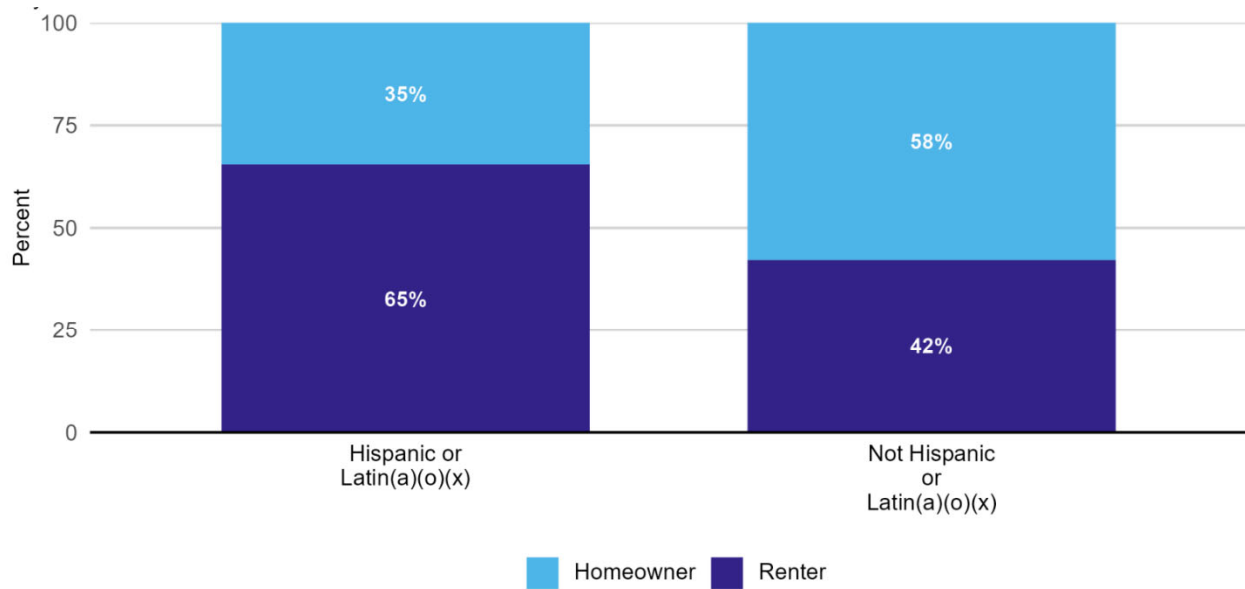
Source: U.S. Census Bureau. (2022). Tenure by Race, 5-year ACS 2016-2020.

987  
988



989 Figures 26 and 27 compare King County and unincorporated King County tenure by Hispanic and  
990 Latin(a)(o)(x) ethnicity. Approximately 65 percent of Hispanic or Latin(a)(o)(x) King County residents rent, a  
991 higher rate than the 42 percent of Not Hispanic or Latin(a)(o)(x) King County residents who rent. More than  
992 half of Not Hispanic or Latin(a)(o)(x) King County residents (58 percent) own a home, compared to only 35  
993 percent of Hispanic or Latin(a)(o)(x) King County residents who own a home. Hispanic or Latin(a)(o)(x)  
994 unincorporated King County residents have a higher rate of homeownership than Hispanic or Latin(a)(o)(x)  
995 residents countywide (49 percent compared to 35 percent).<sup>118</sup>  
996

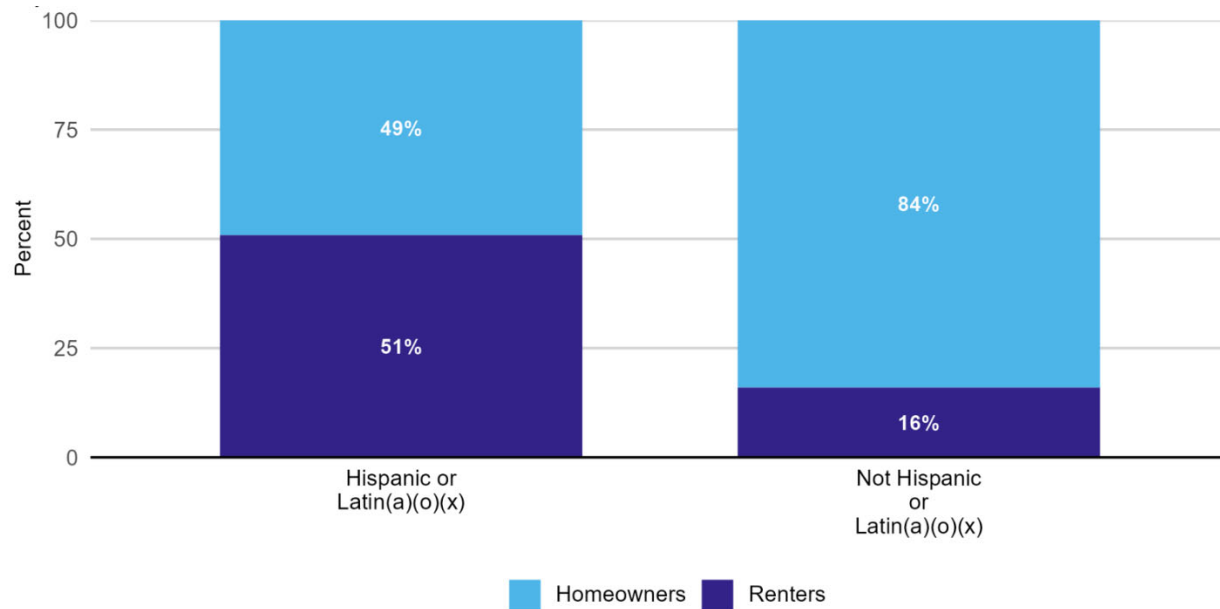
997 **Figure 26: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



998 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.  
999 *Source: U.S. Census Bureau. (2022). Tenure by Race, 5-year ACS 2016-2020.*

<sup>118</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

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



Source: U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.

*Disability status of renters and homeowners*

Tens of thousands of households in King County and unincorporated King County have a household member with a disability. Disability categories are not mutually exclusive, so it is possible the following data has people in multiple categories. Figures 28 and 29 show the tenure by disability status in King County and unincorporated King County, respectively. Among all disability types, the rate of homeownership is significantly higher in unincorporated King County than in King County. In 2018, approximately 11.8 percent of the households that have a member with a disability in King County live in unincorporated King County, a rate higher than the overall 8.6 percent of King County households that live in the unincorporated areas.<sup>119</sup>

Most unincorporated King County households with a household member that has a disability are homeowners. The second most common disability type in both King County and unincorporated King County is cognitive difficulty. Individuals with a cognitive difficulty have serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition. Households with a member that has a cognitive limitation are the most likely out of all disability types to rent in King County and unincorporated King County (53.1 percent and 46.9 percent, respectively).<sup>120</sup>

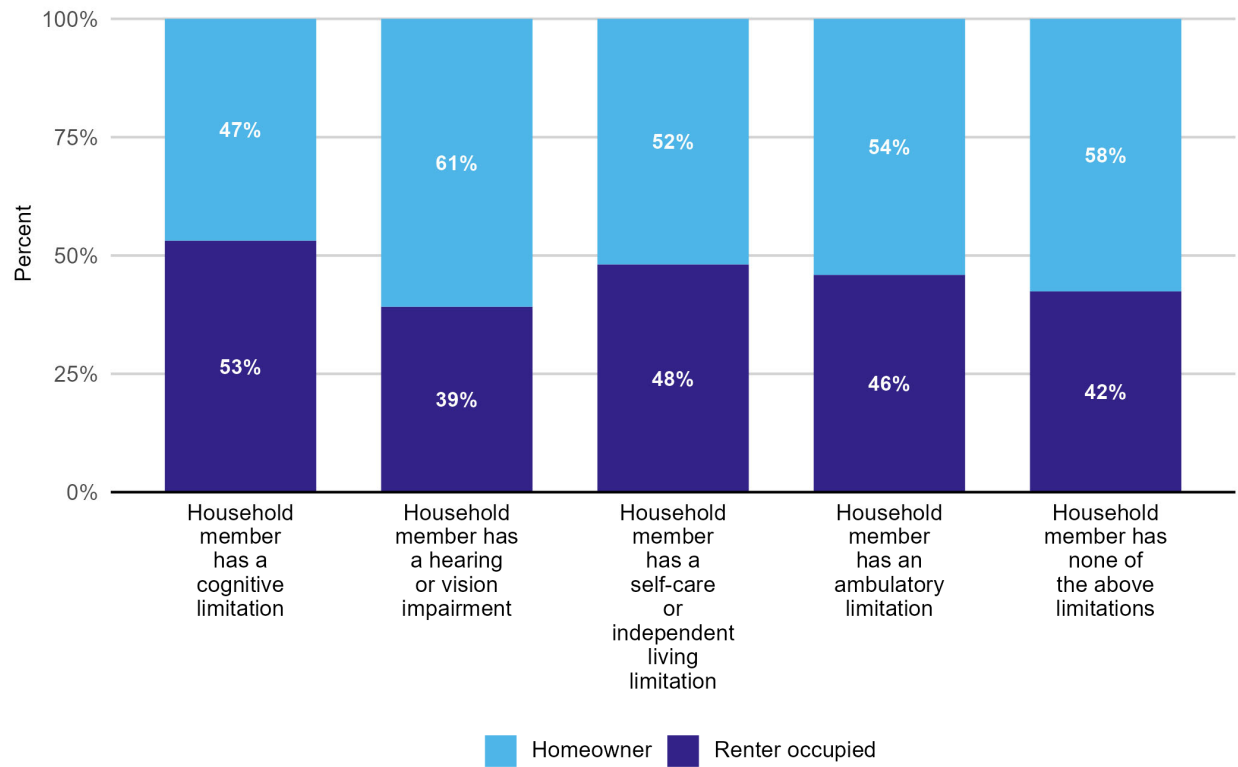
Among households with a member that has a disability, unincorporated King County households are more likely than King County households to have a household member with a hearing or vision impairment (28.3 percent and 25.2 percent, respectively). This may reflect the higher percentage of senior residents people aged 62 years and older residing in unincorporated King County. Households with a member who has a hearing or vision impairment have a higher homeownership rate than the general population in both King County and unincorporated King County.<sup>121</sup>

<sup>119</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

<sup>120</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

<sup>121</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

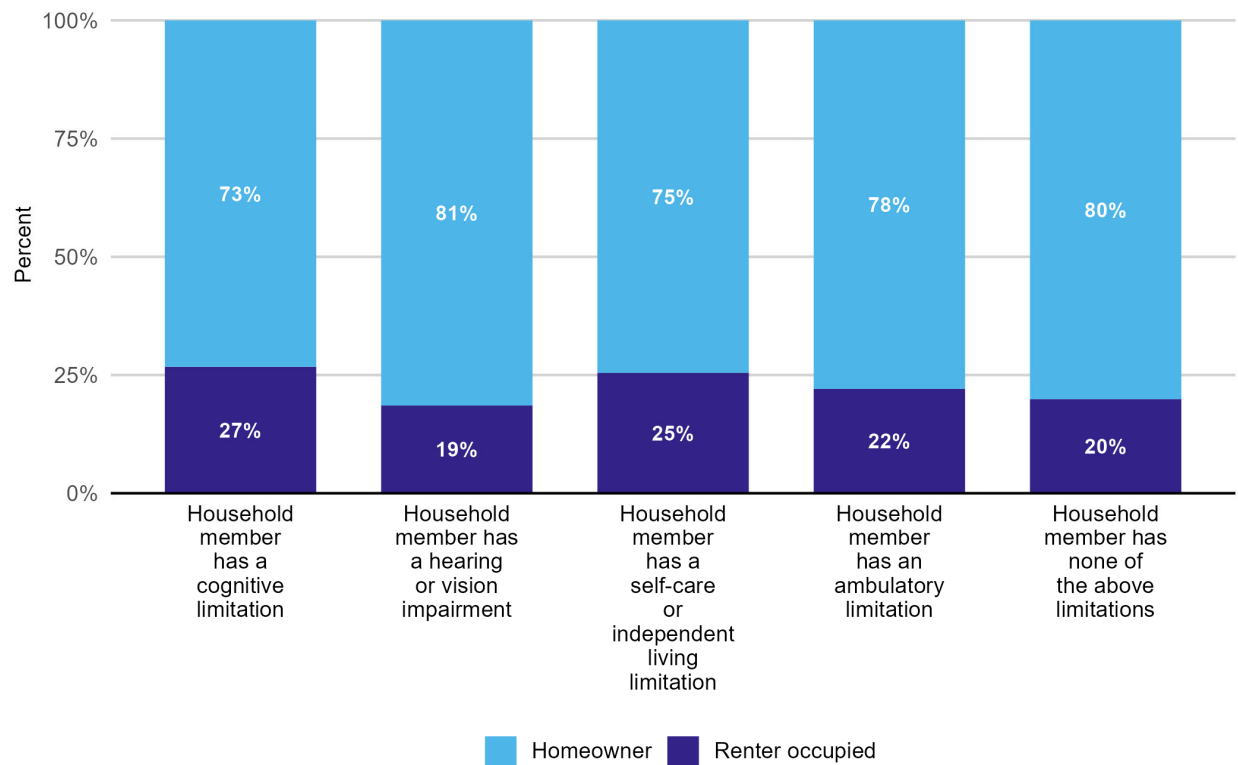
1026 **Figure 28: Tenure by Disability Status in King County**



1027  
1028

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

1029 **Figure 29: Tenure by Disability Status in Unincorporated King County**



1030 *Source: U.S. Department of Housing and Urban Development. (2021). Tenure by Disability Status. CHAS 2014-2018.*

1032 **Overcrowding Estimates**

1033 HUD defines an overcrowded housing unit as one occupied by more than one person per room, excluding  
 1034 bathrooms and kitchens. Severe overcrowding is more than 1.5 persons per room, excluding bathrooms  
 1035 and kitchens.<sup>122</sup> Approximately 31,715 (3.6 percent) King County households are overcrowded or severely  
 1036 overcrowded. The rate of overcrowding or severe overcrowding is significantly lower in unincorporated  
 1037 King County, at 2.2 percent (1,446 households). The rate of overcrowding in unincorporated King County  
 1038 may be lower than countywide because housing units in unincorporated King County are larger on average  
 1039 than countywide, there is more rental housing countywide, and unincorporated King County's older  
 1040 population may be less likely to have children so may need less space. Approximately 4.9 percent of urban  
 1041 unincorporated King County households are overcrowded, compared to only 1.3 percent of rural  
 1042 unincorporated King County households (1,119 households and 887 households, respectively).<sup>123</sup>

<sup>122</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)

<sup>123</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

1045 *Household Income*

1046 The area median income is the midpoint income for an area, where half the people have incomes greater  
1047 than the median and half the people have incomes below the median.<sup>124</sup> HUD uses the area median income  
1048 for a specific metropolitan region to calculate income limits for affordable housing programs based on  
1049 household size using a set formula developed by the agency.<sup>125</sup> Area median income fluctuates annually  
1050 based on inflation, economic changes, and other factors. Table 1 shows the income levels by family size. In  
1051 2023, the overall median family income for the King County region is \$134,600.<sup>126</sup> Households earning less  
1052 than 30 percent area median income, 50 percent area median income, and 80 percent area median income  
1053 are classified as extremely low income, very low income, and low income, respectively.  
1054

1055 **Table 1: 2023 King County Income Levels by Family Size<sup>127</sup>**

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

1056 Figure 30 shows the change in number of households in King County by area median income level over  
1057 time. The area median income levels are calculated using the income limits for different income levels. The  
1058 population of King County households earning greater than 100 percent area median income has increased  
1059 approximately 33.3 percent, from about 375,000 households in 2011 to about 500,000 households in 2018.  
1060 In the same period, the number of households earning less than or equal to 100 percent area median  
1061 income remained at about the same level.<sup>128,129</sup> The increase in the number of higher income households is  
1062 explained both by new, higher income residents, as well as current residents making more income. More  
1063 than half of all households can be above the median household income because HUD uses a series of  
1064 adjustments and older household income data to set the median income, which causes the median figure  
1065 used in their area median income band definitions to be lower than the un-adjusted median.<sup>130</sup>  
1066

1067  
1068 This increase in higher income households is one of the biggest factors to explain the loss of affordable  
1069 housing over about the past ten years. Demand for housing increases as the population increases. An  
1070 increase in higher income households means there are more people who can pay more to live in the area  
1071 and type of housing of their choice. Private landlords and home sellers respond to this increase in high  
1072 income households by raising prices, especially if the housing supply is limited.  
1073

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<sup>124</sup> U.S. Census Bureau. (Retrieved 2022, December 27). *Median Household Income*. [\[link\]](#)

<sup>125</sup> U.S. Department of Housing and Urban Development. (Retrieved 2022, December 27). *Methodology for Determining Section 8 Income Limits*. [\[link\]](#)

<sup>126</sup> U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.

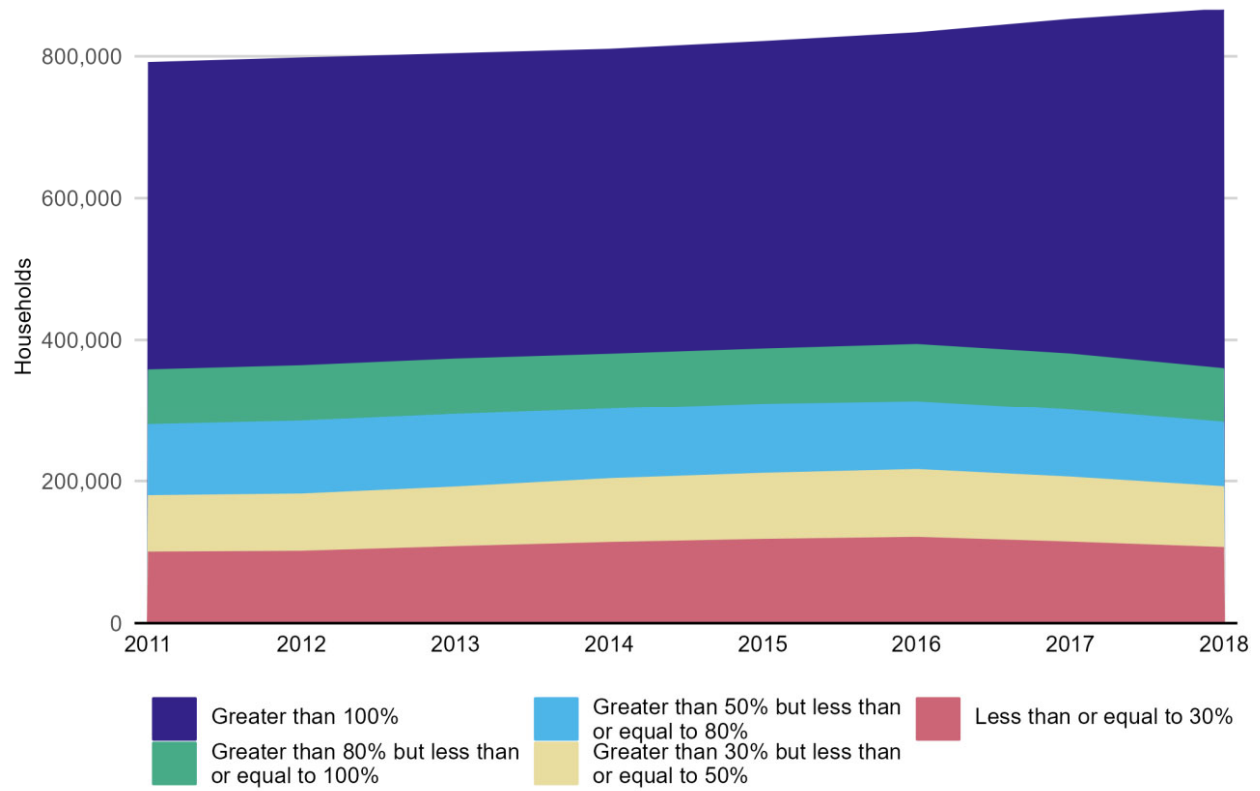
<sup>127</sup> U.S. Department of Housing and Urban Development. (2023). *FY 2023 Income Limits Summary*.

<sup>128</sup> U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.

<sup>129</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.

<sup>130</sup> U.S. Department of Housing and Urban Development. (2022). *Income Limits*. (2022, April) [\[link\]](#)

1074 **Figure 30: King County Household Distribution by Area Median Income Levels**



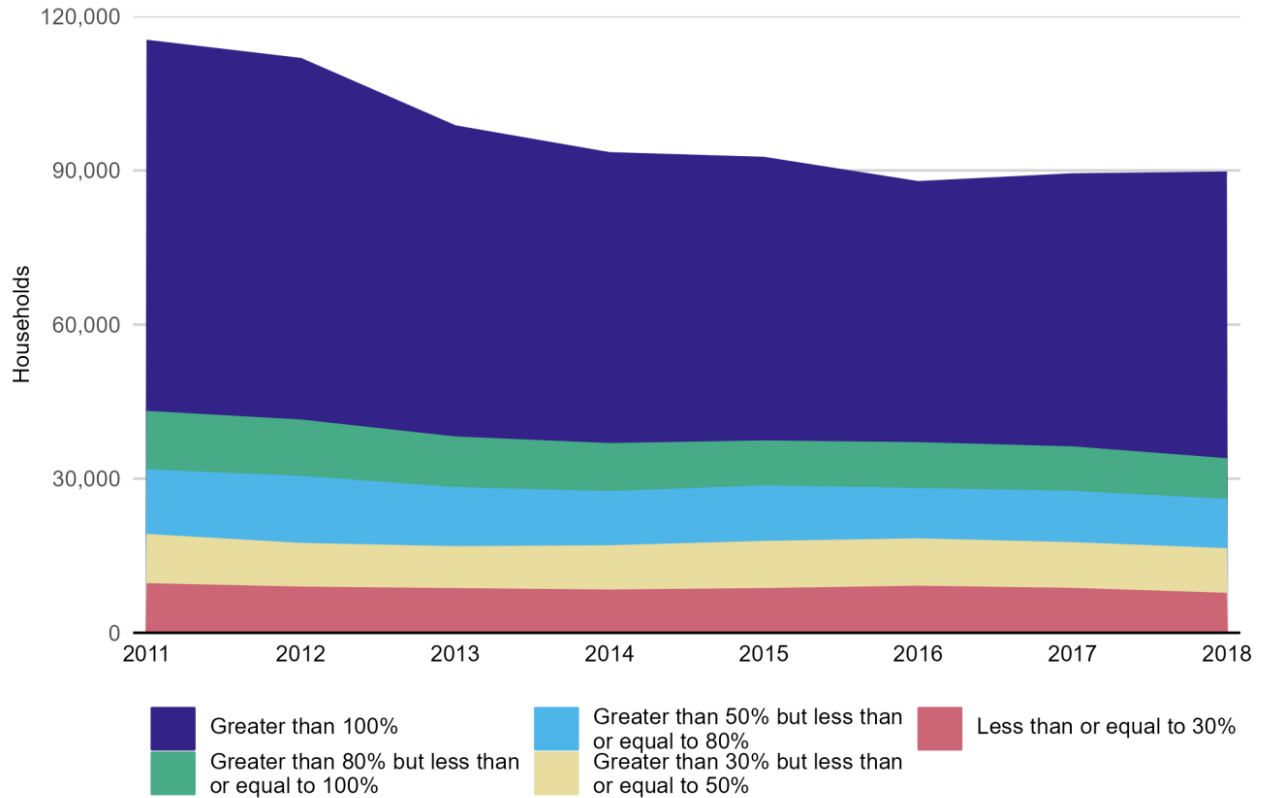
1075 *Source: U.S. Department of Housing and Urban Development. (2014). Household Distribution by AMI levels, King County, CHAS*  
1076 *2007-2011, 2014-2018.*  
1077

1078 Figure 31 shows the change in number of households in unincorporated King County by area median  
 1079 income level over time. The population of unincorporated King County households earning greater than  
 1080 100 percent area median income decreased since 2011 to 55,802 households in 2018.<sup>131,132</sup> This decrease in  
 1081 higher income households in unincorporated King County is explained in part by the annexation of  
 1082 wealthier unincorporated areas into Kirkland, Bellevue, and Sammamish.<sup>133</sup>  
 1083

1084 **Figure 31: Household Distribution by Area Median Income Levels in Unincorporated King County**

**Unincorporated King County Household Distribution by Area Median Income Levels**

CHAS 2007-2011 to CHAS 2014-2018



Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2007-2011, 2014-2018.

1085  
 1086  
 1087

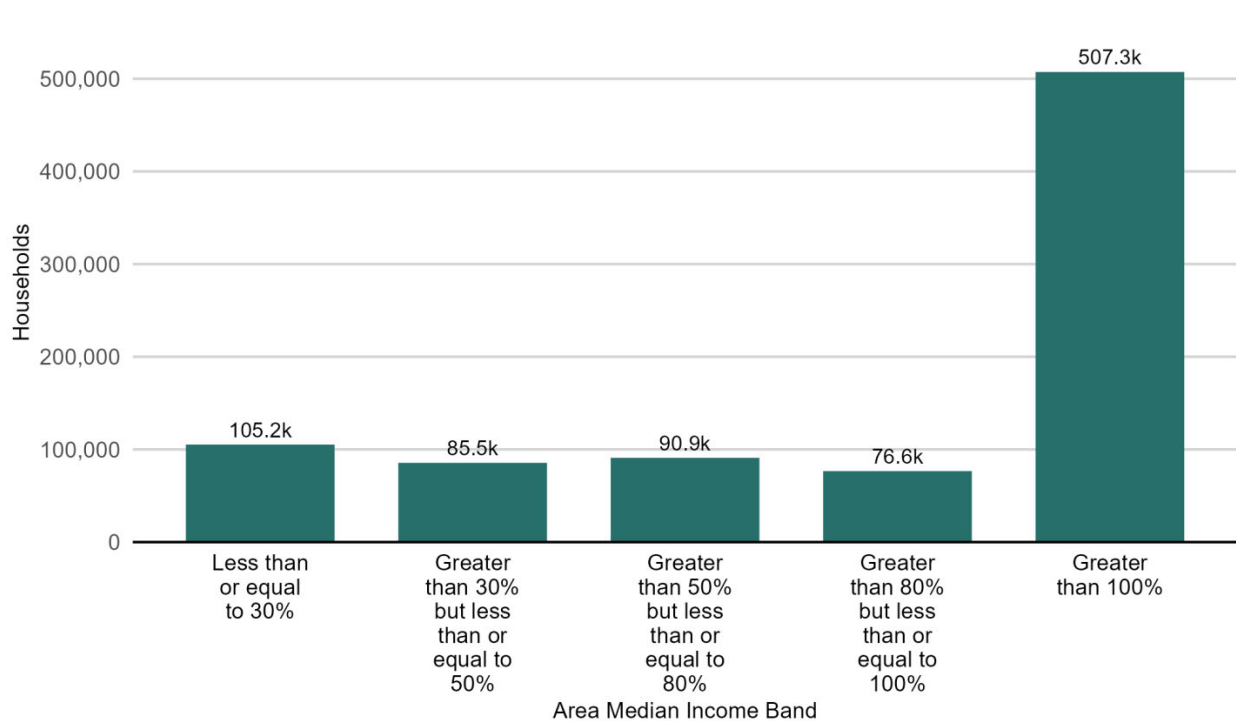
<sup>131</sup> U.S. Department of Housing and Urban Development. (2014). Household Distribution by AMI Levels, CHAS 2007-2011.

<sup>132</sup> U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

<sup>133</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

1088 As shown in Figures 32 and 33, between 2014 and 2018, more than half of households in King County and  
 1089 unincorporated King County earned greater than 100 percent area median income, as defined by HUD in  
 1090 their Comprehensive Housing Affordability Strategy (CHAS) dataset. Approximately 12.2 percent and 8.4  
 1091 percent of households in King County and unincorporated King County, respectively, are extremely low  
 1092 income, earning less than or equal to 30 percent area median income. In 2018, nearly 10 percent of  
 1093 households in King County and unincorporated King County are very low-income, earning between 30 to  
 1094 50 percent area median income (85,540 and 8,693 households, respectively). There were similar  
 1095 proportions of households earning between 30 percent and 50 percent area median income, 50 percent  
 1096 and 80 percent area median income, and 80 percent to 100 percent area median income, in King County  
 1097 and unincorporated King County.<sup>134</sup>  
 1098

1099 **Figure 32: Household Distribution by Area Median Income Levels in King County**



1100 *Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.*  
 1101

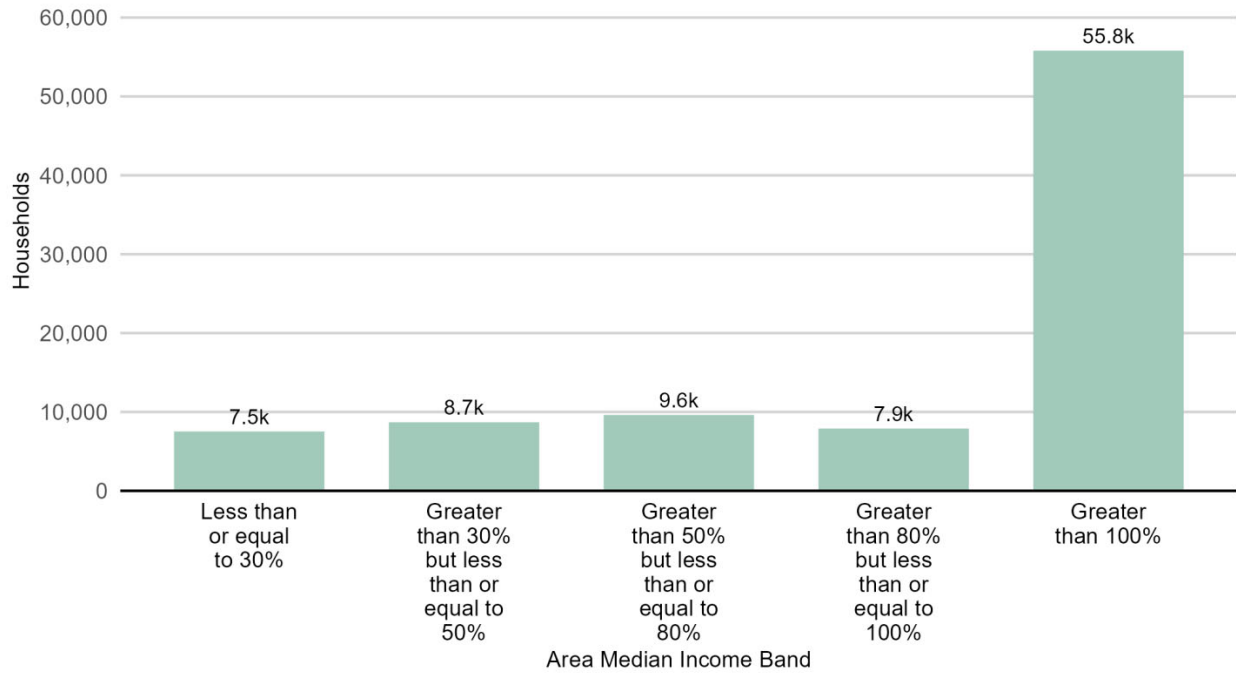
<sup>134</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*



1102

1103

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



1104

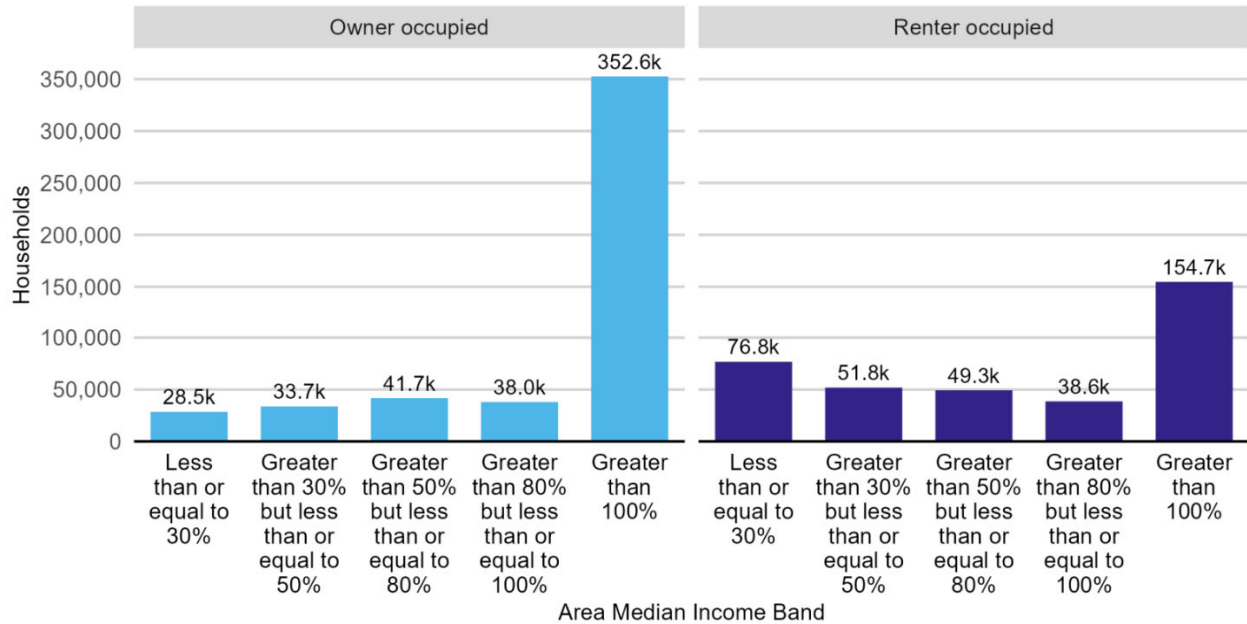
1105

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

1106 *Household Income of Renters and Homeowners*

1107 In 2020, the median household income for homeowners (\$128,737) was nearly twice that of renters  
 1108 (\$67,990) in King County.<sup>135</sup> As shown in Figure 34, the rate of homeownership increases with area median  
 1109 income levels in King County, and most households below 100 percent area median income are more likely  
 1110 to rent than own their home. Extremely low-income households are significantly more likely to be renters  
 1111 (72.9 percent) than homeowners (27.1 percent) in King County. The proportion of homeowners among  
 1112 households earning greater than 100 percent area median income (69.5 percent) is significantly larger than  
 1113 households earning between 80 percent to 100 percent area median income (49.6 percent).<sup>136</sup>  
 1114

1115 **Figure 34: Households by Tenure and Area Median Income Band in King County**



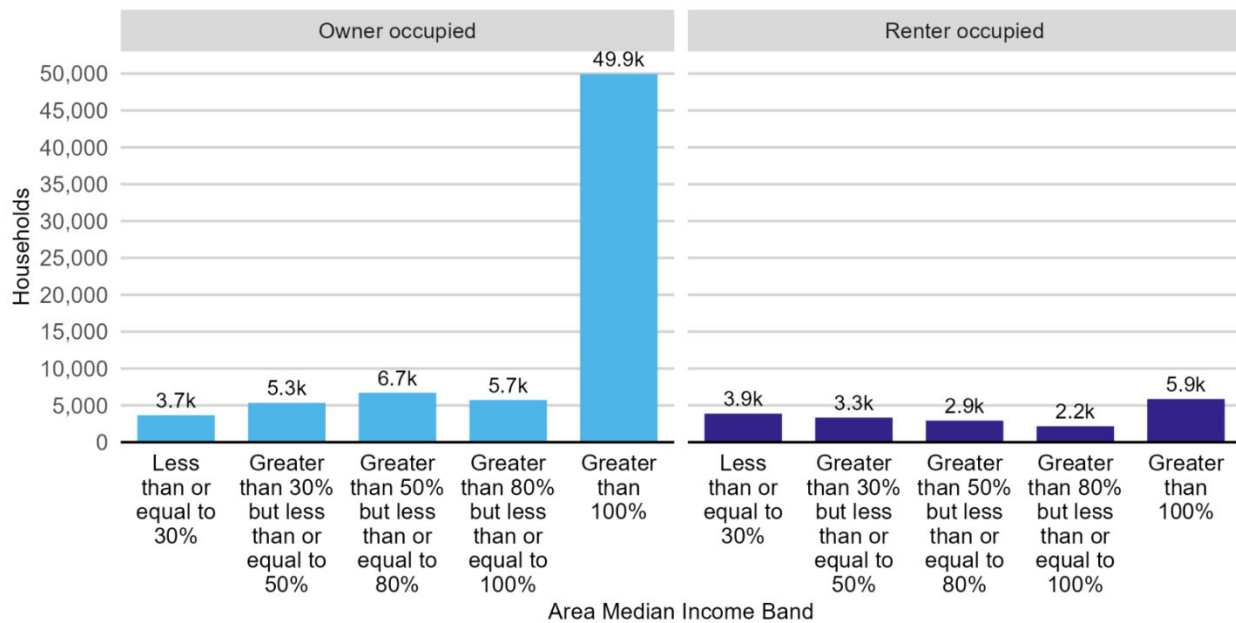
1116 *Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.*  
 1117

<sup>135</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, 5-year ACS 2016-2020.*

<sup>136</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

1118 As shown in Figure 35, ~~the~~ only extremely low-income households in unincorporated King County are more  
 1119 likely to be renters than owners, with approximately 51.4 percent (3,876) of these households renting. The  
 1120 rate of homeownership increases as area median income level increases in unincorporated King County,  
 1121 from 48.6 percent (3,661) of extremely low-income households to 89.5 percent (49,937) of households  
 1122 earning greater than 100 percent area median income. Lower-income households are more likely to own  
 1123 their homes in unincorporated King County than countywide.<sup>137</sup> This may be because unincorporated King  
 1124 County residents tend to be older than people throughout the county, so they may have paid their  
 1125 mortgage and retired, resulting in lower income relative to their assets, or bought their homes prior to the  
 1126 drastic increase in housing cost over the past decade.  
 1127

1128 **Figure 35: Households by Tenure and Area Median Income Band in Unincorporated King County**



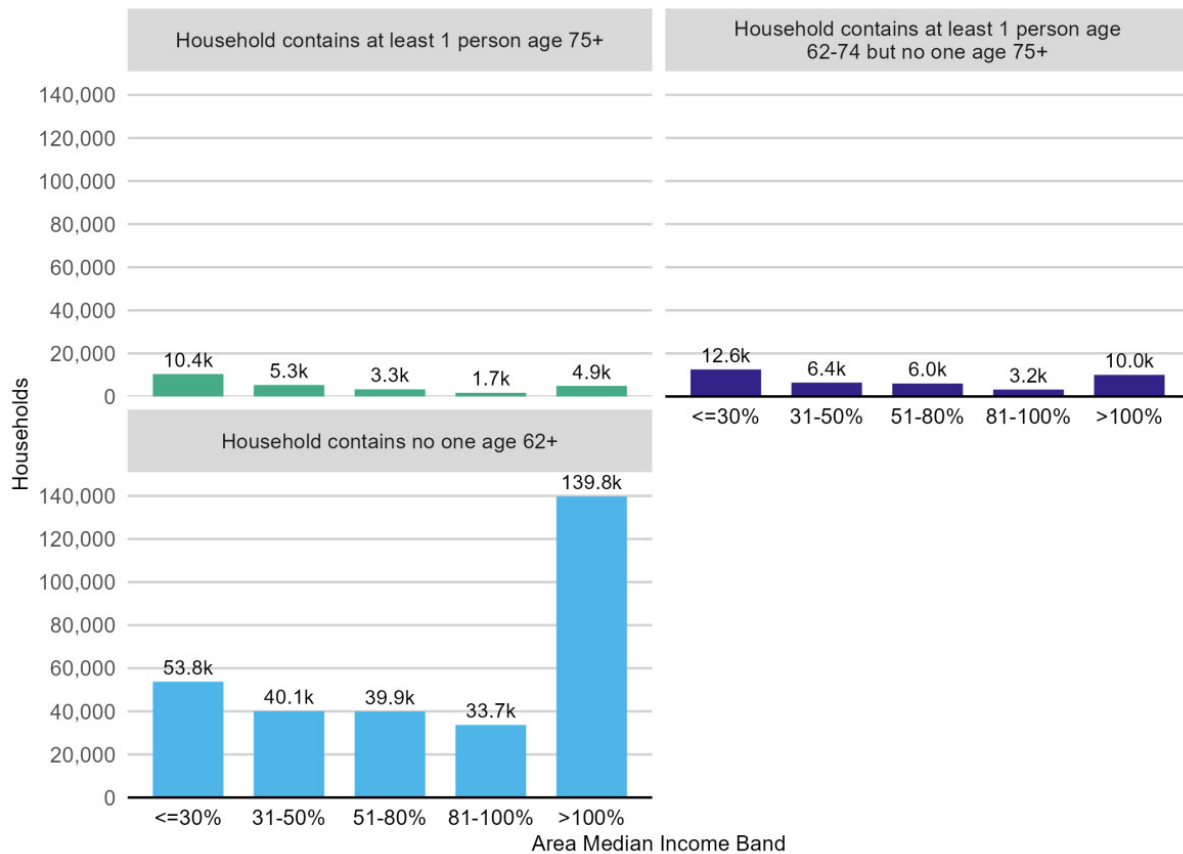
1129  
 1130 *Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.*

<sup>137</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

1131 *Household Income by Age Status*

1132 Approximately 17.2 percent (54,945) and 19.9 percent (3,630) of renter households in King County and  
 1133 unincorporated King County, respectively, have at least one person 62 years old or older.<sup>138</sup> As shown in  
 1134 Figures 36 and 37, renter households with incomes at or below 30 percent area median income are the  
 1135 most likely to include a ~~senior resident~~ person aged 62 years or older in unincorporated King County (32.8  
 1136 percent) and King County (30 percent), likely because some of these households rely on programs such as  
 1137 Social Security for their sole source of income rather than wages. The average monthly Social Security  
 1138 retirement benefit was \$1,657 in January 2022.<sup>139</sup> Renters who rely only on these types of benefits likely  
 1139 would not be able to maintain housing in the private market without additional financial support.<sup>140</sup>  
 1140

1141 **Figure 36: Renters by Income Level by Household Age Status in King County**



1142

1143 Source: U.S. Department of Housing and Urban Development. (2021). Renters by Income Level by Household Age Status, CHAS  
 1144 2014-2018.

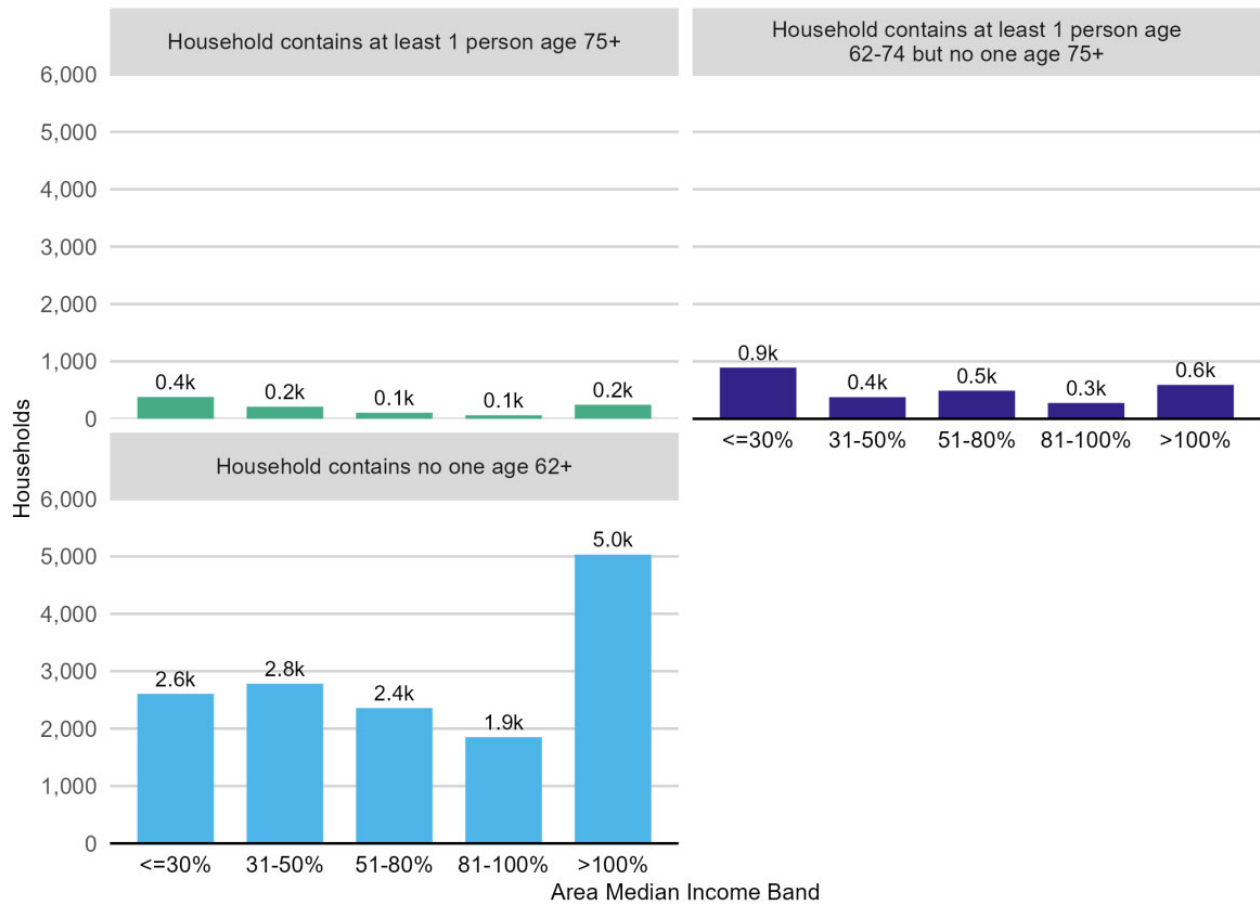
<sup>138</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018.*

<sup>139</sup> Social Security Administration. (2022, ~~October 7~~). *What is the estimate monthly benefit for a retired worker?* [\[link\]](#)

<sup>140</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2016-2020.*

1145

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



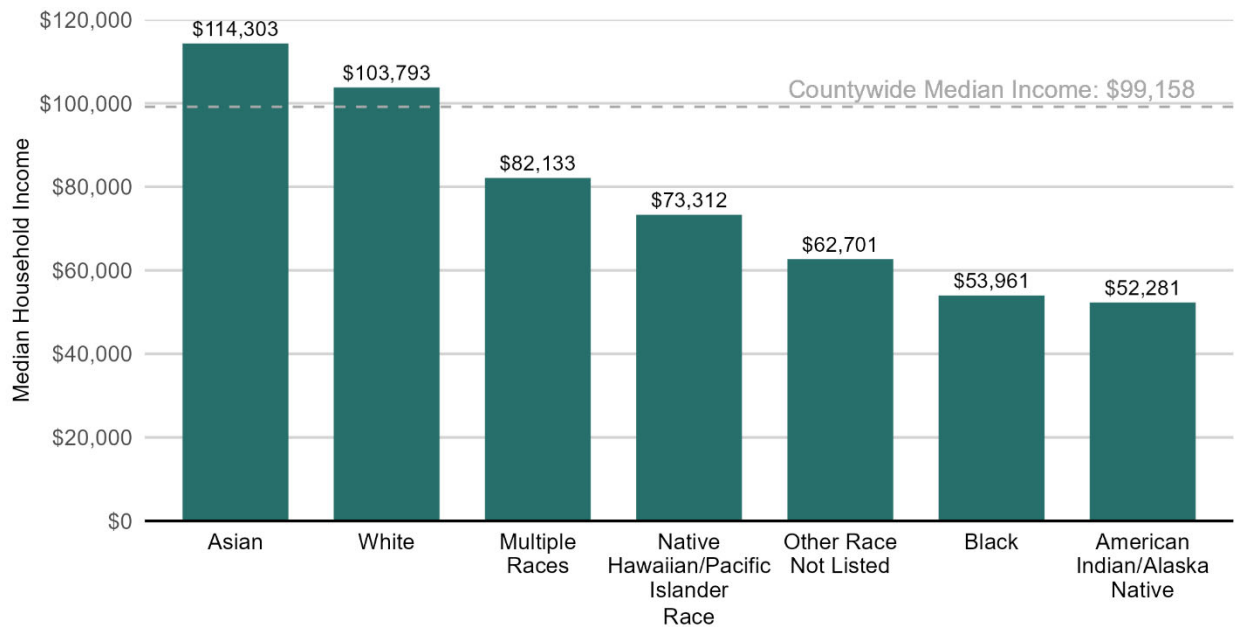
1146  
 1147  
 1148

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

1149 *Household Income by Race and Ethnicity*

1150 The connection between race and median income is a key factor in explaining racial disparities throughout  
1151 the data in this assessment. As shown in Figure 38, there are drastic income disparities between different  
1152 racial groups in all of King County. In 2020, the median American Indian/Alaska Native and Black household  
1153 earned less than half that of the median Asian household.<sup>141</sup> Black and American Indian/Alaska Native  
1154 households have the lowest median income, earning \$53,961 and \$52,281 annually, respectively. Asian and  
1155 White households earn nearly twice that amount, with annual incomes of \$144,303 and \$103,793,  
1156 respectively.<sup>142</sup> A factor driving this racial income gap is the demographics of different industries as well as  
1157 income gaps between different demographics in the same sectors (See *III. Workforce Characteristics*  
1158 *Profile Section*).  
1159

1160 **Figure 38: Median Household Income by Race in King County**

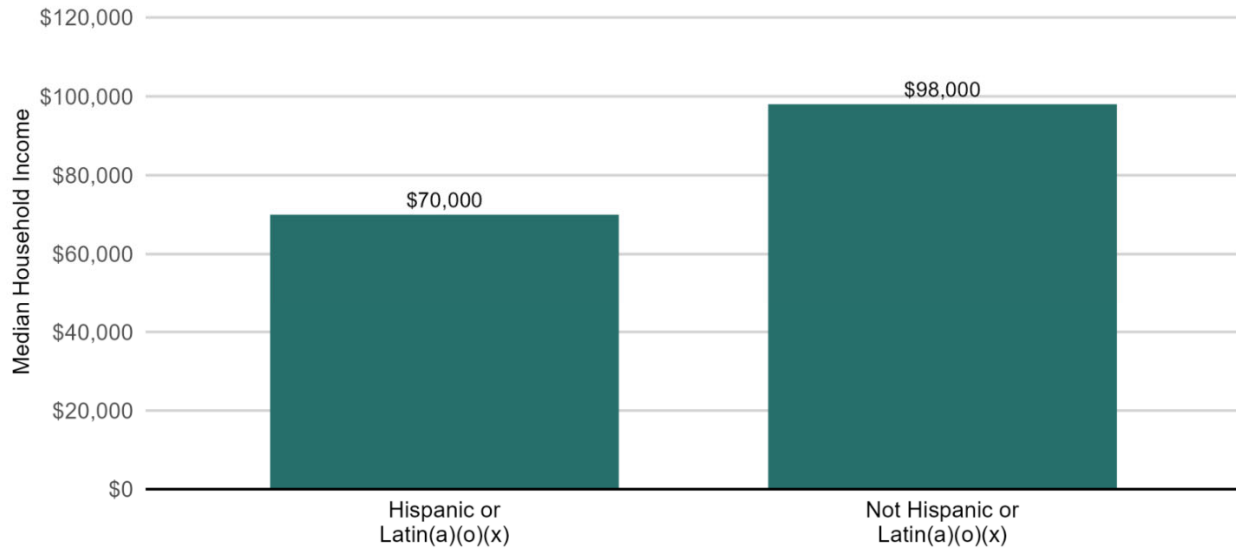


1161 *Source: U.S. Census Bureau. (2022). Median Household Income by Race, ACS 2016-2020.*  
1162

<sup>141</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*  
<sup>142</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018.*

1163 Figure 39 compares the median income of all King County households by Hispanic or Latin(a)(o)(x) ethnicity  
1164 to the countywide median household income. Hispanic or Latin(a)(o)(x) households earn almost \$30,000  
1165 less than Not Hispanic or Latin(a)(o)(x) households (\$70,000 compared to \$98,000 respectively). These two  
1166 median household income figures are both estimated using 5-year PUMS 2016-2020 data, which is an  
1167 anonymized individual level dataset using a subsample of the 5-year ACS 2016-2020 data. As the PUMS  
1168 data is a subsample, it differs slightly from the ACS data, which explains why both the Not Hispanic or  
1169 Latin(a)(o)(x) and Hispanic or Latin(a)(o)(x) categories are slightly lower than the countywide median income  
1170 reported in the ACS data.  
1171

1172 **Figure 39: Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



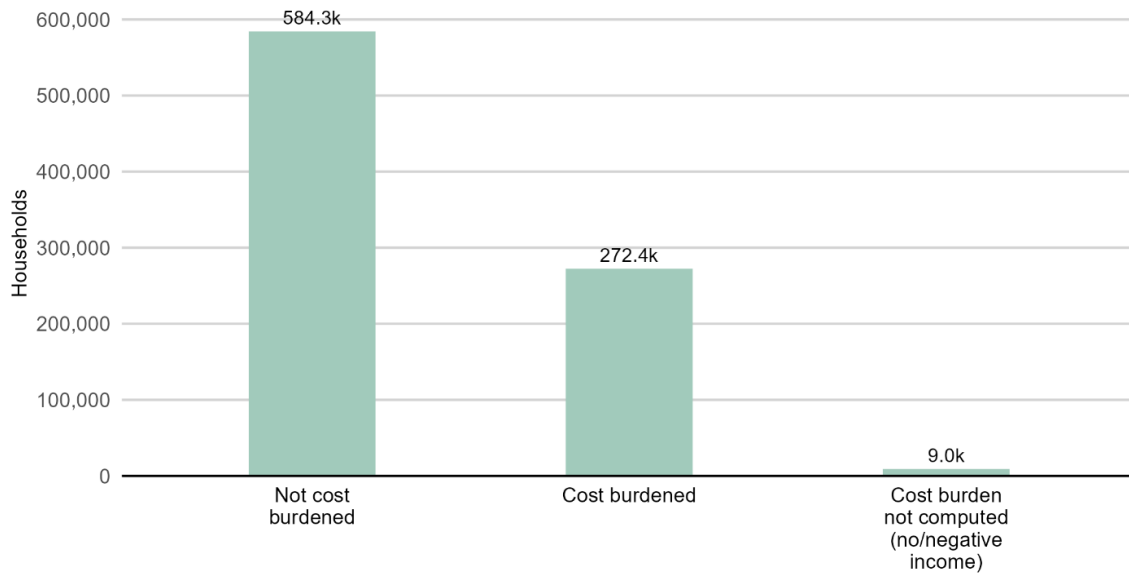
Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.

