

King County Affordable Housing Committee  
**Housing-Focused Draft Comprehensive Plan Review Program**  
**Draft Countywide Planning Policies (CPP) Completeness Checklist**

Please complete and submit this completeness checklist as part of your submission to the King County Affordable Housing Committee’s Housing-focused Draft Comprehensive Plan Review Program. You can review the full text of each Housing Chapter CPP and the Housing Technical appendix [here](#). The [Housing-focused Draft Comprehensive Plan Review Guide](#) provides additional information about the program and this checklist. Please send questions and your submission to [AHCplanreview@kingcounty.gov](mailto:AHCplanreview@kingcounty.gov). AHC staff are available to assist you as you prepare your submission.

Include the full text and page number of each draft comprehensive plan policy that addresses each King County Countywide Planning Policies (CPP) Housing Chapter policy. One draft comprehensive plan policy may address multiple CPPs, and multiple draft comprehensive plan policies may address one CPP. Jurisdiction staff are encouraged to include additional information for reviewers to consider in the “notes” column of the checklist.

<u>CPP Housing Chapter Policy</u> <i>Summarized</i>	<u>Comprehensive Plan</u> <i>Policy or Inventory and Analysis Section</i>	<u>Page #</u>	<u>Notes</u> <i>Optional</i>
<b>Plan for and Accommodate Housing Need</b>			
<p><b>H-1</b> 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, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that 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.</p>	<p>H 2.1 Permit and promote residential densities supportive of middle housing (e.g. duplexes, triplexes, fourplexes, fiveplexes, townhomes, and cottages) across the city's residential areas.            H 3.1 Increase housing options affordable to households at or below 50 percent of AMI in Neighborhood Residential zones.            H 3.2 Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income households.  <b>H 3.3</b> Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households.            H 4.4 Support emergency transitional housing, public and private housing, and services for people who are homeless.            H 4.5 Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.</p>	<p>Volume I Pg. 80-81</p>	
<p><b>H-2</b> Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as:            a) Increasing capital, operations, and maintenance funding;            b) Adopting complementary land use regulations;            c) Fostering welcoming communities, including people with behavioral health needs;            d) Adopting supportive policies; and            e) Supporting collaborative actions by all jurisdictions.</p>	<p>H 2.1 Permit and promote residential densities supportive of middle housing (e.g. duplexes, triplexes, fourplexes, fiveplexes, townhomes, and cottages) across the city's residential areas.            H 3.2 Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income household.            H 4.1 Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets and implement the regional growth strategy. Ensure development regulations support and encourage housing opportunities for special needs populations in Sammamish.            H 4.2 Identify and pursue funding sources and subsidies for affordable housing development.            H 4.3 Support a range of housing types for BIPOC households, seniors, multigenerational households, and other communities with disproportionate housing need.            H 4.4 Support emergency transitional housing, public and private housing, and services for people who are homeless.            H 4.5 Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.</p>	<p>Volume I Pg. 81</p>	

