

Housing Needs in South King County

Prepared for the SEA Stakeholder Advisory Round Table (StART) Meeting

Wednesday, October 25, 2023

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King County Affordable Housing Committee Purpose

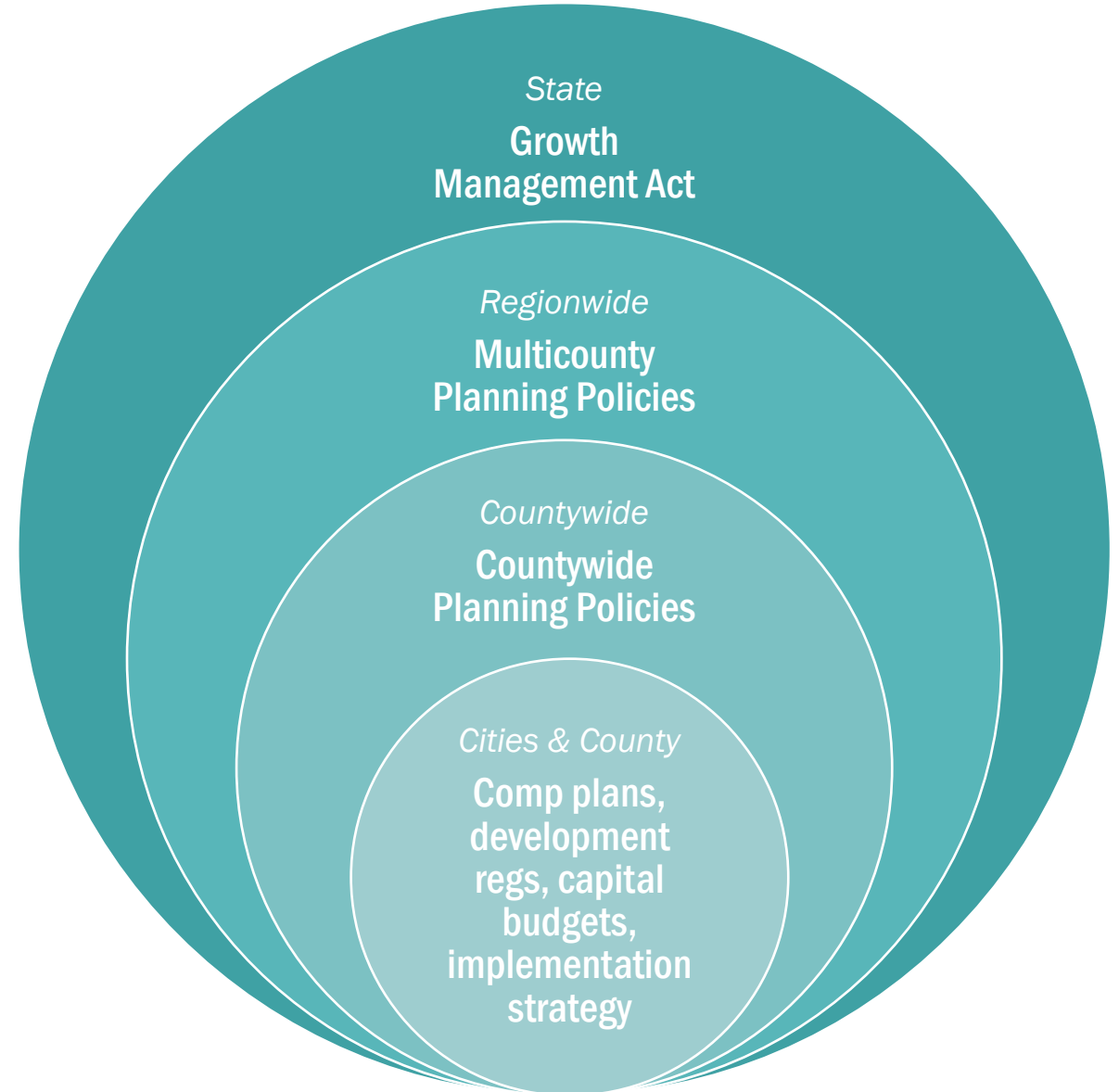
The Affordable Housing Committee of the Growth Management Planning Council serves as a regional advisory body with the goal of **recommending action and assessing progress toward implementation** of the Regional Affordable Housing Task Force Five Year Action Plan.

The Committee **functions as a point of coordination and accountability** for affordable housing efforts across King County.