1173  
1174 [Source: U.S. Census Bureau. \(2021\). Median Income by Hispanic and Latin\(a\)\(o\)\(x\) Ethnicity, 5-year ACS Public Use Microdata](#)  
1175 [Sample \(PUMS\) 2016-2020.](#)

1176 *Cost Burden*

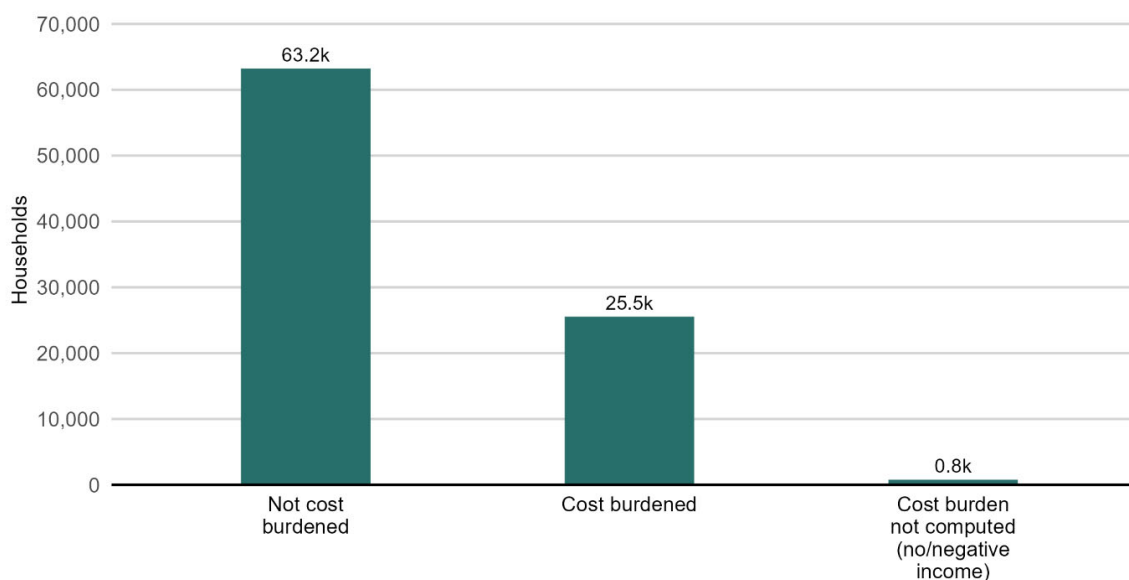
1177 As shown in Figures 40 and 41, nearly one-third of households in King County (31.5 percent) and  
 1178 unincorporated King County (28.5 percent) are cost burdened. Households are considered cost burdened if  
 1179 they pay more than 30 percent of their gross income on housing costs, including utilities, and severely cost  
 1180 burdened if they pay more than 50 percent.<sup>143</sup>  
 1181

1182 **Figure 40: Cost Burdened Households in King County**



1183 *Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden, CHAS 2014-2018.*  
 1184

1185 **Figure 41: Cost Burdened Households in Unincorporated King County**



1186 *Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden, CHAS 2014-2018.*  
 1187

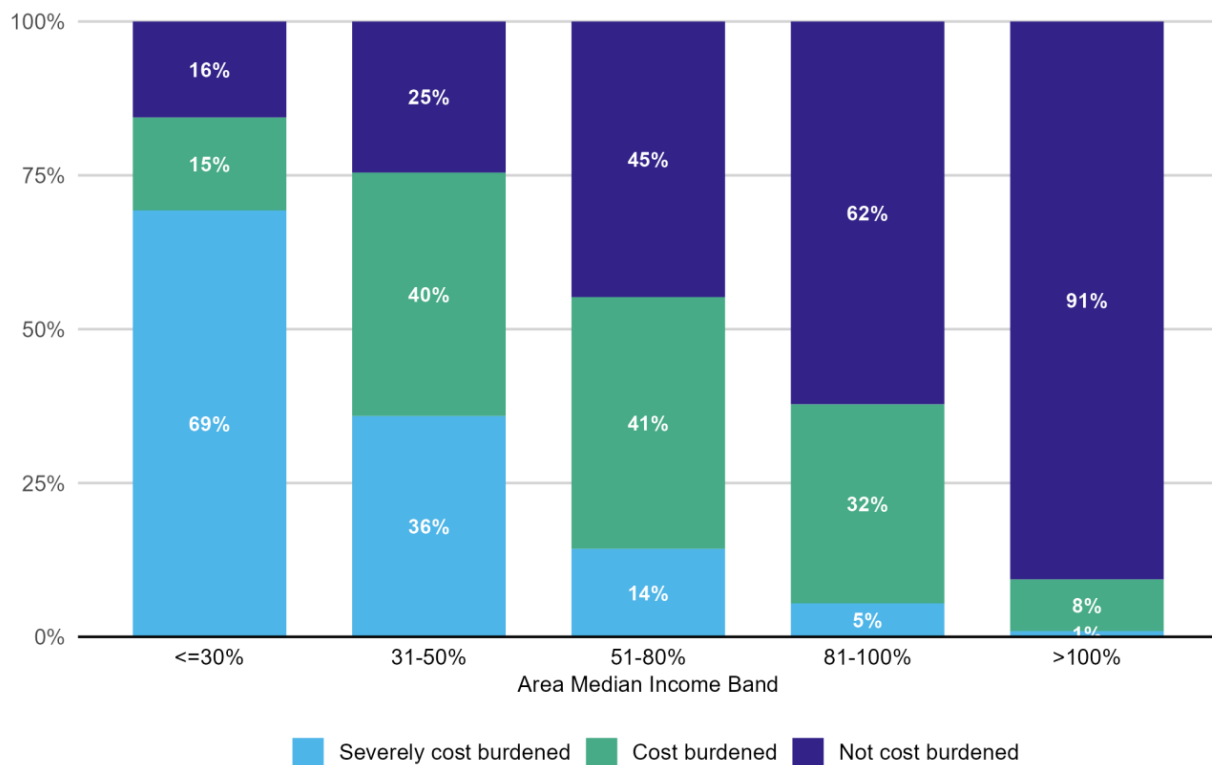
<sup>143</sup> U.S. Department of Housing and Urban Development. *CHAS: Background*. [\[link\]](#)



1188 *Cost Burden by Area Median Income Level*

1189 As shown in Figures 42 and 43, most extremely low-income households, or those earning less than or equal  
 1190 to 30 percent area median income, are severely cost burdened in King County and unincorporated King  
 1191 County (69.3 percent and 67.4 percent, respectively). In 2018, there was a higher proportion of cost  
 1192 burdened or severely cost burdened households at the 30 to 50 percent area median income and 50 to 80  
 1193 percent area median income ranges in King County than in unincorporated King County.<sup>144</sup> This may be  
 1194 because the rate of homeownership is higher in unincorporated than countywide, so unincorporated King  
 1195 County households are more likely to have stable housing costs. Because cost burdened, and especially  
 1196 severely cost burdened, households spend more of their income on housing, they are more likely to  
 1197 experience a material hardship, such as food insecurity, delaying or not seeking medical care, difficulty  
 1198 paying other bills, and eviction.<sup>145</sup>

1200 **Figure 42: Cost Burden and Severe Cost Burden by Income in King County**



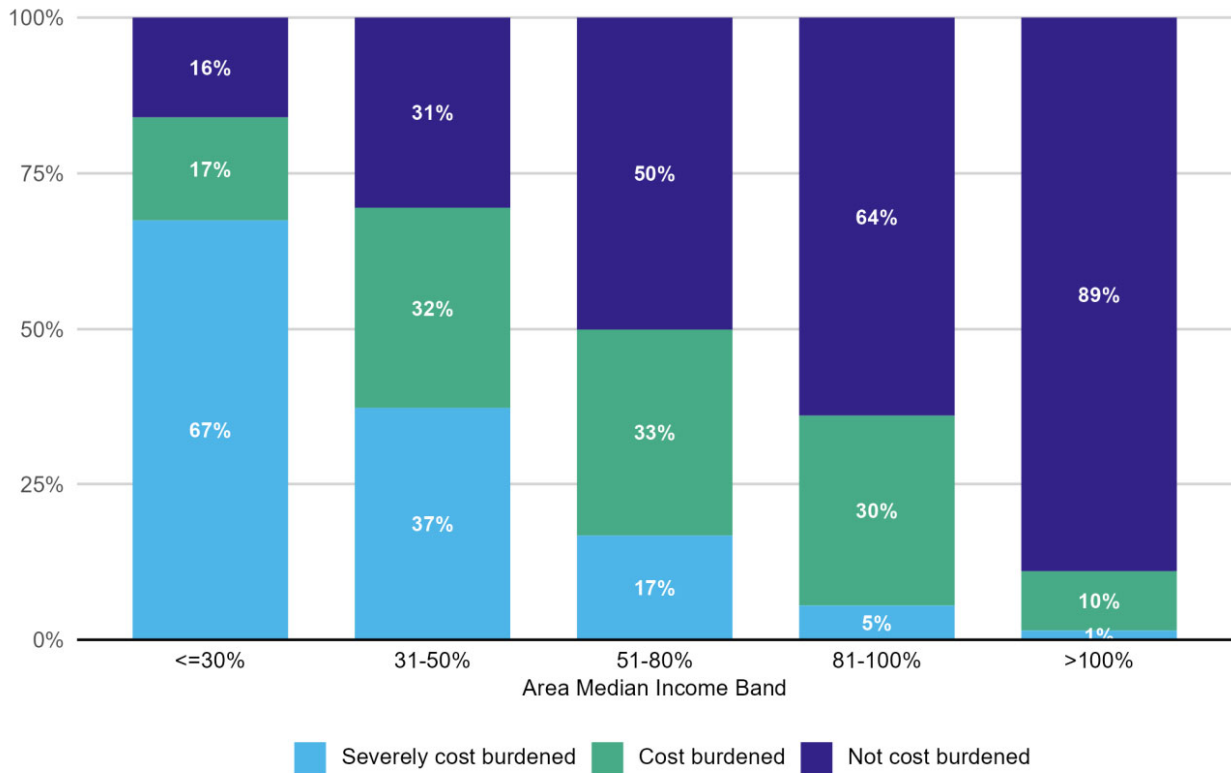
1201 *Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Income, CHAS*  
 1202 *2014-2018.*  
 1203

<sup>144</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018.*

<sup>145</sup> Shamsuddin, S. and Campbell, C. (2021, March 29). Housing Cost Burden, Material Hardship, and Well-Being. *Housing Policy Debate*, 32(3), 413-432. [link](#)

1204

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



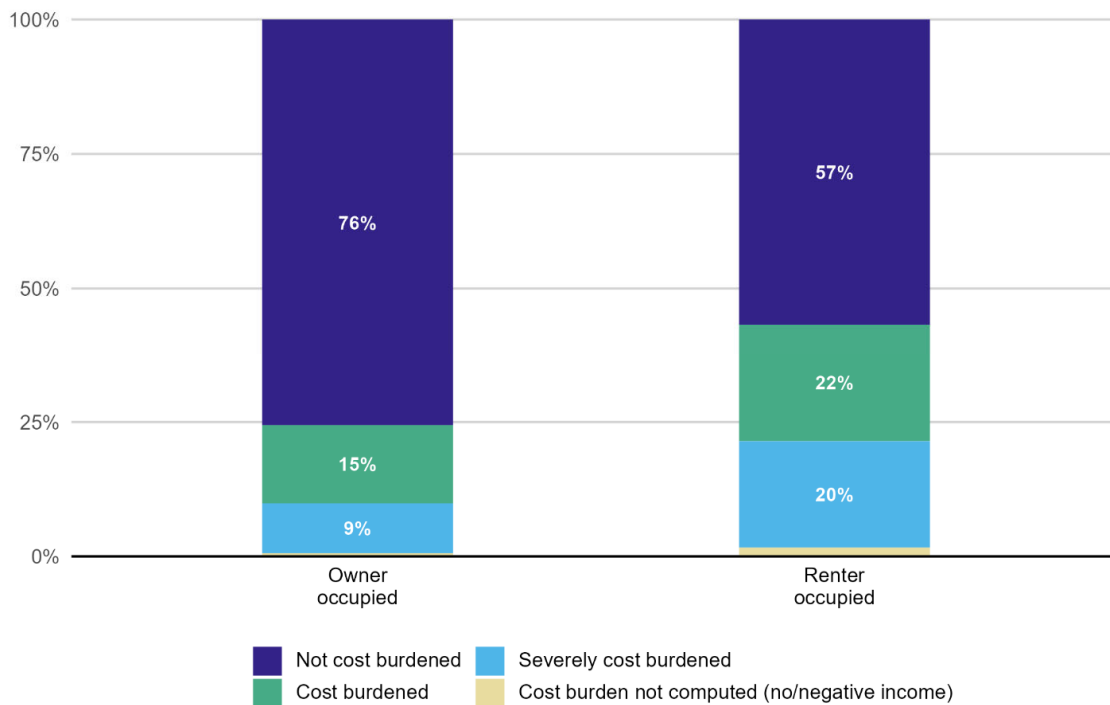
1205  
1206  
1207

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

1208 *Renter and homeowner cost burden*

1209 Homeowner and renter occupied households have significant disparities in housing cost burden, which are  
 1210 key to understanding the different types of housing need for King County residents. Figures 44, 45, and 46  
 1211 show the cost burden by tenure in King County, unincorporated King County, and urban and rural  
 1212 unincorporated King County. Renter households (19.8 percent) countywide are almost twice as likely as  
 1213 homeowner households (9.3 percent) to be severely cost burdened.<sup>146</sup> Over 40 percent of renter  
 1214 households in King County (41.6 percent) and unincorporated King County (45.7 percent) are cost  
 1215 burdened or severely cost burdened. Less than a quarter of homeowners are cost burdened in King County  
 1216 (23.8 percent) and unincorporated King County (24.2 percent).<sup>147</sup>  
 1217

1218 **Figure 44: Share of Households Cost Burdened by Tenure in King County**



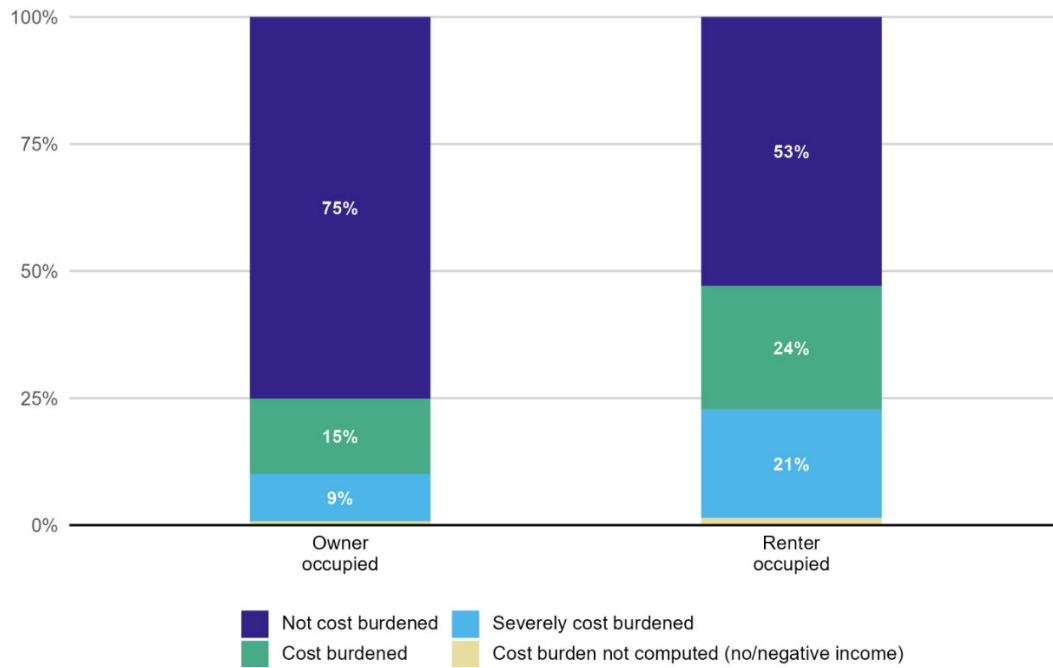
1219 *Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Tenure, CHAS*  
 1220 *2014-2018.*  
 1221

<sup>146</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*

<sup>147</sup> ~~U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*~~

1222

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



1223

1224

1225

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

1226

1227

1228

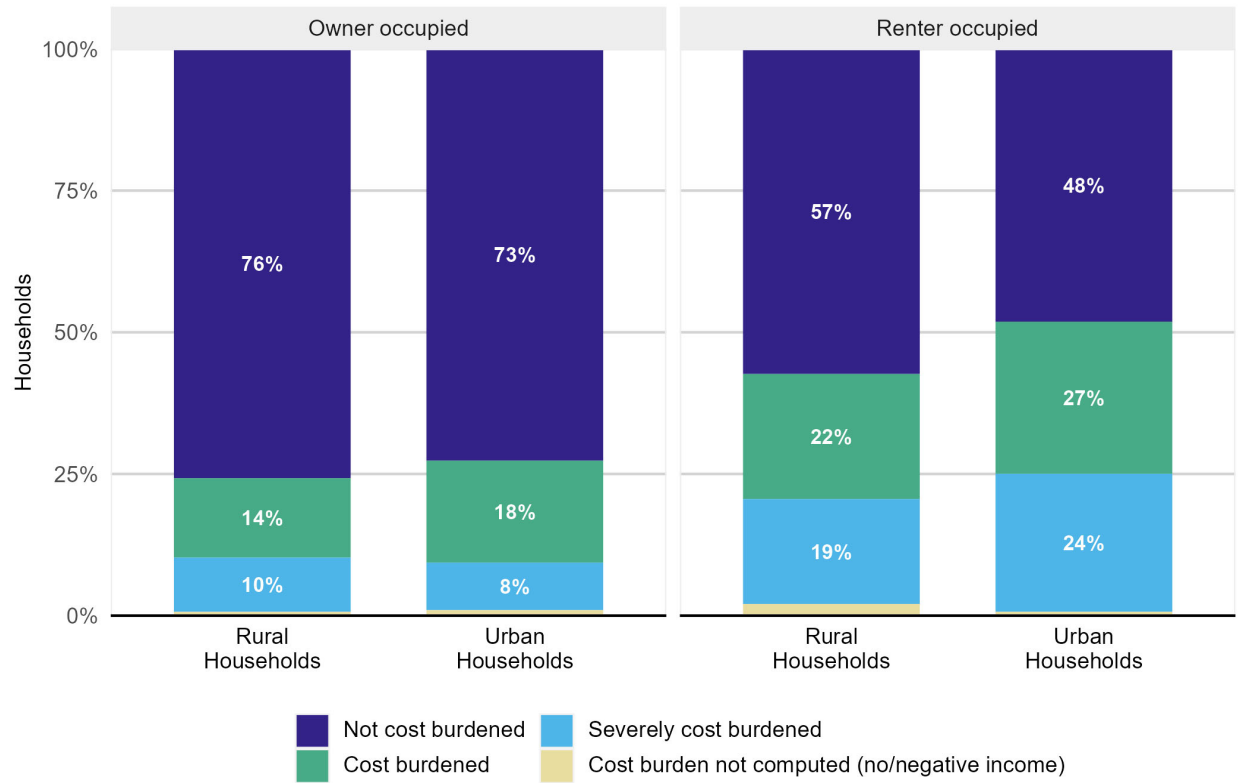
1229

Approximately 24.5 percent of urban unincorporated King County renters are either cost burdened or severely cost burdened, slightly higher than rural renters in the jurisdictions (21.2 percent).<sup>148</sup>

<sup>148</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

1230  
 1231

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



1232  
 1233  
 1234

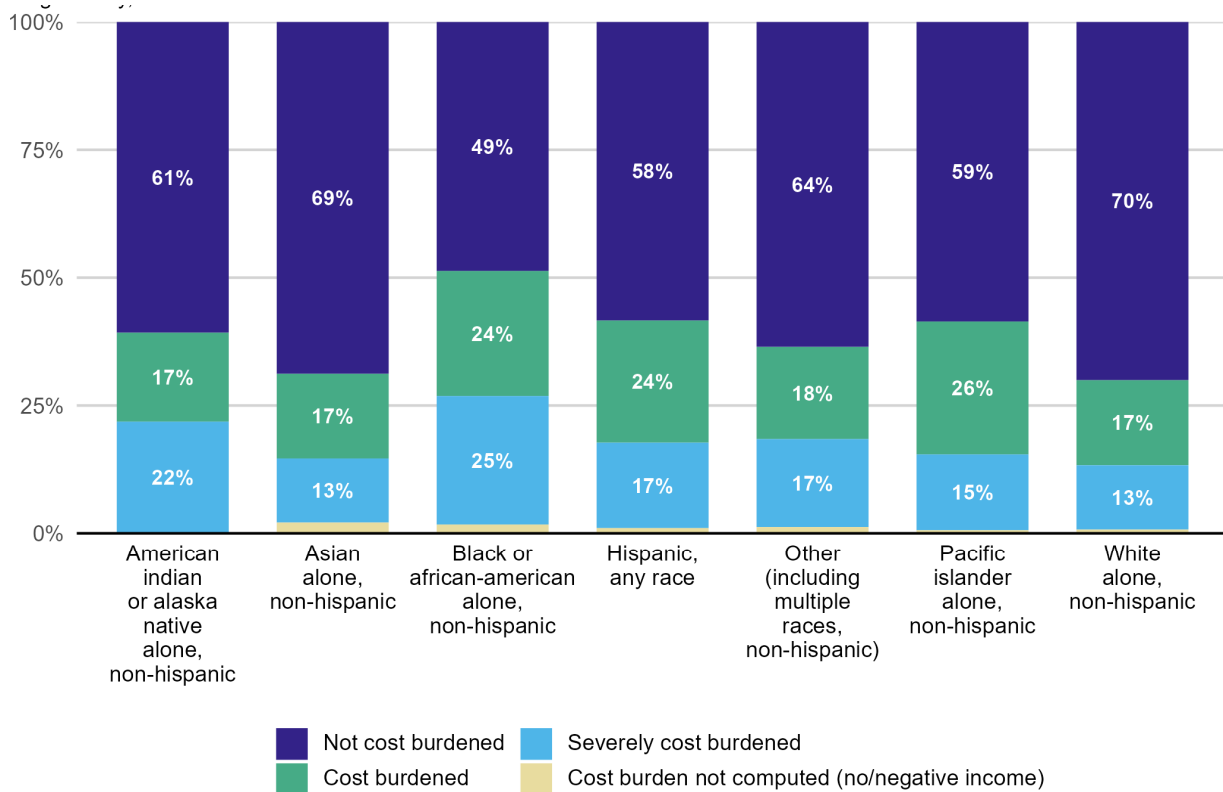
*Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Tenure. CHAS 2014-2018.*

1235 *Cost Burden by Race and Ethnicity*

1236 Figures 47 and 48 show the percent of households that are not cost burdened, cost burdened, and severely  
 1237 cost burdened by race and ethnicity in King County and unincorporated King County. Most Black  
 1238 households in unincorporated King County are cost burdened or severely cost burdened (51.6 percent);  
 1239 while 26 percent of White, not Hispanic or Latin(a)(o)(x) households, are cost burdened or severely cost  
 1240 burdened. More than one-fifth of American Indian/Alaska Native households are severely cost burdened in  
 1241 King County and unincorporated King County (21.6 percent and 20.8 percent, respectively). Except for  
 1242 American Indian/Alaska Native households, all other race and ethnicity groups are more likely to be cost  
 1243 burdened countywide than in unincorporated King County.<sup>149</sup>

1244 Unlike other race and ethnicity groups, there is a significant disparity in cost burden rates for Pacific  
 1245 Islanders between King County and unincorporated King County. Approximately 40 percent of Pacific  
 1246 Islanders are cost burdened in King County, compared to about 24 percent of Pacific Islanders in  
 1247 unincorporated King County.<sup>150</sup> This could be explained by Pacific Islanders being much more likely to own  
 1248 their home in unincorporated King County as compared to countywide.  
 1249  
 1250

1251 **Figure 47: Cost burden and Severe Cost Burden by Race/Ethnicity in King County**



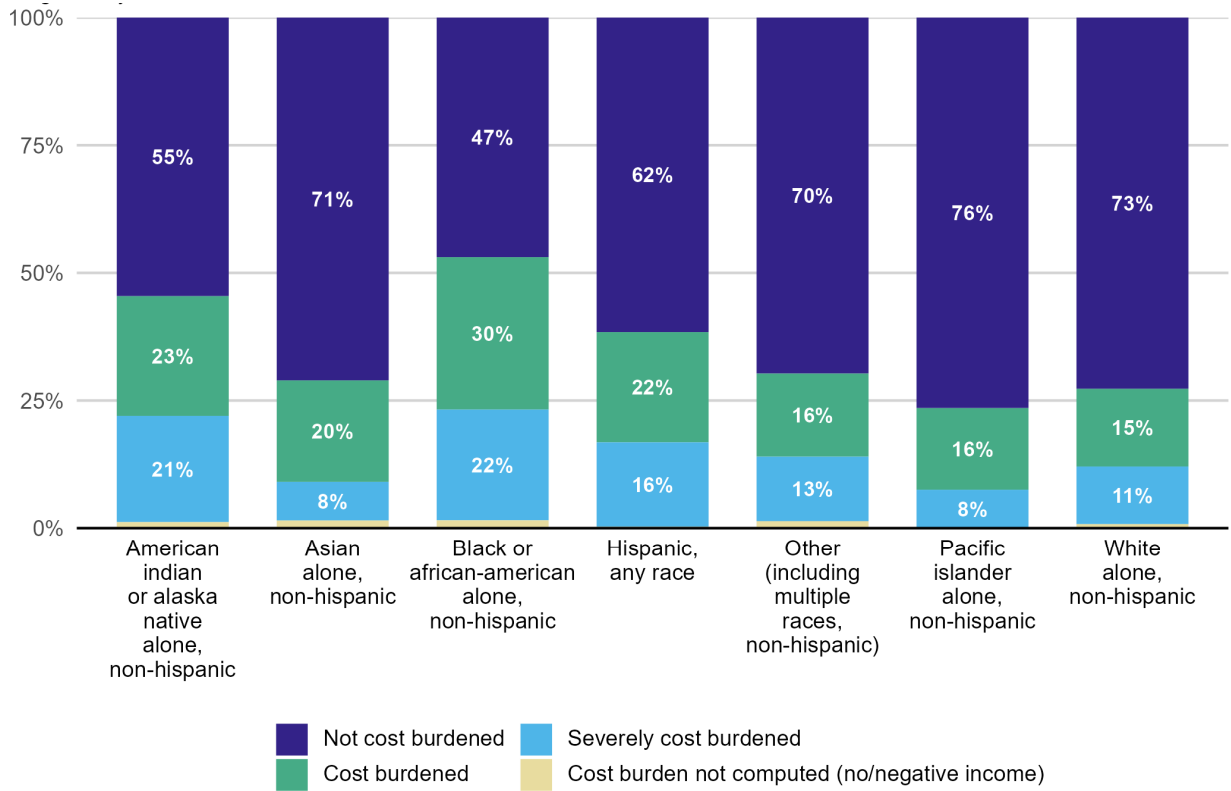
1252 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Race/Ethnicity*,  
 1253 CHAS 2014-2018.  
 1254

<sup>149</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity*, CHAS 2014-2018.

<sup>150</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity*, CHAS 2014-2018.

1255  
 1256

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



1257  
 1258  
 1259

Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.

1260 *Poverty Rate*

1261 To determine federal poverty thresholds, the U.S. Health and Human Services Department uses a set of  
 1262 income thresholds that vary by family size and age of the household members. The calculation does not  
 1263 include capital gains or losses, noncash benefits such as food stamps/SNAP or housing subsidies, or tax  
 1264 credits. Each year, the Department of Health and Human Services develops poverty guidelines, or levels,  
 1265 using the Census Bureau’s official thresholds. The guidelines are adjusted for inflation using the Consumer  
 1266 Price Index for All Consumers (CPI-U).<sup>151</sup>

1267  
 1268 Table 2 shows the poverty level by family size in 2023. Poverty levels are used to determine eligibility for  
 1269 federal programs, like Medicaid and the Children’s Health Insurance Program. These limits do not  
 1270 accurately reflect the number of people struggling financially, particularly in King County, because the  
 1271 federal poverty thresholds are not adjusted for regional cost of living. In 2020, approximately 8.4 percent  
 1272 and 6.3 percent of King County and unincorporated King County residents lived below the poverty line,  
 1273 respectively (184,895 and 13,382 residents).<sup>152</sup>

1275 **Table 2: 2023 Poverty Guidelines for the 48 Contiguous States and the District of Columbia<sup>153</sup>**

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

1276 *For families/households with more than eight persons, add \$5,140 for each additional person.*

<sup>151</sup> U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2023, January). *U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs.* [\[link\]](#)

<sup>152</sup> U.S. Census Bureau. (2022). *Poverty Status by Race, 5-year ACS 2016-2020.*

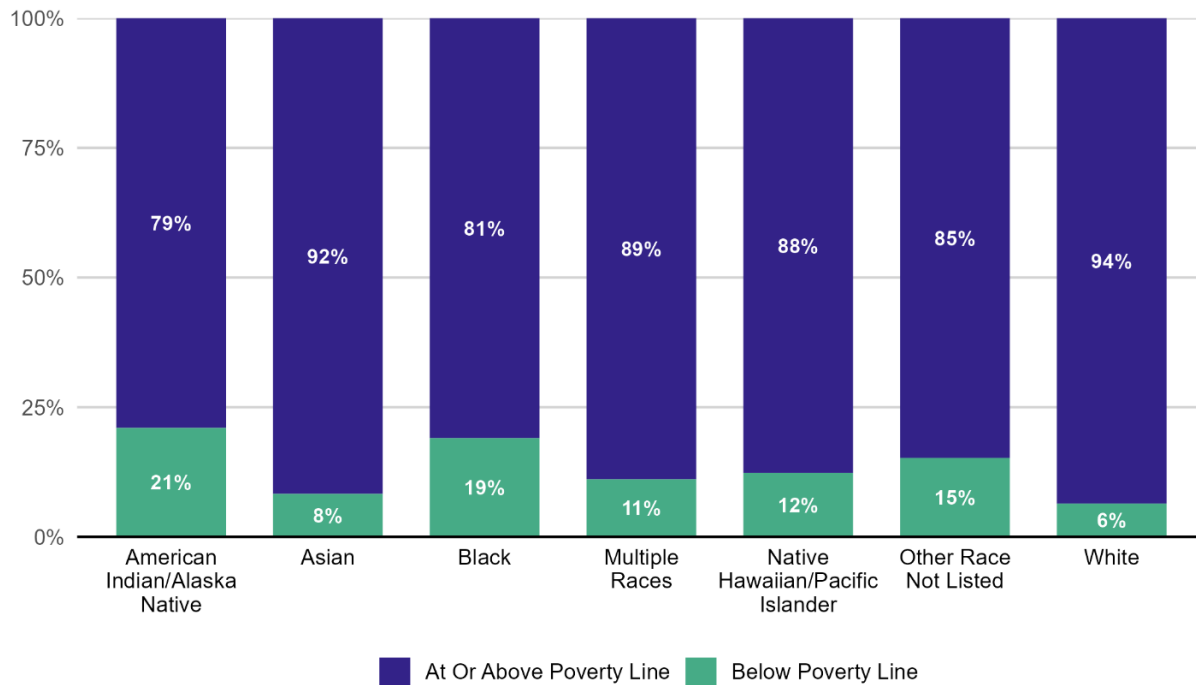
<sup>153</sup> U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2023, January). *U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs.* [\[link\]](#)



1277 As shown in Figures 49 and 50, there are stark differences in the poverty rate by race in King County and  
 1278 unincorporated King County. The only demographics with poverty rates below 10 percent in both  
 1279 unincorporated King County and countywide are White and Asian residents. Approximately one-fifth of  
 1280 Black and American Indian/Alaska Native residents lived below the poverty line in King County (27,133 and  
 1281 2,737 residents, respectively).<sup>154</sup>

1282  
 1283 In unincorporated King County, 14.6 percent of Black residents (1,582 residents) lived below the poverty  
 1284 line, a rate more than three times greater than that of White (4.4 percent) residents. The greatest disparity in  
 1285 poverty rate in unincorporated King County is between Native Hawaiian/Pacific Islander and American  
 1286 Indian/Alaska Native populations, of which 0 percent and 38.7 percent live below the poverty line in  
 1287 unincorporated King County, respectively.<sup>155</sup> The margin of error is greater whenever a data set is smaller,  
 1288 which is the case for both American Indians/Alaska Natives and Native Hawaiians/Pacific Islander, who  
 1289 constitute 0.8 percent and 1.2 percent of the population of unincorporated King County, respectively.<sup>156</sup>  
 1290 This margin of error could explain, in part, the more disparate statistics for the unincorporated area, which  
 1291 has a much smaller population as compared to countywide.<sup>157</sup>

1293 **Figure 49: Poverty Status by Race in King County**



1294 *Source: U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.*

<sup>154</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

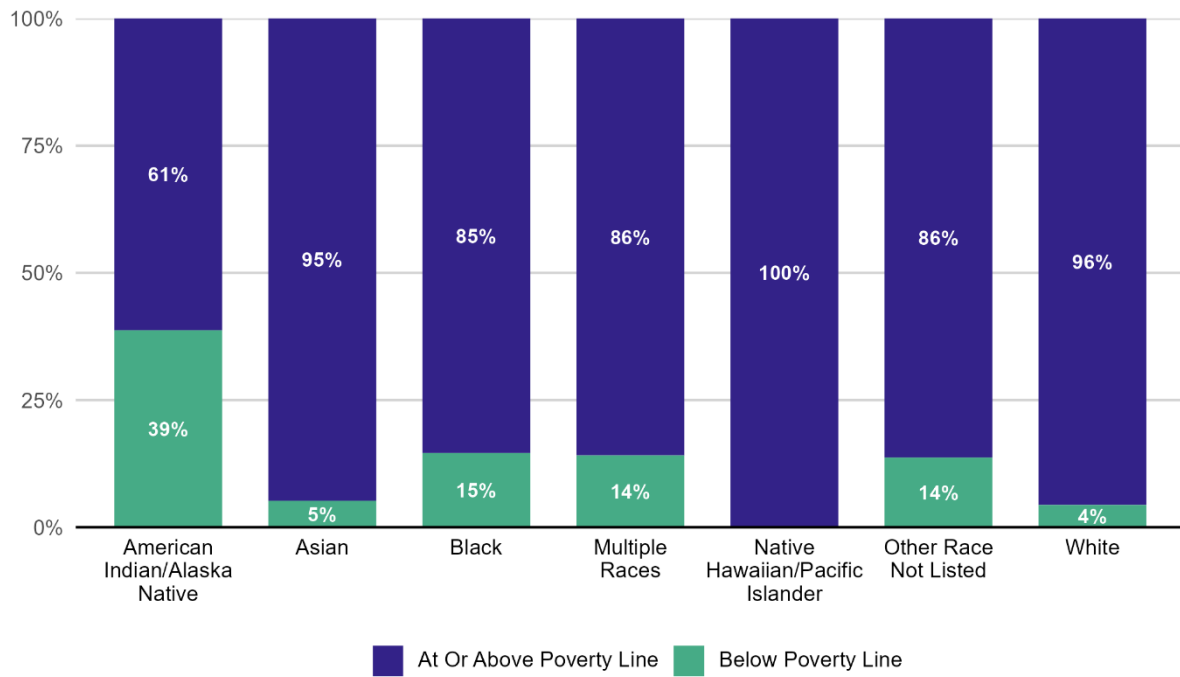
~~<sup>155</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.~~

<sup>156</sup> U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.

~~<sup>157</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.~~

1296

**Figure 50: Poverty Status by Race in Unincorporated King County**

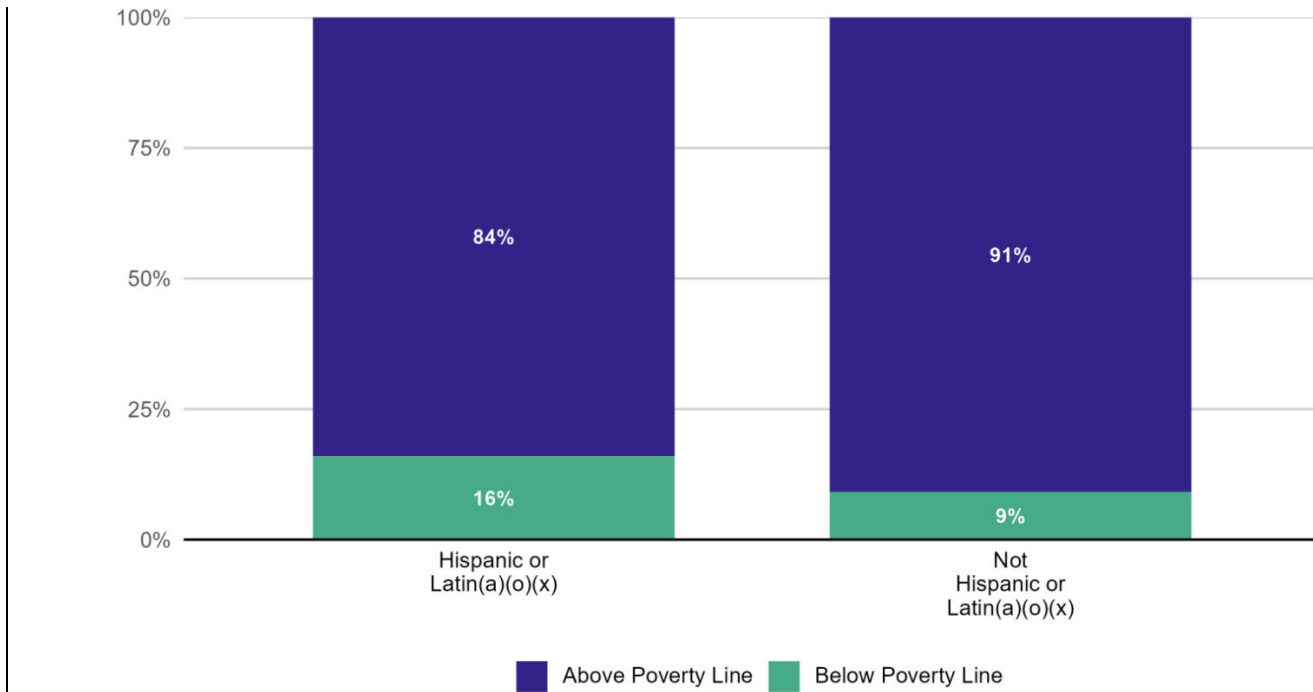


1297  
1298

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

1299 Figures 51 and 52 show the poverty rate by Hispanic or Latin(a)(o)(x) ethnicity for King County and  
1300 unincorporated King County households. In King County, Hispanic or Latin(a)(o)(x) households have a  
1301 poverty rate almost twice as high as Not Hispanic or Latin(a)(o)(x) households (16 percent compared to nine  
1302 percent respectively). The poverty rate among Hispanic or Latin(a)(o)(x) households in unincorporated King  
1303 County is 14 percent, slightly lower than the poverty rate of Hispanic or Latin(a)(o)(x) households  
1304 countywide.  
1305

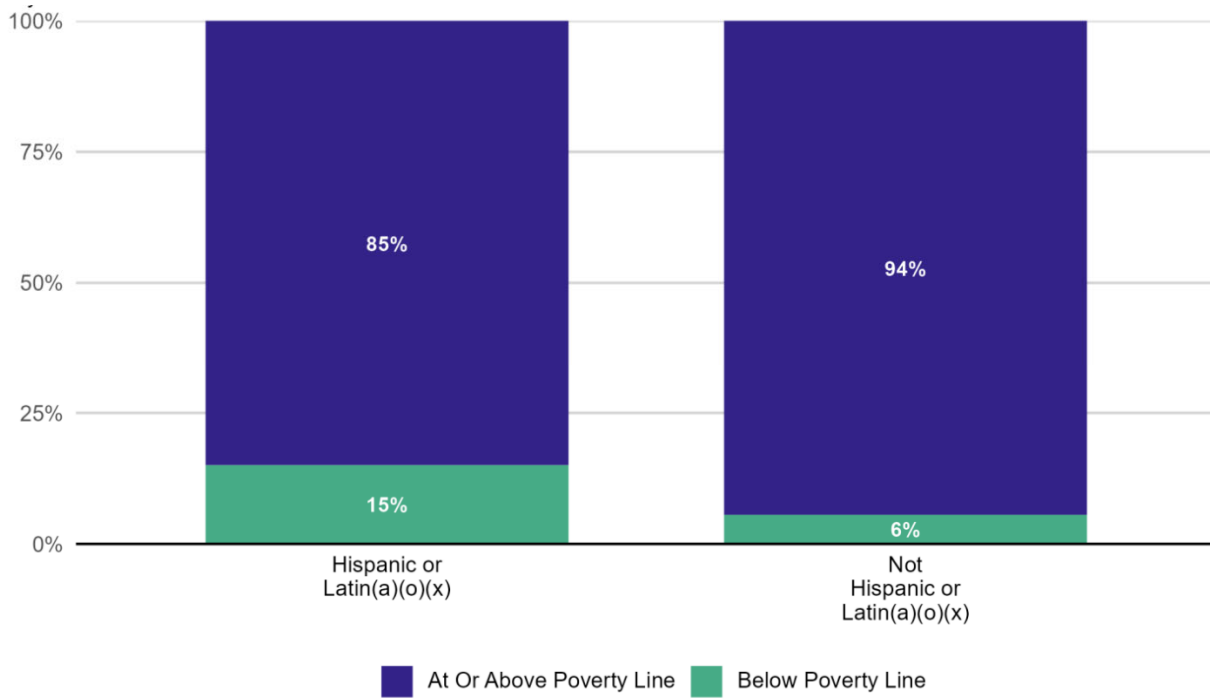
1306 **Figure 51: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



1307  
1308 *Source: U.S. Census Bureau. (2022). Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS 2016-2020.*

1309

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



1310  
1311

Source: U.S. Census Bureau. (2022). *Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS 2016-2020.*

## III. Workforce Profile

### Section Summary

This section fulfills King County CPP H-4j3j.

CPP H-4j3j requires jurisdictions to:

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

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

The data and analysis in this section identify significant wage disparities between residents in King County and unincorporated King County. Wage gaps exist between people with lower and higher levels of education and between industries in King County.<sup>158</sup> There are also stark wage differences by race and ethnicity in King County.<sup>159</sup> This disparity is likely, in part, due to income gaps between sectors. However, people of different races also have wage disparities within the same sector.<sup>160</sup> Asian and White households have the highest median income in King County.<sup>161</sup>

Since 2010, housing production has not kept pace with job growth in King County.<sup>162</sup> King County's jobs to housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King County's jobs to housing ratio increased from 0.36 to 0.43 in the same time-period. A ratio higher than 1.5 indicates there may be more workers commuting into the area due to a lack of housing.<sup>163</sup>

### Local Workforce Characteristics

King County is the largest labor market in the state and a national hub for high-tech jobs, with some of the world's largest technology companies, such as Amazon and Microsoft, based in the region. The COVID-19 pandemic disrupted all industries in King County. The King County unemployment rate reached a high of 15.3 percent in April 2020. The leisure and hospitality industry lost 65,100 jobs from February to May 2020, the most jobs of any industry in this region. As of March 2022, leisure and industry jobs are still down about 30 percent (44,000 jobs) from pre-pandemic levels. Industries that were able to adopt telecommuting policies had fewer long-term job losses due to the pandemic, and some of these sectors even added jobs during the pandemic. The unemployment rate fell as King County recovered from the pandemic, falling to three percent in October 2022.<sup>164</sup>

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

- Professional and business services (+15,600 jobs)
- Information (+15,500 jobs)
- Retail trade (+9,000 jobs)
- Financial activities (+4,000 jobs)

<sup>158</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>159</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>160</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>161</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020*.

<sup>162</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>163</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

<sup>164</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

- 1350 • Construction (+1,400 jobs)

1351  
 1352 Over the same timeframe, the follow industries did not recover from pandemic job losses:<sup>165</sup>

- 1353 • Leisure and hospitality (-19,400 jobs)
- 1354 • Manufacturing (-9,900 jobs)
- 1355 • Government (-9,200 jobs)
- 1356 • Other services (-8,600 jobs)
- 1357 • Wholesale trade (-3,700 jobs)
- 1358 • Transportation, education, and health services (-2,800 jobs)
- 1359 • Warehousing and utilities (-1,400 jobs)

1361 The King County 2020 median wage was \$38.86 an hour, higher than the state’s median wage of \$29.28.  
 1362 More than half of King County residents (53.4 percent) have a bachelor’s degree or higher education; this  
 1363 rate is significantly higher than in Washington state (36.7 percent) or the country (32.9 percent).<sup>166</sup>

1365 There are large wage gaps between industries. The information sector, which includes telecommunications,  
 1366 web search portals, and similar data producing, collecting, and processing companies, has significantly  
 1367 higher wages than other industries.<sup>167,168</sup> In 2021, the average monthly wage for the information sector was  
 1368 \$23,257. The accommodation and food services sector, the lowest paying industry, paid an average of  
 1369 \$3,273 monthly.<sup>169</sup>

1371 As shown in Table 3 there is a significant wage gap between people with lower and higher levels of  
 1372 education.<sup>170</sup> People of all levels of education in King County earn more than Washington state residents  
 1373 with equivalent levels of education. King County residents with a doctoral or professional degree make over  
 1374 two times as much in hourly pay as residents with less than a high school diploma.<sup>171</sup> King County as a whole  
 1375 has a higher rate of jobs with a college graduate or higher level of education in incorporated jurisdictions  
 1376 compared to unincorporated King County.<sup>172</sup>

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

Education Level	King County Hourly	Washington State Hourly	King County Salary	Washington State Salary
Less than high school diploma	\$27.57	\$23.73	\$57,337.76	\$49,356.55
High school diploma or equivalent	\$30.40	\$26.44	\$63,236.62	\$54,992.52
Some college but no degree	\$36.17	\$30.44	\$75,230.48	\$63,305.29
Associate degree	\$39.15	\$33.21	\$81,434.94	\$69,087.10
Bachelor's degree	\$50.60	\$43.25	\$105,244.82	\$89,957.92

<sup>165</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>166</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>167</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [\[link\]](#)

<sup>168</sup> U.S. Bureau of Labor Statistics. (November 22, 2022). *Industries at a Glance Information: NAICS 51*. [\[link\]](#)

<sup>169</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [\[link\]](#)

<sup>170</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>171</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>172</sup> King County Office of Performance, Strategy, and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

<b>Master's degree</b>	\$53.83	\$46.91	\$111,973.24	\$97,566.48
<b>Doctoral or professional degree</b>	\$62.59	\$56.79	\$130,178.72	\$118,117.44

1379

1380 *Race and Ethnicity of Workforce*

1381 The stark difference in wages between different sectors in King County explains, in part, the income gaps  
 1382 between different races and ethnicities. The wages shown in Figure 53 are an average of all workers within  
 1383 an industry, including managers and lower-level employees, by race, which may skew the data for industries  
 1384 with larger gaps between workers within the same industry. In King County, Asian and White households  
 1385 have the highest median incomes, largely because the top sectors that employ Asian and White people  
 1386 have high wages. The top five sectors that employ White workers have an average monthly salary for White  
 1387 workers that range from \$5,916 to \$23,297, while the top five sectors that employ Black workers have an  
 1388 average monthly salary for Black workers that range from \$3,957 to \$5,642.<sup>173</sup>

1389  
 1390 As shown in Figure 53, even within the same sector, people of different races earn different average  
 1391 monthly salaries. The retail trade and health care/social assistance sectors are the top two sectors that  
 1392 employ White, Black, American Indian or Alaska Native, and Multi-Racial workers. The retail trade is the  
 1393 second most common job sector for Asian workers. Health care/social assistance is the second most  
 1394 common sector for Native Hawaiian or Other Pacific Islander workers. Asian and White workers make a  
 1395 monthly average wage of \$13,602 and \$8,633 in the retail trade, respectively, whereas Multi-Racial, Black,  
 1396 and American Indian or Alaska Native earn a monthly average wage of \$6,410, \$5902, and \$5,561,  
 1397 respectively. White workers and Multi-Racial workers earn on average \$5,961 and \$5,152 monthly in the  
 1398 health care/social assistance sector compared to American Indian or Alaska Native, Native Hawaiian or  
 1399 Other Pacific Islander, and Black workers who earn on average \$4,238, \$4,228, and \$4,210 monthly in the  
 1400 same sector, respectively.<sup>174</sup>

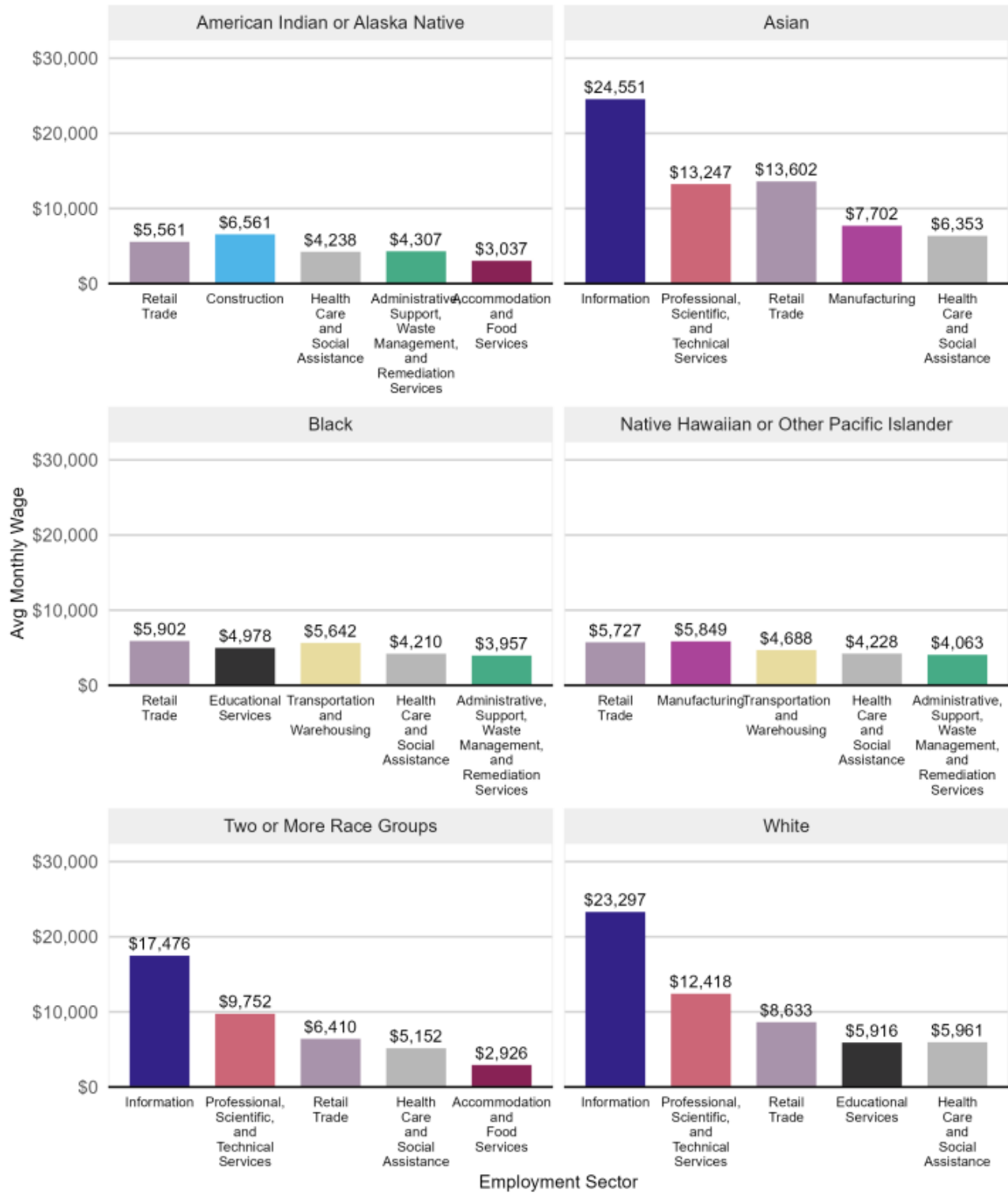
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<sup>173</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [\[link\]](#)  
~~<sup>174</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [\[link\]](#)~~

1403

**Figure 53: Average Monthly Wages by Employment Sector and Race**  
Only Five Most Common Employment Sectors For Each Race Shown



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

Source: U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). OWI Explorer.

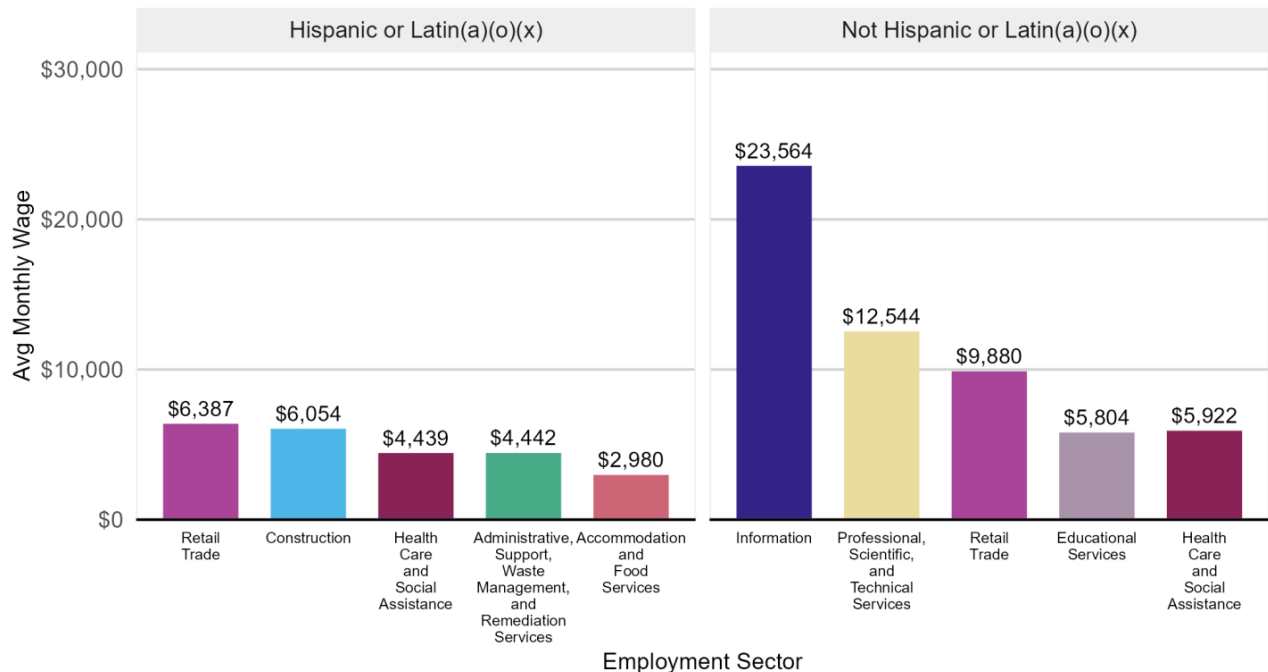
1404  
1405



1406 As shown in Figure 54, there is also a significant wage gap between Hispanic or Latin(a)(o)(x) workers and  
 1407 Non-Hispanic or Latin(a)(o)(x) workers in King County. The top two sectors for both Hispanic or Latin(a)(o)(x)  
 1408 and Non-Hispanic or Latin(a)(o)(x) workers in King County are the retail trade and health care and social  
 1409 assistance. Hispanic or Latin(a)(o)(x) workers earn significantly less than Non-Hispanic or Latin(a)(o)(x)  
 1410 workers within the same sectors. Hispanic or Latin(a)(o)(x) workers earn an average monthly wage of \$6,387  
 1411 and \$4,439 in the retail and health care and social assistance sectors respectively, compared to Non-  
 1412 Hispanic or Latin(a)(o)(x) workers who earn a monthly wage of \$9,880 and \$5,922 respectively.<sup>175</sup>  
 1413

1414 **Figure 54: Average Monthly Wages in 2021 by Employment Sector and Ethnicity**

Only Five Most Common Employment Sectors For Each Ethnicity Shown



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

1415 *Source: U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). QWI Explorer.*  
 1416

## 1417 Jobs to Housing Ratio

1418 The number of jobs in King County increased approximately 30.1 percent from 1,099,720 jobs in 2010 to  
 1419 1,430,940 jobs in 2020. Over the same ~~time~~ period, the number of housing units in King County increased  
 1420 13.9 percent, from 851,261 housing units in 2010 to 969,234 housing units in 2020. The jobs to housing  
 1421 ratio increased from 1.29 to 1.48 jobs per housing unit. In 2019, Puget Sound Regional Council measured a  
 1422 jobs to housing ratio for King, Kitsap, Pierce, and Snohomish counties as 1.35.<sup>176</sup> A ratio higher than 1.5  
 1423 indicates there may be more workers commuting into the area due to a lack of housing.<sup>177</sup>  
 1424

1425 The number of jobs in unincorporated King County have increased by 25.8 percent, from 31,742 jobs in  
 1426 2010 to 39,939 jobs in 2020. The number of housing units in unincorporated King County has increased by  
 1427 four percent from 89,034 housing units in 2010 to 92,937 housing units in 2020. The jobs to housing ratio

<sup>175</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). QWI Explorer. [\[link\]](#)

<sup>176</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>177</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

1428 increased from 0.36 to 0.43 jobs per housing unit.<sup>178</sup> With the exception of the rural towns, rural  
 1429 unincorporated King County is much more likely to have housing than jobs. This contributes to the  
 1430 significant difference between the countywide and unincorporated King County jobs to housing ratio.

## 1431 Employment Trends and Projections

1432 The Washington State Employment Security Department (ESD) estimates King County will have 1,678,000  
 1433 nonfarm jobs in 2030, a 19.7 percent increase from the estimated 1,401,300 nonfarm jobs in 2020.<sup>179</sup> By  
 1434 2044, King County is projected to have over 1.9 million jobs. High-tech companies will likely remain the  
 1435 economic drivers of King County for the foreseeable future.<sup>180, 181</sup> Most industries will grow annually over the  
 1436 next decade. The information industry will be the leading driver in employment growth, with a 4.36 percent  
 1437 and 3.57 percent average annual employment growth rate between 2020 to 2025 and 2025 to 2030  
 1438 respectively. The ESD projects the wholesale trade, manufacturing, and natural resources and mining  
 1439 industries will decrease in average annual employment growth rate between 2020 to 2025. The ESD  
 1440 projects the wholesale trade and manufacturing industries to have a slight increase in average annual  
 1441 employment growth rate in 2025 to 2030.<sup>182</sup>

1442  
 1443 As shown in Figure 55, over the next two decades, employment will increase in unincorporated King County  
 1444 at a slower rate than in King County as a whole. In 2044, unincorporated King County is ~~estimated~~ projected  
 1445 to have 42,483 total jobs, a 10.6 percent increase from the 38,425 unincorporated King County jobs in  
 1446 2021.<sup>183</sup> The plurality of unincorporated King County jobs are service jobs (15,380). Unincorporated King  
 1447 County has a greater rate of resource and construction sector jobs (6,600) than the county as a whole due to  
 1448 the resource-based industries in the rural areas. Public education sector jobs (6,070) are the third most  
 1449 common job in unincorporated King County.<sup>184</sup>

1450

<sup>178</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>179</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

~~<sup>180</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)~~

<sup>181</sup> Vedantam, K. (2022, November 18). Tech Layoffs in 2022: The U.S. Companies That Have Cut Jobs. *Crunchbase*. [\[link\]](#)

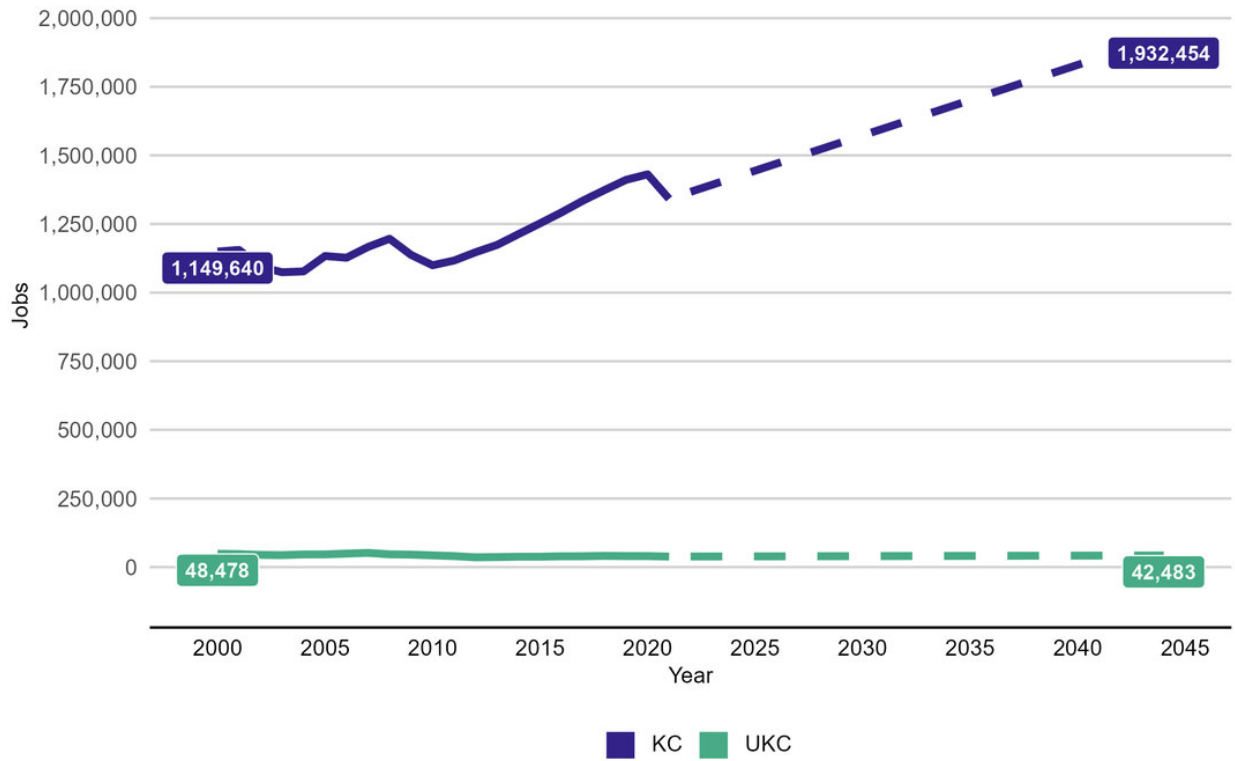
<sup>182</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>183</sup> [King County Ordinance 19384 \(2021\)](#), [amended by King County Ordinance 19553 \(2022\)](#) and [King County Ordinance 19660 \(2023\)](#). [\[link\]](#) King County Clerk of the Council (2023, June). *An ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies*, Appendix A: King County GMPC Motion 21-1, a motion recommending amendments to the King County Countywide Planning Policies to the King County Council. [\[link\]](#)

<sup>184</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1451  
1452

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



1453  
1454

Source: PSRC, Covered Employment Estimates, PSRC, Regional Macroeconomic Forecast, U.S. Census Bureau.

## IV. Housing Supply

### Section Summary

This section fulfills King County CPP H-34b, H-34c, and H-34e.

CPP H-34b, H-34c, and H-34e require jurisdictions to:

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

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

King County has a total of 952,344 housing units, with 89,296 in unincorporated King County. Approximately half of housing units in King County are single detached ~~homes~~residences. In unincorporated King County, less than 10 percent of housing units are multi-unitfamily housing units.<sup>185</sup> Approximately 45 percent of housing units in King County and 51 percent in unincorporated King County were built prior to 1980.<sup>186</sup> Older housing is more likely to have physical problems and health risks associated with lead paint and earthquake vulnerability.<sup>187,188,189,190</sup>

Housing construction rates decreased significantly after 2000 compared to earlier decades in both King County and unincorporated King County.<sup>191</sup> This is likely due in part to establishing the urban growth area and the recession of 2008. Since 2011, large multi-unitfamily projects have made up a bulk of housing construction.<sup>192</sup> The Washington State Office of Financial Management expects the number of housing units to increase by approximately 25 percent and 10 percent in King County and unincorporated King County, respectively, by 2044.<sup>193</sup>

The housing vacancy rate for King County and unincorporated King County is about 5.5 percent lower than the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.<sup>194</sup> A low vacancy rate is likely to result in a more competitive and expensive housing market.

Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of single detached ~~homes~~residences increased at the highest rate.<sup>195</sup> From 2015 to 2020, the median rent also in

<sup>185</sup> Washington State Office of Financial Management. (2022, ~~April 1~~). April 1 official ~~populations~~population estimates. [\[link\]](#)

<sup>186</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>187</sup> Centers for Disease Control and Prevention. (2022, ~~May 26~~). *Lead in Paint*. [\[link\]](#)

<sup>188</sup> Centers for Disease Control and Prevention. (2021, ~~December 8~~). *Lead Populations at Higher Risk*. [\[link\]](#)

<sup>189</sup> Boiko-Weyrauch, A. (2018, ~~October 31~~). *How many Seattle buildings would be doomed in a big earthquake? KUOW*. [\[link\]](#)

<sup>190</sup> Washington Department of Natural Resources, "Modeling a Magnitude."

