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# Appendix B: Housing Needs Assessment

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December 2023



**King County**

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## 95 I. Executive Summary

### 96 *Background*

97 This analysis is guided by Revised Code of Washington 36.70A.070(2) and King County  
98 Countywide Planning Policies (CPPs) H-3, H-4, and H-5.<sup>1,2</sup> In 2021, Washington State  
99 amended the Growth Management Act (GMA) through House Bill 1220.<sup>3</sup> This bill requires cities  
100 and counties plan for the development of sufficient housing to meet the needs of all income  
101 levels in their jurisdiction. The beginning of each section references the relevant CPPs and  
102 other requirements that it fulfills. The CPPs create a consistent framework for King County and  
103 each jurisdiction to develop a Comprehensive Plan. This assessment is also guided by VISION  
104 2050, the region’s long-range plan for growth developed by the Puget Sound Regional Council.<sup>4</sup>  
105 For more information about each requirement and guiding plans, see the *Background* section.

106  
107 This Housing Needs Assessment provides data and analysis for all of King County and for  
108 unincorporated King County specifically. This information helps guide the 2024 King County  
109 Comprehensive Plan regarding:

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

### 118 119 *Data Sources, Methodology, and Limitations*

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

128  
129 This assessment primarily discusses race and ethnicity using the descriptors used in the  
130 associated source. For example, the U.S. Census has seven race categories: White, Black or  
131 African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific  
132 Islander, Other Race, and Two or Multiple Races, and defines ethnicity as determining whether

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<sup>1</sup> Revised Code of Washington 36.70A.070 [\[link\]](#)

<sup>2</sup> 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>3</sup> State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

<sup>4</sup> Puget Sound Regional Council. (2020, October) *Vision 2050 A Plan for the Central Puget Sound Region*. [\[link\]](#)

133 someone is Hispanic or Latino or not Hispanic or Latino.<sup>5</sup> This assessment uses the term Latin  
134 (a)(o)(x).

135  
136 However, there are gaps and limitations in the available data, which limits this assessment’s  
137 ability to:

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

144  
145 *Community Profile*

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

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

151 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763  
152 households in King County.<sup>6</sup> King County became more diverse over previous decades as the  
153 population steadily grew, with most population growth occurring from residents moving to King  
154 County from another country.<sup>7</sup> Between 2000 and 2020, the number of individuals experiencing  
155 homelessness also increased in King County. While many are in shelter or transitional housing  
156 programs, more than half of those experiencing homelessness in King County are unsheltered.<sup>8</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  
160 in unincorporated King County, and about two-thirds (54,177) of unincorporated King County  
161 households live in the rural areas.<sup>9</sup> While King County’s population increased over the previous  
162 decades, unincorporated King County’s has not, primarily due to annexations and zoning  
163 restrictions in the rural areas. Households in unincorporated King County are more likely to be  
164 older, White, and own their homes than countywide.<sup>10</sup>

165  
166 Significant disparities exist between households of different incomes, races, ages, and tenure.  
167 Households with lower incomes are significantly more likely to be renters and cost burdened,  
168 with most extremely low-income households severely cost burdened, meaning they spend more  
169 than 50 percent of their income on housing costs.<sup>11</sup> Homeowner households in King County are  
170 older on average and have a median income nearly twice that of renter households.<sup>12</sup> In 2020,

---

<sup>5</sup> United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

<sup>6</sup> U.S. tenure Bureau. (2021). 1-year ACS 2021.

<sup>7</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>8</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

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

<sup>10</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

<sup>11</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>12</sup>U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020*.

171 Asian and White households earned nearly two times more than Black and American  
172 Indian/Alaska Native households countywide.<sup>13</sup> Most households own their homes in King  
173 County and unincorporated King County, but Black households are more likely to rent than  
174 own.<sup>14</sup> Approximately half of Black households and nearly 40 percent of Hispanic households in  
175 King County and unincorporated King County are cost burdened or severely cost burdened,  
176 while only 30 percent of White and Asian households are cost burdened or severely cost  
177 burdened.<sup>15</sup>

### 178 179 *Workforce Profile*

180 The Workforce Profile section identifies significant wage disparities between residents in King  
181 County and unincorporated King County and conducts an analysis of the ratio of housing to jobs  
182 in each jurisdiction. There are significant wage disparities between residents in King County and  
183 unincorporated King County. Wage gaps exist between people with lower and higher levels of  
184 education and between industries in King County.<sup>16</sup> There are also stark wage differences by  
185 race and ethnicity in King County.<sup>17</sup> This disparity is likely, in part, due to income gaps between  
186 sectors. However, people of different races and ethnicities also have wage disparities within the  
187 same sector.<sup>18</sup> Asian and White households have the highest median incomes in King County.<sup>19</sup>

188  
189 Since 2010, housing production has not kept pace with job growth in King County.<sup>20</sup> King  
190 County's jobs to housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King  
191 County's jobs to housing ratio increased from 0.36 to 0.43 in the same time period. A ratio  
192 higher than 1.5 indicates there may be more workers commuting into the area due to a lack of  
193 housing.<sup>21</sup>

### 194 195 *Housing Supply*

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

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

---

<sup>13</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

<sup>14</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>15</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

<sup>16</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>17</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>18</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>19</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

<sup>20</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>21</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

206 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.  
207 Approximately half of housing units in King County are single detached homes.<sup>22</sup> In  
208 unincorporated King County, less than 10 percent of housing units are multifamily housing  
209 units.<sup>23</sup> Approximately 45 percent of housing units in King County and 51 percent in  
210 unincorporated King County were built prior to 1980.<sup>24</sup> Older housing is more likely to have  
211 physical problems, health risks associated with lead paint, and earthquake vulnerability.<sup>25,26,27</sup>  
212

213 Housing construction rates decreased significantly after 2000 compared to earlier decades in  
214 both King County and unincorporated King County.<sup>28</sup> This is likely due in part to establishing the  
215 urban growth area and the recession of 2008. Since 2011, large multifamily projects have made  
216 up a bulk of housing construction.<sup>29</sup> The number of housing units are expected to increase by  
217 approximately 25 percent and 10 percent in King County and unincorporated King County,  
218 respectively, by 2044.<sup>30</sup>  
219

220 The housing vacancy rate for King County and unincorporated King County is about 5.5  
221 percent, lower than the statewide rate of 6.5 percent and much lower than the countrywide rate  
222 of 10.5 percent.<sup>31</sup> A low vacancy rate is likely to result in a more competitive and expensive  
223 housing market.  
224

225 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of  
226 single detached homes increased at the highest rate.<sup>32</sup> From 2015 to 2020, the median rent in  
227 King County increased by about 40 percent.<sup>33, 34</sup> Median gross rent is unaffordable for people  
228 earning 50 percent of area median income and below. At the same time, most income-restricted  
229 units in unincorporated King County are for households between 51 to 80 percent area median  
230 income.<sup>35</sup>  
231

### 232 *Racially Disparate Impact Analysis*

233 The Racially Disparate Impact Analysis discusses historical and contemporary exclusive and  
234 discriminatory land use and housing policies and practices that lead to racially disparate impacts  
235 in unincorporated King County. This section primarily focuses on urban unincorporated areas as

---

<sup>22</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

<sup>23</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

<sup>24</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>25</sup> Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

<sup>26</sup> Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? *KUOW*. [\[link\]](#)

<sup>27</sup> Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

<sup>28</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>29</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

<sup>30</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

<sup>31</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>32</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

<sup>33</sup> U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, ACS 2011-2015*.

<sup>34</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020*.

<sup>35</sup> King County Department of Community and Human Services. (2020, December 31). *King County Income-Restricted Housing Database*.

236 they have larger populations and have a higher concentration of Black, Indigenous, and People  
237 of Color communities than rural unincorporated areas. This section does not analyze all  
238 discriminatory policies and programs that existed in King County but represents a best effort on  
239 the part of the County to analyze its policies for their contribution to racially disparate housing  
240 impacts and exclusion over the course of its history.

241  
242 Some of the policies and practices known to have been historically enforced or practiced in  
243 unincorporated King County include Indigenous land dispossession, Chinese exclusion, the  
244 Alien Land Law, Japanese internment, racial restrictive covenants, and discriminatory lending  
245 practices that led to disproportionate access to homeownership and a widening racial wealth  
246 gap. While many of these overtly racist housing practices were made illegal in the twentieth  
247 century, their legacy lives on through seemingly race-neutral policies such as exclusionary  
248 zoning, lack of funding, patterns of annexation, lack of tenant protections, and other land use  
249 issues. Many of these issues lead to displacement, which is also discussed. This section  
250 analyzes the racially disparate impacts of contemporary policies and discusses policies in the  
251 2024 Comprehensive Plan update designed to undo the harms done to Black, Indigenous, and  
252 People of Color communities.

253  
254 *Housing Needs Analysis*

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

- 256 • people who need supportive services or accessible units, specifically people  
257 experiencing homelessness, people with disabilities, people with medical conditions, and  
258 seniors; and
- 259 • communities experiencing disproportionate harm of housing inequities, specifically  
260 Black, Indigenous, and People of Color and immigrant communities.

261 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness  
262 in King County increased nearly 14 percent from 2020 to 2022.<sup>36</sup> Black, Hispanic/Latin(a)(o)(x),  
263 American Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander  
264 individuals were overrepresented in this group compared to King County’s overall  
265 demographics.<sup>37</sup> People experiencing homelessness need access to shelter and supportive  
266 services, such as case management, to quickly transition to permanent housing. Expanding  
267 access to stable housing and care can directly improve health outcomes for people  
268 experiencing homelessness.<sup>38</sup>

269  
270 Over ten percent of King County residents live with a disability.<sup>39</sup> People living with disabilities  
271 face challenges in searching, applying for, and relocating into accessible, affordable housing

---

<sup>36</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>37</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>38</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>39</sup> U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.



272 near supportive services.<sup>40,41</sup> Implementing universal design standards and increasing access to  
273 housing navigators and vouchers would help meet the need for this population.<sup>42,43</sup>  
274  
275 Seniors who wish to remain in their homes and communities may face difficulties because of  
276 rising housing costs.<sup>44</sup> Homeowners who have paid off their mortgage may struggle to afford  
277 property taxes, utilities, and maintenance costs.<sup>45</sup> More affordable housing options, such as  
278 accessory dwelling units and financial assistance programs for seniors, would help them remain  
279 in their homes and communities.  
280  
281 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals  
282 receiving housing assistance who are recovering from medical conditions or with persisting  
283 conditions may need additional support, such as occupational therapy or chore services.<sup>46</sup>  
284 People with medical conditions, particularly individuals who are unstably housed or experiencing  
285 homelessness, need access to care and a safe place to recover after leaving the hospital, such  
286 as recuperative housing.<sup>47</sup>  
287  
288 Black, Indigenous, and People of Color households, particularly Black and Hispanic households,  
289 are more likely to experience housing problems such as incomplete kitchen and plumbing  
290 facilities, overcrowding, and cost burden.<sup>48</sup> Black households are also more likely to be renters  
291 and face higher rates of denial for home loans compared to White households.<sup>49</sup> Black,  
292 Indigenous, and People of Color residents need greater access to homeownership opportunities  
293 and diverse housing types, such as middle housing and down payment assistance programs.  
294 Black, Indigenous, and People of Color households need investments in affordable housing and  
295 anti-displacement strategies, such as community preference programs and inclusionary housing  
296 policies, to remain in their communities.  
297  
298 Immigrants and refugees, especially those with limited English proficiency, may have difficulties  
299 communicating with landlords, finding stable employment, building a credit history, and  
300 understanding their rights.<sup>50,51</sup> Immigrants and refugees who are undocumented face additional

---

<sup>40</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>41</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>42</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>43</sup> King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

<sup>44</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>45</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>46</sup> King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

<sup>47</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

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

<sup>49</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>50</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>51</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

301 barriers to accessing housing.<sup>52</sup> Immigrants and refugees need greater access to low-barrier  
302 affordable housing and information regarding tenant protections and housing rights.<sup>53</sup> Many  
303 immigrants and refugees need increased access to large, affordable rental units.<sup>54</sup>  
304

305 LGBTQ+ people experience systematic disparities in Washington State, including higher rates  
306 of housing instability, homelessness, cost burden, poverty, and less access to care and other  
307 services.<sup>55</sup> LGBTQ+ residents in King County need access to affordable housing in  
308 neighborhoods where they feel safe and connected to the community. Stronger enforcement of  
309 fair housing laws and expanded access to tenant protections would increase access to safe,  
310 stable housing for LGBTQ+ residents.<sup>56</sup> LGBTQ+ community members note it is important to  
311 find information about housing from a trusted source, such as a queer housing group.<sup>57</sup>  
312

313 In addition to systems-level barriers and housing needs, community input and housing  
314 discrimination testing conducted in King County found that individual-level discrimination based  
315 on disability, familial status, national origin, religion, and source of income is still prevalent in  
316 King County.<sup>58,59</sup> Community members noted experiencing discrimination as part of their search  
317 for and while living in affordable housing.<sup>60</sup> Communities need expanded legal support to  
318 enforce their rights.<sup>61</sup>  
319

### 320 *Land Capacity Analysis*

321 The Land Capacity Analysis section determines whether unincorporated King County has the  
322 zoning capacity to meet housing needs at each income level.<sup>62</sup> The analysis evaluates what  
323 current zoning and development regulations allow to determine the ability of the jurisdiction to  
324 meet future housing needs. King County must plan to accommodate 5,412 permanent housing  
325 units and 1,034 emergency housing units in unincorporated King County by 2044.<sup>63</sup> This  
326 analysis found a projected deficit of 608 units for permanent supportive housing and 984 units of  
327 non-permanent supportive housing affordable to households with incomes at the extremely low-  
328 income level. This same analysis projects a deficit of 403 housing units affordable to  
329 households with very low- incomes and 415 housing units affordable to households with  
330 moderate incomes. King County adopted code changes to remedy this deficit.  
331

---

<sup>52</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

<sup>53</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>54</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>55</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>56</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>57</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>58</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>59</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>60</sup> Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

<sup>61</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>62</sup> Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

<sup>63</sup> 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.

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

337

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

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

342

343 The housing production gap analysis finds that the total amount of housing constructed through  
344 2044, regardless of income level, is projected to be more than double the total net new need  
345 allocated to urban unincorporated King County. This estimate may be skewed by two major  
346 projects completed during the previous 2016 through 2024 planning period: Redmond Ridge  
347 and Greenbridge in White Center. The analysis also finds an overall gap or deficit of 357 units  
348 for households earning at or below 80 percent area median income, with a significant gap for  
349 households earning less than 50 percent area median income and a significant surplus for  
350 households earning 50 to 80 percent area median income.

351

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

354

355 The affordable housing funding gap analysis identifies a need for approximately \$451 million  
356 more than current funding levels to meet the housing needs of unincorporated King County  
357 households with incomes at or below 80 percent area median income over the 2025 through  
358 2044 planning period. On an annual basis, the funding gap is approximately \$10,524,000  
359 beginning in 2025. Adjusting for inflation, the average annual gap is approximately \$22,547,000.

360

### 361 *Making Adequate Provisions for the Housing Needs of All Economic Segments of the* 362 *Community*

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

364

- 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  
367 Environmental Policy Act (SEPA), and
- permitting timelines and staffing challenges.

368

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

374

### 375 *Summary of Existing Strategies*

376 This section discusses funding sources, policies, programs, and partnerships in King County  
377 and unincorporated King County. King County receives federal and state funding that can be  
378 used to meet different housing needs, including providing capital for development, acquisition,  
379 and rehabilitation of housing. Most housing projects are funded by a mix of funds from

380 government programs and philanthropic organizations, tax credits, private debt, and rent from  
381 residents. Public sector housing funds serve households at or below 80 percent area median  
382 income. Homeownership funds generally serve households at least at 50 percent area median  
383 income or higher. King County serves as both the local government for unincorporated areas  
384 and as a regional funder of affordable housing. Most of King County’s programs serve both  
385 incorporated and unincorporated areas of the county.  
386

387 The existing strategies section also discusses policies enacted and programs administered by  
388 King County since the 2016 Comprehensive Plan that address homelessness and housing  
389 needs for King County residents. Lastly, this section provides a description of King County  
390 partnerships with other governments, housing providers, advocates, and members of the public.  
391 These partnerships further King County’s effort to provide and preserve affordable housing.  
392

### 393 *Existing Strategies Gap Analysis*

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

- 398 • affordable housing for 0 to 50 percent area median income households;
- 399 • affordable homeownership;
- 400 • permanent supportive housing;
- 401 • flexibility for equitable community-driven development; and
- 402 • affordable two-, three-, and four-bedroom units.

403 The following programs were recommended in previous King County plans and reports but have  
404 not been implemented:

- 405 • Equitable Development Initiative;
- 406 • rental inspections;
- 407 • relocation assistance for tenants;
- 408 • redevelopment assistance; and
- 409 • fair housing testing, education, and enforcement.

410 The King County Code Interim Loan Program includes language that creates barriers to  
411 community-driven equitable development, and the Inclusionary Housing Program has only been  
412 implemented in North Highline and Skyway-West Hill.  
413

### 414 *2024 King County Comprehensive Plan Code Changes and Work Plan Actions*

415  
416 The 2024 King County Comprehensive Plan adopted code changes or directed a Work Plan  
417 Action item to research and evaluate the following topics.  
418

419 Code changes for housing include:

- 420 • middle housing;
- 421 • inclusionary housing;
- 422 • permanent supporting housing; and
- 423 • emergency housing.

424 Work plan items for housing include:

- 425 • multifamily tax exemption;

- 426       • mandatory inclusionary housing and;  
427       • community preference programs.

## 428       **II. Background**

429

### 430       **Policy Context**

431

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

434

#### 435       *Washington State Growth Management Act*

436       The Growth Management Act (GMA), first adopted in 1990, establishes legal requirements for  
437       cities and counties to develop a Comprehensive Plan to manage their population growth.<sup>64</sup>  
438       Jurisdictions must create housing and land use elements that provide an inventory and analysis  
439       of housing needs, land capacity, and similar information to inform the Comprehensive Plan.<sup>65</sup> In  
440       1992, the King County Council approved the urban growth area, focusing growth primarily in  
441       cities and the western portion of King County, and limiting future housing development in the  
442       rural unincorporated areas.<sup>66</sup> The boundaries of the urban growth area remain relatively  
443       unchanged to this day.

444

#### 445       *House Bill 1220*

446       Washington state amended the GMA in 2021 through House Bill 1220.<sup>67</sup> The legislation  
447       required jurisdictions to plan for and accommodate, rather than just encourage the availability of  
448       affordable housing. The Washington State Department of Commerce is required to provide  
449       jurisdictions with an inventory of existing and projected housing need by income level, as well as  
450       emergency housing, emergency shelters, and permanent supportive housing. Jurisdictions must  
451       also identify and begin to undo local policies and regulations that create racially disparate  
452       impacts, displacement, and exclusion in housing. The legislation also put significant limits on the  
453       ability of local jurisdictions to prohibit transitional housing, permanent supportive housing, or  
454       emergency shelters.

455

#### 456       *VISION 2050*

457       VISION 2050 is the region’s long-range plan for growth. The vision for 2050 is to provide  
458       exceptional quality of life, opportunity for all, connected communities, a spectacular natural  
459       environment, and an innovative, thriving economy.<sup>68</sup> It established Multicounty Planning Policies  
460       (MPPs) which provide for consistency across the metropolitan counties in the Central Puget  
461       Sound Region.<sup>69</sup> The Puget Sound Regional Council (PSRC) led the development of VISION  
462       2050, tracks its implementation, and provides guidance to local jurisdictions.

463

---

<sup>64</sup> Chapter 36.70A Revised Code of Washington. [\[link\]](#)

<sup>65</sup> Revised Code of Washington 36.70A.070. [\[link\]](#)

<sup>66</sup> King County Ordinance 10450. (1992). [\[link\]](#)

<sup>67</sup> State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

<sup>68</sup> Puget Sound Regional Council. *What is Vision 2050?* [\[link\]](#)

<sup>69</sup> Puget Sound Regional Council. *Vision 2050.* [\[link\]](#)

464 *Growth Management Planning Council*

465 The King County Growth Management Planning Council (GMPC) is a formal body established  
466 by an interlocal agreement in 1992.<sup>70</sup> The council consists of elected officials from King County,  
467 Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port  
468 of Seattle. The GMPC develops and recommends the King County Countywide Planning  
469 Policies (CPPs) for adoption to King County Council.<sup>71</sup> The CPPs provide a countywide vision  
470 and serve as a framework for King County and each jurisdiction to develop its own  
471 Comprehensive Plan. Each Comprehensive Plan must be consistent with the overall vision for  
472 the future of King County.

473  
474 *King County Countywide Planning Policies (CPPs)*

475 The CPPs create a shared and consistent framework for growth management planning for all  
476 jurisdictions in King County.<sup>72</sup> State law requires the legislative authority of a county to adopt  
477 countywide planning policies in cooperation with cities located in the county.<sup>73</sup>

478  
479 *Affordable Housing Committee*

480 The Affordable Housing Committee serves as a regional advisory committee to the GMPC, with  
481 the goal of recommending action and assessing progress toward implementation of the King  
482 County Regional Affordable Housing Task Force Five Year Action Plan.<sup>74</sup> The committee  
483 functions as a point of coordination and accountability for affordable housing efforts across King  
484 County. The AHC recommends amendments to the Countywide Planning Policies, among other  
485 chartered responsibilities.

486  
487 **Subarea Planning**

488 Subarea plans address locally-specific issues in subarea geographies. They establish visions,  
489 goals, and policies to guide development decisions and are guided by community interests and  
490 available funding. Subarea plans must be consistent with the King County Comprehensive Plan,  
491 the Growth Management Act, and focus on long-range community needs. King County leads a  
492 subarea planning process for the six rural Community Service Areas and for the five remaining  
493 large urban unincorporated potential annexation areas.<sup>75</sup> Subarea planners use resources  
494 developed by the King County Office of Equity and Racial and Social Justice to develop subarea  
495 plans, address equity impacts, implement land use and zoning updates, and more.

496

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<sup>70</sup> 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>71</sup> 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>72</sup> 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>73</sup> Revised Code of Washington 36.70A.210. [\[link\]](#)

<sup>74</sup> King County Department of Community and Human Services. (2022, December 21). *Affordable Housing Committee*. [\[link\]](#)

<sup>75</sup> King County. *2016 King County Comprehensive Plan* (updated 2022, December). [\[link\]](#)

497 **Data Sources, Methodology, and Limitations**

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

501  
502 *Quantitative Data Sources*

503 *U.S. Census Bureau - American Community Survey*

504 The American Community Survey (ACS) is an ongoing survey conducted by the U.S. Census  
505 Bureau that provides information about the United States and people.<sup>76</sup> This assessment  
506 primarily uses 2016-2020 5-year ACS data to describe the demographics and trends in King  
507 County and unincorporated King County. The U.S. Census Bureau combines the data collected  
508 over those five years to increase the sample size, reliability, and consistency of the data as  
509 compared to data collected in one year.

510  
511 *U.S. Census Bureau – Public Use Microdata Sample*

512 The U.S. Census Bureau provides Public Use Microdata Sample (PUMS) data from the ACS to  
513 allow data users to create custom data tabulations.<sup>77</sup>

514  
515 *U.S. Department of Housing and Urban Development – Consolidated Housing Affordability  
516 Survey*

517 The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of  
518 ACS data from the U.S. Census Bureau, known as Comprehensive Housing Affordability  
519 Strategy (CHAS) data.<sup>78</sup> These tabulations calculate housing problems and needs in more  
520 detail.

521  
522 *Other*

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

- 526 • Washington State Office of Financial Management;
- 527 • King County Urban Growth Capacity Report;
- 528 • Puget Sound Regional Council; and
- 529 • King County Regional Homelessness Authority.

530 *Methodology*

531 This assessment compiles data and conducts analysis on the demographic and economic  
532 characteristics of King County residents, the local housing stock, and its ability to serve the  
533 housing needs of County residents now and in the future. King County serves as a regional  
534 convener and funder of affordable housing. At the same time, King County serves as the local  
535 government for unincorporated King County. This assessment therefore includes data and  
536 analysis regarding both King County as a whole and, when available, unincorporated King  
537 County. King County staff also researched and analyzed history, background, and partnerships,

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<sup>76</sup> U.S. Census Bureau. (2022, June 2). *About the American Community Survey*. [\[link\]](#)

<sup>77</sup> U.S. Census Bureau. (2022, December 15). *Public Use Microdata Sample (PUMS)*. [\[link\]](#)

<sup>78</sup> Office of Policy Development and Research. (2022). *Consolidated Planning/CHAS Data*. U.S. Department of Housing and Urban Development. [\[link\]](#)

538 programs, policies, resources, and funding King County has implemented to address housing  
539 need, and in particular:

- 540 • the racially disparate impact of past and current housing and land-use related laws and  
541 policies;
- 542 • the housing needs of people experiencing homelessness, persons with disabilities,  
543 people with medical conditions, and older adults;
- 544 • the housing needs of communities experiencing disproportionate harm of housing  
545 inequities including Black, Indigenous, and People of Color; and
- 546 • areas that are at higher risk of displacement from market forces that occur with changes  
547 to zoning development regulations and public capital investments.

548 This assessment is also informed through engagement with community members and service  
549 providers across the County, with an emphasis on those who have been historically excluded  
550 and harmed by planning processes and housing inequities. This analysis reflects input from the  
551 following community engagement processes:

- 552 • The 2024 Comprehensive Plan Equity Work Group served as an advisory group to  
553 Executive staff in incorporating equity considerations into the Executive Recommended  
554 Comprehensive Plan. The group was composed of 15 people from historically  
555 underrepresented communities.
- 556 • DCHS staff conducted 18 interviews as of September 2023 with housing providers and  
557 community-based organizations in 2023 to understand the barriers people across the  
558 County are facing when trying to access and sustain housing that is affordable, safe, and  
559 culturally relevant, as well as their priorities and ideas for addressing these barriers.
- 560 • King County solicited feedback from the broader community on early concepts of the  
561 2024 Comprehensive Plan update through a survey in 2022. DCHS staff compiled  
562 housing-related feedback to understand priorities people have for the Comprehensive  
563 Plan.
- 564 • King County solicited public comment on early conceptual proposals in early 2023 and  
565 the Public Review Draft of the 2024 Comprehensive Plan Update in summer 2023.
- 566 • Findings from the 2021 Skyway-West Hill and North Highline Anti-displacement  
567 Strategies Report informed the analysis.
- 568 • Findings from the 2019 King County Analysis of Impediments to Fair Housing Choice  
569 report informed the analysis.

570 *Determining the cause of housing need or disparities*

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

577

578 *Limitations to intersectional analysis due to small population sizes*

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

584



585 *Comparing data across different sources*

586 The American Community Survey data used in this analysis is from 2016 to 2020, while the  
587 CHAS data is from 2014 to 2018. Both are the most recent data available. The total King County  
588 and unincorporated King County population or households will vary in different tables because  
589 the data sets are from different time ranges. The U.S. Census Bureau’s PUMS dataset is  
590 available at a PUMA (Public Use Microdata Area) geographic level. PUMAs are areas with  
591 populations of at least 100,000 people. There are 16 PUMAs that make up King County. Given  
592 the coarse geographic scale, it is difficult to use PUMAs to estimate unincorporated King  
593 County, as the PUMAs are drawn to include various cities. Any data point in this assessment  
594 using PUMS data will only provide countywide data.  
595

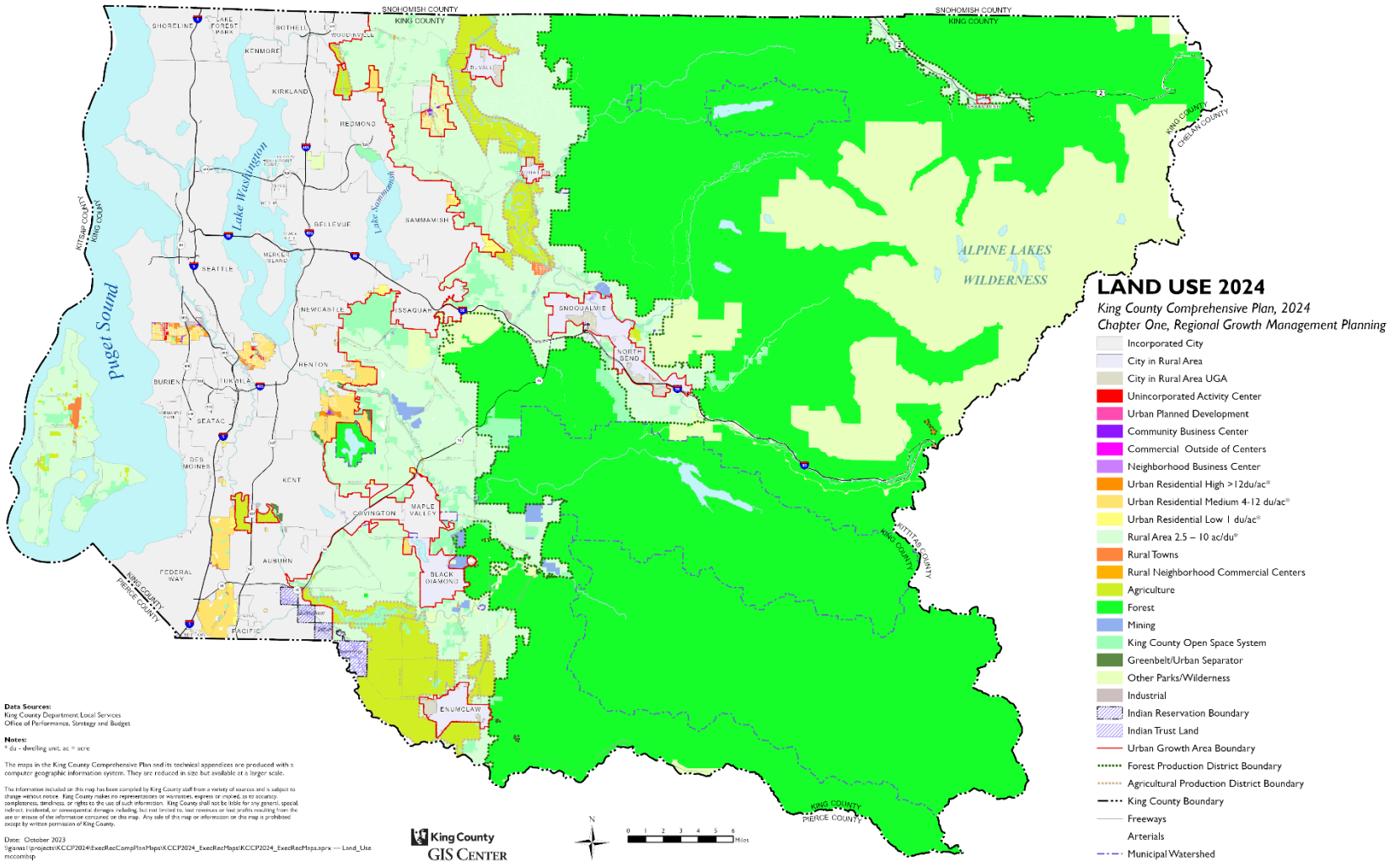
596 *Racially disparate impact analysis in unincorporated King County*

597 Most research available on King County racial housing discrimination centers Seattle, while less  
598 documented research exists in areas currently unincorporated. Unincorporated King County  
599 areas changed throughout history with annexations, so some of this analysis discusses areas  
600 that are currently incorporated. When displaying historical quantitative data, unincorporated  
601 King County is defined based on current Census geographies and incorporation status in order  
602 to display the history of the current areas in unincorporated King County. In addition, historical  
603 Census data from prior to 1980 is inaccurate for most unincorporated areas, and thus was not  
604 included. Zoning atlases that captured rezones between the mid-1970s to the mid-1990s were  
605 lost during a records transfer, which limits the ability to understand the rezones that occurred  
606 throughout that time period. The Seattle Times Archives were used to conduct historical  
607 research. However, many communities discriminated against may not have had appropriate  
608 access or enough leverage to document and publish stories in mainstream sources, which is  
609 another limitation to this analysis.  
610

611 **Geographic Area**

612 This Housing Needs Analysis covers all of King County and provides specific data on  
613 unincorporated King County. *Map 1: Land Use 2024* shows boundary lines of various land use  
614 designations within King County, including the urban growth area, incorporated cities,  
615 unincorporated areas, rural areas, and more.  
616  
617

618 Map 1: Land Use 2024



620 **III. Community Profile**

621

622 **Section Summary**

623 This section fulfills King County CPP H-4f, H-4g, and H-4h.<sup>79</sup>

624

625 CPP H-4f, H-4g, and H-4h require jurisdictions to:

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

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

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

631 *2) Tenure (renter or homeowner)*

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

633 *g) Current population characteristics:*

634 *1) Age by race/ethnicity*

635 *2) Disability;*

636 *h) Projected population growth.*

637

638 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763  
639 households in King County.<sup>80</sup> King County became more diverse over previous decades as the  
640 population steadily grew, with most population growth occurring from residents moving to King  
641 County from another country.<sup>81</sup> Between 2000 and 2020, the number of individuals experiencing  
642 homelessness also increased in King County. While many are in shelter or transitional housing  
643 programs, more than half of those experiencing homelessness in King County are  
644 unsheltered.<sup>82</sup>

645

646 The data in this section reveal significant differences between households in King County and  
647 unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live  
648 in unincorporated King County, and about two-thirds (54,177) of unincorporated King County  
649 households live in the rural areas.<sup>83</sup> While King County's population increased over the previous  
650 decades, unincorporated King County's has not, primarily due to annexations and zoning  
651 restrictions in the rural areas. Households in unincorporated King County are more likely to be  
652 older, White, and own their homes than countywide.<sup>84</sup>

653

654 Significant disparities exist between households of different incomes, races, ages, and tenure.  
655 Households with lower incomes are significantly more likely to be renters and cost burdened,  
656 with most extremely low-income households severely cost burdened, meaning they spend more

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<sup>79</sup> 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>80</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>81</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>82</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>83</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>84</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

657 than 50 percent of their income on housing costs.<sup>85</sup> Homeowner households in King County are  
658 older on average and have a median income nearly twice that of renter households.<sup>86</sup> In 2020,  
659 Asian and White households earned nearly two times more than Black and American  
660 Indian/Alaska Native households countywide.<sup>87</sup> Most households own their homes in King  
661 County and unincorporated King County, but Black households are more likely to rent than  
662 own.<sup>88</sup> Approximately half of Black households and nearly 40 percent of Hispanic households in  
663 King County and unincorporated King County are cost burdened or severely cost burdened,  
664 while only 30 percent of White and Asian households are cost burdened or severely cost  
665 burdened.<sup>89</sup>

666

## 667 **Population Characteristics**

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

- 669 • population count;
- 670 • population by age group;
- 671 • race and ethnicity;
- 672 • languages spoken;
- 673 • immigration status;
- 674 • disability status; and
- 675 • people experiencing homelessness.

### 676 *Count of Population*

677 As of 2022, the estimated population for King County is 2,317,700 people, with 10.7 percent  
678 (248,160) of the county's residents living in unincorporated King County.<sup>90</sup> Unincorporated King  
679 County is the second largest jurisdiction in the county, after Seattle (762,500 residents).<sup>91</sup>  
680 Almost one-third of Washington's population resides in King County.<sup>92</sup> Thirty one percent of the  
681 state's population growth occurred in King County. The next largest shares of growth occurred  
682 in Snohomish County and Pierce County (9.8 percent and 9.4 percent, respectively).<sup>93</sup>

683

684 King County has grown steadily in population over the last two decades. From 2000 to 2020,  
685 King County population grew 30.7 percent.<sup>94</sup> Most of this growth occurred in incorporated areas  
686 of King County.<sup>95</sup> The unincorporated King County population decreased by 29.5 percent from

---

<sup>85</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>86</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020*.

<sup>87</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

<sup>88</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>89</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

<sup>90</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

<sup>91</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

<sup>92</sup> Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

<sup>93</sup> Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

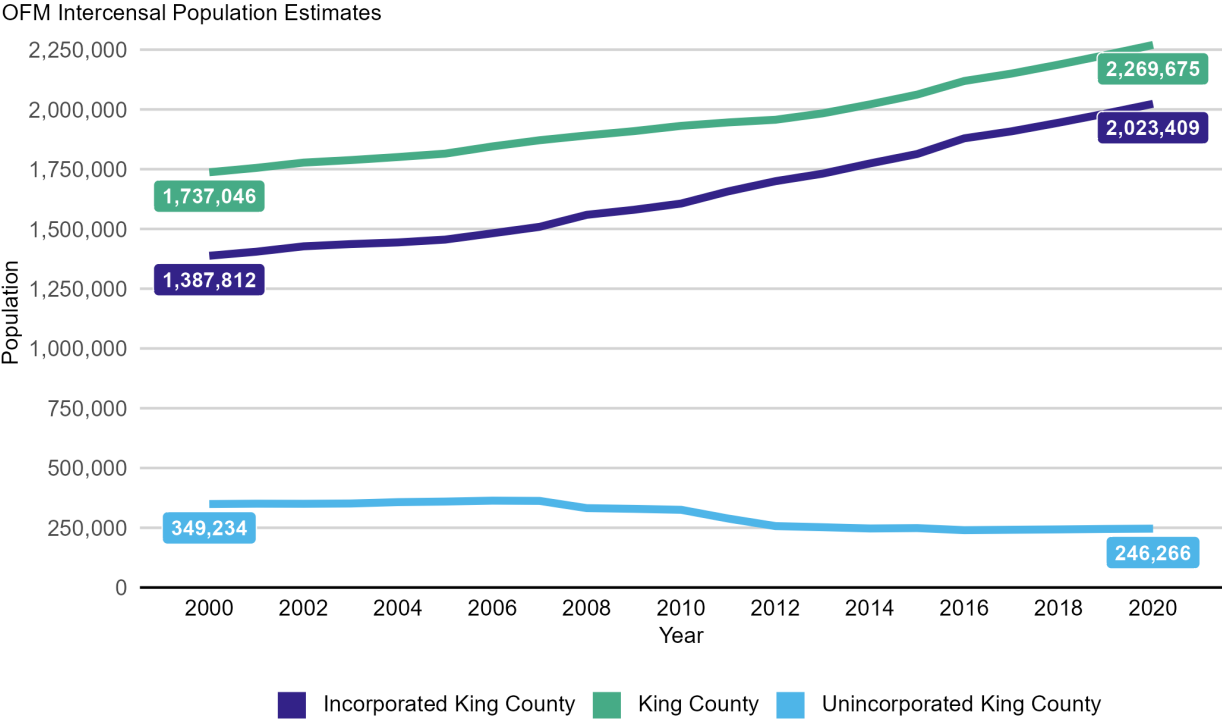
<sup>94</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>95</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

687 2000 to 2020.<sup>96</sup> This population decrease is mainly due to annexation of unincorporated areas  
 688 into cities. Since 2008, seven ballot measures approved annexing unincorporated areas to  
 689 Renton, Auburn, Burien, Kent, Kirkland, Bellevue, and Sammamish, representing over 117,000  
 690 residents.<sup>97</sup> Figure 1 shows the steady population growth in King County as a whole and  
 691 incorporated King County jurisdictions as well as the population decline in unincorporated King  
 692 County.