More information: www.kingcounty.gov/AHC

Comprehensive Plans

- Guide decisions, services, and future action on a wide range of topics, including:
 - housing
 - land use
 - transportation
 - parks
 - capital facilities
 - the natural environment
- Next update due December 31, 2024
- **Must be consistent with the Countywide Planning Policies (CPPs),** Multicounty Planning Policies, and the Growth Management Act



CPP Housing Amendment Highlights | 2021

CPPs substantively amended in 2021

- ✓ Aligned with new housing-related amendments to the Growth Management Act
- ✓ Provided a policy framework for equitably meeting housing needs
- ✓ Incorporated Regional Affordable Housing Task Force recommendations to greatest extent possible
- ✓ Established annual reporting and monitoring of housing elements

CPP Housing Amendment Highlights | 2023

CPPs amended again in 2023 *pending ratification*

- ✓ Established countywide and jurisdictional permanent need by income level and emergency housing need
- ✓ Jurisdictions must plan for and accommodate the need for all economic segments and emergency housing
- ✓ Two policies added, requiring jurisdictions to adopt and implement policies/strategies that:
 - Improve the effectiveness of existing housing policies
 - Address gaps to meet the jurisdiction's housing need and eliminate racial and other housing access and choice disparities
- ✓ Establishes timebound accountability framework with external assessment and required action to adjust if shortfalls identified

CPP H-1

Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

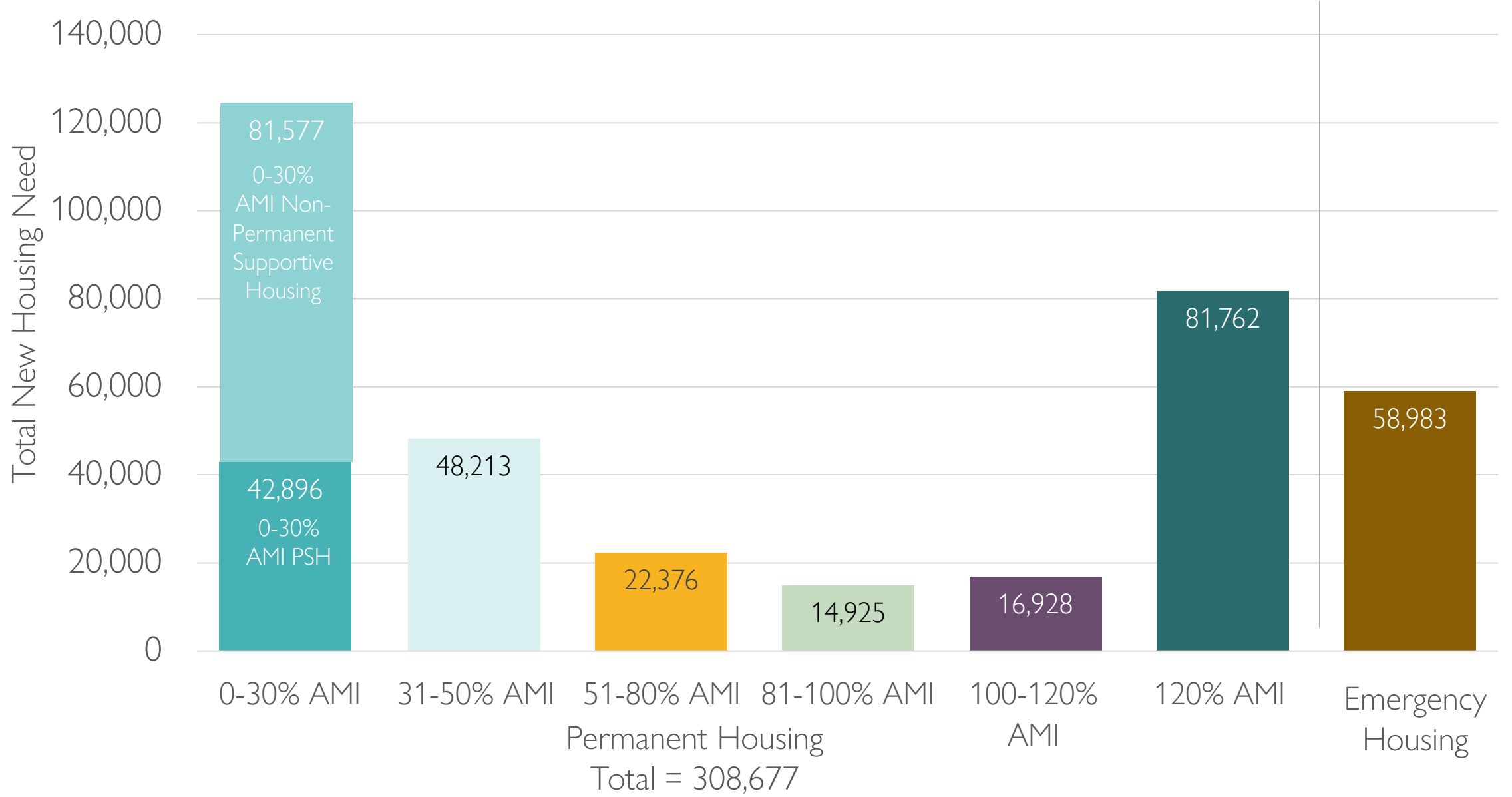
Sufficient planning and accommodations are those that:

- comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070,*
- outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and*
- comply with policies articulated in this chapter.*

Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.⁴

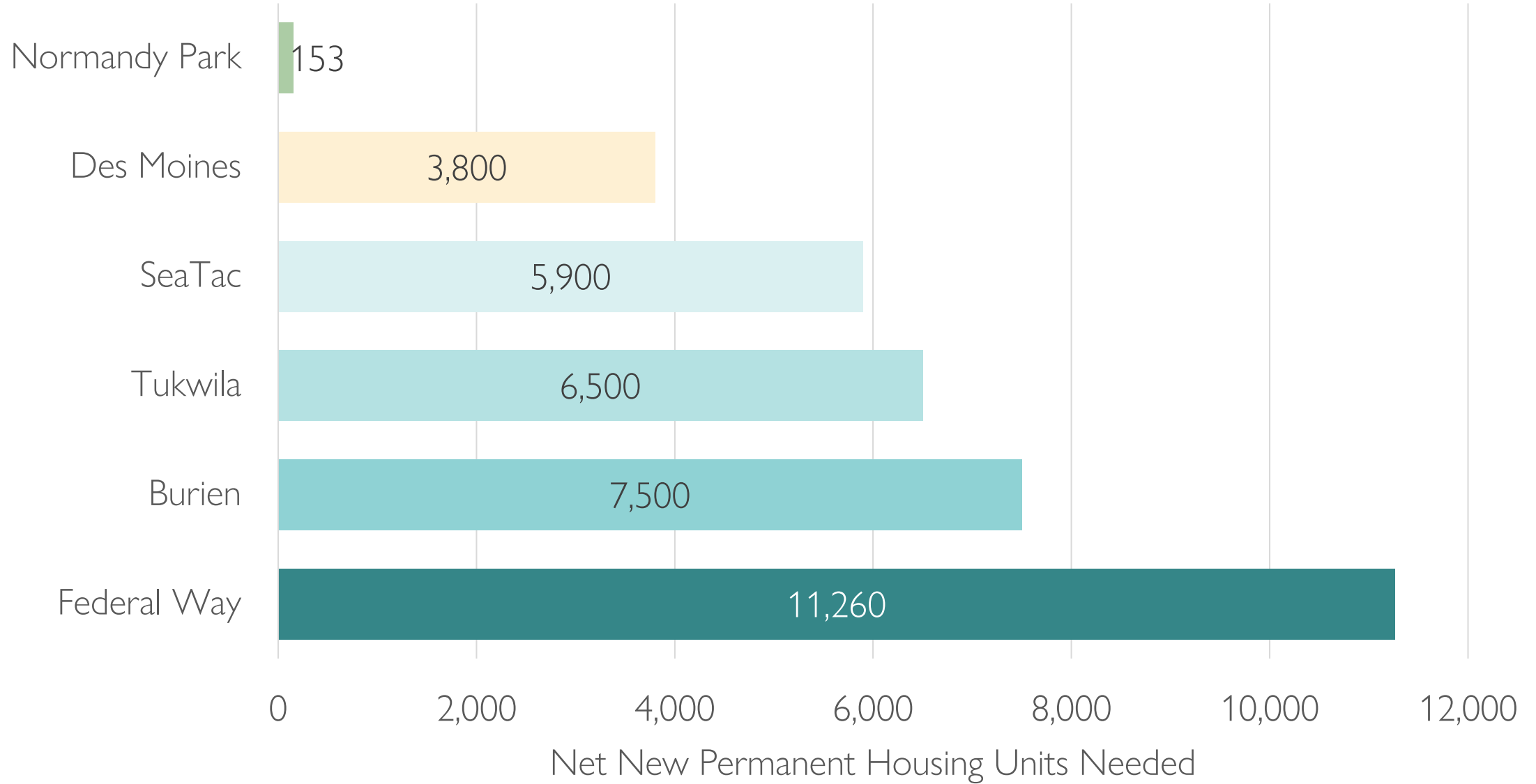
⁴ Refer to Table H-2 in Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019.