<sup>191</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>192</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill. King County Home and Hope Initiative*. [\[link\]](#)

<sup>193</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>194</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>195</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

1490 King County increased by about 40 percent.<sup>196, 197</sup> Median gross rent is unaffordable for people earning 50  
 1491 percent of area median income and below. At the same time, most income-restricted units in  
 1492 unincorporated King County are for households between 51 to 80 percent area median income.<sup>198</sup>

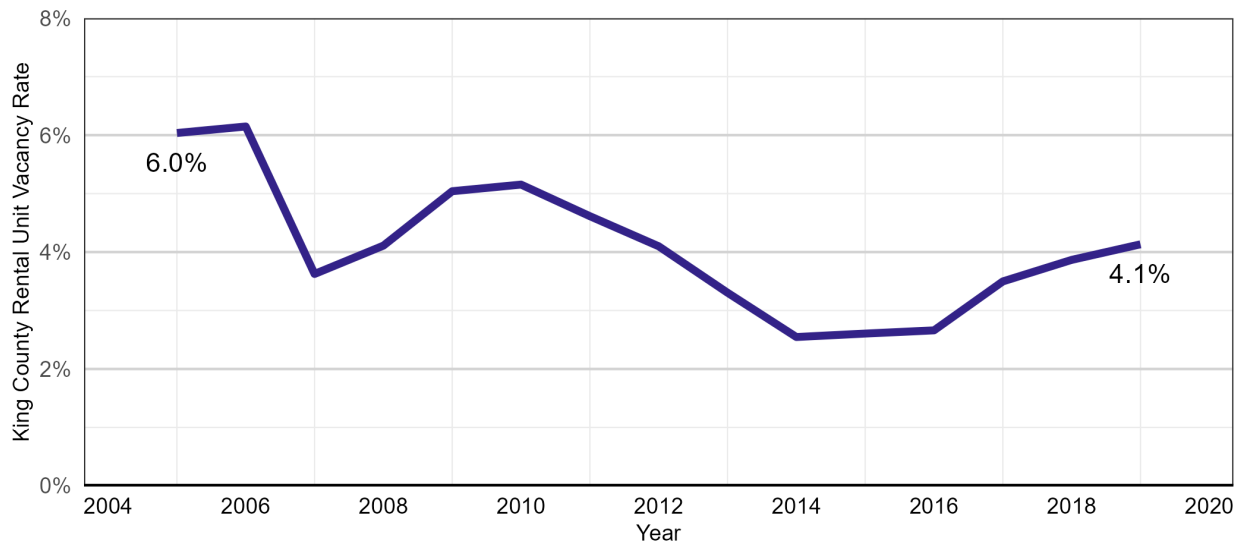
## 1493 General Housing Inventory

### 1494 *Housing units and vacancy*

1495 As of 2020, King County has 952,344 total housing units and unincorporated King County has 82,196  
 1496 housing units.<sup>199</sup> King County has 391,715 and unincorporated King County has 13,894 total rental units.  
 1497 Approximately 63.2 percent and 36.2 percent of unincorporated King County rentals are in urban and rural  
 1498 areas, respectively.<sup>200</sup>

1500 The overall housing vacancy rate in both King County as a whole and unincorporated King County in 2020  
 1501 was approximately 5.5 percent, lower than the statewide rate of 6.5 percent and nearly half the countrywide  
 1502 rate of 10.5 percent. Figure 56 shows the rental vacancy rate from 2005 to 2019 in King County. The rental  
 1503 vacancy rate has fluctuated over the past two decades. The rental vacancy rate decreased 31.7 percent from  
 1504 2005 to 2019 (6 percent to 4.1 percent). A low vacancy rate is likely to result in a more competitive and  
 1505 expensive housing market. The rental vacancy rate in King County and unincorporated King County is  
 1506 slightly lower than the overall vacancy rate (4.99 percent and 4.24 percent, respectively). The vacancy rate in  
 1507 rural unincorporated King County (6.35 percent) is about twice as high as the vacancy rate in urban  
 1508 unincorporated King County (3.01 percent).<sup>201</sup>

1510 **Figure 56: Rental Vacancy Rate in King County**



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

1511 *Source: U.S. Census Bureau. (2020). Rental Vacancy Rate, 1-year ACS 2005-2019.*

196 U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, 5-year ACS 2011-2015.*

197 U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2016-2020.*

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

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

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

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

Redline provided for illustrative purposes only

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1514

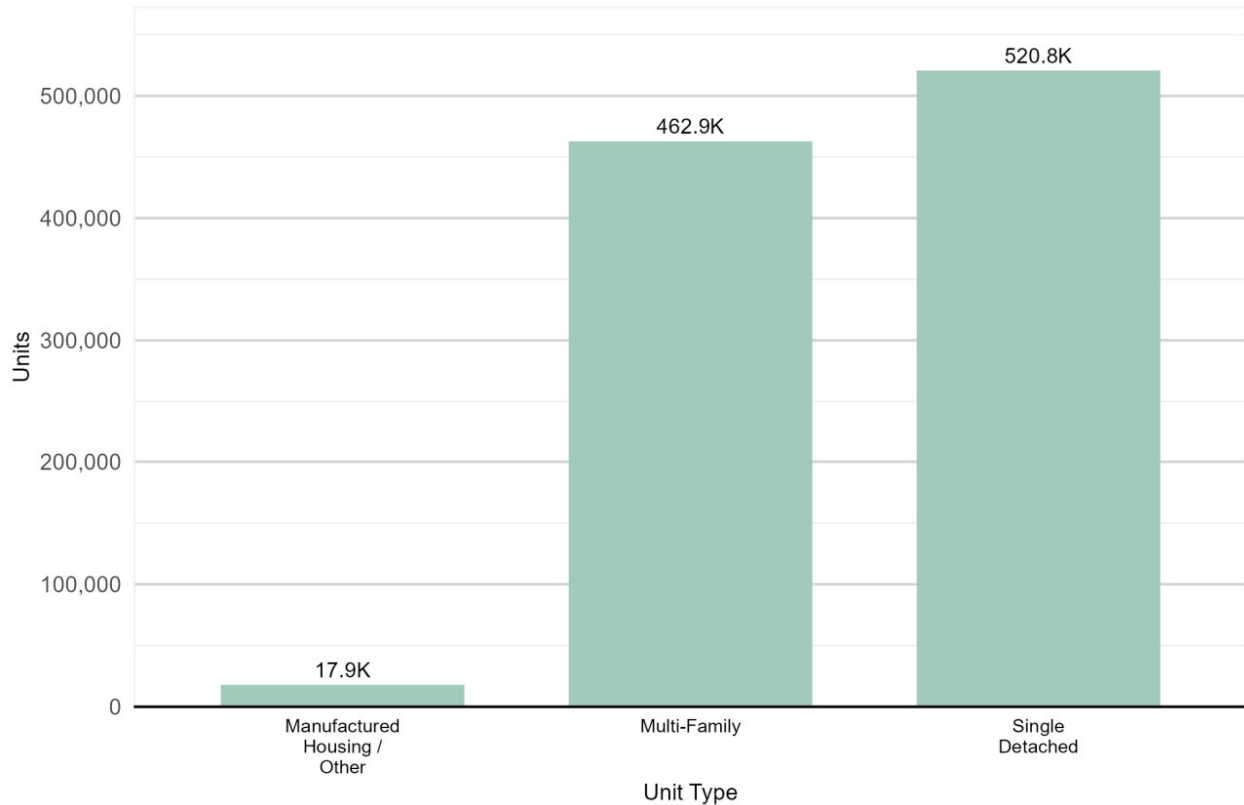
Redline provided for illustrative purposes only

|  
1515  
|

1516 *Housing by type*

1517 Figure 57 shows the total housing units by type in King County in 2022. About half of housing units in King  
1518 County (52 percent) are single detached ~~homes~~residences. Figure 58 shows the total housing units by type  
1519 in unincorporated King County in 2022. Housing units in unincorporated King County are overwhelmingly  
1520 single detached ~~homes~~residences (84.9 percent).<sup>202</sup> Unincorporated King County has a higher rate of  
1521 manufactured housing and other types of housing units, such as recreational vehicles or boats (6.2 percent),  
1522 than housing units countywide (1.8 percent). Unincorporated King County has a significantly lower rate of  
1523 multi~~unit~~family housing units (9.0 percent) compared to countywide (46.2 percent).<sup>203</sup>  
1524

1525 **Figure 57: Total Housing Units by Type in King County**



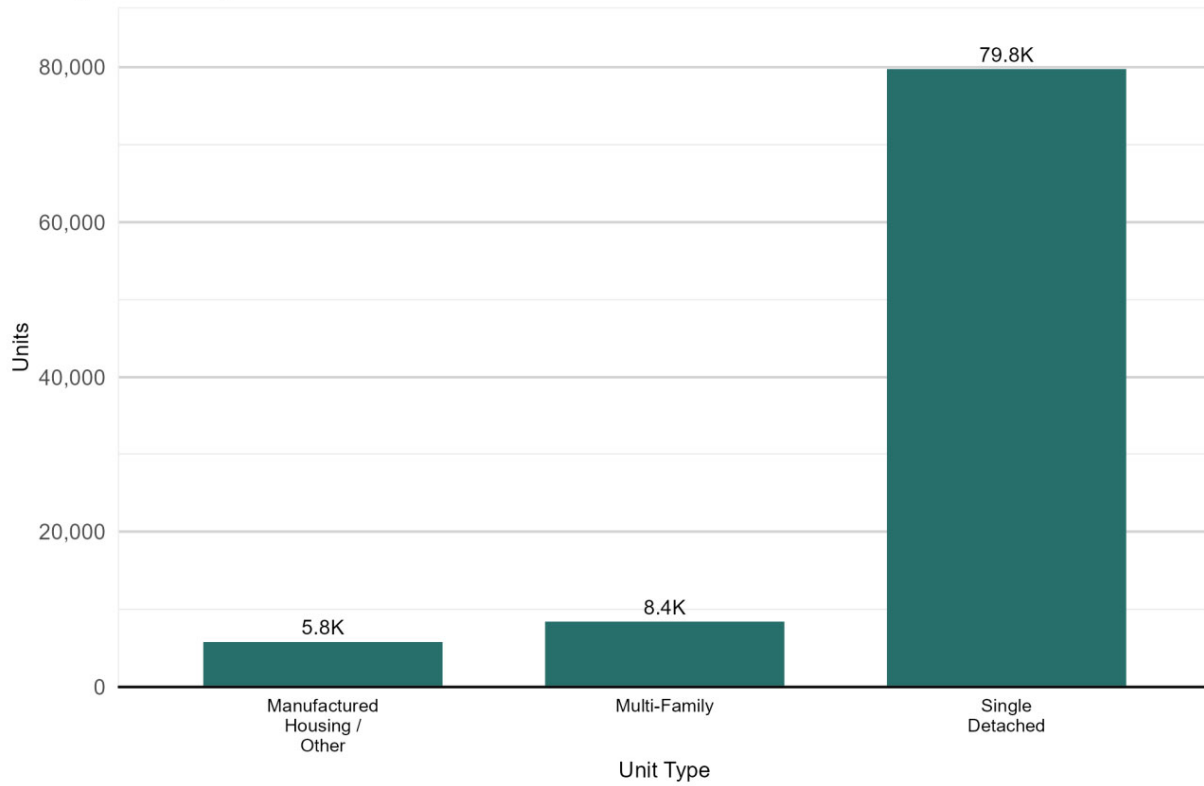
1526 *Source: Washington State Office of Financial Management. (2022, April 1). April 1 Postcensal Estimates of Housing Units.*  
1527

<sup>202</sup> Washington State Office of Financial Management. (2022, April 1). April 1 Postcensal Estimates of Housing Units. [\[link\]](#)  
<sup>203</sup> Washington State Office of Financial Management. (2022, April 1). April 1 Postcensal Estimates of Housing Units. [\[link\]](#)



1528

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



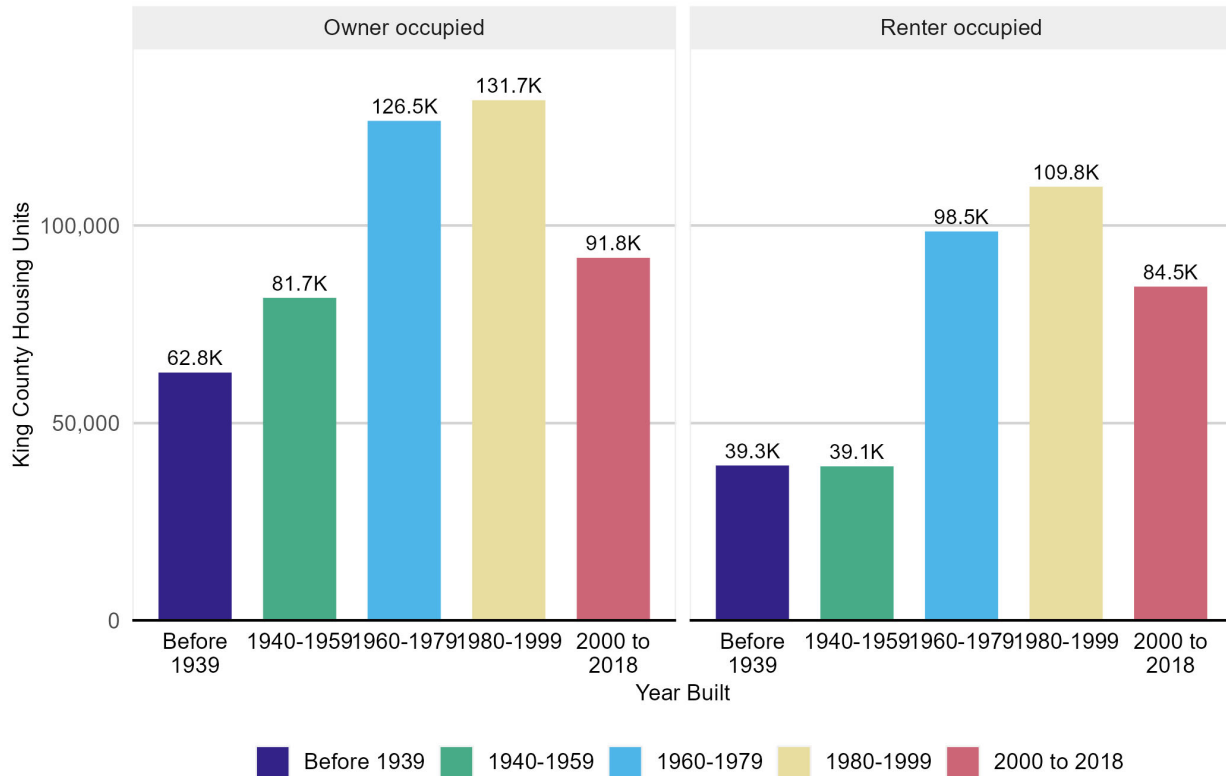
1529  
1530

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

1531 *Housing Age and Condition*

1532 Figures 59 and 60 show the number of housing units built by tenure and over time in King County and  
 1533 unincorporated King County, respectively. Over half (53.9 percent) of all housing units in King County were  
 1534 built between 1960 and 1999. There was a 26.9 percent decrease in housing construction from 2000 to  
 1535 2018, compared to the previous two decades.<sup>204</sup>

1536 **Figure 59: Housing Units by Tenure and Year Built in King County**



1537 *Source: U.S. Department of Housing and Urban Development. (2021). Housing Stock by Tenure and Year Built, CHAS 2014-2018.*

1539 Approximately 10.4 percent (89,601) of King County’s housing units are in unincorporated King County.  
 1540 Housing construction in unincorporated King County slowed significantly, more than the countywide  
 1541 construction rate, after 2000.<sup>205</sup> Annexation of areas planned for growth is likely the primary factor in the  
 1542 housing construction reduction in unincorporated King County. This may be due to the reduced  
 1543 development capacity established as part of the Urban Growth Area, the Growth Management Act (GMA) in  
 1544 the rural unincorporated King County, and the recession of 2008.

1546 Approximately 45.2 percent (32,302) and 50.7 percent (9,219) of housing units were built prior to 1980 in  
 1547 King County and unincorporated King County, respectively.<sup>206</sup> Older housing units may have more physical  
 1548 problems than newer units due to wear and tear over the decades because most jurisdictions adopted  
 1549 modern building codes in the 1970s, with most regulations being uniformly implemented by 1980.<sup>207</sup>  
 1550 Housing built before 1978 is likely to have lead paint which can lead to health problems such as anemia,  
 1551 weakness, brain damage, and or death, especially for children.<sup>208, 209</sup> Older buildings are also vulnerable to

<sup>204</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018.*

<sup>205</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018.*

<sup>206</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018.*

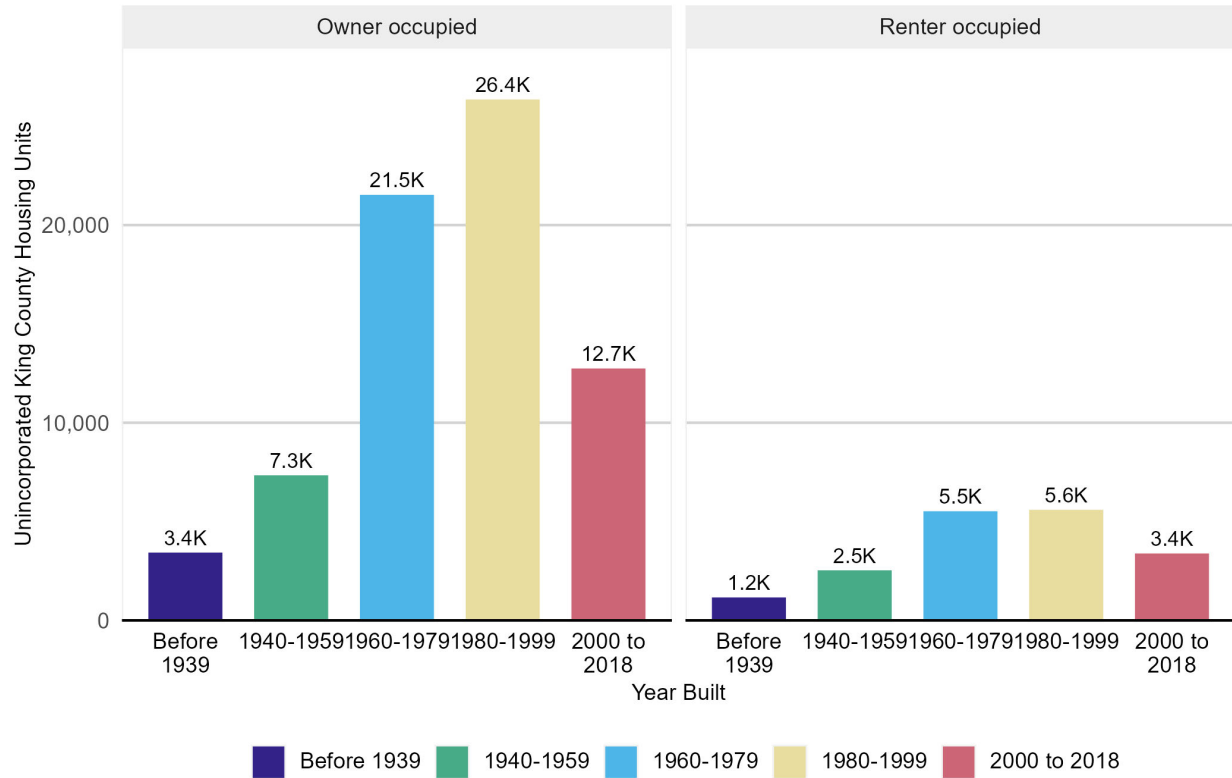
<sup>207</sup> Li, S. *Freddie Mac.* (2021, June 1). *Where is the Aging Housing Stock in the United States?* [Freddie Mac: \[link\]](#)

<sup>208</sup> Centers for Disease Control and Prevention. (2022, May 26). *Lead in Paint.* [\[link\]](#)

<sup>209</sup> Centers for Disease Control and Prevention. (2021, December 8). *Lead Populations at Higher Risk.* [\[link\]](#)

1552 extensive damage in an earthquake, with approximately 58 percent of King County buildings estimated to  
 1553 be damaged in a significant earthquake and approximately six percent of King County buildings expected  
 1554 to completely collapse.<sup>210, 211</sup>  
 1555

1556 **Figure 60: Housing Units by Tenure and Year Built in Unincorporated King County**



1557 *Source: U.S. Department of Housing and Urban Development. (2021). Housing Stock by Tenure and Year Built, CHAS 2014-2018.*  
 1558

1559 **Housing size**

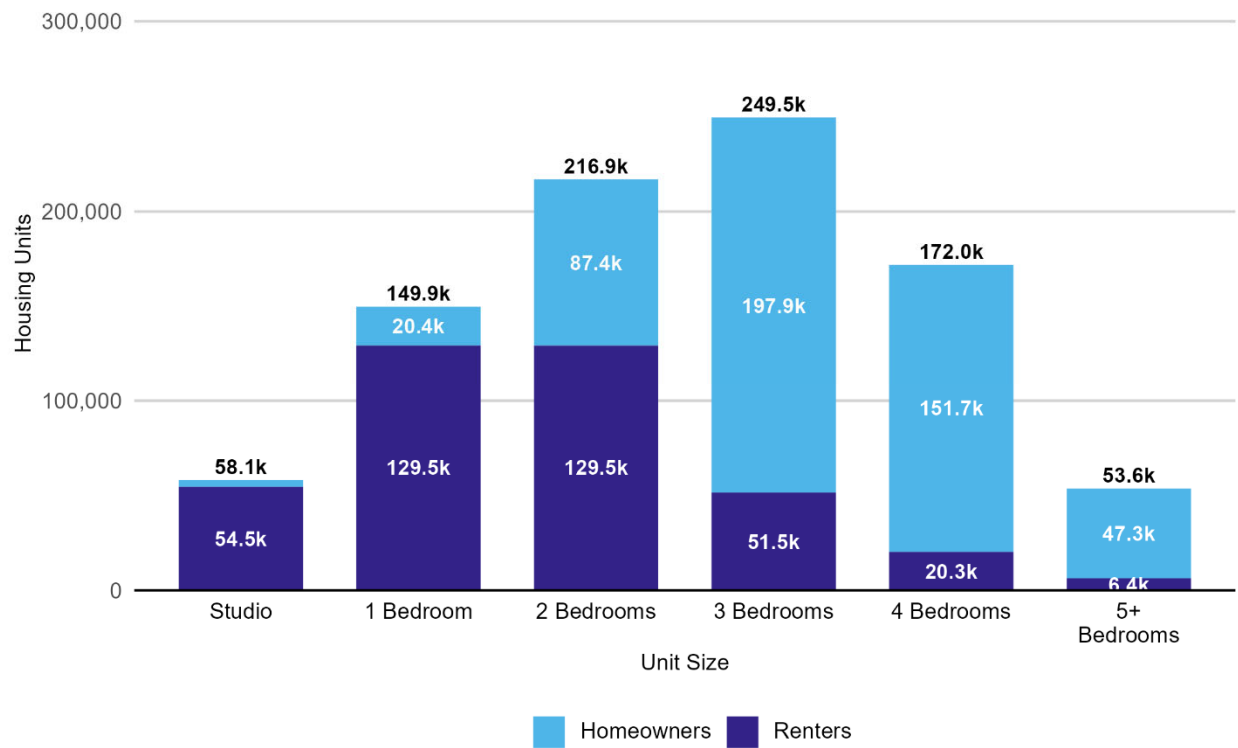
1560 As shown in Figure 61, smaller housing units in King County are much more likely to be rented than owned,  
 1561 with 93.8 percent (54,542) and 86.4 percent (129,549) of studios and one-bedroom units occupied by a  
 1562 renter household, respectively. The gap between renter and homeowner households in two-bedroom units  
 1563 is smaller, with 59.7 percent (129,479) and 40.3 percent (87,421) of these units occupied by renters and  
 1564 homeowners, respectively. Over three-quarters of three-, four-, and five or more-bedroom units are  
 1565 occupied by homeowners.<sup>212</sup>  
 1566

<sup>210</sup> [Boiko-Weyrauch, A., "Seattle buildings."Boiko-Weyrauch, A. \(2018, October 31\). How many Seattle buildings would be doomed in a big earthquake? KUOW. \[link\]](#)

<sup>211</sup> Washington Department of Natural Resources, "Modeling a Magnitude."

<sup>212</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018.*

1567 **Figure 61: King County Units by Tenure and Unit Size**



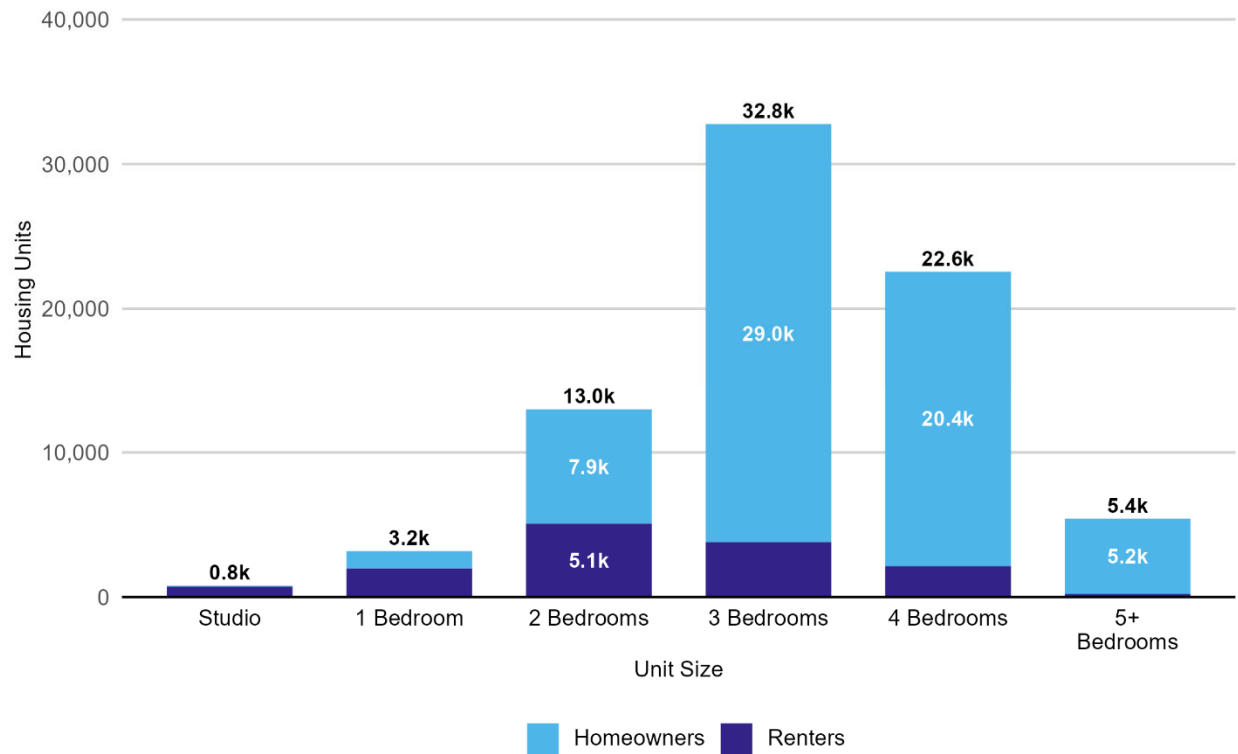
1568 *Source: U.S. Department of Housing and Urban Development. (2021). Housing Units by Tenure and Unit Size, CHAS 2014-2018.*

1570  
 1571 These trends are also reflected in unincorporated King County, as shown in Figure 62. Over 90 percent (713)  
 1572 of studios and 62 percent (1,969) of one-bedroom units in unincorporated King County are occupied by  
 1573 renters. However, homeowners in unincorporated King County are more likely to occupy units with more  
 1574 than one bedroom than in the county as a whole. In unincorporated King County, approximately 60.9  
 1575 percent (7,903) of two-bedrooms, 88.4 percent (28,972) of three-bedrooms, 90.5 percent (20,421) of four-  
 1576 bedrooms, and 96 percent (5,207) of units with five or more bedrooms are occupied by homeowners.<sup>213</sup>  
 1577

<sup>213</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018.*

1578

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



1579  
1580

Source: U.S. Census Bureau. (2022). *Housing Units by Tenure and Size, 5-year ACS 2016-2020*.

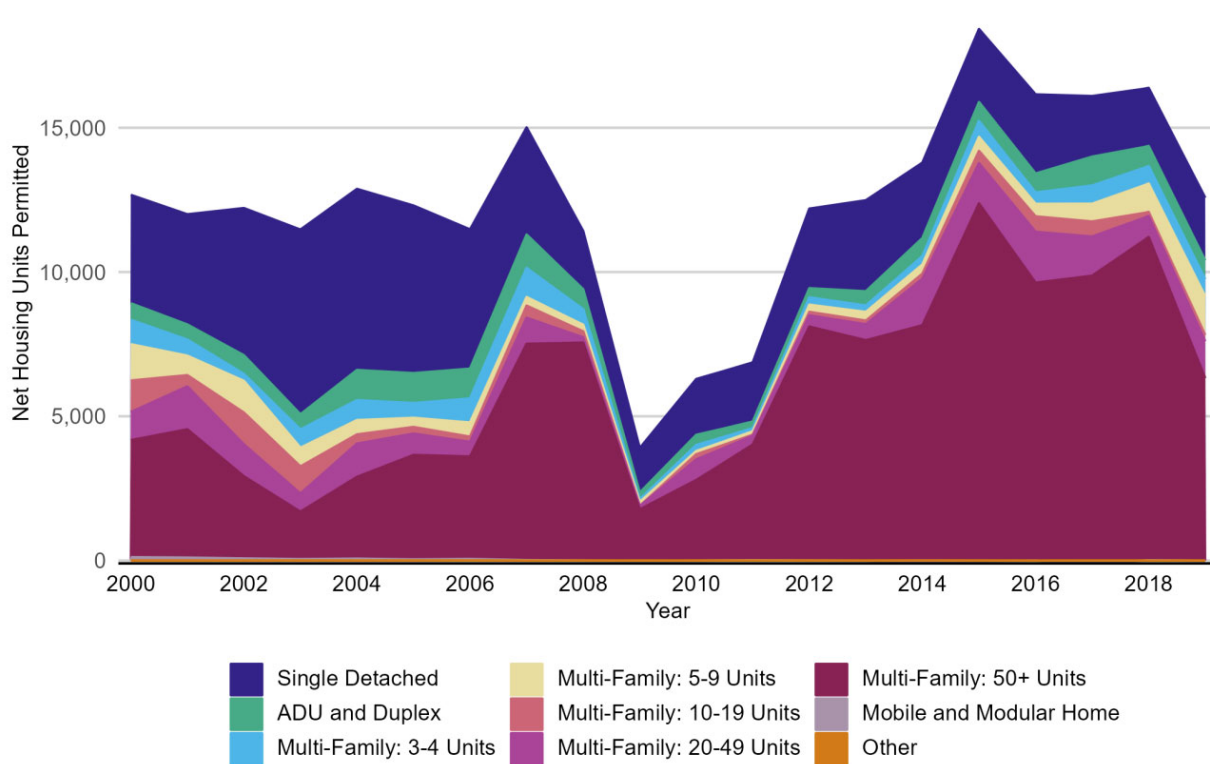
1581 **Housing Market Conditions**

1582 *Housing production*

1583 Housing construction in King County has changed since 2000, as shown in Figure 63 using Puget Sound  
1584 Regional Council Residential Building Survey data. In the first decade of the new millennium, housing  
1585 permits peaked in 2007, right before the 2008 economic crisis. The number of residential housing units  
1586 permitted significantly decreased during the Great Recession. Housing construction hit a low in 2009 but  
1587 recovered, peaking at the highest number in the past two decades in 2015. From 2016 to 2020, King  
1588 County jurisdictions issued approximately 85,294 residential building permits for new construction.<sup>214</sup> After  
1589 the Great Recession, single detached ~~home units residences~~ represented a smaller percentage of  
1590 residential permitted units than before the recession. Since 2009, the number of multi ~~unit family~~ permitted  
1591 properties with 50 or more units increased significantly, becoming the dominant form of housing  
1592 construction beginning in 2011. This is likely due to multiple factors, including but not limited <sup>215</sup> ~~to~~

- 1593 • a reduction in available land for single detached residential housing projects;
- 1594 • a market response to major employment growth in the urban core of King County, which can only  
1595 accommodate significant increases in housing units through multi unit family projects; and
- 1596 • larger multi unit family projects often being more profitable than smaller projects.

1597 **Figure 63: Net Housing Units Permitted by Unit Type in King County, 2000 to 2020**



1598 *Source: Puget Sound Regional Council. Residential Building Permit Survey, 2000-2020.*

1600

<sup>214</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

<sup>215</sup> BERK Consulting, Inc.. "Affordable housing incentives analysis: North Highline and Skyway-West Hill." [\[link\]](#) BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

1601 Table 4 and Figures 64 and 65 show the number of housing units completed in King County and  
 1602 unincorporated King County by type from 2020 to 2022. Approximately 62,357 residential buildings were  
 1603 constructed in King County between April 1, 2016, and April 1, 2021.<sup>216</sup> Since 2020, housing production in  
 1604 King County and unincorporated King County has shifted towards multiunitfamily housing units, but single  
 1605 detached homes-residences still make up a large portion of the housing units constructed in both  
 1606 jurisdictions. More manufactured housing units and other unit types have been demolished than  
 1607 constructed since 2020.<sup>217</sup>  
 1608

1609 **Table 4: Total Housing Units Completed in King County and Unincorporated King County<sup>218</sup>**

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

1610

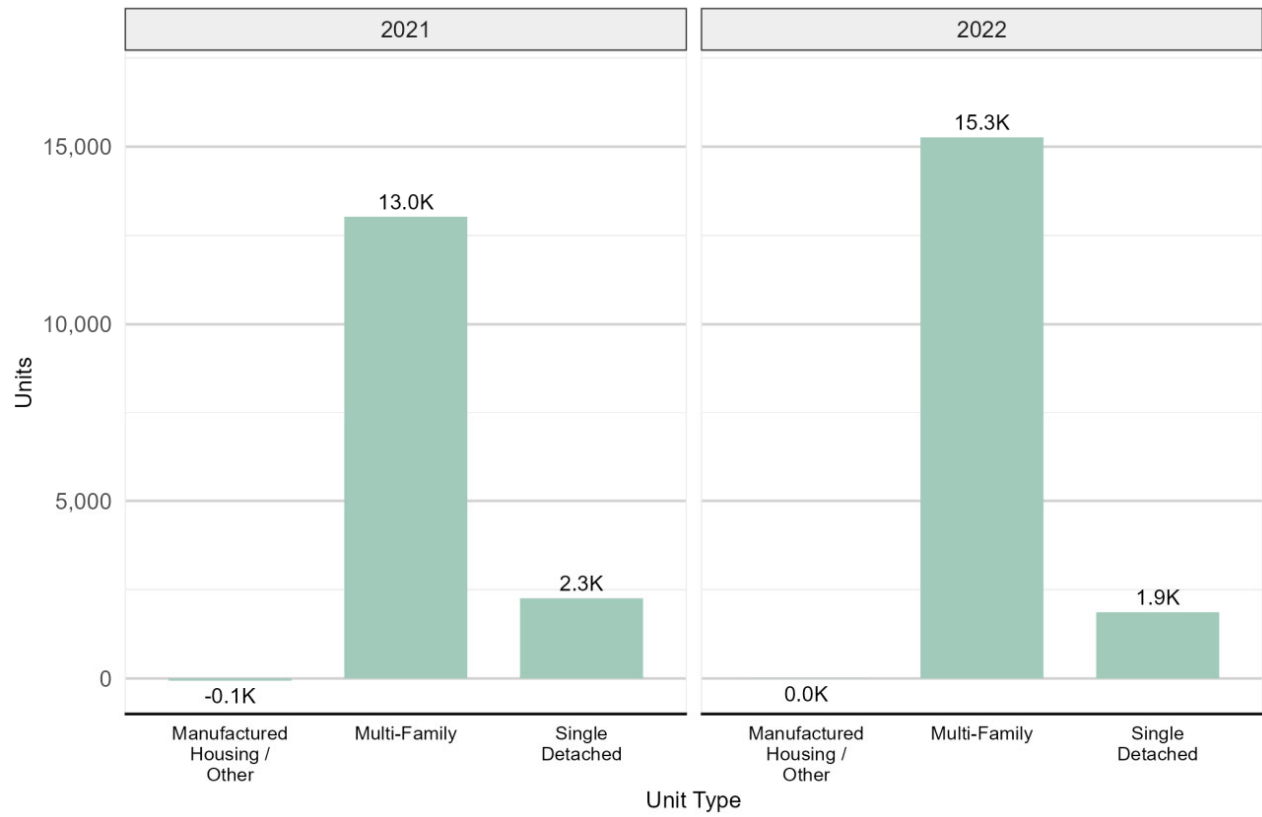
<sup>216</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

<sup>217</sup> ~~Washington State Office of Financial Management. (2022). *April 1 Postcensal Estimates of Housing Units*. [\[link\]](#)~~ Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

<sup>218</sup> Washington State Office of Financial Management. (2022). *April 1 Postcensal Estimates of Housing Units*. [\[link\]](#)

1611 **Figure 64: Total Housing Completed by Type in King County**

1612



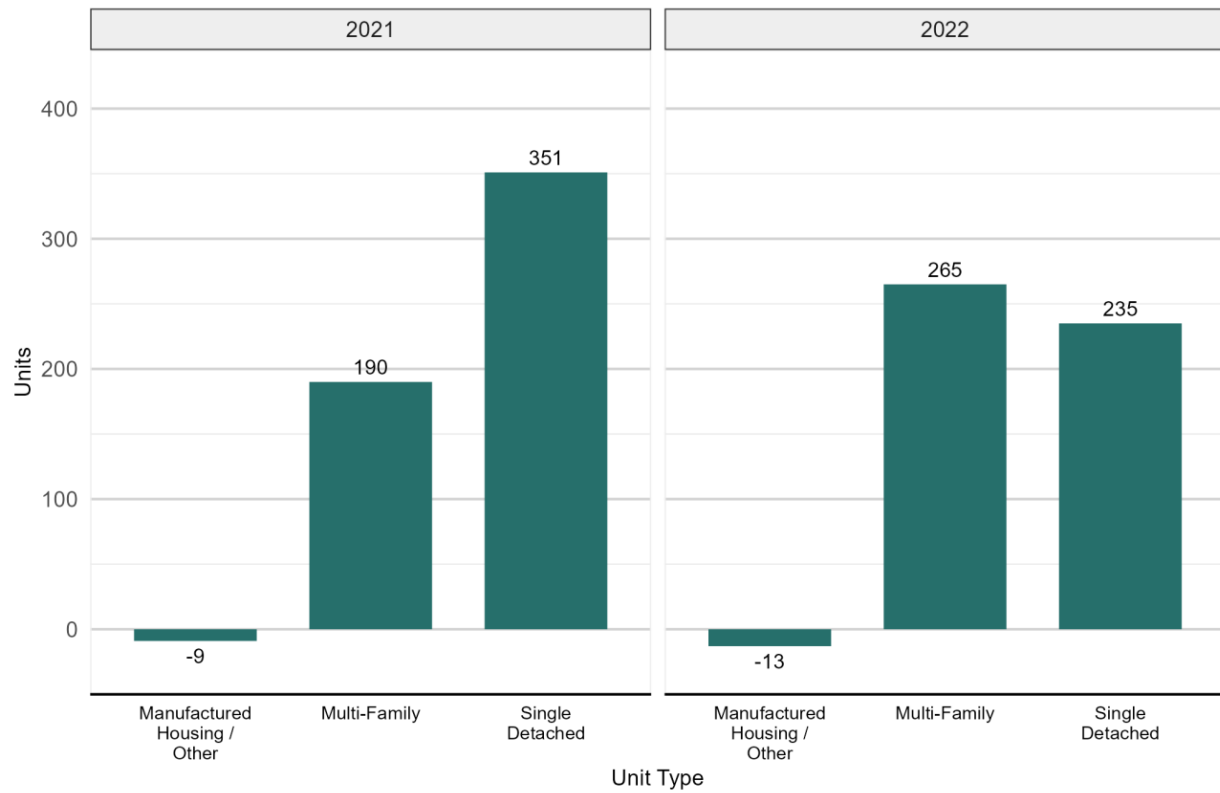
1613  
1614

Source: Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units.



1615

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



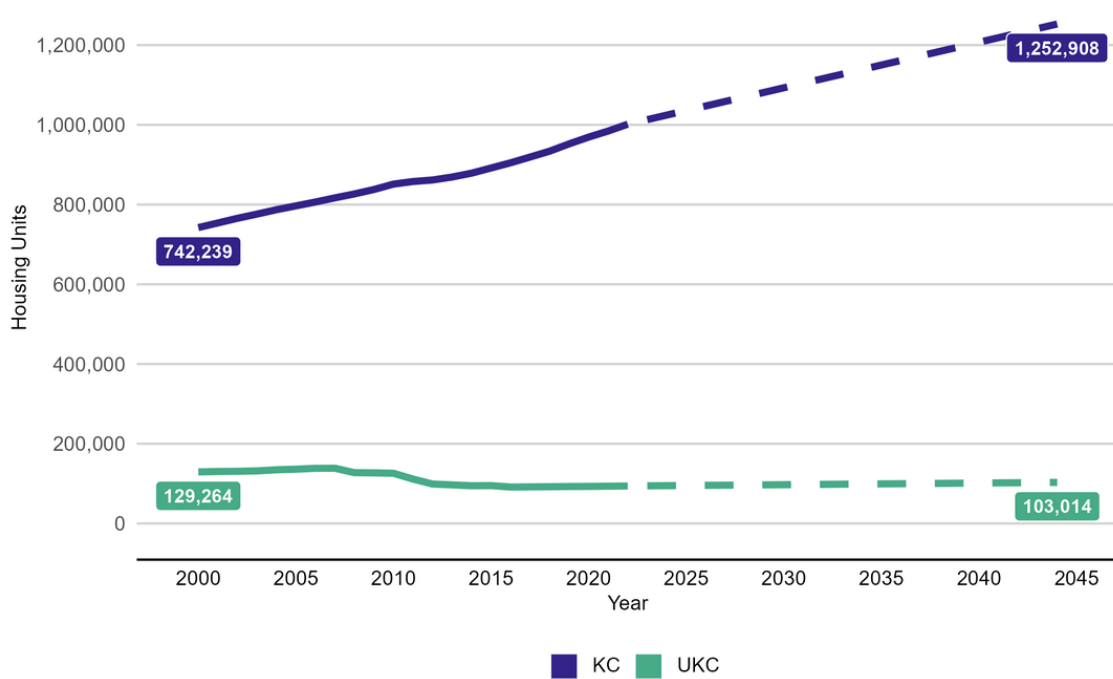
1616  
1617

Source: Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units.

1618 *Forecasted housing growth*

1619 Figure 66 shows the actual and forecasted growth of housing units in King County. The Washington State  
1620 Office of Financial Management (OFM) projects the number of housing units in King County will increase  
1621 approximately 25.1 percent, from 1,001,577 housing units in 2022 to 1,252,908 housing units in 2044. The  
1622 OFM projects the number of housing units in unincorporated King County will increase approximately 9.6  
1623 percent, from 93,957 housing units to 103,014 housing units in 2044.<sup>219</sup> These projections do not take  
1624 annexation into account. It is possible that housing units decrease or stay stable over the next two decades  
1625 in unincorporated King County due to annexation. Housing growth in unincorporated King County will be  
1626 focused on urban areas to meet King County’s environmental and climate goals and will account for four  
1627 percent of housing growth in King County.<sup>220</sup>  
1628

1629 **Figure 66: Actual and Forecasted Housing Growth in King County and Unincorporated King County**  
1630 **from 2000 to 2044**



1631 *Source: Puget Sound Regional Council Macroeconomic Forecast; Washington State Office of Financial Management, Population*  
1632 *and Housing Estimates; and U.S Census Bureau, American Community Survey.*  
1633

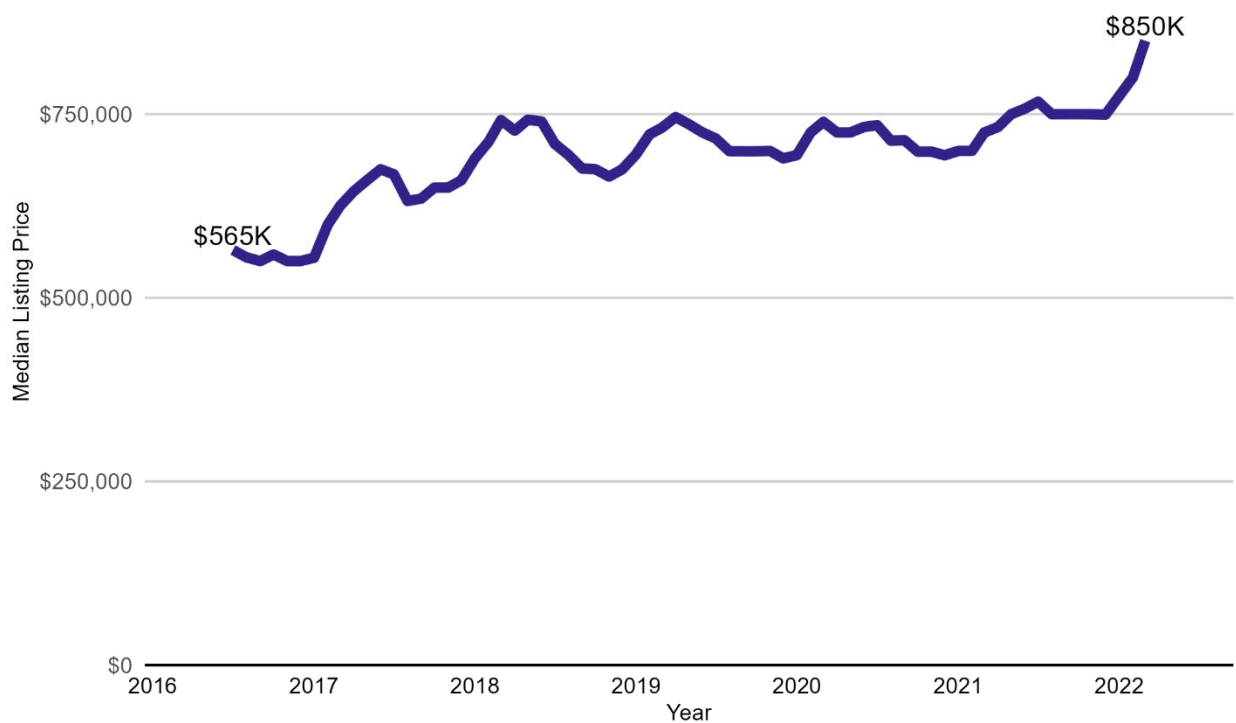
<sup>219</sup> Washington State Office of Financial Management, *Population and Housing Estimates*.

<sup>220</sup> King County ~~Office of Performance, Strategy and Budget. (2022, March).~~ 2022 Comprehensive Plan Performance Measures Report. [\[link\]](#)

1634 *Housing Costs*

1635 As shown by Figure 67, the median price for a home in King County has increased dramatically since 2016;  
1636 the median home listing price increased by about 50 percent between July 2016 and March 2022, from  
1637 \$565,000 to \$850,000.<sup>221</sup> This significantly increases wealth for existing homeowners but puts  
1638 homeownership out of reach for many residents in King County. A 30-year mortgage for an \$850,000 home  
1639 with a 20 percent down payment of \$170,000 and an interest rate of five percent would lead to a monthly  
1640 payment of about \$4,000, including property taxes and homeowners' insurance. A household would need  
1641 an income of about \$160,000 per year for that monthly payment to be affordable, which is higher than the  
1642 region's overall median family income of \$134,600.<sup>222</sup> Racial disparities in wages, as discussed in the  
1643 Workforce Characteristics section, contribute to the racial disparities in homeownership in the region.  
1644

1645 **Figure 67: Median Listing Price in King County**



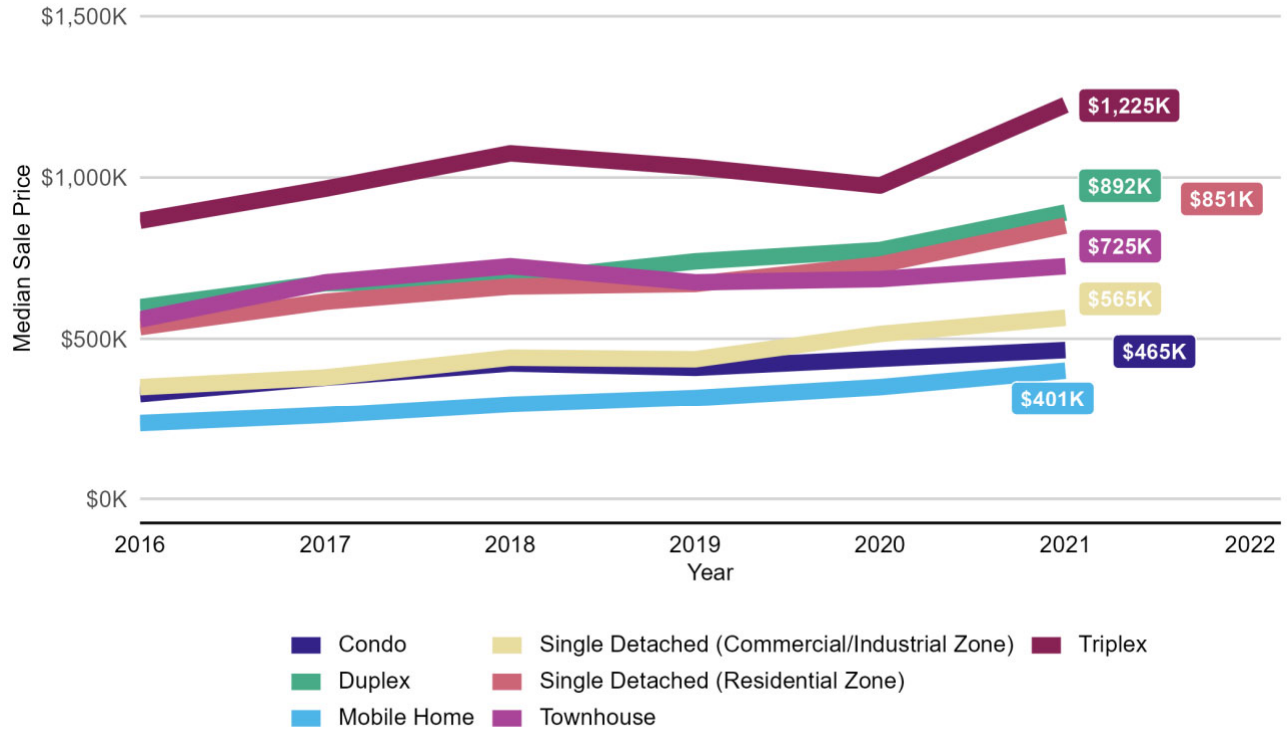
1646 *Source: Federal Reserve Bank of St. Louis. (2022). Median Listing Price in King County, WA. [link]*  
1647

<sup>221</sup> Federal Reserve Bank of St. Louis. (2022). Median Listing Price in King County, WA. [link]

<sup>222</sup> U.S. Department of Housing and Urban Development. (2022). FY 2022 Income Limits Summary.

1648 Figure 68 shows that the sales prices of vacant single detached ~~homes~~ residences increased at the highest  
1649 rate, more than doubling in price from 2016 to 2021.<sup>223</sup> The sales prices for townhomes increased at the  
1650 slowest rate, indicating that this housing type may become a more affordable option over time, but also has  
1651 less potential for building wealth.<sup>224</sup> Figure 68 shows that triplexes are the most expensive property type;  
1652 this figure measures the sale price of triplex buildings rather than units within a triplex.  
1653

1654 **Figure 68: Median Sale price by Property Present Use in King County**



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

Source: King County Assessor's Office, 2016 to 2021.

1655  
1656

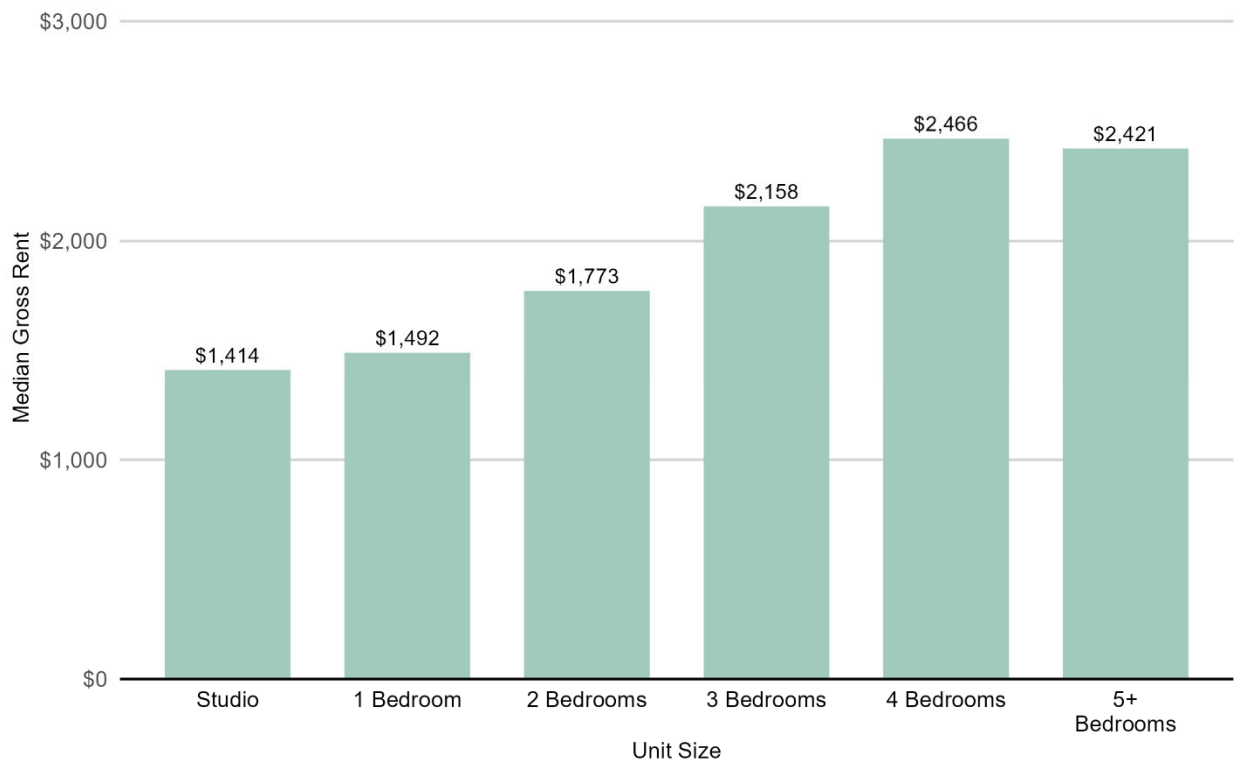
<sup>223</sup> King County Assessor's Office, 2016 to 2021.

<sup>224</sup> King County Assessor's Office, 2016 to 2021.

1657 *Rental rates*

1658 Figure 69 shows the median gross rent by unit size in King County. The median rent for a studio unit in King  
1659 County is \$1,414. The most expensive units are four-bedrooms, with a median rent of \$2,466. It is not clear  
1660 why five or more-bedroom rentals are slightly less expensive than four-bedroom units, but these units are  
1661 less common, creating a larger margin of error.<sup>225</sup> Rentals with five or more bedrooms available for rent on  
1662 Zillow are located throughout the county but heavily clustered around the University of Washington,  
1663 indicating that these units are marketed towards students. Many landlords with large single detached  
1664 ~~homes~~ residences in this area rent individual rooms out to students or put multiple students on one lease,  
1665 with rents for each room ranging from \$900 to \$1,250, lower than the average rent of a studio. These rentals  
1666 are also older buildings, pushing down the by-room rent compared to newer apartment buildings.<sup>226</sup>  
1667

1668 **Figure 69: Median Gross Rent by Unit Size in King County**



1669 *Source: U.S. Census Bureau. (2022). Median Gross Rent by Unit Size, ACS 2016-2020.*  
1670

1671 The minimum wage in King County was \$14.49 per hour in 2022. This wage converts to an annual salary of  
1672 about \$30,100 for someone working full-time, assuming paid or no vacation time.<sup>227</sup> Based on that income,  
1673 an affordable monthly rent would be about \$750, about half the cost of the median one-bedroom  
1674 apartment. A single person with an income of 50 percent of King County's area median income in 2022  
1675 (\$41,720) can afford a monthly rent of about \$1,040, almost \$400 less than the median gross rent for a  
1676 studio apartment. A household of four with an income of 50 percent area median income (\$59,560) can  
1677 afford a monthly rent of about \$1,490, about the median cost of a one-bedroom apartment.  
1678  
1679

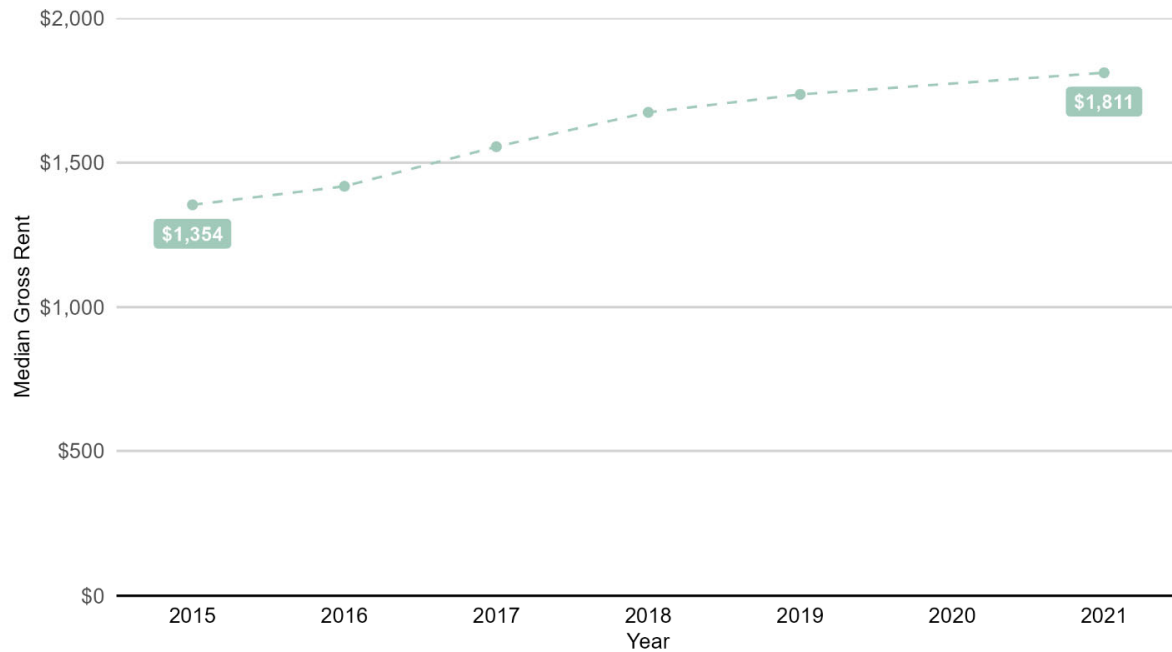
<sup>225</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, 5-year ACS 2016-2020.*

<sup>226</sup> Zillow. (Retrieved 2022, December 27). *Rental Listings.* [\[link\]](#)

<sup>227</sup> Washington State Department of Labor & Industries. (Retrieved 2022, December 27). *Minimum Wage.* [\[link\]](#)

1680 Figure 70 shows the gross median rent in King County from 2015 to 2021. King County's gross median rent  
 1681 increased significantly in this time: 33.8 percent, from \$1,354 to \$ 1,811.<sup>228</sup>  
 1682

1683 **Figure 70: Median Gross Rent in King County from 2015 to 2021**



1684 2020 data not available due to the impacts of the pandemic on ACS data collection.  
 1685 *Source: U.S. Census Bureau. (2022). Median Gross Rent by Bedroom Size, 1-year ACS 2015-2021.*

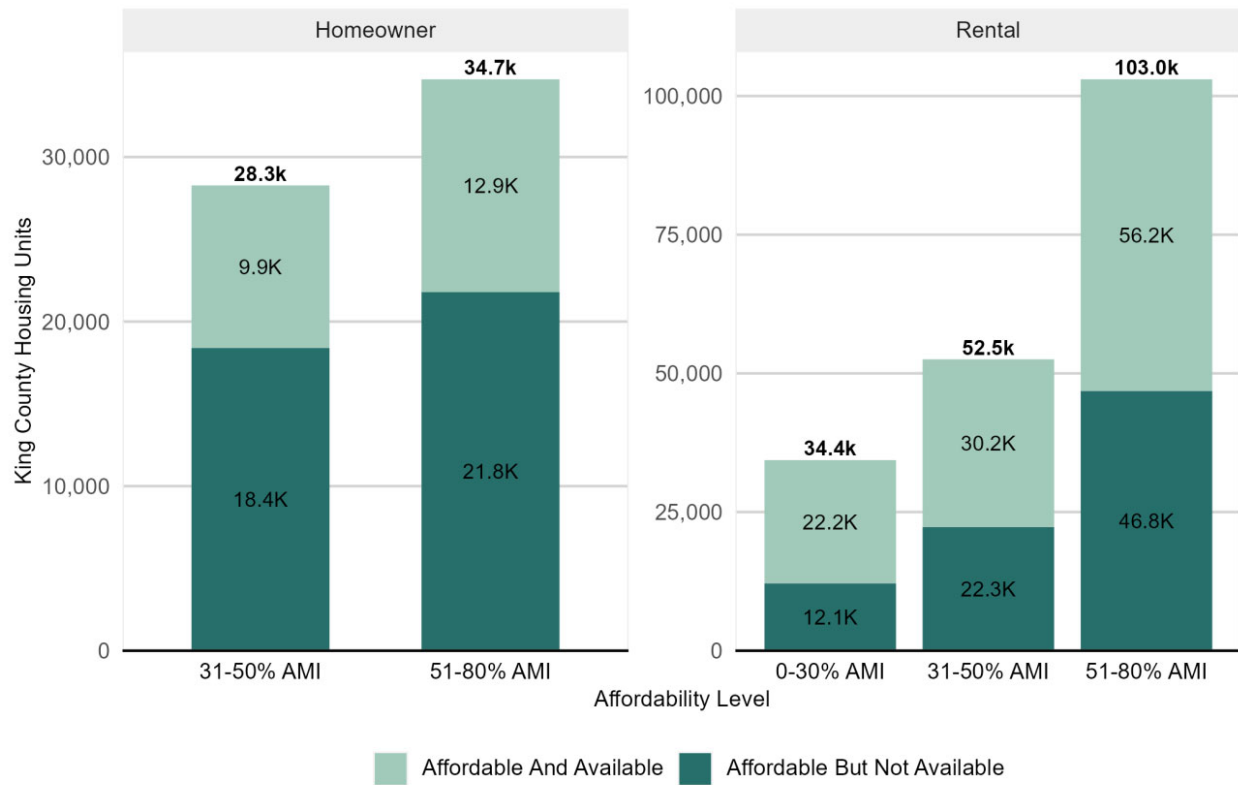
1686 *Housing Affordability and Availability*

1687 Figure 71 shows the inventory of housing units that are affordable, but not available, and affordable and  
 1688 available by tenure and income range, for King County. Units that are affordable, but not available mean  
 1689 that the unit is occupied by a household at a higher income bracket than what the housing cost is affordable  
 1690 to, such as a unit with rent affordable to households at or below 30 percent area median income occupied  
 1691 by a household that earns the median income. Units that are affordable and available mean the unit is  
 1692 occupied by a household at the same income bracket in which the unit is affordable to, such as a unit  
 1693 affordable to households at or below 80 percent area median income occupied by a household in that  
 1694 income bracket. The homeownership data does not include households with incomes less than or equal to  
 1695 30 percent area median income because it is such a small subset of the population.