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Optional

	<p>H 4.6 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations. H 4.7 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.</p>		
<p><b>Conduct a Housing Inventory and Analysis</b></p>			
<p><b>H-3</b> 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:</p>	<p>Volume II Supplemental Housing Inventory and Analysis (SHIA) Land Capacity Analysis (LCA) Racially Disparate Impact Report (RDI) Housing Diversification Toolkit (HDT) Economic Development Profile (EDP)</p>	<p>Volume II LCA Pg. 46-51</p>	
<p>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:</p> <ol style="list-style-type: none"> <li>1) permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing,</li> <li>2) emergency housing needs, which includes emergency housing and emergency shelters</li> </ol>	<p>Volume II Figure H-6. Existing income-restricted affordable housing Figure H-9. Current housing and housing needed in Sammamish by income bracket Figure H-10. Land capacity summary by zone Figure H-13. Land capacity of select bonus parcels for emergency housing</p>	<p>Volume II SHIA Pg. 45 LCA Pg. 47-48, 51</p>	
<p>b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units)</p>	<p>HDT Exhibit 23. Age of Structure, City of Sammamish, 2020 Exhibit 24. Type of Housing Unit, Sammamish and Comparison Cities, 2020 Exhibit 26. Change of Units in Structure, Sammamish, 2010 to 2020 Exhibit 27. Number and Change of Bedrooms in Unit, Sammamish, 2010 and 2020 Exhibit 28. Housing Tenure, Sammamish and Selected Comparison Cities, 2020</p> <p>SHIA Figure H-1. Existing housing units by structure type Figure H-2. Existing housing units by age Figure H-3. Existing housing units by tenure Figure H-4. Existing housing units by condition Figure H-5. Existing housing units by number of bedrooms Figure H-6. Existing income-restricted affordable housing</p>	<p>Volume II HDT Pg. 24-25, 27-28 SHIA Pg. 42-45</p>	<p>HDT is based on 2020 Census data  SHIA is based on 2022 ACS 5-year estimates</p>
<p>c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable</p>	<p>N/A</p>		<p>No such units currently exist in Sammamish</p>
<p>d) Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction</p>	<p>Volume I Land Use Types, Pg. 40</p> <p>Volume II Figure LU-3 &amp; LU-9. Existing Future Land Use by Acreage (pg. 11 &amp; 21)</p>	<p>Volume I Pg. 40 Volume II Pg. 11, 21, 38</p>	

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	Figure LU-22. Future Land Use by Acreage (pg. 38)		
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 <sup>1</sup>	Volume II SHIA Figure H-6. Existing income-restricted affordable housing	Volume II SHIA Pg. 45	
f) Household characteristics, by race/ethnicity: 1) income (median and by area median income bracket), 2) tenure (renter or homeowner), 3) housing cost burden and severe housing cost burden	Volume II RDI Figure 6 - Income Bands by Race Figure 7 - Incomes by Race in King and Sammamish Figure 8 - Tenure by Race Figure 9 - Tenure by Race, King vs Sammamish Figure 10 - Rent Burden by Race and Tenure in Sammamish	Volume II RDI Pg. 59-65	
g) Current population characteristics: 1) age by race/ethnicity, 2) disability	Volume II SHIA Figure H-7 EDP Population Living with a Disability	Volume II SHIA Pg. 45 EDP Pg. 98	
h) Projected population growth	Volume II Figure LU-13. 2044 Population Projection	Volume II Pg. 26	
i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable <sup>1</sup>	Volume II Figure LU-18. Location of Centers Figure LU-19. Capacities and feasible housing types for Centers Figure LU-20. Location of Bonus Parcels Figure LU-21. Capacities and feasible housing types for Bonus Parcels	Volume II Pg. 31-33	Sammamish does not have high-capacity transit. All Town Center, Mixed-Use Centers, and Bonus Parcels are on or adjacent to 228 <sup>th</sup> , which has bus service every 30-40 minutes (route #269)
j) Ratio of housing to jobs in the jurisdiction	HDT	Exhibit 15a	
k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted			Forthcoming. This information will be developed in discussions/review between City staff, ARCH, and other partners
l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults	Volume II LCA Figure H-9. Current housing and housing needed in Sammamish by income bracket	Volume II Pg. 47	
m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color	Volume II RDI: Overall Findings	Volume II Pg. 75-76	Housing inequity in Sammamish tends to be based on income and not on race/ethnicity.
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	Volume II RDI: Overall Findings	Volume II Pg. 75-76	

<sup>1</sup> AHC staff can provide a shapefile of frequent and high-capacity transit in King County. Contact AHC staff at [AHCplanreview@kingcounty.gov](mailto:AHCplanreview@kingcounty.gov).