King County Countywide Housing Needs



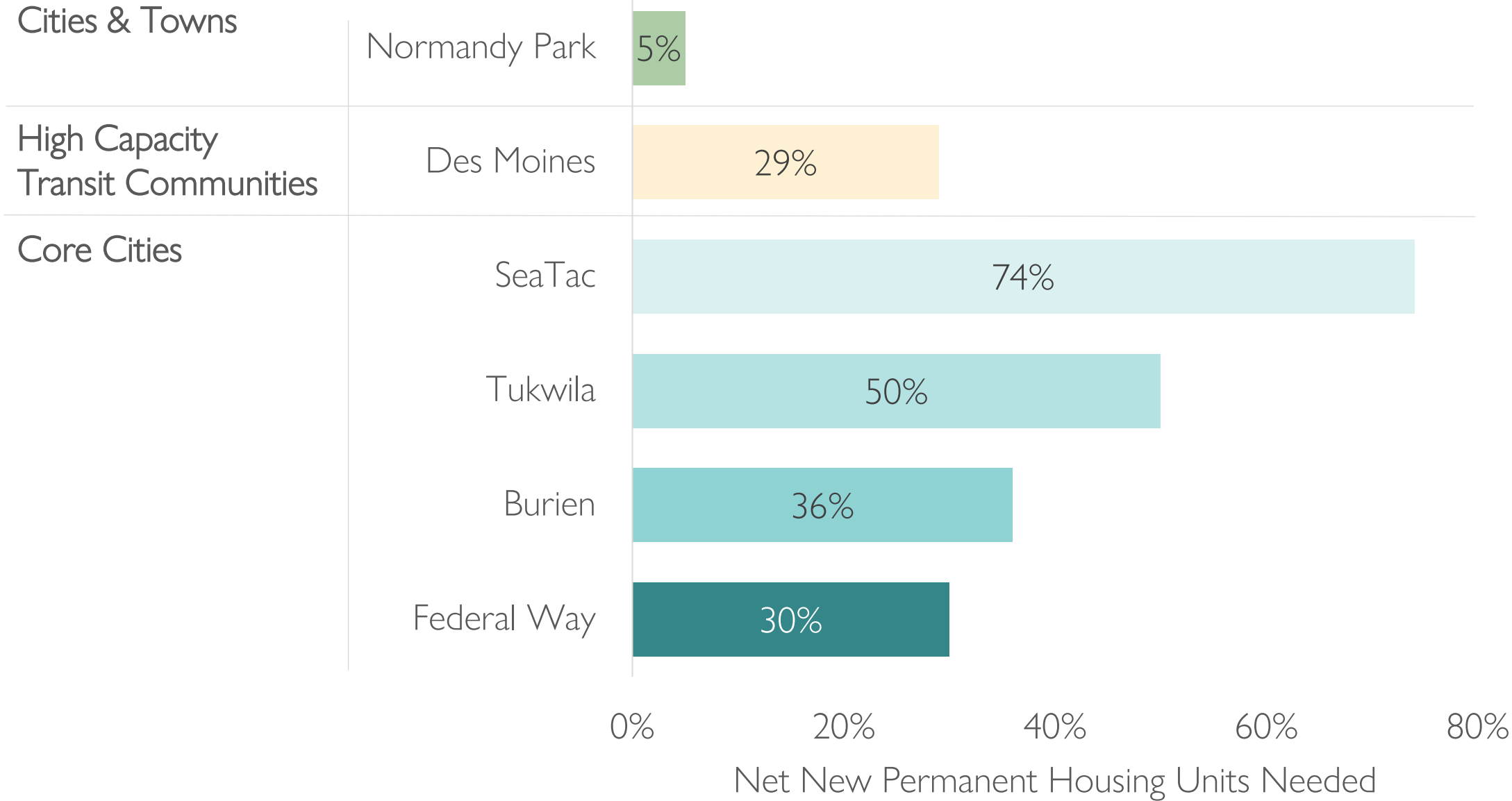
Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies

Adopted Housing Growth Targets and Total Net New Housing Units Needed, 2019-2044

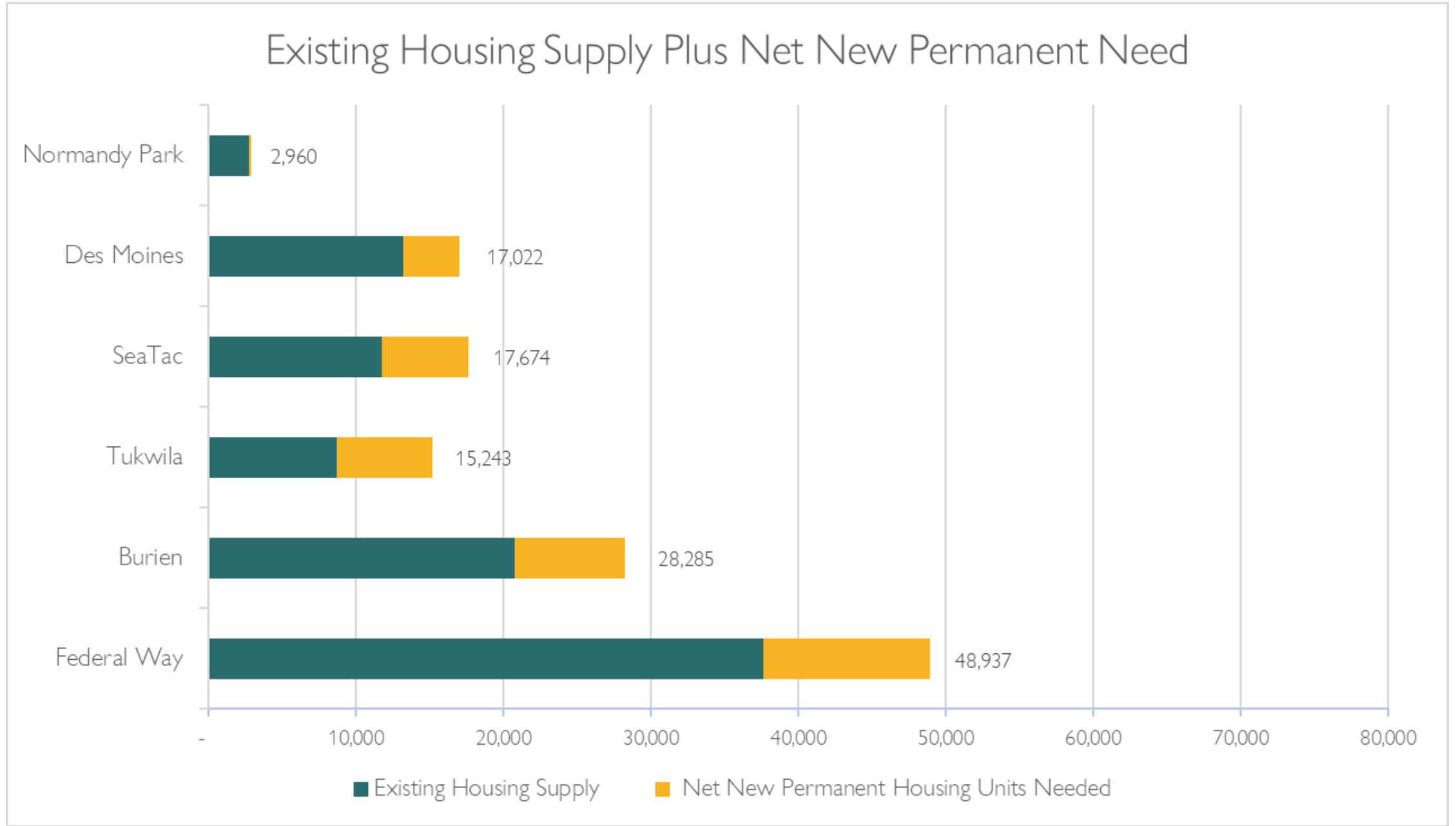


Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies

Percent Increase in Housing Growth and Net New Housing Units Needed Over Current Housing Supply, 2019-2044