1696  
 1697 The greatest disparity between number of households and units available in King County is for incomes at  
 1698 or below 30 percent area median income. There are 81,250 cost burdened or severely cost burdened  
 1699 households with incomes less than or equal to 30 percent area median income in King County, but only  
 1700 22,235 units that are affordable and available to that population. Lower income households outnumber the  
 1701 number of affordable and available units in unincorporated King County.<sup>229</sup> To account for down-renting,  
 1702 there need to be more units than households in lower-income brackets to ensure every low-income  
 1703 household can live in a unit affordable to their income.  
 1704

<sup>228</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2015-2021.*  
<sup>229</sup> U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018.*

1705 **Figure 71: Affordable and Available Units by Area Median Income and Tenure in King County**



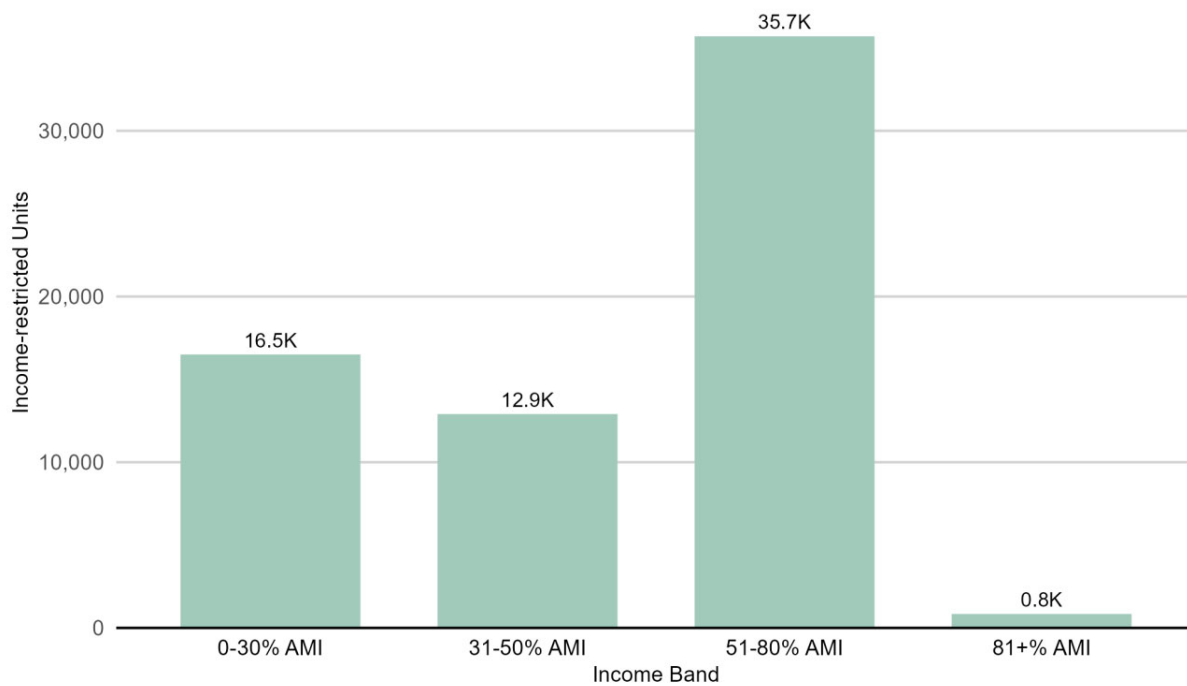
1706 *Source: U.S. Department of Housing and Urban Development. (2021). Units Affordable and Available in King County and*  
 1707 *Unincorporated King County, CHAS 2014-2018.*  
 1708

1709 **Special Housing Inventory**

1710 *Income-restricted housing*

1711 Figure 72 shows the number of income-restricted housing units in King County that are affordable to  
 1712 different income ranges. King County has about 65,900 income-restricted housing units, including  
 1713 permanent supportive housing, which is about 6.4 percent of all housing units in King County. Some units  
 1714 are produced through regulatory incentives, but the significant majority are funded through a mix of local,  
 1715 state, federal, and philanthropic funding, tax credits, private debt, and rent from residents. Generally, units  
 1716 restricted at or below 60 percent area median income are rental units, while units restricted to 60 to 100  
 1717 percent area median income are a mix of homeownership and rental units. Over half of King County  
 1718 income-restricted units are for households between 51 to 80 percent area median income. Approximately  
 1719 25 percent of income-restricted housing units serve households at or below 30 percent area median  
 1720 income.<sup>230</sup>  
 1721

1722 **Figure 72: Income-restricted Housing Units in King County**



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

1723 *Source: King County Department of Community and Human Services. (2021). King County Income-Restricted Housing Database.*  
 1724

1725 Figure 73 shows the number of income-restricted housing units in unincorporated King County that are  
 1726 affordable to different income ranges. Unincorporated King County has approximately 3,388 units for  
 1727 households at 0 to 80 percent area median income. That makes up a significantly smaller portion of income-  
 1728 restricted units in unincorporated King County (9.4 percent) compared to King County as a whole (25  
 1729 percent). Approximately 73.3 percent of income-restricted units in unincorporated King County are for  
 1730 households between 51 to 80 percent area median income.<sup>231,232</sup>  
 1731

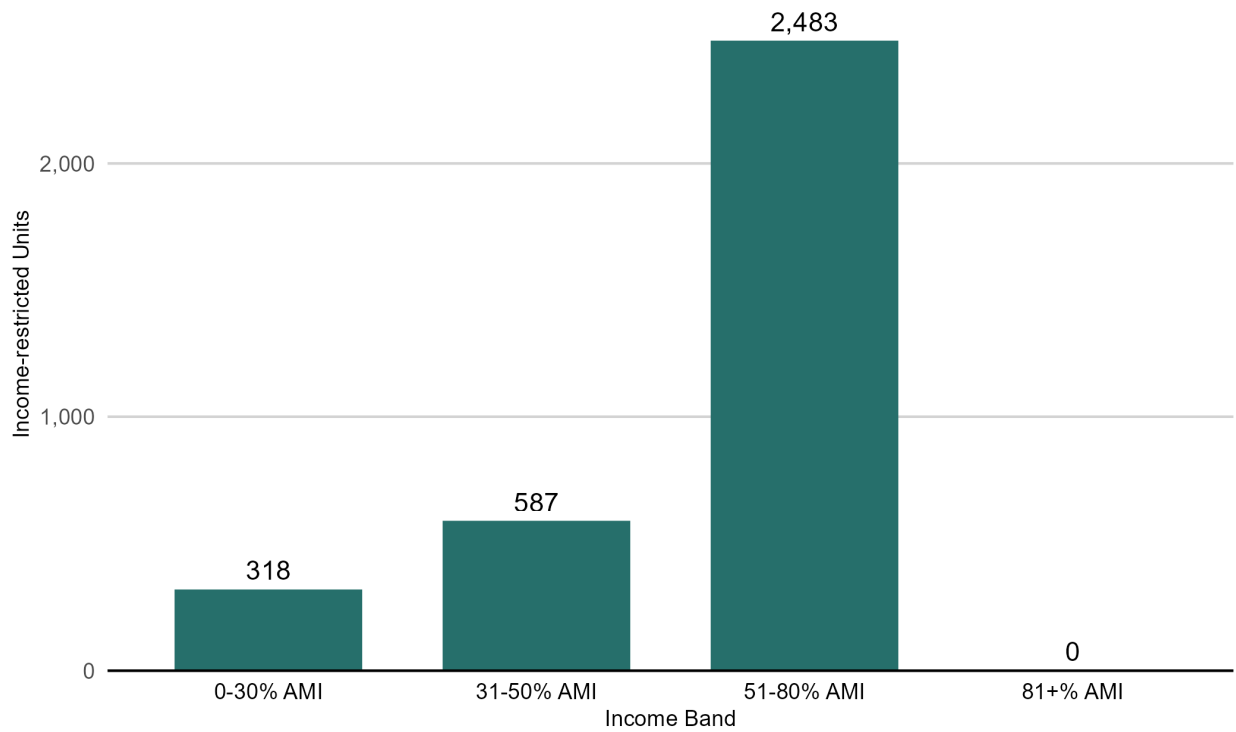
<sup>230</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

<sup>231</sup> King County. (2021). *King County Income-Restricted Housing Database*.

<sup>232</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.



1732 **Figure 73: Income-restricted Housing Units in Unincorporated King County**



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

1733 [Source: King County Department of Community and Human Services. \(2021\). King County Income-Restricted Housing Database.](#)

1734  
 1735 *Income restricted housing in unincorporated King County within ½ mile of transit and countywide centers*

1736 Of all income-restricted housing units in unincorporated King County, 49 percent, or 1,660 units, are  
 1737 located within one half mile of frequent or high-capacity transit. The overwhelming majority of these units  
 1738 are in North Highline and Skyway-West Hill. Maps 2 and 3 show the affordable housing projects within the  
 1739 half mile walkshed in North Highline and Skyway-West Hill, respectively.

1740  
 1741 The North Highline and Skyway Unincorporated Activity Centers are identified in the Countywide Planning  
 1742 Policies as candidates for possible designation as "countywide centers," a new designation from Puget  
 1743 Sound Regional Council's Regional Centers Framework, as of April 2023. In North Highline, Coronado  
 1744 Springs Apartments, Coronado Springs Cottages, and Unity Village are in the current activity center, totaling  
 1745 506 units. In Skyway, the Greentree Apartment Homes and Park Hill Apartments are in the activity center,  
 1746 total 205 units.

1747 **Map 2: Income Restricted Housing in North Highline within 1/2 Mile Walkshed of Frequent Transit**

### NORTH HIGHLINE INCOME RESTRICTED HOUSING

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

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

**Data Sources:**

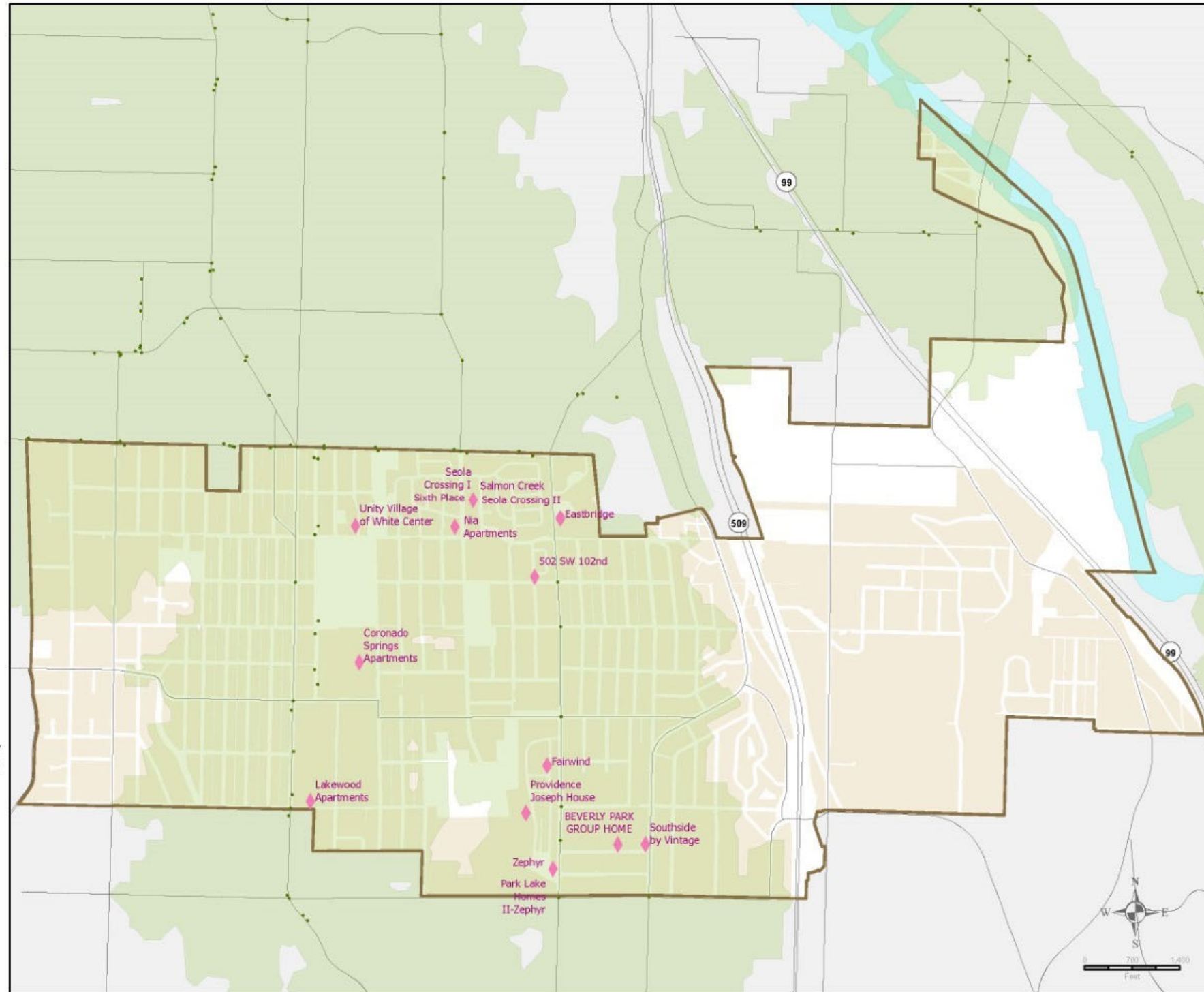
King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive, Performance, Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound Regional Council

**Notes:**

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

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

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



Date: 7/24/2023  
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1750 **Map 3: Income Restricted Housing in Skyway-West Hill within 1/2 Mile Walkshed of Frequent Transit**

### SKYWAY/WEST HILL INCOME RESTRICTED HOUSING

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

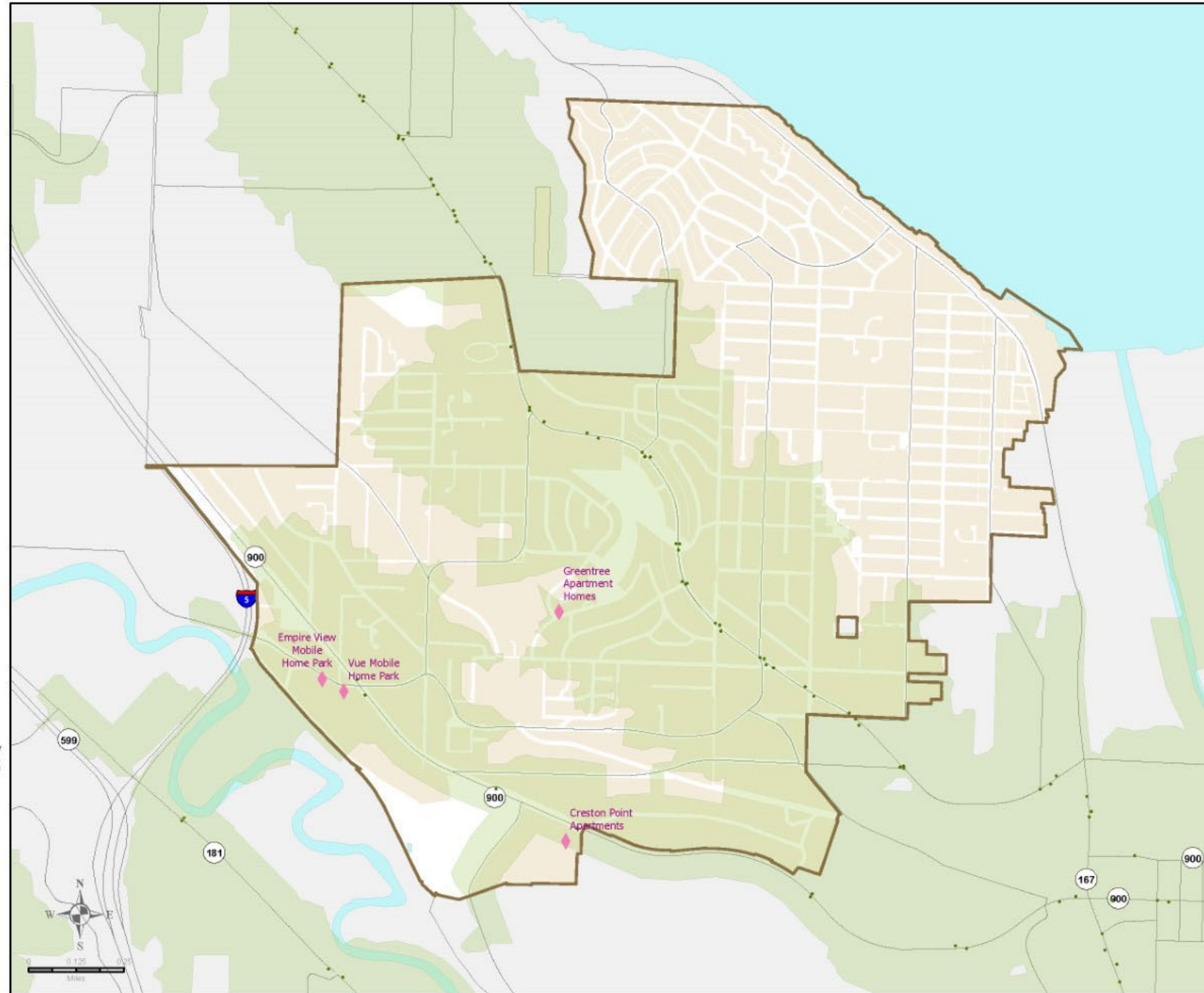
- ◆ Income Restricted Housing
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Skyway/West Hill Community Service Area
- Urban Growth Area Boundary
- Incorporated City
- City in Rural Area
- Tribal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

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

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

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

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



**King County  
GIS CENTER**

Date: 7/24/2022  
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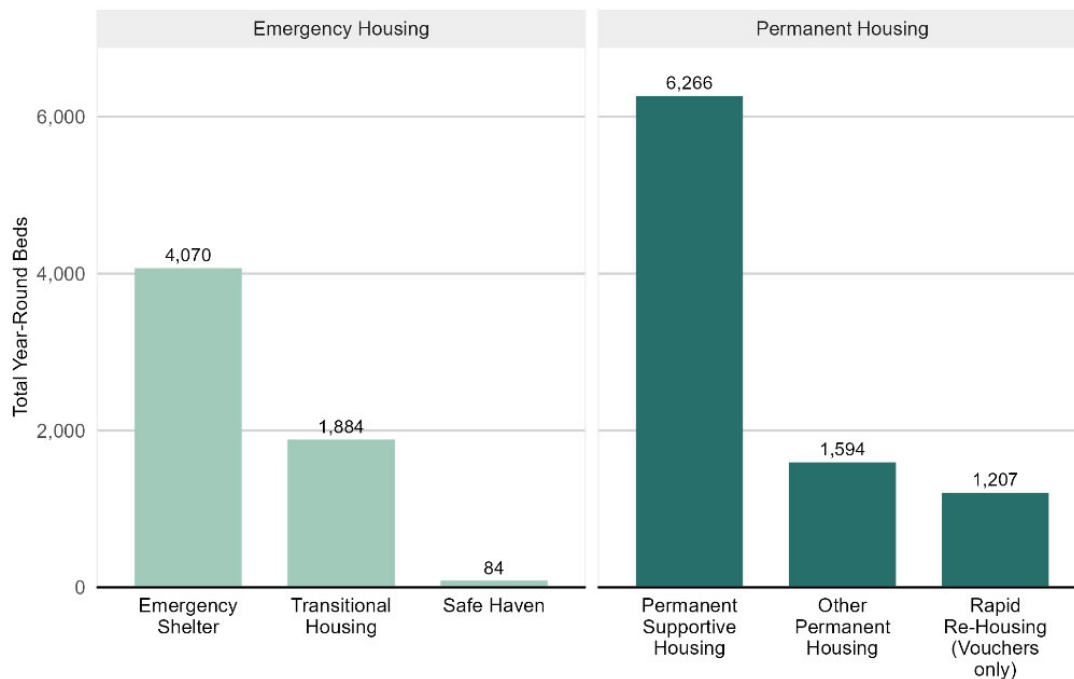
1753 *Permanent Supportive Housing*

1754 Many of the housing units reserved for the lowest income households are for households exiting  
 1755 homelessness. King County has 6,266 housing units for permanent supportive housing,<sup>233</sup> which is a project  
 1756 that offers permanent housing and services to households that are homeless on entry, where the individual  
 1757 or a household member has a condition of disability, such as mental illness, substance abuse, chronic health  
 1758 issues, or other conditions that create multiple and serious ongoing barriers to housing stability. King  
 1759 County has 1,594 other permanent housing units that either do not require a member of the household to  
 1760 have a disability or do not have additional services. Unincorporated King County does not have any  
 1761 permanent supportive housing.<sup>234</sup>  
 1762

1763 *Emergency Shelter*

1764 In 2021, King County had approximately 6,038 year-round emergency housing beds, which consisted of  
 1765 emergency shelter (4,070 beds), safe haven (84 beds), and transitional housing (1,884 beds), as shown in  
 1766 Figure 74. Approximately 75 emergency housing beds are in unincorporated King County.<sup>235</sup> Emergency  
 1767 shelter provides temporary shelter for people experiencing homelessness, either for the general population  
 1768 or for a specific population such as youth, families, and survivors of domestic violence. Safe haven beds are  
 1769 for people experiencing homelessness with severe mental illness who have been unwilling or unable to  
 1770 participate in services. Safe haven beds provide 24-hour residence for these individuals for an unspecified  
 1771 period. Transitional housing provides temporary lodging, for no longer than 24 months, for people  
 1772 experiencing homelessness with the goal of transitioning the household into permanent housing.<sup>236</sup>

1773 **Figure 74: Emergency Housing and Permanent Housing Inventory in King County**



1774  
 1775 *Source: U.S. Department of Housing and Urban Development. (2021). HUD 2021 Continuum of Care Homeless Assistance*  
 1776 *Programs Housing Inventory Count Report.*

<sup>233</sup> Permanent supportive housing units are included in the total number of income-restricted units in King County (61,821).  
<sup>234</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections.* [\[link\]](#)  
<sup>234</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections.* [\[link\]](#)  
<sup>235</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections.* [\[link\]](#)  
<sup>236</sup> U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual).* [\[link\]](#)

1777 *Group Homes and Retirement Facilities*

1778 King County has 264 group homes and 208 retirement facilities. Unincorporated King County has seven  
 1779 group homes and four retirement facilities. Approximately 2.7 percent of King County's group homes and  
 1780 1.9 percent of retirement facilities are in unincorporated King County, based upon King County Assessor  
 1781 data.<sup>237</sup>  
 1782

1783 **Figure 74: Emergency Housing and Permanent Housing Inventory in King County**

**King County Emergency Housing and Permanent Housing Inventory**

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



1784

<sup>237</sup> King County Assessor's Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, King County and Unincorporated King County.

1785

## V. Racially Disparate Impact Analysis

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In alignment with requirements of the Washington State Growth Management Act, King County's Countywide Planning Policies (CPPs), and the Puget Sound Regional Council VISION 2050, this analysis documents and examines the local history of racially exclusive and discriminatory land use and housing practices that lead to racially disparate housing outcomes for residents in unincorporated King County. This section also analyzes current policies that could be perpetuating harms to Black, Indigenous, and People of Color communities and identifies the 2024 Comprehensive Plan policy and code changes that are helping to undo those harms as required by state law and the CPPs. Revised Code of Washington 36.70A.070(2)(e) requires jurisdictions to identify "local policies, regulations, and practices that have resulted in racially disparate impacts, displacement, and exclusion in housing, including: i) zoning that may have a discriminatory effect; ii) disinvestment; and iii) infrastructure availability." This analysis also fulfills CPP H-~~56~~, CPP H-~~34n~~, and CPP H-~~210~~.

CPP H-~~56~~ requires jurisdictions to:

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

CPP H-~~34n~~ requires jurisdictions to:

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

- n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.*

CPP H-~~210~~ requires jurisdictions to:

*Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-~~56~~). Promote equitable outcomes in partnership with communities most impacted.*

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

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

1837 This analysis primarily focuses on urban unincorporated areas in King County because they have larger  
1838 populations and a higher concentration of Black, Indigenous, and People of Color communities than rural  
1839 unincorporated areas. Understanding the past and current policies that contribute to ongoing harms against  
1840 Black, Indigenous, and People of Color communities and racially disparate impacts in housing is critical to  
1841 identifying root causes and undoing these systemic injustices. However, this analysis does not analyze *all*  
1842 discriminatory policies and programs that existed in unincorporated King County, and rather represents a  
1843 best effort on the part of the County to analyze its policies for their contribution to racially disparate housing  
1844 impacts, displacement, and exclusion over the course of its history. Skyway-West Hill and North Highline are  
1845 referenced more often than other unincorporated areas in this section due to recent planning efforts such as  
1846 the Skyway-West Hill and the North Highline Anti-displacement Strategies Report, the North Highline  
1847 Community Service Area Subarea Plan, and the Skyway-West Hill Community Service Area Subarea  
1848 Plan.<sup>238,239</sup>

1849  
1850 Historically, private property owners, lending institutions, and federal, state, and local governments  
1851 implemented strategies to restrict access to housing and neighborhoods to people based on their race and  
1852 sometimes religion.<sup>240</sup> These strategies perpetuated racial segregation throughout the country, including in  
1853 unincorporated King County.<sup>241,242</sup> King County as a jurisdiction has both played a direct role in perpetuating  
1854 racially disparate outcomes, such as not enforcing the first open housing ordinance it passed, as well as not  
1855 always taking an explicit stand against these types of policies or reversing them, as shown in this section.

1856  
1857 This analysis uses terms such as Black, Indigenous, and People of Color, White, Black, Asian, and  
1858 Indigenous, when referring to racial groups today and in the past. Several historical texts cited in this  
1859 analysis use language to describe racial groups that are not appropriate today. These **original** terms are  
1860 used within this section when pulling direct quotes and in citations.

## 1861 Historical Policies with an Explicit Racial Discriminatory Intent

1862 Public policies that have contributed to the racially disparate impact of the current housing crisis are rooted  
1863 in the explicitly racist practices of the early United States. Some of these policies and practices known to  
1864 have been enforced or practiced in unincorporated King County include Indigenous land dispossession, the  
1865 Alien Land Law, Japanese internment and incarceration, racial restrictive covenants, and discriminatory  
1866 lending practices that led to disproportionate access to homeownership. While federal, state, and local  
1867 governments outlawed many of these overtly racist housing practices in the twentieth century, their legacy  
1868 lives on through zoning, underinvestment in BIPOC neighborhoods, lack of annexation, lack of tenant  
1869 protections, and other land use patterns and practices.

### 1871 *Broken Treaties, Indigenous Expulsion, and Indigenous Land Dispossession (early 1800's - early 1900's)*

1872 The Puyallup, Muckleshoot, Snoqualmie, Suquamish, Tulalip, and Duwamish Indigenous tribes have lived  
1873 and stewarded the lands, waters, and resources in and around King County since time immemorial.<sup>243</sup> Early  
1874 settlers, people mostly of European descent who moved to the region with the intention to stay, arrived in  
1875 the early 1800s. Upon arrival, they occupied land and consumed resources of importance to Indigenous  
1876 communities, by claiming hunting and fishing rights and disrupting the tribes' way of living and impacting  
1877 their survival.<sup>244</sup> Many of these actions violated rights that tribes had reserved unto themselves by terms of  
1878 treaties with the U.S. including dislocating tribes from their lands.<sup>245,246</sup> The federal government perpetuated

<sup>238</sup> *King County Skyway-West Hill and North Highline Anti-displacement Strategies Report*. (2021). [\[link\]](#)

<sup>239</sup> *King County Ordinance 19555* (2022). [\[link\]](#)

<sup>240</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>241</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

<sup>242</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>243</sup> Native Land Digital. (2023). *Native Land Map*. [\[link\]](#)

<sup>244</sup> Ishisaka, N. (2022, October 17). Why we should transfer 'land back' to Indigenous people. *The Seattle Times*. ~~[\[link\]](#)~~

<sup>245</sup> Governor's Office of Indian Affairs. *Treaty of Point Elliot, 1855*. [\[link\]](#)

<sup>246</sup> Governor's Office of Indian Affairs. *Treaty of Medicine Creek, 1854*. [\[link\]](#)

1879 such violations by denying the signatory tribes their fishing and hunting rights in much of modern-day  
1880 Washington State for over a century. The first "land laws" in Washington occurred in 1855 where U.S.  
1881 government used treaties to restrict Indigenous people to reservations to use the rest of Washington  
1882 territory for White settlements.<sup>247</sup>

1883  
1884 The U.S. Congress enabled other forms of land acquisition through methods created by the Homestead Act  
1885 and Dawes Act.<sup>248</sup> The Homestead Act in 1862 offered settlers "free" land that was acquired through  
1886 coercive acts of Indigenous dispossession.<sup>249</sup> In 1865, the Seattle Board of Trustees banned Native people  
1887 from Seattle for about two years after the passage of Ordinance 5.<sup>250,251</sup> In 1887 the federal government  
1888 passed the Dawes Act,<sup>252</sup> allowing the government to divide Native reservations to individual tribal  
1889 members with the intention to assimilate them as "responsible farmers."<sup>253,254</sup> It was not culturally relevant for  
1890 many Indigenous communities to use land in this way, so they frequently either denied their allotments or  
1891 used the land in ways the government deemed unsatisfactory. If Indigenous communities did not use their  
1892 land in a way intended by the federal government, the federal government could determine Native families  
1893 to be "incompetent" and take their allotted land. For example, the federal government took a significant  
1894 amount of land from Port Madison Reservation, which had been created by the Treaty of Point Elliott in  
1895 1855, through this process. By the early 1900's, the Port Madison Reservation became a "checkerboard"  
1896 reservation with some land owned by the Suquamish and some land owned by non-Natives or the federal  
1897 government, making building housing difficult. The federal government claimed part of this land and sold it  
1898 to developers, who then used racial restrictive covenants to only allow for White homebuyers.<sup>255</sup>

1899  
1900 By 1910, Seattle's settler population surged and about 1,000 to 3,000 Native people experienced  
1901 homelessness, and some starved to death. Today, King County government exists on and exerts power over  
1902 land that is expropriated from Indigenous people. Despite being the original stewards of this land, and  
1903 bearing unfair treatment for centuries, Indigenous people continue to be uniquely burdened today.<sup>256</sup>

#### 1905 *Chinese Exclusion (1864-mid 1880s)*

1906 In 1864, the Washington Territory passed an alien land law that allowed non-citizens to own land, but this  
1907 was designed to use White immigrants to displace Indigenous communities. During this time, Chinese  
1908 populations and immigration grew in the region, including in a bustling enclave in Seattle called  
1909 Chinatown.<sup>257</sup> Anti-Chinese sentiment grew in the region during the hard economic times of the 1870's and  
1910 mid-1880's as White workers viewed Chinese residents as economic competition because businesses  
1911 generally paid Chinese workers less than White workers.<sup>258</sup> The federal government passed the Chinese  
1912 Exclusion Act in 1882, halting nearly all Chinese immigration for ten years.<sup>259</sup> After this law passed, Seattle  
1913 Mayor Henry Yesler and Judge Thomas Burke advocated for the expulsion of Chinese residents in Seattle. In

<sup>247</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>248</sup> Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

<sup>249</sup> Wilm, J. (2023, February). *Homesteading and Indigenous Dispossession*. American Panorama. [\[link\]](#)

<sup>250</sup> Ott, J. (2014). *Seattle Board of Trustees passes ordinance, calling for removal of Indians from the town, on February 7, 1865*. History Link. [\[link\]](#)

<sup>251</sup> King County (2015, February 4). *Reflecting on an act of discrimination: County Council recognizes Native American Expulsion Remembrance Day*. [\[link\]](#)

<sup>252</sup> Also referred to as the General Allotment Act

<sup>253</sup> Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

<sup>254</sup> Canby, W. C. (2019, December 30). *American Indian Law in a Nutshell*. 7<sup>th</sup> Edition 2020. pgs. 24-28.

<sup>255</sup> Reyna, L. (2023, April 5). *Suquamish use federal cash to build housing, bring citizens back*. *Crosscut*. [\[link\]](#)

<sup>256</sup> Land, T. (2020, November 9). *For the Duwamish tribe, Seattle's first people, injustice echoes today*. *King 5*. [\[link\]](#)

<sup>257</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>258</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>259</sup> Chinese Exclusion Act of 1882, Pub. L. No. 47-71, 22 Stat. 58 (1882). [\[link\]](#)



1914 the mid-1880's, the anti-Chinese sentiment began to turn violent with the goal of pushing Chinese residents  
1915 out of the region.<sup>260</sup> On September 28, 1885, labor organizations and other community members from  
1916 multiple cities in Western Washington met in Seattle to organize to drive Chinese residents from the  
1917 Washington Territory, advocating for the use of force if necessary.<sup>261</sup> In the months following this meeting,  
1918 Chinese residents were attacked in and driven out from Squak (renamed Issaquah in 1899), the Black  
1919 Diamond area, and Tacoma.<sup>262</sup>

1920  
1921 By February 1886, about 400 Chinese residents, approximately half of the Chinese residents who had lived  
1922 in Seattle and nearly five percent of the City's population, left the area due to the threats of violence. In  
1923 February 1885, a violent mob of Seattle residents used force to push nearly 300 Chinese residents onto  
1924 ships leaving Seattle. Gradually, the remaining Chinese residents also left the area, only leaving a few dozen  
1925 Chinese residents in Seattle. The Chinese population in Seattle did not return to the 1885 population levels  
1926 of 950 people for twenty years.<sup>263</sup> In 1889, Washington adopted a state constitution that restricted non-  
1927 citizens from owning land in most situations. Due to the federal government's Immigration Act of 1790,  
1928 Asian people were prohibited from becoming naturalized citizens during this time.<sup>264</sup>

### 1930 *Alien Land Laws and Japanese Internment and Incarceration (early 1900s-1967)*

1931 By the early 1900's, the Japanese community grew significantly in the United States. The Japanese  
1932 community found significant economic success, with one Japanese-owned business for every 22 Japanese  
1933 residents. Hostility from White Washingtonians grew significantly in reaction to the economic success of the  
1934 Japanese community. In 1921, Washington adopted the Alien Land Law, which went further than the state  
1935 constitutional prohibition of non-citizen land ownership by barring non-citizens from leasing or renting  
1936 land.<sup>265</sup> This was passed after Japanese people became prominent farmers in the region, including on  
1937 Vashon Island, Renton and South King County.<sup>266,267,268</sup>

1938  
1939 After the 1941 bombing of Pearl Harbor, the American government forcibly removed and imprisoned  
1940 110,000 people of Japanese ancestry, two-thirds of whom were American citizens from the West Coast.<sup>269</sup>  
1941 The U.S. interned and incarcerated far more Japanese people than people of other ancestries connected to  
1942 the Axis powers, such as German and Italian residents. Seattle news coverage during World War II shows  
1943 that non-Japanese residents felt more intense racial animosity towards Japanese people than German or  
1944 Italian people.<sup>270</sup>

1945

<sup>260</sup> Dougherty, P., "(2013, November 17). *Mobs\_*" *forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>261</sup> (1885, September 29). *Anti-Chinese Movement*. *San Francisco Bulletin*. [\[link\]](#)

<sup>262</sup> Dougherty, P., "*Mobs*." [\[link\]](#) Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>263</sup> Dougherty, P., "*Mobs*." [\[link\]](#) Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>264</sup> Grant, N., "*Alien Land Laws*." [\[link\]](#) Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>265</sup> Grant, N., "*Alien Land Laws*." [\[link\]](#) Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>266</sup> Grant, N., "*Alien Land Laws*." [\[link\]](#) Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>267</sup> Haulman, B, and Larson, A. (2005). Mary Matsuda Gruenawald. *Vashon History*. [\[link\]](#)

<sup>268</sup> Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

<sup>269</sup> Takami, D. (1998). *World War II Japanese American Internment—Seattle/King County*. History Link. [\[link\]](#)

<sup>270</sup> Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

1946 Japanese residents who were interned or incarcerated during World War II often lost their homes,  
 1947 businesses, and farms.<sup>271</sup> After Japanese people were interned and incarcerated, a group of farmers and  
 1948 businessmen from the Auburn Valley stole their property and advocated against their return to the West  
 1949 Coast.<sup>272,273</sup> For those who did return, the league advocated for boycotting Japanese-grown produce and  
 1950 were against landowners renting or selling their land to former internees. Most Japanese farmers from the  
 1951 Renton area and Vashon Island did not return after they were released from incarceration.<sup>274,275</sup> For those  
 1952 that did return, the Alien Land Laws continued restricting their access to land until the law's repeal in  
 1953 1967.<sup>276</sup> While the Alien Land Law was passed by Washington State, King County did its due diligence in  
 1954 enforcing it. A 1923 newspaper article explains how a King County Superior Court Judge fined a realtor  
 1955 \$750 for aiding and abetting M. Miyagawa in owning farmland on Vashon Island.<sup>277</sup>  
 1956

1957 *Racial Restrictive Covenants (1920s-1960s)*

1958 Racial restrictive covenants refer to various types of documents such as deeds, plats, and homeowner's  
 1959 association's bylaws, used by property owners to restrict the sale of a property to someone based on their  
 1960 race and sometimes religion. Property owners recorded racial restrictive covenants with the King County  
 1961 auditor's office to protect the legal validity of the documents.<sup>278</sup> In the early 20th century, the use of racial  
 1962 restrictive covenants increased in King County as the region's Black population increased.<sup>279,280</sup> Private land  
 1963 development companies, homeowners, and neighborhood groups utilized these covenants to block Black  
 1964 and other people of color (and sometimes Jewish) households from moving into certain neighborhoods.<sup>281</sup>  
 1965 The federal government endorsed the practice, with the Federal Housing Administration (FHA)  
 1966 recommending the use of racial restrictive covenants to safeguard neighborhoods from declining property  
 1967 values because they believed the presence of non-White residents in a neighborhood would lower its  
 1968 property values.<sup>282</sup> The FHA's 1935 *Underwriting Manual* states, "If a neighborhood is to retain stability it is  
 1969 necessary that properties shall continue to be occupied by the same social and racial classes. A change in  
 1970 social or racial occupancy generally leads to instability and a reduction in values."<sup>283</sup> Racial restrictive  
 1971 covenants were an enforceable contract and homeowners risked forfeiting their property if they violated it  
 1972 by selling their home to a restricted party.  
 1973

1974 Deeds with racial restrictive covenants have been found in several properties and neighborhoods  
 1975 throughout unincorporated King County, such as Fall City, Vashon Island, and White Center.<sup>284</sup> For example,  
 1976 Boulevard Park's Cedarhurst Division 1 & 2, covering 208 parcels, had a covenant that read:

*No part of said property shall ever be used or occupied by any person of the Ethiopian,  
 Malay, of any Asiatic race, and the grantees, their heirs, personal representatives or assigns,  
 shall never place any such person in the possession or occupancy of said property, or any*

<sup>271</sup> Krona, R., "~~(2004-2020). World War II and Japanese Internment, in the Seattle Star: The Seattle Civil Rights & Labor Project History.~~ [\[link\]](#)

<sup>272</sup> Hobbs, A. (2017, February). *75 Years Ago, Japanese Internment Sparked Economic and Cultural Fears*. The Olympian. [\[link\]](#)

<sup>273</sup> Small, A. (1945, August 12). *Outsider looks at Pacific Northwest*. *The Seattle Times*. ~~[\[link\]](#)~~ Accessed via the Seattle Public Library Archives.

<sup>274</sup> ~~Boba, E., "Japanese Growers." [link](#)~~ Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. ~~[\[link\]](#)~~

<sup>275</sup> Densho (2023). *Terminology*. [\[link\]](#)

<sup>276</sup> ~~Boba, E., "Japanese Growers, in the Renton area are among families ordered incarcerated on May 5, 1942: History Link.~~ [\[link\]](#)

<sup>277</sup> Seattle Daily Times (1923, June 3). *Realty Man Convicted Under Alien Land Law*. *Seattle Daily Times*. [\[link\]](#)

<sup>278</sup> Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

<sup>279</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>280</sup> Abe, D., Taylor, Q. (2014). *From Memphis and Mogadishu: The History of African Americans in King County, Washington, 1858-2014*. *BlackPast*. [\[link\]](#)

<sup>281</sup> Silva, C., ~~(2009).~~ *Racial Restrictive Covenants History*. *The Seattle Civil Rights and Labor History Project*. [\[link\]](#)

<sup>282</sup> ~~Racial Restrictive Covenants Project Washington State, (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington.~~ [\[link\]](#)

<sup>283</sup> Rothstein, R., ~~(2018).~~ *The Color of Law*. New York, NY: Liveright Publishing Corporation.

<sup>284</sup> ~~University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*.~~ [\[link\]](#)

1980 part thereof, nor permit the said property, or any part thereof, ever to be used or occupied  
1981 by any such person excepting only employees in the domestic service on the premises of  
1982 persons qualified hereunder as occupants and users and residing on the premises.<sup>285</sup>  
1983  
1984 Racial Restrictive covenants heavily impacted the racial makeup of a neighborhood because excluded  
1985 households were forced to live in areas that did not have such covenants. For example, in Seattle, this  
1986 confined Black, Indigenous, and People of Color households to the Central District and the International  
1987 District, as they were considered among the very few "open neighborhoods."<sup>286</sup> Black and other households  
1988 of color were forced into the rental market because racial restrictive covenants blocked homeownership  
1989 opportunities during a time when home prices were much more affordable for first time homebuyers than  
1990 they are today. This significantly impeded on their ability to build equity and generational wealth.<sup>287</sup> These  
1991 racial restrictive covenants significantly lowered the housing supply available to Black and other residents of  
1992 color, leading to an increase in rental prices for those communities.<sup>288</sup>  
1993  
1994 In 1917, the Supreme Court ruled in *Buchanan v. Warley* that the U.S. Constitution prohibited racial  
1995 segregation ordinances. This ended state-sponsored racial restrictions on property, but the Court did not  
1996 stop the private market's use of certain segregationist tools.<sup>289</sup> This led to the proliferation of racial restrictive  
1997 covenants across King County between the 1920s through 1948 adopted by the private market. In 1948, the  
1998 Supreme Court ruled in *Shelley v. Kraemer* that racial restrictive covenants violate the Fourteenth  
1999 Amendment and were legally unenforceable by the government. While this served as a milestone against  
2000 the use of racial restrictive covenants, it did not end their use. While they were not legally enforceable, they  
2001 also were not illegal to establish and enforce privately.<sup>290</sup> King County did not pass fair housing legislation  
2002 that prohibited racial restrictive covenants until 1964.<sup>291</sup>  
2003  
2004 Through the 1960s, Black communities continued to be blocked and excluded from housing in Washington  
2005 because of their race. According to a 1961 Washington Law Review article, large portions of the housing  
2006 market exclude Black, Indigenous, and People of Color communities "for reasons apart from their personal  
2007 worth or ability to pay."<sup>292</sup> This report stated that new housing went to White residents, who already had a  
2008 larger housing supply available to them.<sup>293</sup> This led to Black, Indigenous, and People of Color communities,  
2009 particularly Black residents, paying more for housing compared to White residents.<sup>294</sup>  
2010  
2011 Nationally, Black households who managed to purchase a home despite racist barriers, paid interest rates  
2012 far beyond what White households paid.<sup>295</sup> Nationally and locally, disparities in interest rates were common  
2013 throughout much of the 20th century and continue to occur today.<sup>296,297,298</sup> Black households were willing to  
2014 pay these high housing costs because the housing supply available to them was so limited.<sup>299</sup>  
2015

<sup>285</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>286</sup> ~~Silva, C., *Racial Restrictive Covenants History*. [\[link\]](#)Silva, C. (2009). *Racial Restrictive Covenants History: The Seattle Civil Rights and Labor History Project*. [\[link\]](#)~~

<sup>287</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>288</sup> Up for Growth and ECONorthwest (2020). *Housing Underproduction in Washington State*. Up for Growth. [\[link\]](#)

<sup>289</sup> Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review*: 30 (1095-1117). [\[link\]](#)

<sup>290</sup> ~~Silva, C., (2009). *Racial Restrictive Covenants History*. [The Seattle Civil Rights and Labor History Project](#). [\[link\]](#)~~

<sup>291</sup> King County ~~Resolution 27544~~ (1964). ~~Resolution 27544~~. *King County Archives Series 124, Box 105*.

<sup>292</sup> Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#). Page 132.

<sup>293</sup> King County Department of Community and Human Services. (2021, ~~November~~). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>294</sup> ~~Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#)~~

<sup>295</sup> ~~Rothstein, R., *Color of Law*. Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.~~

<sup>296</sup> Hanifa, R. (2021, ~~February~~). *High-income Black homeowners receive higher interest rates than low-income white homeowners*. Joint Center for Housing Studies of Harvard University. [\[link\]](#)

<sup>297</sup> Central Seattle Community Council Federation. (1975, ~~July~~). *Redlining and Disinvestment in Central Seattle: How Banks are Destroying our Neighborhoods*. Seattle Archives. [\[link\]](#)

<sup>298</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>299</sup> ~~Rothstein, R., *Color of Law*. Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.~~

2016 Housing discrimination became illegal for both private and public market actors when the federal  
 2017 government passed the 1968 Fair Housing Act.<sup>300</sup> Locally, the legacy of racial restrictive covenants lives on  
 2018 through sustained patterns of segregation and lack of Black, Indigenous, and People of Color, namely Black,  
 2019 household wealth.<sup>301,302,303</sup>  
 2020

2021 *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)*

2022 Private and public actors' enforcement of explicit racial discriminatory policies and practices that blocked  
 2023 homeownership opportunities for Black, Indigenous, and People of Color residents critically contributed to  
 2024 the racial wealth gap. Homeownership has consistently been the primary, most effective mechanism for  
 2025 wealth building in the U.S.<sup>304</sup>  
 2026

2027 In 1950, the King County homeownership rate for Black, Indigenous, and People of Color households was  
 2028 nearly 30 percent less than the White homeownership rate reflecting the impact of racial restrictive  
 2029 covenants, redlining, and other discriminatory housing practices, in addition to employment and wage  
 2030 discrimination.<sup>305,306</sup> Between 1960 to 1970, there was a slight increase in Black, Indigenous, and People of  
 2031 Color homeownership rates in King County, ~~reflecting progress in enacting policies to address the~~  
 2032 ~~discrimination.~~<sup>307</sup> Between 1970 to 1980, Black, Indigenous, and People of Color homeownership rates  
 2033 decreased from 50 percent to 45 percent, never surpassing the 50 percent peak, likely reflective of the  
 2034 exponential increase in housing prices at the time.<sup>308,309</sup> As described in the *Household Characteristics*  
 2035 section, Black households in unincorporated King County are still far more likely to be renters, whereas  
 2036 White and Asian households in unincorporated King County are more likely to own their home.<sup>310</sup>  
 2037

2038 Home values began exponentially increasing in the 1970's, pushing homeownership out of reach for many  
 2039 Black families. By the time federal, state, and local governments outlawed explicitly racist housing policies in  
 2040 the mid-twentieth century, White Americans had already built substantial wealth from appreciating home  
 2041 values that Black families had been previously blocked from buying due to their race.<sup>311</sup> According to  
 2042 estimates by ECONorthwest, King County Black, Indigenous, and People of Color households lost between  
 2043 \$12 billion and \$34 billion intergenerationally since 1950. ECONorthwest based this estimate on the loss of  
 2044 wealth from not realizing home value appreciation over time, rental payments that never turned into wealth,  
 2045 and wealth lost to lower home value appreciations for Black, Indigenous, and People of Color-owned homes  
 2046 compared to White-owned homes. Black households were the most disproportionately impacted by this  
 2047 loss of wealth. Black households lost a range of \$105,000 to \$306,000 per household, compared to other  
 2048 non-White households who lost between \$32,000 and \$85,000 per household.<sup>312</sup> In addition to the housing

<sup>300</sup> Racial Restrictive Covenants Project Washington State, ~~(2022). Understanding Racial Restrictive Covenants and their Legacy. Civil Rights and Labor History Consortium / University of Washington. [link]~~

<sup>301</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [link]

<sup>302</sup> Logani, L. ~~“(2021). The Racial Wealth Gap.” is the Housing Gap. The Office of Lieutenant Governor Denny Heck. [link]~~

<sup>303</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>304</sup> Logani, L. ~~“Racial Wealth Gap.” Logani, L. (2021). The Racial Wealth Gap is the Housing Gap. The Office of Lieutenant Governor Denny Heck. [link]~~

<sup>305</sup> ECONorthwest. (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County*. ~~(0032) Appendix B to Impact of Redlining and Racist Real Estate Practices on King County Residents - Wastewater Capacity Charge Exemption Recommendations~~. Prepared for King County Wastewater Treatment Division. [link]

<sup>306</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940-2000 and American Community Survey 5- Year, 2019)

~~<sup>307</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940-2000 and American Community Survey 5- Year, 2019)~~

<sup>308</sup> ~~ECONorthwest. “Redlining and Wealth Loss.” [link] 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]~~

<sup>309</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940-2000 and American Community Survey 5- Year, 2019)

<sup>310</sup> U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

<sup>311</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [link]

~~<sup>312</sup> ECONorthwest. “Redlining and Wealth Loss.” [link] 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]~~

2049 barriers imposed by this racial wealth gap, post-1970s practices such as exclusionary zoning,  
2050 underinvestment, lack of housing stability policies, and displacement contribute to racial housing injustices  
2051 that exist currently.

2052  
2053 While the racially discriminatory housing policies discussed in this analysis significantly contribute to the  
2054 racial wealth gap, racial discrimination in other sectors, such as education and employment, intersect and  
2055 compound racial economic injustices. As described in the *Workforce Profile* section, wage gaps exist  
2056 between people with lower and higher levels of education and there are stark wage differences by race and  
2057 ethnicity in King County. Due to barriers of access, large percentages of Black, Native, and Latin(a)(o)(x)  
2058 people in the Seattle region do not have college degrees which hinders one's ability to secure a living wage  
2059 job. However, increasing educational attainment alone will not alleviate racial workforce inequities. In the  
2060 Seattle region, White workers without a high school diploma earn about the same income on average as  
2061 Black workers with an associate degree.<sup>313</sup> Discrimination in housing, education, employment, and other  
2062 institutions, interact with and compound one another to result in certain racial groups having significantly  
2063 lower incomes than others.<sup>314</sup> As a result, many Black, Indigenous, and People of Color households have  
2064 lower levels of wealth and can be systematically excluded from neighborhoods with higher housing prices.

## 2065 Policies with a Racially Disparate Impact

2066 The 20<sup>th</sup> century civil rights movement made great strides toward eliminating explicitly racist housing  
2067 policies through laws like the Fair Housing Act. At the same time, however, jurisdictions continued to  
2068 exacerbate racially disparate impacts in housing through seemingly race-neutral policies, such as zoning,  
2069 lack of investment in communities of color, and lack of housing stability policies. This section summarizes  
2070 the County's fair housing law, tenant protections, and policies that contribute to racial disparities in housing  
2071 in unincorporated King County.

2072

### 2073 *Weaknesses in Fair Housing Protections*

2074 In 1964, King County prohibited explicit racial discrimination in the housing market in response to the  
2075 activism of the civil rights movement.<sup>315</sup> Over time, the federal, state, and many local governments, including  
2076 King County, have adopted strong fair housing protections. In practice, however, these laws do not fully  
2077 prevent racially disparate outcomes in the housing market. Black, Indigenous, and People of Color residents  
2078 in unincorporated King County have been more likely to rent than own compared to White residents over  
2079 the past several decades. Research has found racial discrimination in the rental market, in particular racial  
2080 discrimination against Black tenants.<sup>316,317,318</sup> Fair housing laws are difficult to enforce, especially without  
2081 other tenant protections in place.<sup>319, 320,321</sup> In addition, the effectiveness of fair housing protections is reduced  
2082 if housing regulations and policies, such as zoning and investment decisions, are not designed to ensure  
2083 housing access to every income level.

<sup>313</sup> Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

<sup>314</sup> Mineo, L. (2021, June 3). A look at how and why we got there and what we can do about it. *The Harvard Gazette*. [\[link\]](#)

<sup>315</sup> King County [Resolution 27544](#) (1964). [Resolution 27544. King County Archives Series 124, Box 105.](#)

<sup>316</sup> Schwemm, R.G. (2007). Why Do Landlords Still Discriminate (and What Can Be Done About It)?, *The John Marshal Law Review*, 40(2), 455-511. [\[link\]](#)

<sup>317</sup> Johnson, O. (2011). The last plank: rethinking public and private power to advance fair housing. *University of Pennsylvania Journal of Constitutional Law*, 13(5), 1191-1234. [\[link\]](#)

<sup>318</sup> Rosen, E., Garboden, P. M. E., & Cossyleon, J. E. (2021). Racial Discrimination in Housing: How Landlords Use Algorithms and Home Visits to Screen Tenants. *American Sociological Review*, 86(5), 787-822. [\[link\]](#)

<sup>319</sup> Routhier, G. The Case for Considering Renter Insecurity as an Indicator of Federal Fair Housing Progress. *J. Hum. Rights Soc. Work* 6, 287-297 (2021). [\[link\]](#)

<sup>320</sup> Tighe, J. R., Hatch, M. E., & Mead, J. (2017). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3-15. [\[link\]](#)

<sup>321</sup> Oyama, R. (2009). Do not (re)enter: the rise of criminal background tenant screening as violation of the fair housing act. *Michigan Journal of Race & Law*, 15(1), 181-222. [\[link\]](#)



2084

2085 *King County's First Fair Housing Law*

2086 In the mid-twentieth century, Washington State and local governments began considering legislation to  
 2087 prohibit racial discrimination in the real estate market. In 1957, unincorporated King County residents were  
 2088 covered by limited fair housing protections through the passage of the state Law Against Discrimination.<sup>322</sup>  
 2089 Under this law, tenants could not be denied publicly assisted housing because of race, creed, color, or  
 2090 national origin, but the law did not apply to private-market housing.<sup>323</sup> In the 1959 case *O'Meara v. Board of*  
 2091 *Discrimination*, the Washington State Supreme Court struck down the provision of the law relating to  
 2092 housing because the law did not apply the anti-discrimination requirements equally to both publicly  
 2093 assisted and private housing.<sup>324</sup> In 1962, President John F. Kennedy signed Executive Order 11063 which  
 2094 prohibited discrimination because of race, color, creed, or national origin in federally owned and assisted  
 2095 housing.<sup>325</sup> Washington State and King County did not adopt any protections against racial discrimination in  
 2096 private housing for unincorporated King County residents until 1964.

2097  
 2098 In 1964, King County was the first jurisdiction in Washington State to pass a law prohibiting discrimination in  
 2099 private real estate transactions, four years before the federal Fair Housing Act of 1968.<sup>326</sup> The law prohibited  
 2100 discrimination in the public and private housing market in unincorporated King County based on race,  
 2101 color, religion, ancestry, or national origin.<sup>327</sup> The law was very controversial when it was passed, with 543  
 2102 people delivering petitions to the County in opposition to the law.<sup>328</sup> This fair housing law also had  
 2103 significant support, including from the King County School District Superintendent Donald L. Kruzner, East  
 2104 Shore Unitarian Church, and Clyde Hill Baptist Church.<sup>329, 330, 331</sup>

2105  
 2106 The County law was adopted a day before Seattle voters voted down a similar fair housing measure.<sup>332</sup> At  
 2107 the time, unincorporated King County residents were unable to pursue referendums, preventing the law  
 2108 from being overturned on the ballot.<sup>333</sup> King County Prosecutor Charles O. Carroll claimed the ordinance  
 2109 was adopted in an illegal manner, so he refused to enforce the measure.<sup>334</sup> Between the time this law was  
 2110 passed and the federal Fair Housing Act of 1968 was adopted, no complaints were filed, likely because the  
 2111 County Prosecutor publicly refused to investigate complaints.<sup>335</sup> Even if there were no housing  
 2112 discrimination complaints filed under this law, Black, Indigenous, and People of Color residents, especially  
 2113 Black residents, clearly faced housing discrimination during this time period, including violence. For  
 2114 example, soon after several Black families moved to an unincorporated area near Kent, someone shot at

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<sup>322</sup> Washington State Legislature (1957). Session Laws of the State of Washington Regular Session, Thirty-Fifth Legislature. Chapter 37. p. 107. [link](#)

<sup>323</sup> Washington State Legislature (1949) Senate Bill 12. [link](#)

<sup>324</sup> *O'Meara v. Board Against Discrimination*. 58 Wn.2d 793 (1961). [link](#)

<sup>325</sup> Executive Order 11063, 3 C.F.R. 652 (1962) [link](#)

<sup>326</sup> Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*. [link](#)

<sup>327</sup> ~~King County Resolution 27544 King County Resolution 27544 (1964)...~~ (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>328</sup> Williams, F. (1964, March 7). Petition Hist County's Open Housing Act. *Seattle Post-Intelligencer*. [link](#)

<sup>329</sup> Buckingham, M., Board Chairman of Missions for Clyde Hill. (1964, January 22). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8262.

<sup>330</sup> Logan, G. President of Board of Trustees for East Shore Unitarian Church. (1964, February 10). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8270.

<sup>331</sup> Kruzner, D., King County Schools Superintendent. (1964, March 4). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8282

<sup>332</sup> (1964, March 11). Braman Elected; Open Housing, Transit Amendment Are Swamped. *Seattle Post-Intelligencer*. [link](#)

<sup>333</sup> Washington State Attorney General. (1964, March 13). *Counties - Legislative Power - County Commissioners - Initiative and Referendum - No Constitutional or Statutory Provision Providing for Direct Legislation by County Residents*. AGO 63-64 No. 91. [link](#)

<sup>334</sup> Williams, F. (1964, March 17). County Open Housing Held Not Subject to Referendum. *Seattle Post-Intelligencer*. [link](#)

<sup>335</sup> Bergsman, J. (1968, April 18). County Has Not Had to Invoke Its Housing Law. *Seattle Daily Times*. [link](#)

2115 their homes in the middle of the night.<sup>336,337</sup> Soon after this incident, another Black resident's home in the  
2116 area was bombed.<sup>338,339</sup>  
2117

### 2118 *Adding Additional Protected Classes to Fair Housing Laws*

2119 ~~These The County's~~ early fair housing laws made significant progress towards racial justice by prohibiting  
2120 discrimination based on race, color, religion, ancestry, and national origin. These first fair housing laws did  
2121 not include sex and familial status.<sup>340</sup> When multiple historically underrepresented identities intersect, the  
2122 difficulty in attaining housing compounds, especially for Black, Indigenous, and People of Color residents.<sup>341</sup>  
2123 In addition, these anti-discrimination laws provided Black, Indigenous, and People of Color residents with  
2124 limited protections because government and private actors continued to adopt policies with a racially  
2125 discriminatory impact without overtly discriminating based on race.<sup>342, 343</sup>

2126  
2127 In 1974, the federal government amended the Fair Housing Act to add sex as a protected class.<sup>344</sup> King  
2128 County revisited the open-housing law in 1980.<sup>345</sup> The most controversial part of the proposed County  
2129 ordinance was prohibiting discrimination based on parental status.<sup>346,347</sup> During the 1970's, many Puget  
2130 Sound families, including in unincorporated King County, were discriminated against in the rental market for  
2131 having children, ranging from being evicted due to children, charged higher rent, or denied  
2132 housing.<sup>348,349,350,351,352,353,354</sup>  
2133

2134 Research performed in the 1970's and 1980's found that exclusionary policies against families with children  
2135 were more prevalent in tight rental markets and that these policies affected Black, Indigenous, and People  
2136 of Color and female-headed families more than White and male-headed families.<sup>355</sup> According to the *Seattle*  
2137 *Daily Times*, the vacancy rate in unincorporated King County while the Council was deliberating the  
2138 ordinances ranged between two to four percent, indicating a tight market that put families with children at a  
2139 disadvantage compared to households without children, likely creating a racially disparate impact.<sup>356</sup>  
2140 Unincorporated King County residents delivered a petition with hundreds of signatures opposed to the  
2141 ordinance to the King County Council, similarly to the petition opposing the County's first fair housing law.<sup>357</sup>

<sup>336</sup> Wright, D. (1963, October 27). Shotgun Fired at 2 Negro Homes. *Seattle Daily Times*. [link](#)

<sup>337</sup> As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language, to portray the historical context as accurately as possible.

<sup>338</sup> Youths Bomb Negro Home in Kent Area. (1963, November 1). *Seattle Daily Times*. [link](#)

<sup>339</sup> As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language to portray the historical context as accurately as possible.

<sup>340</sup> [King County Resolution 27544 \(1964\)](#). King County. (1964). [Resolution 27544](#). *King County Archives Series 124, Box 105*.

<sup>341</sup> Beltran, T., Allen, A. M., Lin, J., Turner, C., Ozer, E. J., & Wilson, E. C. (2019). Intersectional Discrimination Is Associated with Housing Instability among Trans Women Living in the San Francisco Bay Area. *International journal of environmental research and public health*, 16(22), 4521. [link](#)

<sup>342</sup> Davidson, M., & Turner, W. (1970). Fair housing and federal law: where are we. *Human Rights*, 1(1), 36-58. [link](#)

<sup>343</sup> Glasser, G. (1975). The fair housing act of 1968: its success and failure. *Suffolk University Law Review*, 9(4), 1312-1339. [link](#)

<sup>344</sup> United States Senate Bill 3066 (1974) *Housing and Community Development Act of 1974* [link](#)

<sup>345</sup> King County [Proposed Ordinance 80-246](#). (1980). [Proposed Ordinance 80-246](#). *King County Archives 305 Box 105*.