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<p><b>H-4</b> Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction’s housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and ethnic disparities in access to housing and neighborhoods of choice.</p>	<p>H 7.2 Partner with King County advocacy groups to provide public resources and events focused on housing equity.  H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards.  H 7.4 Close the racial homeownership gap. Promote access to affordable homeownership for Black, Indigenous, and People of Color communities.  H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.  H 7.6 Take action to repair harms and disparate impacts faced by Black, Indigenous, and People of Color communities.  H 7.7 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.  H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	<p>Pg. 82-83</p>	
<p><b>H-5</b> 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.</p>	<p>H 7.1 Document and educate the community on the local history of racial exclusion and discrimination in housing policy.   Volume II  Racially Disparate Impact Report (RDI)</p>	<p>Volume II  RDI  Pg. 50-75</p>	
<p><b>Collaborate Regionally</b></p>			
<p><b>H-6</b> Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.</p>	<p>H 4.5 Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.  H 4.6 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations.  H 4.7 Maintain membership in inter-jurisdictional agencies to promote affordable housing on the Eastside.</p>	<p>Pg. 81</p>	

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<p><b>H-7</b> Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.</p>	<p>H 6.3 Monitor progress toward the elimination of racial and other disparities in housing and neighborhood choices. H 6.5 Regularly adjust policies, strategies, and actions based on the monitoring of local programs and regulations, local housing production, and conversations with developers. H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	<p>Pg. 82-83</p>	
<p><b>Implement Policies and Strategies to Meet Housing Needs Equitably</b> <i>Equitable Processes and Outcomes</i></p>			
<p><b>H-8</b> Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p>	<p>H 7.7 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p>	<p>Pg. 83</p>	
<p><b>H-9</b> 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-5). Promote equitable outcomes in partnership with communities most impacted.</p>	<p>H 7.2 Partner with King County advocacy groups to provide public resources and events focused on housing equity. H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards. H 7.4 Close the racial homeownership gap. Promote access to affordable homeownership for Black, Indigenous, and People of Color communities. H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.</p> <p>Volume II RDI: Overall Findings</p>	<p>Pg. 82-83 Volume II Pg. 75-76</p>	<p>According to the RDI Report, housing inequity in Sammamish tends to be based on income and not on race/ethnicity.</p> <p><b>The draft implementation strategies workbook is under review by staff and partners. CPP H-9 was flagged for improvement</b></p>
<p><b>Implement Policies and Strategies to Meet Housing Needs Equitably</b> <i>Increased Housing Supply, Particularly for Households with the Greatest Needs</i></p>			
<p><b>H-10</b> Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.</p>	<p>H 3.1 Increase housing options affordable to households at or below 50 percent of AMI in Neighborhood Residential zones. H 3.2 Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income households. H 3.3 Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households. H 4.4 Support emergency transitional housing, public and private housing, and services for people who are homeless.</p>	<p>Pg. 81-82</p>	

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	<p>H 4.5 Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.</p> <p>H 4.6 Support a coordinated regional approach to homelessness by supporting public and private housing and services for people who are homeless and work with other jurisdictions and health and social service organizations, including faith-based and other non-profit organizations.</p> <p>H 5.2 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.</p>		
<p><b>H-11</b> Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.</p>	<p>Volume II LCA Figure 4. Envision Sammamish 2044 Land Use Designations, Zoning Districts, and associated building types, intensities, and incomes served Figure 5. Comparing housing need to zone categories Figure 6. Land capacity of select bonus parcels for emergency housing</p>	<p>Volume II Pg. 45-47</p>	
<p><b>H-12</b> Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.</p>	<p>H 5.1 Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.</p> <p>H 5.2 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.</p> <p>H 6.2 Identify and eliminate standards and processes that inhibit the housing industry's ability to respond to market needs or unnecessarily increase the costs of developing housing.</p> <p>H 6.4 Review and update the Housing Diversification Toolkit on a 10-year basis and ahead of the periodic update cycle.</p> <p>H 6.5 Regularly adjust policies, strategies, and actions based on the monitoring of local programs and regulations, local housing production, and conversations with developers.</p> <p>H 6.6 Evaluate and report on how the goals, policies, strategies, and actions of this Housing Element are being achieved.</p> <p>H 7.7 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p>H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p> <p>H 8.1 Encourage appropriate building types and densities for residential and mixed-use development in Town Center and Mixed-Use Centers</p>	<p>Pg. 82-83</p>	