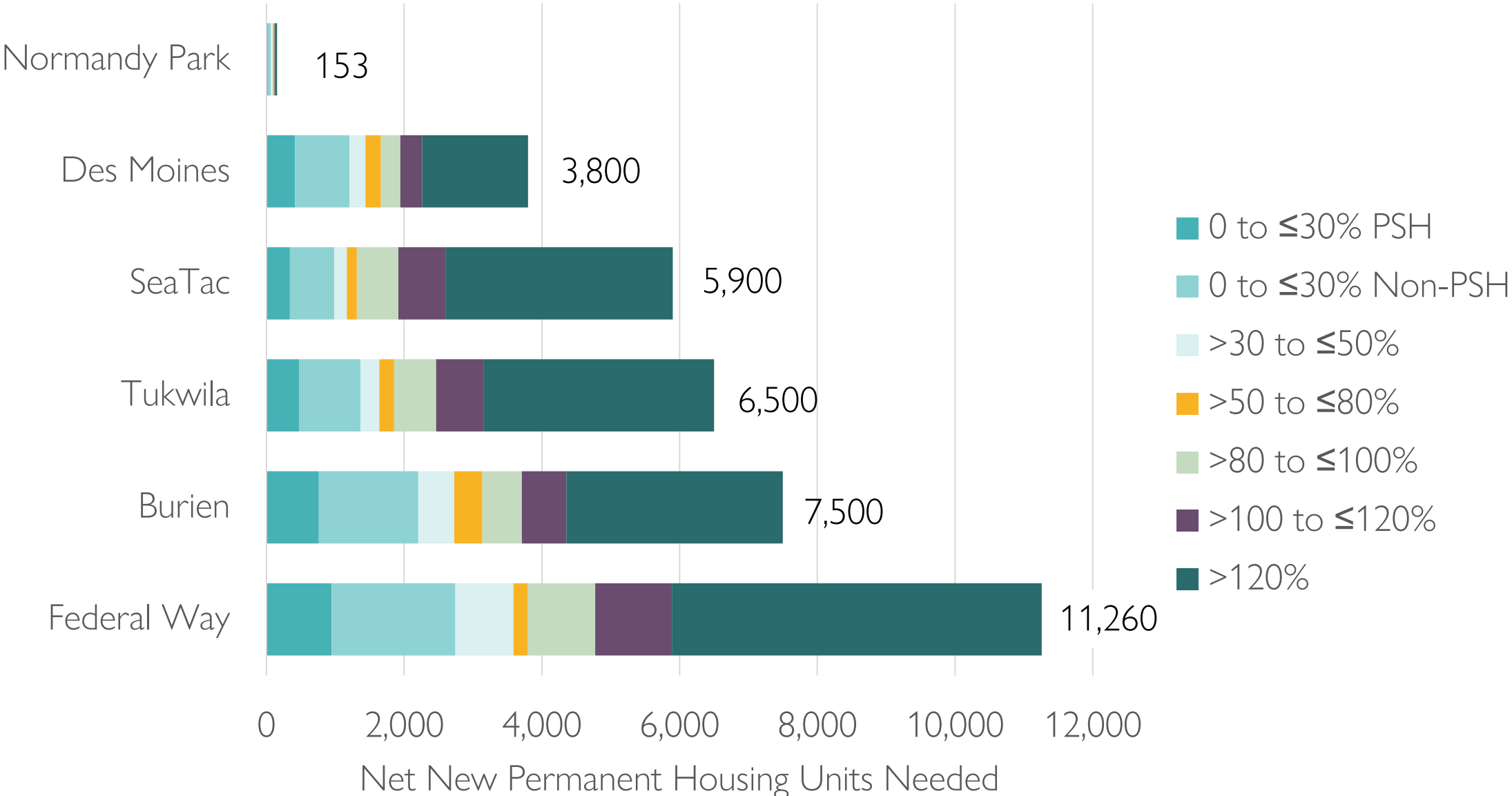


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