693  
 694 *Figure 1: Population Growth in King County from 2000 to 2020*

**King County** Population Estimates, 2000 to 2020



695  
 696  
 697

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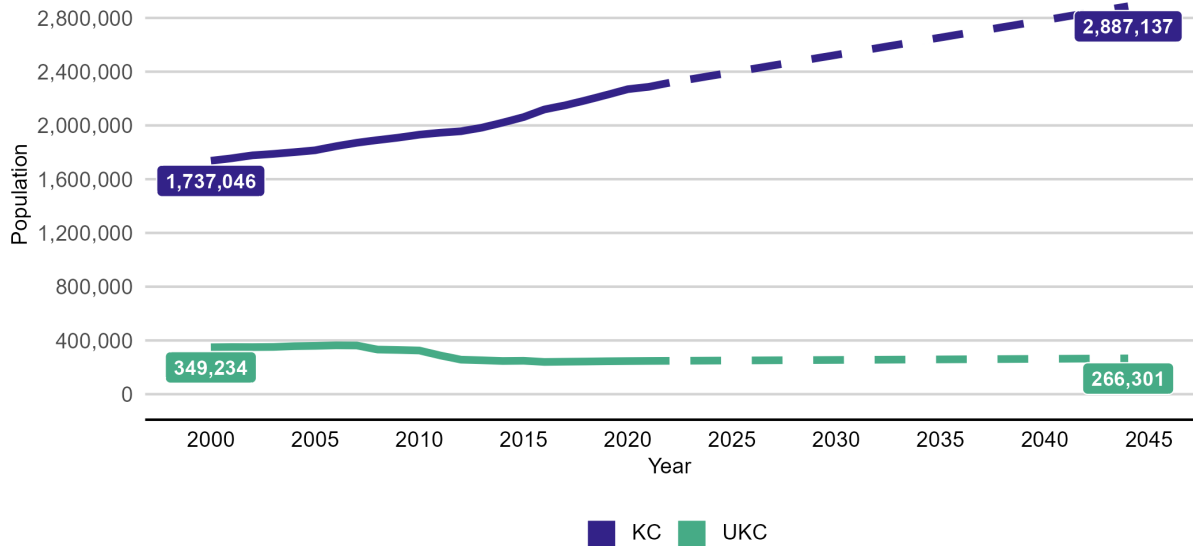
<sup>96</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)  
<sup>97</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

698 **Forecasted Population Growth**

699 The Washington State Office of Financial Management projects King County’s population to  
 700 grow by 24.6 percent from 2,317,700 residents in 2022 to 2,887,137 in 2044.<sup>98</sup> Unincorporated  
 701 King County’s population is projected to grow more slowly at a rate of 7.3 percent from 248,160  
 702 residents in 2022 to 266,301 in 2044.<sup>99,100</sup> Figure 2 shows the actual and forecasted population  
 703 growth in King County.  
 704  
 705

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

Actual and Forecasted Population Growth 2000 to 2044  
 OFM April 1st Population and Housing Estimates, King County Growth Targets



706  
 707  
 708

<sup>98</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.  
<sup>99</sup> This unincorporated King County estimate does not take future annexation into account, which would likely result in a reduction in population.  
<sup>100</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

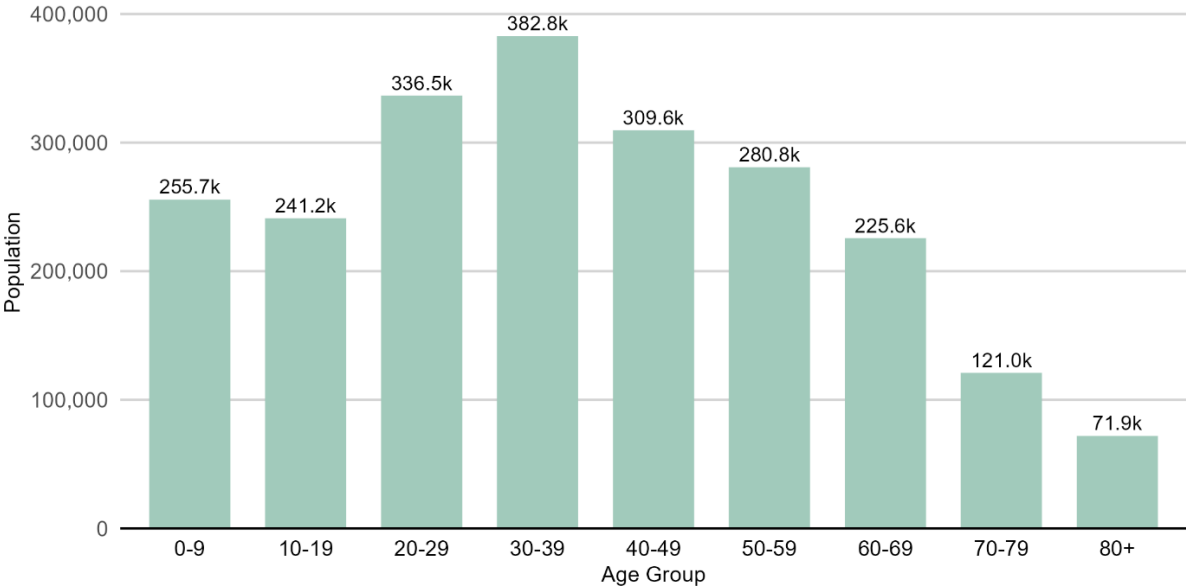
709 *Population by Age Group*

710 Most of King County’s residents are of working age, with the largest share of residents (17.2  
 711 percent) being 30 to 39 years old.<sup>101</sup> Approximately 20.2 percent (449,242) of King County’s  
 712 population is 17 years old or younger.<sup>102</sup> Unincorporated King County residents are older on  
 713 average than King County residents, with the largest share of unincorporated King County  
 714 residents (16.8 percent) being 50 to 59 years old.<sup>103</sup> Unincorporated King County also has a  
 715 larger share of people aged 65 years old and older (17.1 percent) compared to King County  
 716 (13.2 percent).<sup>104</sup> Figure 3 shows the number of King County residents by age range and Figure  
 717 4 shoes the number of unincorporated King County residents by age range.<sup>105</sup>

718 *Figure 3: King County Population by Age Range*  
 719

**King County Population by Age Range**

5-year ACS 2016-2020



720  
 721

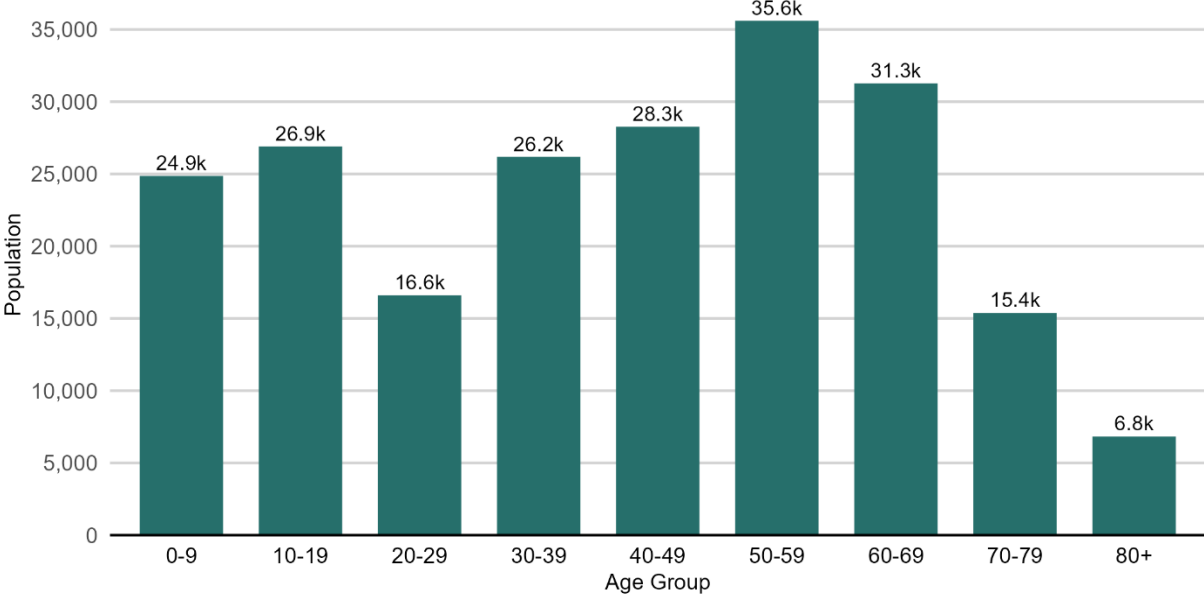
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<sup>101</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>102</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>103</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>104</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>105</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*

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

**Unincorporated King County Population by Age Range**

5-year ACS 2016-2020



723  
724

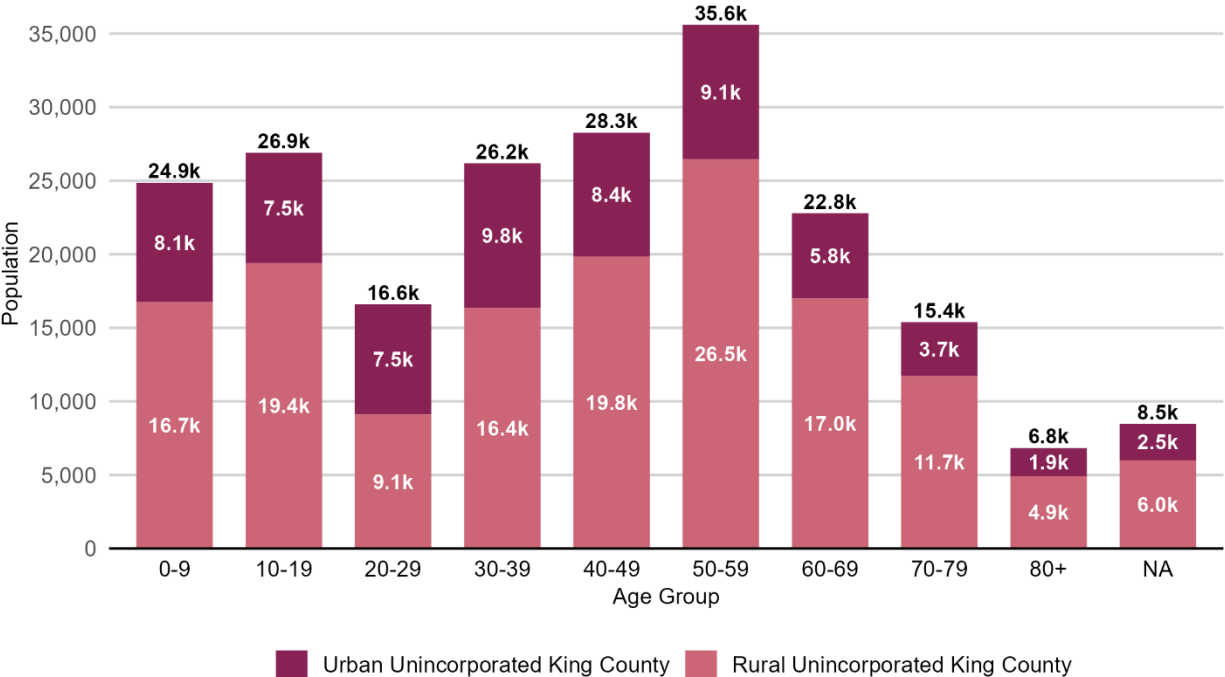


725 As shown in Figure 5, urban unincorporated King County skews younger than rural  
 726 unincorporated King County.<sup>106</sup> Urban unincorporated King County has a higher rate of 20- to  
 727 29-year-old residents and 30- to 39-year-old residents (11.7 percent and 15.3 percent,  
 728 respectively) compared to rural unincorporated King County (6.2 percent and 11.1 percent,  
 729 respectively).<sup>107</sup> Most unincorporated King County residents are 40 years old or older (58.2  
 730 percent) whereas less than half of urban unincorporated King County residents fall in that age  
 731 range (48.8 percent).<sup>108</sup>

732 *Figure 5: Urban and Rural Unincorporated King County Population by Age Range*  
 733

**Unincorporated King County Population by Age Range**

5-year ACS 2016-2020



734  
 735

<sup>106</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>107</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*  
<sup>108</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*

736 *Race and Ethnicity*

737 Race and ethnicity have a strong connection to where people live in King County, how likely  
738 they are to be housing cost burdened, and whether they own or rent their homes.

739 Understanding the size and differences between racial and ethnic groups in King County and  
740 unincorporated King County is a first step to understanding housing needs for these groups.

741  
742 The U.S. Census has seven race categories: White, Black or African American, American Indian  
743 or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or  
744 Multiple Races.<sup>109</sup> The U.S. Census defines ethnicity as determining whether someone is  
745 Hispanic or Latin(a)(o)(x) or not Hispanic or Latin(a)(o)(x). A person could be any race and be  
746 considered Hispanic or Latin(a)(o)(x). While high-level population data can be presented in a  
747 combined race/ethnicity format because the Census provides race and ethnicity data combined,  
748 for almost all other variables this is not possible. Thus, for most sections of this report race and  
749 ethnicity are reported as separate demographic categories due to the limitations set by the U.S.  
750 Census.

751  
752 *Count of population by race and ethnicity*

753 As shown in Figures 6 and 7, most residents in King County and unincorporated King County  
754 are White, not Hispanic or Latin(a)(o)(x) (54 percent and 64 percent respectively).<sup>110</sup>

755 Unincorporated King County has proportionately more White residents and American  
756 Indian/Alaska Native residents than the County as a whole. This higher proportion of White  
757 residents in unincorporated King County is likely due, in part, to the older population and  
758 comparative lack of housing and population growth in unincorporated areas over recent  
759 decades. Multifamily developments are more likely to house the racially and ethnically diverse  
760 newer King County residents. The higher proportion of American Indian/Alaska Native residents  
761 is likely due to the location of the Snoqualmie and Muckleshoot reservations.  
762

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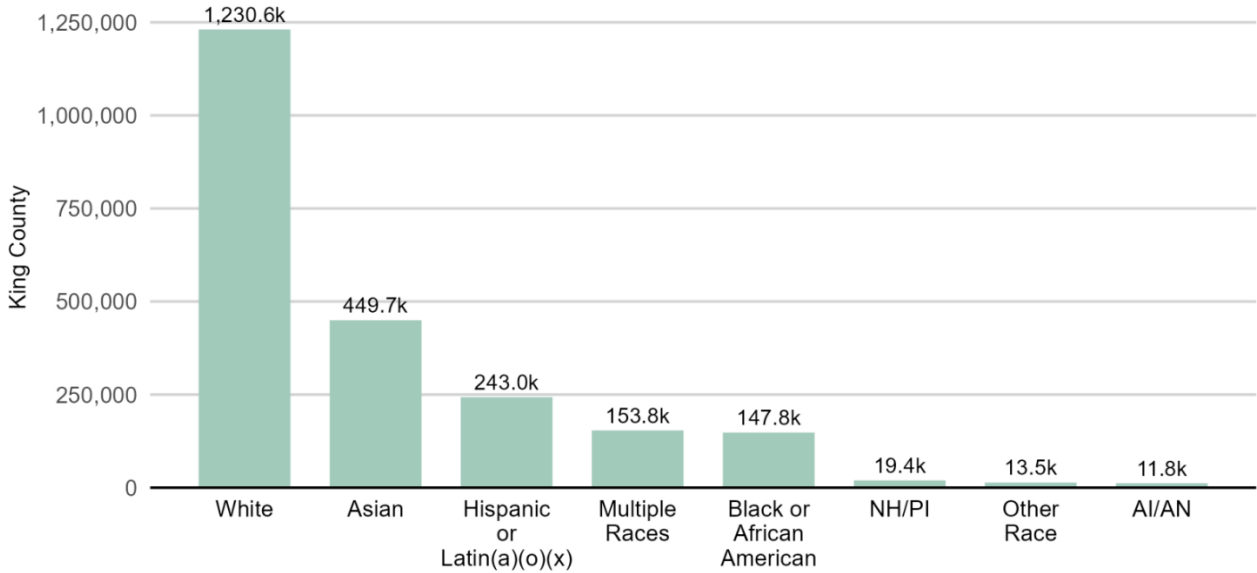
<sup>109</sup> United States Census Bureau. (2021, August 4). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

<sup>110</sup> U.S. Census Bureau. (2022). *Population by Race, 5-year ACS 2016-2020*.

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

**King County Population by Race/Ethnicity**

2020 Decennial Census

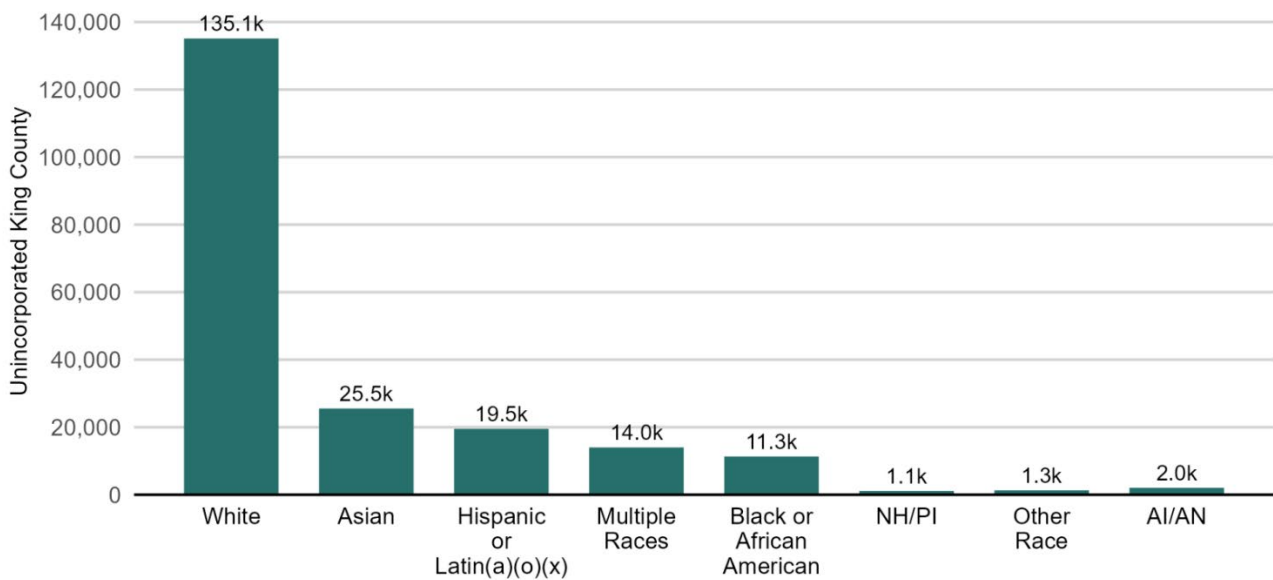


AI/AN is American Indian and Alaska Native  
 NH/PI is Native Hawaiian and other Pacific Islander

764  
 765 *Figure 7: Unincorporated King County Population by Race/Ethnicity*

**Unincorporated King County Population by Race/Ethnicity**

2020 Decennial Census



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

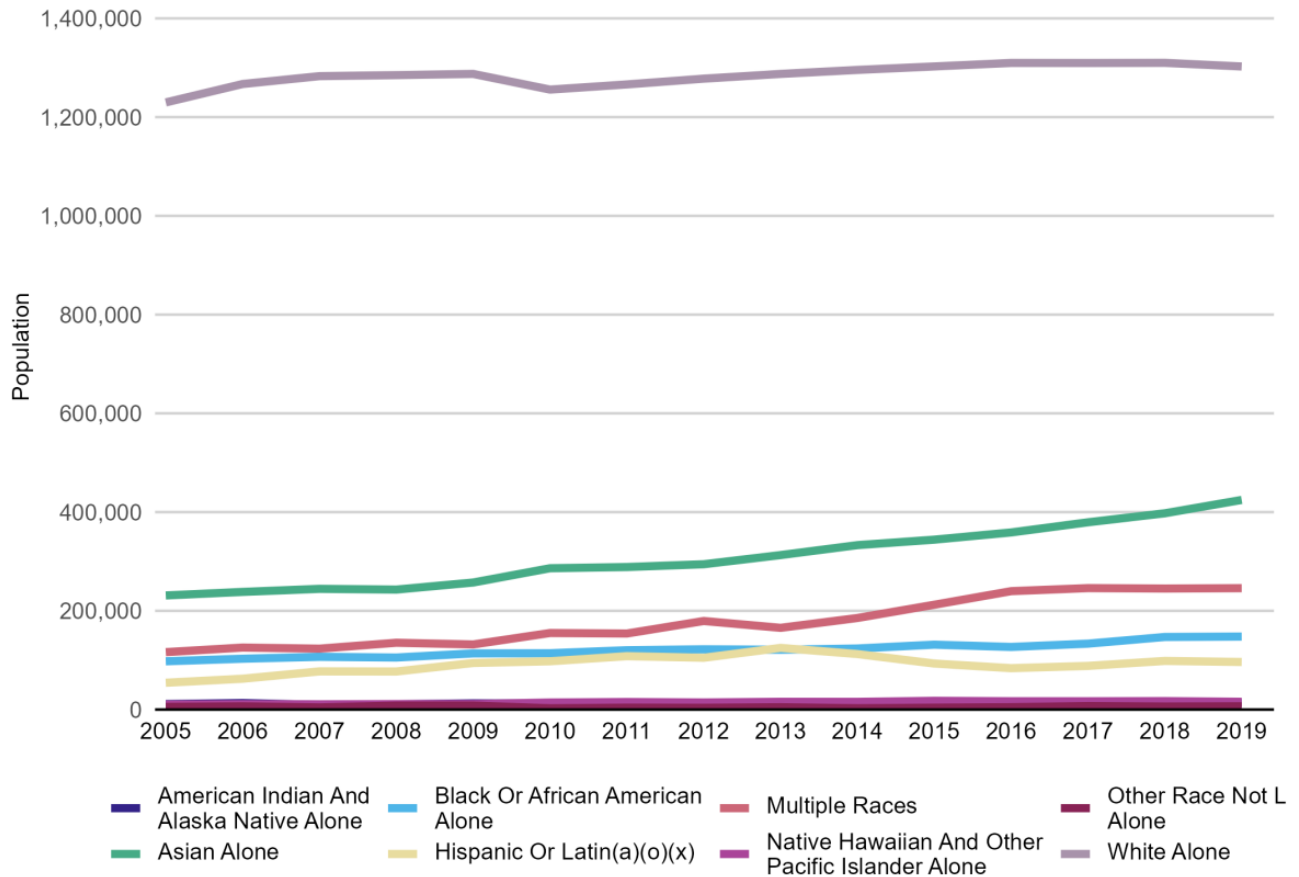
766  
 767  
 768

769 **Change in population by race and ethnicity**  
 770 Figure 8 shows King County’s population by Race and Ethnicity from 2005 to 2019. White  
 771 residents make up most of King County’s population, but since 2005, the Black, Indigenous, and  
 772 People of Color population in King County has grown by 81 percent, creating a more diverse  
 773 community. The number of Asian residents increased the most, from 233,028 (13.3 percent of  
 774 King County) in 2005 to 408,078 in 2019 (18.9 percent of King County).  
 775  
 776

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

**King County Population by Race/Ethnicity**

1-year ACS 2005 to 2019



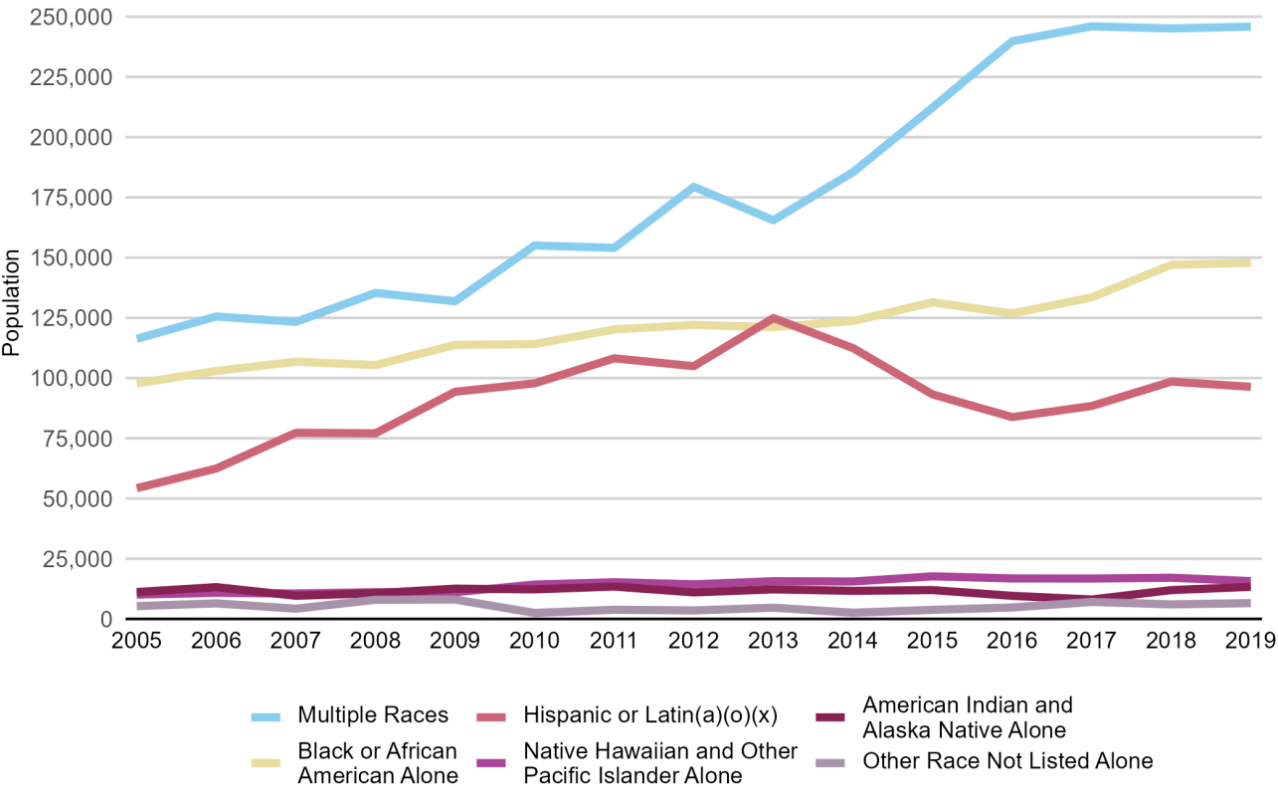
777  
 778  
 779  
 780

781 Figure 9 shows the change in King County’s population by race and ethnicity, excluding White  
 782 and Asian to show more detail for the remaining groups. Multi-racial residents grew at the  
 783 fastest rate, with a 42.75 percent population increase from 58,756 multi-racial people in 2005  
 784 (3.3 percent of King County) to 83,892 people in 2019 (6.3 percent of King County). Although  
 785 the Hispanic or Latin(a)(o)(x) population has increased from 2005 to 2019, there is a notable  
 786 decrease in the population beginning in 2013.

787  
 788 *Figure 9: King County Population by Race/Ethnicity, without White and Asian, from 2005 to 2019*

**King County Population by Race/Ethnicity (Without White and Asian)**

2005 to 2019, 1-year ACS



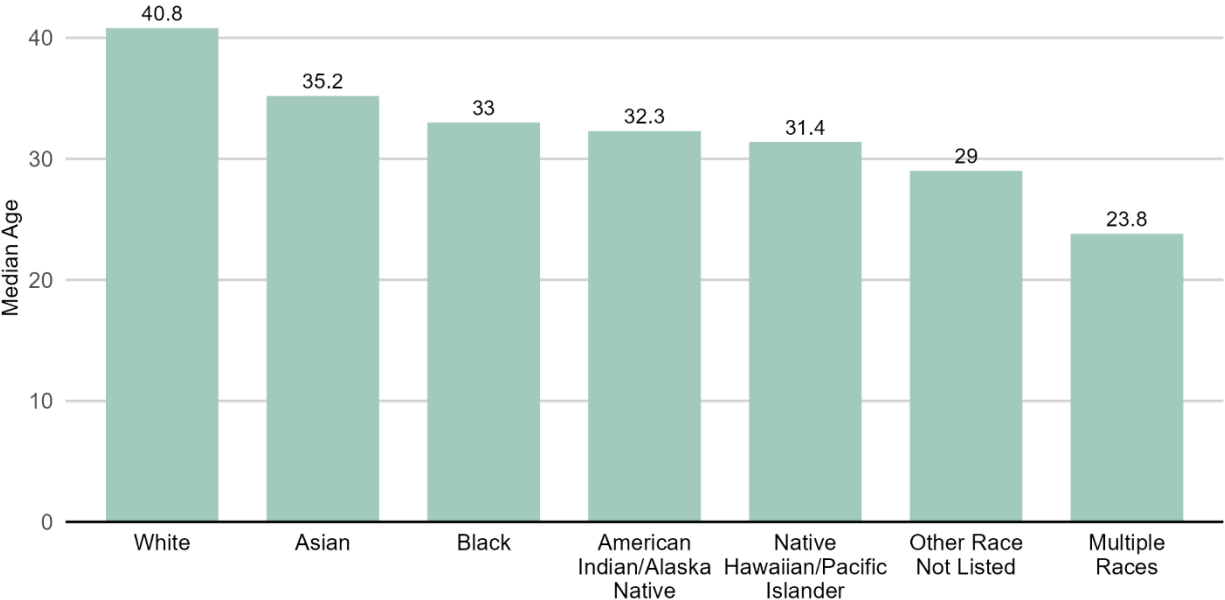
789

790 *Age by race and ethnicity*  
791 As shown in Figure 10, Black, Indigenous, and People of Color King County residents are  
792 significantly younger than White King County residents.<sup>111</sup> The median age of a White resident  
793 is 40.8 years old, whereas the median age of other racial groups is between five to 17 years  
794 younger.<sup>112</sup> People of multiple races are the youngest population in King County, with a median  
795 age of 23.8 years old.<sup>113</sup>

796  
797 *Figure 10: Median Age by Race in King County*

**King County Median Age by Race**

5-year ACS 2016-2020



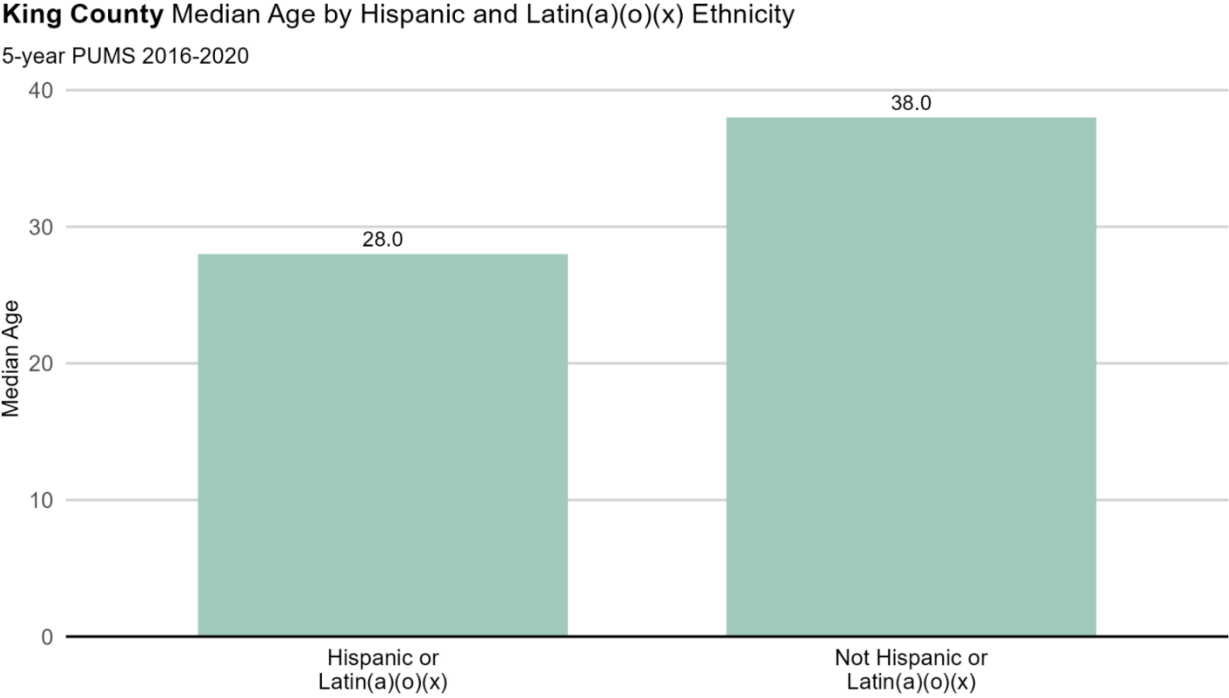
798  
799  
800

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<sup>111</sup> U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*  
<sup>112</sup> U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*  
<sup>113</sup> U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020.*

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

805  
806 *Figure 11: King County Median Age by Hispanic and Latin(a)(o)(x) Ethnicity*



807  
808  
809

810 *Immigration Status*

811 The U.S. Census and other data sources provide limited data on citizenship and immigration  
812 status, none of which is specific to unincorporated King County. Approximately 23.7 percent of  
813 King County residents were born outside of the United States.<sup>114</sup> Since 2010, King County has  
814 had the third largest increase in residents born outside the United States among all counties in  
815 the country.<sup>115</sup> The most common countries these residents were born in are India, China, and  
816 Mexico.<sup>116</sup> In 2019, 6.5 percent of refugees coming to the United States (1,947) resettled in  
817 Washington, the second most common state for refugees.<sup>117</sup> Approximately half of refugees  
818 who come to Washington settle in King County.<sup>118</sup>

819  
820 Approximately 28.3 percent (158,727 residents) and 20.8 percent (41,410 residents) of King  
821 County and unincorporated King County speak a language other than English at home,  
822 respectively.<sup>119</sup> Most residents who speak a language other than English at home have English  
823 proficiency.<sup>120</sup> Approximately 5.8 percent of King County residents and 3.9 percent of  
824 unincorporated King County residents have limited English proficiency.<sup>121</sup>

825  
826 As shown in Figures 12 and 13, Spanish is the second most common language spoken at home  
827 after English in both King County (6.6 percent) and unincorporated King County (5.7 percent).<sup>122</sup>  
828 A higher proportion of King County residents (4.4 percent) speak Chinese, including Mandarin  
829 and Cantonese, than in unincorporated King County (1.9 percent).<sup>123</sup> A higher proportion of  
830 unincorporated King County residents speak Vietnamese (2 percent) and Slavic languages (2.1  
831 percent) compared to King County (1.7 percent and 1.9 percent, respectively).<sup>124</sup>

832  
833

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<sup>114</sup> U.S. Census Bureau. (2022). *Native and Foreign-Born Populations, 5-year ACS 2016-2020*.

<sup>115</sup> Balk, G. (2019, January 14). New milestone in King County: Immigrant population tops 500,000. *The Seattle Times*. [\[link\]](#)

<sup>116</sup> Balk, G. (2019, January 14). New milestone in King County: Immigrant population tops 500,000. *The Seattle Times*. [\[link\]](#)

<sup>117</sup> U.S. Department of State. (2020). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2021*. [\[link\]](#)

<sup>118</sup> Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. [\[link\]](#)

<sup>119</sup> U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

<sup>120</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>121</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>122</sup> U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

<sup>123</sup> U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

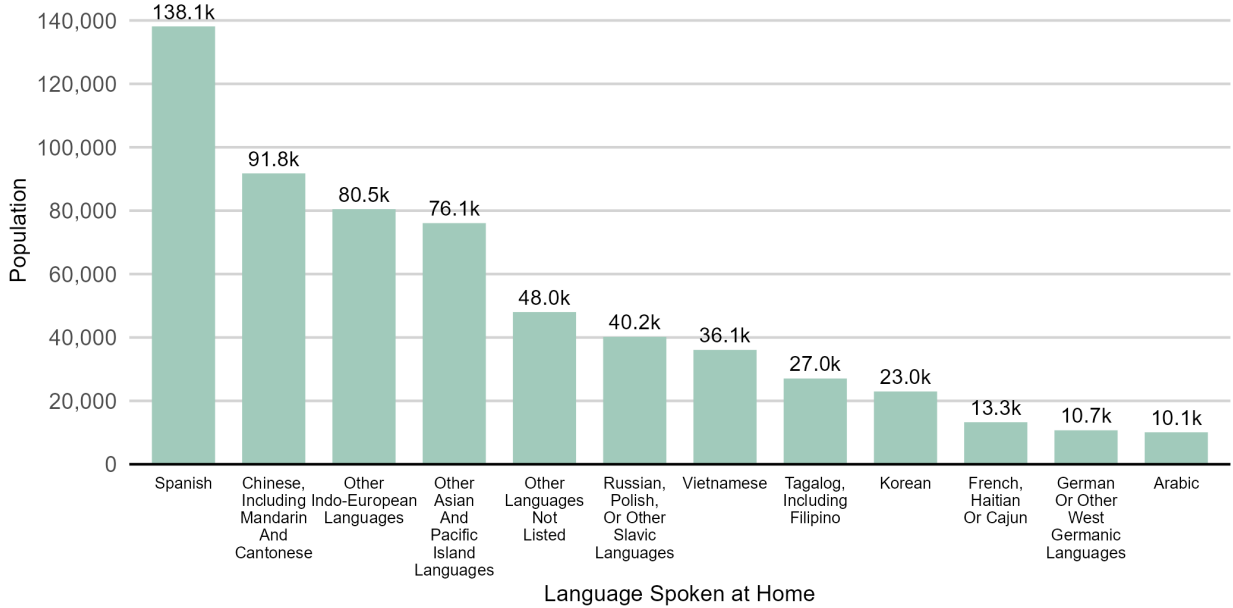
<sup>124</sup> U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.