<sup>346</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [link](#)

<sup>347</sup> King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*. [link](#)

<sup>348</sup> Fancher, M. (1979, March 9). Royer, Hildt seek broad open-housing law. *Seattle Daily Times*. [link](#)

<sup>349</sup> Suffia, D. (1979, January 3). St. Albion tenants take battle to court. *Seattle Daily Times*. [link](#)

<sup>350</sup> Reiner, C. (1979, March 16). City Council hearts testimony on renting bias. *Seattle Daily Times*. [link](#)

<sup>351</sup> Lane, P. (1979, March 18). Fair housing for families? Well... *Seattle Daily Times*. [link](#)

<sup>352</sup> Rental Classifieds. (1970, January 10.) 2 WEEKS RENT FREE. [Seattle Post-Intelligencer](#). [link](#)

<sup>353</sup> Rental Classifieds. (1973, January 11). DELUXE large 2-Bedroom \$170. [Seattle Post-Intelligencer](#). [link](#)

<sup>354</sup> 232 Houses, Unfur.. Gen. Classifieds. (1970, January 19). LAKE Washington, 2 ½ bedrooms. *Seattle Daily Times*. [link](#)

<sup>355</sup> Golubock, C. (1983, September 26-27). *Housing Discrimination Against Families with Children: A Growing Problem of Exclusionary Practices*. [Paper presentation]. A Sheltered Crisis: The State of Fair Housing in the Eighties, United States Commission on Civil Rights, Washington, D.C. [link](#)

<sup>356</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [link](#)

<sup>357</sup> Residents of Silverwood Park Apartments. (1981) *Petition to Oppose Ordinance 80-246 in its entirety*. King County Archives. Series 305, Box 105.

2142  
 2143 After a year of deliberation, the King County Council passed Ordinance 5280 in 1981 which expanded the  
 2144 law to include prohibitions against discrimination based on age, sex, marital status, sexual orientation,  
 2145 disability, and some limited prohibitions on discrimination based on family status. Under this law,  
 2146 apartments with an adults-only policy prior to the adoption of the ordinance could maintain that policy  
 2147 under the ordinance. The ordinance also allowed apartments with 40 or more units to consider familial  
 2148 status so long as at least half of the units were rented out without regard to familial status. The law-King  
 2149 County Code was amended again in 1986 to define marital status and amend enforcement procedures.<sup>358</sup> In  
 2150 1991, the County code was amended the law to allow for housing for people 55 years of age and older as  
 2151 an exception to the protections for families with children.<sup>359</sup>  
 2152  
 2153 In 1988, the federal government passed the Fair Housing Amendments Act which added disability and  
 2154 familial status to classes protected against housing discrimination and created administrative enforcement  
 2155 authority for HUD. This law also significantly limited adults-only policies allowed in housing projects.<sup>360</sup> In  
 2156 1992, King County Executive Tim Hill transmitted an ordinance to amend the County's fair housing laws to  
 2157 be substantially equivalent to the federal Fair Housing Act so the County could continue to receive federal  
 2158 funding for fair housing activities.<sup>361</sup>  
 2159  
 2160 Later that year, the King County Council passed the ordinance which, in addition to aligning with the federal  
 2161 law, also made participation in the Section 8 program (called Housing Choice Vouchers today) a protected  
 2162 class, 26 years before Washington state.<sup>362,363</sup> The County added Section 8 program participation as a  
 2163 protected class to increase access to housing for low-income households.<sup>364</sup> Black, Indigenous, and People  
 2164 of Color residents, women, and people with disabilities are disproportionately represented among Housing  
 2165 Choice Voucher recipients, so prohibiting discrimination against these program participants improves  
 2166 housing access for these individuals.<sup>365,366</sup>  
 2167  
 2168 King County amended the fair housing law to update enforcement provisions in 1998 and reflect County  
 2169 departmental reorganization in 2001.<sup>367,368</sup> In 2006, Washington State amended state laws against  
 2170 discrimination to include sexual orientation, which was defined to also include gender identity.<sup>369</sup> King  
 2171 County then added gender identity to its housing, employment, and public accommodation laws.<sup>370</sup> In  
 2172 2018, ~~shortly after the state passed a similar law~~, King County amended the housing anti-discrimination  
 2173 protections for Section 8 program participants to include all alternative sources of income, such as Social  
 2174 Security benefits and child support.<sup>371</sup> The County's fair housing law was most recently updated in 2019  
 2175 when the County passed an ordinance to ensure the definition of service animal aligned with the State's  
 2176 definition and sexual orientation and gender identity were separated into distinct protected classes.<sup>372</sup>

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<sup>358</sup> King County ~~(1986)~~ Ordinance 07816 ~~(1986)~~. [\[link\]](#)

<sup>359</sup> King County ~~(1991)~~ Ordinance 10153 ~~(1991)~~. [\[link\]](#)

<sup>360</sup> United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [\[link\]](#)

<sup>361</sup> King County Executive. (1992, ~~May 13~~). *Transmittal to Council to Amend the Fair Housing Ordinance*. King County Archives Series 305, Box 297.

<sup>362</sup> King County ~~(1998)~~ Ordinance 10469 ~~(1998)~~. [\[link\]](#)

<sup>363</sup> Revised Code of Washington 59.18.255

<sup>364</sup> Lee, M. Administrator of King County Office of Civil Rights and Compliance. (1992, ~~March 3~~). *Fair Housing Ordinance Amendments Memorandum*. King County Archives. Series 663, Box 7.

<sup>365</sup> Tighe, J. R., Hatch, M., and Mead, J. (2016, October 7). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3-15. [\[link\]](#)

<sup>366</sup> Fasanelli, A. and Tegeler, P. (2019, November 30). Your Money's No Good Here: Combatting Source of Income Discrimination in Housing. *American Bar Association Human Rights Magazine*. 44(3). [\[link\]](#)

<sup>367</sup> King County ~~(1998)~~ Ordinance 10469 ~~(1998)~~. [\[link\]](#)

<sup>368</sup> King County ~~(2001)~~ Ordinance 14199 ~~(2001)~~. [\[link\]](#)

<sup>369</sup> Washington State Legislature (2006) House Bill 2661 [\[link\]](#)

<sup>370</sup> Chan, S. (2006, March 28). Civil-rights protection OK'd for transgender individuals. *Seattle Times*. [\[link\]](#). Accessed via the [Seattle Public Library Archives](#).

<sup>371</sup> King County ~~(2018)~~ Ordinance 18708 ~~(2018)~~ [\[link\]](#)

<sup>372</sup> King County ~~(2019)~~ Ordinance 19026 ~~(2019)~~ [\[link\]](#)



2177 The Fair Housing Act applies to policies that have a discriminatory effect on protected classes, not just  
2178 explicitly discriminatory policies and actions. Soon after the federal government passed the Fair Housing  
2179 Act, civil rights activists throughout the country pushed the legal theory through lawsuits that policies that  
2180 create a disparate impact, even if not overtly discriminating against a protected class, could violate the Fair  
2181 Housing Act.<sup>373</sup> In 1974, the 8<sup>th</sup> Circuit Court of Appeals in St. Louis ruled that policies with a discriminatory  
2182 effect, even if not overtly discriminatory, could violate the Fair Housing Act of 1968.<sup>374</sup> Over the years,  
2183 different federal circuits adopted different standards for plaintiffs to prove discriminatory effect, making it  
2184 difficult for people to bring cases relying on this concept.<sup>375</sup> In 2015, the Supreme Court ruled that disparate  
2185 impact claims could be brought under the Fair Housing Act, however, the plaintiff's burden of proof is  
2186 incredibly high.<sup>376</sup>

### 2188 *Just-Cause Eviction Protections and Fair Housing*

2189 King County adopted local fair housing protections often before the federal and state governments, but the  
2190 lack of tenant protections such as just-cause eviction protections significantly reduced the effectiveness of  
2191 these ordinances.<sup>377</sup> Just-cause eviction protections, which limit the reasons a landlord could evict a tenant,  
2192 did not exist statewide or in unincorporated King County until 2021.<sup>378</sup>

2193  
2194 Prior to these tenant protections, a landlord could evict an unincorporated King County tenant with no  
2195 cause, making it difficult for any tenant to prove racial discrimination led to the eviction.<sup>379</sup> In 2019,  
2196 unincorporated King County had more no-cause evictions filed than any other jurisdiction countywide.<sup>380</sup>  
2197 That year, 19.8 percent of all no-cause evictions in King County were in unincorporated King County, even  
2198 though only 3.5 percent of King County renter households lived in unincorporated King County (13,894  
2199 households) and only 6.9 percent of all the evictions in the County happened in unincorporated areas.<sup>381,382</sup>  
2200 Evictions disparately impact Black households as they are more likely to be renters than any other racial  
2201 group in unincorporated King County.<sup>383</sup>

2202  
2203 King County first considered just-cause eviction protections in 1989. That year, King County Executive Tim  
2204 Hill transmitted a just-cause eviction ordinance to the Council, but the Council did not adopt the  
2205 ordinance.<sup>384</sup> Tenant advocates pushed for the ordinance to protect tenants from discrimination and  
2206 retaliation. King County Councilmember Cynthia Sullivan introduced a just-cause ordinance five times  
2207 between 1989 and 1993, but the proposed ordinance was not passed.

2208  
2209 During this time, unincorporated tenants raised concerns with King County councilmembers that no-cause  
2210 notices were used by landlords as a form of retaliation against tenants who tried to enforce their rights. For  
2211 example, in 1992, a property manager in Shoreline, which was unincorporated at the time, sent no-cause  
2212 eviction notices to several tenants after they raised concerns about apartment rule changes, filed complaints  
2213 with the County about code violations, and filed complaints with HUD about fair housing violations.<sup>385</sup>

<sup>373</sup> Ahrend, K. (1996). Effect, or No Effect: A Comparison of Prima Facie Standards Applied in "Disparate Impact" Cases Brought Under the Fair Housing Act (Title VIII). *Washington and Lee Journal of Civil Rights and Social Justice*. (2)1. [\[link\]](#)

<sup>374</sup> *United States v. City of Black Jack, Missouri*, 508 F.2d 1179 (8th Cir. 1974)

<sup>375</sup> ~~Ahrend, K. (1996). Effect, or No Effect: A Comparison of Prima Facie Standards Applied in "Disparate Impact" Cases Brought Under the Fair Housing Act (Title VIII). *Washington and Lee Journal of Civil Rights and Social Justice*. (2)1. [\[link\]](#)~~

<sup>376</sup> *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* 576 U.S. \_\_ (2015)

<sup>377</sup> Vasquez, J. and Gallagher, S. (2022, ~~May 17~~). *Promoting Housing Stability Through Just-Cause Eviction Legislation*. National Low Income Housing Coalition. [\[link\]](#)

<sup>378</sup> King County ~~(2021)~~ Ordinance 19311 (2021). [\[link\]](#)

<sup>379</sup> Smith, R. (2019, February 8). Landlord Goes Off on Racist Ramble at Hearing for Eviction Reform. *The Stranger*. [\[link\]](#)

<sup>380</sup> King County Bar Association Housing Justice Project. *2019 - A Year of Evictions*. [\[link\]](#)

<sup>381</sup> King County Bar Association Housing Justice Project. *2019 - A Year of Evictions*. [\[link\]](#)

<sup>382</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>383</sup> U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>384</sup> King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

<sup>385</sup> Pryne, E. (1992, April 24). Tenants Fight Eviction - Seven Families Accuse Manager of Retaliation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives:

2214 Tenants sent a letter to their County councilmember regarding the situation, who did reach out to the  
 2215 property manager, but the Council did not pass a just-cause eviction ordinance.<sup>386</sup>  
 2216

### 2217 *2021 Tenant Protections*

2218 In 2021, Washington state passed just-cause eviction statewide.<sup>387</sup> Soon after, the County passed a suite of  
 2219 tenant protections to help tenants maintain stable housing.<sup>388</sup> The County ordinance:

- 2220 • reduced barriers to housing by limiting upfront charges required at move-in and allowing longer move-  
 2221 in costs payment plans than what is required in state law;
- 2222 • created more housing stability by providing stronger protections against eviction and requiring a longer  
 2223 rent increase notice period than what is prescribed in the state law;
- 2224 • protected undocumented tenants by prohibiting landlords from requiring prospective tenants to  
 2225 provide a Social Security Number; and
- 2226 • adopted other tenant protections.

2227 Since this law passed, landlords will not be able to use no-cause eviction notices to get around fair housing  
 2228 protections. King County has led both locally and nationally on fair housing protections, such as passing the  
 2229 first fair housing law in Washington state and providing anti-discrimination protections for Section 8 voucher  
 2230 participants in 1992 – when most states still do not have this protection in 2023.<sup>389</sup> Fair housing laws have  
 2231 had some success in reducing overt racial discrimination in housing and housing financing but have not  
 2232 reduced segregated housing patterns. The success of fair housing protections depends heavily on housing  
 2233 regulations, such as those that govern the landlord-tenant relationship.<sup>390</sup>  
 2234  
 2235

### 2236 *Exclusionary Zoning*

2237 Zoning is a practice used by planners to divide land into different categories based on their designated use  
 2238 and purpose.<sup>391</sup> In the late 1800s, Germany created the concept of zoning to keep nuisances, such as  
 2239 polluting industries, away from incompatible land uses such as residential areas.<sup>392</sup> Beginning in the early  
 2240 1900's, cities throughout the U.S. adopted zoning policies which were soon leveraged to maintain  
 2241 segregation.<sup>393</sup>  
 2242

2243 In 1917, the U.S. Supreme Court ruled in *Buchanan v. Warley* that cities could not explicitly use zoning to  
 2244 divide cities by race.<sup>394</sup> However, contemporary exclusionary zoning can create the same patterns of  
 2245 segregation as policies pre- *Buchanan v. Warley*.<sup>395</sup> Exclusionary zoning laws restrict the types of homes that  
 2246 can be built in specific areas. Examples of this include minimum lot size requirements, base densities per  
 2247 dwelling unit, minimum square footage requirements, building height limits, and disallowing multi-unit/family  
 2248 homes.<sup>396</sup> Single detached home-residence zoning, which is prominent in some jurisdictions within King

<sup>386</sup> Pryne, E. (1992, April 24). Tenants Fight Eviction – Seven Families Accuse Manager of Retaliation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>387</sup> Washington State Legislature. (2021). House Bill 1236. [\[link\]](#)

<sup>388</sup> King County (~~2021~~) Ordinance 19311 (~~2021~~). [\[link\]](#)

<sup>389</sup> Poverty & Race Research Action Council. (2023, ~~January~~). *Expanding Choice: Practical Strategies for Building a Successful Housing Mobility Program*. [\[link\]](#)

<sup>390</sup> Jargowsky, P. (2019, ~~August 19~~). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5. [\[link\]](#)

<sup>391</sup> Municipal Research and Services Center of Washington (2023). *Development Regulations and Zoning*. MRSC. [\[link\]](#)

<sup>392</sup> Talen, E. (2012). *Zoning and Diversity in Historical Perspective*. (Volume 11, Issue 4) Sage Journals. [\[link\]](#)

<sup>393</sup> Freeman, L. (2021, ~~July~~). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

<sup>394</sup> Freeman, L. (2021, ~~July~~). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

<sup>395</sup> Rigsby, E. (2016, ~~June~~). *Understanding Exclusionary Zoning and Its Impact on Concentrated Poverty*. The Century Foundation. [\[link\]](#)

<sup>396</sup> Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, ~~June~~). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

2249 County, and low-density zoning, which is prominent in unincorporated King County, are considered  
 2250 exclusionary.<sup>397</sup> Large minimum lot size requirements are considered a form of exclusionary zoning as they  
 2251 reduce affordability by restricting the number of dwellings that can exist on a certain sized property.<sup>398</sup>  
 2252 Urban minimum lot area requirements are considered large, and thus exclusionary, when they are at or  
 2253 above 5,000 square feet.<sup>399</sup> From 1963-1993, King County's minimum lot area requirements were above  
 2254 5,000 square feet, in both rural and urban areas.<sup>400,401</sup>  
 2255  
 2256 In the wake of *Buchanan v. Warley*, some planners were explicit in their segregationist goals for zoning.<sup>402</sup>  
 2257 The City of Seattle hired St. Louis city planner Harlan Bartholomew as a consultant for Seattle's first zoning  
 2258 ordinance in 1923. Bartholomew previously stated that his goals in St. Louis's plan were to "preserve the  
 2259 more desirable residential neighborhoods," and to prevent movement into "finer residential districts ... by  
 2260 colored people."<sup>403</sup> The strategy employed to achieve this was the use of single detached ~~home~~ residence  
 2261 zoning, as Black people often could not afford those homes. ~~These statements reveal Bartholomew's racist~~  
 2262 ~~motivation for zoning.~~ However, zoning ordinances did not explicitly use racial terms such as "Black  
 2263 neighborhoods," so the practice was and is deemed legal under the 1917 *Buchanan v. Warley* Supreme  
 2264 Court ruling.<sup>404</sup> In the years that followed the 1917 *Buchanan v. Warley* Supreme Court decision, cities across  
 2265 the country adopted Bartholomew's zoning methods.<sup>405</sup>  
 2266  
 2267 The Federal Housing Administration (FHA) was established in 1934 to facilitate homeownership throughout  
 2268 the country, primarily through providing mortgage insurance so banks and other private lenders would offer  
 2269 more loans to prospective homebuyers. Fueled by FHA-backed programs and subsidies, homeownership  
 2270 rates dramatically increased for primarily White families residing in single detached ~~residences~~ homes.<sup>406</sup>  
 2271 The FHA created a manual for developers which stated that racial restrictive covenants were "more effective  
 2272 than a zoning ordinance in providing protection from adverse influences," since zoning codes by  
 2273 themselves, "are seldom complete enough [...] to assure a homogenous and harmonious neighborhood."<sup>407</sup>  
 2274 While words such as "harmonious" are not explicitly racist, they do connote racial and economic  
 2275 segregation.<sup>408</sup> The FHA incentivized single detached ~~home~~ residence zoning by prioritizing mortgage  
 2276 insurance for developments with racial restrictive covenants in areas with predominantly single detached  
 2277 ~~houses~~ residences.<sup>409,410</sup> By the 1950's, about 98 percent of FHA-backed homes were owned and occupied  
 2278 by White households.<sup>411</sup> FHA programs and subsidies gave rise to low-density suburbs on the outskirts of  
 2279 cities, as they had the space for developers to build single detached ~~houses~~ residences that only White  
 2280 families could access.<sup>412</sup>  
 2281

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<sup>397</sup> Lens, M. (2021, ~~September~~). *Low-Density Zoning, Health, And Health Equity*. Health Affairs. [\[link\]](#)

<sup>398</sup> Jaffe, E. (2020, ~~January~~). *Why minimum lot sizes are a growing affordability problem*. Medium. [\[link\]](#)

<sup>399</sup> Gray, N. (2019, ~~June~~). *Do Minimum Lot Size Rules Matter? Strong Towns*. [\[link\]](#)

<sup>400</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>401</sup> King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

<sup>402</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

<sup>403</sup> Cohen, J (2018). Rectifying Seattle's racist past requires a denser future, says report. *Crosscut*. [\[link\]](#)

<sup>404</sup> Rothstein, R. (2014). ~~*The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute.~~ [\[link\]](#)

<sup>405</sup> Castilho Barone, A.C. (2018). *Harland Bartholomew and Racially Informed Zoning: The Case of St. Louis*. [\[link\]](#)

<sup>406</sup> Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

<sup>407</sup> Kimble, J. (2007). *Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettoization of African Americans*. Law and Social Inquiry 32:2 (399-343).

<sup>408</sup> *Bradley v. Milliken*, 338 F. Supp. 582 (E.D. Mich. 1971)

<sup>409</sup> Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review*: 30 (1095-1117). [\[link\]](#)

<sup>410</sup> Fritz, J. (2016). ~~*Federal Housing Administration (FHA)*~~. Britannica. [\[link\]](#)

<sup>411</sup> Brown, D. (2021). Your Home's Value is Based on Racism. *The New York Times*. [\[link\]](#)

<sup>412</sup> Dougherty, C. (2020, February 18). Why Suburban American Homeowners Were Accused of Being a 'Profit-Making Cartel' in the 1970s. *Time*. [\[link\]](#)

2282 *Zoning Conducive to Single Detached ~~Residences~~Houses*

2283 Each city within King County has jurisdiction over their own zoning code, while King County has jurisdiction  
2284 over the zoning for unincorporated areas. Since King County's first zoning code in 1937, most of its urban  
2285 residential areas have been zoned low- or medium-density, which are predominantly developed with single  
2286 detached ~~residences~~homes. Low-density zones generally refer to areas where only one dwelling unit per  
2287 acre is permitted, medium density refers to four-12 dwelling units per acre or more, and high density refers  
2288 to 12 units or more per acre. Since housing density is restricted to specific areas, per the Growth  
2289 Management Act's goal in reducing sprawl, the preponderance of single detached ~~housing~~residences  
2290 reduces the area's housing supply.<sup>413</sup> Lack of housing supply leads to an increase in housing price if there is  
2291 not enough housing available to meet the needs of the population.<sup>414</sup>

2292  
2293 Zoning conducive to single detached ~~housing~~residences limits housing choice by restricting a diversity of  
2294 housing types. ~~Building and lot size regulations limit the type of housing that can be built in an area by~~  
2295 ~~impacting the buildable area of a lot.~~<sup>415</sup> For example, King County's current zoning code has ~~restrictions~~  
2296 ~~limitations~~ on the number of dwelling units per acre, a minimum lot width, a minimum street setback, and  
2297 limits on building height. ~~Restricting building and lot size limits the type of housing that can be built in that~~  
2298 ~~area.~~ While lot development standards ~~such as these~~ have many benefits including furthering environmental  
2299 and public health, the combined effect of these standards can be exclusionary. To meet environmental and  
2300 public health goals, King County will need to continue ~~zoning~~restrictionsto utilize traditional zoning  
2301 ~~regulations.~~ However, ~~they~~the County will consider the racially disparate impacts of such ~~restrictions~~  
2302 ~~regulations~~ and work toward mitigating them.

2303  
2304 Interviewees in a 2018 community outreach effort facilitated by King County identified expansion of housing  
2305 types and changing restrictive zoning as a priority way to increase affordable housing.<sup>416</sup> Zoning that is more  
2306 conducive to multiple dwelling units per land parcel allows for more density and housing types. Zoning that  
2307 allows for higher levels of density provide opportunities for private and nonprofit developers to increase the  
2308 housing stock with units at a larger spectrum of affordability than areas with only single detached  
2309 ~~residences~~houses.<sup>417</sup> The availability of multiple housing types can reduce racial disparities in the housing  
2310 market because it allows people of a wider spectrum of income levels to access housing. Households of  
2311 American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races on  
2312 average, have lower incomes compared to White and Asian households.<sup>418</sup>

2313  
2314 ~~Historic~~King County zoning updates and some accompanied demographic changes are summarized  
2315 below.

2316  
2317 *1937-1964*

2318 Prior to 1937, all unincorporated King County areas were designated as an "unclassified use district" where  
2319 almost all uses were permitted.<sup>419,420</sup> The 1937 zoning code, King County's first, extended over a large  
2320 geographic area because only 17 cities and towns were incorporated in the County at this time, compared  
2321 to the 39 incorporated cities within King County today. In this first zoning code, King County introduced and  
2322 applied low-density zoning (R-1 Residence District) which allowed up to two dwellings on one, one-acre  
2323 sized lot. However, there were distance requirements between the dwellings, which made the use of

---

413 MSRC (2023, ~~March~~). *Growth Management Act*. [\[link\]](#)

414 Rouse, C., Bernstein, J., Knudsen, H., Zhang, J. (2021, June). *et al.*, "Exclusionary Zoning." -*Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

415 Rouse, et al., "Exclusionary Zoning." [\[link\]](#)

416 King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice: Equal Housing Opportunity*. [\[link\]](#)

417 Rouse, et al., "Exclusionary Zoning." [\[link\]](#) Rouse, C., Bernstein, J., Knudsen, H., Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

418 Rouse, et al., "Exclusionary Zoning." [\[link\]](#) Rouse, C., Bernstein, J., Knudsen, H., Zhang, J. (2021, June). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [\[link\]](#)

419 King County (2022). *Historical Building, Property, and Land Use Records*. [\[link\]](#)

420 Oldham, K. (2006, ~~May 2~~). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

2324 duplexes prohibitive. R-2 districts allowed for multiple dwellings, flats, apartments, lodging houses, and  
2325 boarding houses so long as front, side and rear yard spatial requirements were met. The renting of rooms  
2326 for lodging was permitted but could not exceed five people in a one-family dwelling.<sup>421</sup> Family, across the  
2327 ~~whole~~ 1937 zoning code, was defined as "one person living alone, or two or more persons living together,  
2328 whether related to each other or not. Eight unrelated persons is the limit of a so-called family."<sup>422</sup> Restrictions  
2329 on density, the number of renters permitted to occupy a dwelling, and putting limitations on the definition  
2330 of "family," can be exclusionary to Black, Indigenous, and People of Color households, who are often over-  
2331 represented among low-income households.<sup>423,424</sup>

2332  
2333 In 1958, the King County Superior Court ruled that King County's 1937 zoning code was invalid because the  
2334 County had not created a comprehensive zoning plan.<sup>425</sup> Shortly after this ruling, the King County Board of  
2335 County Commissioners enacted a comprehensive zoning plan. This plan introduced ~~single detached~~  
2336 ~~residential single-family~~ districts where only single detached ~~dwelling units~~ residences were permitted.<sup>426</sup>

2337  
2338 The next zoning update occurred in 1964, accompanied by the first King County comprehensive plan to  
2339 include a statement of general policy in addition to zoning code.<sup>427</sup> This plan adopted an "Urban Center  
2340 Development Concept" which aimed to focus economic activity and cultural services in existing cities and  
2341 towns, with low density development and open space between them. Seattle would remain the major urban  
2342 center, but this plan encouraged growth in other cities and towns as well. An intention for this concept was  
2343 to centralize density to reduce suburban sprawl and protect rural and natural areas by limiting where denser  
2344 housing could be built.<sup>428,429</sup> The 1964 Comprehensive Plan states, "To superimpose even a diluted  
2345 centralized form on King County now would mean that all future outward growth would have to be  
2346 discouraged completely and development allowed only within the existing urbanized area by filling up  
2347 vacant land and redeveloping other land at increasing densities."<sup>430</sup> King County does exhibit the intention  
2348 of accommodating density within urbanized areas in their 1964 Comprehensive Plan; however, exceptions  
2349 were made. The plan also reads that "Some areas of the County should be kept at a lower density even  
2350 though close to an urban center. These areas include locations where a pattern of large lot sizes is already  
2351 established or is desired and where residents need the assurance that the character of their neighborhood  
2352 will be stabilized."<sup>431</sup> While the 1937 zoning code allowed one- and two-family dwellings on lots zoned R-1,  
2353 the 1964 zoning code restricted it to only one-family dwelling and read that the purpose of the classification  
2354 was to "create a living environment of the highest standards for single detached ~~dwellings~~ residences."<sup>432,433</sup>  
2355 Minimum lot size requirements became more restrictive in 1964 than they were in 1937. In the 1937 zoning  
2356 code, the residential minimum lot area for each one- and two-family dwelling was 4,800 square feet. In the  
2357 1964 zoning code, minimum required lot area standards for residential zones ranged from 7,200 square  
2358 feet to 15,000 square feet, which is far more exclusionary.

2359

2360 *1980-1990*

2361 In the 1980's, Skyway-West Hill and the surrounding areas went from being a predominately White suburb  
2362 to a burgeoning hub of racial diversity. Figure 75 reveals an increase in racial diversity across all

<sup>421</sup> King County (1937, ~~June 2~~). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>422</sup> ~~King County (1937, June 2). Resolution No. 6493. Journal of Proceedings of County Commissioners. [link]~~

<sup>423</sup> Mehrotra, A., Bealore, L., Montoya-Boyer, A. (2022, ~~September~~). Zoning In: How inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth. Prosperity Now Scorecard. [\[link\]](#)

<sup>424</sup> Gabobe, N. (2021, April). *Housemates Welcome: Washington Strikes Down Household Size Caps*. Sightline Institute. [\[link\]](#)

<sup>425</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

<sup>426</sup> King County Planning Commission (~~1958~~). Resolution No. 18801 (~~1958~~). [\[link\]](#)

<sup>427</sup> ~~Oldham, K. (2006, May 2). King County adopts a comprehensive zoning plan on August 11, 1958. History Link. [link]~~

<sup>428</sup> Oldham, K. (2006, ~~May~~). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

<sup>429</sup> King County Planning Department (1964, ~~June~~). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

<sup>430</sup> ~~King County Planning Department (1964, June). The Comprehensive Plan for King County, Washington. King County. [link]~~

<sup>431</sup> ~~King County Planning Department (1964, June). The Comprehensive Plan for King County, Washington. King County. [link]~~

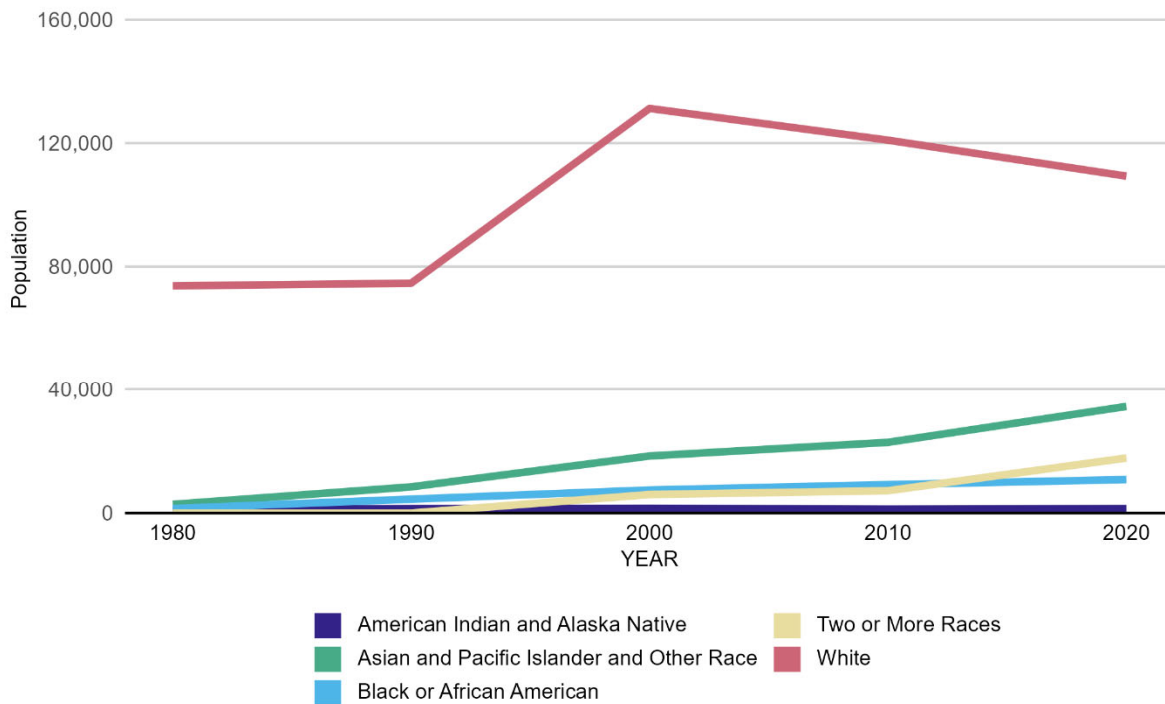
<sup>432</sup> King County (1963, ~~April~~). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>433</sup> King County (1937, ~~June 2~~). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)



2363 unincorporated King County beginning in the 1980s.<sup>434</sup> In Skyway-West Hill, the Black population increased  
 2364 from seven percent in 1980 to 20 percent in 1990, and the Asian population increased from eight percent in  
 2365 1980 to 13 percent in 1990. The second largest wave of population growth in Skyway-West Hill came in the  
 2366 early 1990s and consisted of mostly Black and Asian people who were attracted to the area’s location,  
 2367 affordability, and growing racial and ethnic diversity.<sup>435</sup> White Center became racially diverse after federal  
 2368 housing projects for World War II workers turned into homes for low-income households and immigrant  
 2369 families in the 1970s.<sup>436</sup>  
 2370

2371 **Figure 75: Population by Race in Unincorporated King County**



Data for Two or More Races category not collected prior to 2000 Census

2372 *Source: U.S. Census Bureau. Population by Race, Decennial Census 1980-2010.*  
 2373

2374  
 2375 As the Skyway-West Hill and White Center areas were racially diversifying and growing in population, long-time  
 2376 residents in unincorporated King County began to fight density and upzoning.<sup>437,438</sup> As shown in Figure 76,  
 2377 Black households made up the largest percentage of renters in the 1980s (and continue to today) in  
 2378 unincorporated King County, so blocking apartments reduced the housing supply available to these  
 2379 households. In 1981, members of the Seahurst Community Club in Burien fought the plans for a HUD-financed  
 2380 38-unit apartment building for low-income elderly people, arguing it was spot zoning in their ~~single-~~

<sup>434</sup> Wilson, G. (1992, February 20). At The End of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives:

<sup>435</sup> Wilson, G. (1992, February 20). At The End of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives:

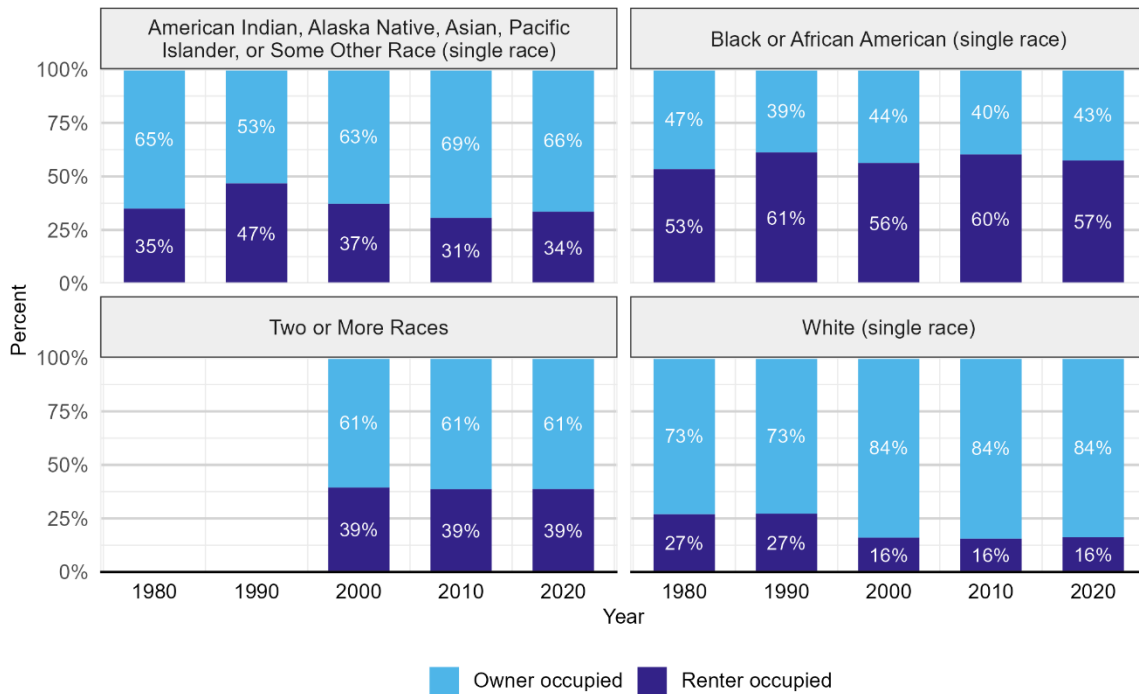
<sup>436</sup> Richardson, R. (2008, July). *White Center - Thumbnail History*. History Link. [\[link\]](#)

<sup>437</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives:

<sup>438</sup> Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives:

2381 ~~family~~ single detached residential neighborhood.<sup>439</sup> In 1978, White Center residents organized themselves to  
 2382 fight against the development of a 22-unit apartment building after the King County Council approved a  
 2383 zoning change to accommodate the project.<sup>440</sup> In some cases, the areas were upzoned or lot sizes were  
 2384 adjusted, and in others, the King County Council appeased homeowners by retracting their plans for upzoning  
 2385 or retained larger minimum lot sizes.<sup>441,442</sup> For example, the McMicken Community Club residents successfully  
 2386 pressured Council to reverse a dozen upzones to protect their ~~single-family~~ single detached residential  
 2387 neighborhood in North Highline. North Highline residents successfully opposed a zoning change proposed by  
 2388 the King County Council from the existing 7,200-square foot minimum lot size to a 5,000 square foot minimum  
 2389 lot size.<sup>443</sup>  
 2390

2391 **Figure 76: Percent of Occupied Housing units by Tenure and Race of Households in Unincorporated**  
 2392 **King County**



2393 Data for Two or More Races category not collected prior to 2000 Census, and thus not shown here.

2394 *Source: U.S. Census Bureau. Percent of Occupied Housing Units by Tenure and Race of Householder, Decennial Census 1980-*  
 2395 *2010; 5-year ACS 2016-2020.*

2396 *Note: Due to changes in how the decennial census tracked race over the years, race data shown here is presented differently than*  
 2397 *in the ACS data found in the rest of this document. In addition, the 2000 census was the first to allow individuals to self-identify*  
 2398 *with more than one race, and thus data for 1990 is only available for single-race categories.*  
 2399

2400 The next major comprehensive plan and zoning update in 1985 aimed to accommodate new population  
 2401 growth. Building off the "Urban Center Development Concept," this plan added specificity about where

<sup>439</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>440</sup> Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>441</sup> Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>442</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>443</sup> Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

2402 housing and urban growth should exist and where open space, rural, and resource lands should be  
2403 preserved.<sup>444</sup> This resulted in most new growth occurring in designated urban areas (later referred to as an  
2404 Urban Growth Area by the GMA). To guide this growth pattern, zoning for residential development in the  
2405 rural areas decreased from one dwelling unit per acre to one dwelling unit per 2.5 to 10 acres.<sup>445</sup> This  
2406 follows the overarching trend of each zoning update adding more requirements that limit *where* housing  
2407 densities can go for environmental reasons without also increasing minimum lot sizes for urban residential  
2408 zones to accommodate population growth. The minimum lot area for residential zones between 1979 to  
2409 1988 are almost identical to that of 1964's zoning code, except with the addition of a residential zoning  
2410 category allowing a minimum lot requirement of 5,000 square feet, which can allow for some level of  
2411 increased density.<sup>446,447,448</sup> Limiting density in specified areas through zoning and the Urban Growth Area  
2412 (UGA) has vast environmental and human benefits such as preserving open spaces, farmland and  
2413 environmentally sensitive areas. In addition to accessing these benefits, it is also crucial that King County  
2414 accommodates a growing population across the income spectrum.

2416 In 1986, in attempt to accommodate the growing population, the King County Council proposed a plan to  
2417 upzone five percent of Federal Way, which was unincorporated at the time, to allow for multi-unit family  
2418 development.<sup>449</sup> The plan was adopted against significant disapproval from Federal Way residents.<sup>450</sup> In  
2419 deep opposition to additional apartment buildings, Federal Way residents ran their fourth campaign to  
2420 incorporate.<sup>451,452</sup> In 1989, Federal Way residents voted in a landslide to incorporate.<sup>453</sup>

#### 2422 *Adoption of the Growth Management Act (1990s)*

2423 The Growth Management Act (GMA), enacted in 1990, adopted King County's Urban Growth Area UGA  
2424 strategy and required all fast-growing counties to establish their own UGAs in collaboration with the cities in  
2425 each county. UGAs are designed to prevent sprawling and uncontrolled development by focusing growth in  
2426 designated areas where urban services can efficiently be provided. By limiting most housing growth to  
2427 specified UGAs, jurisdictions within the UGA that had a growing population needed to plan for more density  
2428 and housing production. Many of these jurisdictions did not make significant upzones or increase their  
2429 infrastructure investments, resulting in an underproduction in housing. This contributed to an increase in  
2430 prices for existing housing, which has disproportionately impacted Black, Indigenous, and People of Color  
2431 communities for decades.<sup>454</sup>

#### 2433 *Current Zoning (1993-current)*

2434 Prior to King County's 1993 zoning code, King County used minimum lot size requirements to determine the  
2435 square footage needed per dwelling unit. Beginning with the 1993 update, the zoning code provides a  
2436 base density of dwelling units per acre instead of minimum lot sizes. While base density of dwelling units  
2437 per acre is slightly more flexible than minimum lot size requirements, they impose very similar restrictions.

<sup>444</sup> Oldham, K. (2006, ~~August 30~~). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

<sup>445</sup> Robinson, L. and Newell, J. and Marzluff, J. (2004). *Twenty-five years of sprawl in the Seattle region: growth management responses and implications for conservation*. Elsevier. [\[link\]](#)

<sup>446</sup> King County (1963, ~~April~~). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>447</sup> ~~via~~ King County (1979). 21.08.050 Zoning Code Book. [Accessed via King County Council Clerk](#).

<sup>448</sup> King County (1988). 21.08.080 Zoning Code Book. [Accessed via King County Council Clerk](#).

<sup>449</sup> Schulz, B. (1986, February 19). Residents Dispute Community Plan - Committee Members Want County to Reduce Multifamily Sites. *The Seattle Times*. [\[link\]](#). [Accessed via the Seattle Public Library Archives](#).

<sup>450</sup> The Seattle Times (1987, December 30). Community Activism was Rife Throughout South End - And 2 Murder Cases Rocked Auburn, Federal Way. *The Seattle Times*. [\[link\]](#). [Accessed via the Seattle Public Library Archives](#).

<sup>451</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). [Accessed via the Seattle Public Library Archives](#).

<sup>452</sup> The Seattle Times (1987, December 27). The Year in Review - New Cities Rise; So Does Crime Toll. *The Seattle Times*. [\[link\]](#). [Accessed via the Seattle Public Library Archives](#).

<sup>453</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). [Accessed via the Seattle Public Library Archives](#).

<sup>454</sup> [ECONorthwest](#). "Redlining and Wealth Loss." [\[link\]](#) [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. [\[link\]](#)



2438 For example, areas zoned R-4 have a base density of four dwelling units per acre, which generally allows for  
2439 one home per 10,890 square feet of lot size (though the actual configuration may vary by parcel).  
2440

2441 King County's 1993 zoning code has many of the same restrictions as the current zoning code. As shown in  
2442 Map 4, most of unincorporated King County's urban residential land is zoned R-1 through R-12, which are  
2443 considered low and medium densities. Zones R-1 through R-8 ~~are provide for a mix of~~ predominantly single  
2444 detached ~~dwelling units~~ homes. The current zoning code has a minimum lot width of 30 feet, and a  
2445 minimum street setback of 10 feet for ~~almost all the R-4 through R-48~~ residential zones. King County limits  
2446 building base height to 35 feet for all buildings in R-1 through R-8 zones. These ~~were~~ are the same  
2447 requirements listed in the 1993 zoning code, resulting in minimum lot requirements that have not become  
2448 conducive to higher densities since 1993.  
2449

2450 Notable changes that occurred between 1993 and the current zoning code involve inclusionary housing and  
2451 the Residential Density Incentive Program. Buildings within zones R-18, R-24, R-48, Neighborhood Business,  
2452 Commercial Business, Regional Business, and Office, are permitted, with additional setbacks, to have  
2453 increased height through the inclusionary housing program. The inclusionary housing program applies to  
2454 zones within Skyway-West Hill and North Highline, and the Residential Density Incentive Program generally  
2455 applies to the rest of urban unincorporated King County, though cannot be applied to R-1 zones. Through  
2456 the inclusionary housing program, buildings may use maximum height which is 75-80 feet in high density  
2457 zoning classifications. The Residential Density Incentive Program provides a density bonus in exchange for  
2458 providing some affordable units. Although, the program has been utilized only to a limited extent. For more  
2459 information on inclusionary housing and the Residential Density Incentive Program, see [the](#)  
2460 *Unincorporated King County Policies* [subsection in X. Existing Strategies](#) section.  
2461

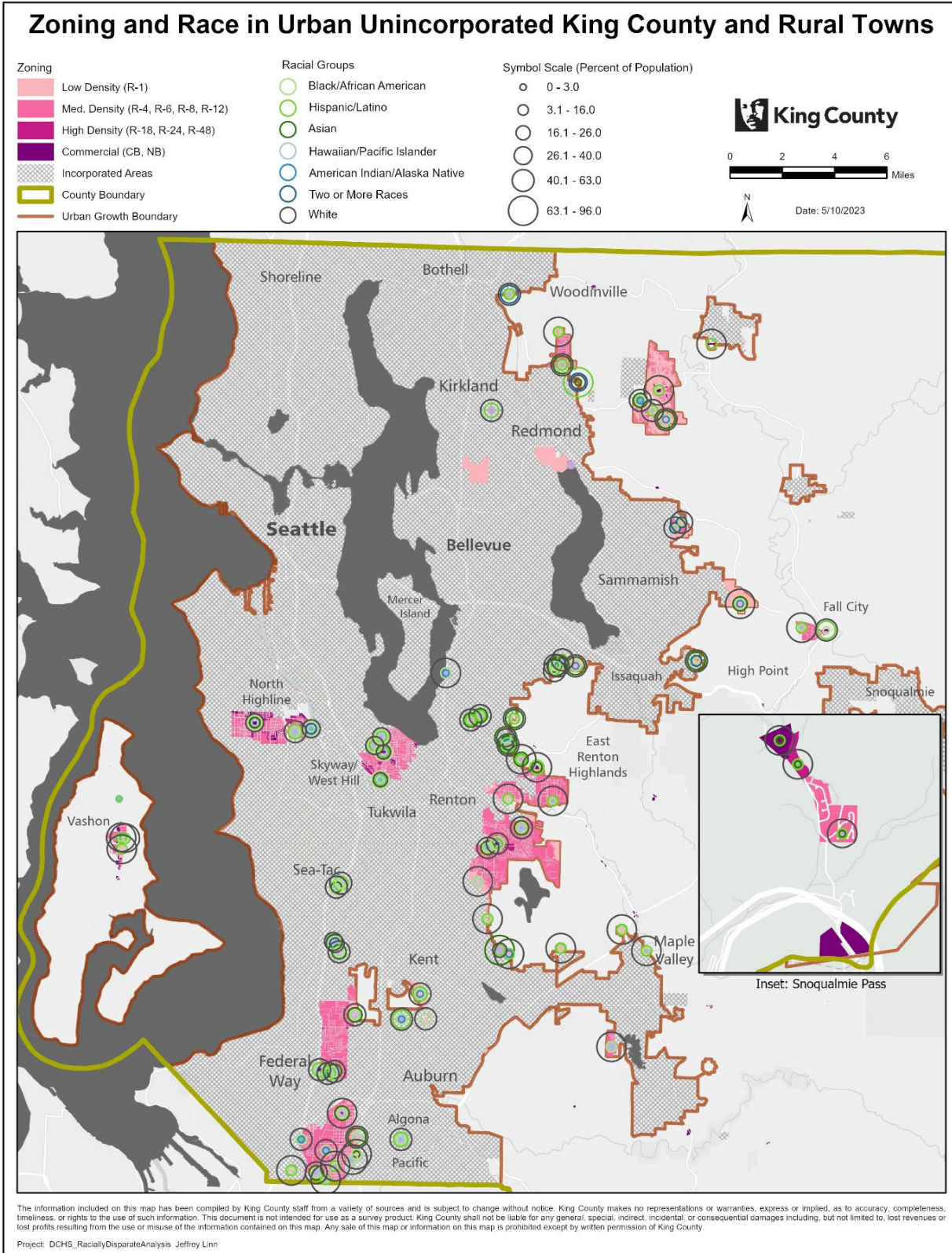
2462 Map 4 displays current zoning for unincorporated King County, divided into four categories: low density (R-  
2463 1),<sup>455</sup> medium density (R-4, R-6, R-8, R-12), high density (R-18, R-24, R-48), and areas zoned commercial  
2464 which is mixed-use and generally allows for high-density residential housing. Each zoning category is  
2465 accompanied by the race of residents living within them. This map reveals the previously mentioned  
2466 preponderance of low- and medium-density zoning in unincorporated King County.

---

<sup>455</sup> ~~Aside from Redmond Ridge, the~~ R-1 zone is generally used for 1) urban separators to protect critical areas in the interface between rural ~~areas~~ and urban areas 2) urban park lands such as the large red areas on the map above in northern Bellevue for Bridle Trails Park and southern Redmond for Marymoor Park, and 3) schools, such as the larger red areas north of Covington and Maple Valley.

|

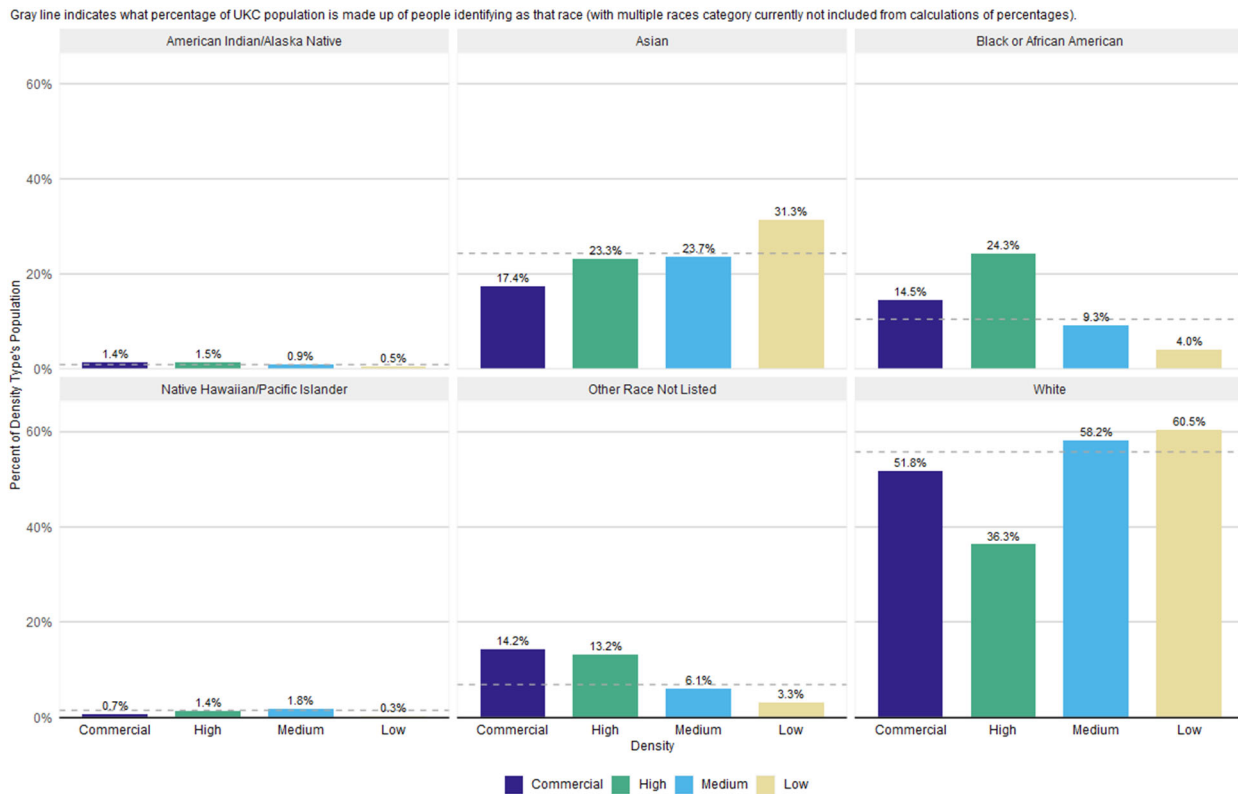
2467 **Map 4: Zoning and Race in Urban Unincorporated King County and Rural Towns**



2468

2469 Figure 77 shows that White and Asian households in unincorporated King County are slightly more likely to  
 2470 live in medium- to low-density neighborhoods, whereas Black, American Indian/Alaska Native, and other  
 2471 races not listed households are slightly more likely to live in commercial and high-density neighborhoods.<sup>456</sup>  
 2472 As previously described, White and Asian households, on average, have higher incomes than households of  
 2473 American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races. Many  
 2474 Black, Indigenous, and People of Color residents have lower incomes, on average, than White residents due  
 2475 to discrimination in housing, education, and employment. While the zoning designation may not have been  
 2476 racially motivated, it does impact who can afford to live there. *This reveals that Harlan Bartholomew's*  
 2477 *original goal of using low-density zoning to exclude Black, Indigenous, and People of Color communities on*  
 2478 *the basis of housing cost, proved to be successful.* By systematically driving housing prices up in certain  
 2479 neighborhoods with mechanisms such as zoning, some level of racial segregation occurs.  
 2480

2481 **Figure 77: Race by Zoning Type in Unincorporated King County**



2482 *Source: U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020; King County Geographic Information Systems.*  
 2483

2484 **Housing Supply**

2485 King County's continued retention of lot development standards that are conducive to single detached  
 2486 houses coincided with other drivers of housing cost increases, such as an influx of jobs and a growing  
 2487 population. As described in the following section, King County is also hampered from fully providing the  
 2488 necessary infrastructure to meet the urban unincorporated areas' housing needs because funding  
 2489 mechanisms allowed under state law prevent counties from stewarding urban areas in the same way as  
 2490 cities, which have more flexible revenue tools.<sup>457</sup> From 2010 to 2019, 2.57 jobs were created in King County

<sup>456</sup> If all races were evenly distributed between the four different zoning categories, they would all match the gray dotted line perfectly.

<sup>457</sup> King County Unincorporated Urban Area Annexation Area Databook: [\[link\]](#)

2491 for every housing unit produced.<sup>458</sup> While this job growth occurred outside of unincorporated King County,  
2492 the housing pressure it creates extends across jurisdictions.<sup>459,460</sup> This underproduction in housing supply,  
2493 coupled with an influx of high earners moving to the region, led to higher housing costs.<sup>461</sup>

2494  
2495 Not only is general housing supply an issue, but the number of rental homes affordable to low- and  
2496 moderate-income families decreased by 36,000 between 2008 and 2019.<sup>462</sup> This dramatic increase in  
2497 housing price and decrease in affordable housing for lower-income residents has a disproportionate impact  
2498 on households of American Indian or Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or  
2499 Multiple Races, as they, on average, have lower incomes and are more likely to be renters, compared to  
2500 White and Asian households.<sup>463</sup>

2501

#### 2502 *Lack of Funding, Underinvestment, and Pattern of Annexation*

2503 For the purposes of growth management, annexation is the process of transferring unincorporated land  
2504 from a county's jurisdiction into incorporated land in a city's jurisdiction. The GMA requires that cities  
2505 coordinate with their respective county to identify an UGA, as annexation can only occur within the  
2506 designated UGA. The GMA states that cities are more appropriately situated than counties to provide urban  
2507 governmental services because cities have the infrastructure, organizational structure, and finance tools to  
2508 serve an urban area.<sup>464</sup> This construct presumes that counties are primarily designed to provide local  
2509 services to the rural areas with dispersed, low-density resource uses and regional services throughout the  
2510 county. As outlined in the 1998 CPPs, all unincorporated Urban Growth Areas were encouraged to annex or  
2511 incorporate by 2012, which did not occur.

2512  
2513 While Washington state has attempted to incentivize urban unincorporated areas to annex into a city, King  
2514 County still has six large unincorporated urban areas. Many of the remaining portions of urban  
2515 unincorporated King County are home to lower-income and racially diverse communities compared to the  
2516 whiter, higher-income areas on the edge of the UGA that have been annexed in recent decades.<sup>465</sup>  
2517 Excluding East Renton Highlands, all remaining urban unincorporated areas have a median household  
2518 income below the King County average.<sup>466</sup>

2519

#### 2520 *Lack of Revenue Tools*

2521 In general, King County has a limited ability to invest in all unincorporated areas because of the taxing  
2522 structure imposed by the state.<sup>467,468</sup> King County's taxing authority generally only includes property and  
2523 sales taxes, whereas cities' taxing authority includes property, sales, business and occupation, and utility  
2524 taxes.<sup>469</sup> This structure allows cities to collect more taxes and in turn provide urban-level services for their  
2525 residents.

2526

<sup>458</sup> [ECONorthwest. "Redlining and Wealth Loss." \[link\]](#)

[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. \[link\]](#)

<sup>459</sup> As described in the *Jobs to Housing Ratio* subsection, jobs per housing ratio decreased in unincorporated King County between 2010 and 2020, likely due to the annexation of commercial cores.

<sup>460</sup> Tu, J. (2015, August 30). Low pay, costly commute often go hand in hand. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>461</sup> [ECONorthwest. "Redlining and Wealth Loss." \[link\]](#)[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. \[link\]](#)

<sup>462</sup> King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

<sup>463</sup> See *Household Characteristics* subsection in *III. Community Profile*.

<sup>464</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>465</sup> [King County Unincorporated Urban Area Annexation Area Databook. \[link\]](#)

<sup>466</sup> U.S. Census Bureau. (2015-2019) *5-year ACS 2015-2019*

<sup>467</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure*. [\[Link\]](#)

<sup>468</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>469</sup> [Senate Ways and Means Committee \(2020\). A Legislative Guide to Washington's Tax Structure. \[link\]](#)



2527 King County does not have the finance streams to provide urban-level services within urban unincorporated  
2528 areas. Modern urban infrastructure such as sewers, sidewalks, maintained roadways, trails and parks, are  
2529 needed to both accommodate higher densities and to attract annexation of these areas by surrounding  
2530 jurisdictions.<sup>470</sup> For example, parts of North Highline and Skyway-West Hill are still on septic systems, instead  
2531 of the sewer systems that most urban areas such as Seattle and Renton use.<sup>471,472</sup> Septic systems require a  
2532 minimum lot size and can cause serious public health hazards if not maintained properly.<sup>473,474</sup>  
2533

2534 The 2022 North Highline Subarea Plan notes, "Like other urban unincorporated areas, there has been  
2535 insufficient investment in North Highline's transportation system...".<sup>475</sup> Underinvestment in urban services in  
2536 higher density zoned areas disincentivizes annexation because of additional costs required to serve more  
2537 intense development. ~~A 2000 newspaper article reads, "Once a city annexes an area, it is sometimes~~  
2538 ~~saddled with millions of dollars in upgrades to bring streets, sewer systems and other services up to city~~  
2539 ~~standards."~~  
2540

#### 2541 *Pattern of Annexation*

2542 Areas that have a strong commercial core and homes with high assessed values are attractive for cities to  
2543 annex because these areas can increase their tax base and cover the cost of servicing that new area.  
2544 Unincorporated areas without strong commercial cores are less appealing for cities to annex because these  
2545 areas do not have a large tax base.<sup>476</sup> Since 1990, partly because of King County's success in implementing  
2546 the GMA, the areas that have been incorporated or annexed held 85 percent of unincorporated area jobs  
2547 and only 69 percent of unincorporated area residents.<sup>477,478</sup> This left behind a very small number of jobs and  
2548 commercial land in the remaining unincorporated areas. Unincorporated areas only have one percent of  
2549 countywide employment, and five percent of countywide population.<sup>479</sup> This pattern of annexation and  
2550 incorporation continues to reduce tax generating resources, such as sales tax, away from King County which  
2551 further impacts the County's already limited financial capacity to support services in the remaining urban  
2552 unincorporated areas. This contributes to a widening deficit between growing service maintenance costs  
2553 and the reduced amount of revenue received by the County, which limits King County's ability to invest in  
2554 unincorporated areas.<sup>480</sup>  
2555

2556 Due to discriminatory practices, Black, Latin(a)(o)(x), and Indigenous communities are less likely to be  
2557 homeowners, and those that are, have homes with lower median values than homes owned by White  
2558 people.<sup>481</sup> Assessed property values provide a metric for cities to determine annexation; so, if an area with a  
2559 higher proportion of Black, Latin(a)(o)(x), and Indigenous residents has lower assessed property values,  
2560 cities may not want to annex the area.<sup>482,483</sup> For example, in 1991, Burien proposed annexation boundaries  
2561 to include parts of Shorewood, an upper middle-class neighborhood, while leaving White Center, an  
2562 ethnically diverse neighborhood with low-income housing, unincorporated. A 1991 ~~local newspaper~~Seattle

<sup>470</sup> [Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas, appendix to the King County Clerk of the Council \(2019\). Skyway-West Hill Land Use Subarea Plan, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas.](#) [\[link\]](#)

<sup>471</sup> King County Department of Assessments (2022). Assessment Data.

<sup>472</sup> King County on-site sewage systems (OSS) and social vulnerability dashboard. [\[link\]](#)

<sup>473</sup> [U.S. Environmental Protection Agency, EPA \(2022, August 23\). Septic System Impacts on Water Sources. EPA.](#) [\[link\]](#)

<sup>474</sup> Washington State Department of Health Wastewater Management Program (2002, ~~March~~). *Rule Development Committee Issue Research Report - Lot Size (Minimum Land Area)*. [\[link\]](#)

<sup>475</sup> [North Highline Subarea Plan, pPage 44](#)

<sup>476</sup> Austin, D.A. (1999). Politics vs. Economics: Evidence from Municipal Annexation. *Journal of Urban Economics*.

<sup>477</sup> King County (2021, ~~December~~). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>478</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>479</sup> ~~King County Unincorporated Urban Area Annexation Area Databook.~~ [\[link\]](#)

<sup>480</sup> King County (2021, ~~December~~). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>481</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>482</sup> American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

<sup>483</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

|  
2563 *Times* article stated that, "...no one's vying to annex Skyway/Bryn Mawr or White Center, both of which are  
2564 relatively developed but include working-class neighborhoods with comparatively low property values - and  
2565 low property-tax revenues."<sup>484</sup>  
2566

2567 *Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA*

2568 Skyway-West Hill, North Highline, and Fairwood PAAs, outlined in Map 5, are all home to a significantly  
2569 higher percentage of Black, Indigenous, and People of Color residents than the King County average and  
2570 have lower median incomes than the King County average.<sup>485</sup> This pattern, combined with the County's  
2571 limited taxing authority highlights the need for annexation to advance racial justice.<sup>486,487</sup>

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<sup>484</sup> Ortogaleon, B. (1991, December 2). Incorporation frenzy leaves 'orphans' in S. King. *Seattle Times*. [\[link\]](#). Accessed via the [Seattle Public Library Archives](#).