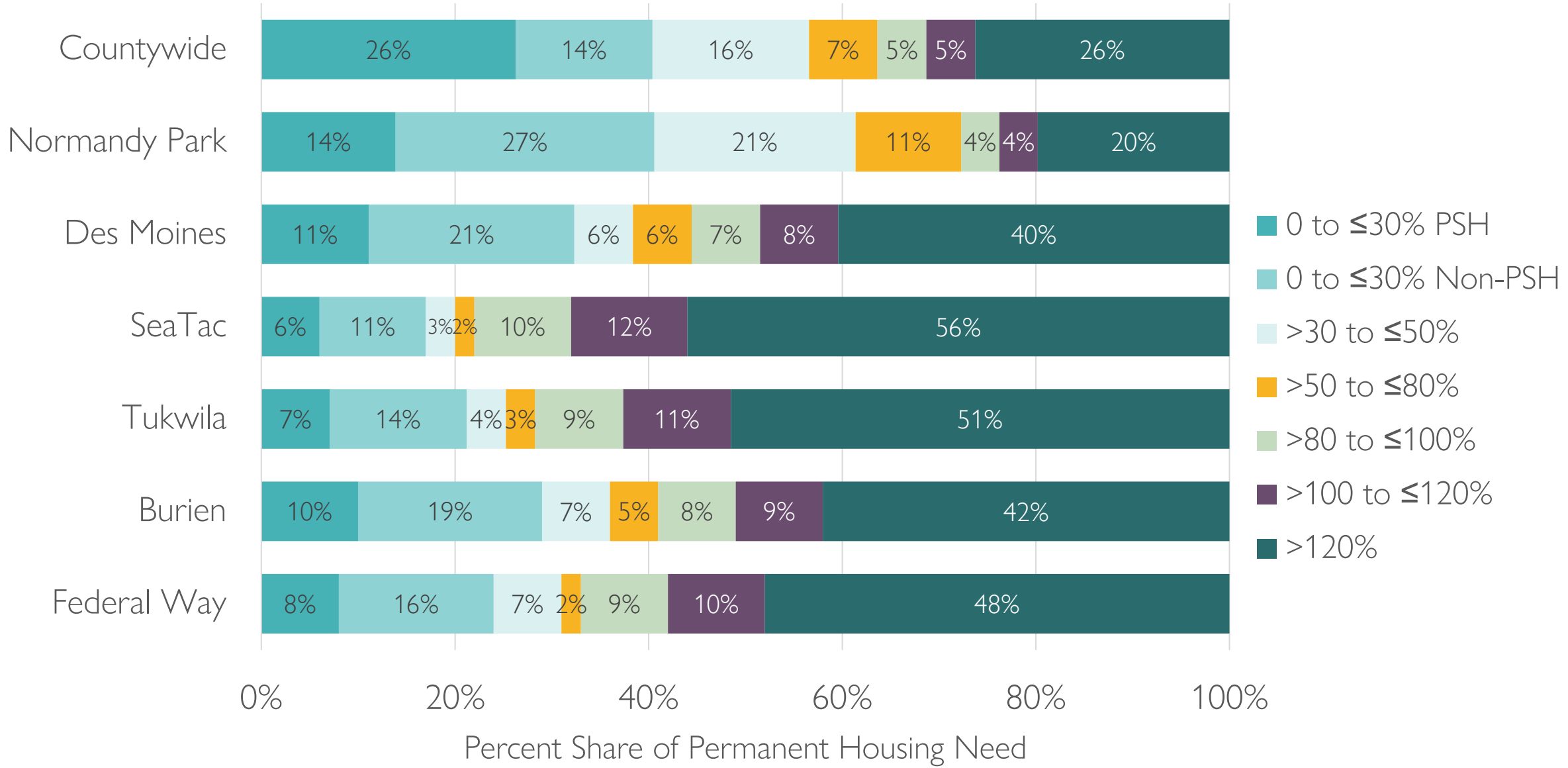
Number of Jurisdictional Net New Permanent Housing Units Needed by 2044 by Income Level



Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies

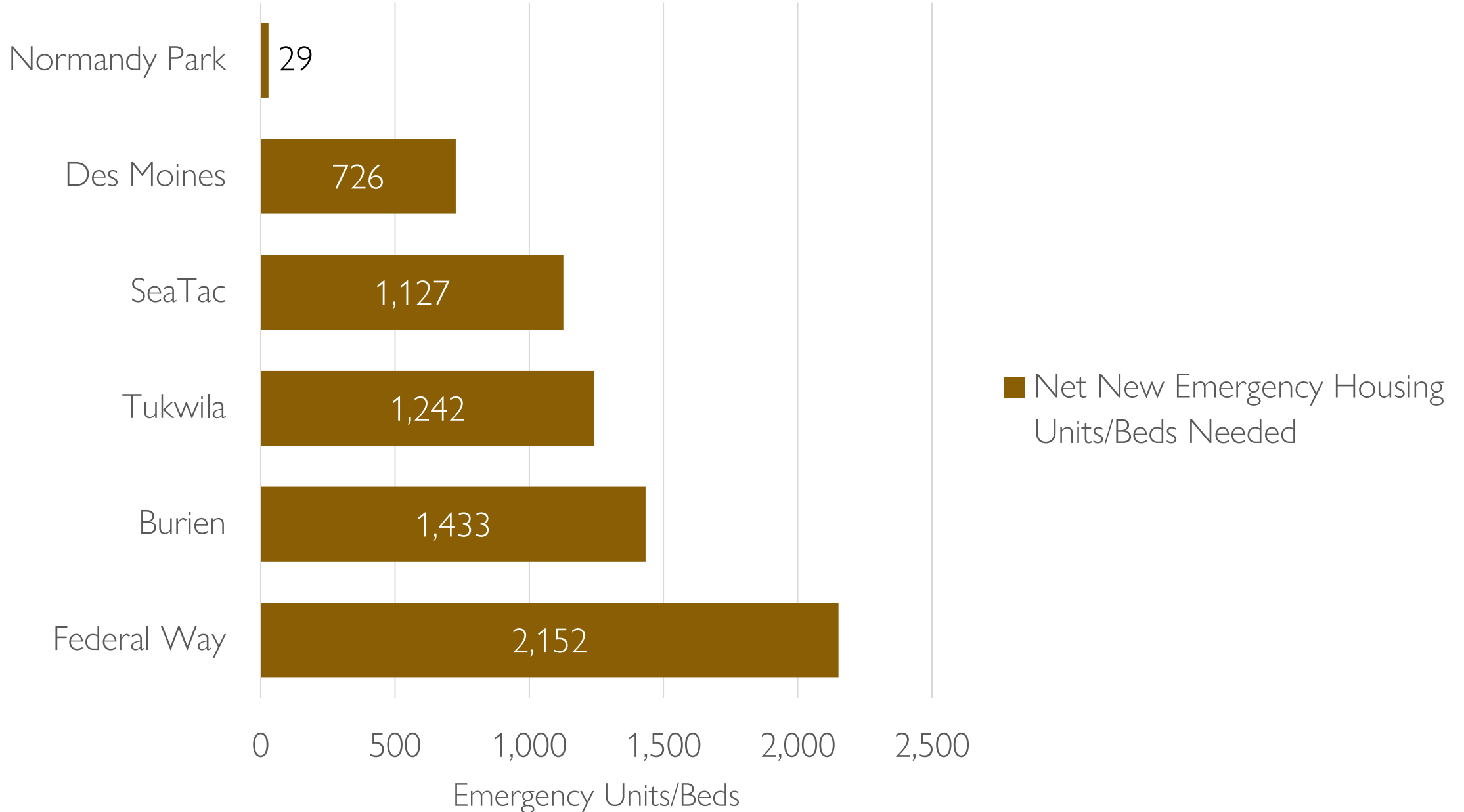
Percent Share of Jurisdictional Net New Permanent Housing Needed at Each Income Level by 2044

AFFORDABLE HOUSING COMMITTEE



Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies

Net New Emergency Housing Units/Beds Needed by 2044



Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies

Process to Establish Needs

- Process was collaborative and informed by stakeholders
- Throughout 2022, AHC staff frequently consulted with or briefed
 - ✓ **GMA and House Bill 1220 subject matter experts:** Commerce and PSRC
 - ✓ **Local elected officials:** GMPC and AHC
 - ✓ **Impacted planners:** Staff on the Interjurisdictional Team, the Housing Interjurisdictional Team, and King County Planning Directors
 - ✓ **Communities most disproportionately impacted by housing cost burden:** Community Partners Table

Other Relevant CPPs

Avoid/mitigate exposure to environmental hazards and pollutants, including noise

- **Housing-25** Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to . . .clean air, soil and water, and by avoiding or mitigating exposure to environmental hazards and pollutants.
- **Environment-25** Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.
- **Transportation-17** Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.

Other Relevant CPPs

Coordinate with other jurisdictions and the airport

- **Development Patterns-23** Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions . . . ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.

Leverage and support key regional assets like the airport

- **Economy-10** Identify, support, and leverage key regional and local assets to the economy, including assets that are unique to our region's position as an international gateway, such as major airports
- **Transportation-16** Support effective management, maintenance, and preservation of existing air, marine and rail transportation capacity and infrastructure to address current and future capacity needs in cooperation with responsible agencies, affected communities, and users.