834 *Figure 12: Population by Non-English Language Spoken at Home in King County*

**King County** Population by Non-English Language Spoken at Home

5-year ACS 2016-2020

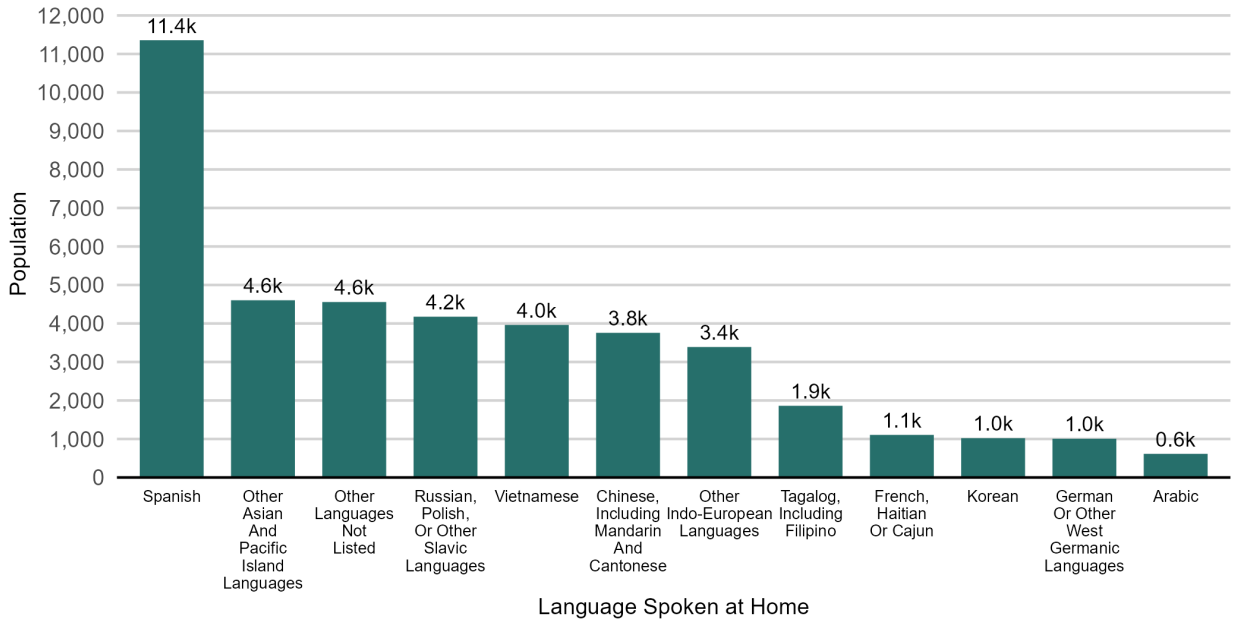


835  
836

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

**Unincorporated King County** Population by Non-English Language Spoken at Home

5-year ACS 2016-2020



837

838 *Disability Status*

839 Approximately 9.8 percent (215,852) and 10.8 percent (22,909) of residents in King County and  
840 unincorporated King County have a disability, respectively. For the purposes of this analysis,  
841 disability is categorized in five ways:<sup>125</sup>

- 842 1. hearing difficulty, meaning an individual is deaf or has serious difficulty hearing;
- 843 2. vision difficulty, meaning an individual is blind or has serious difficulty seeing even when  
844 wearing glasses;
- 845 3. cognitive difficulty, meaning an individual has a serious difficulty concentrating,  
846 remembering, or making decisions due to a physical, mental, or emotional condition;
- 847 4. ambulatory difficulty, meaning an individual has a serious difficulty walking or climbing  
848 stairs; or
- 849 5. self-care difficulty, meaning an individual has difficulty dressing or bathing.

850 As shown in Figures 14 and 15, King County residents and unincorporated King County  
851 residents with disabilities (99,525 and 10,187 residents, respectively) are most likely to have  
852 ambulatory difficulty.<sup>126</sup> Cognitive disabilities are the second most common disability type in  
853 both King County and unincorporated King County.<sup>127</sup> The least common disability type in both  
854 King County and unincorporated King County is vision difficulty.<sup>128</sup> Urban unincorporated King  
855 County has a higher rate of residents with disabilities compared to rural unincorporated King  
856 County (12.1 percent and 10.3 percent of residents, respectively).<sup>129</sup>  
857

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<sup>125</sup> U.S. Census Bureau. (2020). *American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions*. [\[link\]](#)

<sup>126</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>127</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

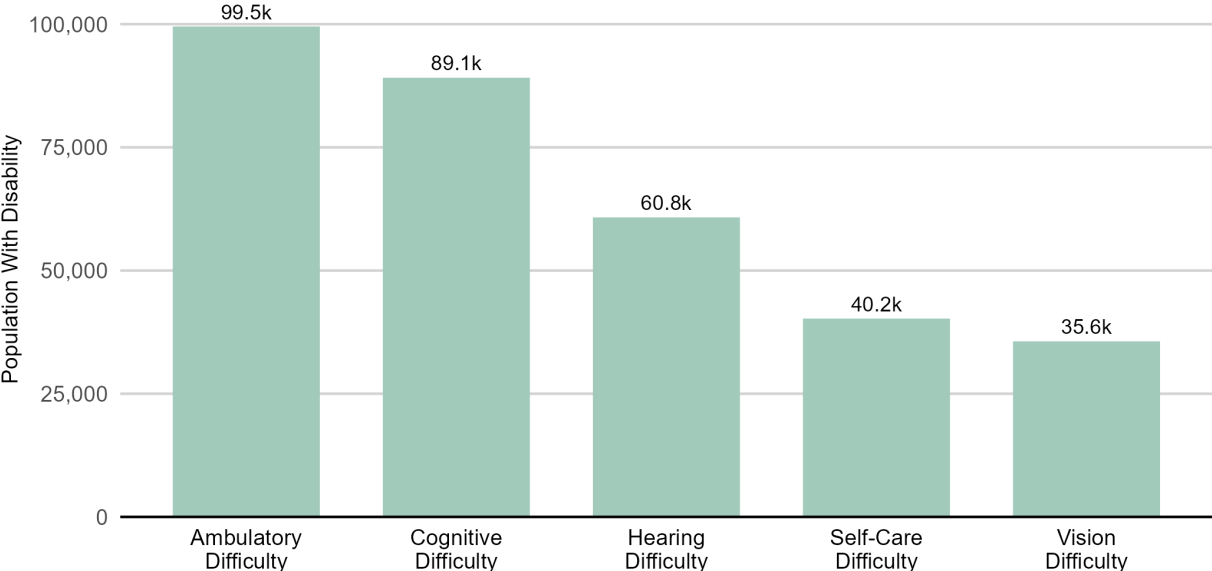
<sup>128</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>129</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

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

**King County** Population With a Disability by Disability Type

5-year ACS 2016-2020



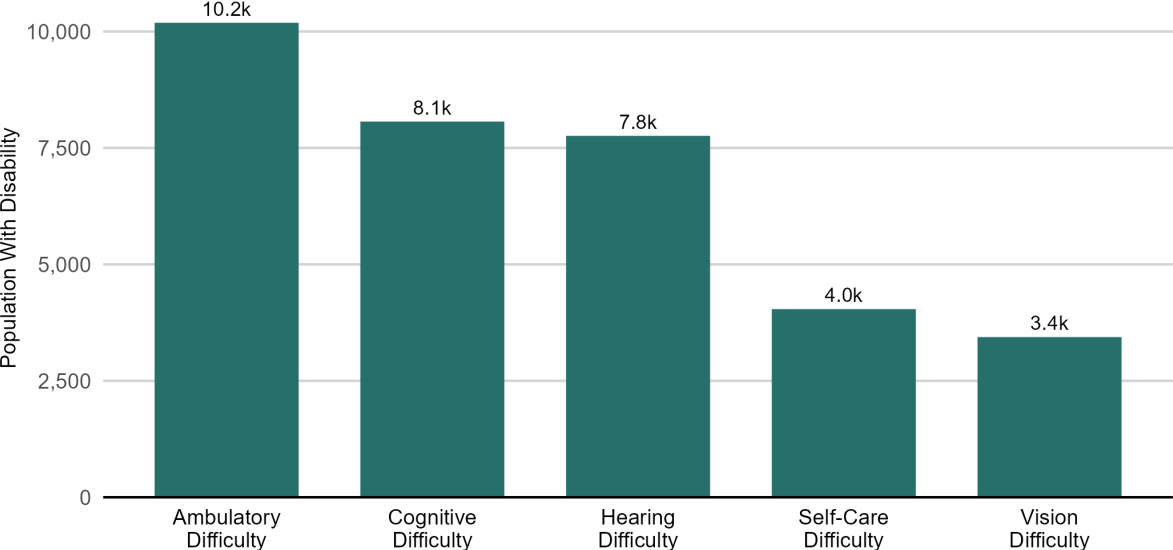
Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

859  
860

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

**Unincorporated King County** Population With a Disability by Disability Type

5-year ACS 2016-2020



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

862  
863  
864

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

866 The 2020 U.S. Census does not provide a significant amount of data about the LGBTQ+  
867 community. The 2020 Census only asked respondents about their sex, with two answers: male  
868 or female, which does not necessarily reflect respondents' gender identity.<sup>130</sup> According to the  
869 Census, 106,176 (50.1 percent) of unincorporated King County residents identified as female  
870 and 105,722 (49.9 percent) of unincorporated King County identified as male.<sup>131</sup>

871  
872 The 2020 Census did not directly ask respondents about their sexual orientation and instead  
873 asked if they were in a same-sex relationship.<sup>132</sup> Unincorporated King County had a lower rate  
874 of people in same-sex relationships (1.1 percent) compared to King County as a whole (2.8  
875 percent).<sup>133</sup> This is likely an undercount of the rate of people who identify as lesbian, gay,  
876 bisexual, or queer because this data does not capture single people or LGBTQ+ people in  
877 opposite sex relationships.

878  
879 *People Experiencing Homelessness*

880 The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to do a  
881 Point-in-Time (PIT) count to determine the number of people experiencing sheltered and  
882 unsheltered homelessness in a single night.<sup>134</sup> This is an undercount of the total homeless  
883 population over a given year, as it is only recorded on a single night, but reveals important  
884 demographic information about who experiences homelessness in King County. While the PIT  
885 has traditionally been conducted as a one-night census by volunteers in January, in 2022, the  
886 King County Regional Homelessness Authority received a methodological exception to conduct  
887 the count differently. They relied on respondent driven sampling and multiple list methods,  
888 which were used by their statisticians to calculate the number of people experiencing  
889 unsheltered homelessness.<sup>135</sup> The 2022 PIT found 13,368 individuals experiencing  
890 homelessness, a 13.8 percent increase from the 2020 PIT count (11,751 individuals).<sup>136</sup> The  
891 2022 PIT revealed 57 percent of people experiencing homelessness were unsheltered, a 10  
892 percent increase from the 2020 PIT.<sup>137</sup>

893  
894 In 2021, King County analyzed newly integrated data systems that collect information from  
895 people served by social services to assess the number of people experiencing homelessness  
896 more accurately than the PIT.<sup>138</sup> Using this data, King County estimated that approximately  
897 40,800 people in 2020 and 45,300 people in 2019 experienced homelessness at some point in  
898 the year.<sup>139</sup> Approximately 33.1 percent of these individuals in 2020 and 43 percent of these  
899 individuals in 2019 entered the homeless response system for the first time.<sup>140</sup> The King County

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<sup>130</sup> U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

<sup>131</sup> U.S. Census Bureau. (2022). *Sex, 5-year ACS 2016-2020*.

<sup>132</sup> U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

<sup>133</sup> U.S. Census Bureau. (2022). *Relationship Status of Household Heads, 5-year ACS 2016-2020*.

<sup>134</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>135</sup> King County Regional Homelessness Authority. (2022). *Point in Time Count*. [\[link\]](#)

<sup>136</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>137</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>138</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

<sup>139</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

<sup>140</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

900 Regional Homelessness Authority (KCRHA) uses the homelessness count from King County,  
901 not the PIT, to plan their work.<sup>141</sup>  
902

### 903 **Household Characteristics**

904 This section provides information about King County and unincorporated King County  
905 households, including:

- 906 • household count, size, and tenure;
- 907 • demographics of renters and homeowners;
- 908 • household types;
- 909 • overcrowding;
- 910 • income;
- 911 • cost burden; and
- 912 • poverty level.

#### 913 *Household Count, Size, and Tenure*

914 As of 2021, King County has 924,763 households.<sup>142</sup> Unincorporated King County households  
915 represent 8.6 percent of these households (77,761). Figures 16 and 17 show the number of  
916 households by size and tenure in King County and unincorporated King County. The largest  
917 share of households in both King County and unincorporated King County live in two-person  
918 households (34 percent and 37.4 percent respectively).<sup>143</sup> One-person households in King  
919 County are more likely to be renters rather than homeowners. King County households with two  
920 or more people are more likely to be homeowners than renters. Unincorporated King County  
921 residents are more likely to be homeowners, regardless of the size of their household. Most  
922 King County households own their home (56.5 percent) rather than rent (43.5 percent).<sup>144</sup>  
923 Homeownership rates are much higher in unincorporated King County than the county as a  
924 whole, with 63,777 households living in a home they own (82.1 percent) and only 13,894  
925 households renting (17.9 percent).<sup>145</sup>  
926

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<sup>141</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>142</sup> U.S. Census Bureau. (2021). 1-year ACS 2021..

<sup>143</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

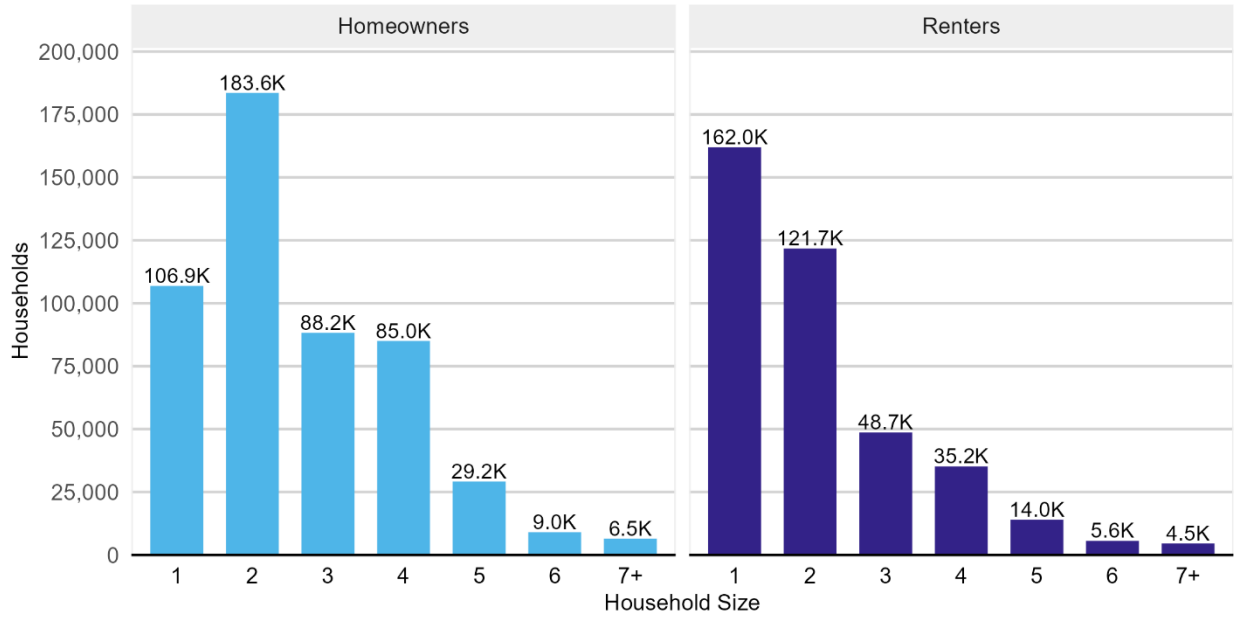
<sup>144</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>145</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

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

**King County** Households by Household Size and Tenure

5-year ACS 2016-2020

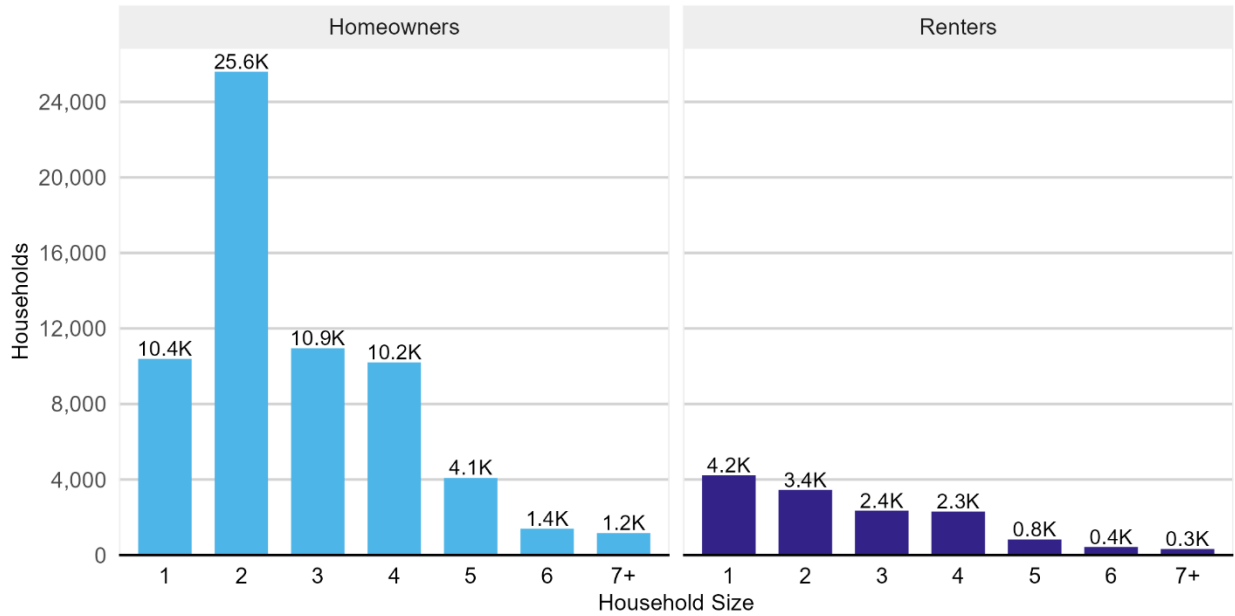


928  
 929  
 930

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

**Unincorporated King County** Households by Household Size and Tenure

5-year ACS 2016-2020



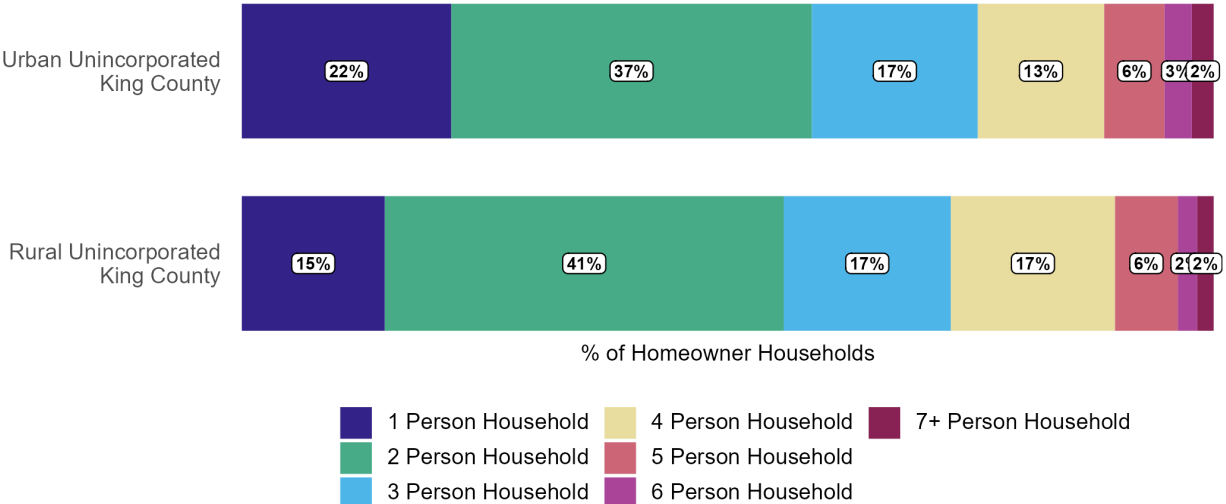
931

932 Most unincorporated King County households (54,177) live in rural areas and approximately a  
 933 third of unincorporated King County households (23,494) live in urban areas.<sup>146</sup> As shown in  
 934 Figure 18, urban unincorporated King County has a higher rate of homeowner households that  
 935 consist of one, six, or seven person households (21.6 percent, 2.8 percent, and 2.2 percent,  
 936 respectively) compared to rural unincorporated King County (14.7 percent, two percent, and 1.7  
 937 percent, respectively).<sup>147</sup> Rural King County has a higher rate of homeowner households that  
 938 consist of two, three, four, and five person households (41 percent, 17.2 percent, 16.9 percent,  
 939 and 6.5 percent respectively) compared to urban unincorporated King County (37.1 percent,  
 940 17.1 percent, 13 percent, and 6.2 percent respectively).<sup>148</sup>

941  
 942 *Figure 18: Urban and Rural Unincorporated King County Homeowner Households by Size*

**Unincorporated King County Share of Homeowners By Household Size**

5-year ACS 2016-2020



943  
 944

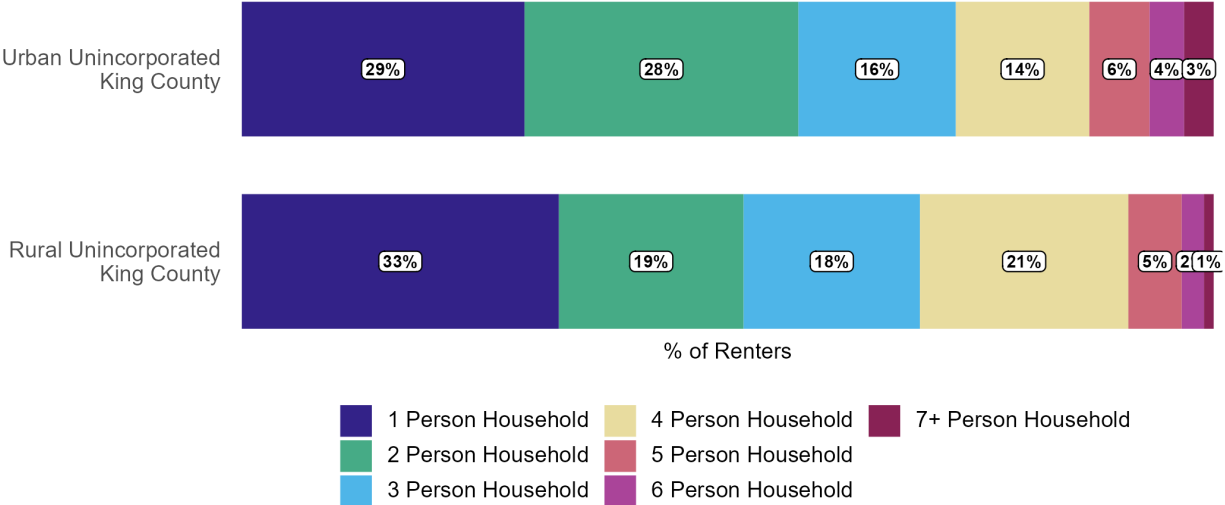
<sup>146</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*  
<sup>147</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*  
<sup>148</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*

945 Figure 19 shows the share of renter households by household size divided between the rural  
 946 and urban areas. Rural unincorporated King County has a higher rate of one person renter  
 947 households (32.6 percent) than urban unincorporated King County (29.1 percent).<sup>149</sup> This may  
 948 be because of a combination of several factors. On average, rural unincorporated King County  
 949 residents are older than in urban unincorporated areas. Additionally, rent is lower in rural  
 950 unincorporated King County than urban unincorporated King County. Residents may be able to  
 951 both afford to live alone and not have children or other family members that live with them. Rural  
 952 unincorporated King County has a higher rate of three- and four-person renter households than  
 953 urban unincorporated King County.<sup>150</sup> Urban unincorporated King County has a higher rate of  
 954 five, six, and seven-person renter households.<sup>151</sup>

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

**Unincorporated King County Share of Renters By Household Size**

5-year ACS 2016-2020



957  
 958  
 959

<sup>149</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*  
<sup>150</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*  
<sup>151</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020.*



960 *Household types*

961 For the purposes of the CHAS data analysis, HUD categorizes household types into the  
962 following:<sup>152</sup>

- 963 • elderly family households which contain two related people, with either or both 62 years  
964 old or older;
- 965 • small family households which contain two people with neither person 62 years old or  
966 older or three or four people;
- 967 • large family households which contain five or more family members;
- 968 • elderly non-family households which contain two non-related people who are 62 years  
969 old or older; and
- 970 • other households which contain non-related people.

971 As shown in Figures 20 and 21, the largest household type in both King County as a whole and  
972 unincorporated King County are small family households (42.3 percent and 48.4 percent  
973 respectively).<sup>153</sup> Other households consist of more than a quarter of King County households.<sup>154</sup>  
974 The cost of housing, as well as the large student body of University of Washington (60,081  
975 students) likely contributes to the number of households consisting of unrelated roommates.<sup>155</sup>  
976 Unincorporated King County's population is older than the countywide population, so  
977 unincorporated King County households are more likely to consist of elderly family or non-  
978 elderly family households and less likely to consist of other households than in King County as a  
979 whole.  
980

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<sup>152</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS Data Documentation* [\[link\]](#)

<sup>153</sup> U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.

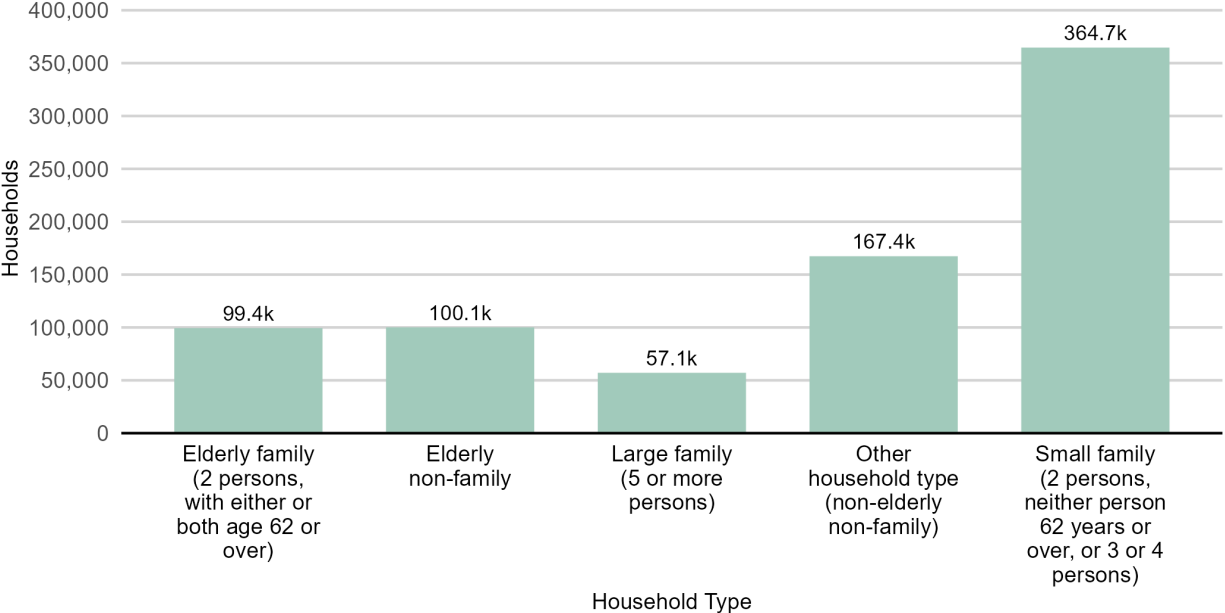
<sup>154</sup> U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.

<sup>155</sup> University of Washington. (2022, October 14). *UW's 2022 entering class is largest and most diverse*. [\[link\]](#)

981 *Figure 20: Household Types in King County*  
 982

**King County Household Types**

CHAS 2014-2018

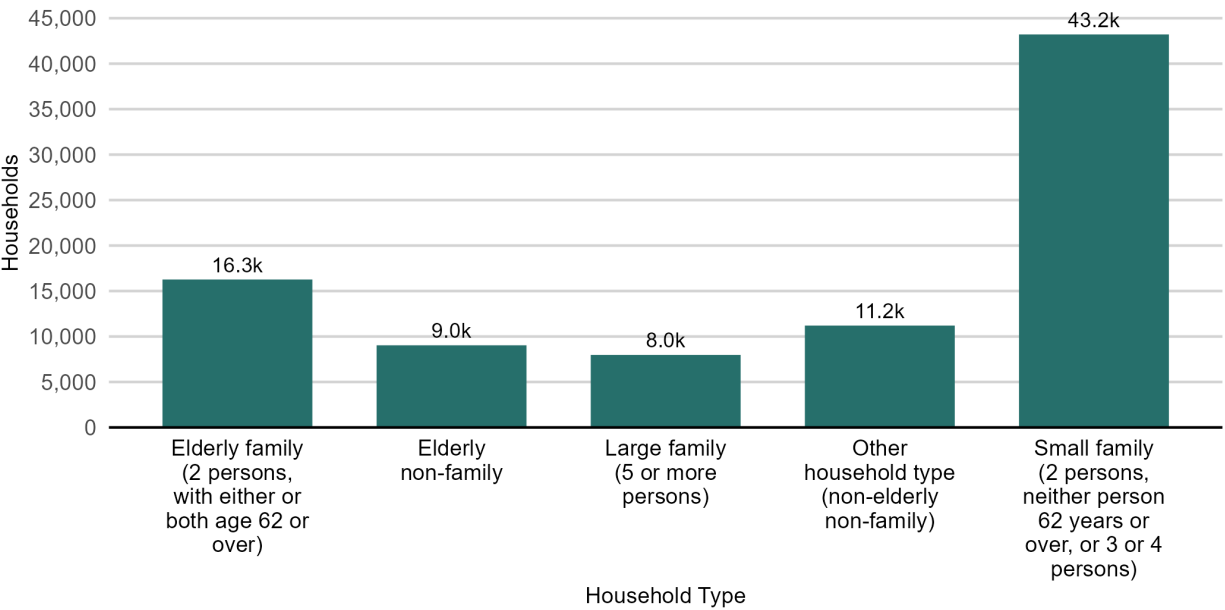


983  
 984

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

**Unincorporated King County Household Types**

CHAS 2014-2018



986

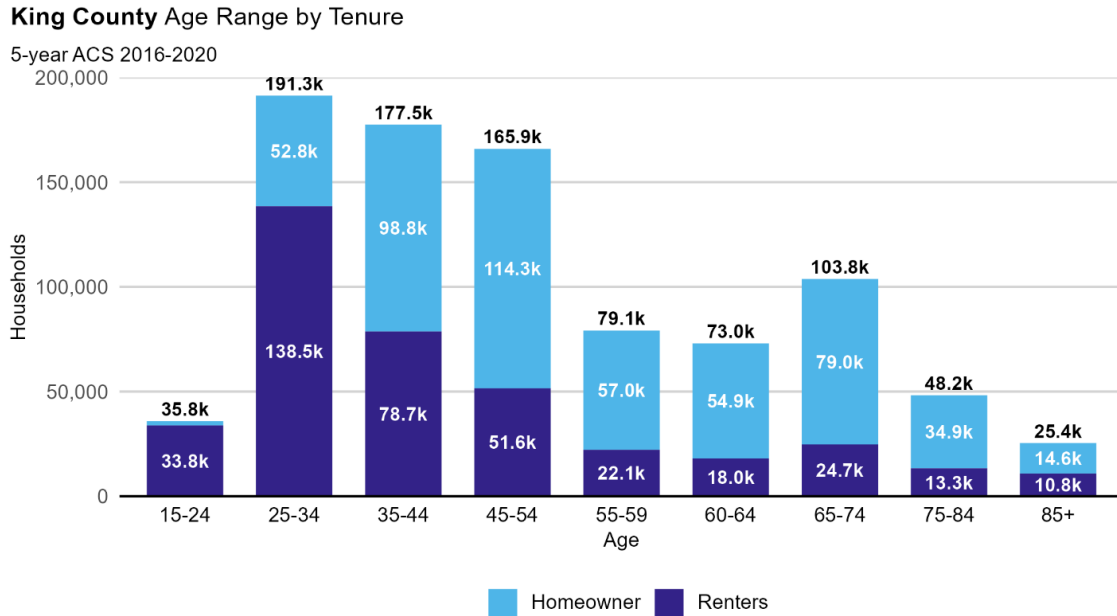
987 *Demographics of Renters and Homeowners*

988 *Age of renters and homeowners*

989 The U.S. Census Bureau collects information on the age of the person in whose name the  
990 housing unit is owned or rented by, known as the “householder.” As shown in Figures 22 and  
991 23, householders over 35 years old countywide and over 25 years old in unincorporated King  
992 County are more likely to be homeowners.<sup>156</sup> Homeownership peaks for householders aged 60  
993 to 64 years old countywide, with 75.3 percent of householders in this age range owning a  
994 home.<sup>157</sup> As householders age in unincorporated King County, they are more likely to be  
995 homeowners, peaking at 94.1 percent of unincorporated King County householders aged 85  
996 years old or older owning a home.<sup>158</sup> King County householders over the age of 85 are  
997 significantly more likely to be renters (42.6 percent) than householders within the same age  
998 range in unincorporated King County (5.9 percent).<sup>159</sup> This disparity may be explained a smaller  
999 sample size in unincorporated King County and the relative lack of multifamily housing designed  
1000 for seniors in unincorporated King County.

1001  
1002 Countywide, householders 15 to 34 years old are more likely to rent than own, while only  
1003 householders 15 to 24 are more likely to rent in unincorporated King County. Approximately 62  
1004 percent of householders 25 to 34 years old own their home in unincorporated King County, a  
1005 rate twice as high as the homeownership rate among householders in the same age range in  
1006 King County.<sup>160</sup>

1007 *Figure 22: King County Age Range by Tenure*



1009

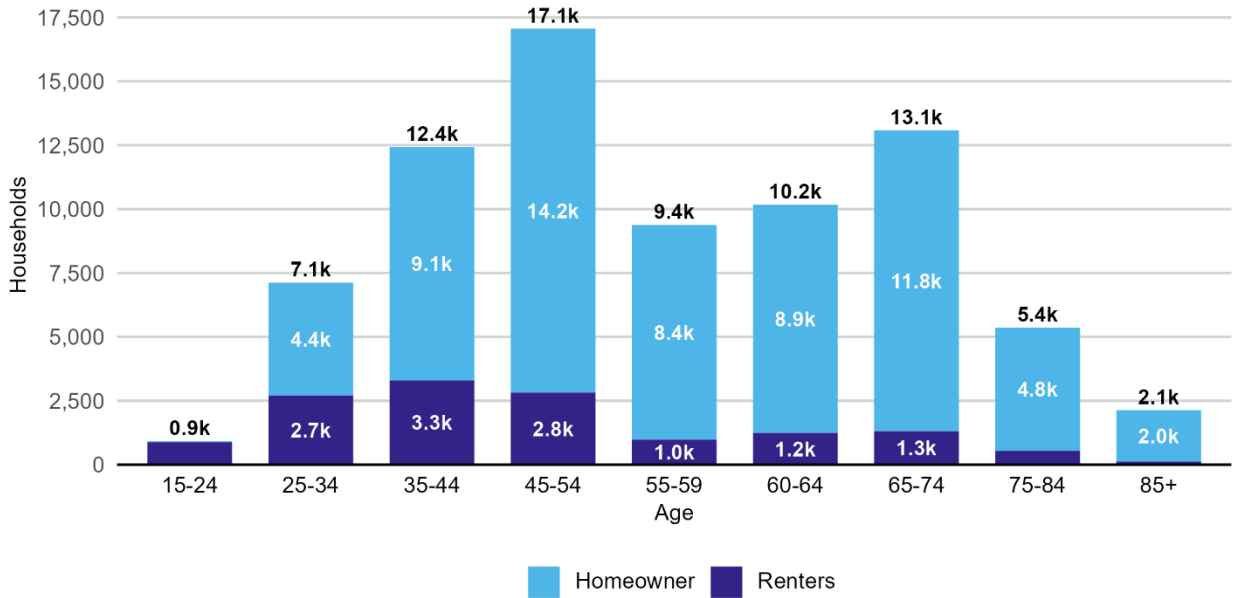
<sup>156</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>157</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>158</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>159</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>160</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

1010

1011 *Figure 23: Unincorporated King County Age Range by Tenure*

**Unincorporated King County Age Range by Tenure**

5-year ACS 2016-2020



1012

1013 *Race and ethnicity of renters and homeowners*

1014 As shown in Figures 24 and 25, across all races, households are more likely to own their homes  
 1015 in unincorporated King County than in King County as a whole.<sup>161</sup> In King County and  
 1016 unincorporated King County, most White households (61.2 percent and 88 percent,  
 1017 respectively) and Asian households (57.7 percent and 74.9 percent of households) own their  
 1018 homes.<sup>162</sup> In King County and unincorporated King County, Black households (72.2 percent and  
 1019 56.8 percent, respectively) and households of races not listed (68.1 percent and 60.5 percent)  
 1020 are more likely to rent than own their homes.<sup>163</sup>

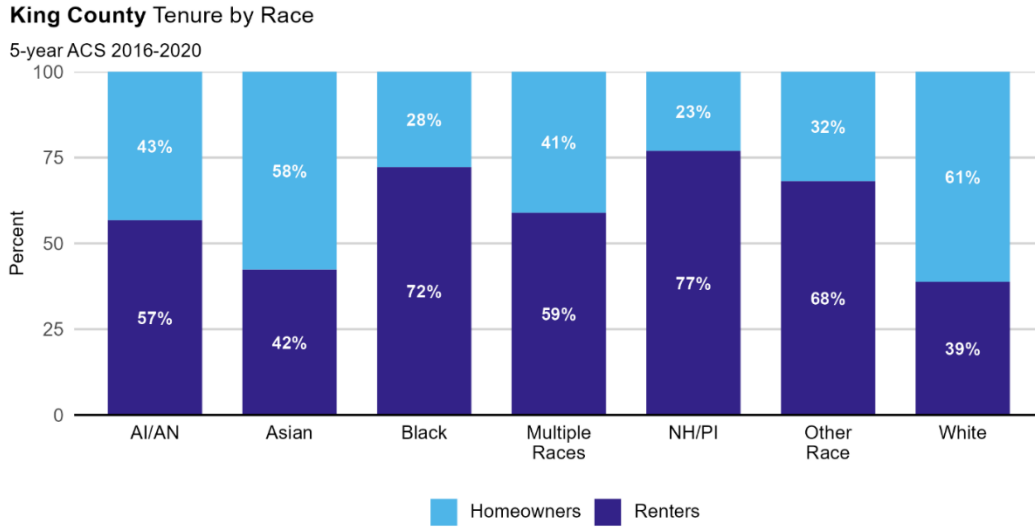
1021

1022 Most American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Multi-Racial  
 1023 households in unincorporated King County own their homes (52.5 percent, 81.2 percent, and  
 1024 66.4 percent, respectively).<sup>164</sup> Native Hawaiian/Pacific Islander households are nearly four  
 1025 times more likely to own their home in unincorporated King County than countywide.<sup>165</sup>  
 1026 Unincorporated King County skews older than the countywide population, so it is possible  
 1027 unincorporated King County households bought their homes before housing costs increased  
 1028 significantly in the region.<sup>166</sup> In addition, there was significant immigration from Hawaii and  
 1029 Samoa before and during the mid-20<sup>th</sup> century, when homes were more affordable and before

<sup>161</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*  
<sup>162</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*  
<sup>163</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*  
<sup>164</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*  
<sup>165</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*  
<sup>166</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020.*

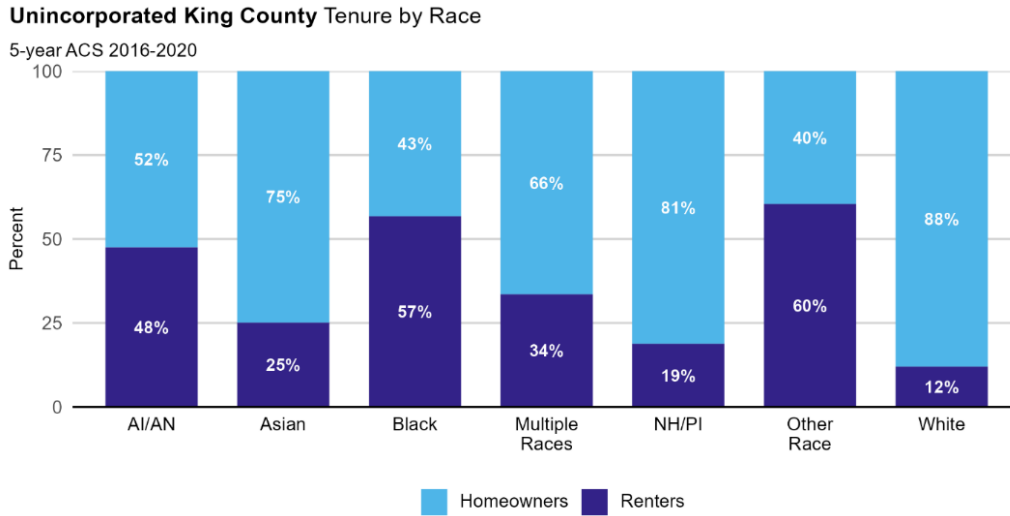
1030 much of the rental housing in this region was constructed, which may be a factor in the  
 1031 unincorporated King County homeownership rate of these communities.<sup>167, 168</sup>

1032  
 1033 *Figure 24: Tenure by Race in King County*



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

1034  
 1035  
 1036 *Figure 25: Tenure by Race in Unincorporated King County*



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

1037  
 1038  
 1039

<sup>167</sup> Barman, Jean and McIntyre Watson, Bruce. (2006). *Leaving Paradise: Indigenous Hawaiians in the Pacific Northwest, 1787-1898*. [\[link\]](#)

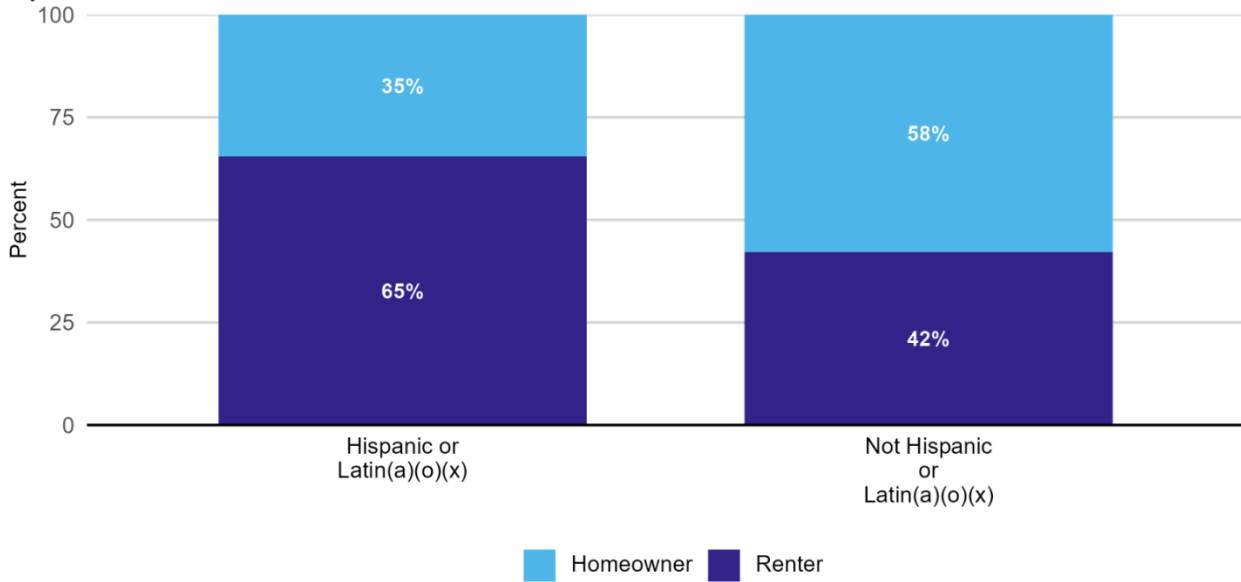
<sup>168</sup> Kemezis, K. (2010, November 29). Samoan Community (Seattle). *Historylink*. [\[link\]](#)

1040 Figures 26 and 27 compare King County and unincorporated King County tenure by Hispanic  
 1041 and Latin(a)(o)(x) ethnicity. Approximately 65 percent of Hispanic or Latin(a)(o)(x) King County  
 1042 residents rent, a higher rate than the 42 percent of Not Hispanic or Latin(a)(o)(x) King County  
 1043 residents who rent.<sup>169</sup> More than half of Not Hispanic or Latin(a)(o)(x) King County residents (58  
 1044 percent) own a home, compared to only 35 percent of Hispanic or Latin(a)(o)(x) King County  
 1045 residents who own a home.<sup>170</sup> Hispanic or Latin(a)(o)(x) unincorporated King County residents  
 1046 have a higher rate of homeownership than Hispanic or Latin(a)(o)(x) residents countywide (49  
 1047 percent compared to 35 percent).<sup>171</sup>

1048  
 1049 *Figure 26: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in King County*

**King County** Tenure by Hispanic and Latin(a)(o)(x) Ethnicity

5-year PUMS 2016-2020



1050 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.