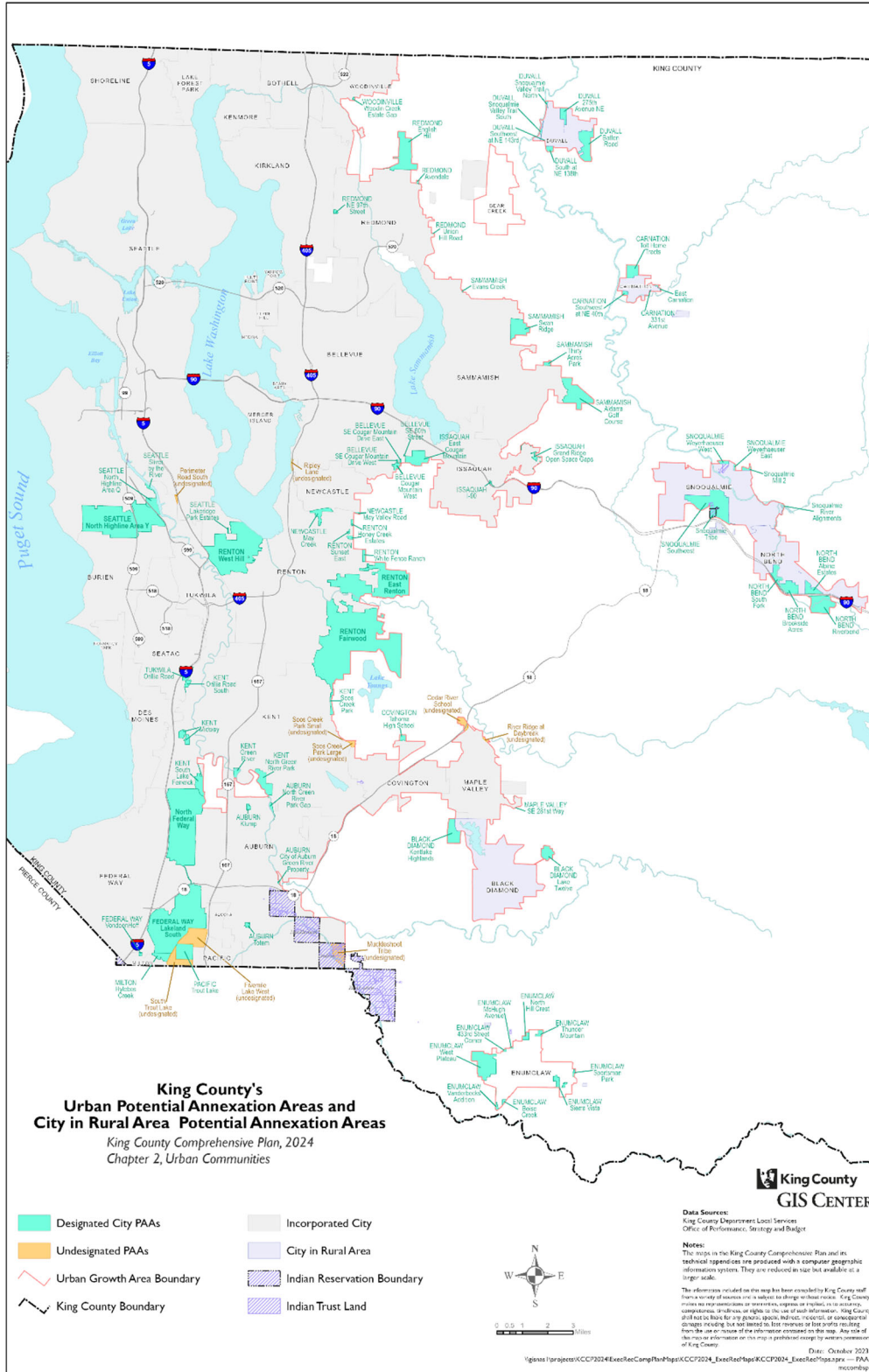
<sup>485</sup> U.S. Census Bureau. (2015-2019) 5-year ACS 2015-2019.

<sup>486</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at 'critical moment.' *Seattle Times*. [\[link\]](#)

<sup>487</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

2572  
2573

Map 5: King County's Urban Potential Annexation Areas and City in Rural Area Potential Annexation Areas



2574  
2575

2576 Institutionalized racism contributed to underinvestment in affordable housing projects in Skyway-West Hill  
2577 and North Highline neighborhoods. For example, redlining, displacement from Seattle’s Central District, as  
2578 well as the widening of the racial wealth gap partially resulted in the relatively lower real estate values in  
2579 Skyway-West Hill and North Highline.<sup>488,489</sup> However, areas in close proximity to Seattle grew rapidly which  
2580 drove home prices up, creating the conditions for gentrification.<sup>490</sup> For at least a decade, King County did  
2581 not invest in affordable housing in Skyway-West Hill, aside from housing repair assistance.<sup>491</sup> King County  
2582 has only recently started investing housing funds in Skyway-West Hill after years of community advocacy and  
2583 organizing.<sup>492,493,494</sup> In 2022, King County awarded two projects from a \$5 million request for proposal (RFP)  
2584 to support affordable housing development in the Skyway-West Hill neighborhood that align with  
2585 community identified anti-displacement priorities.<sup>495,496,497</sup> In the 2023-24 [King County](#) biennial budget, an  
2586 additional \$5 million has been earmarked for affordable housing capital investments in Skyway-West Hill.

## 2587 Displacement

2588 The history of racially exclusive, discriminatory land use and housing practices, and seemingly race-neutral  
2589 policies that perpetuate the racial wealth gap, patterns of segregation, and exclusion, and underinvestment  
2590 in neighborhoods of color culminates in an increased risk of displacement for Black, indigenous, and People  
2591 of Color communities. Displacement describes a pattern in which households move involuntarily as a result  
2592 of aforementioned factors.<sup>498</sup> Displacement can increase the risk of homelessness and have lasting negative  
2593 effects on health, education, earnings, and cultural connections.<sup>499</sup> While homeowners build equity and  
2594 typically have a fixed monthly payment, renters make monthly payments they will never recoup, and rental  
2595 prices typically increase over time. As rental costs increase, many households, especially cost-burdened  
2596 households, cannot save money to buy a home.<sup>500</sup> This stems from and exacerbates the pre-existing racial  
2597 wealth gap, which is a result from the legacy of mechanisms used to block Black, Indigenous, and People of  
2598 Color households from buying homes, such as racial restrictive covenants.<sup>501</sup>

2599  
2600  
2601 [Map 6 was created using t](#)The Puget Sound Regional Council’s (PSRC) Displacement Risk Mapping Tool.  
2602 [This map](#) identifies census tracts that are at low, moderate, and higher risk of displacement.<sup>502</sup> North  
2603 Highline and a small area of unincorporated Kent are at higher risk of displacement.<sup>503</sup> [East Federal Way,](#)  
2604 [Fairwood, and South Park are at risk of moderate displacement. Skyway-West Hill has all three levels of](#)  
2605 [displacement risk with the western most area at moderate risk and the eastern most area, adjacent to](#)  
2606 [Renton, at higher risk of displacement.](#)

2607  
2608

<sup>488</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>489</sup> University of Washington’s Seattle Civil Rights and Labor History Project. *Segregated Seattle*. [\[link\]](#)

<sup>490</sup> Groover, H. (2021, April 8) Seattle-area housing market is ‘on steroids’; see what’s happening near you. *The Seattle Times*. [\[link\]](#)

<sup>491</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>492</sup> Zahilay, G. (2020, February 17). We failed the Central District, but we must do right by Skyway. *The Seattle Times*. [\[link\]](#)

<sup>493</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment’. *The Seattle Times*. [\[link\]](#)

<sup>494</sup> Trumm, D. (2017, May 3). Meet Skyway: Seattle’s unincorporated Neighbor To The South. *The Urbanist*. [\[link\]](#)

<sup>495</sup> King County (2022, January). Skyway \$5M Fund for Affordable Housing | RFP Summary.

<sup>496</sup> King County (2022, May). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. DCHS Blog. [\[link\]](#)

<sup>497</sup> King County (2022, January). *New Funding Opportunity: \$5 million to support equitable, community-driven affordable housing in the Skyway-West Hill (SWH) neighborhood*. DCHS Blog. [\[link\]](#)

<sup>498</sup> University of Texas at Austin Uprooted Project. *Understanding Gentrification and Displacement*. [\[link\]](#)

<sup>499</sup> Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts*. [\[link\]](#)

<sup>500</sup> [ECONorthwest. "Redlining and Wealth Loss."](#) [\[link\]](#) [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. [\[link\]](#)

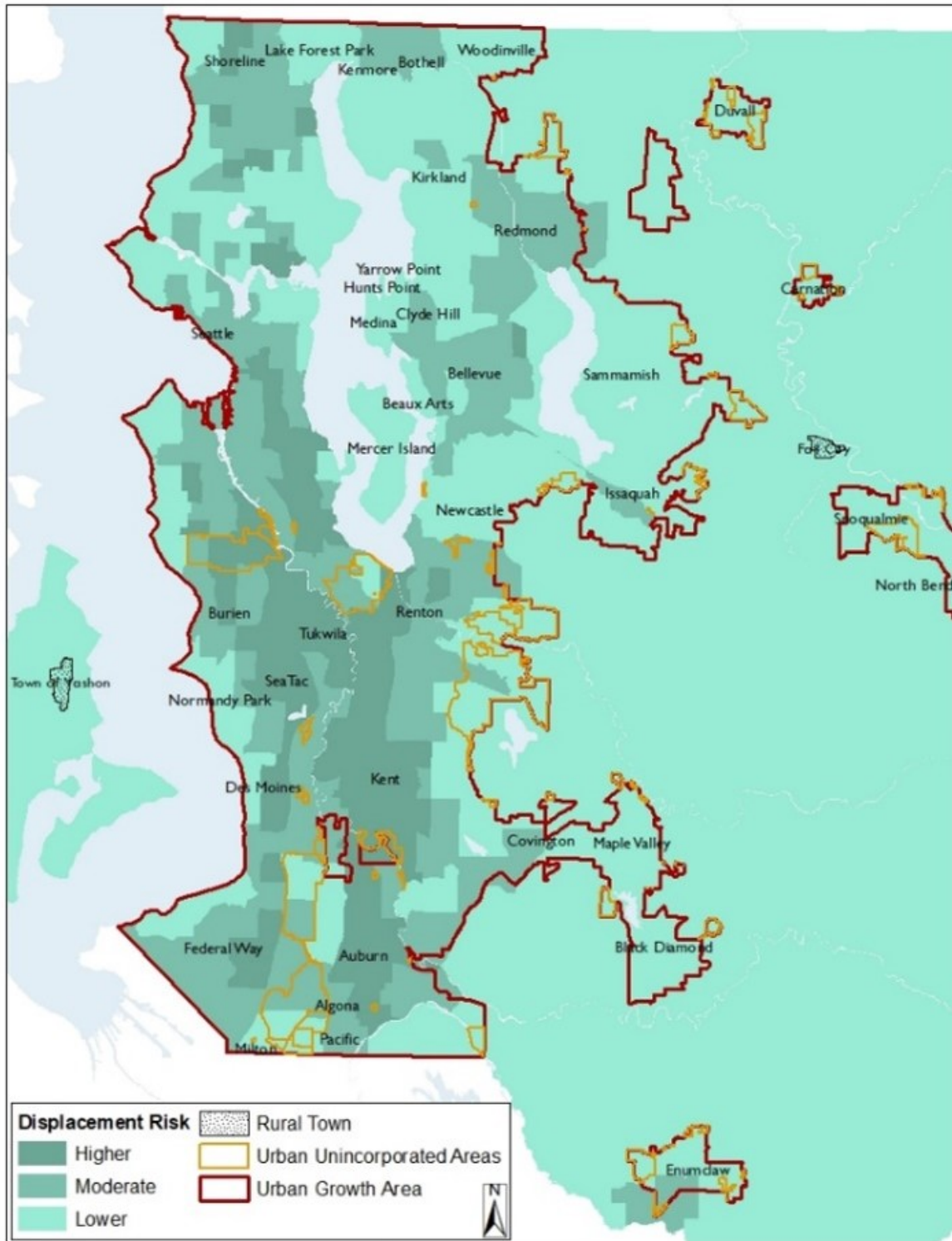
<sup>501</sup> [Logani, L. "Racial Wealth Gap."](#) [\[link\]](#) [Logani, L. \(2021\). The Racial Wealth Gap is the Housing Gap](#). The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>502</sup> Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

<sup>503</sup> Only about 10 homes in the Kent census tract are in unincorporated King County.



2609 **Map 6: Displacement Risk by Census Tract**

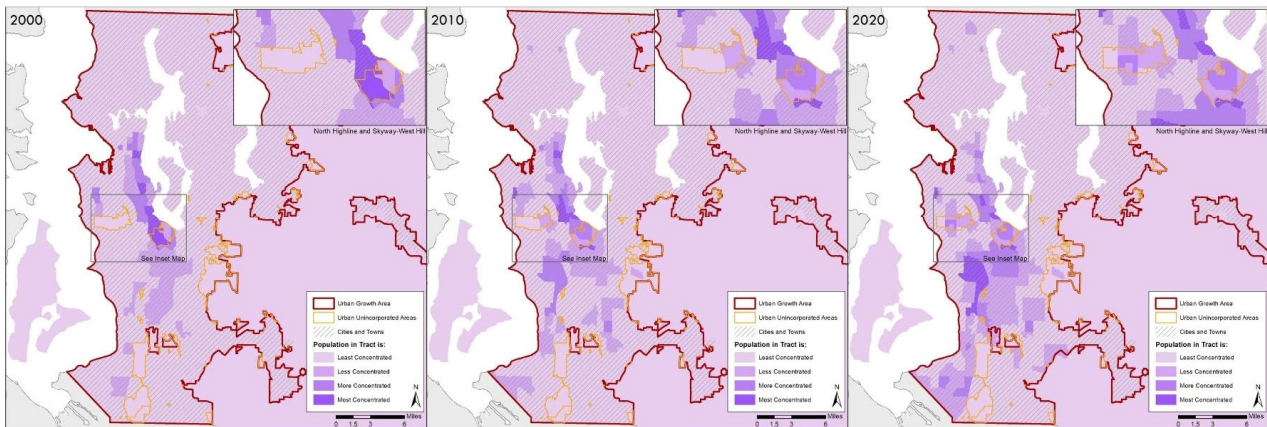


2610  
2611  
2612 Housing costs in Skyway-West Hill and North Highline have risen faster than the countywide average.  
2613 Between 2012 and 2020, the average annual rent increase in King County was 3.8 percent; in Skyway-West  
2614 Hill and North Highline the average annual increases were four percent and 4.9 percent, respectively.

2615 Median incomes in both areas remain significantly lower than the countywide average, placing residents at  
 2616 increased risk of displacement. Fifty-three percent of renter households in North Highline were cost  
 2617 burdened and 26 percent were severely cost burdened in 2017. Nearly one-third of all renters and two-  
 2618 thirds of extremely low-income renters in Skyway-West Hill were severely cost burdened, spending more  
 2619 than 50 percent of their income on rent.<sup>504</sup> [For more analysis on cost burden, see III. Community Profile](#)  
 2620 [section for more analysis on cost burden.](#)

2621  
 2622 Black, Indigenous, and People of Color households are twice as likely as White households to be housing  
 2623 cost burdened in Skyway-West Hill and North Highline.<sup>505</sup> In North Highline, most White households owned  
 2624 their homes, while 13 percent of Black households and 49 percent of Asian households owned their homes.  
 2625 Most Black and Latin(a)(o)(x) renter households in North Highline were cost burdened in 2017 (72 percent  
 2626 and 64 percent, respectively). An analysis found there were enough affordable units across most income  
 2627 groups in Skyway-West Hill, but housing could only meet the needs of about 37 percent of households with  
 2628 incomes below 30 percent area median income. There are also housing gaps in North Highline to meet the  
 2629 needs of households with incomes below 30 percent area median income. The combination of rising  
 2630 housing prices, the high rate of cost-burdened households, and lower than average incomes put residents  
 2631 who live in places like Skyway-West Hill and North Highline at increased risk of displacement.<sup>506</sup> Figure 78~~89~~  
 2632 show the decrease in concentration of Black residents in Skyway-West Hill from 2000, to 2010, to 2020. As  
 2633 the maps indicate, and community members report, Black residents were displaced from Seattle’s Central  
 2634 District and moved further south, which then puts housing pressure on the places they move to, such as  
 2635 Skyway-West Hill, which then forces people to move even further south.<sup>507</sup>

2637 **Figure 78: Black/African American Concentration of Population 2000, 2010, and 2020**



2638 [Source: U.S. Census Bureau. \(2020\). Decennial Census.](#)

2640 Skyway-West Hill and North Highline community members have noted that gentrification can lead to the  
 2641 deterioration of the cultural character of a community. This can lead to cultural displacement, which takes  
 2642 place when existing residents move out of a neighborhood because their social or cultural connections have  
 2643 declined due to gentrification. Displaced residents may lose connections to community establishments and  
 2644 faith-based organizations that provide direct support or connect people to support systems.<sup>508</sup> In Skyway,  
 2645

<sup>504</sup> [BERK Consulting, Inc.. "Affordable housing incentives analysis: North Highline and Skyway-West Hill. \[link\]BERK Consulting, Inc. \(2020, November\). King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill. \[link\]](#)

<sup>505</sup> [King County Affordable Housing Committee Dashboard. \(2021\). Jurisdictional Data for Download.](#)

<sup>506</sup> [Skyway-West Hill and North Highline Anti-displacement Strategies Report. \[link\]](#)

<sup>507</sup> [King County Department of Community and Human Services. \(2021, September 21.\). Skyway-West Hill and North Highline Anti-displacement Strategies Report. \[link\]](#)

<sup>508</sup> [Skyway-West Hill and North Highline Anti-displacement Strategies Report. \[link\]](#)

2646 residents who are displaced are often not able to find housing in Skyway again because of a lack of  
2647 affordable, available housing located in walkable areas or near other accommodations.<sup>509</sup>  
2648

### 2649 *Conclusion*

2650 Policies that do not explicitly discriminate based on race can and do lead to racially disparate outcomes.  
2651 Low-density zoning and large minimum lot requirements, lack of investment in urban unincorporated areas,  
2652 and lack of tenant protections have contributed to displacement and other racial disparities in housing in  
2653 unincorporated King County. While not explicitly limited to single detached housing, King County's zoning  
2654 code does not sufficiently incentivize other, allowable types of high- and middle-density housing. This limits  
2655 housing supply and housing choice by not having a diversity of housing types, which leads to prices that  
2656 aren't affordable to low-income communities, of which Black, Indigenous, and People of Color are most  
2657 overly represented in.<sup>510,511</sup> Urban unincorporated areas have higher proportions of Black, Indigenous, and  
2658 People of Color populations and have historically been underinvested in compared to other unincorporated  
2659 areas with higher proportions of White populations. Investment is needed in order to accommodate more  
2660 density and encourage cities to annex PAAs.<sup>512</sup> The next section details the policies and codes King County  
2661 has either recently passed or is exploring through the 2024 Comprehensive Plan update to address the  
2662 policies and actions discussed in this analysis that have created racially disparate housing outcomes in  
2663 unincorporated King County.

## 2664 Undoing Racially Disparate Housing Policies in the 2665 Comprehensive Planning Process

2666 This section identifies the actions that have been and will be taken by King County in the 2024  
2667 Comprehensive Plan to undo racially disparate housing outcomes.  
2668

### 2669 *Barriers in Undoing Racially Disparate Impacts*

2670 Multiple barriers prevent King County from fully remedying harms inflicted on Black, Indigenous, and  
2671 People of Color communities. Racial wealth inequities result from exclusive housing practices and policies,  
2672 in addition to other injustices such as discrimination in employment and education. Despite understanding  
2673 that race-neutral policies can perpetuate harm due to pre-existing access inequities, there are multiple  
2674 policies in King County's Comprehensive Plan that are, indeed, race-neutral. While providing financial  
2675 resources to specific Black, Indigenous, and People of Color communities could reduce racially disparate  
2676 impacts in housing, the Fair Housing Act prohibits the prioritization of funds or programs based on a  
2677 protected class, such as race. The updates to the Comprehensive Plan policies and codes center on actions  
2678 King County has leverage over, such as building partnerships, implementing policies to reduce  
2679 displacement, and adopting code changes that could diversify the housing stock and increase the supply of  
2680 affordable housing.

2681 Revenue is critical to implement many of the King County Comprehensive Plan policies. While King County  
2682 has put forward new levies to meet the needs of different communities throughout the county, the funding  
2683 raised is not enough to solve the housing crisis. King County has significant limits imposed by the state on  
2684 raising revenue. For decades, King County has advocated for increased revenue from the state and federal  
2685 government to address structural revenue problems and the affordable housing crisis. King County has yet  
2686

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<sup>509</sup> Comprehensive Plan Equity Work Group Meeting. (2023, January 26). [King County](#).

<sup>510</sup> [Rouse, et al., "Exclusionary Zoning." \[link\]](#) Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021, June). [Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market. The White House. \[link\]](#)

<sup>511</sup> Mehrotra, A., Bealor, L., Montoya-Boyer, A. (2022, September). [Zoning In: How Inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth. Prosperity Now Scorecard. \[link\]](#)

<sup>512</sup> King County Clerk of the Council (2019). [Skyway-West Hill Land Use Subarea Plan](#), Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [\[link\]](#)

|

2687 to receive either the taxing authority or the resources at a scale needed to meaningfully and effectively do  
2688 so.  
2689

2690 *Summary of 2024 Comprehensive Plan Updates*

2691 To promote equitable outcomes in partnership with communities most impacted by racially disparate  
2692 housing policies, King County has intentionally solicited engagement from members of underrepresented  
2693 communities through a broad, community survey and the 2024 Comprehensive Plan Equity Work Group.  
2694 The Equity Work Group is an advisory group composed of 15 people from historically underrepresented  
2695 groups who worked closely with Executive staff to incorporate equity considerations into the  
2696 Comprehensive Plan update. The Comprehensive Plan includes new policies, edits to former policies, and  
2697 code changes to reflect the new GMA and CPP requirements and community feedback.  
2698

2699 King County is committed to addressing past and current racially exclusive and discriminatory land use and  
2700 housing practices that resulted in disparate impacts on Black, Indigenous, and People of Color households.  
2701 The County aims to repair these harms and promote equitable outcomes in partnership with impacted  
2702 communities through intentional, targeted actions and support for affordable housing initiatives. King  
2703 County's 2024 Comprehensive Plan incorporates new policies and updates to existing policies to begin to  
2704 undo the racially disparate impacts caused by the policies and practices discussed in the Racially Disparate  
2705 Impact Analysis which found:

- 2706 • explicitly racist policies and practices existed in unincorporated King County and contributed to long-  
2707 term economic racial disparities;
- 2708 • the lack of tenant protections for unincorporated King County undermined the effectiveness of fair  
2709 housing protections;
- 2710 • exclusionary zoning laws in unincorporated King County limit the availability of more affordable housing  
2711 options for low- and moderate-income households who are disproportionately Black, Indigenous, and  
2712 People of Color;
- 2713 • King County has historically underinvested in urban unincorporated areas with higher Black,  
2714 Indigenous, and People of Color populations; and
- 2715 • the combination of rising housing prices, the high rate of cost-burdened Black, Indigenous, and People  
2716 of Color households, and lower than average incomes put Black, Indigenous, and People of Color  
2717 residents who live in places like Skyway-West Hill and North Highline at increased risk of displacement.  
2718

2719 To begin rectifying these harms, the 2024 King County Comprehensive Plan included changes that commit  
2720 King County to:

- 2721 • participate in regional solutions to address critical housing needs;
- 2722 • engage historically and currently underrepresented communities in the development and  
2723 implementation of affordable housing programs to ensure the County's investments and policies are  
2724 culturally relevant and meet the needs of communities most in need;
- 2725 • invest in programs and policies that help tenants stay housed and assert their rights, reducing racial  
2726 disproportionality among households who experience housing stability;
- 2727 • adopt code changes to allow middle housing and create an inclusionary housing program to encourage  
2728 the creation of more affordable and diverse housing options so more low- and moderate-income  
2729 households can access homeownership and generate long-term wealth for their families;
- 2730 • prioritize funding for affordable housing projects that are community-driven, promote access to  
2731 opportunity, and create wealth-building opportunities for communities at-risk of displacement; and
- 2732 • take actions to prevent and mitigate residential and cultural displacement for unincorporated  
2733 communities at risk of displacement to address racial disparities in housing, such as implementing



2734 programs to create affordable homeownership opportunities and investing in equitable development  
2735 projects.  
2736

2737 These new and updated housing policies demonstrate King County's commitment to addressing racial  
2738 disparities in housing and promoting equitable access to affordable and culturally relevant housing options  
2739 for all residents, particularly those historically underserved and disproportionately impacted by  
2740 discriminatory practices. The equity analysis of the 2024 Comprehensive Plan details specific proposals  
2741 prioritized by the Equity Work Group.  
2742

2743 *Current and Future Actions of King County*

2744 King County is committed to undoing policies that result in racially disparate outcomes in housing and is  
2745 taking several future actions to achieve this goal. King County is currently developing and exploring  
2746 programs such as:

- 2747 • investing in rental assistance and eviction prevention programs to keep tenants housed;
- 2748 • launching a community preference program to prevent displacement;
- 2749 • investing in equitable development to support community-driven priorities;
- 2750 • preserving ~~mobile-manufactured~~ home communities and affordable housing to prevent displacement;  
2751 and
- 2752 • expanding affordable homeownership programs to increase wealth-building opportunities for low- and  
2753 moderate-income households.

2754  
2755 ~~See the Existing Strategies Summary section F~~ for more information about the inventory of existing and  
2756 proposed partnerships, strategies and funding aimed at meeting countywide housing need, especially for  
2757 Black, Indigenous, and People of Color populations disparately impacted by discriminatory land use and  
2758 housing practices. ~~see X. Existing Strategies Summary.~~

## 2759 VI. Housing Needs Analysis

### 2760 Section Summary

2761 This section fulfills, in part, King County CPP H-~~34~~l and H-~~34~~m.

2762  
2763 CPP H-~~34~~l and H-~~34~~m require jurisdictions to:

2764 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
2765 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
2766 *shall include:*

- 2767 l) *The housing needs of people who need supportive services or accessible units, including but not*  
2768 *limited to people experiencing homelessness, persons with disabilities, people with medical*  
2769 *conditions, and older adults;*
- 2770 m) *The housing needs of communities experiencing disproportionate harm of housing inequities*  
2771 *including Black, Indigenous, and People of Color (BIPOC).*

2772  
2773 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness in King  
2774 County increased nearly 14 percent from 2020 to 2022.<sup>513</sup> Black, Hispanic/Latin(a)(o)(x), American Indian,  
2775 Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals were overrepresented in

---

<sup>513</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

2776 this group compared to King County’s overall demographics.<sup>514</sup> Shelter and case management can help  
2777 people experiencing homelessness find resources and housing.<sup>515</sup> Expanding access to stable housing and  
2778 care can directly improve health outcomes for people experiencing homelessness.<sup>516</sup>  
2779  
2780 Over ten percent of King County residents live with a disability.<sup>517</sup> People living with disabilities and  
2781 disability rights advocacy organizations have shared that many people living with disabilities face challenges  
2782 in searching, applying for, and relocating into accessible, affordable housing near supportive services.<sup>518,519</sup>  
2783 The availability of accessible housing units and increasing access to housing navigators and vouchers would  
2784 help meet the need for this population.<sup>520</sup>  
2785  
2786 ~~Seniors~~People aged 65 years and older who wish to remain in their homes and communities may face  
2787 difficulties because of rising housing costs. Homeowners who have paid off their mortgage may struggle to  
2788 afford property taxes, utilities, and maintenance costs. ~~Seniors~~People aged 65 years and older with low or  
2789 fixed incomes need more affordable housing options to help them age in place.<sup>521</sup>  
2790  
2791 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals receiving  
2792 housing assistance who are recovering from medical conditions or with persisting conditions may need  
2793 additional support, such as occupational therapy or chore services. The King County Regional Homeless  
2794 Authority’s Draft Five-Year Plan found that people with medical conditions, particularly individuals who are  
2795 unstably housed or experiencing homelessness, need access to care and a safe place to recover after  
2796 leaving the hospital, such as recuperative housing.<sup>522</sup>  
2797  
2798 Black, Indigenous, and People of Color households, particularly Black and Hispanic households, are more  
2799 likely to experience housing problems such as incomplete kitchen and plumbing facilities, overcrowding,  
2800 and cost burden. Black households are also more likely to be renters and face higher rates of denial for  
2801 home loans compared to White households.<sup>523</sup> The Black Home Initiative, a coalition of organizations  
2802 working to increase and sustain Black homeownership, identified a need for greater access to  
2803 homeownership opportunities and diverse housing types.<sup>524</sup> Black, Indigenous, and People of Color  
2804 residents living in unincorporated King County shared with the Department of Community and Human  
2805 Services that many Black, Indigenous, and People of Color households face displacement due to rising  
2806 housing costs, so these households need access to affordable housing and homeownership opportunities  
2807 as well as support in preventing and mitigating displacement.<sup>525</sup>  
2808  
2809 Some immigrants and refugees, especially those with limited English proficiency and low-incomes, may  
2810 have difficulties communicating with landlords, finding stable employment, building a credit history, and

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<sup>514</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>515</sup> National Health Care for the Homeless Council. (2016 April). Vital Role of Case Management for Individuals Experiencing Homelessness. *A Quarterly Research Review of the National HCH Council* 4(1). [\[link\]](#)

<sup>516</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

<sup>517</sup> U.S. Census Bureau. (2022). *Households by Disability*, 5-year ACS 2016-2020.

<sup>518</sup> ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

<sup>519</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~ King County Department of Community and Human Services. (2020). ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>520</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>521</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>522</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>523</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~ King County Department of Community and Human Services. (2020). ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>524</sup> Black Home Initiative. (2022, February 7) *Increasing Black Homeownership in the Puget Sound Region*. [\[link\]](#)

<sup>525</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

2811 understanding their rights.<sup>526-527</sup> Immigrants and refugees who are undocumented face additional barriers to  
2812 accessing housing, such as landlords requiring Social Security Numbers for prospective tenants, though this  
2813 requirement is not allowed under County code. The King County Comprehensive Plan Equity Work Group  
2814 shared that immigrants and refugees need increased access to large, affordable rental units.<sup>528</sup>

2815  
2816 The National LGBTQ+ Health and Longevity Center and Goldsen Institute found that LGBTQ+ people  
2817 experience systematic disparities in Washington State, including higher rates of housing instability,  
2818 homelessness, cost burden, and poverty and less access to care and other services.<sup>529</sup> LGBTQ+ community  
2819 organizations reported that LGTBQ+ residents in King County need access to affordable housing in  
2820 neighborhoods where they feel safe and connected to the community.<sup>530</sup> LGBTQ+ community members  
2821 report that it is important to find information about housing from a trusted source, such as a queer housing  
2822 group.<sup>531</sup>

2823  
2824 In addition to systems-level barriers and housing needs, community input and housing discrimination  
2825 testing conducted in King County found that individual-level discrimination based on disability, familial  
2826 status, national origin, religion, and source of income is still prevalent in King County.<sup>532,533</sup> Community  
2827 members noted experiencing discrimination as part of their search for and while living in affordable  
2828 housing.<sup>534</sup> Housing discrimination needs to be eliminated to ensure all King County residents can access  
2829 housing.<sup>535</sup>

2830  
2831 As of September 2023, King County is conducting interviews with various housing providers and  
2832 community-based organizations across King County to understand barriers to accessing housing for people  
2833 of a housing protected class status. These interviews are part of an outreach effort for the 2025 update to  
2834 the Analysis of Impediments to Fair Housing Choice report. Preliminary findings indicate that barriers to fair  
2835 housing choice include high cost of rent, high cost of deposit, steep rent increases, long waitlists for  
2836 affordable housing units, an eviction on a person's record, area median income inequities, and  
2837 discrimination based on source of income, race, country of origin, sexual orientation, and gender. Other  
2838 findings are discussed in this section.

## 2839 Housing Needs of People who Need Supportive Services or 2840 Accessible Units

### 2841 *People Experiencing Homelessness*

2842 In 2020, the Department of Community and Human Services (DCHS) found that more than 40,000 people  
2843 experienced homelessness in King County.<sup>536</sup> ~~In September 2022, the most recent data available at the time~~  
2844 ~~of writing this assessment, 9,636 households experienced homelessness and received services from the~~  
2845 ~~homeless response system.~~ DCHS found that homelessness in King County disproportionately impacts  
2846 certain populations in King County; Black, Hispanic/Latin(a)(o)(x), American Indian, Alaska Native, or

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<sup>526</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>527</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>528</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>529</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [link]

<sup>530</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>531</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>532</sup> ~~2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]~~

<sup>533</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>534</sup> Comprehensive Plan Equity Work Group ~~p.p~~ Meeting (2023, January 20). King County.

<sup>535</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [link]

<sup>536</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [link]

2847 Indigenous, and Native Hawaiian or Pacific Islander individuals were all overrepresented in this group  
2848 compared to King County's overall demographics. Veterans are also overrepresented among the group  
2849 who received homelessness services compared to the rate of veterans countywide.<sup>537</sup>

2850  
2851 The 2022 Point in Time count found that more than half of households experiencing homelessness in King  
2852 County are unsheltered (57 percent).<sup>538</sup>

2853  
2854 In September 2022, 9,636 households experienced homelessness and received services from the homeless  
2855 response system. Most of the households who received services (58 percent) were sheltered in some way.  
2856 Approximately a quarter (26 percent) of households who received services were unsheltered and 17  
2857 percent of households had an unknown shelter status.<sup>539</sup> Households who are sheltered may be more aware  
2858 of services so they may be overrepresented among people who access homelessness services.

2859  
2860 Approximately 60 percent of households who entered the homeless response system in King County were  
2861 households of color. Black households are more likely than White households to return to the homeless  
2862 response system after being permanently housed within the previous two years.<sup>540</sup> The King County  
2863 Regional Homelessness Authority Five Year Plan identifies a need for culturally competent services to meet  
2864 the needs of people experiencing homelessness.<sup>541</sup>

2865  
2866 The King County Regional Homelessness Authority finds that experiencing homelessness is traumatic, and  
2867 can create or exacerbate health conditions, disability, or substance use disorders. More than half (51  
2868 percent) of individuals experiencing homelessness in 2022 identified as having a disability, and more than  
2869 one-third identified as having a mental health or substance use disorder (31 percent and 37 percent,  
2870 respectively). Interviews for the 2022 Point in Time Count found that navigating the complex health care  
2871 system and accessing supportive services is difficult for people experiencing homelessness. Expanding  
2872 access to stable housing and care can directly improve health outcomes for people experiencing  
2873 homelessness.<sup>542</sup> People experiencing homelessness may need support to meet health needs and manage  
2874 their care (See the *People with Medical Conditions* subsection below in VI. Housing Needs Analysis for  
2875 information about medical respite care and recuperative housing).

2876  
2877 The King County Regional Homeless Authority's Five-Year Plan finds that people experiencing  
2878 homelessness need access to shelter and supportive services, such as case management, to quickly  
2879 transition to permanent housing.<sup>543</sup> Shelters that provide people with personal space and safety, secure  
2880 storage, and a consistent place to live are linked to increased resident health and wellbeing. The Health  
2881 Through Housing (HTH) Initiative found that single room shelter settings, like in hotels, increased feelings of  
2882 stability, reduced interpersonal conflict, and decreased the volume of 911 emergency calls compared to  
2883 congregate settings. HTH also found that moving individuals from congregate shelters to hotel rooms  
2884 increased exits to permanent housing.<sup>544</sup>

2885

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<sup>537</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>538</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

~~<sup>539</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)~~

<sup>540</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>541</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>542</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

~~<sup>543</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)~~

<sup>544</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)



2886 *People Living with Disabilities*

2887 Households with a member that has a cognitive limitation are the most likely out of all disability types to rent  
2888 countywide.<sup>545</sup> Urban unincorporated King County has a higher rate of residents with disabilities compared  
2889 to rural unincorporated King County.<sup>546</sup> This may be because cultivating community support and finding  
2890 housing in areas with access to healthcare providers and other services can be more difficult in the rural  
2891 areas compared to the urban areas.<sup>547</sup> Community members report there is less housing for people with  
2892 intellectual and developmental disabilities (IDD) in the rural areas.<sup>548</sup>

2893  
2894 Disability advocacy organizations have shared with King County that people living with disabilities need  
2895 housing that is accessible, near supportive services, and in the community of their choice.<sup>549</sup> Housing choice  
2896 is limited for people living with disabilities due to a lack of available, accessible, affordable housing, as well  
2897 as discrimination.<sup>550</sup> Providing reasonable accommodations for people with disabilities, such as adding a  
2898 ramp or grab bars, is more likely to carry a financial burden to a landlord.<sup>551</sup> This may mean that a landlord is  
2899 less likely to rent to someone, even with fair housing laws in place. Under federal and state law, landlords  
2900 must make reasonable accommodations for tenants with disabilities to ensure they have equal opportunity  
2901 to use and enjoy the unit.<sup>552,553</sup> A reasonable accommodation is a change, exception, or adjustment so a  
2902 person with a disability can live and enjoy the premises, such as installing a wheelchair ramp, allowing a  
2903 service animal in the unit or adjusting a rent payment schedule. Tenants who need an accommodation due  
2904 to a disability can request that the landlord make the accommodation.

2905  
2906 Landlords can deny the accommodation request because:

- 2907 • the tenant does not have a disability;
- 2908 • there is no nexus between the disability and the accommodation; or
- 2909 • the accommodation request creates an undue burden on the landlord.

2910  
2911 A landlord is supposed to engage with the request in a meaningful way, such as considering requests on a  
2912 case-by-case basis and not adopting a blanket policy against reasonable accommodations or not unduly  
2913 burdening a tenant with excessive documentation requirements to submit an accommodation request.

2914  
2915 King County staff heard in interviews with housing providers and community-based organizations that some  
2916 tenants with disabilities believe they experience discrimination from landlords when making reasonable  
2917 accommodation requests. Interviewees explained that landlords oftentimes do not understand what is  
2918 required of them when asked to make a reasonable accommodation and refuse to do so. Interviewees  
2919 described how challenging it is for people with disabilities to find accessible housing units.

2920  
2921 Additionally, staff from the King County Developmental Disability and Early Childhood  
2922 Supports division identified a need for family-sized affordable rental units with appropriate  
2923 accommodations, like roll-in showers or laundry in the unit, for families with at least one individual living with  
2924 a disability in King County. Disabilities can also pose an inherent barrier to searching, applying for, and

---

<sup>545</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

<sup>546</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>547</sup> ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services.

<sup>548</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>549</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]

<sup>550</sup> ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [link]

<sup>551</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]

<sup>552</sup> U.S. Department of Housing and Urban Development. (Retrieved 2023, September 15). *Reasonable Accommodations and Modifications*. [link]

<sup>553</sup> Revised Code of Washington 49.60.222. [link].

2925 moving into housing.<sup>554</sup> Rising costs and a competitive housing market further exacerbate these barriers.<sup>555</sup>  
 2926 Community feedback identified a need for affordable housing and increased support in navigating and  
 2927 accessing the housing market to reduce or eliminate these barriers for individuals with disabilities and their  
 2928 families.<sup>556</sup>  
 2929

2930 SeniorsPeople Aged 65 Years and Older

2931 SeniorsPeople aged 65 years and older who wish to remain in their homes and communities may face  
 2932 difficulties because of rising housing costs. While many seniorspeople aged 65 years and older in King  
 2933 County and unincorporated King County own their homes, even homeowners who have paid off their  
 2934 mortgage may struggle to afford housing costs, like property taxes or maintenance costs.<sup>557</sup> Although the  
 2935 Seniors, Persons with Disabilities, and Disabled Veterans Property Tax Exemption program provides some  
 2936 property tax relief, not all eligible households are enrolled, and enrolled households in unincorporated King  
 2937 County with incomes between 55 and 65 percent area median income still pay thousands of dollars per year  
 2938 in property taxes.<sup>558</sup> Research by HUD foundhas shown that senior renters, particularly those with disabilities,  
 2939 are more likely to have difficulty accessing housing suited to their needs.<sup>559</sup> Black, Indigenous, and People of  
 2940 Color seniorrenters 65 years and older with lower incomes are disproportionately cost burdened and are at  
 2941 increased risk of housing instability and homelessness. Individuals who are severely cost burdened may  
 2942 have to choose between housing costs and other necessities, like medication.<sup>560</sup>  
 2943

2944 Older adult renters are more likely to spend a significant portion of their income on rent.<sup>561</sup> Extremely low-  
 2945 income renter households are most likely to include a seniorresident aged 62 years or older countywide,  
 2946 likely because some of these households rely on programs such as Social Security for their sole source of  
 2947 income rather than wages.<sup>562</sup> These households would likely have difficulty maintaining housing in the  
 2948 private market without additional financial support. Community members shared with King County staff that  
 2949 many seniorspeople aged 62 years and older fear rent increases and there is a growing population of  
 2950 seniorspeople aged 62 years and older on fixed incomes experiencing homelessness.<sup>563</sup> SeniorsPeople  
 2951 aged 65 years and older need more affordable housing options and financial assistance programs to help  
 2952 them remain in their homes and communities.<sup>564</sup> King County staff heard in interviews with housing  
 2953 providers and community-based organizations that more affordable housing types conducive to multi-  
 2954 generational living would also help seniorspeople aged 62 years and older age in their communities and  
 2955 with their families. As explained by a representative from African Community Housing and Development,  
 2956 "When family-sized homes exist, the family stays together longer, people can age in place, and there is less  
 2957 youth homelessness." These interviews indicated that community members considered middle housing as a  
 2958 model that supports multi-generational living.<sup>565</sup>  
 2959

<sup>554</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [link] King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [link]

<sup>555</sup> Washington State Department of Social and Health Services. (2022, October 1). *Developmental Disabilities Administration Housing fund priority study report.*

<sup>556</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee.* King County Department of Community and Human Services.

<sup>557</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution.* [link]

<sup>558</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report.* [link]

<sup>559</sup> U.S Department of Housing and Urban Development. (2017). Housing for Seniors: Challenges and Solution. [link]

<sup>560</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness.* Justice in Aging, National Low Income Housing Coalition. [link]

<sup>561</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness.* Justice in Aging, National Low Income Housing Coalition. [link]

<sup>562</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018.*

<sup>563</sup> Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

<sup>564</sup> Metropolitan Center for Applied Research & Extension. (2018). *Moving Towards Age-Friendly Housing in King County.* [link]

<sup>565</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

|

2960 *People with Medical Conditions*

2961 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals receiving  
 2962 housing assistance who are recovering from medical conditions may need additional support to restabilize,  
 2963 such as occupational therapy. People living in supportive housing with a persisting medical condition may  
 2964 need to be offered chore service to maintain their unit. Medical conditions can lead to households falling  
 2965 behind on rent, due to medical costs or because they are unable to work, and eventually facing eviction.  
 2966 People who have experienced eviction report that eviction can lead to worsening or new mental and  
 2967 physical health problems.<sup>566</sup> People with medical conditions that impact their ability to pay their housing  
 2968 costs need support to keep their housing.

2970 People with medical conditions, particularly individuals who are unstably housed or experiencing  
 2971 homelessness, need access to care and a safe place to recover after leaving the hospital. The King County  
 2972 Regional Homelessness Authority has found that experiencing homelessness can create and exacerbate an  
 2973 individual’s physical, mental, and behavioral health conditions, and many people experiencing  
 2974 homelessness develop complex medical needs. The King County Regional Homelessness Authority Five  
 2975 Year Plan finds that people experiencing homelessness with medical conditions often need recuperative  
 2976 housing or medical respite programs. Recuperative housing or recuperative shelter beds are designed to  
 2977 support people who do not need to remain in a hospital and have medical needs or a follow up medical  
 2978 appointment and need support in the short term. Recuperative housing prevents emergency room visits  
 2979 and can improve the health, safety, and stability of residents.<sup>567</sup>

2980 **Housing Needs of Communities Experiencing Disproportionate**  
 2981 **Harm of Housing Inequities**

2982 *Discrimination Against Housing Protected Classes*

2983 Despite being illegal for over 55 years, individual-level housing discrimination is still ongoing throughout  
 2984 King County, based on community feedback and housing discrimination testing. The Civil Rights Act of  
 2985 1968, Title VIII through IX, or Fair Housing Act, banned discrimination in housing nationwide against certain  
 2986 protected classes. Washington State and King County have also established other protected classes that  
 2987 may not be discriminated against regarding housing. Table 5 shows the different groups that are protected  
 2988 at different levels of government, excluding protected classes that are already protected at a higher level of  
 2989 government.

2990

2991

**Table 5: Housing Protected Classes**

Federal	State of Washington	King County
Race	Creed	Age
Color	Marital Status	Ancestry
National Origin	Veteran/Military Status	
Religion	Use of Service or Assistive	
Sex	Animal	
Disability	Source of Income	
Familial Status		

2992

2993 King County and partner cities contracted with the Fair Housing Center of Washington to conduct testing to  
 2994 understand the nature and extent of housing discrimination by protected class status in 2019 and 2022. The  
 2995 contracts tested for discrimination based on disability, familial status, national origin, race, religion, and

<sup>566</sup> Cookson, T., Margaret Diddams, Xochitl Maykovich, Edmund Witter. (2018, September). *Losing Home: The Human Cost of Eviction in Seattle*. Seattle Women’s Commission and the Housing Justice Project. [\[link\]](#)

<sup>567</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

2996 source of income. The Fair Housing Center of Washington found evidence of discrimination in 69 of the 135  
2997 tests conducted throughout King County. The Fair Housing Center of Washington conducted 11 tests in  
2998 unincorporated King County and found evidence of discrimination in eight tests.<sup>568</sup> Although this number of  
2999 tests is too small to be statistically significant, the results ~~are troubling and~~ indicate that individuals and  
3000 households who are members of protected classes continue to face barriers to accessing housing at both a  
3001 systemic and individual level.

3002  
3003 ~~In interviews between King County staff and organizational representatives, members~~ Community members  
3004 ~~shared with King County staff that their clients they have~~ experienced discrimination as part of their search  
3005 for housing. ~~These community members~~ They also shared that ~~community membersthey~~ experienced  
3006 discrimination while living in affordable housing.

3007  
3008 -Communities need increased access to education and legal support to enforce their rights. Renters in  
3009 unincorporated King County are less likely than homeowners to have financial resources to enforce their  
3010 rights, such as hiring a private attorney, because renters are more likely to be lower income.<sup>569</sup> King County  
3011 staff heard in multiple interviews with housing providers and community-based organizations that people  
3012 are frequently deterred from filing fair housing complaints, because the system for doing so is not effective  
3013 in securing housing in the short- and immediate-term.

3014  
3015 *Families and Large Households*

3016 Approximately 2,006 households are overcrowded in unincorporated King County.<sup>570</sup> Community members  
3017 from Skyway-West Hill and North Highline, two urban unincorporated areas, have raised the need for more  
3018 affordable, large rental units to accommodate large families and multigenerational families.<sup>571</sup> Urban  
3019 unincorporated King County has a higher rate of five-, six-, and seven-person renter households than rural  
3020 unincorporated areas.<sup>572</sup> Most three-, four-, and five or more-bedroom units are occupied by homeowners in  
3021 unincorporated King County.<sup>573</sup> Larger lower-income households, who are disproportionately Black,  
3022 Indigenous, and People of Color, are most impacted by the lack of family-sized rental units. King County  
3023 staff heard through interviews with multiple housing providers and community-based organizations that  
3024 most new housing units have less than four bedrooms, making it even more challenging for households to  
3025 find family-sized units.<sup>574</sup>

3026  
3027 ~~Large families are more likely to experience housing problems in King County compared to small families,~~  
3028 ~~primarily due to overcrowding and the cost of larger housing.~~<sup>575</sup> ~~The Equity Work Group shared that~~  
3029 ~~f~~Families and large households need access to affordable rental units that accommodate their needs. The  
3030 lack of larger, affordable units can lead to overcrowding and displacement. ~~Large families are more likely to~~  
3031 ~~experience housing problems in King County compared to small families, primarily due to overcrowding~~  
3032 ~~and the cost of larger housing.~~<sup>576</sup> Community members report that families in King County share homes  
3033 because they cannot afford to live separately. ~~They shared concerns that recent immigrant and refugee~~  
3034 ~~families are often unable to find rental units large enough to accommodate their needs so multiple families~~  
3035 ~~will rent a single home so they can stay together.~~

3036  
3037  
3038 ~~For example, M~~multiple housing providers and community-based organizations shared with King County  
3039 staff through interviews that it is not uncommon for eight people to crowd into a two-bedroom apartment

<sup>568</sup> Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

<sup>569</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>570</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

<sup>571</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>572</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>573</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

<sup>574</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>575</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>576</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

3040 because that i's all they could afford. Additionally, they shared concerns that recent immigrant and refugee  
3041 families are often unable to find rental units large enough to accommodate their needs so multiple families  
3042 will rent a single home so they can stay together.<sup>577</sup> Families and large households need access to  
3043 affordable rental units that accommodate their needs. Representatives from the Eastside Legal Assistance  
3044 Program explained that landlords have enforced occupancy standards as a means to evict larger families.  
3045 There are instances where one household extends their home to a recently evicted household, and then  
3046 gets evicted themselves for exceeding occupancy standards.  
3047

3048 *Black, Indigenous, and People of Color*

3049 Black, Indigenous, and People of Color households disproportionately experience housing problems,  
3050 including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and cost burden. In  
3051 King County, more than half of Hispanic and Black households experience at least one housing problem.<sup>578</sup>  
3052 During the community engagement for the Skyway-West Hill and North Highline Anti-Displacement  
3053 Strategies Report, residents identified a need for more publicly subsidized affordable housing for  
3054 households below 60 percent area median income. These community members also noted the need for  
3055 more affordable, family-sized housing units and culturally specific housing for seniorselders.<sup>579</sup>  
3056

3057 Black households and households of races not listed are significantly more likely to be renters than White  
3058 and Asian households.<sup>580</sup> In 2016 and 2017, Black households were more than twice as likely to be denied  
3059 and half as likely to apply for a home loan than White households in King County. Native American  
3060 households were also significantly more likely to be denied a loan than White households.<sup>581</sup>  
3061

3062 Racial restrictive covenants and other discriminatory housing practices blocked homeownership and wealth  
3063 building opportunities for residents of color in King County (see [the discussion in "V. Racially Disparate  
3064 Impacts Analysis"](#)).  
3065

3066 The racial wealth gap is exacerbated by a lack of affordable housing. Increasing the supply of middle  
3067 housing will increase homeownership opportunities because these housing types are more affordable than  
3068 new single detached homes. Middle housing types, like duplexes, triplexes, and townhomes, are the main  
3069 housing type purchased by Black and Hispanic homeowners.<sup>582</sup>  
3070

3071 Some Black, Indigenous, and People of Color and low- and moderate-income households may have  
3072 difficulty saving for a down payment due to high rent prices and disproportionate rates of cost burden and  
3073 severe cost burden. Saving for down payment is a leading barrier to homeownership. Down-payment  
3074 assistance programs provide more opportunities for homeownership for households at or below 80 percent  
3075 area median income who have been historically excluded from building generational wealth through  
3076 homeownership. In Skyway-West Hill and North Highline, most renter households are 80 percent area  
3077 median income or below.<sup>583</sup>  
3078

3079 The ~~Comprehensive Plan~~ Equity Work Group noted that the displacement happening in Skyway is visible,  
3080 and that Black, Indigenous, and People of Color communities that have lived in areas for generations are  
3081 being displaced. They also reported that households at risk of displacement are often those that were  
3082 displaced from other neighborhoods, such as Black residents in Skyway who were displaced from the  
3083 Central District or Rainier Valley. The Equity Work Group also raised concerns that residents who are

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<sup>577</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County:

<sup>578</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#) King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>579</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>580</sup> U.S. Census Bureau. (2022). Age Range by Tenure, 5-year ACS 2016-2020.

<sup>581</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#) King County Department of Community and Human Services. (2020). 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>582</sup> Logani, L. "Racial Wealth Gap." [\[link\]](#) Logani, Iliana. (2021). The Racial Wealth Gap Is the Housing Gap. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>583</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)



3084 displaced are unable to find new housing in their communities, particularly housing located in walkable  
3085 areas near grocery stores and other necessities.

3086  
3087 Skyway-West Hill and North Highline residents shared that displacement impacts local businesses and that  
3088 cultural displacement takes place when community members lose social and cultural connections in their  
3089 community because of gentrification factors.<sup>584,585</sup> Displaced residents may lose connections to community  
3090 establishments and faith-based organizations that provide direct support or connect people to support  
3091 systems (See the discussion of displacement in the *"V. Racially Disparate Impacts Analysis"* for more  
3092 information about displacement in King County). The ~~Comprehensive Plan~~ Equity Work Group reported that  
3093 Black, Indigenous, and People of Color residents need affordable housing near accommodations that  
3094 reflect community members' needs and in communities of their choice.

3095  
3096 *Immigrant Communities*

3097 In 2019, approximately 6.5 percent of refugees coming to the United States resettled in Washington, and  
3098 about half of refugees who come to Washington settle in King County.<sup>586</sup> Approximately 5.8 percent of King  
3099 County residents and 3.9 percent of unincorporated King County residents have limited English  
3100 proficiency.<sup>587</sup> Immigrant households with limited English proficiency may face additional barriers to finding  
3101 housing, as rental postings and applications may not be readily available in languages other than English.  
3102 Residents and organizations that serve immigrants and refugees informed King County staff about  
3103 misunderstandings about housing rights, responsibilities, and protections for residents with limited English  
3104 proficiency.<sup>588</sup>

3105  
3106 Refugees face barriers when transitioning from temporary cash assistance. Through a Washington State  
3107 program, refugees receive eight months of temporary cash assistance upon arrival.<sup>589</sup> Households can have  
3108 difficulty finding stable employment and obtaining affordable housing before their assistance expires.  
3109 Refugees who find stable employment still face difficulties building credit history before their assistance  
3110 period ends, which presents a barrier to securing housing.<sup>590</sup>

3111  
3112 Immigrants and refugees who are undocumented face barriers to accessing affordable housing, even if the  
3113 housing does not require documentation of citizenship status. Requirements such as documentation of pay  
3114 create difficulties for households who are paid only in cash. Community members also shared that credit  
3115 scores, requiring social security numbers at the time of application, and source of income can be used as  
3116 tools to discriminate against housing applicants.<sup>591</sup> King County staff heard through community engagement  
3117 efforts that some landlords have taken advantage of someone's undocumented status by charging them  
3118 substantially higher move-in costs.

3119  
3120 Housing providers and community-based organizations interviewed by King County staff shared that  
3121 undocumented workers are recurrently too fearful to make a formal discrimination complaint out of fear of  
3122 landlord retaliation.

3123

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<sup>584</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>585</sup> King County Comprehensive Plan Equity Work Group.

<sup>586</sup> Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. Washington State Department of Social and Health Services. (2021). Office of Refugee and Immigrant Assistance. [\[link\]](#)[\[link\]](#)

<sup>587</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>588</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#) King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>589</sup> Washington State Department of Social and Health Services. *Refugee Cash Assistance*. Economic Services Administration. [\[link\]](#)

<sup>590</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#) King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>591</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#) King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

3124 The King County Tenant Protections Access Plan recommended that the County provide greater access to  
3125 information regarding tenant protections and housing rights for immigrant and refugee residents by  
3126 providing tenant rights information in multiple languages. The Comprehensive Plan Equity Work Group  
3127 identified a need for increased access to large, affordable rental units for immigrant and refugee residents.  
3128 Affordable rental units with two or more bedrooms or middle housing types can accommodate these needs.  
3129 Middle housing is conducive to multi-generational living, as large or multi-generational families can reside  
3130 in the same building. King County staff heard in interviews with housing providers and community-based  
3131 organizations that immigrants oftentimes arrive in the area with their extended families and need housing  
3132 that will accommodate that. The Equity Work Group also shared that studio apartments are often not  
3133 culturally appropriate; however, most new affordable housing units in recently funded projects are studios  
3134 or one-bedroom units.

### 3136 *LGBTQ+ Communities*

3137 LGBTQ+ people experience systematic disparities in Washington State, including higher rates of housing  
3138 instability and poverty and less access to care and other services. LGBTQ+ people in Washington  
3139 disproportionately experience bias, traumatic events, and social isolation. LGBTQ+ adults in Washington  
3140 have higher rates of disability, frequent mental distress, and poorer general health compared to cisgender  
3141 and straight people. Black, Indigenous, and People of Color LGBTQ+ adults experience greater health  
3142 disparities.<sup>592</sup> Research finds that 10.7 percent of Seattle and 5.5 percent of the Seattle-Tacoma metro area  
3143 identified as LGBTQ+, the third highest rate among the 15 largest metro areas in the U.S.<sup>593</sup>

3144  
3145 ~~Approximately 40 percent of participants in a 2019 survey of LGBTQ+ adults in Washington resided in King~~  
3146 ~~County.<sup>594</sup> In a 2019 survey of LGBTQ+ adults in Washington, Most LGTBO+ participants were renters (54~~  
3147 ~~percent), and one-third lacked confidence about staying in their current housing. More than half of LGBTQ+~~  
3148 ~~participants were cost burdened (60 percent), and 27 percent had experienced homelessness. More than~~  
3149 ~~one-fifth of trans and gender diverse participants experienced repeated homelessness or moved two or~~  
3150 ~~more times within the previous year. Trans and gender diverse participants also reported the highest rate of~~  
3151 ~~housing insecurity (39 percent). Nearly half (47 percent) of LGBTQ+ participants residing in King County~~  
3152 ~~reported having difficulty securing food, and 42 percent noted difficulty paying bills due to income~~  
3153 ~~instability.<sup>595</sup>~~

3154  
3155 LGBTQ+ community organizations shared that LGTBO+ residents in King County need access to affordable  
3156 housing in neighborhoods where they feel safe and connected to the community.<sup>596</sup> Community members  
3157 report that the quality, safety, and diversity of the neighborhood are important to finding housing<sup>597</sup>  
3158 Community engagement indicated that LGBTQ+ ~~seniors people aged 62 years and older~~ will sometimes  
3159 hide their LGBTQ+ identity in order to feel safe in housing. LGBTQ+ community members in South King  
3160 County identified the need for expanded access to services in ~~the rural areas~~ of South King County. LGBTQ+  
3161 residents in South King County reported that the most common reason they moved to South King County  
3162 was due to affordability. Often, these residents moved out of Seattle and further south due to increasing  
3163 housing costs.<sup>598</sup>

3164

<sup>592</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [link]

<sup>593</sup> Balk, G. (2020, October 10). More than 10% of Seattle residents identify as LGBTQ+ - on par with San Francisco. *The Seattle Times*. [link]

<sup>594</sup> ~~This 2019 survey, developed by the Washington State Equity and Diversity Project, is the first statewide project to fully assess economic, health, and social disparities for the LGBTQ+ population in Washington. Goldsen, K. F. et. al. (2020, November): *Washington State LGBTQ+ Equity and Health Report 2020*. [link]~~

<sup>595</sup> Goldsen, K. F. et. al. ~~(2020, November):~~ *Washington State LGBTQ+ Equity and Health Report 2020*. [link]

<sup>596</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>597</sup> LGBTQ Allyship. (2021, ~~September~~). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>598</sup> LGBTQ Allyship ~~(2019):~~ *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.



3165 LGBTQ+ residents of South King County reported experiencing housing discrimination based on their  
3166 sexual orientation and gender identity.<sup>599</sup> A representative from Queer Power Alliance, formerly LGBTQ  
3167 Allyship, shared with King County staff that the use of a chosen name that does not match identification  
3168 records has been leveraged by landlords and property owners to deny an application. LGBTQ+ residents  
3169 believe it is important that housing organizations have inclusivity in statements, use inclusive terminology  
3170 and images, have experience working with trans people, and have LGBTQ+ staff. Stronger enforcement of  
3171 fair housing laws and expanded access to tenant protections would increase access to safe, stable housing  
3172 for LGBTQ+ residents. Community members share that they need to feel like they can trust their landlords or  
3173 other housing service providers. LGBTQ+ community members They also note that finding information  
3174 about housing from a trusted source, such as a community-based organization or queer housing group, is  
3175 important.<sup>600</sup> Stronger enforcement of fair housing laws and expanded access to tenant protections would  
3176 increase access to safe, stable housing for LGBTQ+ residents. Residents believe it is important that housing  
3177 organizations have inclusivity in statements, use inclusive terminology and images, have experience working  
3178 with trans people, and have LGBTQ+ staff.<sup>601</sup>  
3179

## 3180 VII. Land Capacity Analysis

### 3181 Section Summary

3182 This section conducts the land capacity analysis as required by CPP H-~~1142~~ and the Growth Management  
3183 Act (GMA) as amended by House Bill 1220. This section also fulfills CPP H-~~34d~~ and H-~~34i~~.