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	<p>H 8.2 Create minimum housing densities in Town Center and Mixed-Use Centers to expand mixed-use development and maximize King County transit investment.</p> <p>H 8.3 Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution.</p> <p>H 8.4 Encourage residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education opportunities, public transit access, and job opportunities by avoiding or mitigating exposure to environmental hazards and pollutants</p>		
<p><b>H-13</b> Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.</p>	<p>H 5.2 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.</p> <p>H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	Pg. 82-83	
<p><b>H-14</b> Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.</p>	<p>H 3.2 Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income households.</p> <p>H 4.1 Maintain an adequate supply of appropriately zoned land to accommodate the city's housing growth targets and implement the regional growth strategy. Ensure development regulations support and encourage housing opportunities for special needs populations in Sammamish.</p>	Pg. 81	
<p><b>Implement Policies and Strategies to Meet Housing Needs Equitably</b> Expanded Housing Options and Increased Affordability Accessible to Transit and Employment</p>			
<p><b>H-15</b> Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.</p>	<p>H 8.3 Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution.</p> <p>H 8.4 Encourage residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education opportunities, public transit access, and job opportunities by avoiding or mitigating exposure to environmental hazards and pollutants</p>	Pg. 83	
<p><b>H-16</b> Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county</p>	<p>H 8.1 Encourage appropriate building types and densities for residential and mixed-use development in Town Center and Mixed-Use Centers</p> <p>H 8.2 Create minimum housing densities in Town Center and Mixed-Use Centers to expand mixed-use development and maximize King County transit investment.</p>	Pg. 83	

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<p><b>H-17</b> Support development and preservation of income-restricted affordable housing near high-capacity transit</p>	<p>H 8.3 Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution.</p>	<p>p. 83</p>	
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**Implement Policies and Strategies to Meet Housing Needs Equitably**

**Expanded Housing and Neighborhood Choice for All Residents**

<p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ul style="list-style-type: none"> <li>a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</li> <li>c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</li> <li>d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults</li> </ul>	<p>H 2.1 Permit and promote residential densities supportive of middle housing (e.g. duplexes, triplexes, fourplexes, fiveplexes, townhomes, and cottages) across the city's residential areas.</p> <p>H 2.2 Provide access to housing types that serve a range of household sizes, types, incomes, and accessibility needs including 2+ bedroom homes for families with children and/or adult roommates, accessory dwelling units, middle housing types, and other forms of multi-family housing.</p> <p>H 3.1 Increase housing options affordable to households at or below 50 percent of AMI in Neighborhood Residential zones.</p> <p>H 3.2 Prioritize the use of surplus public land for affordable housing with a preference for housing for low-income and very-low income households.</p> <p>H 3.3 Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households.</p> <p>H 4-8. Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.</p> <p>H 5-2. Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/ developers providing housing for demographics needs, such as seniors, singles and two-person households.</p> <p>H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards.</p> <p>H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.</p> <p>H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	<p>Pg. 80-83</p>	
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<p><b>H-19</b> Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize:</p> <ul style="list-style-type: none"> <li>a) Supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and</li> <li>b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.</li> </ul>	<p>H 5.2 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.</p> <p>H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance,</p>	<p>Pg. 82-83</p>	
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	<p>access to daily needs, and/or proximity to pollutants and environmental hazards</p> <p>H 7.4 Close the racial homeownership gap. Promote access to affordable homeownership for Black, Indigenous, and People of Color communities.</p> <p>H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.</p> <p>H 7.6 Take action to repair harms and disparate impacts faced by Black, Indigenous, and People of Color communities.</p> <p>H 7.7 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p>H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p> <p>H 8.3 Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution.</p>		
<p><b>H-20</b> Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.</p>	<p>H 7.2 Partner with King County advocacy groups to provide public resources and events focused on housing equity.</p> <p>H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards.</p> <p>H 7.4 Close the racial homeownership gap. Promote access to affordable homeownership for Black, Indigenous, and People of Color communities.</p> <p>H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.</p> <p>H 7.6 Take action to repair harms and disparate impacts faced by Black, Indigenous, and People of Color communities.</p> <p>H 7.7 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that address racial exclusion and risk of displacement. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p> <p>H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	<p>Pg. 82-83</p>	
<p><b>H-21</b> Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and</p>	<p>H 3.1 Increase housing options affordable to households at or below 50 percent of AMI in Neighborhood Residential zones.</p>	<p>Pg. 81-83</p>	