<sup>169</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

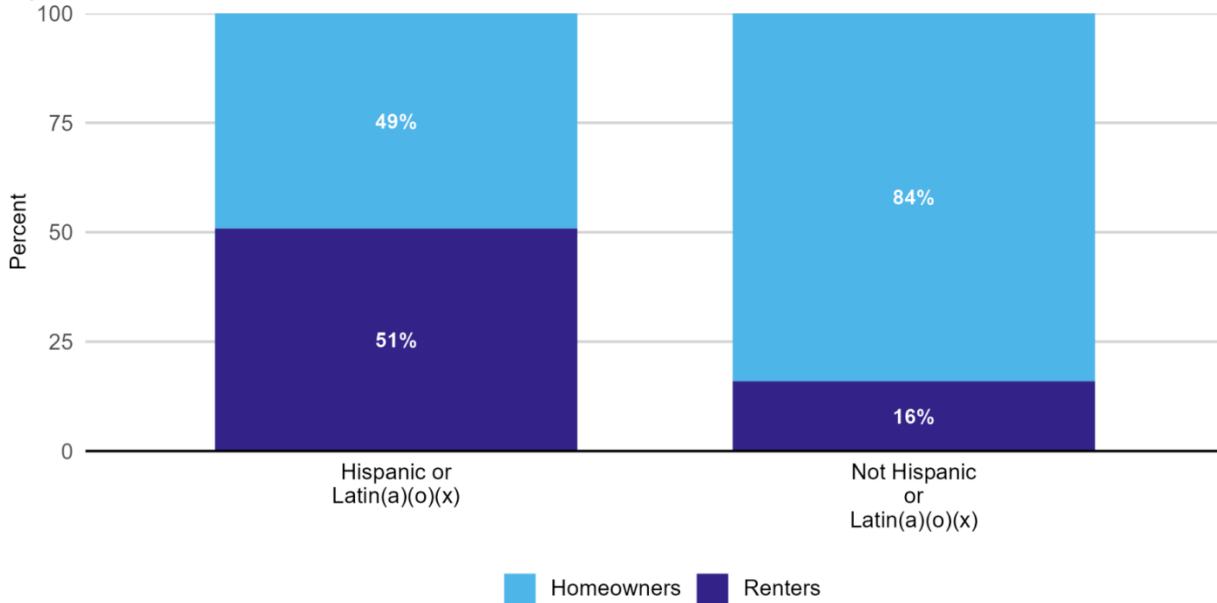
<sup>170</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

<sup>171</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020.*

1051 *Figure 27: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County*

**Unincorporated King County Tenure by Hispanic and Latin(a)(o)(x) Ethnicity**

5-year ACS 2016-2020



1052  
 1053 *Disability status of renters and homeowners*

1054 Tens of thousands of households in King County and unincorporated King County have a  
 1055 household member with a disability.<sup>172</sup> Disability categories are not mutually exclusive, so it is  
 1056 possible the following data has people in multiple categories.<sup>173</sup> Figures 28 and 29 show the  
 1057 tenure by disability status in King County and unincorporated King County, respectively. Among  
 1058 all disability types, the rate of homeownership is significantly higher in unincorporated King  
 1059 County than in King County.<sup>174</sup> In 2018, approximately 11.8 percent of the households that have  
 1060 a member with a disability in King County live in unincorporated King County, a rate higher than  
 1061 the overall 8.6 percent of King County households that live in the unincorporated areas.<sup>175</sup>

1062  
 1063 Most unincorporated King County households with a household member that has a disability are  
 1064 homeowners.<sup>176</sup> The second most common disability type in both King County and  
 1065 unincorporated King County is cognitive difficulty.<sup>177</sup> Individuals with a cognitive difficulty have  
 1066 serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or  
 1067 emotional condition. Households with a member that has a cognitive limitation are the most  
 1068 likely out of all disability types to rent in King County and unincorporated King County (53.1  
 1069 percent and 46.9 percent, respectively).<sup>178</sup>

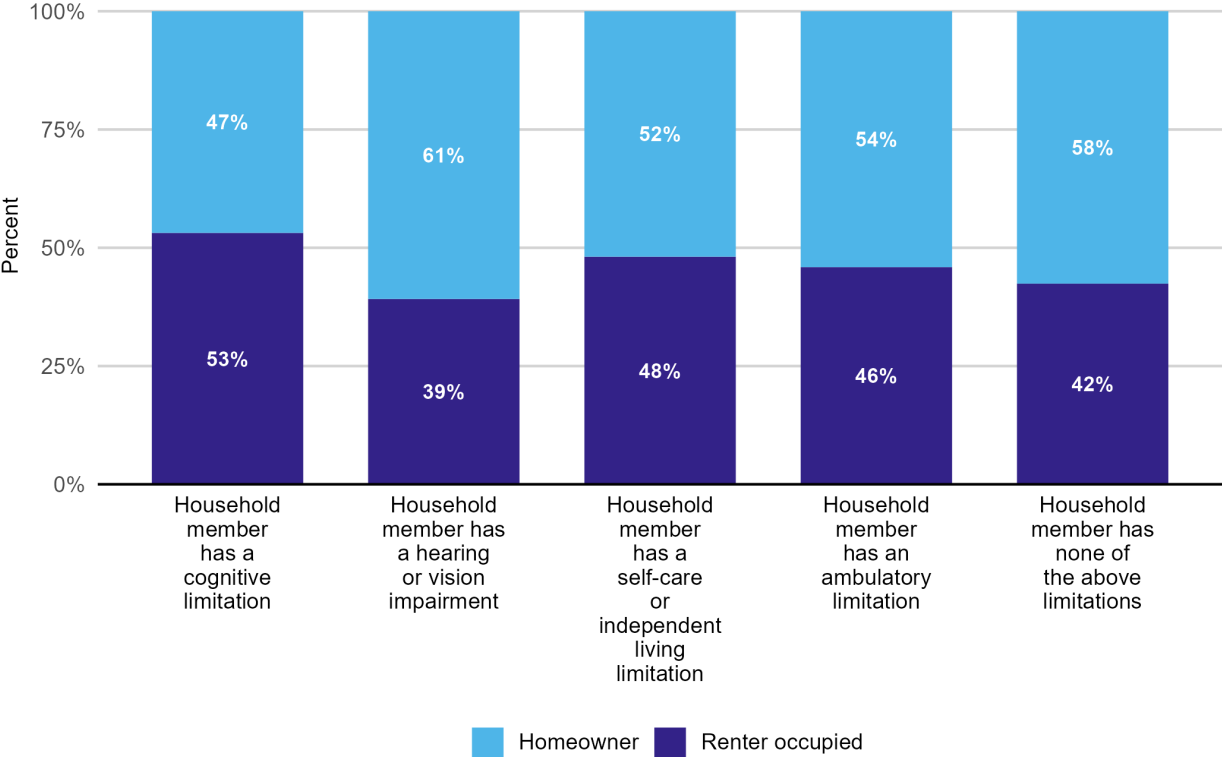
<sup>172</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>173</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>174</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>175</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>176</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>177</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020.*  
<sup>178</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*

1071 Among households with a member that has a disability, unincorporated King County households  
 1072 are more likely than King County households to have a household member with a hearing or  
 1073 vision impairment (28.3 percent and 25.2 percent, respectively).<sup>179</sup> This may reflect the higher  
 1074 percentage of senior residents in unincorporated King County. Households with a member who  
 1075 has a hearing or vision impairment have a higher homeownership rate than the general  
 1076 population in both King County and unincorporated King County.<sup>180</sup>

1077 *Figure 28: Tenure by Disability Status in King County*

**King County** Tenure by Disability Status

CHAS 2014-2018



1079

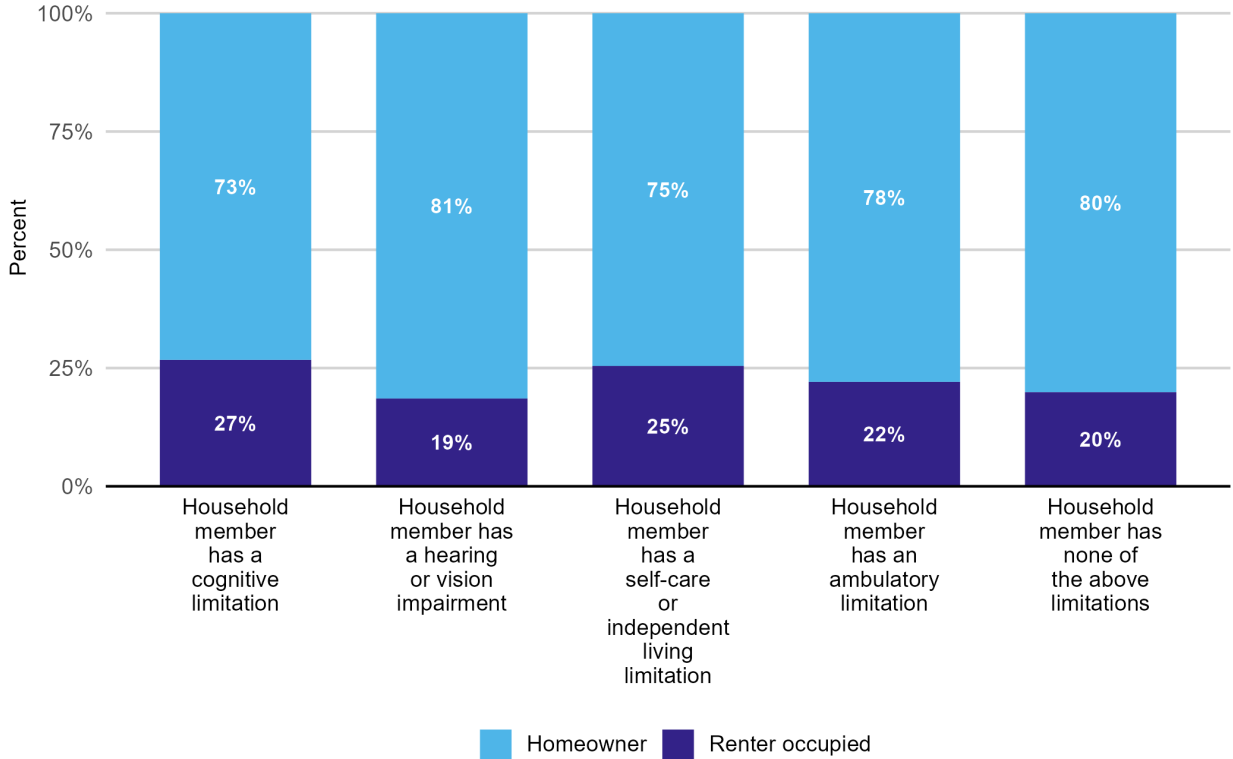
<sup>179</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*  
<sup>180</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018.*



1080 *Figure 29: Tenure by Disability Status in Unincorporated King County*

**Unincorporated King County Tenure by Disability Status**

CHAS 2014-2018



1081  
 1082 **Overcrowding Estimates**

1083 HUD defines an overcrowded housing unit as one occupied by more than one person per room,  
 1084 excluding bathrooms and kitchens.<sup>181</sup> Severe overcrowding is more than 1.5 persons per room,  
 1085 excluding bathrooms and kitchens.<sup>182</sup> Approximately 31,715 (3.6 percent) King County  
 1086 households are overcrowded or severely overcrowded.<sup>183</sup> The rate of overcrowding or severe  
 1087 overcrowding is significantly lower in unincorporated King County, at 2.2 percent (1,446  
 1088 households).<sup>184</sup> The rate of overcrowding in unincorporated King County may be lower than  
 1089 countywide because housing units in unincorporated King County are larger on average than  
 1090 countywide, there is more rental housing countywide, and unincorporated King County's older  
 1091 population may be less likely to have children so may need less space. Approximately 4.9  
 1092 percent of urban unincorporated King County households are overcrowded, compared to only  
 1093 1.3 percent of rural unincorporated King County households (1,119 households and 887  
 1094 households, respectively).<sup>185</sup>

1095  
 1096

<sup>181</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)  
<sup>182</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)  
<sup>183</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.  
<sup>184</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.  
<sup>185</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

1097 *Household Income*

1098 The area median income is the midpoint income for an area, where half the people have  
1099 incomes greater than the median and half the people have incomes below the median.<sup>186</sup> HUD  
1100 uses the area median income for a specific metropolitan region to calculate income limits for  
1101 affordable housing programs based on household size using a set formula developed by the  
1102 agency.<sup>187</sup> Area median income fluctuates annually based on inflation, economic changes, and  
1103 other factors. Table 1 shows the income levels by family size. In 2023, the overall median family  
1104 income for the King County region is \$134,600.<sup>188</sup> Households earning less than 30 percent  
1105 area median income, 50 percent area median income, and 80 percent area median income are  
1106 classified as extremely low income, very low income, and low income, respectively.<sup>189</sup>

1107  
1108 *Table 1: 2023 King County Income Levels by Family Size<sup>190</sup>*

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

1109  
1110  
1111 Figure 30 shows the change in number of households in King County by area median income  
1112 level over time. The area median income levels are calculated using the income limits for  
1113 different income levels. The population of King County households earning greater than 100  
1114 percent area median income has increased approximately 33.3 percent, from about 375,000  
1115 households in 2011 to about 500,000 households in 2018.<sup>191, 192</sup> In the same period, the number  
1116 of households earning less than or equal to 100 percent area median income remained at about  
1117 the same level.<sup>193, 194</sup> The increase in the number of higher income households is explained both  
1118 by new, higher income residents, as well as current residents making more income. More than  
1119 half of all households can be above the median household income because HUD uses a series

<sup>186</sup> U.S. Census Bureau. (Retrieved 2022, December 27). *Median Household Income*. [\[link\]](#)

<sup>187</sup> U.S. Department of Housing and Urban Development. (Retrieved 2022, December 27). *Methodology for Determining Section 8 Income Limits*. [\[link\]](#)

<sup>188</sup> U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.

<sup>189</sup> U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.

<sup>190</sup> U.S. Department of Housing and Urban Development. (2023). *FY 2023 Income Limits Summary*.

<sup>191</sup> U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.

<sup>192</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.

<sup>193</sup> U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.

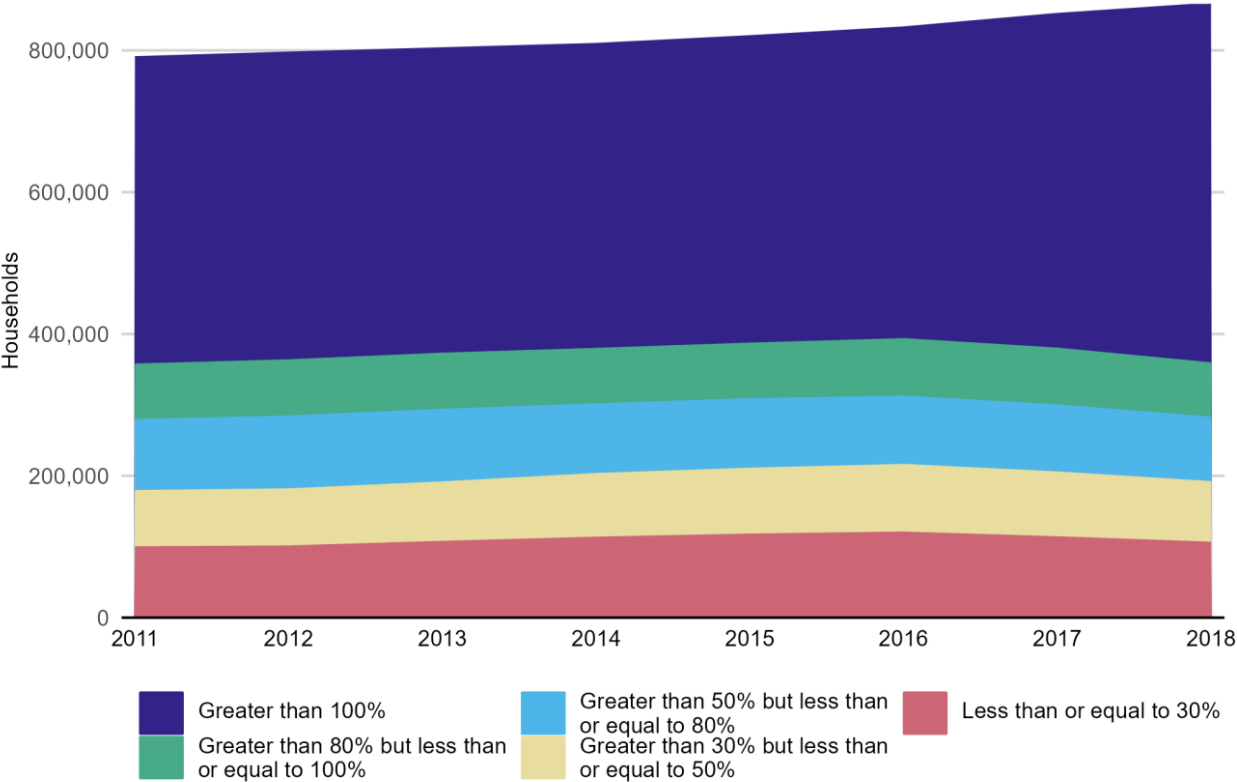
<sup>194</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.

1120 of adjustments and older household income data to set the median income, which causes the  
 1121 median figure used in their area median income band definitions to be lower than the un-  
 1122 adjusted median.<sup>195</sup>

1123  
 1124 This increase in higher income households is one of the biggest factors to explain the loss of  
 1125 affordable housing over about the past ten years. Demand for housing increases as the  
 1126 population increases. An increase in higher income households means there are more people  
 1127 who can pay more to live in the area and type of housing of their choice. Private landlords and  
 1128 home sellers respond to this increase in high income households by raising prices, especially if  
 1129 the housing supply is limited.

1130  
 1131 *Figure 30: King County Household Distribution by Area Median Income Levels*

**King County Household Distribution by Area Median Income Levels**  
 CHAS 2007-2011 to CHAS 2014-2018



1132  
 1133  
 1134

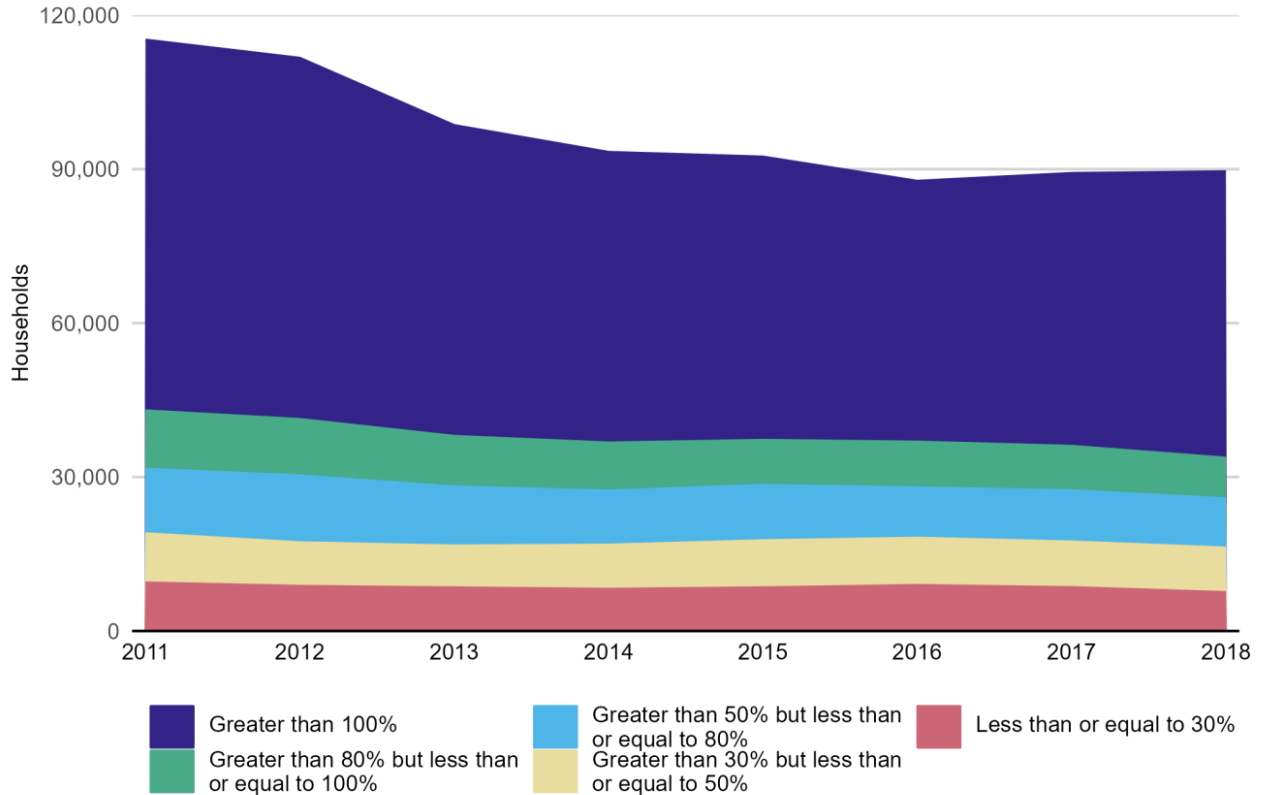
<sup>195</sup> U.S. Department of Housing and Urban Development. *Income Limits*. (2022, April). [\[link\]](#)

1135 Figure 31 shows the change in number of households in unincorporated King County by area  
 1136 median income level over time. The population of unincorporated King County households  
 1137 earning greater than 100 percent area median income decreased since 2011 to 55,802  
 1138 households in 2018.<sup>196,197</sup> This decrease in higher income households in unincorporated King  
 1139 County is explained in part by the annexation of wealthier unincorporated areas into Kirkland,  
 1140 Bellevue, and Sammamish.<sup>198</sup>

1141  
 1142 *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



1143  
 1144  
 1145

<sup>196</sup> U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI Levels, CHAS 2007-2011*.

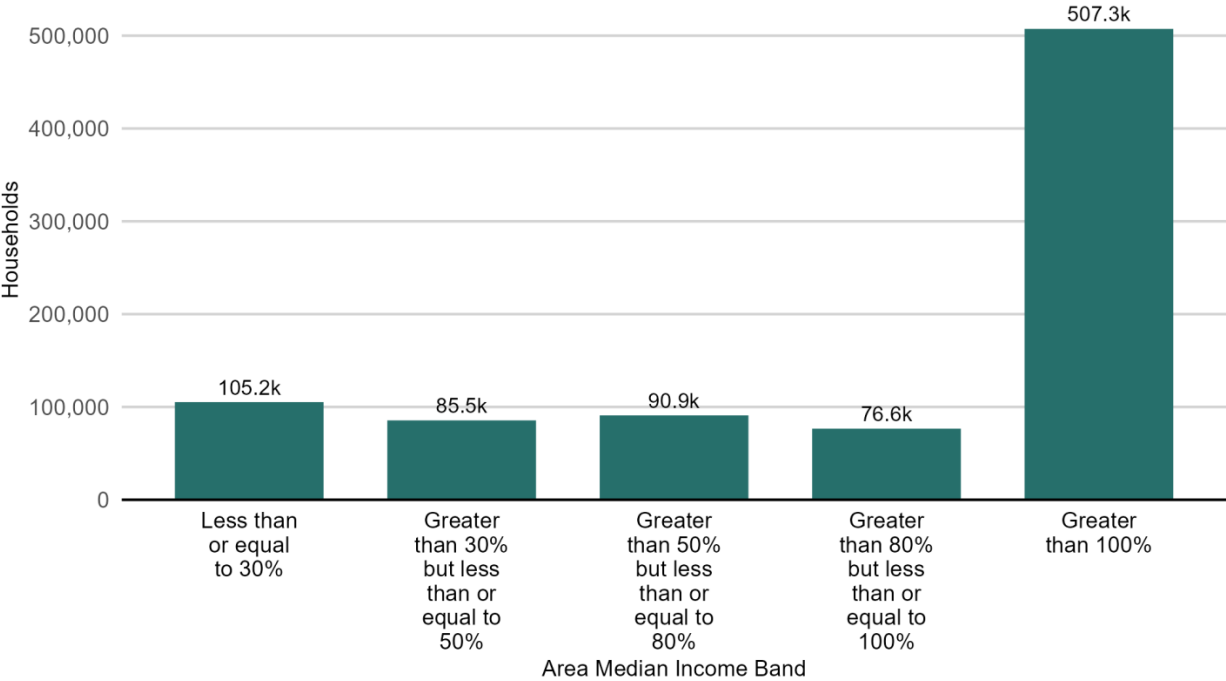
<sup>197</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

<sup>198</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

1146 As shown in Figures 32 and 33, between 2014 and 2018, more than half of households in King  
 1147 County and unincorporated King County earned greater than 100 percent area median income,  
 1148 as defined by HUD in their Comprehensive Housing Affordability Strategy (CHAS) dataset.<sup>199</sup>  
 1149 Approximately 12.2 percent and 8.4 percent of households in King County and unincorporated  
 1150 King County, respectively, are extremely low income, earning less than or equal to 30 percent  
 1151 area median income.<sup>200</sup> In 2018, nearly 10 percent of households in King County and  
 1152 unincorporated King County are very low-income, earning between 30 to 50 percent area  
 1153 median income (85,540 and 8,693 households, respectively).<sup>201</sup> There were similar proportions  
 1154 of households earning between 30 percent and 50 percent area median income, 50 percent and  
 1155 80 percent area median income, and 80 percent to 100 percent area median income, in King  
 1156 County and unincorporated King County.<sup>202</sup>

1157 *Figure 32: Household Distribution by Area Median Income Levels in King County*

**King County** Household Distribution by Area Median Income Levels  
 CHAS 2014-2018



1159

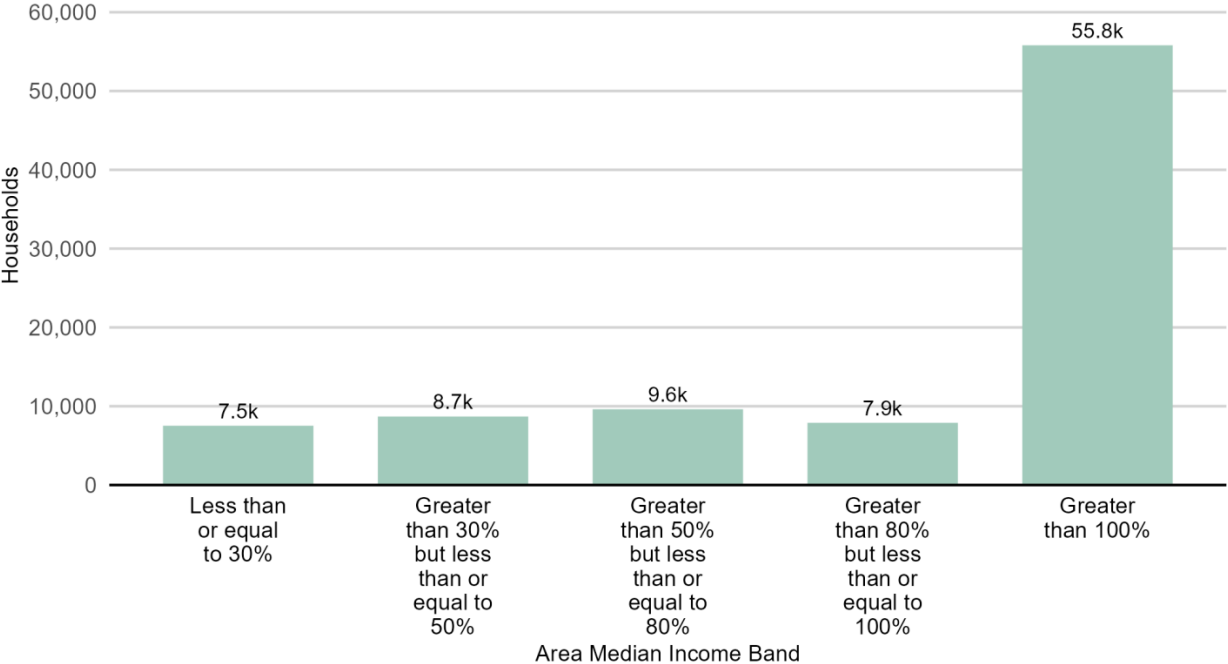
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<sup>199</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>200</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>201</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>202</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1160

1161 *Figure 33: Household Distribution by Area Median Income Levels in Unincorporated King County*

**Unincorporated King County** Household Distribution by Area Median Income Levels  
CHAS 2014-2018



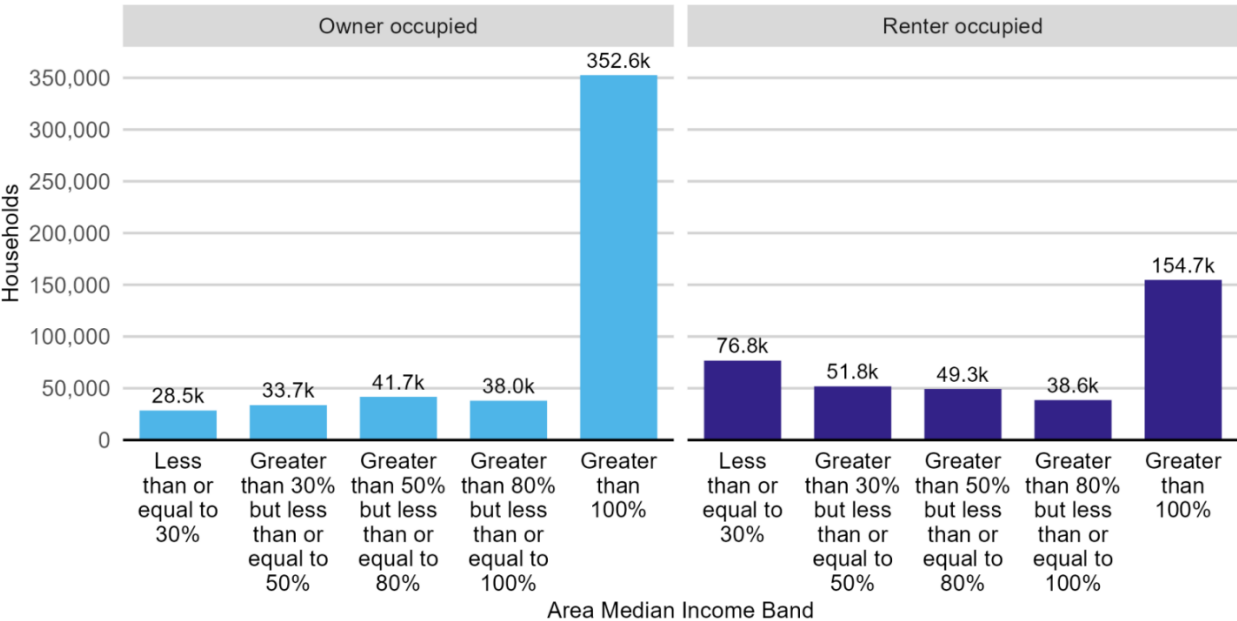
1162  
1163

1164 *Household Income of Renters and Homeowners*  
 1165 In 2020, the median household income for homeowners (\$128,737) was nearly twice that of  
 1166 renters (\$67,990) in King County.<sup>203</sup> As shown in Figure 34, the rate of homeownership  
 1167 increases with area median income levels in King County, and most households below 100  
 1168 percent area median income are more likely to rent than own their home.<sup>204</sup> Extremely low-  
 1169 income households are significantly more likely to be renters (72.9 percent) than homeowners  
 1170 (27.1 percent) in King County.<sup>205</sup> The proportion of homeowners among households earning  
 1171 greater than 100 percent area median income(69.5 percent) is significantly larger than  
 1172 households earning between 80 percent to 100 percent area median income (49.6 percent).<sup>206</sup>  
 1173  
 1174

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

**King County** Households by Tenure and Area Median Income Band

CHAS 2014-2018



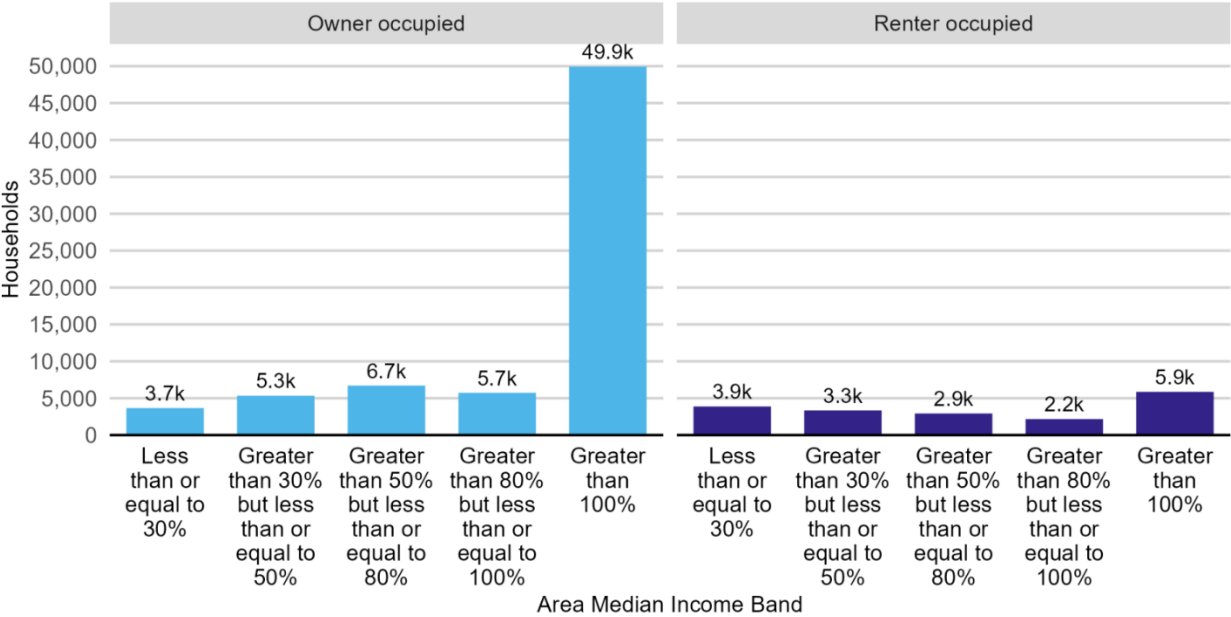
1175  
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<sup>203</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, ACS 2016-2020*.  
<sup>204</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>205</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>206</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1177 As shown in Figure 35, the only extremely low-income households in unincorporated King  
 1178 County are more likely to be renters than owners, with approximately 51.4 percent (3,876) of  
 1179 these households renting.<sup>207</sup> The rate of homeownership increases as area median income  
 1180 level increases in unincorporated King County, from 48.6 percent (3,661) of extremely low-  
 1181 income households to 89.5 percent (49,937) of households earning greater than 100 percent  
 1182 area median income.<sup>208</sup> Lower-income households are more likely to own their homes in  
 1183 unincorporated King County than countywide.<sup>209</sup> This may be because unincorporated King  
 1184 County residents tend to be older than people throughout the county, so they may have paid  
 1185 their mortgage and retired, resulting in lower income relative to their assets, or bought their  
 1186 homes prior to the drastic increase in housing cost over the past decade.