3184  
3185 CPP H-~~1142~~ requires jurisdictions to:

3186 *Identify sufficient capacity of land for housing including, but not limited to income-restricted housing;*  
3187 *housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing;*  
3188 *multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent*  
3189 *supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.*

3190  
3191 CPP H-~~34d~~ and H-~~34i~~ requires jurisdictions to:

3192 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
3193 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
3194 *shall include:*

- 3195 d) *Percentage of residential land zoned for and geographic distribution of moderate- and high-density*  
3196 *housing in the jurisdiction; and*
- 3197 i) *Housing development capacity within a half-mile walkshed of high-capacity or frequent transit*  
3198 *service, if applicable.*

3199  
3200 This land capacity analysis follows guidance from the Washington State Department of Commerce.<sup>602</sup> The  
3201 guidance assumes certain zone categories match to different housing types and affordability levels.  
3202 Although these assumptions may appear simplified, King County's comprehensive plan must identify a

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<sup>599</sup> LGBTQ Allyship. (2019). 2018-2019 South King County Housing Listening Sessions. LGBTQ Allyship. (2019). 2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community.

<sup>600</sup> LGBTQ Allyship. (2021, September). Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County.

<sup>601</sup> LGBTQ Allyship. (2021, September). Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County.

<sup>602</sup> Growth Management Services. (2022, December). Guidance for Evaluating Land Capacity to Meet All Housing Needs. Washington State Department of Commerce. [\[link\]](#)

3203 quantifiable and sufficient capacity of land to accommodate all projected housing needs, per the Growth  
3204 Management Act. Table 6 shows the analysis and assumptions for unincorporated King County. These  
3205 assumptions reflect the current economic conditions of King County's housing market.

3206  
3207 This land capacity analysis finds sufficient zoning capacity to accommodate permanent housing needs at all  
3208 income levels and special housing types. However, this analysis finds there is insufficient capacity in  
3209 commercial zones to meet unincorporated King County's emergency housing need of 1,034 beds by 2044.  
3210 The analysis found a deficit of 116 emergency housing units in commercial zones. To address this deficit,  
3211 King County added permanent supportive and emergency housing types as allowed uses in the  
3212 development code to reduce barriers to producing permanent supportive and emergency housing. These  
3213 types of housing will now be allowed in the higher density residential zones, most commercial zones, and  
3214 the office zone. This lack of capacity could be resolved through amending King County Code to clarify  
3215 which emergency housing types are allowed in which zones. King County staff are conducting analysis to  
3216 update the code. See emergency housing analysis in *"X. Making Adequate Provisions to meet the Housing*  
3217 *Needs of All Economic Segments of the Community,"*<sup>u</sup> which identifies barriers for emergency housing in  
3218 unincorporated King County.

3219  
3220 Approximately 94 percent of the land in the urban unincorporated area that allows residential housing is  
3221 zoned for eight dwelling units per acre or fewer. Except for accessory dwelling units, moderate or high-  
3222 density housing is unlikely to be constructed in these areas.

3223  
3224 Urban unincorporated King County has a total development capacity of 4,173 housing units within a half  
3225 mile walkshed of high-capacity or frequent transit. North Highline and Skyway-West Hill contain 86 percent  
3226 of the parcels identified.

## 3227 Permanent Housing

3228 King County must plan to accommodate 5,412 permanent housing units in unincorporated King County by  
3229 2044. King County staff followed the Washington State Department of Commerce guidance to conduct<sup>ed</sup> a  
3230 land capacity analysis to determine if there is sufficient capacity to meet future permanent housing needs in  
3231 unincorporated King County under current zoning and development regulations. This analysis first identifies  
3232 the net developable acres and planned density in each land use zone to determine total capacity in zone  
3233 categories. Land use zones, for this analysis, are grouped into the following four zone categories:

- 3234 • Low density: single detached homes;
- 3235 • Middle density: townhomes, duplex, triplex, quadplex;
- 3236 • Low rise: apartments or condominiums up to three floors; and
- 3237 • Mid rise: apartments or condominiums up to six floors.

3238  
3239 Table 6 compares the aggregated housing needs of each income level to the total capacity in each zone  
3240 category. The land capacity's analysis finds there is sufficient capacity to meet projected permanent housing  
3241 needs at all income levels in unincorporated King County under current zoning and development  
3242 regulations. The's analysis identifies a land capacity surplus of 27,965 permanent housing units.

3243

3244

**Table 6: Comparison of Projected Housing Needs to Capacity**

Income Level (%AMI) and Special Housing Needs	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity in Zone Category	Capacity Surplus or Deficit
0-30% PSH	608	Low rise, mid rise, and ADUs	2,628	15,114	<b>12,486</b>
0-30% Other	1,157				
>30-50%	571				
>50-80%	292				
>80-100%	366	Middle density	781	8,595	<b>7,814</b>
>100-120%	415				
>120%	2,003	Low density	2,003	9,668	<b>7,665</b>
<b>Total</b>	<b>5,412</b>		<b>5,412</b>	<b>33,377</b>	<b>27,965</b>

## 3245 Emergency Housing

### 3246 *Emergency Housing Land Capacity in Commercial Zones*

3247 King County must plan to accommodate 1,034 emergency housing units in unincorporated King County by  
 3248 2044. Emergency housing is non-permanent housing types such as shelters and tiny homes. ~~Using the~~  
 3249 ~~guidance provided by Commerce~~; King County staff ~~analysis~~ found there is insufficient capacity to meet  
 3250 projected emergency housing needs in commercial zones under current zoning and development  
 3251 regulations. ~~The~~ ~~is~~ analysis found a land capacity deficit in commercial zones of 116 emergency housing and  
 3252 shelter beds/units in unincorporated King County. The 2024 Comprehensive Plan adopted code changes  
 3253 that clarify which emergency housing types are allowed in which zones and streamline permitting, thereby  
 3254 ~~increase~~ ~~increasing~~ the zoning capacity and reducing barriers to developing emergency housing (~~s~~See the  
 3255 emergency housing analysis in ~~“IX. Making Adequate Provisions for Housing Needs of All Economic~~  
 3256 ~~Segments of the Community~~).

3257  
 3258 Table 7 compares the total land capacity to the total projected emergency housing need in commercial  
 3259 zones in unincorporated King County. The analysis calculates the capacity by totaling the acres in the 117  
 3260 parcels identified as potential sites for emergency housing or shelter in Commercial Business (CB), Regional  
 3261 Business (RB), and Office (O) zones. Potential parcels are those which are larger than half an acre and within  
 3262 ~~1/4~~ ~~1/4~~ mile of a transit stop. The analysis identifies the average density based on the densities of existing  
 3263 emergency housing projects.  
 3264

3265 **Table 7: Surplus or Deficit for Emergency Housing and Emergency Shelter in Commercial Zones**

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	17.22	918	1,034	(116)
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

3266

3267 *Emergency Housing Land Capacity in Residential Zones*

3268 Some emergency housing types could be permitted outside commercial zones in unincorporated King  
 3269 County. King County staff therefore conducted an additional analysis and found there is sufficient land  
 3270 capacity in urban residential zones to meet projected emergency housing needs in unincorporated King  
 3271 County.<sup>603</sup> This analysis identified a land capacity surplus in residential zones of 4,728 emergency housing  
 3272 and shelter beds/units in unincorporated King County.

3273 Table 8 compares the total land capacity to the total projected emergency housing need in unincorporated  
 3274 King County. This analysis calculates the zoning capacity by totaling the acres in the 2,235 parcels identified  
 3275 as potential sites for emergency housing or shelter in residential zones. Potential parcels are those which are  
 3276 larger than half an acre and within ~~1/4~~<sup>1/4</sup> mile of a transit stop.  
 3277

**Table 8: Surplus or Deficit for Emergency Housing and Emergency Shelter in Residential Zones**

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	108	5,760	1,034	<b>4,726</b>
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

Total acres include potential parcels in land use zones: R-4, R-6, R-8, R-12, R-18, and R-24.

3278

<sup>603</sup> Residential zones include R-4, R-6, R-8, R-12, R-18, and R-24; this analysis excludes R-48.

|

3279 Percentage of Residential Land Zoned for and Geographic  
 3280 Distribution of Medium- and High-Density Housing

3281 This section analyzes the zoning and land use for unincorporated King County to understand how much  
 3282 land is zoned for different levels of residential density. See Table 9 for King County’s land use zones  
 3283 organized by category. Staff classified R-8, which allows up to eight dwelling units per acre under base  
 3284 density, as low-density housing, as developers are unlikely to construct "middle housing" types, such as  
 3285 townhomes, rowhouses, or duplexes, triplexes or quadplexes, in this zone. Developers could build middle  
 3286 housing types at eight dwelling units per acre, but it would require a significant percentage of the property  
 3287 remain open space.  
 3288

3289 **Table 9: King County Zones Categorized by Residential Density Allowed**

Zone	Category
R-24, R-48, CB, RB, O	High Density
R-12, R-18	Moderate Density
R-1, R-4, R-6, R-8, NB	Low Density
A-10, A-35, RA-2.5, RA-5, RA-10, UR	Rural Density
F, M, I	Excluded

3290  
 3291 Table 10 shows that 94 percent of the land in the urban area that allows residential housing is zoned for low  
 3292 density. Although King County’s zoning code does not exclude multi-unit~~family~~ housing types in the zones  
 3293 identified as low density in this assessment, the dwelling units allowed per acre effectively make single  
 3294 detached housing the most likely form of development.  
 3295

3296 **Table 10: Low, Moderate, and High-Density Residential Zoning in Unincorporated King County**<sup>604</sup>

	Urban	Rural
<u>Acres of High Density</u>	<u>627</u>	<u>186</u>
<u>Percent of Zoned for High Density</u>	<u>3.4</u>	<u>0.1</u>
<u>Acres of Medium Density</u>	<u>448</u>	<u>31</u>
<u>Percent of Zoned for Medium</u>	<u>2.4</u>	<u>0</u>
<u>Acres of Low Density</u>	<u>17,103</u>	<u>759</u>
<u>Percent of Zoned for Low Density</u>	<u>94.2</u>	<u>0.4</u>
<u>Acres of Rural Zoning</u>	<u>0</u>	<u>181,442</u>
<u>Percent Zoned for Rural</u>	<u>0</u>	<u>99.5</u>
<b>Total</b>	<u>18,197</u>	<u>182,419</u>

3297  
 3298  
 3299 **Table 10: Low, Moderate, and High-Density Residential Zoning in Unincorporated King County**<sup>605</sup>

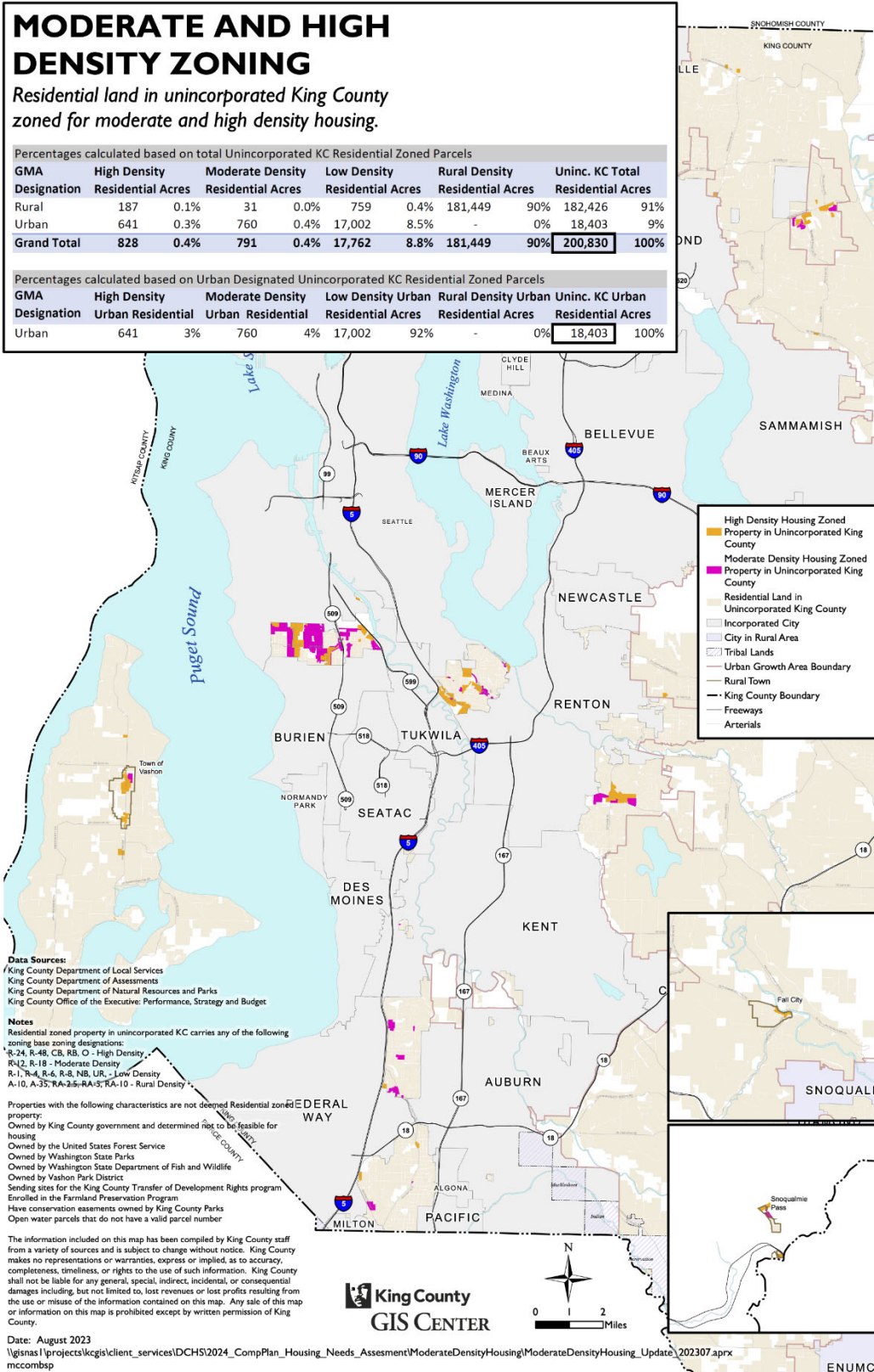
	Acres of High Density	Percent zoned for High Density	Acres of Medium Density	Percent zoned for Medium Density	Acres of Low Density	Percent zoned Low Density	Acres of Rural Zoning
--	-----------------------	--------------------------------	-------------------------	----------------------------------	----------------------	---------------------------	-----------------------

<sup>604</sup> Land Use data collected July 2022.  
<sup>605</sup> Land Use data collected July 2022.

<b>Urban</b>	627	3.4%	448	2.4%	17,103	94.2%	0
<b>Rural</b>	186	0.1%	31	0%	759	0.4%	181,442

3300 Map 76 shows the geographic distribution of land zoned for moderate and high density residential in  
 3301 unincorporated King County. The majority of the land in the urban area zoned for moderate and high  
 3302 density is in North Highline, Skyway West-Hill, and Fairwood. About 90 percent of the land, by area, that  
 3303 allows residential development is rural, or outside the urban growth area, and therefore is not targeted for  
 3304 residential growth. In the rural area, almost all parcels that allow residential development are zoned for low  
 3305 density. The rural towns of Fall City, Snoqualmie, and Vashon account for most of the land outside the urban  
 3306 areas that are zoned for moderate or high density.

3307 Map 76: Moderate and High Density Zoning





## 3309 Housing Development Capacity within a Half-Mile Walkshed of 3310 High-Capacity or Frequent Transit Service

3311 This section analyzes the development capacity in unincorporated King County and Sound Transit and King  
3312 County Metro and Sound Transit service to estimate the potential new housing units that could be  
3313 constructed within a half mile walkshed of high-capacity or frequent transit. High-capacity transit includes  
3314 transit systems such as rail and bus rapid transit. King County staff used the criteria established by the <sup>606</sup>King  
3315 County Urban Growth Capacity Report<sup>606</sup>, and the <sup>607</sup>Affordable Housing Report: Inventory and Feasibility  
3316 Analysis of Affordable Housing on County-owned Properties<sup>607</sup> to identify parcels as having potential  
3317 development capacity. The Urban Growth Capacity Report identified parcels that are vacant and re-  
3318 developable and calculated the potential capacity to construct new housing under existing zoning using  
3319 data from the King County Assessor's Office. King County staff used the following definitions to identify  
3320 parcels in unincorporated King County as having growth capacity:

- 3321 • vacant: parcels identified as vacant or the "improvement value" is less than \$10,000;
- 3322 • re-developable (Single- and Multi-unit-family): parcels with zoning capacity that is 2.5 times greater than  
3323 the existing units and the "improvement value" is less than half the land value; and
- 3324 • re-developable (Mixed-Use and Non-residential): parcels with an improvement value less than half the  
3325 land value.

3326  
3327 The Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned  
3328 properties identified parcels that met the following criteria as potentially developable:

- 3329 • within the Urban Growth Area;
- 3330 • greater than 5,000 square feet;
- 3331 • at least 5,000 square feet unencumbered by critical areas, including streams, lakes, rivers, wetlands, or  
3332 landslide risk;
- 3333 • at least 5,000 square feet unencumbered by operational ~~storm water~~stormwater ponds or public right-  
3334 of-way;
- 3335 • less than 50 percent of the parcel is used as a park, airport runway, wastewater treatment plant, or  
3336 pumping station;
- 3337 • if in a census tract with greater than 49.5 percent of its population with incomes at or below 80 percent  
3338 of ~~the~~area median income, within a ¼ mile walk to a bus stop;
- 3339 • within 200 feet of a public sewer and road;
- 3340 • a developable shape (an area to perimeter ratio greater than 0.2); and
- 3341 • if a non-residential zoning category (industrial/manufacturing, commercial), a parcel or combination of  
3342 adjacent parcels that are greater than 20,000 square feet.

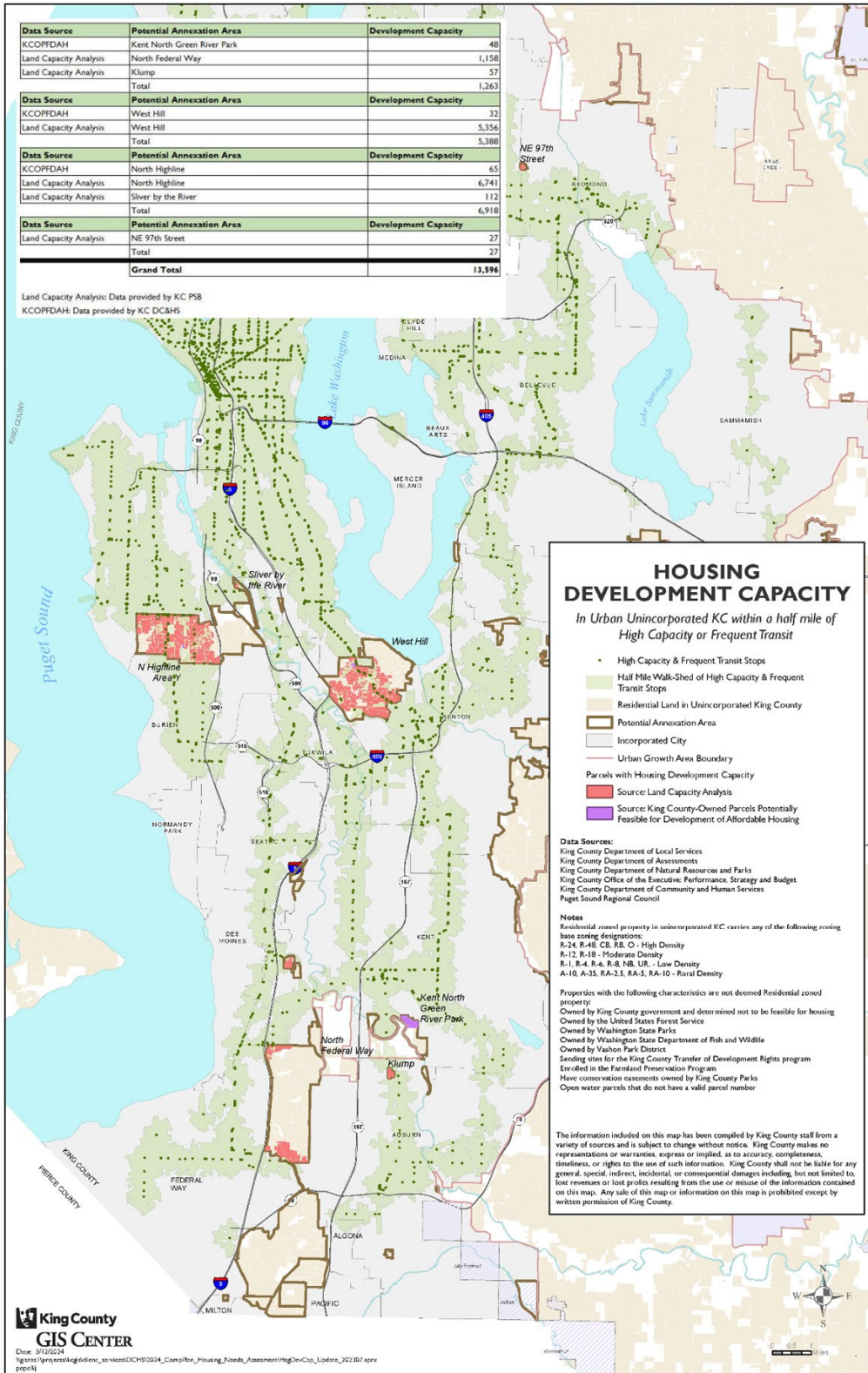
3343  
3344 Map 87 shows the identified parcels in red below. The results of the analysis found a total development  
3345 capacity of ~~6,624~~13,596 housing units. North Highline and Skyway-West Hill contain 91 percent of the  
3346 ~~parcels capacity~~ identified. Maps 98 and 109 show the total housing development capacity within a half-mile  
3347 of high-capacity or frequent transit in North Highline (~~6,9183~~339 housing units) and Skyway West-Hill  
3348 (~~5,3882~~709 housing units), respectively. Map 110 shows the total housing development capacity within a  
3349 half-mile of high-capacity or frequent transit in North Federal Way, Kent North Green River Park, and Klump  
3350 PAA (~~1,263543~~ housing units).

<sup>606</sup> King County. "King County Urban Growth Capacity Report." Ordinance 19369 (2021). [link]

<sup>607</sup> King County. "Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties." [link]

3351  
3352

**Map 87: Housing Development Capacity within a half mile of high-capacity or frequent transit, Unincorporated King County**



3353

3354 Map 98: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Highline

### NORTH HIGHLINE HOUSING DEVELOPMENT CAPACITY

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

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
- Source: Land Capacity Analysis
- Source: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing

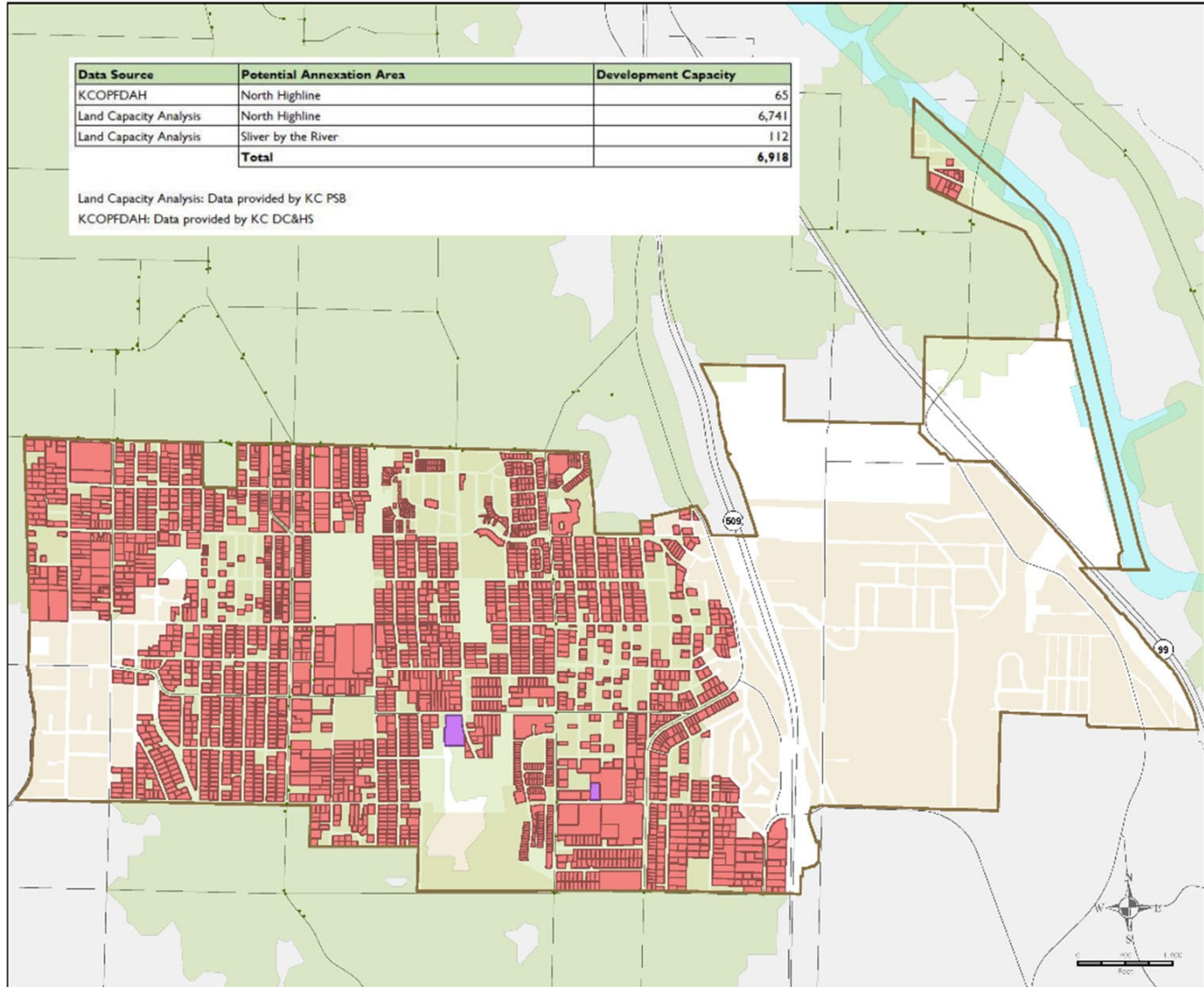
**Data Sources:**  
 King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive Performance Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound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

**Notes**  
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-25, R-18, CB, PB, D - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, NB, UR - Low Density  
 A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density  
 Properties with the following characteristics are not deemed Residential zoned property:  
 Owned by King County government and deemed not to be feasible for housing  
 Owned by the United States Forest Service  
 Owned by Washington State Parks  
 Owned by Washington State Department of Fish and Wildlife  
 Owned by Vacation Park District  
 Standing stops for the King County Transfer of Development Rights program enrolled in the Farmland Preservation Program  
 Have conservation easements owned by King County Parks  
 Open water parcels that do not have a valid parcel number

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

Data Source	Potential Annexation Area	Development Capacity
KCOPFDAH	North Highline	65
Land Capacity Analysis	North Highline	6,741
Land Capacity Analysis	Sliver by the River	112
	<b>Total</b>	<b>6,918</b>

Land Capacity Analysis: Data provided by KC PSB  
 KCOPFDAH: Data provided by KC DC&HS



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Map 109: Housing Development Capacity within a half mile of high-capacity or frequent transit, Skyway West-Hill

### SKYWAY/WEST HILL HOUSING DEVELOPMENT CAPACITY

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

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcel with Housing Development Capacity
  - Source: Land Capacity Analysis
  - Source: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing

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

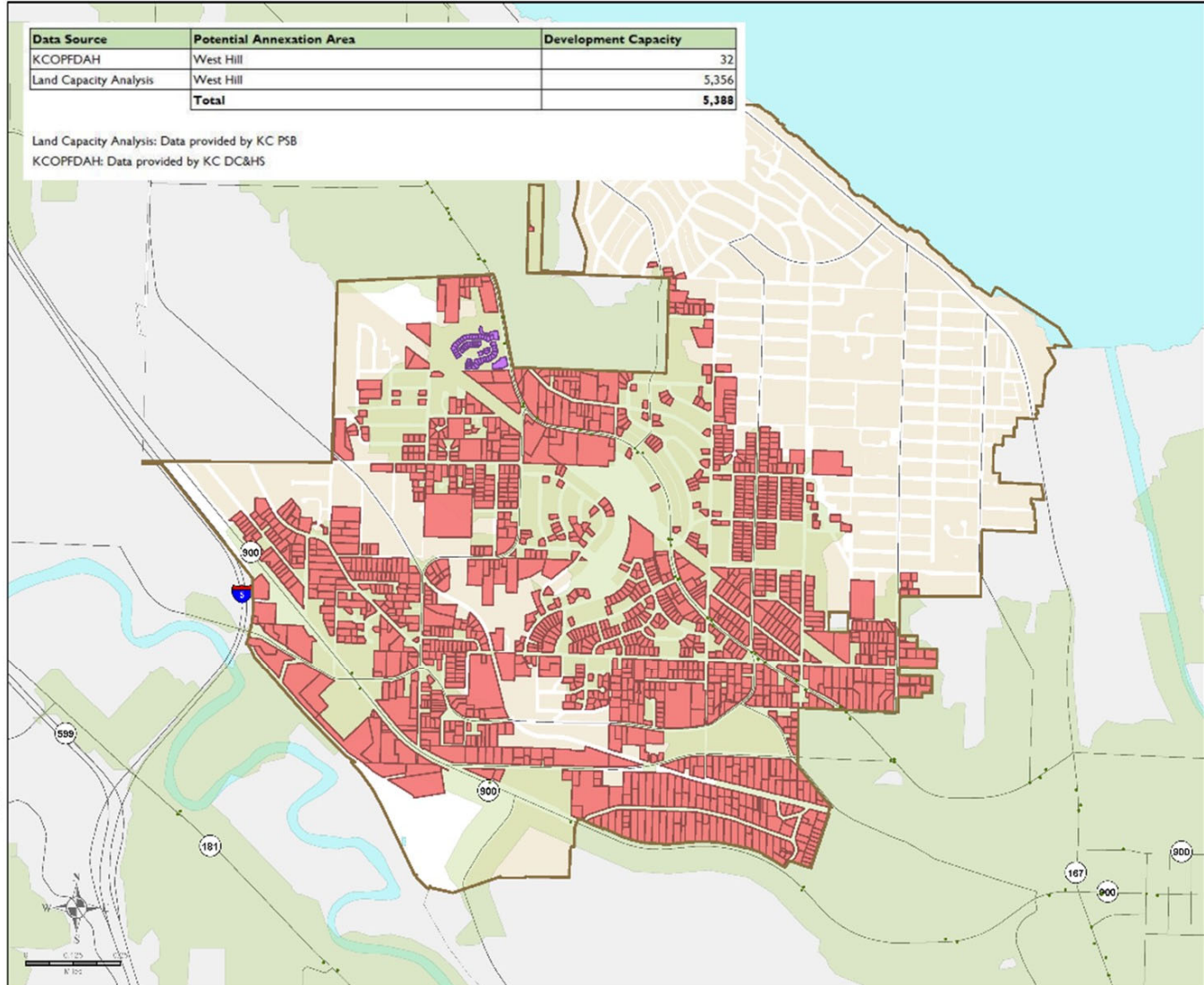
**Notes:**  
Residential zoned property in unincorporated KC carries any of the following zoning laws designations:  
R-24, R-48, CE, RB, O - High Density  
R-12, R-18 - Moderate Density  
R-1, R-4, R-6, R-8, NS, UR - Low Density  
A-10, A-25, RA-25, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not counted Residential zoned property:  
Owned by King County government and departments such as the local fire, housing, owned by the United States Forest Service  
Owned by Washington State Parks  
Owned by Washington State Department of Fish and Wildlife  
Owned by Vision Park District  
Selling sites for the King County Transfer of Development Rights program  
Enrolled in the Farmland Preservation Program  
Have conservation easements owned by King County Parks  
Open water parcels that do not have a valid parcel number

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



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page1



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**Map 110: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Federal Way, Kent North Green River Park, and Klump PAA**

**NORTH FEDERAL WAY,  
KENT NORTH GREEN RIVER  
PARK, AND KLUMP PAA  
HOUSING  
DEVELOPMENT CAPACITY**

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

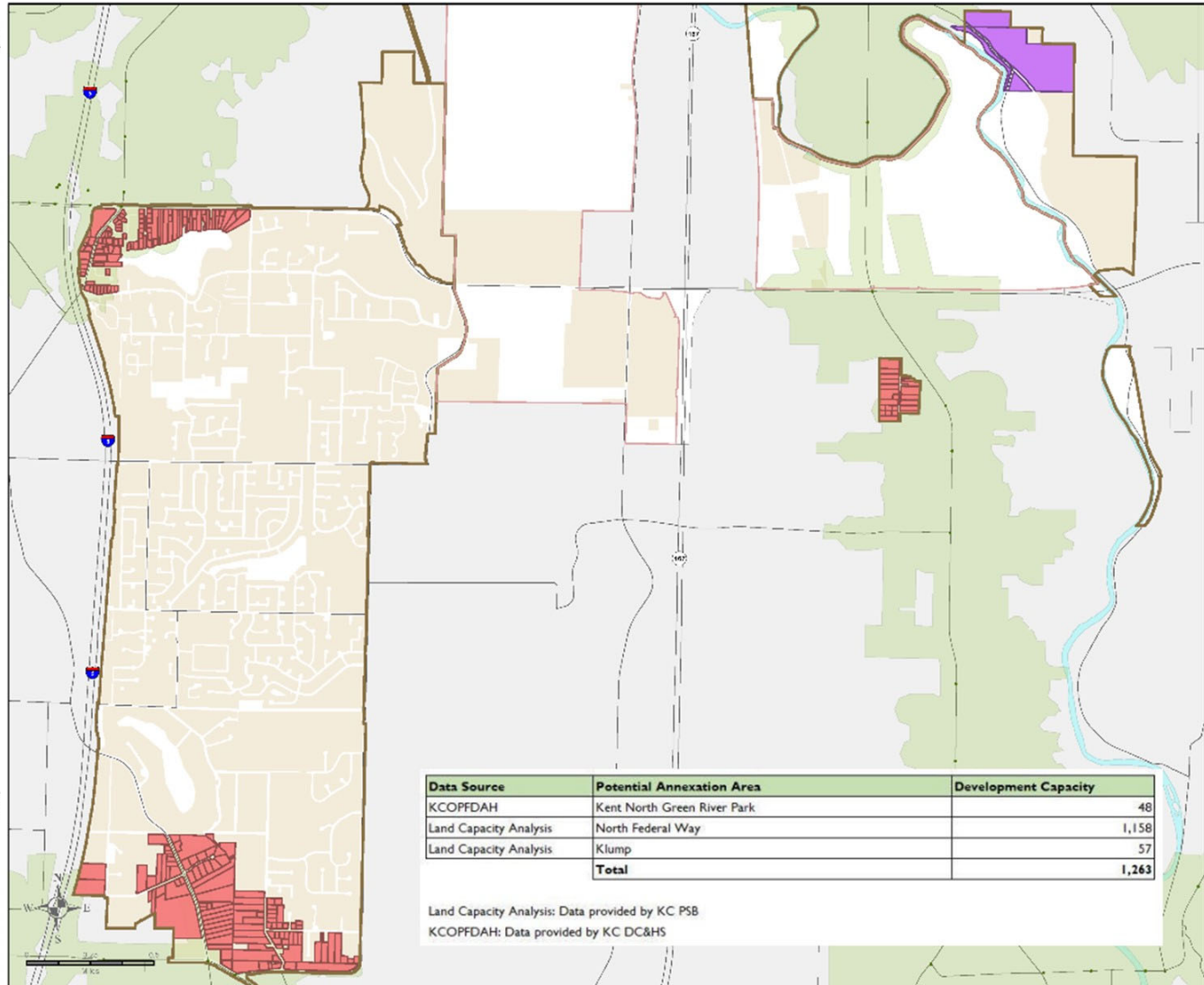
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Short of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
- Source: Land Capacity Analysis
- Source: King County Owned Parcels Potentially Feasible for Development of Affordable Housing

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

**Notes:**  
Residential zoned property in unincorporated KC carries any of the following zoning  
lower zoning designations:  
R-24, R-48, CE, RB, O - High Density  
R-12, R-18 - Moderate Density  
R-1, R-4, R-6, R-8, NS, UR - Low Density  
A-10, A-15, RA-25, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not shown Residential zoned  
property:  
Owned by King County government and instrumentalities for the benefit for housing  
Owned by the United States Forest Service  
Owned by Washington State Parks  
Owned by Washington State Department of Fish and Wildlife  
Owned by Volcan Park District  
Selling sites for the King County Transfer of Development Rights program  
enrolled in the Farmland Preservation Program  
Have conservation easements owned by King County Parks  
Open water parcels that do not have a valid parcel number

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

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### Section Summary

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This section fulfills requirements in Revised Code of Washington 36.70A.070(2)(d) and King County CPPs H-34a and H-45. Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions document gaps in local funding to meet housing needs.

CPP H-34a requires jurisdictions to:

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

- a) *The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including: 1. Permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing 2. Emergency housing needs, which includes emergency housing and emergency shelters.*

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CPP H-45 requires jurisdictions:

*Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.*

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This section evaluates the effectiveness of strategies and policies to meet unincorporated King County's projected housing need of 5,412 net new units needed, divided between different income levels, and emergency housing need of 1,034 beds by 2044.

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Conducting the analyses in this section requires making a significant number of assumptions and projecting needs over 26 years, from 2019 through 2044. Predicting the future, particularly for complex systems like the housing market, is difficult. Changing one assumption could impact the ultimate findings for each analysis.

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The housing production gap analysis projects that the housing units constructed through 2044, regardless of income level, more than double the overall net new need of 5,412 units allocated to urban unincorporated King County. This estimate may be skewed by the analysis' assumption that production from 2025 through 2044 will continue at the same rate as in 2016 through 2024, when two major projects were completed: Greenbridge in White Center and Redmond Ridge.

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This analysis also projects an overall gap or deficit of 357 units for households earning at or below 80 percent area median income, with a significant gap for households earning less than 50 percent AMI and a significant surplus for households earning 50 to 80 percent area median income. There are multiple factors contributing to the gap in funding housing affordable to households earning less than 50 percent area median income. The largest single source of funding for affordable housing, nine percent and four percent Low-Income Housing Tax Credits, typically create units affordable to households earning at or below 60 percent area median income. The nine percent tax credits generally fund projects with the deepest affordability and are highly competitive. Inclusionary housing and other land-based regulatory policies also typically produce units above 50 percent area median income. The emergency housing production gap

3408 analysis projects that urban unincorporated King County will have less than half of the 1,034 emergency  
 3409 housing beds needed by 2044.  
 3410  
 3411 King County staff also conducted an affordable housing funding gap based on the net new units needed for  
 3412 households with incomes at or below 80 percent area median income.

### 3413 Net New Housing Units Needed, 2019 through 2044

3414 In alignment with House Bill 1220, King County updated the existing and projected housing needs using the  
 3415 data and methodology provided by the Washington State Department of Commerce. State law requires all  
 3416 jurisdictions plan to accommodate the housing needs of residents at every income level.<sup>608</sup>  
 3417

3418 Table 11 shows the identified projected housing needs for extremely low-, very low-, low- and moderate-  
 3419 income households, permanent supportive housing, and emergency housing.<sup>609</sup>  
 3420

3421 **Table 11: Projected Housing Needs by Income Level in Unincorporated King County**

Income Level	% Area Median Income	Net New Units Needed, 2020-2045
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
<b>All Income Levels</b>		<b>5,412</b>
<b>Temporary Housing Needs</b>		<b>Net New Beds Needed, 2020-2045</b>
Emergency Housing/Shelter		1,034

### 3422 Housing Production Gap Analysis

3423 This section conducts a housing production gap analysis to project the potential surplus or deficit of  
 3424 housing units that are affordable to different income levels through 2044. The analysis uses permit data  
 3425 compiled by Puget Sound Regional Council and data from the programs and policies that produce income-  
 3426 restricted units to meet the need for affordable housing units in unincorporated King County to estimate  
 3427 production during the previous Comprehensive Plan period, from 2016 through 2024, and to project the  
 3428 assumed production from 2025 through 2044.<sup>610,611</sup> The analysis uses income-restricted housing production  
 3429 data to calculate the gap for households with incomes at or below 80 percent area median income and  
 3430 permit data for housing allocated to households with incomes above 80 percent area median income.  
 3431

3432 The analysis makes the following assumptions to calculate the housing gap:

- 3433 • housing production from 2025 through 2044 will continue at the same rate as in 2016 through 2024;

<sup>608</sup> Washington State Legislature. (2021). *House Bill 1220: Emergency Shelters and Housing—Local Planning and Development Revised Code of Washington 36.70A.070.*

<sup>609</sup> Washington State Department of Commerce. (2023, March). *Planning for Housing in Washington: March 2023 Update.* [\[link\]](#)

<sup>610</sup> PSRC Residential Building Permit Survey, 2000 to 2020. [\[link\]](#)

<sup>611</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database.*



- 3434 • market-rate single detached homes will serve households with incomes at or above 120 percent area  
3435 median income;
- 3436 • market-rate multi-unit family, accessory dwelling units (ADUs), and mobile-manufactured homes will  
3437 serve households with incomes between 80 and 100 percent area median income; and
- 3438 • no cities will annex portions of the unincorporated areas through 2044.

3439  
3440 The gap value is calculated by crediting two-thirds of the production from 2016 through 2024 and the  
3441 assumed 2025 through 2044 production toward the 2019 through 2044 allocated need.

3442  
3443 Table 12 shows the actual and projected housing production and the potential deficit or surplus. The  
3444 analysis finds an overall gap or deficit of 357 units for households earning at or below 80 percent area  
3445 median income, with a significant gap for households earning less than 50 percent area median income and  
3446 a significant surplus for households earning 50 to 80 percent area median income. Although King County  
3447 has made significant investments in permanent supportive housing from 2016 through 2024 countywide, it  
3448 did not fund a permanent supportive housing project located in unincorporated King County in that period.

3449  
3450 There are multiple factors contributing to the gap in housing affordable to households earning less than 50  
3451 percent area median income. The largest single source of funding for affordable housing, four percent Low-  
3452 Income Housing Tax Credits, typically create units affordable to households earning at or below 60 percent  
3453 area median income. Inclusionary housing and other land-based regulatory policies also typically produce  
3454 units above 50 percent area median income.

3455  
3456 The total amount of housing constructed through 2044 in unincorporated King County, regardless of  
3457 income level, is projected to be more than double the total net new need. Construction of housing for  
3458 households with incomes above 80 percent area median income during the previous 2016 to 2024 planning  
3459 period exceeded the net new units needed by 2044.<sup>612</sup> This indicates that housing developers have  
3460 identified demand or opportunities beyond the goals of state and local planning. However, this analysis  
3461 projects that the majority of market rate construction in unincorporated King County will be single detached  
3462 housing, which is not affordable for most King County residents. These estimates may be skewed by two  
3463 major projects completed during the 2016 through 2024 planning period: Greenbridge in White Center  
3464 and Redmond Ridge. Similar projects may be unlikely from 2025 through 2044, which would mean the  
3465 calculation for housing units affordable to households with incomes above 120 percent area median income  
3466 is an overestimate of production.

3467

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<sup>612</sup> ~~Original King County Staff Analysis. (2023).~~ Puget Sound Regional Council. *Net Units Built in unincorporated King County from 2010-2020*. King County Housing Finance Program. ~~King County Income-Restricted Housing Database.~~

3468 **Table 12: Unincorporated King County Housing Production Gap Analysis**

Income Level	Area Median Income	Net New Units Needed	Market Rate Housing Production	Assumed Market Rate Housing Production	Housing Finance Program Production	Assumed Housing Finance Program Production	Inclusionary Housing Production	Assumed Inclusionary Housing Production	Other Land-Based Unit Production	Assumed Other Land-Based Unit Production	LIHTC Projects without County funding	Assumed LIHTC Projects without County funding	Surplus /Deficit
		2019-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	
Extremely low	0-30% (PSH)	608	0	0	0	0	0	0	0	0	0	0	-608
	0-30% (non-PSH)	1,157	0	0	60	133	0	0	0	0	0	0	-984
Very low	>30-50%	571	0	0	40	89	18	40	0	0	0	0	-403
Low	>50-80%	292	0	0	30	67	0	0	16	36	622	1,382	1,638
Moderate	>80-100%	366	206	457	0	0	0	0	0	0	0	0	228
	>100-120%	415	0	0	0	0	0	0	0	0	0	0	-415
Above Moderate	>120%	2,003	2,794	6,210	0	0	0	0	0	0	0	0	6,113
<b>Total</b>		<b>5,412</b>	<b>3,000</b>	<b>6,667</b>	<b>130</b>	<b>289</b>	<b>18</b>	<b>40</b>	<b>16</b>	<b>36</b>	<b>622</b>	<b>1,382</b>	<b>5,525</b>

3469

3470 **Emergency Housing Production Gap Analysis**

3471 Table 13 shows the gap analysis for emergency housing production in unincorporated King County. The  
 3472 emergency housing production analysis makes the same assumptions as the housing production gap  
 3473 analysis above as well as the assumption that the emergency housing that opened since 2016 will remain  
 3474 open through 2045.

3475  
 3476 The 2024 King County Comprehensive Plan adopted code changes to define emergency housing and to  
 3477 make emergency housing an allowed use in some zones. This removes a significant barrier to meeting the  
 3478 need for emergency housing in unincorporated King County.  
 3479

3480 **Table 13: Emergency Housing Production Gap Analysis**

Net New Emergency Housing Units Needed (2020-2045)	Emergency Housing Production (2016-2024)	Assumed Emergency Housing Production (2025-2045)	Surplus/ Deficit
1,005	144	320	-589

3481 **Affordable Housing Funding Gap Analysis**

3482 King County staff conducted a cost modeling analysis to calculate the additional funds required to meet the  
 3483 projected gap in production for households with incomes at or below 80 percent area median income in  
 3484 unincorporated King County. The analysis makes the following assumptions:

- 3485 • all net new permanent housing need at or below 80 percent area median income must be achieved  
 3486 through public financing of income-restricted housing;
- 3487 • the per unit cost of building new affordable units averages about the same for 0 to 30 percent, 30 to 50  
 3488 percent, and 50 to 80 percent and is therefore not differentiated;
- 3489 • all existing revenue sources for affordable housing are renewed and the average total number of units  
 3490 created at 0 to 80 percent area median income continue to be produced at the same rate;
- 3491 • the average cost per unit to build affordable housing is \$475,404 based on all projects funded by the  
 3492 King County Housing Finance program in 2022 and;
- 3493 • inflation will increase annually at a rate of 7.4%, based on the average annual percentage increase in the  
 3494 Seattle Mortenson Construction Cost Index from 2016 through 2022.<sup>613</sup> Mortenson is a national  
 3495 construction engineering firm that calculates the index quarterly by pricing a representative non-  
 3496 residential construction project in Seattle and other geographies throughout the country.

3497  
 3498 Based on the overall deficit of 357 housing units, this analysis identifies a need for approximately  
 3499 \$450,936,000 more than current funding levels to meet the housing needs of unincorporated King County  
 3500 households with incomes at or below 80 percent area median income over the 2025 through 2044 planning  
 3501 period. On an annual basis, the funding gap is approximately \$10,524,000 beginning in 2025. Adjusting for  
 3502 inflation, the average annual gap is approximately \$22,547,000.

3503  
 3504 This analysis does not account for operational costs to maintain the affordable housing or the potential new  
 3505 administrative costs for King County or other funders to disburse the additional funds. Additional staffing  
 3506 may be required if King County allocated additional funding to address this gap.  
 3507 King County may need to identify external fund sources or other partners to meet this need. Affordable  
 3508 housing projects typically receive local, state, federal, and philanthropic funding, tax credits, and,

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<sup>613</sup> M.A. Mortenson Company. (2023). *Seattle Construction Cost Index, Q4 2022*. [\[link\]](#)

|  
3509 sometimes, private debt. The King County Housing Finance program typically provides about ~~five~~ fifteen  
3510 percent of the total development costs for affordable housing projects it funds. However, this share has  
3511 been much higher for projects in unincorporated King County as there is no other local government funding  
3512 partner.  
3513  
3514 King County and other funders would need to prioritize affordable housing projects that serve lower  
3515 incomes to meet unincorporated King County's housing needs. The housing production gap analysis finds  
3516 an overall net new need of 357 units affordable to 0 to 80 percent area median income, but a surplus of  
3517 1,638 units affordable to 50 to 80 percent area median income and a deficit of 1,995 units affordable at or  
3518 below 50 percent area median income. Additionally, funding allocated to meet this need may not meet  
3519 other King County affordable housing goals, such as affordable homeownership or community-driven  
3520 equitable development.

3521 **IX. Making Adequate Provisions for Housing Needs**  
3522 **of All Economic Segments of the Community**

3523 **Section Summary**

3524 This section fulfills Revised Code of Washington 36.70A.070(2)(d) and King County CPP H-~~45~~.  
3525

3526 Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions:

- 3527
- consider 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 in relation to employment locations; and
  - consider the role of accessory dwelling units in meeting housing needs.

3531  
3532  
3533 CPP H-~~45~~ requires jurisdictions to:  
3534

3535 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of*  
3536 *countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the*  
3537 *countywide need and eliminating racial and other disparities in access to housing and neighborhoods of*  
3538 *choice.*  
3539

3540 This section identifies several key barriers to development, including:

- 3541
- barriers and lack of clarity permitting 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; and
  - permitting timelines and staffing challenges.

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3546  
3547 This section finds that King County's zoning and land use policies will focus growth in the urban areas, which  
3548 are closer to employment centers. Finally, this section identifies the previous owner-occupancy requirement  
3549 as a past potential barrier to developing accessory dwelling units.:

3550 **Identifying Barriers to Development**

3551 Revised Code of Washington 36.70A.070(2)(d)(ii) requires jurisdictions document barriers to housing  
3552 production. King County staff reviewed housing production trends and used guidance from the Washington  
3553 State Department of Commerce to identify the following barriers to housing production.  
3554

### 3555 *Emergency Housing*

3556 Staff identified a gap and barrier in King County's code in allowing for and regulating emergency housing.  
3557 Emergency housing can take multiple forms, including:

- 3558 • converted existing residential units, hotels and motels, and supportive ~~senior~~ housing for people aged  
3559 62 years and older;
- 3560 • congregate shelter in residential or commercial buildings;
- 3561 • tiny house villages;
- 3562 • tent cities or encampments; and
- 3563 • safe parking lots.

3564  
3565 The emergency housing projects opened in unincorporated King County since 2016 were opened using  
3566 temporary use permits. King County is unlikely to meet the identified need of 1,034 beds by 2044 if each  
3567 project is permitted on a temporary basis.  
3568

3569 Some of the housing types above could be permitted under the current code as dormitories, community  
3570 residential facilities, or simply residential. Some emergency housing types, such as tiny house villages, are  
3571 designed to be temporary shelters and do not meet the County's ~~building code~~ requirements for permanent  
3572 structures. Community residential facilities and dormitories have a minimum of one parking space per two  
3573 bedrooms, which is a significant barrier to development for emergency shelters and likely unnecessary as  
3574 people in need of an emergency shelter are much less likely to own a car.  
3575

3576 The 2024 King County Comprehensive Plan adopted code changes to reduce regulatory barriers to  
3577 developing emergency housing in unincorporated King County and create additional zoning capacity to  
3578 address the deficit in needed beds. The zoning change will explicitly allow shelters in the R1-R48,  
3579 Commercial Business, Residential Business, and Office zones.  
3580

### 3581 *Environmental Constraints*

3582 There are multiple factors that limit development such as:

- 3583 • steep slopes;
- 3584 • shoreline, streams, rivers, wetland, and floodplains;
- 3585 • seismic and erosion hazard areas; and
- 3586 • toxic/environmental contamination.

3587  
3588 While regulations that limit development in these areas pose a barrier to developing housing, they meet life  
3589 safety and environmental goals of King County. This assessment therefore does not recommend changes to  
3590 the King County Code to address this barrier.  
3591

### 3592 *Conditional Use Permits*

3593 The 2024 King County Comprehensive Plan adopted code changes eliminating an entitlement process for  
3594 most multi-unit family projects, including middle housing and townhomes in low and medium zoning  
3595 classifications when the proposed project exceeds base density for the zone. This will eliminate the  
3596 requirement to go through a conditional use permit process, reducing zoning barriers to development.  
3597

3598 In addition to the general requirements for a conditional use permit, the residential land use code also  
3599 includes specific development conditions depending on the land use type and the zone.

3600  
3601 Conditional use permits provide flexibility in the code. Many of the affordable housing projects constructed  
3602 in unincorporated King County since 2016 required a conditional use permit.  
3603

#### 3604 *State Environmental Policy Act Process*

3605 The Washington State Environmental Policy Act ~~(SEPA)~~ process identifies and analyzes environmental  
3606 impacts associated with governmental decisions. Projects undergoing the State Environmental Policy Act  
3607 SEPA process are required to hold a public notice and comment period, and anyone may submit an appeal  
3608 to a State Environmental Policy Act SEPA decision. The State Environmental Policy Act SEPA process can  
3609 cause significant delays and increased cost for housing projects.<sup>614</sup> Washington State law recently changed  
3610 to increase the maximum allowed exemptions for housing projects under a certain size threshold, reducing  
3611 a barrier to housing construction. ~~However, the King County Code has not been updated to utilize this~~  
3612 ~~option, as the County's regulations do not meet the state requirements to do so.~~

3613  
3614 Raising State Environmental Policy Act exemption thresholds was explored as part of the development of  
3615 the 2024 King County Comprehensive. In order to raise the exemption levels, state law requires  
3616 demonstration by the jurisdiction that appropriate review would be captured via other regulations. The  
3617 County has previously relied on the State Environmental Policy Act to address protections for historic and  
3618 cultural resources and would need to develop new regulations via a tribal consultation process prior to  
3619 raising the State Environmental Policy Act exemption thresholds.  
3620

#### 3621 *Permitting Timelines and Staffing Challenges*

3622 Affordable housing developers have shared concerns about significant delays during the permitting  
3623 process. Delays in the permitting process can have major impacts on the cost of a project, as developers  
3624 have holding costs and prices generally increase over time.<sup>615</sup> About 75 percent of the King County  
3625 Department of Local Services - Permitting Division's operating budget is supported by fees charged to  
3626 permit applicants, and 17 positions were cut after construction slowed at the beginning of the pandemic.<sup>616</sup>  
3627 This has impacted the Permitting Division's ability to review and respond to permit applications in a timely  
3628 manner.

3629  
3630 Permitting timelines are being addressed as part of the implementation of SB 5290, which requires local  
3631 governments to issue permit decisions within a certain number of days. Specific measures include:

- 3632 • providing dedicated permit review resources for County-funded affordable housing development  
3633 applications;
- 3634 • updating the permit application screening process;
- 3635 • making code updates to streamline permit review;
- 3636 • implementing new electronic review management software;
- 3637 • seeking additional staffing; and
- 3638 • seeking grant funding to provide technical assistance to applicants.

3639

#### 3640 *Permanent Supportive Housing*

3641 The 2024 King County Comprehensive Plan adopted code defining permanent supportive housing and  
3642 allowing permanent supportive housing in certain zones. This removes barriers to meeting the gap between  
3643 historical production and the need for 1,005 additional units. The land capacity analysis found sufficient

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<sup>614</sup> Sightline Institute. *Washington's State Environmental Policy Act Has Become a Bane to Sustainable Urban Development.* [\[link\]](#)

<sup>615</sup> Building Industry Association of Washington. (2022, November). *Cost of Permitting Delays.* [\[link\]](#)

<sup>616</sup> King County Office of Performance, Strategy, and Budget. *2023-2024 Proposed Budget Book, Department of Local Services.* [\[link\]](#)

|

3644 zoning capacity for permanent supportive housing in unincorporated King County. However, there is still a  
3645 significant gap between the historical production and the target number allocated to unincorporated King  
3646 County due to a lack of funding. The affordable housing funding gap section explores this issue further.

## 3647 Considering Employment Locations

3648 This section considers the relationship between housing and employment locations as required by Revised  
3649 Code of Washington 36.70A.070(d). The Economic Development chapter of the Comprehensive Plan  
3650 provides more analysis of the employment needs of the local workforce.

3651  
3652 The largest employment centers in unincorporated King County are the two unincorporated activity centers  
3653 Skyway-West Hill and North Highline. Both neighborhoods have recently completed subarea planning  
3654 processes that increased residential density in and near the commercial areas. The rural towns of Fall City  
3655 and Vashon are also employment locations and allow for increased residential density in and near the  
3656 commercial areas. Residential is not allowed in industrial zones to limit potential exposure to toxic or  
3657 unhealthy activities.

3658  
3659 At a regional scale, King County is focusing growth in the urban areas. The urban areas are closer to the  
3660 major employment centers of the Eastside and City of Seattle.

## 3661 The Role of ADUs in Meeting Housing Need

3662 Revised Code of Washington 36.70A.070(2)(d)(iv) requires jurisdictions consider the role of ADUs in  
3663 meeting projected housing needs. This section describes the role of ADUs in meeting housing needs, past  
3664 regulations for ADUs, and actions King County took to reduce barriers to production.

3665  
3666 The revised Code of Washington 36.70A.696 defines ADUs as "dwelling units located on the same lot as a  
3667 single detached housing unit, duplex, triplex, townhome, or other housing unit."<sup>617</sup> Property owners can  
3668 construct an ADU within or detached from the primary dwelling unit. ADUs can increase access to  
3669 traditionally single-family single detached residential neighborhoods by providing smaller, more affordable  
3670 units. ADUs can also facilitate multi-generational living arrangements and allow seniors people aged 62  
3671 years and older to age in place by moving into an ADU and renting the primary dwelling unit.<sup>617</sup>

3672  
3673 King County permitted about 160 ADUs data during the previous planning period of 2016 through 2024.  
3674 ADUs are projected to help meet unincorporated King County's overall net new units needed from 2019  
3675 through 2044.

3676 King County allows for ADUs in all rural, residential, and commercial zones. King County Code previously  
3677 imposed limitations on the development of accessory dwelling units which may have caused barriers to  
3678 production.

3679  
3680 In the 2024 Comprehensive Plan, King County adopted code changes that reduce barriers to the  
3681 production of ADUs. These changes differ between urban and rural unincorporated King County. For rural  
3682 unincorporated areas, King County there will no longer be an owner occupancy requirement. For urban  
3683 unincorporated areas, King County made the following code changes:

- 3684 • no owner occupancy requirement;
- 3685 • an allowance for up to two ADUs per lot;
- 3686 • no off-street parking requirement;
- 3687 • allowance to convert legal nonconforming structures to be converted into accessory dwelling units;
- 3688 and

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<sup>617</sup> Enterprise Community Partners. (2020, September). *New Reflections on Affordable Housing Design, Policy and Production: Overcoming Barriers to Bringing Accessory Dwelling Unit Development to Scale*. [\[link\]](#)



3689 • not regulating entry door locations.

3690  
3691 The City of Seattle eliminated the owner-occupancy requirement in 2019, among other reforms, and  
3692 established pre-approved plans.<sup>618</sup> ADU construction in Seattle increased by over 250 percent from 2019 to  
3693 2022.<sup>619,620</sup> Although there are many factors influencing the rate of construction of ADUs in the City of  
3694 Seattle, the timing of the change in regulation and subsequent development indicates the owner-occupancy  
3695 requirement was a factor.  
3696

## 3697 X. Existing Strategies Summary

### 3698 Section Summary

3699 This section fulfills King County CPP H-~~34~~k.

3700  
3701 CPP H-~~34~~k requires jurisdictions:  
3702 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
3703 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
3704 *shall include:*

3705 k) *Summary of existing and proposed partnerships and strategies, including dedicated resources, for*  
3706 *meeting countywide housing need, particularly for populations disparately impacted.*  
3707

3708 This section outlines the funding, programs, policies and regulations, and partnerships that seek to address  
3709 the affordable housing and homelessness needs in King County. The elements described often overlap the  
3710 different categories as some fund sources are dedicated to a single program and programs are often  
3711 required to implement policies and partnerships.