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<p>moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</p>	<p>H 3.3 Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households.  H 4.8 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.  H 5.1 Promote the preservation of existing housing which may provide for affordable forms of rental and ownership housing.  H 5.2 Offer regulatory incentives such as priority processing of permits, fee waivers or reductions, and/or property tax relief for builders who provide very low-, low- or moderate-income housing or buildings/developers providing housing for demographics needs, such as seniors, singles and two-person households.  H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards.  H 7.5 Partner with external agencies to facilitate implementation of affordable homeownership models like community land trusts, down payment assistance, mixed-income housing requirements, and limited or shared equity housing cooperatives.  H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>		
<p><b>H-22</b> Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.</p>	<p>H 7.9 Ensure fair and legal housing practices throughout the city.  H 7.10 Track local compliance and advocate for stricter enforcement of fair housing laws.</p>	<p>Pg. 83</p>	
<p><b>Expanded Housing and Neighborhood Choice for All Residents</b>  Housing Stability, Healthy Homes, and Healthy Communities</p>			
<p><b>H-23</b> Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.</p>	<p>H 3.3 Offer support to organizations that provide affordable housing for very low-, low-, and moderate-income households.  H 4.3 Support a range of housing types for BIPOC households, seniors, multigenerational households, and other communities with disproportionate housing need.  H 4.5 Support regional housing strategies and the development of region-wide plans for housing affordable to households with moderate, low and very low incomes, including those with special needs.  H 4.8 Ensure that affordable housing achieved through public incentives or assistance remains affordable for the longest possible term.  H 7.8 Actively monitor vulnerable communities and enact proactive anti-displacement mechanisms like property tax exemptions or deferrals, relocation assistance, tenant opportunity to purchase policy, and right to return policy.</p>	<p>Pg. 81-83</p>	

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	H 7.9 Ensure fair and legal housing practices throughout the city. H 7.10 Track local compliance and advocate for stricter enforcement of fair housing laws.		
<b>H-24</b> Adopt and implement programs and policies that ensure healthy and safe homes.	H 7.9 Ensure fair and legal housing practices throughout the city. H 7.10 Track local compliance and advocate for stricter enforcement of fair housing laws.	Pg. 83	
<b>H-25</b> Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	H 1.5 Promote location-efficient and energy-efficient housing choices through incentives and other means. H 7.3 Promote equitable development by intentionally distributing growth and resources in a way that mitigates and repairs existing disparities in household wealth, housing quality, access to homeownership finance, access to daily needs, and/or proximity to pollutants and environmental hazards. H 8.3 Encourage income-restricted and special needs housing in areas with access to public transportation, employment opportunities, medical facilities, and other necessary services while promoting geographic distribution. H 8.4 Encourage residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education opportunities, public transit access, and job opportunities by avoiding or mitigating exposure to environmental hazards and pollutants	Pg. 80-83	