1187  
 1188 *Figure 35: Households by Tenure and Area Median Income Band in Unincorporated King County*

**Unincorporated King County Households by Tenure and Area Median Income Band**  
 CHAS 2014-2018



1189

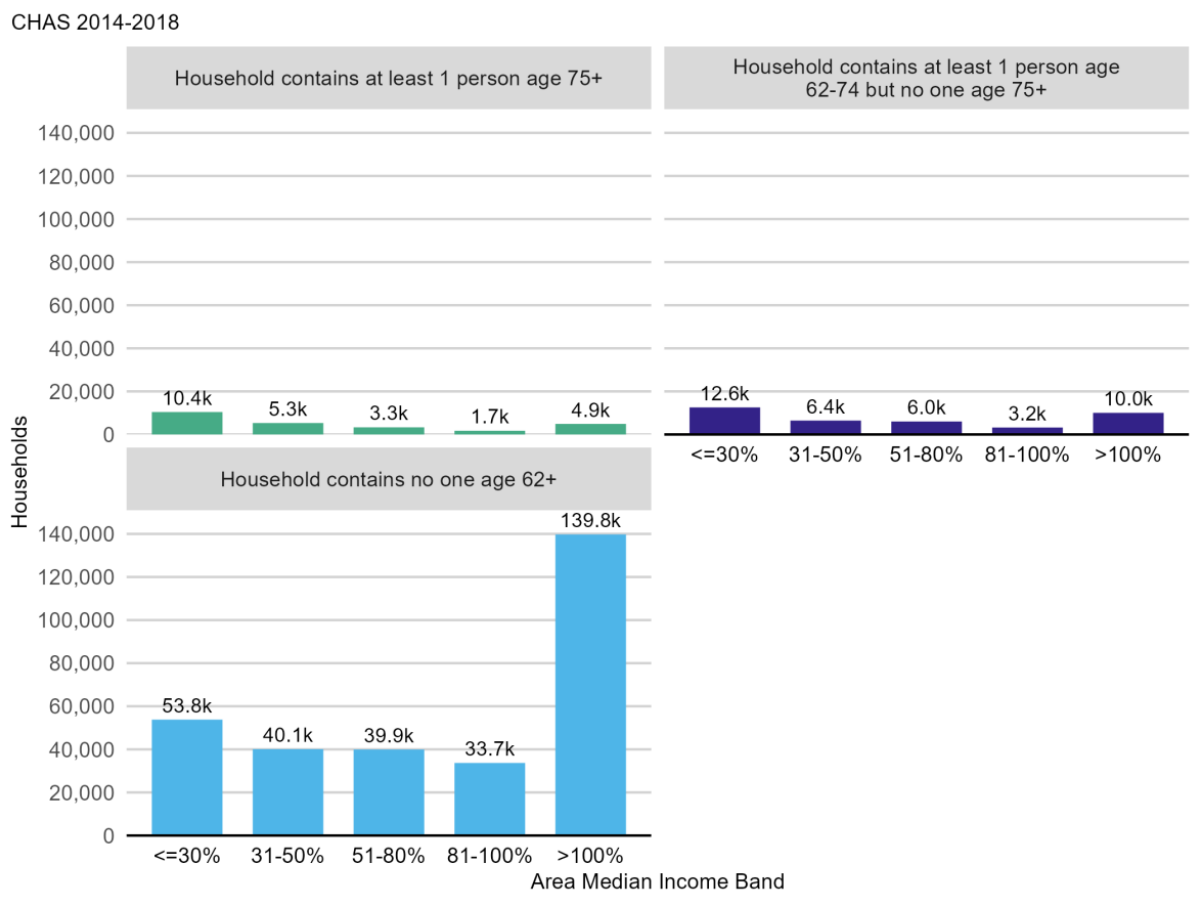
<sup>207</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>208</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>209</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.



1190 **Household Income by Age Status**  
 1191 Approximately 17.2 percent (54,945) and 19.9 percent (3,630) of renter households in King  
 1192 County and unincorporated King County, respectively, have at least one person 62 years old or  
 1193 older.<sup>210</sup> As shown in Figures 36 and 37, renter households with incomes at or below 30 percent  
 1194 area median income are the most likely to include a senior resident in unincorporated King  
 1195 County (32.8 percent) and King County (30 percent), likely because some of these households  
 1196 rely on programs such as Social Security for their sole source of income rather than wages.<sup>211</sup>  
 1197 The average monthly Social Security retirement benefit was \$1,657 in January 2022.<sup>212,213</sup>  
 1198 Renters who rely only on these types of benefits likely would not be able to maintain housing in  
 1199 the private market without additional financial support.

1200  
 1201 *Figure 36: Renters by Income Level by Household Age Status in King County*

**King County Renters by Income Level by Household Age Status**



1202

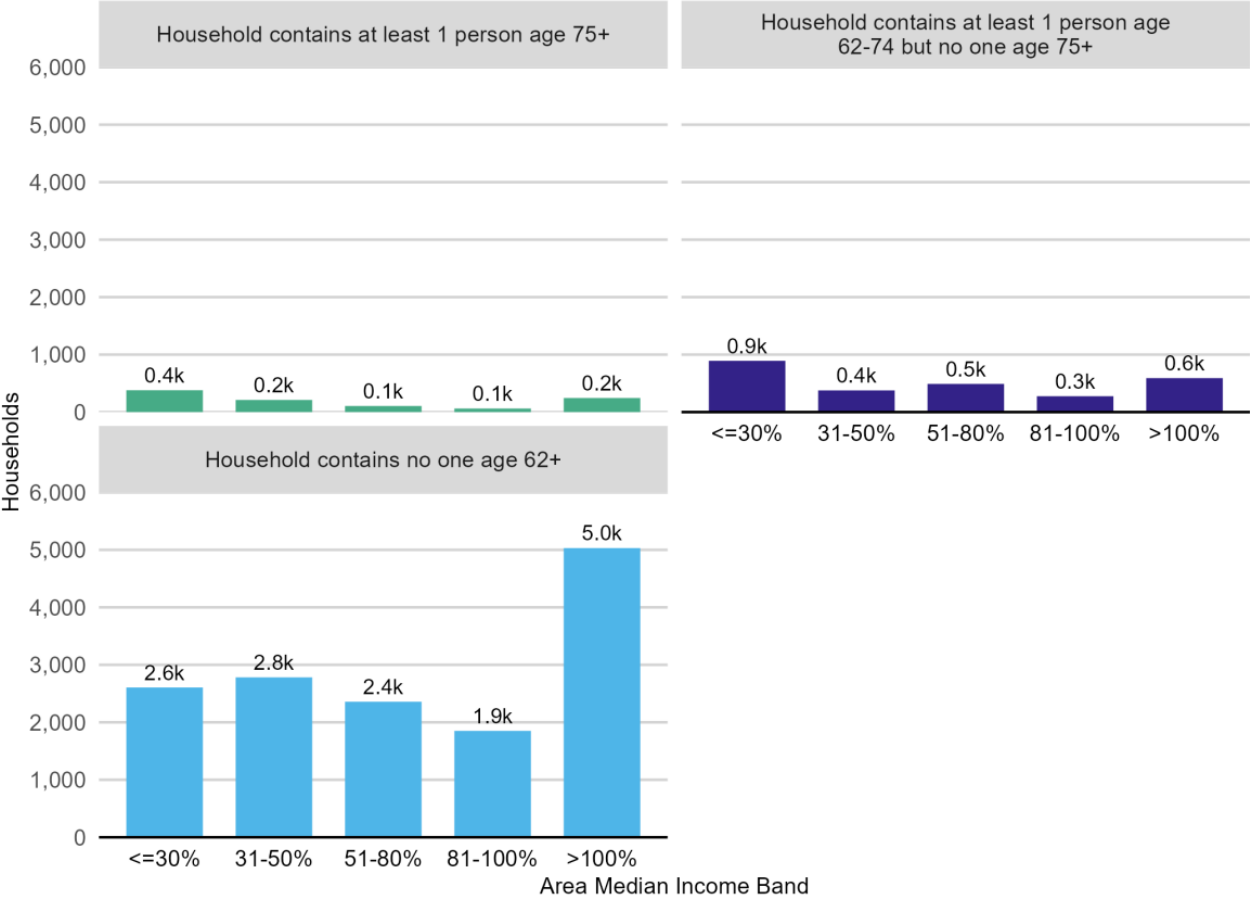
<sup>210</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018.*  
<sup>211</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018.*  
<sup>212</sup> Social Security Administration. (2022, October 7). *What is the estimate monthly benefit for a retired worker?* [\[link\]](#)  
<sup>213</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020.*

1203 Figure 37: Renters by Income Level by Household Age Status in Unincorporated King County

1204

**Unincorporated King County Renters by Income Level by Household Age Status**

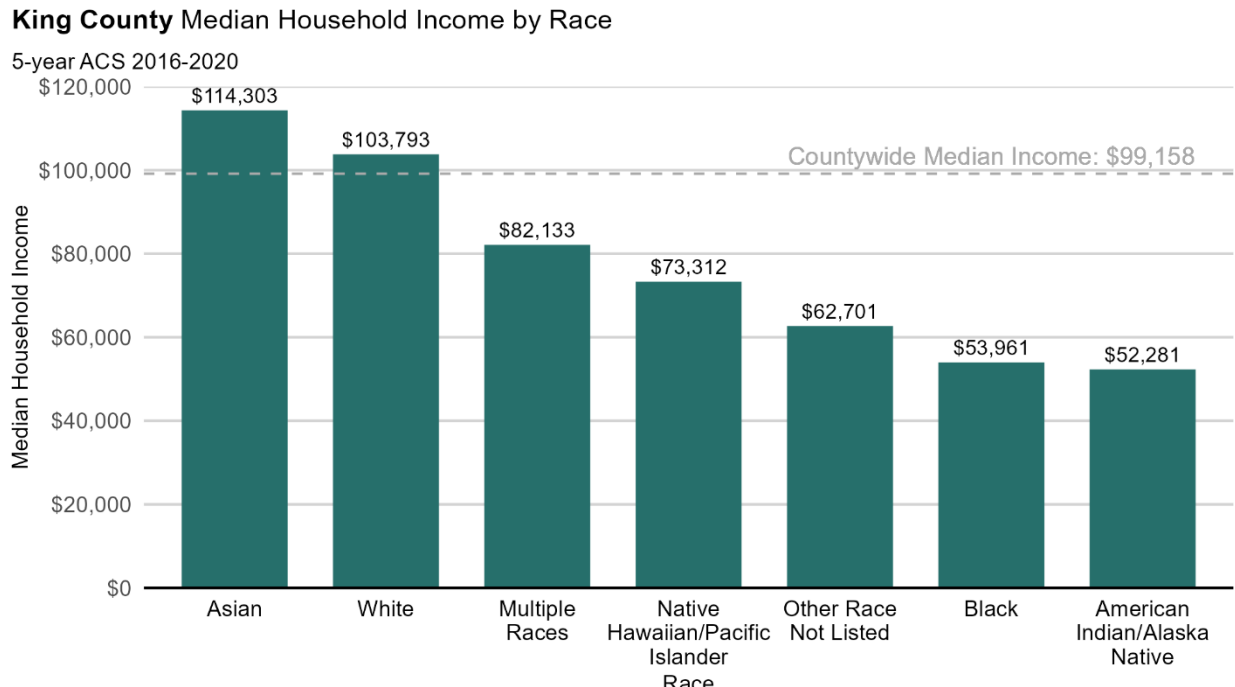
CHAS 2014-2018



1205  
1206

1207 *Household Income by Race and Ethnicity*  
 1208 The connection between race and median income is a key factor in explaining racial disparities  
 1209 throughout the data in this assessment. As shown in Figure 38, there are drastic income  
 1210 disparities between different racial groups in all of King County. In 2020, the median American  
 1211 Indian/Alaska Native and Black household earned less than half that of the median Asian  
 1212 household.<sup>214</sup> Black and American Indian/Alaska Native households have the lowest median  
 1213 income, earning \$53,961 and \$52,281 annually, respectively.<sup>215</sup> Asian and White households  
 1214 earn nearly twice that amount, with annual incomes of \$144,303 and \$103,793, respectively.<sup>216</sup>  
 1215 A factor driving this racial income gap is the demographics of different industries as well as  
 1216 income gaps between different demographics in the same sectors (See Workforce  
 1217 Characteristics Section).

1218  
 1219 *Figure 38: Median Household Income by Race in King County*



1220  
 1221

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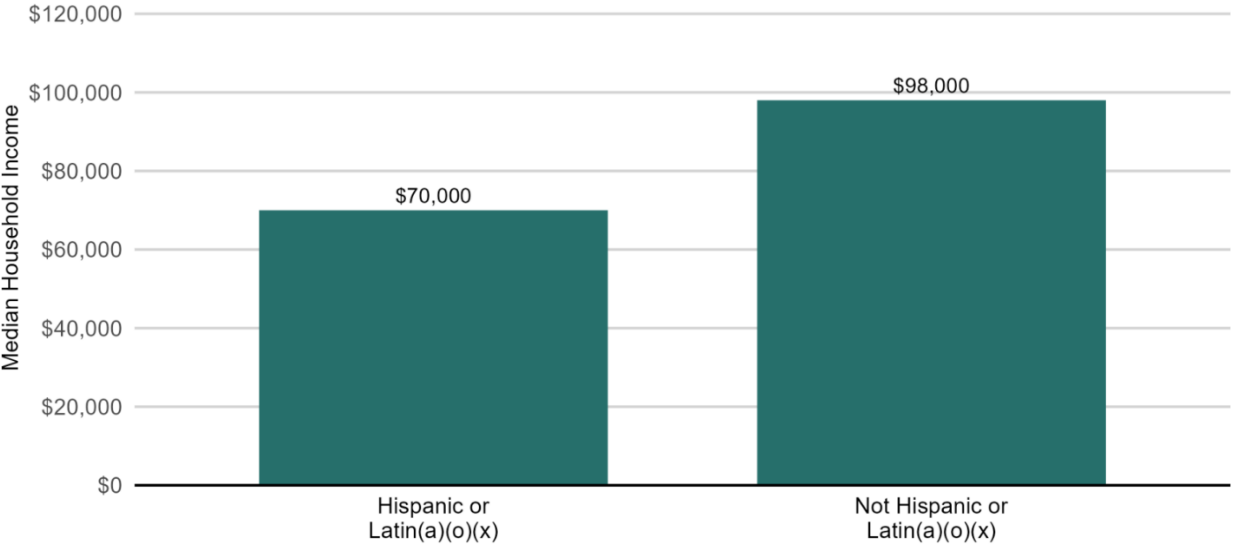
<sup>214</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>215</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
<sup>216</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1222 Figure 39 compares the median income of all King County households by Hispanic or  
1223 Latin(a)(o)(x) ethnicity to the countywide median household income. Hispanic or Latin(a)(o)(x)  
1224 households earn almost \$30,000 less than Not Hispanic or Latin(a)(o)(x) households (\$70,000  
1225 compared to \$98,000 respectively). These two median household income figures are both  
1226 estimated using 5-year PUMS 2016-2020 data, which is an anonymized individual level dataset  
1227 using a subsample of the 5-year ACS 2016-2020 data. As the PUMS data is a subsample, it  
1228 differs slightly from the ACS data, which explains why both the Not Hispanic or Latin(a)(o)(x)  
1229 and Hispanic or Latin(a)(o)(x) categories are slightly lower than the countywide median income  
1230 reported in the ACS data.

1231  
1232 *Figure 39: Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity in King County*

**King County** Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity

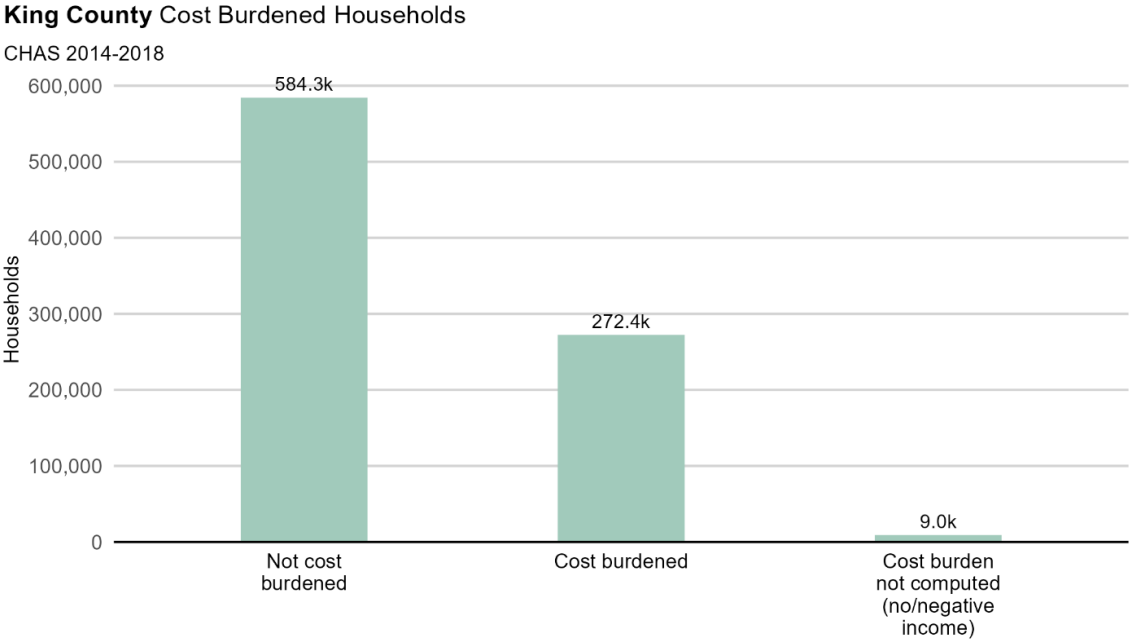
5-year PUMS 2016-2020



1233 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.  
1234

1235 **Cost Burden**  
1236 As shown in Figures 40 and 41, nearly one-third of households in King County (31.5 percent)  
1237 and unincorporated King County (28.5 percent) are cost burdened.<sup>217</sup> Households are  
1238 considered cost burdened if they pay more than 30 percent of their gross income on housing  
1239 costs, including utilities, and severely cost burdened if they pay more than 50 percent.<sup>218</sup>

1240  
1241 *Figure 40: Cost Burdened Households in King County*

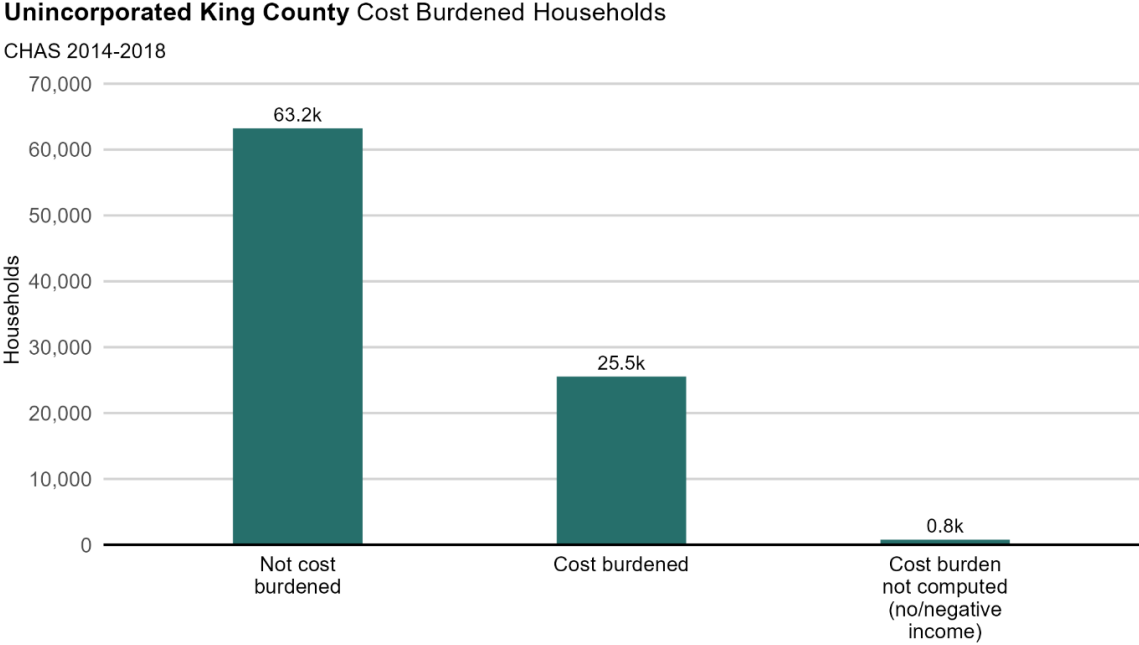


1242  
1243

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<sup>217</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden, CHAS 2014-2018*.  
<sup>218</sup> U.S. Department of Housing and Urban Development. *CHAS: Background*. [\[link\]](#)

1244 *Figure 41: Cost Burdened Households in Unincorporated King County*

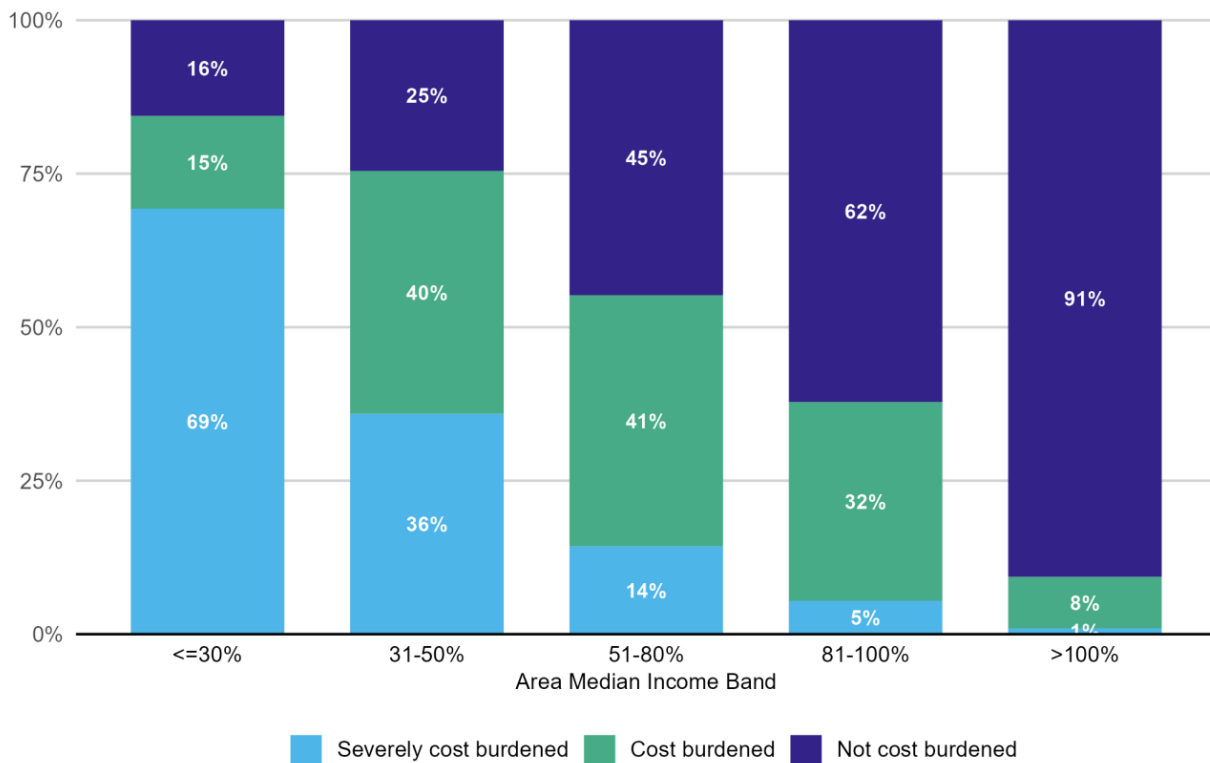


1245  
1246

1247 **Cost Burden by Area Median Income Level**  
 1248 As shown in Figures 42 and 43, most extremely low-income households, or those earning less  
 1249 than or equal to 30 percent area median income, are severely cost burdened in King County  
 1250 and unincorporated King County (69.3 percent and 67.4 percent, respectively).<sup>219</sup> In 2018, there  
 1251 was a higher proportion of cost burdened or severely cost burdened households at the 30 to 50  
 1252 percent area median income and 50 to 80 percent area median income ranges in King County  
 1253 than in unincorporated King County.<sup>220</sup> This may be because the rate of homeownership is  
 1254 higher in unincorporated than countywide, so unincorporated King County households are more  
 1255 likely to have stable housing costs. Because cost burdened, and especially severely cost  
 1256 burdened, households spend more of their income on housing, they are more likely to  
 1257 experience a material hardship, such as food insecurity, delaying or not seeking medical care,  
 1258 difficulty paying other bills, and eviction.<sup>221</sup>  
 1259  
 1260 *Figure 42: Cost Burden and Severe Cost Burden by Income in King County*

**King County** Cost Burden and Severe Cost Burden by Income

CHAS 2014-2018



1261

<sup>219</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

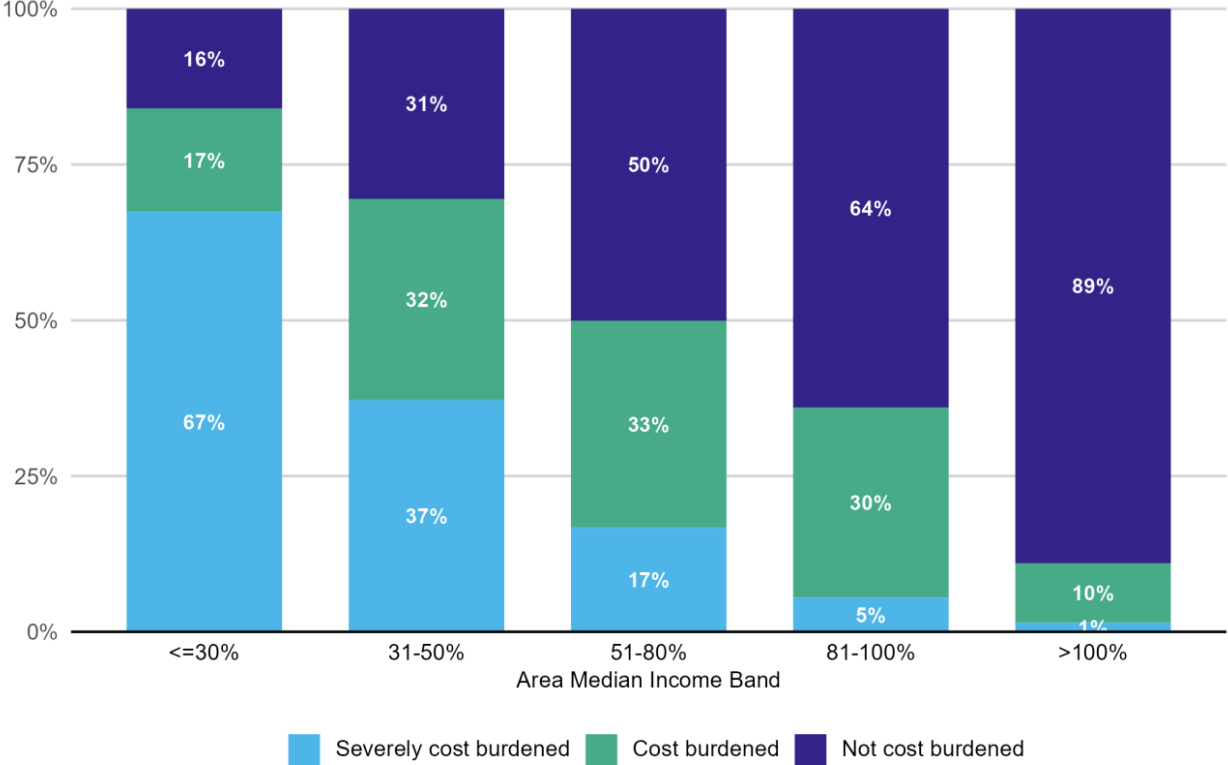
<sup>220</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>221</sup> Shamsuddin, S. and Campbell, C. (2021, March 29). Housing Cost Burden, Material Hardship, and Well-Being. *Housing Policy Debate*, 32(3), 413-432. [\[link\]](#)

1262 *Figure 43: Cost Burden and Severe Cost Burden by Income in Unincorporated King County*

**Unincorporated King County Cost Burden and Severe Cost Burden by Income**

CHAS 2014-2018

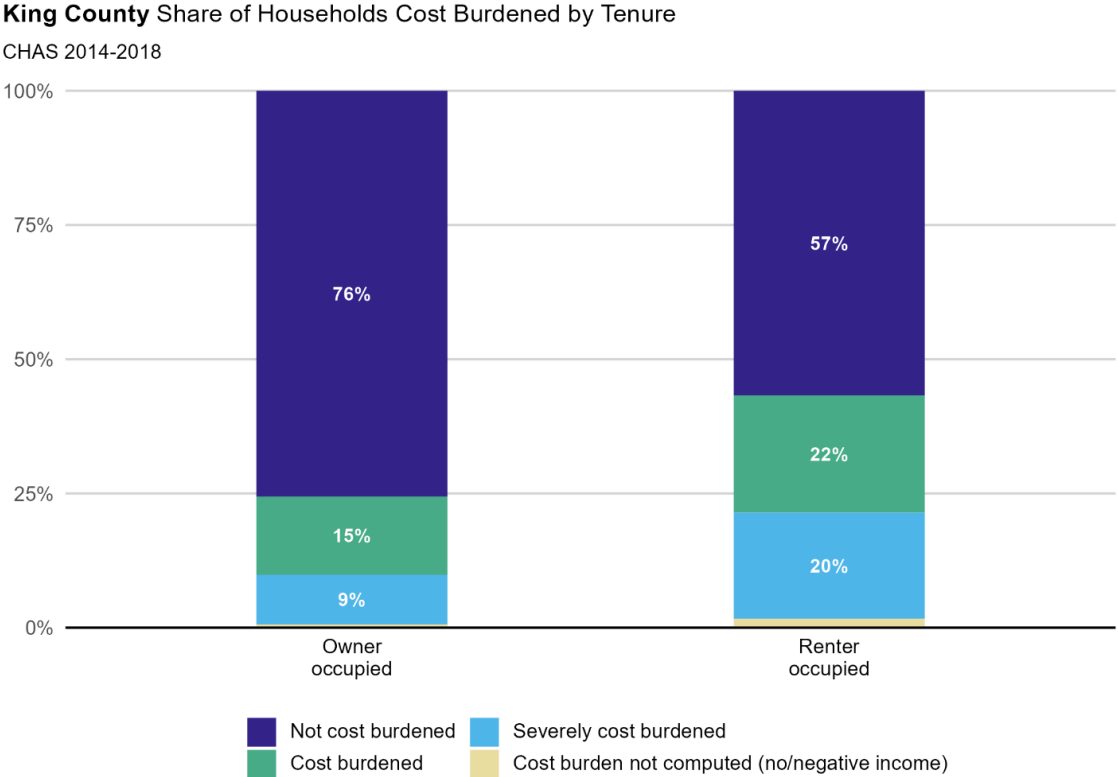


1263  
 1264  
 1265



1266 **Renter and homeowner cost burden**  
 1267 Homeowner and renter occupied households have significant disparities in housing cost burden,  
 1268 which are key to understanding the different types of housing need for King County residents.  
 1269 Figures 44, 45, and 46 show the cost burden by tenure in King County, unincorporated King  
 1270 County, and urban and rural unincorporated King County. Renter households (19.8 percent)  
 1271 countywide are almost twice as likely as homeowner households (9.3 percent) to be severely  
 1272 cost burdened.<sup>222</sup> Over 40 percent of renter households in King County (41.6 percent) and  
 1273 unincorporated King County (45.7 percent) are cost burdened or severely cost burdened.<sup>223</sup>  
 1274 Less than a quarter of homeowners are cost burdened in King County (23.8 percent) and  
 1275 unincorporated King County (24.2 percent).<sup>224</sup>

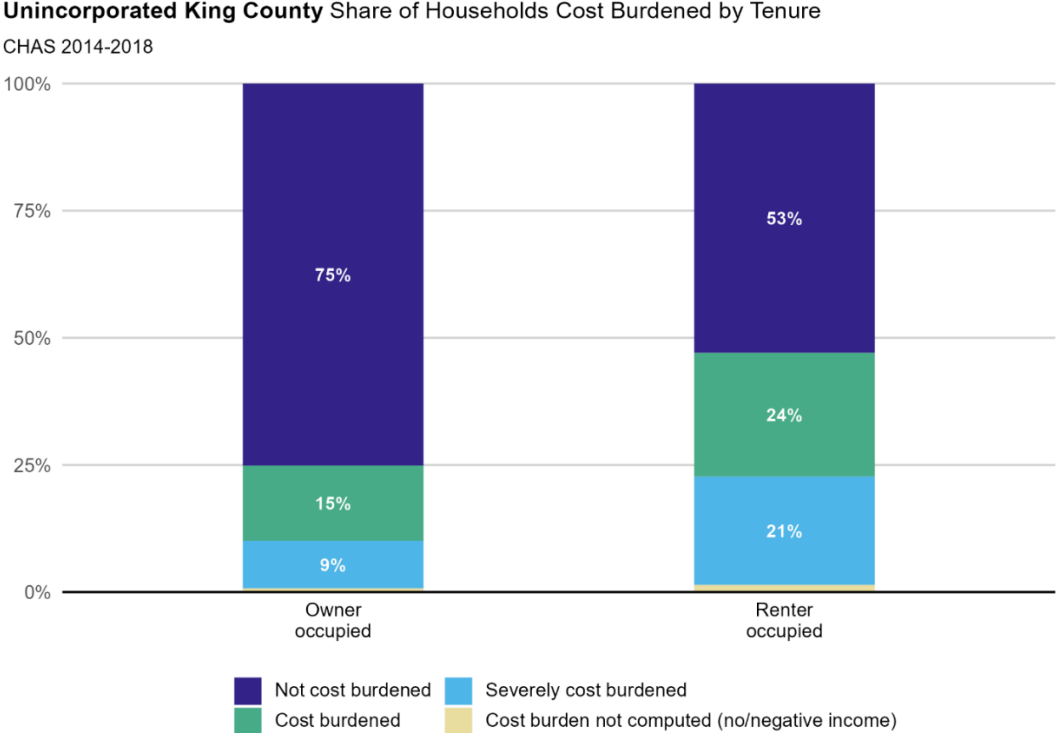
1276 **Figure 44: Share of Households Cost Burdened by Tenure in King County**  
 1277



1278  
 1279  
 1280

<sup>222</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*  
<sup>223</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*  
<sup>224</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*

1281 *Figure 45: Share of Households Cost Burdened by Tenure in Unincorporated King County*



1282  
 1283  
 1284  
 1285  
 1286  
 1287

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>225</sup>

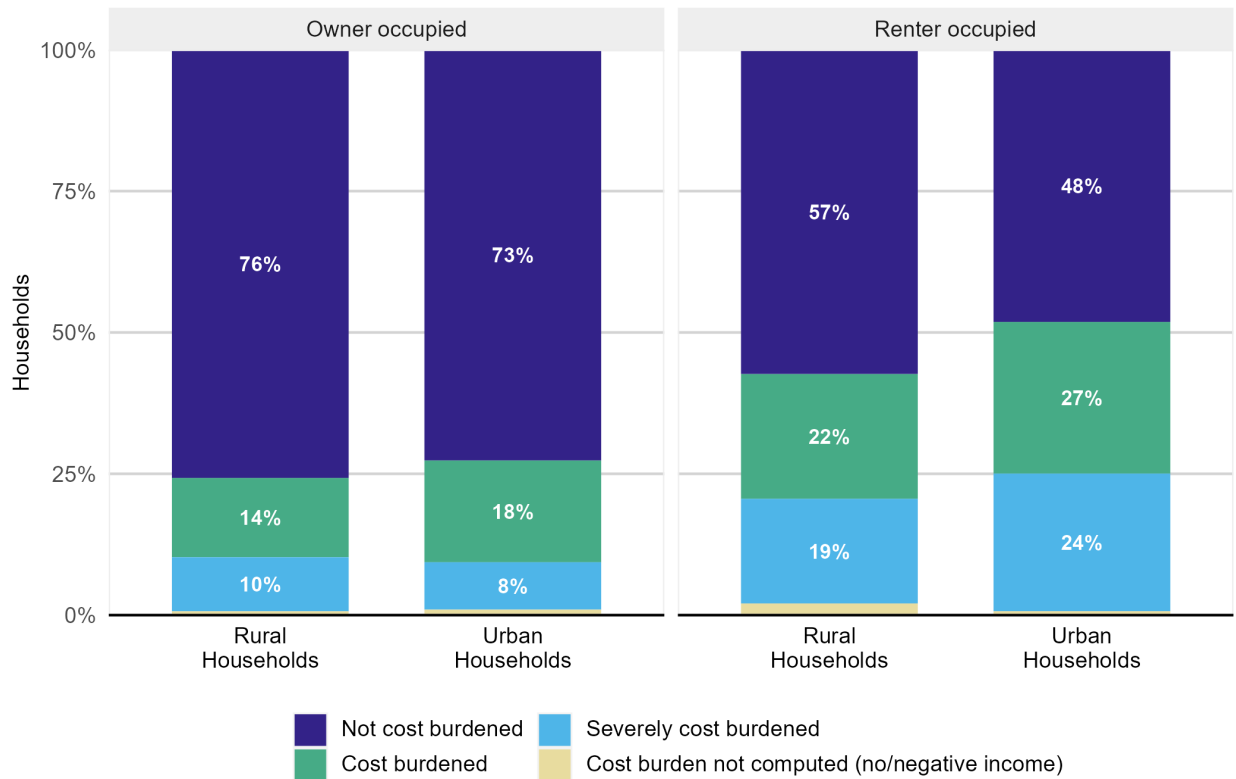
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<sup>225</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

1288 *Figure 46: Burden and Severe Cost Burden by Tenure in Urban and Rural Unincorporated King County*

**Unincorporated King County Cost Burden and Severe Cost Burden by Tenure**

CHAS 2014-2018



1289  
1290

1291 *Cost Burden by Race and Ethnicity*

1292 Figures 47 and 48 show the percent of households that are not cost burdened, cost burdened,  
1293 and severely cost burdened by race and ethnicity in King County and unincorporated King  
1294 County. Most Black households in unincorporated King County are cost burdened or severely  
1295 cost burdened (51.6 percent); while 26 percent of White, not Hispanic or Latin(a)(o)(x)  
1296 households, are cost burdened or severely cost burdened.<sup>226</sup> More than one-fifth of American  
1297 Indian/Alaska Native households are severely cost burdened in King County and unincorporated  
1298 King County (21.6 percent and 20.8 percent, respectively).<sup>227</sup> Except for American Indian/Alaska  
1299 Native households, all other race and ethnicity groups are more likely to be cost burdened  
1300 countywide than in unincorporated King County.