### 3712 Funding

3713 King County receives federal and state funding that can be used to meet different housing needs, including  
3714 providing capital for development, acquisition, and rehabilitation of housing. Most housing projects are  
3715 funded by a mix of funds from government programs and philanthropic organizations, tax credits, private  
3716 debt, and rent from residents. Most housing sources of funds serve households at or below 50 percent area  
3717 median income. Federal funds serve up to 60 percent area median income for rental and 80 percent area  
3718 median income for homeownership. Homeownership projects generally serve households with incomes  
3719 between 50 percent area median income to 80 percent area median income. Most of the local funds for  
3720 permanent supportive housing and other supportive services come from sales and property taxes.  
3721

#### 3722 *King County Housing Funding Allocated to Unincorporated King County*

3723 King County serves as the local government for unincorporated areas. However, King County also serves as  
3724 a regional funder of affordable housing and most King County programs serve the whole county.  
3725 Historically, King County has not made significant investments in affordable housing for unincorporated  
3726 King County.  
3727

3728 In 2019, King County created the Department of Local Services (DLS) to serve the unique and diverse needs  
3729 of unincorporated King County. In 2021, DLS launched a participatory budgeting process for \$11.3 million  
3730 for unincorporated King County, as authorized by the 2021-2022 King County Biennial Budget. This process  
3730

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<sup>618</sup> Seattle Department of Construction & Inspections. *Accessory Dwelling Unit*. [\[link\]](#)

<sup>619</sup> City of Seattle Ordinance 125854- (2019). [\[link\]](#)

<sup>620</sup> Seattle Department of Construction & Inspections Community Engagement. (2019, October 31). *Owner Occupancy Covenant No Longer Required for Accessory Dwelling Units*. Building Connections. [\[link\]](#)

3731 allocated funds to several projects and programs, including \$100,000 for a home repair fund in East Renton,  
3732 \$250,000 for down payment assistance in Skyway, and \$750,000 for the White Center Community HUB  
3733 Project.<sup>621</sup>

3734  
3735 King County allocated \$5 million in the 2021-2022 King County Biennial Budget to affordable housing in  
3736 Skyway-West Hill. Through this funding, Homestead Community Land Trust in partnership with Skyway  
3737 Coalition was awarded \$2.5 million to develop up to 53 permanently affordable homeownership units for  
3738 households at 50 to 80 percent area median income. King County awarded the Low-Income Housing  
3739 Institute in partnership with Childhaven \$2.5 million to develop up to 43 affordable rental units for  
3740 households at 30 to 50 percent area median income.<sup>622</sup> This award consisted of funding from the Short-  
3741 Term Lodging Tax and HB 1406 tax. In 2021, the Low-Income Housing Institute opened the Progressive  
3742 Skyway Tiny House Village on a local ~~church's religious facility~~ property with funding from the County.<sup>623</sup>

3743  
3744 The White Center Community HUB project is a community-driven affordable housing and community center  
3745 project on County-owned property.<sup>624</sup> The project is led by the White Center Community Development  
3746 Association, Community Roots Housing, Southwest Youth and Family Services, and HealthPoint. In 2021, the  
3747 King County Housing Finance Program awarded the project \$3.25 million. The second omnibus  
3748 supplemental budget for the 2021-2022 biennium also included a Climate Equity bond, which awarded \$5  
3749 million to the White Center Community HUB project. In 2022, the King County Council approved the  
3750 disposition of the County-owned property to the White Center HUB partners for transaction costs only.<sup>625</sup>

3751  
3752 Island Center Homes is an affordable housing project by Vashon HouseHold that will serve 40 individuals on  
3753 Vashon Island.<sup>626</sup> The project was selected as part of the 2016 King County Comprehensive Plan's  
3754 Alternative Housing Demonstration Project. In 2018, the King County Housing Finance Program awarded  
3755 the project \$3.1 million.<sup>627</sup>

## 3756 Local Funds

3757 King County has several revenue sources that fund housing efforts throughout the county. Local  
3758 governments can only impose taxes and levies as authorized by the state.<sup>628</sup> Generally, counties in  
3759 Washington do not have as many revenue options as cities.<sup>629</sup> Some revenue sources require voter approval.  
3760 The revenue sources listed in this section can fund projects throughout King County, including, but not  
3761 limited to, unincorporated King County.<sup>630</sup>

3762

### 3763 *Best Starts for Kids Levy*

3764 The Best Starts for Kids Levy (BSK) was approved by King County voters in 2015, raising over \$400 million  
3765 over six years. BSK was renewed in 2021 and will raise an estimated \$800 million through 2027. BSK funds  
3766 support programs for pregnant people and childhood and youth development, including childhood and  
3767 family homelessness prevention. King County estimates approximately \$30 million will be invested in youth  
3768 and family homelessness prevention from 2022 to 2027 helping almost 2,000 families annually. When BSK  
3769 revenues exceed \$822 million, approximately \$50 million in BSK funding can support building repairs,  
3770 renovations, new construction and expansion to improved access to high quality programs for low-income

<sup>621</sup> King County Executive. (2022, August) *45 projects selected for initial King County participatory budgeting awards.* [\[link\]](#)

<sup>622</sup> King County Department of Community and Human Services. (2022, March 24). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill.* [\[link\]](#)

<sup>623</sup> Turnbull, E. (2021). *Tiny House Village to Open in Skyway.* *South Seattle Emerald.* [\[link\]](#)

<sup>624</sup> White Center Community Development Association. *White Center HUB.* [\[link\]](#)

<sup>625</sup> King County Ordinance 19419- (2022). [\[link\]](#)

<sup>626</sup> Vashon HouseHold. *Island Center Homes.* [\[link\]](#)

<sup>627</sup> King County Department of Community and Human Services. *Housing Finance Program 2018 Funding Round Awards.* [\[link\]](#)

<sup>628</sup> Municipal Research and Services Center of Washington. (2022, December). *Revenue Guide for Washington Counties.* [\[link\]](#)

<sup>629</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>630</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure.* [\[link\]](#)

3771 families and children as well as Black, Indigenous, and People of Color residents.<sup>631</sup> This capital funding can  
3772 support a variety of projects including housing.<sup>632</sup>  
3773

3774 *Document Recording Fees*

3775 Document recording fees are one-time fees that are assessed when certain documents are filed with county  
3776 auditors. Washington had several document recording fees that fund different housing and homelessness  
3777 programs as well as the administrative costs incurred to manage these programs. In 2023, the Washington  
3778 State Legislature passed SB 5386, combining the ~~\$100 recorded document surcharge; \$13 Affordable~~  
3779 ~~Housing for all surcharge; \$62 Local Homelessness Housing and Assistance surcharge; and \$8 additional~~  
3780 ~~local Affordable Housing for All surcharge into a single \$183 surcharge related to affordable housing and~~  
3781 ~~homeless services.~~

3782 ~~\$100 recorded document surcharge;~~  
3783

3784 ~~• \$13 Affordable Housing for all surcharge;~~

3785 ~~• \$62 Local Homelessness Housing and Assistance surcharge; and~~

3786 ~~• \$8 additional local Affordable Housing for All surcharge~~

3787 ~~into one \$183 surcharge related to affordable housing and homeless services.~~ Thirty one percent of the  
3788 revenue raised from this fee is distributed to the county.<sup>633</sup> One percent of the fee is retained by the county  
3789 auditor for administrative purposes, and the remaining 30 percent may be used as follows:  
3790

- 3791 • ~~u~~Up to 10 percent for administration and distribution of funds by the county
- 3792 • ~~a~~At least 75 percent to accomplish the purposes of its local homeless housing plan under the  
3793 Homelessness Housing and Assistance act; and
- 3794 • ~~a~~At least 15 percent for:
- 3795 o ~~a~~Acquisition, construction, or rehabilitation of housing projects or units within housing projects that  
3796 are affordable to very low-income households;
  - 3797 o ~~s~~Supporting building operation and maintenance costs of housing projects or units eligible to  
3798 receive housing trust funds, that are affordable to very low-income households, and that require a  
3799 supplement to rent income to cover ongoing operating expenses;
  - 3800 o ~~r~~Rental assistance vouchers for housing units that are affordable to very low-income households; ~~or~~
  - 3801 o ~~o~~Operating costs for emergency shelters and licensed overnight youth shelters.
- 3802

3803 King County manages this revenue with its cities through the Regional Affordable Housing Program (RAHP)  
3804 Interlocal Agreement.<sup>634</sup> For the purposes of this program, King County is divided into three subregions.  
3805 Approximately 35.8 percent, 31.9 percent, and 32.2 percent are allocated to the City of Seattle, the South  
3806 Subregion, and the North/East Subregion, respectively. This document recording fee raises approximately  
3807 \$2,500,000 annually. Approximately \$700,000 is reserved for shelter operations and the balance for capital  
3808 housing.  
3809

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<sup>631</sup> King County Department of Community and Human Services. (2021-~~October 31~~). *Best Starts for Kids Implementation Plan: 2022-2027*. [\[link\]](#)

<sup>632</sup> King County Ordinance 19267- (2021). [\[link\]](#)

<sup>633</sup> King County Department of Community and Human Services. King County Regional Affordable Housing Program Administrative Guidelines. [\[link\]](#)

<sup>634</sup> King County Ordinance 17845- (2014). [\[link\]](#)

3810 *Health Through Housing*

3811 In 2020, ~~through HB 1590, Washington~~ ~~Washington~~ ~~authorized~~ counties ~~were authorized~~ to implement a 0.1  
3812 percent sales tax and use the tax for affordable housing through councilmanic action rather than submitting  
3813 a proposal to voters for approval. King County adopted this sales tax in October 2020.<sup>635</sup> The COVID-19  
3814 pandemic shaped the Health Through Housing (HTH) initiative. The pandemic forced King County to swiftly  
3815 move people from congregate settings to individual rooms to reduce the spread of the virus. King County  
3816 incorporated this lesson by using the HTH funds to invest in single-room settings.<sup>636</sup>

3817  
3818 The pandemic also incentivized property owners to sell hotels and apartment buildings. King County began  
3819 purchasing hotels and apartment buildings to develop the HTH property portfolio. King County has  
3820 partnered with local jurisdictions to convert these properties, and continues to buy new properties, to  
3821 operate emergency housing and permanent supportive housing units for people experiencing chronic  
3822 homelessness. King County also used several of these properties to house refugees.<sup>637</sup>

3823  
3824 The HTH initiative's paramount goal is to create and support the operation of 1,600 emergency housing and  
3825 permanent supportive housing units. The initiative will also invest in a mobile behavioral health intervention  
3826 program and help residents enroll in and access health care services. The HTH initiative aims to annually  
3827 reduce racial and ethnic disproportionality among individuals experiencing homelessness. The HTH  
3828 initiative intends to increase the number of organizations operating this housing that specialize in serving  
3829 communities overrepresented among the region's chronically homeless population.<sup>638</sup> As of November  
3830 2022, the HTH initiative has purchased ten properties throughout the county. These properties are in  
3831 Auburn, Federal Way, Kirkland, Redmond, Renton, and Seattle.<sup>639</sup> King County will perform an in-depth  
3832 evaluation of the HTH initiative by the end of 2026.

3833

3834 *House Bill 1406 Sales Tax*

3835 House Bill 1406 in 2019 allows participating Washington cities and counties to fund affordable or supportive  
3836 housing using a local state-shared sales tax. The allowed use of the funds depends on the local population.  
3837 All participating jurisdictions may use the funds to acquire, construct, or rehabilitate existing affordable  
3838 housing and cover operating and maintenance costs of new eligible housing units. Counties with  
3839 populations under 400,000 and cities with populations under 100,000 may additionally use the funding to  
3840 provide rental assistance to eligible tenants. Renters eligible for assistance must earn at or below 60 percent  
3841 area median income in the jurisdiction imposing the tax. Jurisdictions can determine how the funds are  
3842 used based on local housing needs. There is no additional cost to consumers in participating jurisdictions,  
3843 as counties, cities, and towns that enacted the ordinance receive a credit against the 6.5 percent state sales  
3844 tax. King County authorized this tax in August 2019.<sup>640</sup>

3845

3846 *Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax*

3847 The Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax levies a countywide 0.1  
3848 percent sales tax to fund high-quality programs and services to address mental health, substance use, and  
3849 other behavioral health conditions for King County residents. The funds raised by this tax are invested in  
3850 many different programs, including homelessness response and housing stability programs. The sales tax

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<sup>635</sup> King County ~~Code Chapter 4A.503~~ Ordinance 19179 (2020). [\[link\]](#)

<sup>636</sup> King County Department of Community and Human Services. (2021, ~~November~~). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>637</sup> King County Executive. (2022, December 8). *King County celebrates refugee resettlement efforts helping nearly 800 refugees in the region*. [\[link\]](#)

<sup>638</sup> ~~King County Department of Community and Human Services. (2021). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)~~ King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>639</sup> King County Department of Community and Human Services. (2021, ~~October 5~~). *Health through Housing*. [\[link\]](#)

<sup>640</sup> King County Ordinance 18973- (2019). [\[link\]](#)

3851 generates approximately \$136 million per two-year biennium. The economic downturn in 2020 caused by  
3852 the pandemic created short-term reductions in MIDD, but these reductions reversed in 2022.<sup>641</sup>

3853  
3854 The Housing Supportive Services program combines funding and resources with other government  
3855 agencies to serve adults experiencing chronic homelessness who have difficulty maintaining housing. The  
3856 program served 793 people in 2021 and nearly all (91 percent) program participants experienced fewer  
3857 episodes of crisis. Program participants had fewer emergency department admissions, jail bookings, and  
3858 psychiatric inpatient hospitalizations. In 2021, King County awarded MIDD funds to two permanent  
3859 supportive housing projects in Bellevue and Burien. In Seattle, 44 permanent supportive housing units  
3860 funded by MIDD completed construction and opened in 2021.<sup>642</sup> Approximately \$300,000 of MIDD revenue  
3861 funded housing vouchers and case management for Adult Drug Court participants to help these individuals  
3862 achieve long-term housing stability. Approximately \$616,000 of MIDD revenues funded rapid rehousing  
3863 vouchers for people in early recovery who are either experiencing homelessness or at risk of becoming  
3864 homeless.<sup>643</sup>

### 3866 *Regional Equitable Development Initiative*

3867 The Regional Equitable Development Initiative (REDI) Fund is a revolving loan program administered by  
3868 Enterprise Community Partners and funded via a partnership of public agencies and private funders. King  
3869 County, the City of Seattle, Washington State, and A Regional Coalition for Housing (ARCH) partnered with  
3870 four private funders to create a \$21 million revolving acquisition loan fund to develop and preserve  
3871 affordable, transit-centered communities. The fund provides low-cost financing to developers to purchase  
3872 existing property or develop new housing near high-capacity transit centers in King, Pierce, and Snohomish  
3873 County. The REDI fund can finance mixed-use projects and multi-unit family affordable rental and  
3874 homeownership housing and prioritizes financing projects that serve low-income households. At the fund  
3875 level, 25 percent of units built on properties acquired with REDI funding must be affordable to households  
3876 earning at or below 50 percent area median income.<sup>644</sup>

### 3878 *Lodging Taxes*

3879 The Lodging Tax, sometimes referred to as the "hotel/motel tax," was created by the Washington  
3880 Legislature in 1967 to fund the development of tourism activities. Participating jurisdictions charge a two  
3881 percent tax on the sales related to short-term lodgings or stays less than 30 consecutive days. Some types of  
3882 short-term, or transient, lodgings include camping sites, recreational vehicle parks, time shares and  
3883 condominium, and hotel and motel rooms.

3884  
3885 State law regulates the allowable uses for the lodging tax. At least 37.5 percent of the lodging tax must fund  
3886 affordable workforce housing and services for homeless youth. At least 37.5 percent must also fund art,  
3887 cultural and heritage facilities and performing arts. The remainder of the funds, 25 percent or less of the  
3888 revenue, can be used towards tourism promotion, including sports stadiums and events.<sup>645</sup> In 2016, King  
3889 County committed \$87 million in bonds to fund approximately 1,700 preserved and new affordable units. In  
3890 2021, King County issued \$300 million in bonds for transit-oriented development [in 2021](#).<sup>646</sup> Bonds are one-  
3891 time, not annual or ongoing, funds. The funds must serve households earning between zero and 80 percent  
3892 area median income. Projects must be located within half of a mile of a high-capacity transit station to be  
3893 eligible for funding. Additionally, transit-oriented development rental projects must prioritize 10 percent of

<sup>641</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>642</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>643</sup> Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

<sup>644</sup> Enterprise Community Partners. (2016, ~~December 8~~). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

<sup>645</sup> ~~King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)~~ Revised Code of Washington 67.28.180. [\[link\]](#)

<sup>646</sup> King County Ordinance 19279- (2021). [\[link\]](#)

3894 housing units for tenants referred by King County or an approved agency.<sup>647</sup> These bonds will be paid off by  
3895 future lodging tax revenue. The lodging tax is estimated to generate \$559 million for housing in King  
3896 County between 2021 to 2045.

3897

### 3898 *Veterans, Seniors, and Human Services Levy*

3899 The Veterans, Seniors and Human Services Levy (VSHSL) supports veterans and older adults, and their  
3900 caregivers and families, and other vulnerable populations in areas such as employment, housing, and  
3901 health. VSHSL was first passed by voters in 2005 and was most recently renewed for the fourth time in  
3902 2023.<sup>648</sup> VSHSL housing stability funding invests in eight strategies to meet the housing needs of VSHSL  
3903 populations. In 2022, VSHSL contracted \$20.3 million out to community organizations for housing stability  
3904 programs, including:<sup>649</sup>

- 3905 • opening two affordable housing projects for VSHSL populations totaling 332 units;
- 3906 • awarding funding to seven affordable housing projects for VSHSL populations totaling 155 units;
- 3907 • serving thousands of individuals in permanent housing units and navigation centers;
- 3908 • providing thousands of households housing counseling, foreclosure prevention, and alternative dispute  
3909 resolution services;
- 3910 • funding attorneys to represent over a thousand tenants to prevent eviction; and
- 3911 • performing similar housing stability work.

## 3912 State Funds

3913 The Washington State Department of Commerce grants funds for housing and homelessness services and is  
3914 a key partner for funding affordable housing in King County. Most funds are awarded to projects that King  
3915 County may fund and not provided directly to King County. The following funds are awarded directly to  
3916 King County.

3917

### 3918 *Housing and Essential Needs*

3919 The Washington State Department of Social and Human Services provides funding for the Housing and  
3920 Essential Needs program to King County, which is administered by Catholic Community Services of  
3921 Washington in King County. The program serves individuals who are unable to work for at least 90 days due  
3922 to a physical and/or mental incapacity and have zero income. Clients receive an ORCA transportation pass,  
3923 a monthly bag of hygiene and cleaning supplies, and rental and utility assistance, including back pay  
3924 assistance and one-time move-in assistance.<sup>650</sup>

3925

### 3926 *Consolidated Homeless Grant*

3927 The Washington State Department of Commerce provides Consolidated Homeless Grant funding to King  
3928 County. The grant combines state grant opportunities to provide resources to fund homeless crisis response  
3929 systems to support communities in ending homelessness. Eligible uses include emergency shelter,  
3930 transitional housing, rapid re-housing, permanent supportive housing, and prevention for households at  
3931 imminent risk of homelessness.<sup>651</sup>

3932

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<sup>647</sup> King County Department of Community and Human Services. (2016). *Transit-Oriented Bond Allocation Plan*. [\[link\]](#)

<sup>648</sup> ~~King County Department of Community and Human Services. (2023, August 4). *What's next: The Veterans, Seniors and Human Services Levy approved by voters*. King County Cultivating Connections. [\[link\]](#) King County Ordinance 19707 (2023). [\[link\]](#)~~

<sup>649</sup> King County Department of Community and Human Services. (2023). *VSHSL Impact in 2022*. [\[link\]](#)

<sup>650</sup> Catholic Community Services and Catholic Housing Services of Western Washington. *Housing and Essential Needs*. [\[link\]](#)

<sup>651</sup> Washington State Department of Commerce. *Consolidated Homeless Grant*. [\[link\]](#)



3933 *Emergency Shelter Program Grant*

3934 The Washington State Department of Commerce provides Shelter Program Grant funding to King County.  
3935 The grant seeks to fund equitable and creative approaches to develop or expand shelter programs and to  
3936 quickly exit people from homelessness and into permanent housing and positive destinations.<sup>652</sup>

3937 **Federal Funds**

3938 The King County Department of Community and Human Services (DCHS) administers federal funds  
3939 distributed from the U.S. Department of Housing and Urban Development (HUD) on behalf of the County  
3940 and most cities within King County through consortia of jurisdictions. The City of Seattle manages their own  
3941 federal funds. Some larger cities partner with King County for only one type of federal funding.<sup>653</sup>  
3942

3943 *Community Development Block Grant*

3944 HUD provides annual grants to states, cities, and counties through the Community Development Block  
3945 Grants (CDBG) Program to create thriving urban communities. Grants can support jurisdictions in  
3946 developing economic opportunities for low- and moderate-income residents and must meet one of the  
3947 following requirements:

- 3948 • benefit people with low- or moderate-incomes;
- 3949 • prevent or eliminate slums or blight; or
- 3950 • address urgent needs that threaten community health and welfare which cannot be resolved by other  
3951 available funding.<sup>654</sup>

3952  
3953 Grantees must also develop a detailed community engagement plan. In King County, a wide range of  
3954 projects that benefit low- and moderate-income residents are funded through CDBGs, such as community  
3955 facilities and home repairs. Public housing authorities, nonprofit organizations, and local governments may  
3956 apply for CDBG non-housing capital funds.<sup>655</sup> In 2021, the King County CDBG Consortium awarded \$1.7  
3957 million in CDBG funds to 100 projects throughout King County, including shelter capital improvements,  
3958 sidewalk improvements, and home repairs. Annual funding is about \$5 million.<sup>656</sup>  
3959

3960 *Home Investment Partnerships*

3961 The HOME Investment Partnerships Program (HOME) is a federal program run by HUD. HOME provides  
3962 annual grants to state and local governments for a variety of housing activities, such as developing, buying,  
3963 and rehabilitating affordable housing for low-income households or providing rental assistance. The  
3964 program assists homeowners earning below 80 percent area median income and typically funds rental units  
3965 for households earning less than 60 percent area median income. HOME income limits are set based on  
3966 HUD area median income estimates.<sup>657</sup> King County uses these funds to serve households with incomes at  
3967 or below ~~80~~ 60 percent area median income. Up to 15 percent of funds are awarded to community housing  
3968 development organizations.<sup>658</sup> Annual funding to King County is about \$3 million.<sup>659</sup>  
3969

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<sup>652</sup> Washington State Department of Commerce. *Shelter Program Grant*. [\[link\]](#)

<sup>653</sup> King County Department of Community and Human Services. (2020, ~~June 2~~). *Funding Awards and Compliance*. [\[link\]](#)

<sup>654</sup> U.S. Department of Housing and Urban Development. (2022). *Community Development Block Grant Program*. [\[link\]](#)

<sup>655</sup> King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

<sup>656</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

<sup>657</sup> U.S. Department of Housing and Urban Development. (2022). *HOME Income Limits*. [\[link\]](#)

<sup>658</sup> ~~King County Department of Community and Human Services. (2020). *Funding Awards and Compliance*. [\[link\]](#)~~ King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance* [\[link\]](#)

<sup>659</sup> ~~King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)~~



3970 *Emergency Solutions Grant*

3971 HUD grants funding to King County through the Emergency Solutions Grant to assist people to quickly  
3972 regain stability in permanent housing after experiencing a housing crisis or homelessness.<sup>660</sup> King County  
3973 administers the funding for the County and most of the cities in King County through the King County  
3974 Consortium. Annual funding to King County is about \$300,000.<sup>661</sup>

3975 **Programs**

3976 This section provides information regarding the programs administered by King County and other King  
3977 County strategies that address homelessness and housing needs for residents.  
3978

3979 *Affordable Housing on County-owned Properties*

3980 King County Code 4.56.100 regulates the disposition of surplus property and prioritizes its use for  
3981 affordable housing. The Facilities Management Division coordinates with DCHS and landholding  
3982 departments to consider each surplus property for affordable housing. King County transferred three  
3983 County-owned properties at low or no cost for affordable housing since the beginning of the previous  
3984 Comprehensive Plan planning period.

3985  
3986 King County transferred surplus property in Bellevue to Polaris at Eastgate, LLC for affordable housing. The  
3987 project includes affordable housing, permanent supportive housing, and an emergency shelter.<sup>662</sup> King  
3988 County also transferred land and entered into a development agreement with BRIDGE Housing Corporation  
3989 and Community Roots Housing to develop a ground lease at the former Northgate Park and Pool lot in  
3990 2021.<sup>663</sup> The Northgate project will provide 232 affordable apartments at the site of the Northgate Link light  
3991 rail station and include a nearly 10,000 square foot daycare on the ground floor.<sup>664</sup> King County entered into  
3992 a purchase and sale agreement to convey surplus property to the White Center Community Development  
3993 Association to construct the White Center Community HUB. The project will provide 76 units of affordable  
3994 and a community center including a health clinic, educational space, and nonprofit office space.<sup>665</sup> In August  
3995 2023, King County released a Brooks Village Direct Negotiation Request for Proposals (RFP) to select a  
3996 nonprofit developer and/or Community-Based Organization interested in developing affordable  
3997 homeownership at Brooks Village, a county-owned property in Skyway.<sup>666</sup>  
3998

3999 *King County Housing Finance Program*

4000 The King County Housing Finance Program administers funds for the development and preservation of  
4001 affordable housing throughout King County. The Housing Finance program administers an annual request  
4002 for proposals for capital construction of affordable housing, the Credit Enhancement Program, and the  
4003 Interim Loan Program.  
4004

4005 *King County Housing Stability Program*

4006 Previously known as the Homeless Housing Program, the King County Housing Stability Program works with  
4007 public and private funders and the King County Regional Homelessness Authority to fund community-based  
4008 and governmental agencies that provide housing and services to people experiencing homelessness or

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<sup>660</sup> U.S. Department of Housing and Urban Development. *Emergency Solutions Grant*. [\[link\]](#)

<sup>661</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

<sup>662</sup> King County Ordinance 19315 (2021). [\[link\]](#)

<sup>663</sup> King County Ordinance 19363 (2021). [\[link\]](#)

<sup>664</sup> Community Roots Housing. (2022). *Northgate Affordable Housing*. [\[link\]](#)

<sup>665</sup> White Center Community Development Association. (2022). *Hope. Unit. Belonging*. [\[link\]](#)

<sup>666</sup> King County Department of Community and Human Services. (2023, August 10). *Brooks Village Direct Negotiation Request for Proposals*.

4009 who are at risk of homelessness in King County. Activities funded by this program include permanent  
4010 supportive housing, homelessness prevention, and rapid re-housing.  
4011

#### 4012 *King County Housing Repair Program*

4013 King County's Housing Repair Program provides funding in the form of grants and no-interest loans for  
4014 housing repair services to low-income homeowners and special needs renters in most parts of King County.  
4015 The funding provides for repairs such as roof replacement, installing a new septic system, repairs  
4016 addressing emergency conditions, health and safety repairs, and major building preservation issues within  
4017 single detached owner-occupied residences homes, including mobile-manufactured homes. The program  
4018 also provides funding to improve accessibility for renters living with a disability. From 2016 to 2022, the  
4019 most recent data available, the Housing Repair Program completed 149 projects and expended \$2,549,579  
4020 for projects in unincorporated King County.<sup>667</sup>  
4021

#### 4022 *King County Youth and Family Homelessness Prevention Program*

4023 In response to Ordinance 18088, the King County Youth and Family Homelessness Prevention Initiative  
4024 (YFHPI) was launched in 2016 to assist families at imminent risk of homelessness. The Initiative is funded  
4025 through the Best Starts for Kids (BSK) Levy. Annually, YFHPI works with about 2,000 families across King  
4026 County. BSK awards flexible funding to numerous community partners to assist low-income families,  
4027 including providing financial assistance to households to remain permanently housed. King County  
4028 contracts with 18 organizations to provide case management tailored to the specific needs of clients and  
4029 aims to address the root causes of housing instability for youth and families.<sup>668</sup>  
4030

4031 From 2017 to 2020, YFHPI services reached more than 10,000 people. Within the same period, 96 percent  
4032 of households served by the program remained housed six months after exiting the program. The BSK Levy,  
4033 now Best Starts 2.0, was renewed in 2021. Best Starts plans to increase investments in addressing critical  
4034 community needs. The Levy will invest almost \$30 million into the YFHPI and over \$800 million in various  
4035 community support programs through 2027.  
4036

#### 4037 *King County Equitable Development Initiative*

4038 In line with Motion 16062, King County began planning for an Equitable Development Initiative (EDI) in  
4039 March 2022. Motion 16062 was codeveloped with community members in 2021, following a yearlong  
4040 campaign led by Black, Indigenous, and People of Color-led organizations urging King County to  
4041 implement an equitable development initiative similar to the City of Seattle program. DCHS formed the  
4042 Community Planning Workgroup (CPW) to participate in the planning of the EDI in May 2022.<sup>669</sup> DCHS  
4043 intentionally selected workgroup members based on geographic diversity and individuals' lived  
4044 experiences and perspectives related to equitable development. In January 2023, King County released  
4045 Phase 1 of the King County Equitable Development Initiative Implementation Plan, which included an  
4046 equitable development framework consistent with community-driven development principles for county  
4047 and community structure, capacity, and related resources necessary to support an equitable development  
4048 initiative at King County.<sup>670</sup>  
4049

#### 4050 *King County Eviction Prevention and Rent Assistance Program*

4051 In 2020, King County created a new Eviction Prevention and Rent Assistance Program (EPRAP) to provide  
4052 direct rental assistance and eviction prevention services to households economically impacted by COVID-

<sup>667</sup> King County Department of Community and Human Services. (2022, ~~August 6~~). *Housing Repair Program*. [\[link\]](#)

<sup>668</sup> King County Department of Community and Human Services. (2016, ~~March 4~~). *Best Starts for Kids Youth and Family Homelessness Prevention Initiative Implementation Plan*. [\[link\]](#)

<sup>669</sup> Department of Community and Human Services. (2022, ~~June 30~~). *Community Planning Workgroup*. [\[link\]](#)

<sup>670</sup> *King County Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

4053 19. Between August 2020 and May 2022, EPRAP provided over 37,000 tenants with back rent and, if  
4054 needed, future rent obligations.<sup>671</sup>

4055  
4056 Two components of EPRAP, the Outreach and Application Assistance Program and the Hub and Spoke  
4057 Program, strengthened EPRAP accessibility by utilizing existing community connections to raise awareness  
4058 of the program and assist eligible applicants. EPRAP minimized evictions using eviction diversion and  
4059 mediation methods. As of May 2022, DCHS contracted with United Way of King County to continue the  
4060 Tenant Pool Program. New participants are selected to receive rental assistance from the registered tenant  
4061 pool weekly. DCHS has also continued a partnership with the Housing Justice Project (HJP) to administer the  
4062 Eviction Prevention Program in 2022.<sup>672</sup>

#### 4064 *King County Interim Loan Program*

4065 King County's Interim Loan Program provides low-cost predevelopment and acquisition loans to affordable  
4066 housing developers. Priority is given to permanent housing projects with at least 25 percent of units  
4067 available to extremely low-income households experiencing homelessness. All units must serve households  
4068 with incomes at or below 50 area median income.<sup>673</sup> In 2020, Ordinance 19203 amended King County Code  
4069 24.22 to increase the limit of the program from \$10 million to \$15 million.<sup>674</sup>

#### 4071 *King County Credit Enhancement Program*

4072 King County's Credit Enhancement Program was created to incentivize developers to build affordable  
4073 housing in urban centers for vulnerable households, such as low-income households or those with a  
4074 member who has a disability. Public housing authorities, government agencies, and nonprofit and for-profit  
4075 organizations are eligible to receive credit enhancement. This program makes it possible for organizations  
4076 to obtain lower cost interest rates which reduce financing costs for housing projects deemed financially  
4077 viable. The Program prioritizes financing mixed-income or affordable housing projects that supply housing  
4078 for King County workers near transit centers. Both rental and homeownership units financed through the  
4079 program are to be affordable in the long term.<sup>675</sup>

## 4080 Policies and Regulations

4081 This section provides information about policies and regulations King County has enacted since the 2016  
4082 Comprehensive Plan to address housing needs for King County residents.

## 4083 Countywide Policies

4084 The following policies serve areas throughout King County.

### 4086 *Prioritization for Equitable Community-Driven Affordable Housing Development*

4087 In 2021, the King County Housing Finance Program established a new priority to fund equitable,  
4088 community-driven affordable housing development to mitigate displacement pressures and ensure that  
4089 historically marginalized communities have access to affordable housing investments. This priority supports  
4090 the creation of affordable housing developed by and in collaboration with communities facing displacement  
4091 pressures and communities that have historically experienced policies that limit opportunities for Black,  
4092 Indigenous, and People of Color residents. The program will prioritize funding projects led by impacted

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<sup>671</sup> King County Department of Community and Human Services. (2021, ~~September 29~~). *Eviction Prevention and Rent Assistance Program (EPRAP)*. [\[link\]](#)

<sup>672</sup> King County Department of Community and Human Services. (2022, ~~March 14~~). *EPRAP Data*. [\[link\]](#)

<sup>673</sup> King County Code Chapter 24.22.

<sup>674</sup> Ordinance 19203 (2020). [\[link\]](#)

<sup>675</sup> King County Council. ~~Chapter 24.28 Credit Enhancement Programs. Title 24 Housing and Community Development. King County Code.~~ [\[link\]](#) ~~Code Chapter 24.28.~~

4093 communities, conceived and created through inclusive community engagement processes, and driven by a  
4094 place-based Community Based Organization (CBO).  
4095

4096 *Climate Readiness*

4097 King County is incorporating strategies to address climate change into the 2024 Comprehensive Plan  
4098 update. These policies support climate equity by ensuring that those most impacted have access and  
4099 opportunity to benefit from climate solutions while not bearing an unequal burden of the impacts of climate  
4100 change. This includes strategies such as:

- 4101 • *Cross-reference to the Strategic Climate Action Plan (SCAP) as the County's "comprehensive legislative*  
4102 *and policy plan for climate action"* and that a subset of the policies and commitments from the plan are  
4103 also reflected in the Comprehensive Plan;
- 4104 • *Commit County to reduce regional greenhouse gas emissions:* targets for reducing greenhouse gas  
4105 emissions; policies committing to transparency and public reporting;
- 4106 • *Commit County to reduce government operations greenhouse gas emissions:* agency specific policies;  
4107 commitments to energy efficiency, renewable energy, waste to resources;
- 4108 • *Land use and development policies that promote healthy communities:* enable walking, bicycling, and  
4109 public transit use, thereby reducing greenhouse gas emissions; and
- 4110 • *Promote regional collaboration:* collaborate with partners on approaches to reduce greenhouse gas  
4111 emissions.

4112 **Unincorporated King County Policies and Regulations**

4113 The following policies specifically serve areas in unincorporated King County.  
4114

4115 *Alternative Housing Demonstration Project*

4116 King County began the Alternative Housing Demonstration Project as Action Item 6 in the 2016  
4117 Comprehensive Plan. The King County Council approved the demonstration project ordinance in June  
4118 2020.<sup>676</sup> The project allowed for the construction of two demonstration projects, one nonprofit development  
4119 on Vashon Island and one for-profit development in White Center, to test micro-housing models not  
4120 currently allowed in King County Code. The project involved significant interdepartmental coordination for  
4121 a Request for Information, followed by a Request for Proposals, to identify potential housing models and  
4122 interested and capable developers. The eligibility for these two communities has since expired, and the  
4123 Executive will explore whether to recommend permanent code changes through a report that will be  
4124 completed two years after the second project is opened, in approximately 2025. In the meantime, the  
4125 demonstration project is proposed to be expanded to Snoqualmie Pass Rural Town as part of the  
4126 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan to help support the  
4127 development of needed workforce housing in that community.  
4128

4129 *Skyway-West Hill and North Highline Anti-Displacement Strategies*

4130 Motion 15539 and the 2020 Comprehensive Plan Update<sup>677</sup> directed the Executive branch to write a report  
4131 examining a suite of anti-displacement strategies and conduct a robust community engagement process.  
4132 The 2021 Skyway-West Hill and North Highline Anti-displacement Strategies Report analyzes and  
4133 recommends a set of actions, policies, and programs to reduce displacement risk and increase housing  
4134 stability. The report analyzes the recommendations based upon a variety of factors, including community

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<sup>676</sup> Ordinance 19119 (2020). [\[link\]](#)

<sup>677</sup> Ordinance 19179 (2020). [\[link\]](#)

4135 interest, feasibility, magnitude of impact, and time and cost of implementation. The report recommended  
4136 ten anti-displacement strategies. These actions intend to:

- 4137 • increase the supply of deeply affordable housing;
- 4138 • mitigate displacement and prioritize current and past residents for affordable housing; and
- 4139 • leverage the private market to generate affordable units.

4140  
4141 King County engaged with community members in Skyway-West Hill and North Highline to collect input  
4142 from people most impacted by displacement.

4143  
4144 *King County Community Preference Program in Skyway-West Hill and North Highline*

4145 The 2024 King County Comprehensive plan adopted a Work Plan Action item to explore expanding the  
4146 Community Preference Program to urban unincorporated King County. The King County Community  
4147 Preference Program in Skyway-West Hill and North Highline requires affordable housing projects receiving  
4148 funding from King County prioritize 40 percent of affordable units for applicants with a connection to the  
4149 community.<sup>678</sup> An applicant is considered to have a connection to the community if they:

- 4150 • are, or have a parent, guardian or ancestor who is a current or former resident;
- 4151 • use, participate in, volunteer in, or work for a local organization; or
- 4152 • live within half a mile of the property.

4153  
4154 The current program intends to mitigate displacement by ensuring current and former residents are more  
4155 likely to benefit from investments in affordable housing in their communities. Housing developers must  
4156 submit an Affirmative Marketing and Community Preference Plan to the County and coordinate with local  
4157 community-based organizations to conduct outreach to community members. The 2022 Housing Finance  
4158 Program funding round included the requirement for community preference in Skyway-West Hill and North  
4159 Highline.

4160  
4161 *King County Inclusionary Housing Program*

4162 In the 2024 Comprehensive Plan, King County adopted code changes to expand the Inclusionary Housing  
4163 program to all urban unincorporated communities and the Rural Towns of Vashon and Snoqualmie Pass.  
4164 This code change does not include community preference or a mandatory component. Guided by  
4165 community input, the 2024 King County Comprehensive plan includes a Work Plan Action item to review  
4166 and consider whether to also expand the community preference and/or the mandatory inclusionary housing  
4167 program elements. This review will take place after the Comprehensive Plan is adopted.

4168  
4169 The North Highline Community Service Area Subarea Plan and Skyway/West Hill Subarea Plan were  
4170 adopted in December 2022 as part of the 2022 update to the 2016 Comprehensive Plan.<sup>679</sup> The ordinance  
4171 included new inclusionary housing regulations. Inclusionary housing programs support housing choice,  
4172 increase housing stability, and mitigate residential displacement. In Skyway-West Hill and North Highline,  
4173 inclusionary housing is required for residential and mixed-use developments within the unincorporated  
4174 activity centers and voluntary elsewhere. Inclusionary housing offers developers the option of increased  
4175 allowed density if the housing provider includes affordable units in the project. Developers may provide a  
4176 payment in lieu of providing all affordable housing as part of the project. The payment must result in the  
4177 same number, quality, and mix of affordable rental or ownership housing units as would have been  
4178 provided on-site, and at least one affordable unit must be provided on-site.<sup>680</sup>

4179

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<sup>678</sup> King County Code 21A.48.070.

<sup>679</sup> [King County Ordinance 19555 \(2022\)](#). [\[link\]](#)

<sup>680</sup> King County Code 21A.48.080.

|

4180 *Tenant Protections*

4181 In 2021, the County passed a suite of tenant protections for unincorporated King County to help tenants  
4182 maintain stable housing.<sup>681</sup> The ordinance:

- 4183 • reduces barriers to housing by limiting upfront charges required at move-in and allowing longer move-  
4184 in costs payment plans than what is required in state law;
- 4185 • creates more housing stability by providing stronger protections against eviction and requiring a longer  
4186 rent increase notice period than what is prescribed in the state law;
- 4187 • protects undocumented tenants by prohibiting landlords from requiring prospective tenants to provide  
4188 a Social Security Number; and
- 4189 • adopts other tenant protections.

4190

4191 *Transfer of Development Rights Affordable Housing Pilot*

4192 In 2019, King County Ordinance 19146 established a pilot program in which transferrable development  
4193 rights (TDR) are sold at the administrative cost incurred by the County or 15 percent of the fair market value,  
4194 whichever is less, to developments that provide rental or ownership housing that is affordable to  
4195 households with incomes at or below 40 percent area median income. The ordinance also requires the  
4196 Department of Natural Resources and Parks to transmit a report when 100 units of affordable housing are  
4197 constructed through the program that includes information about the use of TDR credits, lessons learned,  
4198 and recommendations for potential permanent changes. As of September 2023, no units have been built  
4199 using this provision.

4200 **Partnerships**

4201 This section provides a description of each partnership with other governments, housing providers,  
4202 advocates, and members of the public King County engages in to further its efforts for affordable housing.

4203

4204 *A Regional Coalition for Housing*

4205 A Regional Coalition for Housing (ARCH) was created in 1992 through an interlocal agreement between  
4206 three cities and King County to address the need for affordable housing in Eastside King County. The  
4207 Coalition, now made up of 15 East King County cities and King County, has helped create more than 7,000  
4208 affordable homes.

4209

4210 *Combined Funders Application*

4211 The Combined Funders Application was developed jointly by King County and the Washington State  
4212 Department of Commerce to centralize the application process to receive capital funding for affordable  
4213 housing projects. The application is accepted by the following funders: Washington State Housing Trust  
4214 Fund, City of Seattle Office of Housing, King County Housing Finance Program, Snohomish County Office of  
4215 Housing and Community Development, A Regional Coalition for Housing (ARCH), South King Housing and  
4216 Homelessness Partners (SKHHP), and the Washington State Housing Finance Commission for Low-Income  
4217 Housing Tax Credits.

4218

4219 *Housing Development Consortium of Seattle-King County*

4220 The Housing Development Consortium (HDC) is made up of over 190 government agencies, businesses,  
4221 and organizations with a mission to develop equitable, affordable housing. The HDC facilitates cross sector

---

<sup>681</sup> King County Ordinance 19311-(2021). [\[link\]](#)



|

4222 collaboration and brings together a broad spectrum of housing advocates to address housing needs across  
4223 the region.  
4224

4225 *King County Affordable Housing Committee*

4226 The Affordable Housing Committee operates under the Growth Management Planning Council (GMPC) to  
4227 advance housing affordability solutions in King County. The Committee of elected officials and community  
4228 leaders formed in 2019 to recommend and track progress on the 2018 Regional Affordable Housing Task  
4229 Force Five Year Action Plan. The Action Plan includes strategies to help meet the needs of low-income  
4230 communities by creating more affordable homes.  
4231

4232 *King County Consortium*

4233 The King County Housing, Homelessness, and Community Development Division administers federal funds  
4234 from HUD on behalf of King County and most cities in King County. King County and these cities work  
4235 together to further the goals of federal programs in an urban county consortium. There are different types of  
4236 partnerships, which depend on the size and population of the city, within the consortium. Most cities in the  
4237 consortium partner with King County to distribute both CDBG and HOME funds.  
4238

4239 *King County Regional Homelessness Authority*

4240 The King County Regional Homelessness Authority (KCRHA) was created in 2021 to coordinate King County  
4241 and the City of Seattle's homeless crisis response system. The KCRHA unifies funding, policies, and program  
4242 administration across 39 cities and King County. The Authority released a draft 5-Year Action Plan in 2023,  
4243 which includes seven goals and specific strategies to reduce homelessness. The plan is informed by people  
4244 with lived experience of homelessness.  
4245

4246 *Puget Sound Regional Council*

4247 The Puget Sound Regional Council is made up of Tribal governments, transportation agencies, cities and  
4248 towns, and King, Pierce, Snohomish, and Kitsap counties. The nearly 100 members of the Council  
4249 collaborate to make decisions about growth management, transportation, and economic development.  
4250

4251 *Seattle King County Coalition on Homelessness*

4252 The Seattle/King County Coalition on Homelessness was created in 1979 to advocate for resources to  
4253 reduce homelessness. The coalition is made up of direct providers of housing, as well as local governments,  
4254 advocacy organization, professional groups, and people with lived experience of homelessness.  
4255

4256 *South King Housing and Homelessness Partners*

4257 South King Housing and Homelessness Partners (SKHHP) is a joint board formed by an interlocal agreement  
4258 between the ten jurisdictions and King County to coordinate approaches to increase housing stability.  
4259 SKHHP provides a unified voice for South King County to increase affordable housing options for residents.  
4260

4261 *Washington Low-Income Housing Alliance*

4262 The Washington Low-Income Housing Alliance is a coalition of organizations working to create and preserve  
4263 affordable housing across the state. The Housing Alliance develops policy, mobilizes housing advocates  
4264 across Washington, and works with national housing organizations to support strong housing policy at the  
4265 federal level.



## XI. Existing Strategies Gap Analysis

### Section Summary

This section fulfills King County CPP H-45.

CPP H-45 requires jurisdictions to:

*Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.*

King County staff reviewed the findings and analysis from the previous sections in this assessment and recommendations from previous plans and reports to identify funding gaps for:

- affordable housing for households with incomes 0 to 50 percent area median income;
- affordable homeownership;
- permanent supportive housing;
- flexibility for equitable community-driven development; and
- affordable two-, three-, and four-bedroom units.

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.

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

This section also identifies gaps in the following policies and partnerships:

- middle housing;
- Multifamily Tax Exemption; and
- King County Regional Homelessness Authority, ~~and~~  
~~Affordable Housing Committee or Successor.~~

Similar to the existing strategies summary section, the elements within the categories of funding, programs, policies, and partnerships often overlap. The gaps identified in this analysis require substantial funding beyond what King County currently has available.

### Funding

This section describes gaps in King County's funding to meet unincorporated King County's housing needs. Some gaps are due to a lack of funding, while others are due to a restriction on how King County can spend existing fund sources. These gaps were identified based on the housing production gap analysis, racially disparate impact analysis, and community feedback.

4311 *Affordable Housing for 0 to 50 Percent Area Median Income Households*

4312 This assessment's affordable housing production gap analysis identified an overall gap in unincorporated  
4313 King County of 357 units affordable to households with incomes at or below 80 percent area median  
4314 income, but a much larger gap of 1,592 units affordable to households with incomes at or below 50 percent  
4315 area median income. About 85 percent of the income-restricted units produced in unincorporated King  
4316 County serve households with income between 50 and 80 percent area median income. However, nearly 90  
4317 percent of the need for affordable housing is for households with incomes at or below 50 percent area  
4318 median income. [See Table 12. Unincorporated King County Housing Production Gap Analysis for more](#)  
4319 [information on the housing production gap analysis.](#)  
4320

4321 *Affordable Homeownership*

4322 Homeownership has been the single largest method of creating intergenerational wealth in communities  
4323 across the United States but is out of reach for most renter households.<sup>682</sup> The fund sources currently  
4324 available to King County for affordable homeownership are the HOME Investment Partnership Program  
4325 from HUD, Veterans, Seniors, and Human Services Levy funding, transit-oriented development bonds,  
4326 Regional Affordable Housing Program funds, and Green Building Zero Energy funds. However, affordable  
4327 homeownership projects typically represent a small percentage of the total units in the projects funded by  
4328 the King County Housing Finance Program.  
4329

4330 *Permanent Supportive Housing*

4331 Permanent Supportive Housing is permanent housing for a household that:

- 4332
- 4333 • is homeless on entry;
  - 4334 • has a condition of disability, such as mental illness or chronic health issues; or
  - 4335 • has other conditions that create multiple and serious ongoing barriers to housing stability.

4336 These households have a long-term high level of service needs in order to meet the obligations of tenancy  
4337 and maintain their housing. Moving people experiencing chronic homelessness from congregate shelter to  
4338 single room settings increased the residents' health, wellbeing, and feelings of stability and reduced  
4339 interpersonal conflict and 911 emergency calls.<sup>683</sup> Permanent supportive housing also gives residents more  
4340 time to think about future steps, increases exits to permanent housing, and improved engagement with  
4341 supportive services. This housing model requires significantly more ongoing operations, maintenance, and  
4342 services funding as compared to other affordable housing models.  
4343

4344 Health Through Housing is the largest local fund source dedicated to the creation of permanent supportive  
4345 housing. However, it is still insufficient to meet the countywide need, and there are few, if any, properties  
4346 that are good candidates for acquisition in unincorporated King County using the Health Through Housing  
4347 model. It would cost about \$289 million to construct all 608 permanent supportive housing units needed in  
4348 unincorporated King County through 2044, based on the 2022 average cost per unit of \$475,404 used as  
4349 the cost basis for the housing finance gap analysis. This excludes costs for ongoing operations,  
4350 maintenance, and services.  
4351

4352 *Flexibility for Equitable Community-Driven Development*

4353 Equitable community-driven development is an approach to planning and community development paired  
4354 with public and private investments and service delivery that advances equity and self-determination of  
4355 communities:

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<sup>682</sup> [Logani, L. "Racial Wealth Gap." \[link\]](#) Logani, L. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>683</sup> University of Washington and King County DHCS. (2020). *Impact of Hotels as Non-Congregate Emergency Shelters*. [\[link\]](#)

- 4356 • adversely impacted by structural racism and discrimination;
- 4357 • experiencing disparities in economic and health outcomes; and
- 4358 • facing a heightened risk of displacement.
- 4359

4360 These communities primarily include Black, Indigenous, and People of Color, low-income, immigrants and  
 4361 refugees, people with disabilities, ~~seniors~~ *people aged 62 years and older*, and LGBTQ+ communities. This  
 4362 approach centers the needs and visions of these groups because having opportunities to own and develop  
 4363 land to serve their communities needs builds power and creates wealth, opportunity, and stability by and for  
 4364 these communities.<sup>684</sup> These projects are often led by smaller community-based organizations or have a less  
 4365 common project design, such as a community land trust or a mixed-use project. The 2023-2024 Biennial  
 4366 Budget includes \$25 million for equitable, community-driven affordable housing, with \$5 million allocated  
 4367 for affordable housing development located in Skyway-West Hill and \$5 million allocated for affordable  
 4368 housing development serving households with one or more individuals with disabilities.<sup>685</sup> However, most  
 4369 funding for affordable housing includes requirements that make these types of projects or applicants less  
 4370 competitive or ineligible.

4371

#### 4372 *Affordable Two-, Three- and Four-Bedroom Units*

4373 As discussed in ~~the Section IV. Housing Needs Analysis of this report~~, over 2,000 households in  
 4374 unincorporated King County live in overcrowded apartments and community members have raised the  
 4375 need for more family-sized units. The King County Housing Finance Program regularly awards funding to  
 4376 projects that include units with two or more bedrooms. Although the Washington State Housing Finance  
 4377 Commission's scoring summary does incentivize larger-sized units, it is one of many incentives in their  
 4378 scoring criteria.<sup>686</sup> Additionally, nine percent Low-Income Housing Tax Credits have been focused on  
 4379 permanent supportive housing or deeply affordable housing for formerly homeless households, which are  
 4380 more likely to be studios and one-bedroom units.

## 4381 Programs

4382 This section describes gaps in King County's programs to meet different housing needs. The following  
 4383 programs were recommended in previous King County plans and reports but have not been implemented:

- 4384 • Equitable Development Initiative;
- 4385 • rental inspections;
- 4386 • relocation assistance for tenants;
- 4387 • redevelopment assistance; and
- 4388 • fair housing testing, education, and enforcement.
- 4389

4390 King County staff identified gaps in the existing King County Code Interim Loan Program includes and  
 4391 Inclusionary Housing Program based on previous planning efforts and community feedback. These gaps  
 4392 identified in this analysis require substantial funding beyond what King County currently has available.

4393

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<sup>684</sup> *King County. (2023, January). King County Equitable Development Initiative Implementation Plan Phase 1. [link]Equitable Development Initiative Implementation Plan Phase 1. [link]*

<sup>685</sup> Ordinance 19546, Section 107, ER1 Expenditure Restriction. [link]

<sup>686</sup> Washington State Housing Finance Commission. (2023, April). *Scoring Summary: 2023 Multifamily Bond/Tax Credit Application Round.* [link]

|

4394 *Equitable Development Initiative*

4395 The King County Executive transmitted the Equitable Development Initiative (EDI) Implementation Plan -  
4396 Phase 1 in January 2023.<sup>687</sup> The plan includes recommendations on needed resources and capacities  
4397 necessary to establish and begin implementing a King County EDI capable of meeting the needs of the  
4398 community. Community needs include:

- 4399 • funding for capital investments and capacity building;
- 4400 • clear and effective partnership and collaboration with King County staff and elected officials;
- 4401 • an expanded approach to land banking and strategic acquisition;
- 4402 • access to technical experts and peers; and
- 4403 • clear expectations and compensation for those serving on Advisory Boards and community  
4404 workgroups/committees.

4405  
4406 King County needs include:

- 4407 • sustained and flexible funding;
- 4408 • access to technical experts and peers; and
- 4409 • cross sector partnerships.

4410

4411 *Fair Housing Testing, Education, and Enforcement*

4412 King County and partner cities pooled funds to contract with the Fair Housing Center of Washington in 2019  
4413 and 2022 to understand the nature and extent of housing discrimination in King County. The results found  
4414 evidence of discrimination in about half of tests. King County does not conduct regular housing  
4415 discrimination testing and has not yet pursued additional efforts related to education and enforcement of  
4416 fair housing laws.

4417

4418 The current system to address housing discrimination is complaint based, in which individuals who believe  
4419 they have been discriminated against may file a complaint with the Washington State Human Rights  
4420 Commission or pursue direct legal action. This imposes a significant burden on the discriminated party and  
4421 is unlikely to help the harmed party find housing. The 2019 [King County](#) Analysis of Impediments to Fair  
4422 Housing Choice recommends King County invest in programs that provide fair housing, education,  
4423 enforcement, and testing.

4424

4425 *Inclusionary Housing*

4426 Inclusionary housing programs requires or incentivizes housing developers to include a percentage of  
4427 affordable housing dwelling units in their developments, often in exchange for increased density. King  
4428 County implemented an Inclusionary Housing program as part of the Skyway-West Hill and North Highline  
4429 Anti-displacement Strategies Report and related subarea plans.<sup>688</sup>

4430

4431 The Skyway-West Hill and North Highline Inclusionary Housing program was adopted in December 2022  
4432 with the intention to address displacement risks these communities. The program became effective in  
4433 January 2023. King County code mandates the Inclusionary Housing program in the Skyway West-Hill and  
4434 North Highline unincorporated Activity Centers. In the remainder of the Skyway-West Hill and North  
4435 Highline subarea geographies, developers may voluntarily opt into the program. This program allows for  
4436 125 to 200 percent density bonuses in exchange for a percentage of affordable housing dwelling units.  
4437 Households with incomes at or below 80 percent area median income are eligible for homeownership units

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<sup>687</sup> [King County Report 2023-RPT0006 \(2023\)](#). [\[link\]](#) King County Council. (2023, February). *Equitable Development Initiative - Implementation Plan Report*. [\[link\]](#)

<sup>688</sup> King County Code Chapter 21A.48. *Inclusionary Housing*. [\[link\]](#)

4438 build under the program. Households with incomes at or below 60 percent area median income are eligible  
4439 for rental units built under the program.<sup>689</sup>

4440  
4441 In the 2024 Comprehensive Plan, King County expanded the voluntary inclusionary housing elements the  
4442 rest of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass. This code  
4443 change does not expand the existing community preference or mandatory inclusionary housing elements of  
4444 the program. Guided by community input, the 2024 King County Comprehensive plan included a Work Plan  
4445 Action item to evaluate whether to expand these elements to any of these other communities as well.  
4446

#### 4447 *Interim Loan Program and Land Banking*

4448 King County Code 24.22 establishes the Interim Loan Program. The program's purpose is to facilitate  
4449 acquisition of land for low-income housing. It allows King County to loan money to experienced housing  
4450 developers on a short-term, interim basis to acquire property for affordable and homeless housing for  
4451 households at or below 50 percent area median income.

4452 Requiring the funds be loaned to "experienced housing developers" excludes community-based  
4453 organizations that have less experience developing affordable housing. Additionally, requiring the resulting  
4454 project on the property serve households with incomes at or below 50 percent area median income  
4455 effectively excludes affordable homeownership projects, which often need to serve households with  
4456 incomes at or below 80 percent area median income to be financially feasible. King County could also  
4457 directly purchase land for affordable housing and conduct a public process to select an owner and  
4458 developer.  
4459  
4460

#### 4461 *Rental Inspection Program*

4462 Rental inspection programs seek to ensure that all residents live in safe and healthy housing units and can  
4463 address persistent place-based and race-based inequities.<sup>690</sup> The Housing and Community Development  
4464 Division's asset management team and other public funders regularly inspect income-restricted affordable  
4465 housing. While the Code Enforcement section of the King County Permitting Division may investigate  
4466 complaints of substandard housing, it does not enforce tenant-landlord disputes.  
4467

4468 There is no proactive rental inspection program for market rate rental housing in unincorporated King  
4469 County. A proactive rental inspection program would remove the burden on tenants to report substandard  
4470 housing to a prevention-based model.<sup>691</sup> There are significant barriers to establishing a rental inspection  
4471 program, including establishing a method to identify or register market-rate rental housing, establishing a  
4472 new program with sufficient staffing, and identifying an available fund source. Implementing proactive rental  
4473 inspection policies would achieve Goal 4, Strategy D, in the King County Regional Affordable Housing Task  
4474 Force's Five Year Action Plan. King County does not currently have resources to implement a rental  
4475 inspection program.  
4476

#### 4477 *Redevelopment Assistance Program*

4478 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended King County  
4479 implement a redevelopment assistance program that provides financial and technical assistance for  
4480 homeowners with incomes at or below 80 percent area median income to build an accessory dwelling unit  
4481 (ADU) or tenants with incomes at or below 60 percent area median income. The report found that a  
4482 redevelopment assistance program would require at least 1.5 FTEs to manage 10 projects annually, with  
4483 annual costs of \$266,000 for staffing and \$1.68 million for capital funding. The report also found that the  
4484 program should be a lower priority for King County as compared to other strategies that result in a higher  
4485 number of units. King County has so far not acted to implement the program due to lack of resources.

<sup>689</sup> [King County Ordinance 19555 \(2022\)](#). [\[link\]](#)

<sup>690</sup> ChangeLab Solutions. (2022, ~~November~~). *A Guide to Proactive Rental Inspections*. [\[link\]](#)

<sup>691</sup> National Center for Healthy Housing. (2022, ~~November~~). *Proactive Rental Inspections*. [\[link\]](#)

4486

4487 *Relocation Assistance Program*

4488 Relocation assistance programs provide financial assistance from the government or the landlord to tenants  
4489 who are displaced for reasons outside the tenant's control. Relocation assistance for low-income households  
4490 increases the likelihood a tenant will find nearby housing rather than become homeless or move far from  
4491 their community.<sup>692</sup>

4492

4493 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended King County  
4494 Executive to transmit a tenant relocation assistance ordinance, after identifying sufficient resources for  
4495 implementation, that provides tenants with financial assistance when the tenant is involuntarily displaced  
4496 due to development-related reasons or conversion of the unit into a condominium. The report found the  
4497 program would cost King County between \$30,000 to \$50,000 annual in direct costs to tenants, and  
4498 between one and three full-time equivalent (FTE) staff to support enforcement and implementation of the  
4499 program. King County would need to find an appropriate fund source for the County portion of the costs.  
4500 DCHS and DLS are currently exploring this program.

4501 **Policies and Regulations**4502 *Middle Housing*

4503 Middle housing refers to housing types that are denser than traditional single detached ~~homes~~ residences  
4504 but less dense than apartment buildings. The data presented in this assessment show that housing  
4505 production slowed significantly over the past 20 years while the population has continued to increase in  
4506 King County. Middle housing types can help contribute to meeting the housing need in urban  
4507 unincorporated King County by providing greater density and diversity of housing types. King County staff  
4508 heard through interviews with housing providers and community-based organizations that middle housing  
4509 should help increase housing affordability and choice. An interviewee explained, "We need middle housing.  
4510 We come from cultures where communities are deeply connected. We did not live in massive homes, we  
4511 lived in apartment communities, with a mix of ages, grandparents taking care of the children."<sup>693</sup>

4512

4513 Washington State adopted House Bill 1110 in 2023, requiring most jurisdictions allow middle housing types  
4514 on current lots zoned for single detached ~~homes~~ residences, particularly in areas within a half mile walkshed  
4515 of transit. However, unincorporated King County was not included in that requirement. ~~King County~~  
4516 adopted an ordinance to reduce barriers to developing middle housing and creating a voluntary program  
4517 for a density bonus while providing some affordable housing. This aligned ~~The staff work group explored~~  
4518 ways to expand development of middle housing in urban unincorporated King County and supported  
4519 discussions with the Equity Work Group discussions for middle housing in this Comprehensive Plan update.

4520

4521 The 2024 Comprehensive Plan adopted code changes that reduce regulatory barriers for and incentivize  
4522 middle housing in residential zones. These zones include unincorporated urban areas and Rural Towns. The  
4523 code changes streamline the development process for duplexes, triplexes, and fourplexes and offer  
4524 regulatory flexibilities to encourage their development.

4525

4526 *Multifamily Tax Exemption*

4527 Chapter 84.14 Revised Code of Washington established the multifamily tax exemption program. The  
4528 program authorizes local governments to exempt the value of new housing construction, conversion, and  
4529 rehabilitation from property taxes for eight to twenty years, depending on the location of the project and the  
4530 income levels served.

4531

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<sup>692</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [[link](#)]

<sup>693</sup> Staff from organization focused on the Indian American community, ~~personal communication with DCHS staff, August 9,~~  
~~2023.~~

|

4532 In 2021, Senate Bill 5287 changed the population threshold that makes counties eligible to implement the  
4533 program, making King County eligible. The 2024 Comprehensive Plan adopted a Work Plan Action item for  
4534 King County ~~Multifamily~~ to conduct a study evaluating the benefit and impacts of a Multifamily Tax  
4535 Exemption program, and if recommended, to propose an ordinance to adopt ~~a~~ Multifamily Tax Exemption  
4536 program ~~for~~ unincorporated King County. Further community engagement to Multifamily inform this  
4537 recommendation will be necessary before recommending whether to allow a Multifamily Tax Exemption  
4538 program.  
4539

4540 *Emergency Housing*

4541 House Bill 1220 required that cities conduct a Land Capacity Analysis. King County conducted a Land  
4542 Capacity Analysis and found that there was sufficient land capacity for all housing types, except for  
4543 emergency and permanent supportive housing. The 2024 Comprehensive Plan adopted code changes  
4544 aimed at clarifying the allowed zones these housing types are allowed in to ensure sufficient zoned capacity  
4545 and to reduce barriers to their development.