1301  
1302 Unlike other race and ethnicity groups, there is a significant disparity in cost burden rates for  
1303 Pacific Islanders between King County and unincorporated King County.<sup>228</sup> Approximately 40  
1304 percent of Pacific Islanders are cost burdened in King County, compared to about 24 percent of

<sup>226</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

<sup>227</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

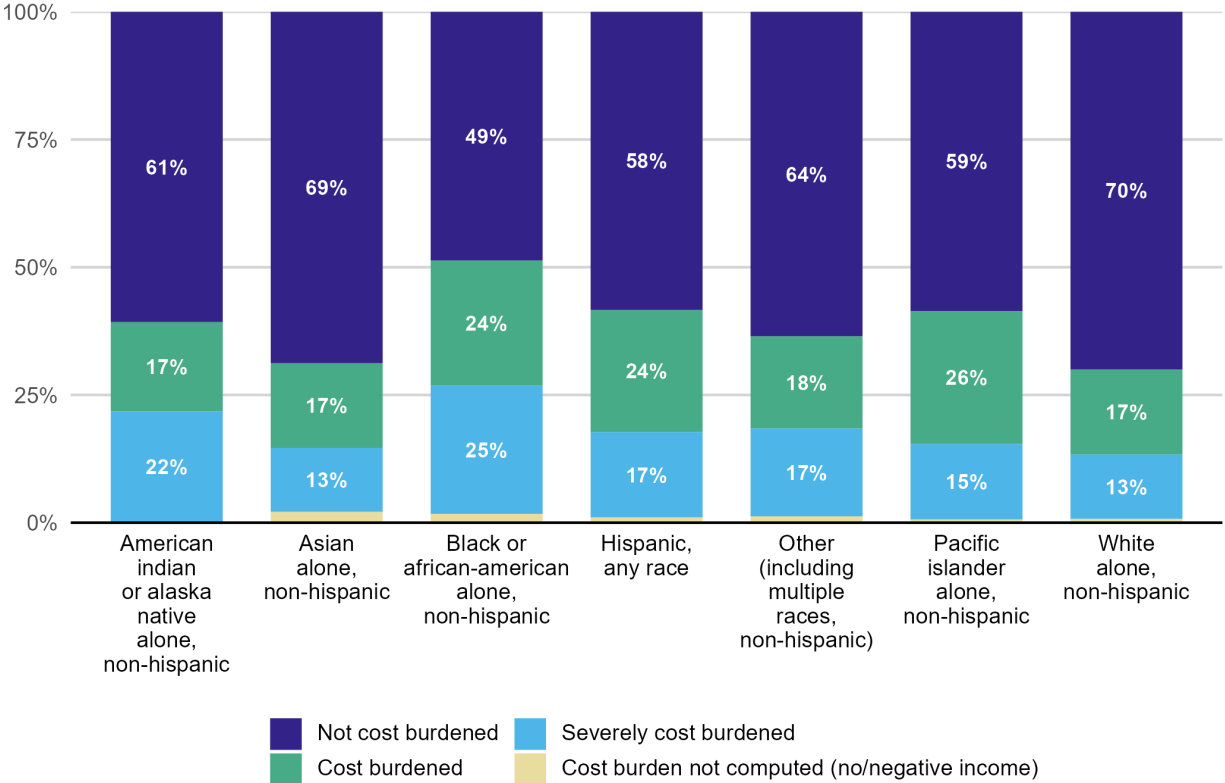
<sup>228</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

1305 Pacific Islanders in unincorporated King County.<sup>229</sup> This could be explained by Pacific Islanders  
 1306 being much more likely to own their home in unincorporated King County as compared to  
 1307 countywide.<sup>230</sup>

1308  
 1309 *Figure 47: Cost burden and Severe Cost Burden by Race/Ethnicity in King County*

**King County** Cost Burden and Severe Cost Burden by Race/Ethnicity

King County, CHAS 2014-2018



1310

<sup>229</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

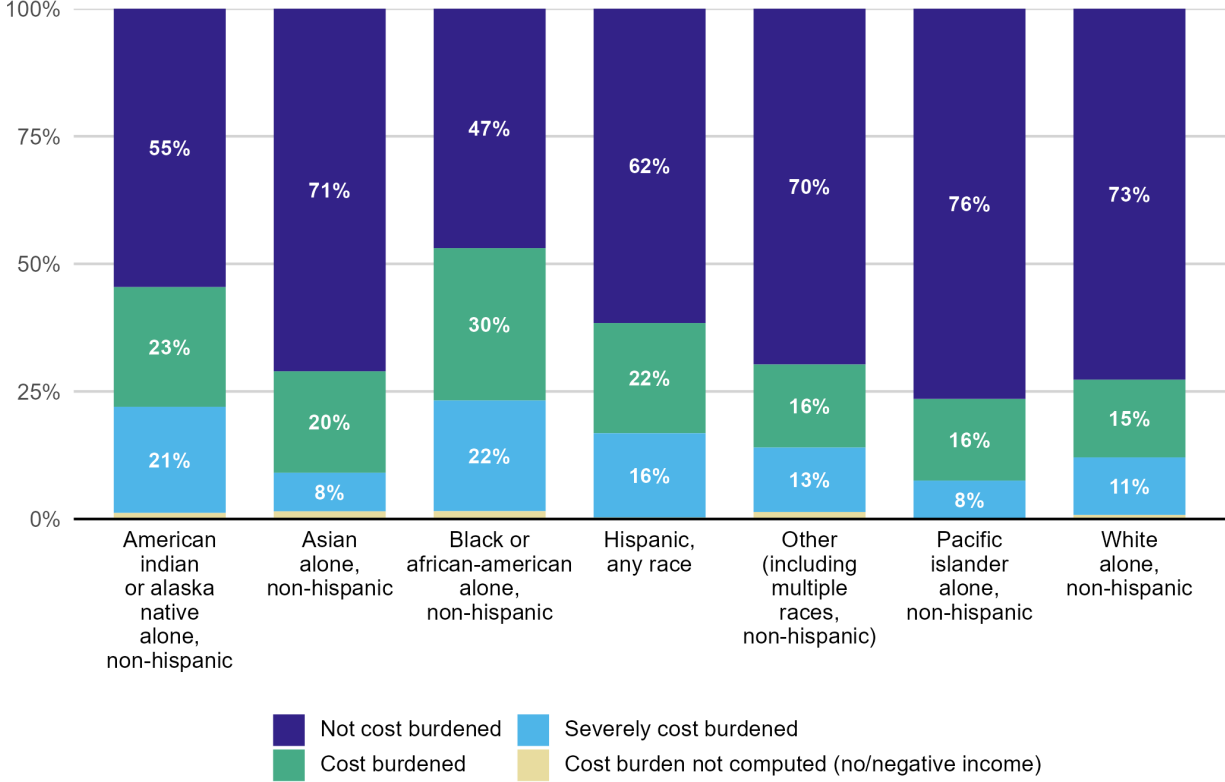
<sup>230</sup> See Figure 24: Tenure by Race and Ethnicity

1311

1312 *Figure 48: Cost Burden and Severe Cost Burden by Race/Ethnicity in Unincorporated King County*

**Unincorporated King County Cost Burden and Severe Cost Burden by Race/Ethnicity**

King County, CHAS 2014-2018



1313  
 1314  
 1315

1316 *Poverty Rate*

1317 To determine federal poverty thresholds, the U.S. Health and Human Services Department uses  
1318 a set of income thresholds that vary by family size and age of the household members.<sup>231</sup> The  
1319 calculation does not include capital gains or losses, noncash benefits such as food  
1320 stamps/SNAP or housing subsidies, or tax credits. Each year, the Department of Health and  
1321 Human Services develops poverty guidelines, or levels, using the Census Bureau’s official  
1322 thresholds. The guidelines are adjusted for inflation using the Consumer Price Index for All  
1323 Consumers (CPI-U).

1324  
1325 Table 2 shows the poverty level by family size in 2023. Poverty levels are used to determine  
1326 eligibility for federal programs, like Medicaid and the Children’s Health Insurance Program.  
1327 These limits do not accurately reflect the number of people struggling financially, particularly in  
1328 King County, because the federal poverty thresholds are not adjusted for regional cost of living.  
1329 In 2020, approximately 8.4 percent and 6.3 percent of King County and unincorporated King  
1330 County residents lived below the poverty line, respectively (184,895 and 13,382 residents).<sup>232</sup>

1331  
1332 *Table 2: 2023 Poverty Guidelines for the 48 Contiguous States and the District of Columbia<sup>233</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

1333 *For families/households with more than eight persons, add \$5,140 for each additional person.*

1334  
1335

---

<sup>231</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*. [\[link\]](#)

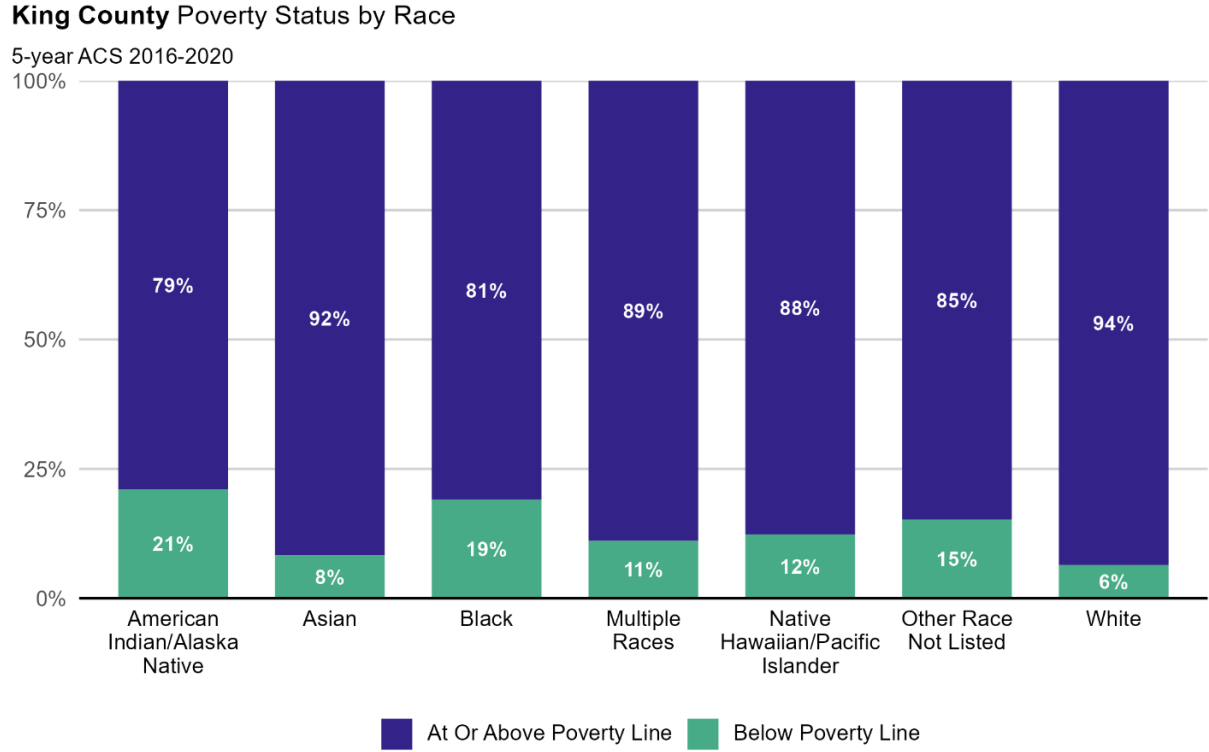
<sup>232</sup> U.S. Census Bureau. (2022). *Poverty Status by Race, 5-year ACS 2016-2020*.

<sup>233</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*. [\[link\]](#)

1336 As shown in Figures 49 and 50, there are stark differences in the poverty rate by race in King  
1337 County and unincorporated King County.<sup>234</sup> The only demographics with poverty rates below 10  
1338 percent in both unincorporated King County and countywide are White and Asian residents.<sup>235</sup>  
1339 Approximately one-fifth of Black and American Indian/Alaska Native residents lived below the  
1340 poverty line in King County (27,133 and 2,737 residents, respectively).<sup>236</sup>

1341  
1342 In unincorporated King County, 14.6 percent of Black residents (1,582 residents) lived below the  
1343 poverty line, a rate more than three times greater than that of White (4.4 percent) residents.<sup>237</sup>  
1344 The greatest disparity in poverty rate in unincorporated King County is between Native  
1345 Hawaiian/Pacific Islander and American Indian/Alaska Native populations, of which 0 percent  
1346 and 38.7 percent live below the poverty line in unincorporated King County, respectively.<sup>238</sup> The  
1347 margin of error is greater whenever a data set is smaller, which is the case for both American  
1348 Indians/Alaska Natives and Native Hawaiians/Pacific Islander, who constitute 0.8 percent and  
1349 1.2 percent of the population of unincorporated King County, respectively.<sup>239</sup> This margin of  
1350 error could explain, in part, the more disparate statistics for the unincorporated area, which has  
1351 a much smaller population as compared to countywide.<sup>240</sup>

Figure 49: Poverty Status by Race in King County

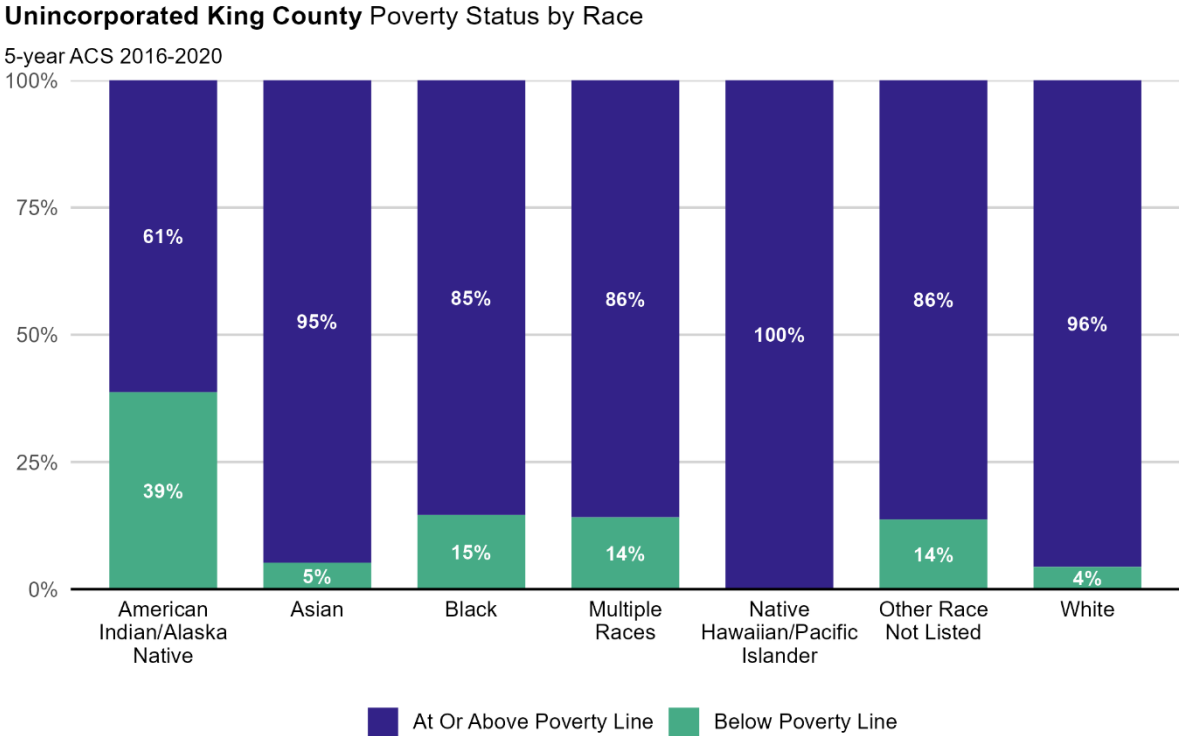


1354

<sup>234</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.  
<sup>235</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.  
<sup>236</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.  
<sup>237</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.  
<sup>238</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.  
<sup>239</sup> U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.  
<sup>240</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

1355  
1356

Figure 50: Poverty Status by Race in Unincorporated King County



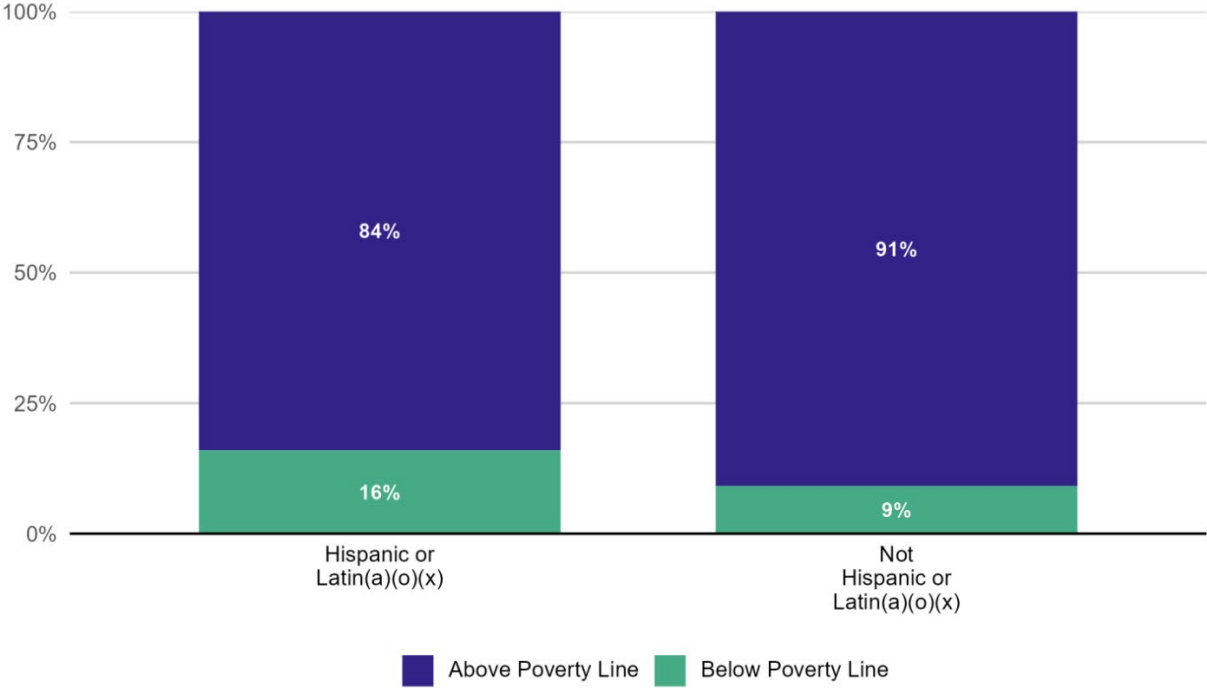
1357  
1358  
1359



1360 Figures 51 and 52 show the poverty rate by Hispanic or Latin(a)(o)(x) ethnicity for King County  
1361 and unincorporated King County households. In King County, Hispanic or Latin(a)(o)(x)  
1362 households have a poverty rate almost twice as high as Not Hispanic or Latin(a)(o)(x)  
1363 households (16 percent compared to nine percent respectively). The poverty rate among  
1364 Hispanic or Latin(a)(o)(x) households in unincorporated King County is 14 percent, slightly lower  
1365 than the poverty rate of Hispanic or Latin(a)(o)(x) households countywide.  
1366  
1367 *Figure 51: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in King County*

**King County** Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity

5-year ACS 2016-2020

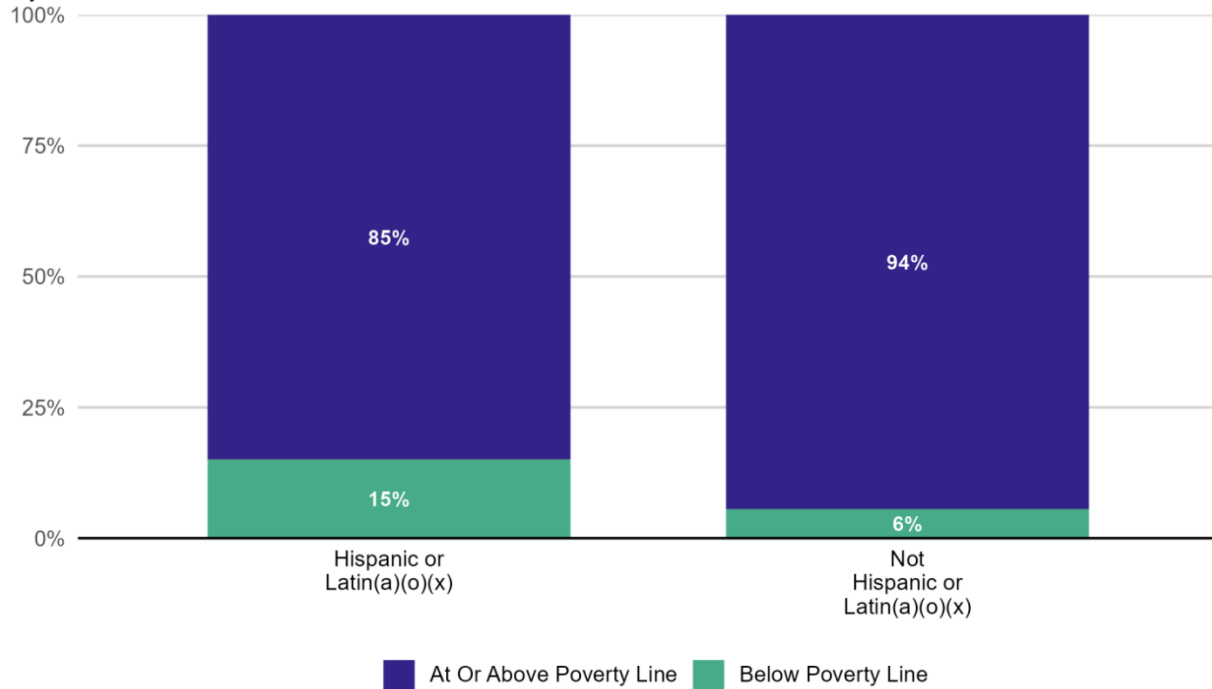


1368

1369 *Figure 52: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County*

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

5-year ACS 2016-2020



1370

1371 **III. Workforce Profile**

1372

1373 **Section Summary**

1374 This section fulfills King County CPP H-4j.<sup>241</sup>

1375

1376 CPP H-4j requires jurisdictions to:

1377 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*  
 1378 *of all segments of the population and summarize the findings in the housing element. The*  
 1379 *inventory and analysis shall include:*

1380 *j) Ratio of housing to jobs in the jurisdiction.*

1381

1382 The data and analysis in this section identify significant wage disparities between residents in  
 1383 King County and unincorporated King County. Wage gaps exist between people with lower and  
 1384 higher levels of education and between industries in King County.<sup>242</sup> There are also stark wage  
 1385 differences by race and ethnicity in King County.<sup>243</sup> This disparity is likely, in part, due to income  
 1386 gaps between sectors. However, people of different races also have wage disparities within the

<sup>241</sup> 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>242</sup> Washington State Employment Security Department. (July 2022). *Wages by education level*, July 2022. [\[link\]](#)

<sup>243</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

1387 same sector.<sup>244</sup> Asian and White households have the highest median income in King  
1388 County.<sup>245</sup>  
1389

1390 Since 2010, housing production has not kept pace with job growth in King County.<sup>246</sup> King  
1391 County's jobs to housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King  
1392 County's jobs to housing ratio increased from 0.36 to 0.43 in the same time period. A ratio  
1393 higher than 1.5 indicates there may be more workers commuting into the area due to a lack of  
1394 housing.<sup>247</sup>  
1395

### 1396 **Local Workforce Characteristics**

1397 King County is the largest labor market in the state and a national hub for high-tech jobs, with  
1398 some of the world's largest technology companies, such as Amazon and Microsoft, based in the  
1399 region. The COVID-19 pandemic disrupted all industries in King County.<sup>248</sup> The King County  
1400 unemployment rate reached a high of 15.3 percent in April 2020.<sup>249</sup> The leisure and hospitality  
1401 industry lost 65,100 jobs from February to May 2020, the most jobs of any industry in this  
1402 region.<sup>250</sup> As of March 2022, leisure and industry jobs are still down about 30 percent (44,000  
1403 jobs) from pre-pandemic levels.<sup>251</sup> Industries that were able to adopt telecommuting policies had  
1404 fewer long-term job losses due to the pandemic, and some of these sectors even added jobs  
1405 during the pandemic. The unemployment rate fell as King County recovered from the pandemic,  
1406 falling to three percent in October 2022.<sup>252</sup>  
1407

1408 The following industries either have the same number or more jobs as of March 2022 compared  
1409 to March 2020:<sup>253</sup>

- 1410 • Professional and business services (+15,600 jobs)
- 1411 • Information (+15,500 jobs)
- 1412 • Retail trade (+9,000 jobs)
- 1413 • Financial activities (+4,000 jobs)
- 1414 • Construction (+1,400 jobs)

1415 Over the same timeframe, the follow industries did not recover from pandemic job losses:<sup>254</sup>

- 1416 • Leisure and hospitality (-19,400 jobs)
- 1417 • Manufacturing (-9,900 jobs)
- 1418 • Government (-9,200 jobs)
- 1419 • Other services (-8,600 jobs)
- 1420 • Wholesale trade (-3,700 jobs)
- 1421 • Transportation, education, and health services (-2,800 jobs)

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<sup>244</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>245</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.

<sup>246</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>247</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

<sup>248</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>249</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>250</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>251</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>252</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>253</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>254</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

- 1422 • Warehousing and utilities (-1,400 jobs)

1423 The King County 2020 median wage was \$38.86 an hour, higher than the state’s median wage  
1424 of \$29.28.<sup>255</sup> More than half of King County residents (53.4 percent) have a bachelor’s degree  
1425 or higher education; this rate is significantly higher than in Washington state (36.7 percent) or  
1426 the country (32.9 percent).<sup>256</sup>

1427  
1428 There are large wage gaps between industries. The information sector, which includes  
1429 telecommunications, web search portals, and similar data producing, collecting, and processing  
1430 companies, has significantly higher wages than other industries.<sup>257,258</sup> In 2021, the average  
1431 monthly wage for the information sector was \$23,257.<sup>259</sup> The accommodation and food services  
1432 sector, the lowest paying industry, paid an average of \$3,273 monthly.<sup>260</sup>

1433  
1434 As shown in Table 3 there is a significant wage gap between people with lower and higher  
1435 levels of education. People of all levels of education in King County earn more than Washington  
1436 state residents with equivalent levels of education.<sup>261</sup> King County residents with a doctoral or  
1437 professional degree make over two times as much in hourly pay as residents with less than a  
1438 high school diploma.<sup>262</sup> King County as a whole has a higher rate of jobs with a college  
1439 graduate or higher level of education in incorporated jurisdictions compared to unincorporated  
1440 King County.<sup>263</sup>

1441  
1442 *Table 3: Wages by Education in King County and Washington State*<sup>264</sup>

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

<sup>255</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>256</sup> Washington State Employment Security Department. (May 2022). *Labor Market Info King County Profile*. [\[link\]](#)

<sup>257</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>258</sup> U.S. Bureau of Labor Statistics. (November 22, 2022). *Industries at a Glance Information: NAICS 51*. [\[link\]](#)

<sup>259</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>260</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>261</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>262</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>263</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

<sup>264</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

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*Race and Ethnicity of Workforce*

The stark difference in wages between different sectors in King County explains, in part, the income gaps between different races and ethnicities. The wages shown in Figure 53 are an average of all workers within an industry, including managers and lower-level employees, by race, which may skew the data for industries with larger gaps between workers within the same industry. In King County, Asian and White households have the highest median incomes, largely because the top sectors that employ Asian and White people have high wages.<sup>265</sup> The top five sectors that employ White workers have an average monthly salary for White workers that range from \$5,916 to \$23,297, while the top five sectors that employ Black workers have an average monthly salary for Black workers that range from \$3,957 to \$5,642.<sup>266</sup>

As shown in Figure 53, even within the same sector, people of different races earn different average monthly salaries.<sup>267</sup> The retail trade and health care/social assistance sectors are the top two sectors that employ White, Black, American Indian or Alaska Native, and Multi-Racial workers.<sup>268</sup> The retail trade is the second most common job sector for Asian workers.<sup>269</sup> Health care/social assistance is the second most common sector for Native Hawaiian or Other Pacific Islander workers.<sup>270</sup> Asian and White workers make a monthly average wage of \$13,602 and \$8,633 in the retail trade, respectively, whereas Multi-Racial, Black, and American Indian or Alaska Native earn a monthly average wage of \$6,410, \$5,902, and \$5,561, respectively.<sup>271</sup> White workers and Multi-Racial workers earn on average \$5,961 and \$5,152 monthly in the health care/social assistance sector compared to American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, and Black workers who earn on average \$4,238, \$4,228, and \$4,210 monthly in the same sector, respectively.<sup>272</sup>

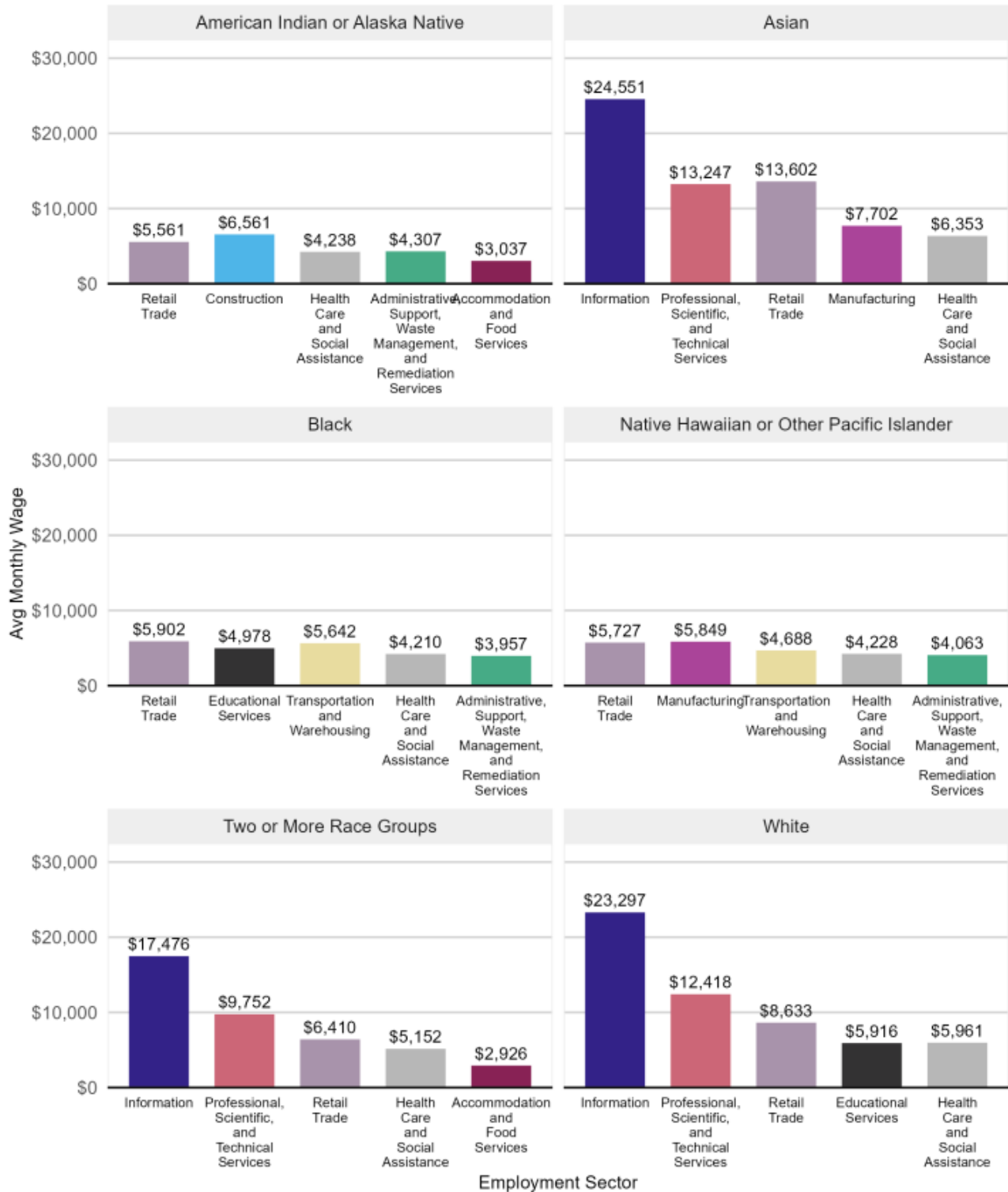
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<sup>265</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>266</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>267</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>268</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>269</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>270</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>271</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)  
<sup>272</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

1470 *Figure 53: Average Monthly Wages by Employment Sector and Race*

**Average Monthly Wages in 2021 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.

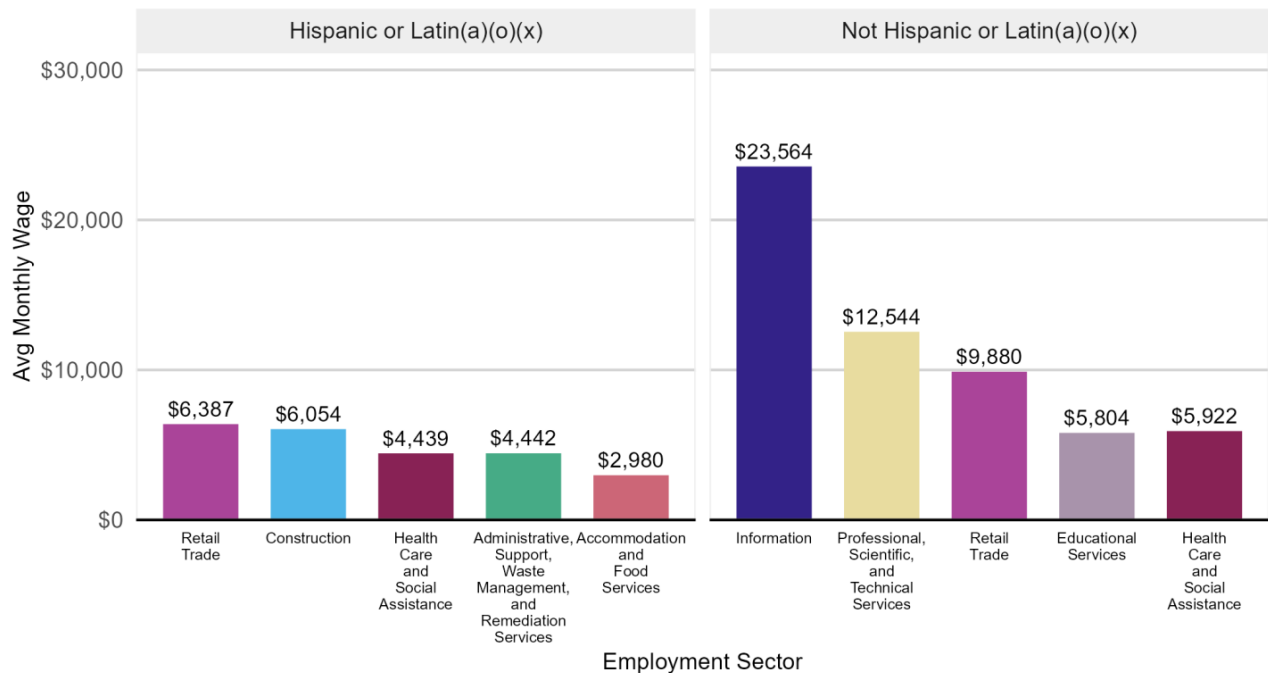
1471

1472 As shown in Figure 54, there is also a significant wage gap between Hispanic or Latin(a)(o)(x)  
1473 workers and Non-Hispanic or Latin(a)(o)(x) workers in King County.<sup>273</sup> The top two sectors for  
1474 both Hispanic or Latin(a)(o)(x) and Non-Hispanic or Latin(a)(o)(x) workers in King County are  
1475 the retail trade and health care and social assistance.<sup>274</sup> Hispanic or Latin(a)(o)(x) workers earn  
1476 significantly less than Non-Hispanic or Latin(a)(o)(x) workers within the same sectors.<sup>275</sup>  
1477 Hispanic or Latin(a)(o)(x) workers earn an average monthly wage of \$6,387 and \$4,439 in the  
1478 retail and health care and social assistance sectors respectively, compared to Non-Hispanic or  
1479 Latin(a)(o)(x) workers who earn a monthly wage of \$9,880 and \$5,922 respectively.<sup>276</sup>  
1480  
1481

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

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).

1482  
1483

**Jobs to Housing Ratio**

1484 The number of jobs in King County increased approximately 30.1 percent from 1,099,720 jobs in  
1485 2010 to 1,430,940 jobs in 2020.<sup>277</sup> Over the same time period, the number of housing units in  
1486 King County increased 13.9 percent, from 851,261 housing units in 2010 to 969,234 housing  
1487 units in 2020.<sup>278</sup> The jobs to housing ratio increased from 1.29 to 1.48 jobs per housing unit. In  
1488 2019, Puget Sound Regional Council measured a jobs to housing ratio for King, Kitsap, Pierce,  
1489

<sup>273</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>274</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>275</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>276</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (Accessed November 28, 2022). *QWI Explorer*. [\[link\]](#)

<sup>277</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>278</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

1490 and Snohomish counties as 1.35.<sup>279</sup> A ratio higher than 1.5 indicates there may be more  
1491 workers commuting into the area due to a lack of housing.<sup>280</sup>  
1492

1493 The number of jobs in unincorporated King County have increased by 25.8 percent, from 31,742  
1494 jobs in 2010 to 39,939 jobs in 2020.<sup>281</sup> The number of housing units in unincorporated King  
1495 County has increased by four percent from 89,034 housing units in 2010 to 92,937 housing  
1496 units in 2020.<sup>282</sup> The jobs to housing ratio increased from 0.36 to 0.43 jobs per housing unit.<sup>283</sup>  
1497 With the exception of the rural towns, rural unincorporated King County is much more likely to  
1498 have housing than jobs. This contributes to the significant difference between the countywide  
1499 and unincorporated King County jobs to housing ratio.  
1500

### 1501 **Employment Trends and Projections**

1502 The Washington State Employment Security Department (ESD) estimates King County will have  
1503 1,678,000 nonfarm jobs in 2030, a 19.7 percent increase from the estimated 1,401,300 nonfarm  
1504 jobs in 2020.<sup>284</sup> By 2044, King County is projected to have over 1.9 million jobs.<sup>285</sup> High-tech  
1505 companies will likely remain the economic drivers of King County for the foreseeable future.<sup>286</sup>  
1506 <sup>287</sup> Most industries will grow annually over the next decade.<sup>288</sup> The information industry will be  
1507 the leading driver in employment growth, with a 4.36 percent and 3.57 percent average annual  
1508 employment growth rate between 2020 to 2025 and 2025 to 2030 respectively.<sup>289</sup> The ESD  
1509 projects the wholesale trade, manufacturing, and natural resources and mining industries will  
1510 decrease in average annual employment growth rate between 2020 to 2025.<sup>290</sup> The ESD  
1511 projects the wholesale trade and manufacturing industries to have a slight increase in average  
1512 annual employment growth rate in 2025 to 2030.<sup>291</sup>  
1513

1514 As shown in Figure 55, over the next two decades, employment will increase in unincorporated  
1515 King County at a slower rate than in King County as a whole. In 2044, unincorporated King  
1516 County is estimated to have 42,483 total jobs, a 10.6 percent increase from the 38,425  
1517 unincorporated King County jobs in 2021.<sup>292</sup> The plurality of unincorporated King County jobs  
1518 are service jobs (15,380).<sup>293</sup> Unincorporated King County has a greater rate of resource and  
1519 construction sector jobs (6,600) than the county as a whole due to the resource-based

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<sup>279</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>280</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

<sup>281</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>282</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>283</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>284</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>285</sup> 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>286</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>287</sup> Vedantam, K. (2022, November 18). Tech Layoffs in 2022: The U.S. Companies That Have Cut Jobs.

*Crunchbase*. [\[link\]](#)

<sup>288</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>289</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>290</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>291</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>292</sup> 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>293</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

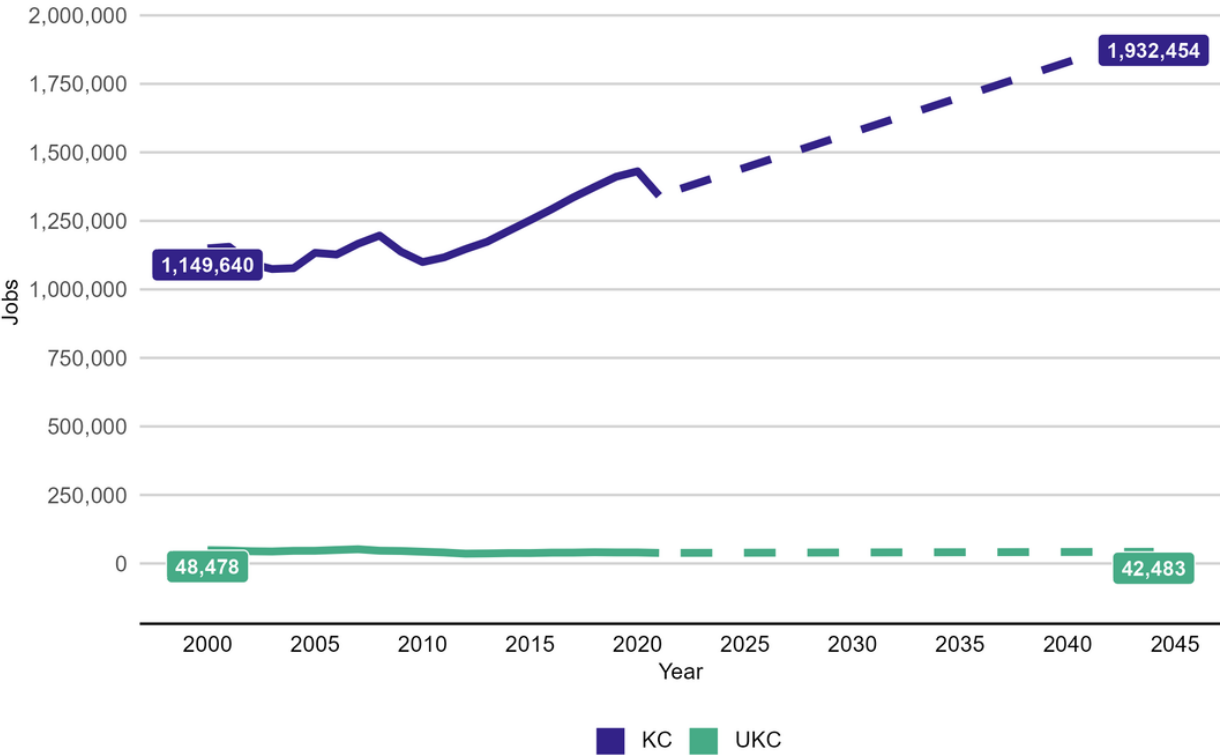


1520 industries in the rural areas.<sup>294</sup> Public education sector jobs (6,070) are the third most common  
 1521 job in unincorporated King County.<sup>295</sup>

1522  
 1523 *Figure 55: Actual and Forecasted Job Growth from 2000 to 2044 in King County and Unincorporated King County*

Actual and Forecasted Job Growth Growth 2000 to 2044

PSRC Covered Employment Estimates, PSRC Macroeconomic Forecast, King County Growth Targets



1524  
 1525

<sup>294</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)  
<sup>295</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1526 **IV. Housing Supply**

1527

1528 **Section Summary**

1529 This section fulfills King County CPP H-4b, H-4c, and H-4e.<sup>296</sup>

1530

1531 CPP H-4b, H-4c, and H-4e require jurisdictions to:

1532 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*  
1533 *of all segments of the population and summarize the findings in the housing element. The*  
1534 *inventory and analysis shall include:*

1535 *b) Number of existing housing units by housing type, age, number of bedrooms, condition,*  
1536 *tenure, and area median income limit (for income-restricted units);*

1537 *c) Number of existing emergency housing, emergency shelters, and permanent supportive*  
1538 *housing facilities and units or beds, as applicable;*

1539 *e) Number of income-restricted units and, where feasible, total number of units, within a*  
1540 *half-mile walkshed of high-capacity or frequent transit service where applicable and*  
1541 *regional and countywide centers.*

1542

1543 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.  
1544 Approximately half of housing units in King County are single detached homes.<sup>297</sup> In  
1545 unincorporated King County, less than 10 percent of housing units are multifamily housing  
1546 units.<sup>298</sup> Approximately 45 percent of housing units in King County and 51 percent in  
1547 unincorporated King County were built prior to 1980.<sup>299</sup> Older housing is more likely to have  
1548 physical problems and health risks associated with lead paint and earthquake  
1549 vulnerability.<sup>300,301,302,303</sup>

1550

1551 Housing construction rates decreased significantly after 2000 compared to earlier decades in  
1552 both King County and unincorporated King County.<sup>304</sup> This is likely due in part to establishing  
1553 the urban growth area and the recession of 2008. Since 2011, large multifamily projects have  
1554 made up a bulk of housing construction.<sup>305</sup> The Washington State Office of Financial

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<sup>296</sup> 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>297</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

<sup>298</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates*. [\[link\]](#)

<sup>299</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>300</sup> Centers for Disease Control and Prevention. (2022, May 26). *Lead in Paint*. [\[link\]](#)

<sup>301</sup> Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

<sup>302</sup> Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? *KUOW*. [\[link\]](#)

<sup>303</sup> Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

<sup>304</sup> PSRC Macroenomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

<sup>305</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

1555 Management expects the number of housing units to increase by approximately 25 percent and  
1556 10 percent in King County and unincorporated King County, respectively, by 2044.<sup>306</sup>  
1557

1558 The housing vacancy rate for King County and unincorporated King County is about 5.5 percent  
1559 lower than the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5  
1560 percent.<sup>307</sup> A low vacancy rate is likely to result in a more competitive and expensive housing  
1561 market.

1562  
1563 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of  
1564 single detached homes increased at the highest rate.<sup>308</sup> From 2015 to 2020, the median rent  
1565 also in King County increased by about 40 percent.<sup>309, 310</sup> Median gross rent is unaffordable for  
1566 people earning 50 percent of area median income and below. At the same time, most income-  
1567 restricted units in unincorporated King County are for households between 51 to 80 percent  
1568 area median income.<sup>311</sup>  
1569

## 1570 **General Housing Inventory**

### 1571 *Housing units and vacancy*

1572  
1573 As of 2020, King County has 952,344 total housing units and unincorporated King County has  
1574 82,196 housing units.<sup>312 313</sup> King County has 391,715 and unincorporated King County has  
1575 13,894 total rental units.<sup>314</sup> Approximately 63.2 percent and 36.2 percent of unincorporated King  
1576 County rentals are in urban and rural areas, respectively.<sup>315</sup>  
1577

1578 The overall housing vacancy rate in both King County as a whole and unincorporated King  
1579 County in 2020 was approximately 5.5 percent, lower than the statewide rate of 6.5 percent and  
1580 nearly half the countrywide rate of 10.5 percent. Figure 56 shows the rental vacancy rate from  
1581 2005 to 2019 in King County. The rental vacancy rate has fluctuated over the past two decades.  
1582 The rental vacancy rate decreased 31.7 percent from 2005 to 2019 (6 percent to 4.1 percent). A  
1583 low vacancy rate is likely to result in a more competitive and expensive housing market. The  
1584 rental vacancy rate in King County and unincorporated King County is slightly lower than the  
1585 overall vacancy rate (4.99 percent and 4.24 percent, respectively).<sup>316</sup> The vacancy rate in rural  
1586 unincorporated King County (6.35 percent) is about twice as high as the vacancy rate in urban  
1587 unincorporated King County (3.01 percent).<sup>317</sup>  
1588

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<sup>306</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>307</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>308</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [[link](#)]

<sup>309</sup> U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, ACS 2011-2015*.

<sup>310</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2016-2020*.

<sup>311</sup> King County Department of Community and Human Services. (2020, December 31). *King County Income-Restricted Housing Database*.

<sup>312</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>313</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>314</sup> U.S. Census Bureau. (2020). *Rental Unit Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>315</sup> U.S. Census Bureau. (2020). *Rental Unit Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

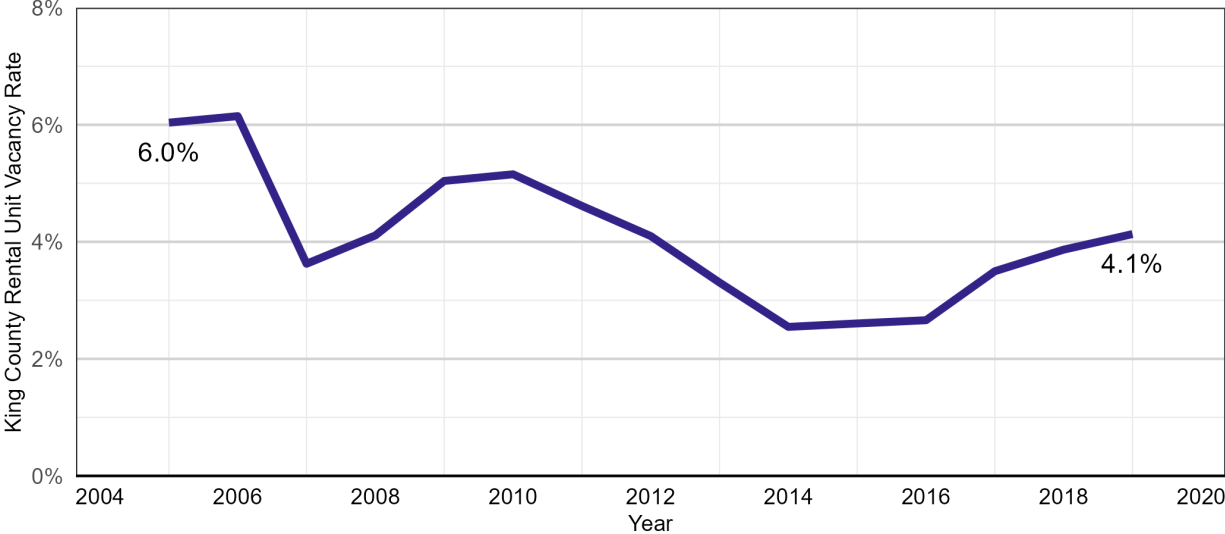
<sup>316</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>317</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

1589 Figure 56: Rental Vacancy Rate in King County

**King County Rental Vacancy Rate**

2005 to 2019, 1-year ACS



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.

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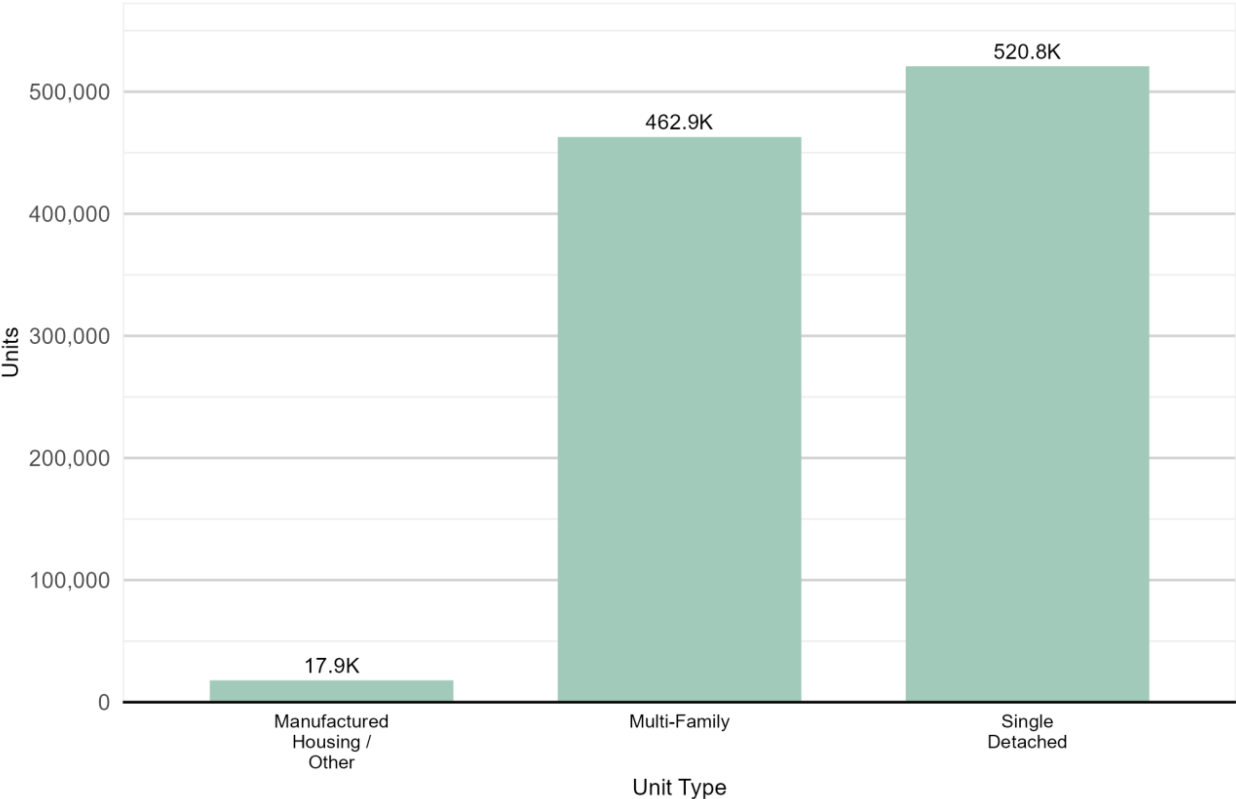
1593 *Housing by type*

1594 Figure 57 shows the total housing units by type in King County in 2022. About half of housing  
 1595 units in King County (52 percent) are single detached homes.<sup>318</sup> Figure 58 shows the total  
 1596 housing units by type in unincorporated King County in 2022. Housing units in unincorporated  
 1597 King County are overwhelmingly single detached homes (84.9 percent).<sup>319</sup> Unincorporated King  
 1598 County has a higher rate of manufactured housing and other types of housing units, such as  
 1599 recreational vehicles or boats (6.2 percent), than housing units countywide (1.8 percent).<sup>320</sup>  
 1600 Unincorporated King County has a significantly lower rate of multifamily housing units (9.0  
 1601 percent) compared to countywide (46.2 percent).<sup>321</sup>

1602 *Figure 57: Total Housing Units by Type in King County*

**King County Total Housing Units by Type**

OFM April 1st Housing Estimates, 2022



1604

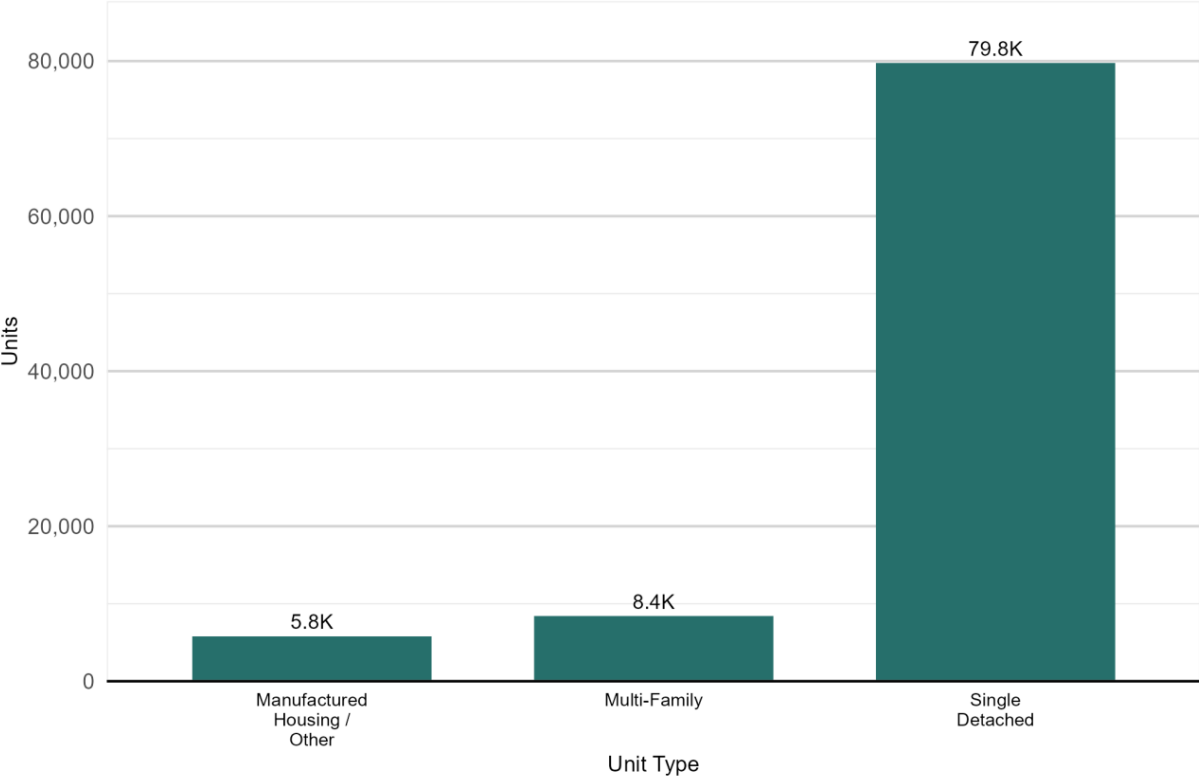
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<sup>318</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)  
<sup>319</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)  
<sup>320</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)  
<sup>321</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 official populations estimates.* [\[link\]](#)

1605 *Figure 58: Total Housing Units by Type in Unincorporated King County*

**Unincorporated King County** Total Housing Units by Type

OFM April 1st Housing Estimates, 2022



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1607

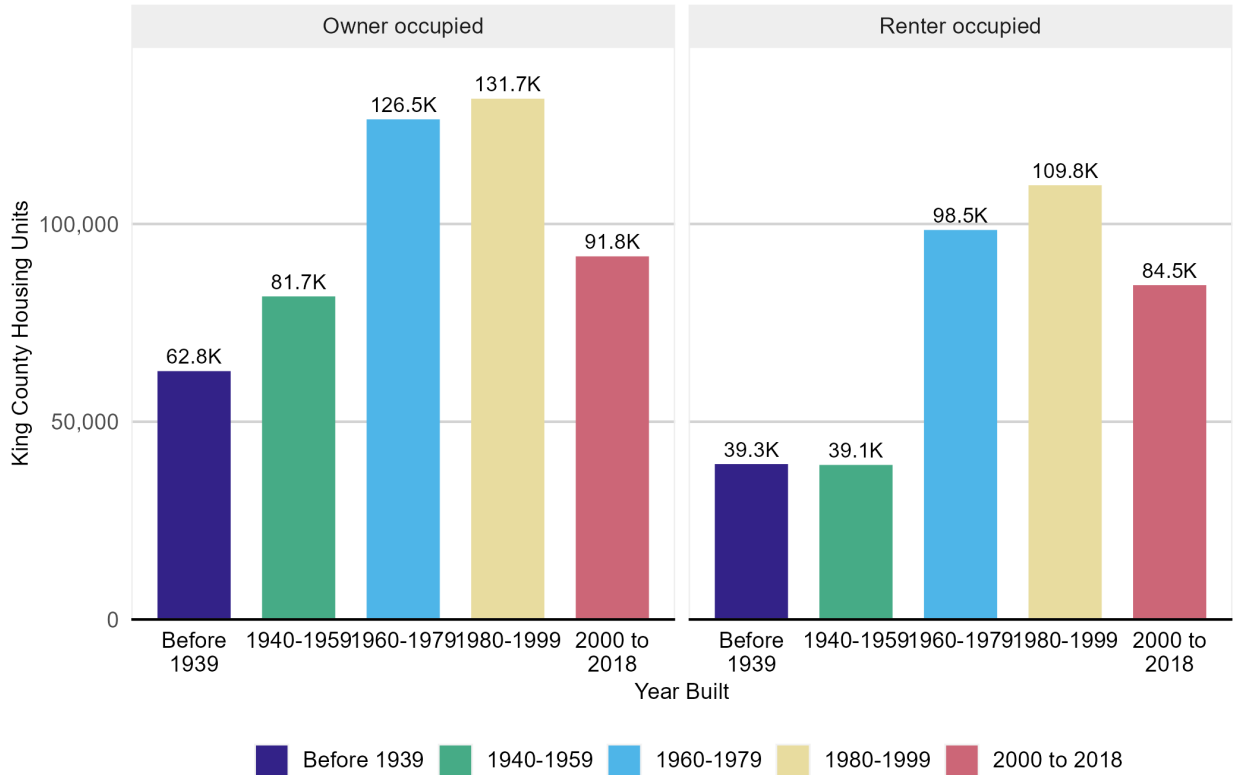
1608 *Housing Age and Condition*

1609 Figures 59 and 60 show the number of housing units built by tenure and over time in King  
1610 County and unincorporated King County, respectively. Over half (53.9 percent) of all housing  
1611 units in King County were built between 1960 and 1999.<sup>322</sup> There was a 26.9 percent decrease  
1612 in housing construction from 2000 to 2018, compared to the previous two decades.<sup>323</sup>

1613 *Figure 59: Housing Units by Tenure and Year Built in King County*

**King County** Housing Units by Tenure and Year Built

CHAS 2014-2018



1614  
1615 Approximately 10.4 percent (89,601) of King County’s housing units are in unincorporated King  
1616 County.<sup>324</sup> Housing construction in unincorporated King County slowed significantly, more than  
1617 the countywide construction rate, after 2000.<sup>325</sup> Annexation of areas planned for growth is likely  
1618 the primary factor in the housing construction reduction in unincorporated King County. This  
1619 may be due to the reduced development capacity established as part of the Urban Growth Area,  
1620 the Growth Management Act (GMA) in the rural unincorporated King County, and the recession  
1621 of 2008.  
1622

<sup>322</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>323</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>324</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

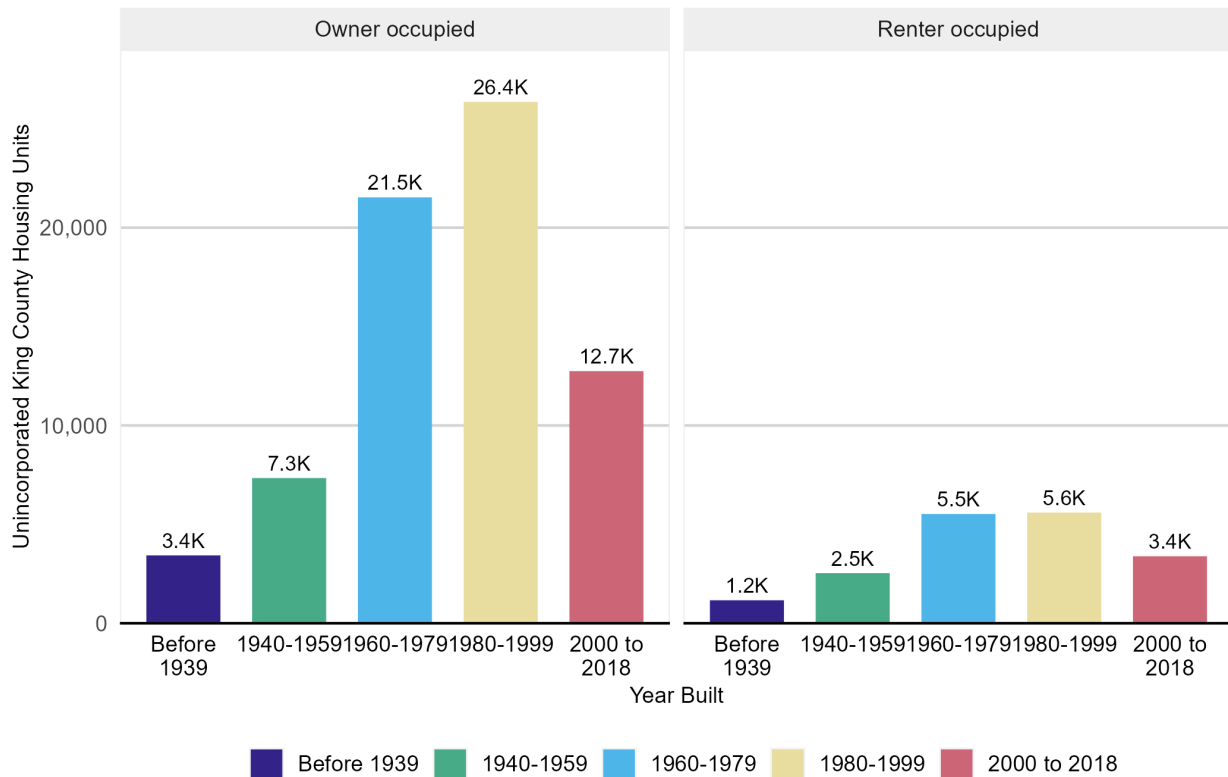
<sup>325</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

1623 Approximately 45.2 percent (32,302) and 50.7 percent (9,219) of housing units were built prior  
 1624 to 1980 in King County and unincorporated King County, respectively.<sup>326</sup> Older housing units  
 1625 may have more physical problems than newer units due to wear and tear over the decades  
 1626 because most jurisdictions adopted modern building codes in the 1970s, with most regulations  
 1627 being uniformly implemented by 1980.<sup>327</sup> Housing built before 1978 is likely to have lead paint  
 1628 which can lead to health problems such as anemia, weakness, brain damage, and or death,  
 1629 especially for children.<sup>328, 329</sup> Older buildings are also vulnerable to extensive damage in an  
 1630 earthquake, with approximately 58 percent of King County buildings estimated to be damaged in  
 1631 a significant earthquake and approximately six percent of King County buildings expected to  
 1632 completely collapse.<sup>330, 331</sup>

1633 *Figure 60: Housing Units by Tenure and Year Built in Unincorporated King County*

1634 **Unincorporated King County Housing Units by Tenure and Year Built**

CHAS 2014-2018



1635

<sup>326</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>327</sup> Li, S. Freddie Mac. (2021, June 1). *Where is the Aging Housing Stock in the United States?* [\[link\]](#)

<sup>328</sup> Centers for Disease Control and Prevention. (2022, May 26). *Lead in Paint*. [\[link\]](#)

<sup>329</sup> Centers for Disease Control and Prevention. (2021, December 8). *Lead*. [\[link\]](#)

<sup>330</sup> Boiko-Weyrauch, A. (2018, October 31). How many Seattle buildings would be doomed in a big earthquake? *KUOW*. [\[link\]](#)

<sup>331</sup> Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

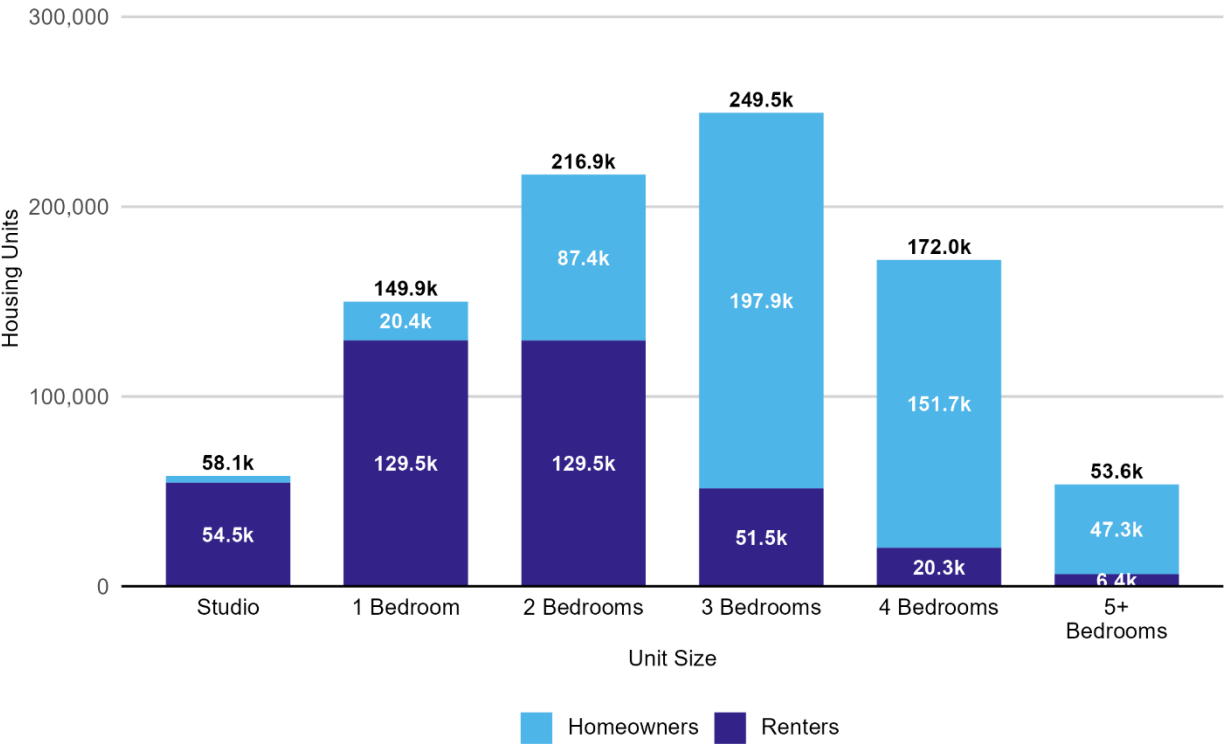


1636 *Housing size*

1637 As shown in Figure 61, smaller housing units in King County are much more likely to be rented  
 1638 than owned, with 93.8 percent (54,542) and 86.4 percent (129,549) of studios and one-bedroom  
 1639 units occupied by a renter household, respectively.<sup>332</sup> The gap between renter and homeowner  
 1640 households in two-bedroom units is smaller, with 59.7 percent (129,479) and 40.3 percent  
 1641 (87,421) of these units occupied by renters and homeowners, respectively.<sup>333</sup> Over three-  
 1642 quarters of three-, four-, and five or more-bedroom units are occupied by homeowners.<sup>334</sup>

1643  
 1644 *Figure 61: King County Units by Tenure and Unit Size*

**King County** Housing Units by Tenure and Unit Size  
 5-year ACS 2016-2020



1645  
 1646  
 1647  
 1648  
 1649 These trends are also reflected in unincorporated King County, as shown in Figure 62. Over 90  
 1650 percent (713) of studios and 62 percent (1,969) of one-bedroom units in unincorporated King

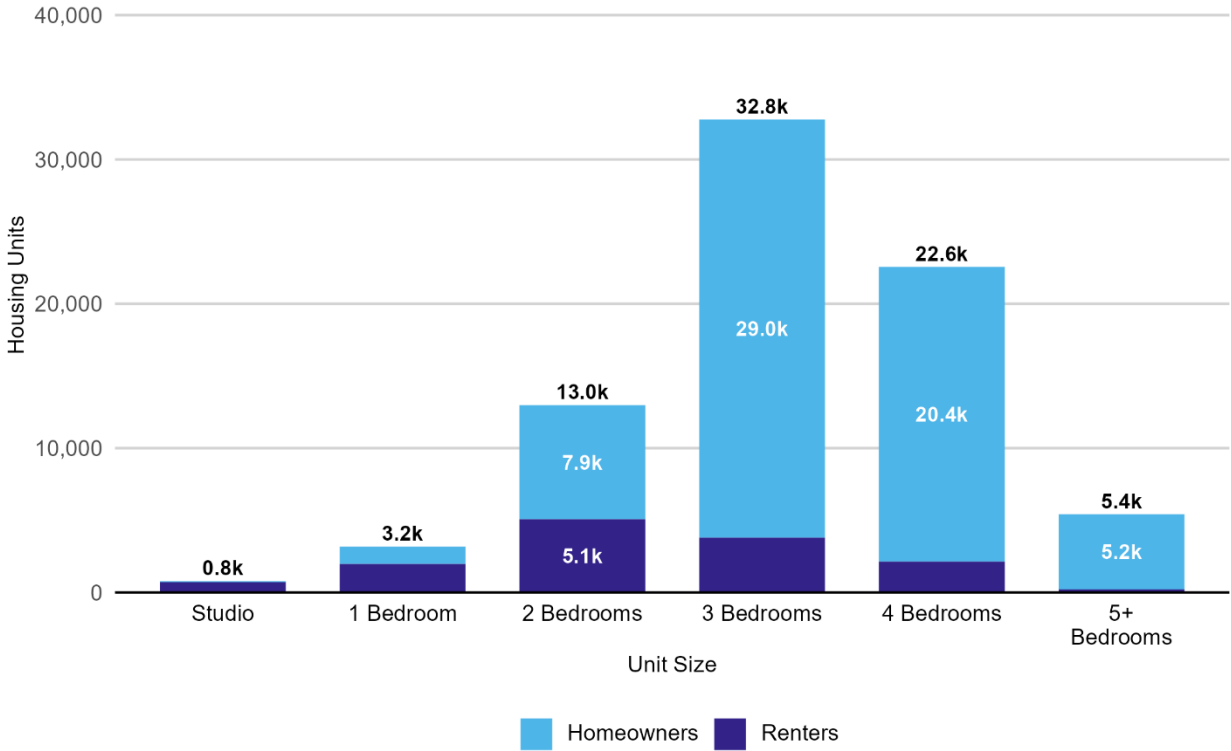
<sup>332</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.  
<sup>333</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.  
<sup>334</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1651 County are occupied by renters.<sup>335</sup> However, homeowners in unincorporated King County are  
 1652 more likely to occupy units with more than one bedroom than in the county as a whole.<sup>336</sup> In  
 1653 unincorporated King County, approximately 60.9 percent (7,903) of two-bedrooms, 88.4 percent  
 1654 (28,972) of three-bedrooms, 90.5 percent (20,421) of four-bedrooms, and 96 percent (5,207) of  
 1655 units with five or more bedrooms are occupied by homeowners.<sup>337</sup>

1656  
 1657 *Figure 62: Housing Units by Tenure and Unit Size in Unincorporated King County*

**Unincorporated King County** Housing Units by Tenure and Unit Size

5-year ACS 2016-2020



1658  
 1659

<sup>335</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.  
<sup>336</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.  
<sup>337</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1660 **Housing Market Conditions**

1661

1662 *Housing production*

1663 Housing construction in King County has changed since 2000, as shown in Figure 63 using  
1664 Puget Sound Regional Council Residential Building Survey data. In the first decade of the new  
1665 millennium, housing permits peaked in 2007, right before the 2008 economic crisis. The number  
1666 of residential housing units permitted significantly decreased during the Great Recession.  
1667 Housing construction hit a low in 2009 but recovered, peaking at the highest number in the past  
1668 two decades in 2015. From 2016 to 2020, King County jurisdictions issued approximately  
1669 85,294 residential building permits for new construction.<sup>338</sup>After the Great Recession, single  
1670 detached home units represented a smaller percentage of residential permitted units than  
1671 before the recession. Since 2009, the number of multifamily permitted properties with 50 or  
1672 more units increased significantly, becoming the dominant form of housing construction  
1673 beginning in 2011. This is likely due to multiple factors, including but not limited to:<sup>339</sup>

- 1674 • a reduction in available land for single detached housing projects;
- 1675 • a market response to major employment growth in the urban core of King County, which  
1676 can only accommodate significant increases in housing units through multifamily  
1677 projects; and
- 1678 • larger multifamily projects often being more profitable than smaller projects.

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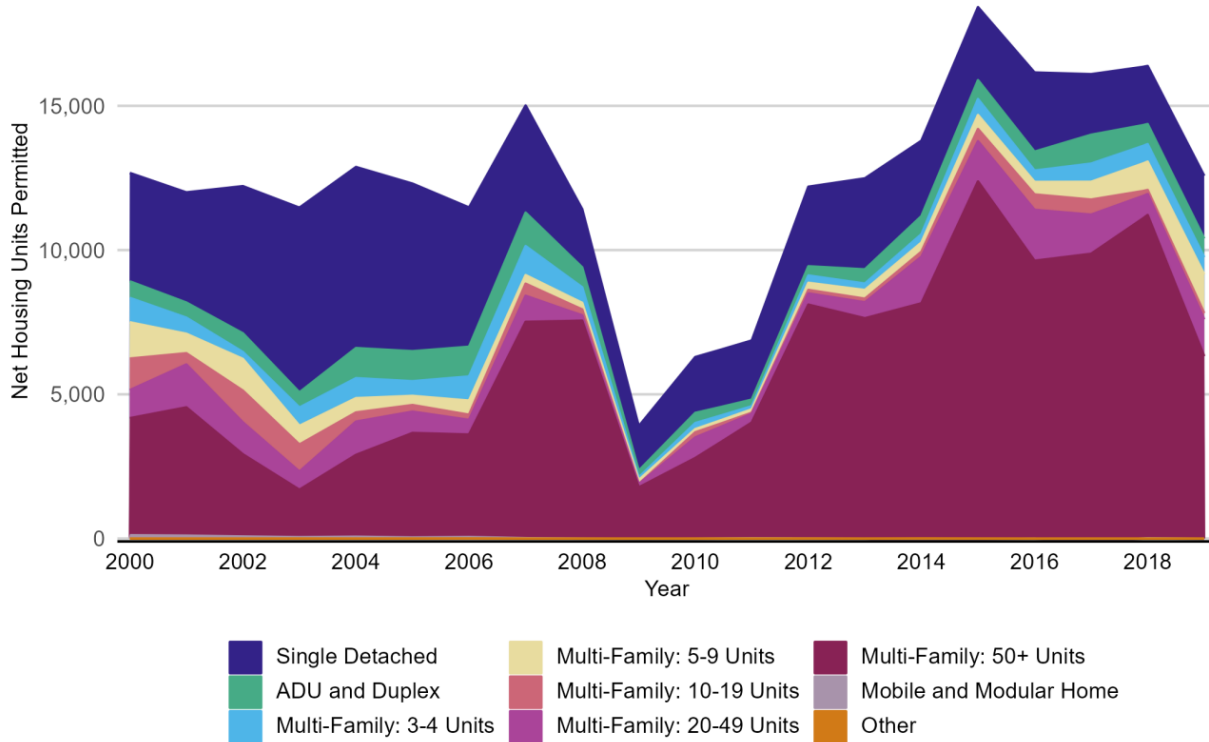
<sup>338</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

<sup>339</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

1679

1680 *Figure 63: Net Housing Units Permitted by Unit Type in King County, 2000 to 2020*

**King County** Net Housing Units Permitted by Unit Type  
 PSRC Residential Building Permit Survey, 2000-2020



1681  
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Table 4 and Figures 64 and 65 show the number of housing units completed in King County and unincorporated King County by type from 2020 to 2022. Approximately 62,357 residential buildings were constructed in King County between April 1, 2016, and April 1, 2021.<sup>340</sup> Since 2020, housing production in King County and unincorporated King County has shifted towards multifamily housing units, but single detached homes still make up a large portion of the housing units constructed in both jurisdictions.<sup>341</sup> More manufactured housing units and other unit types have been demolished than constructed since 2020.<sup>342</sup>

<sup>340</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)  
<sup>341</sup> Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)  
<sup>342</sup> Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

1693 Table 4: Total Housing Units Completed in King County and Unincorporated King County<sup>343</sup>

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

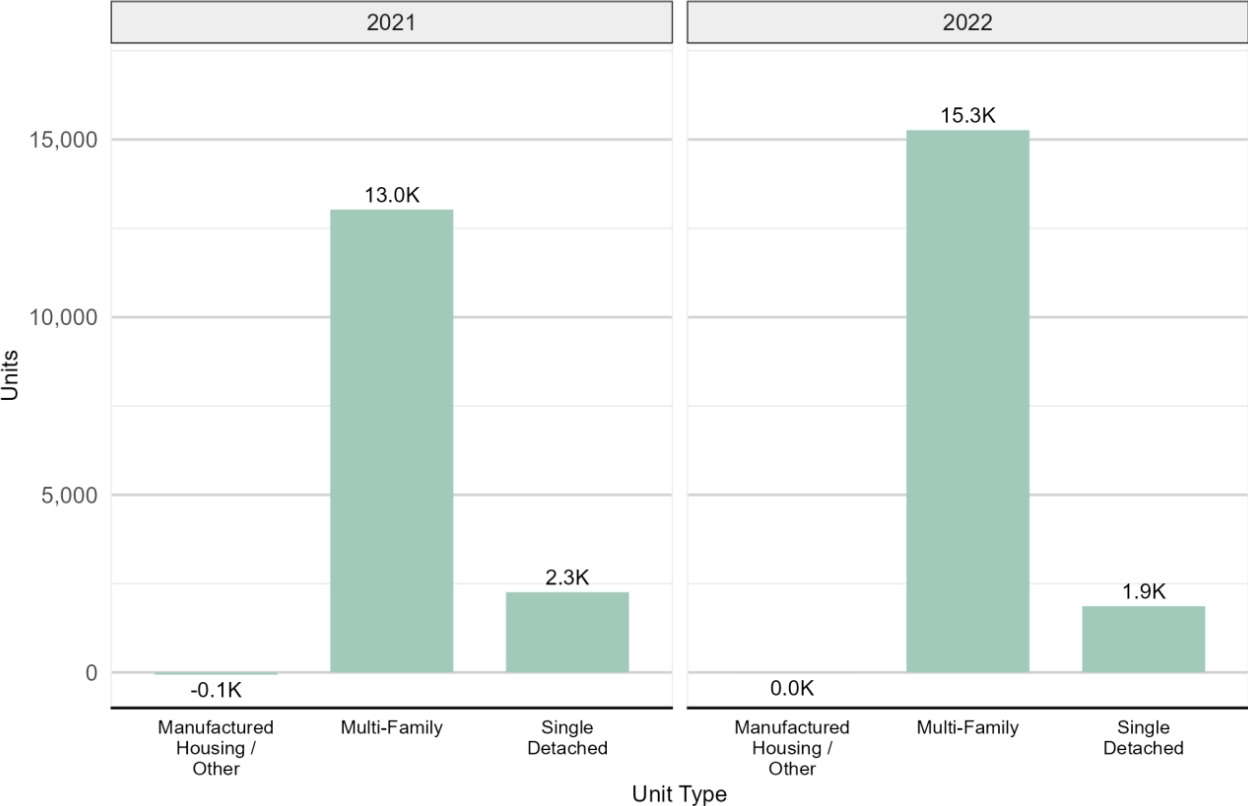
1694  
 1695  
 1696

Figure 64: Total Housing Completed by Type in King County

1697

**King County** Total Housing Units Completed by Type

OFM April 1st Housing Estimates, 2020-2022



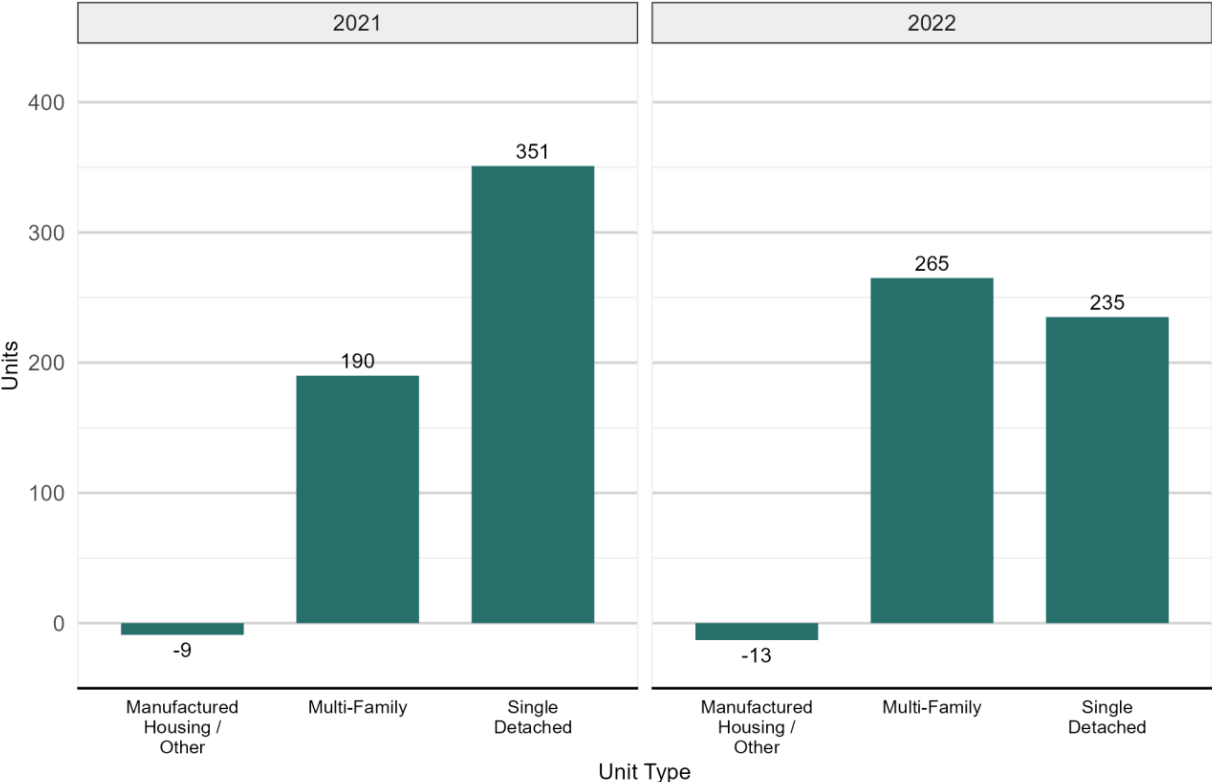
1698  
 1699

<sup>343</sup> Washington State Office of Financial Management. (2022). *Postcensal Estimates of Housing Units*. [\[link\]](#)

1700 Figure 65: Total Housing Units Completed by Type in Unincorporated King County

**Unincorporated King County** Total Housing Units Completed by Type

OFM April 1st Housing Estimates, 2020-2022



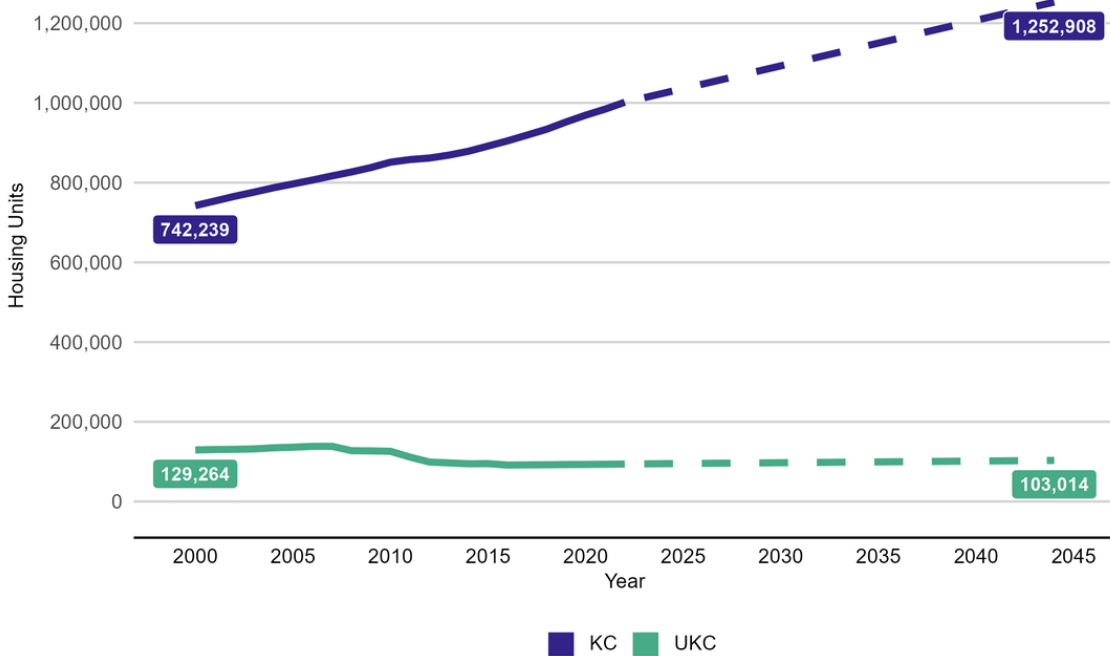
1701  
1702

1703 *Forecasted housing growth*

1704 Figure 66 shows the actual and forecasted growth of housing units in King County. The  
 1705 Washington State Office of Financial Management (OFM) projects the number of housing units  
 1706 in King County will increase approximately 25.1 percent, from 1,001,577 housing units in 2022  
 1707 to 1,252,908 housing units in 2044.<sup>344</sup> The OFM projects the number of housing units in  
 1708 unincorporated King County will increase approximately 9.6 percent, from 93,957 housing units  
 1709 to 103,014 housing units in 2044.<sup>345</sup> These projections do not take annexation into account. It is  
 1710 possible that housing units decrease or stay stable over the next two decades in unincorporated  
 1711 King County due to annexation. Housing growth in unincorporated King County will be focused  
 1712 on urban areas to meet King County’s environmental and climate goals and will account for four  
 1713 percent of housing growth in King County.<sup>346</sup>

1714  
 1715 *Figure 66: Actual and Forecasted Housing Growth in King County and Unincorporated King County from 2000 to*  
 1716 *2044*

Actual and Forecasted Housing Growth 2000 to 2044  
 OFM April 1st Population and Housing Estimates, King County Growth Targets



1717  
 1718

<sup>344</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

<sup>345</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S Census Bureau, *American Community Survey*.

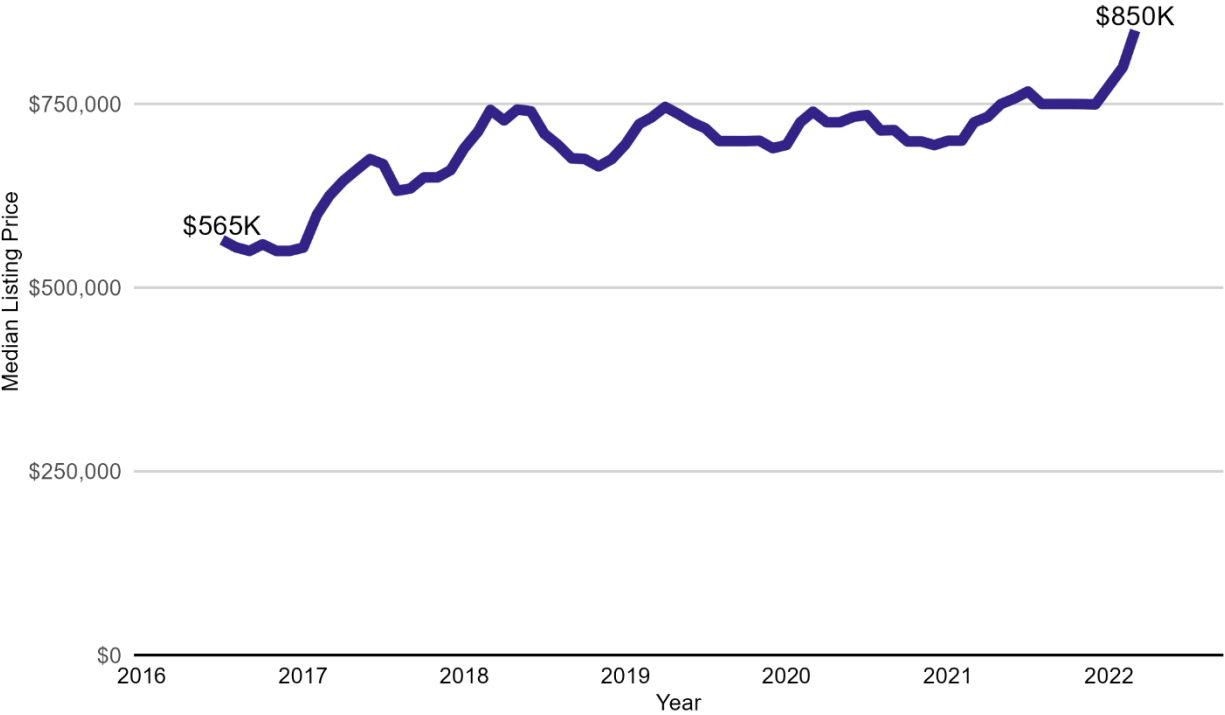
<sup>346</sup> King County Office of Performance, Strategy and Budget. (2022, March). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

1719 *Housing Costs*

1720 As shown by Figure 67, the median price for a home in King County has increased dramatically  
 1721 since 2016; the median home listing price increased by about 50 percent between July 2016  
 1722 and March 2022, from \$565,000 to \$850,000.<sup>347</sup> This significantly increases wealth for existing  
 1723 homeowners but puts homeownership out of reach for many residents in King County. A 30-  
 1724 year mortgage for an \$850,000 home with a 20 percent down payment of \$170,000 and an  
 1725 interest rate of five percent would lead to a monthly payment of about \$4,000, including property  
 1726 taxes and homeowners’ insurance. A household would need an income of about \$160,000 per  
 1727 year for that monthly payment to be affordable, which is higher than the region’s overall median  
 1728 family income of \$134,600.<sup>348</sup> Racial disparities in wages, as discussed in the Workforce  
 1729 Characteristics section, contribute to the racial disparities in homeownership in the region.

1730  
 1731 *Figure 67: Median Listing Price in King County*

**King County Median Listing Price**  
 Federal Reserve Economic Data, July 2016 to March 2022



1732  
 1733  
 1734  
 1735

<sup>347</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)  
<sup>348</sup> U.S. Department of Housing and Urban Development. (2022). *FY 2022 Income Limits Summary*.

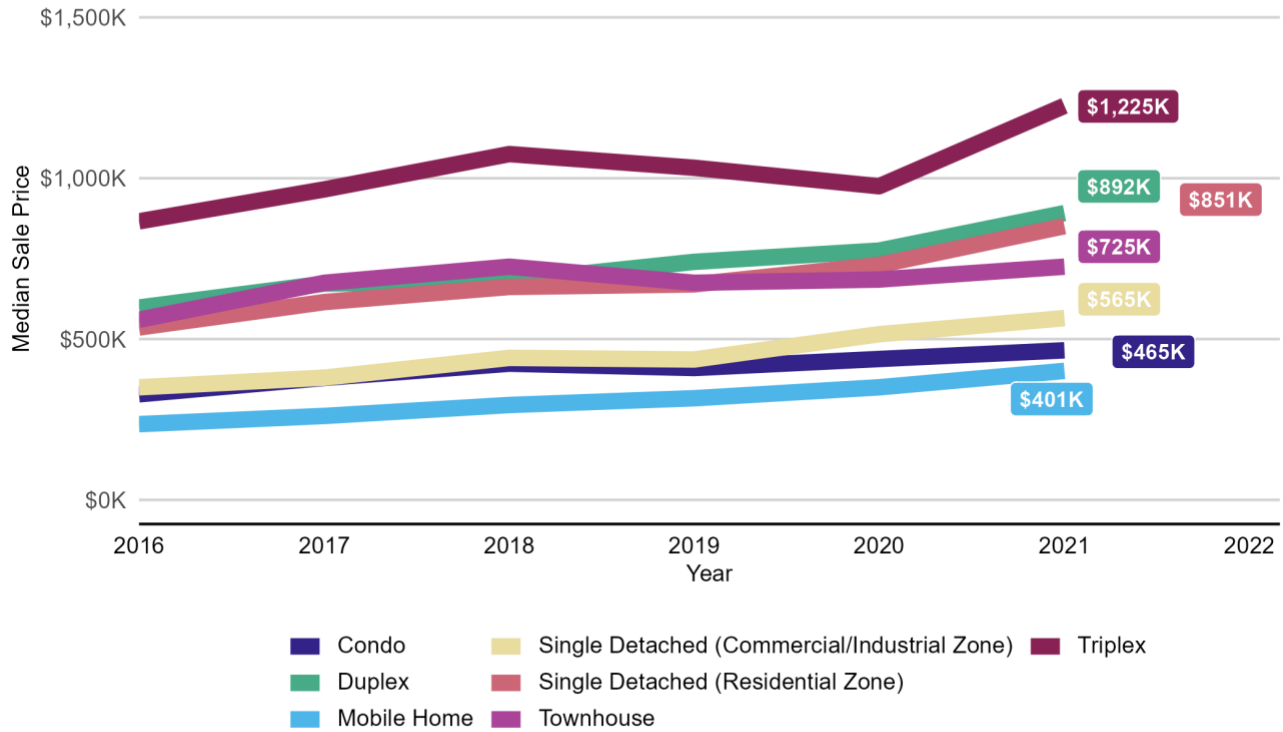


1736 Figure 68 shows that the sales prices of vacant single detached homes increased at the highest  
 1737 rate, more than doubling in price from 2016 to 2021.<sup>349</sup> The sales prices for townhomes  
 1738 increased at the slowest rate, indicating that this housing type may become a more affordable  
 1739 option over time, but also has less potential for building wealth.<sup>350</sup> Figure 68 shows that triplexes  
 1740 are the most expensive property type; this figure measures the sale price of triplex buildings  
 1741 rather than units within a triplex.  
 1742  
 1743

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

**King County** Median Sale Price by Property Present Use

King County Assessors Office, 2016-2021



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.

1744  
 1745

<sup>349</sup> King County Assessor's Office, 2016 to 2021.  
<sup>350</sup> King County Assessor's Office, 2016 to 2021.

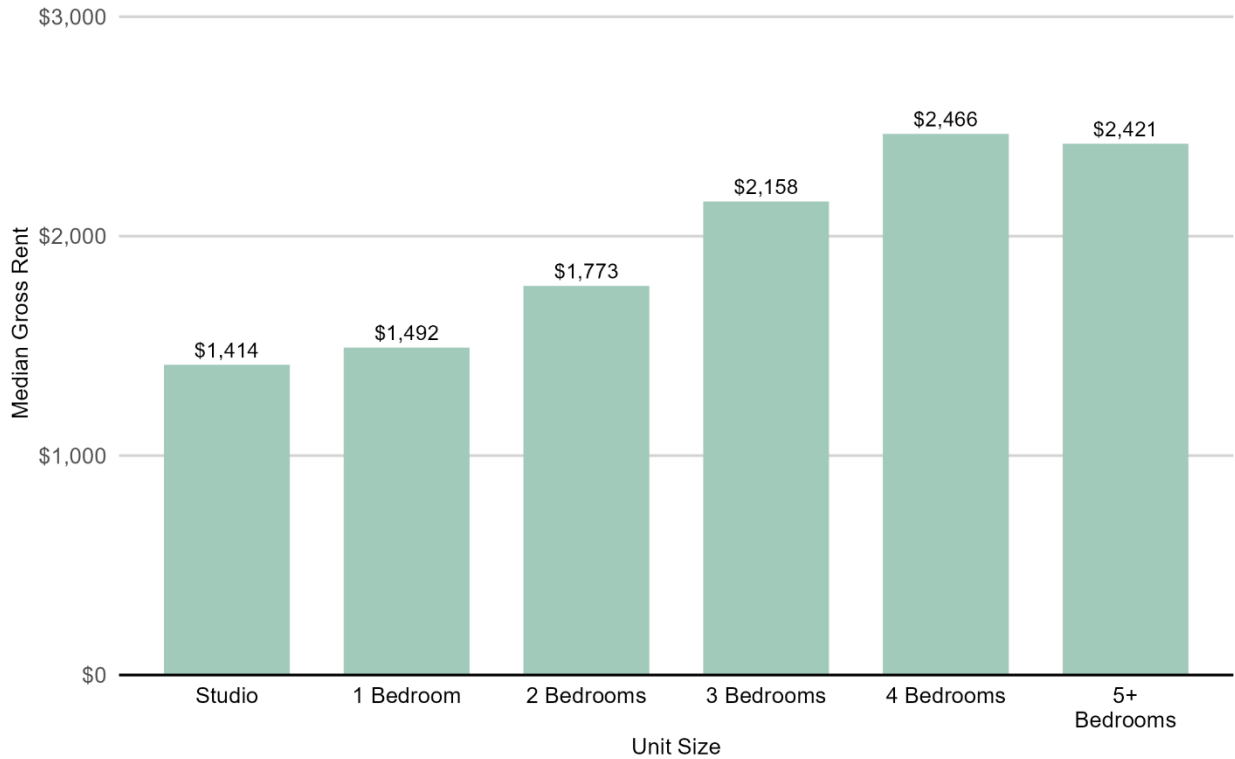
1746 *Rental rates*

1747 Figure 69 shows the median gross rent by unit size in King County. The median rent for a studio  
1748 unit in King County is \$1,414. The most expensive units are four-bedrooms, with a median rent  
1749 of \$2,466.<sup>351</sup> It is not clear why five or more-bedroom rentals are slightly less expensive than  
1750 four-bedroom units, but these units are less common, creating a larger margin of error.<sup>352</sup>  
1751 Rentals with five or more bedrooms available for rent on Zillow are located throughout the  
1752 county but heavily clustered around the University of Washington, indicating that these units are  
1753 marketed towards students.<sup>353</sup> Many landlords with large single detached homes in this area  
1754 rent individual rooms out to students or put multiple students on one lease, with rents for each  
1755 room ranging from \$900 to \$1,250, lower than the average rent of a studio.<sup>354</sup> These rentals are  
1756 also older buildings, pushing down the by-room rent compared to newer apartment buildings.<sup>355</sup>

1757 *Figure 69: Median Gross Rent by Unit Size in King County*

**King County** Median Gross Rent by Unit Size

5-year ACS 2016-2020



1759  
1760  
1761  
1762

<sup>351</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, ACS 2016-2020*.

<sup>352</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, ACS 2016-2020*.

<sup>353</sup> Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

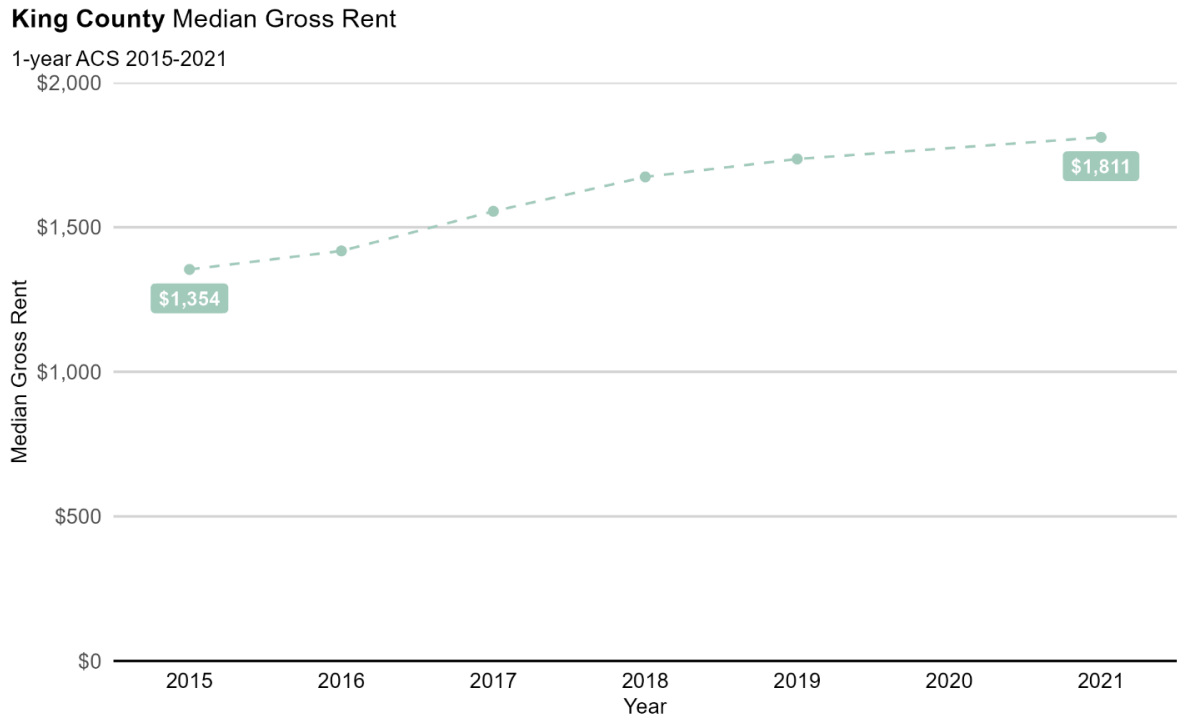
<sup>354</sup> Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

<sup>355</sup> Zillow. (Retrieved 2022, December 27). *Rental Listings*. [\[link\]](#)

1763 The minimum wage in King County was \$14.49 per hour in 2022. This wage converts to an  
 1764 annual salary of about \$30,100 for someone working full-time, assuming paid or no vacation  
 1765 time.<sup>356</sup> Based on that income, an affordable monthly rent would be about \$750, about half the  
 1766 cost of the median one-bedroom apartment. A single person with an income of 50 percent of  
 1767 King County’s area median income in 2022 (\$41,720) can afford a monthly rent of about \$1,040,  
 1768 almost \$400 less than the median gross rent for a studio apartment. A household of four with an  
 1769 income of 50 percent area median income (\$59,560) can afford a monthly rent of about \$1,490,  
 1770 about the median cost of a one-bedroom apartment.

1771  
 1772 Figure 70 shows the gross median rent in King County from 2015 to 2021. King County’s gross  
 1773 median rent increased significantly in this time: 33.8 percent, from \$1,354 to \$ 1,811.<sup>357</sup>

1774  
 1775 *Figure 70: Median Gross Rent in King County from 2015 to 2021*



1776 2020 data not available due to the impacts of the pandemic on ACS data collection.

1777  
 1778

<sup>356</sup> Washington State Department of Labor & Industries. (Retrieved 2022, December 27). *Minimum Wage*. [\[link\]](#)  
<sup>357</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, ACS 2015-2021*.

1779 *Housing Affordability and Availability*

1780 Figure 71 shows the inventory of housing units that are affordable, but not available, and  
1781 affordable and available by tenure and income range, for King County.<sup>358</sup> Units that are  
1782 affordable, but not available mean that the unit is occupied by a household at a higher income  
1783 bracket than what the housing cost is affordable to, such as a unit with rent affordable to  
1784 households at or below 30 percent area median income occupied by a household that earns the  
1785 median income. Units that are affordable and available mean the unit is occupied by a  
1786 household at the same income bracket in which the unit is affordable to, such as a unit  
1787 affordable to households at or below 80 percent area median income occupied by a household  
1788 in that income bracket. The homeownership data does not include households with incomes  
1789 less than or equal to 30 percent area median income because it is such a small subset of the  
1790 population.

1791  
1792 The greatest disparity between number of households and units available in King County is for  
1793 incomes at or below 30 percent area median income. There are 81,250 cost burdened or  
1794 severely cost burdened households with incomes less than or equal to 30 percent area median  
1795 income in King County, but only 22,235 units that are affordable and available to that  
1796 population.<sup>359</sup> Lower income households outnumber the number of affordable and available  
1797 units in unincorporated King County.<sup>360</sup> To account for down-renting, there need to be more  
1798 units than households in lower-income brackets to ensure every low-income household can live  
1799 in a unit affordable to their income.

1800  
1801

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<sup>358</sup> U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

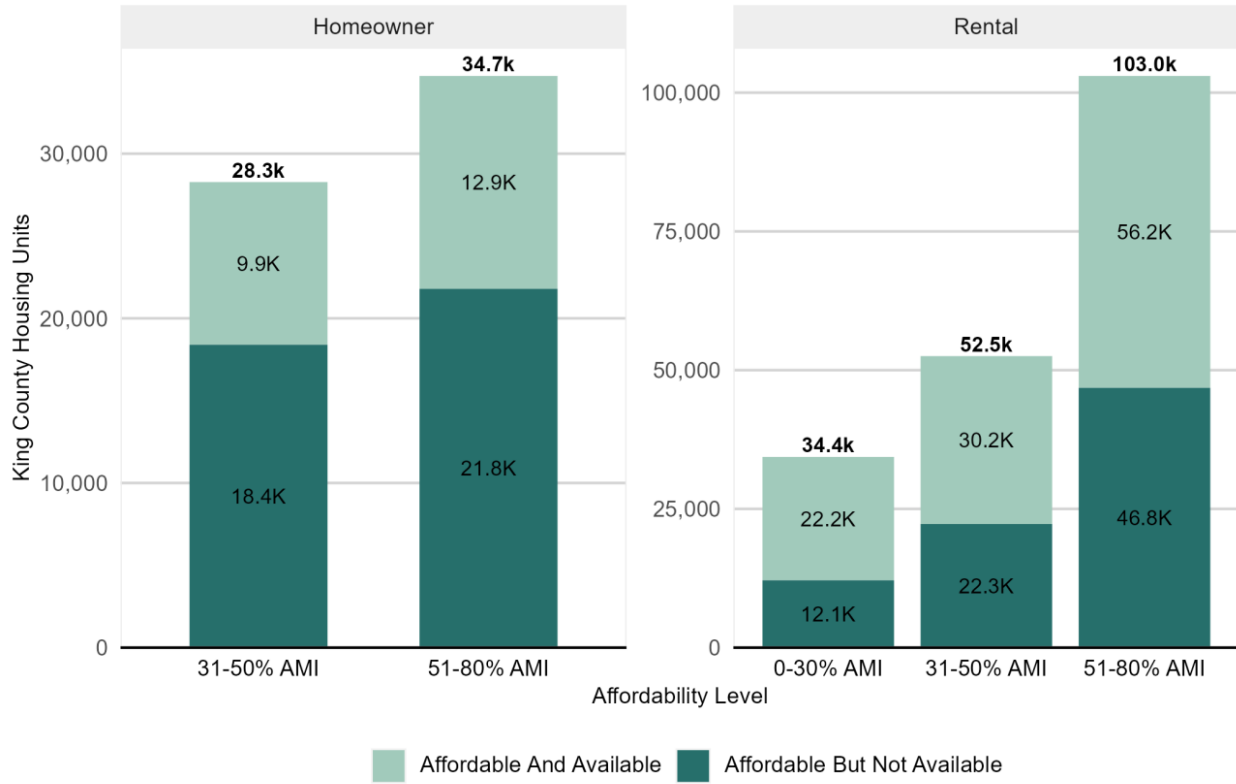
<sup>359</sup> U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

<sup>360</sup> U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018*.

1802 *Figure 71: Affordable and Available Units by Area Median Income and Tenure in King County*

**King County** Affordable and Available Units by Area Median Income (AMI) and Tenure

CHAS 2014-2018



1803  
1804

1805 **Special Housing Inventory**

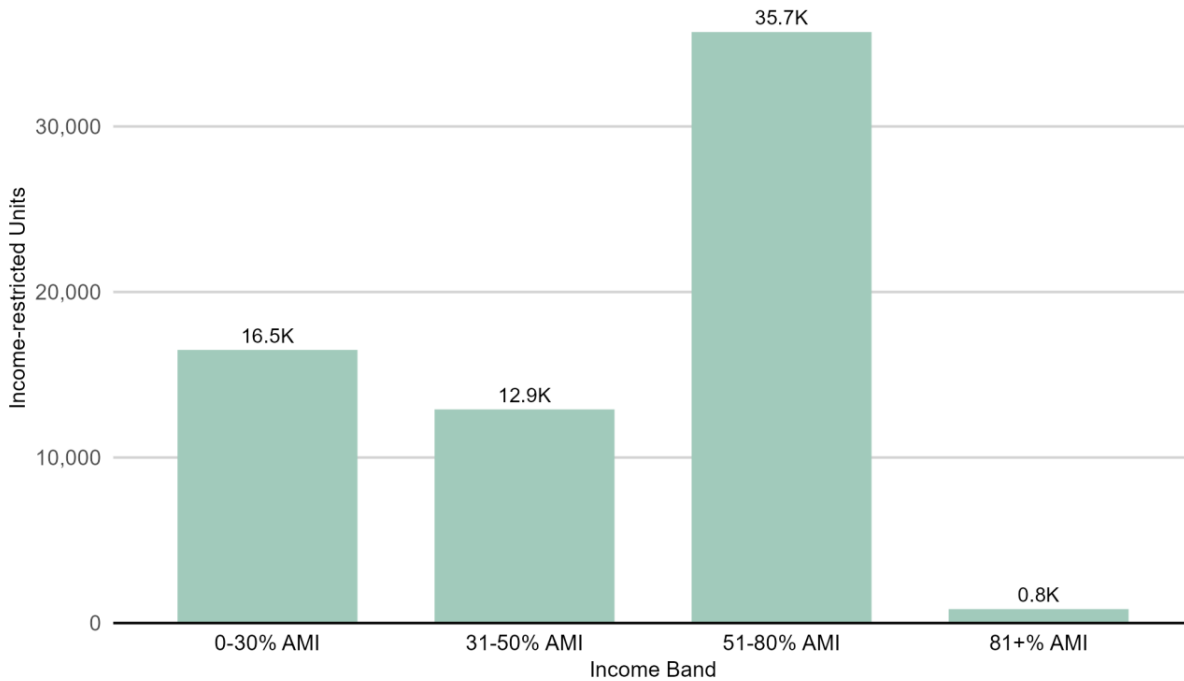
1806 *Income-restricted housing*

1807 Figure 72 shows the number of income-restricted housing units in King County that are  
1808 affordable to different income ranges. King County has about 65,900 income-restricted housing  
1809 units, including permanent supportive housing, which is about 6.4 percent of all housing units in  
1810 King County.<sup>361</sup> Some units are produced through regulatory incentives, but the significant  
1811 majority are funded through a mix of local, state, federal, and philanthropic funding, tax credits,  
1812 private debt, and rent from residents. Generally, units restricted at or below 60 percent area  
1813 median income are rental units, while units restricted to 60 to 100 percent area median income  
1814 are a mix of homeownership and rental units. Over half of King County income-restricted units  
1815 are for households between 51 to 80 percent area median income.<sup>362</sup> Approximately 25 percent  
1816 of income-restricted housing units serve households at or below 30 percent area median  
1817 income.<sup>363</sup>

1818 *Figure 72: Income-restricted Housing Units in King County*

**King County** Income-restricted Housing Units

King County Income-restricted Housing Database, 2021



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.

1820

<sup>361</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

<sup>362</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

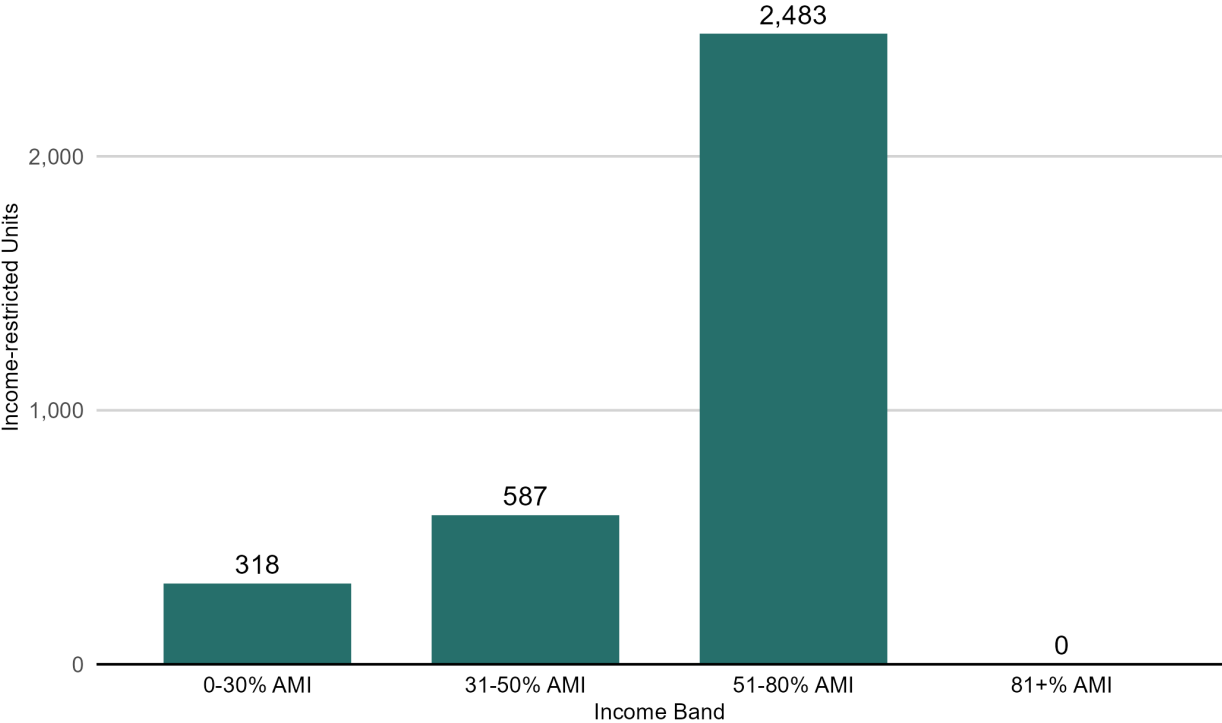
<sup>363</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

1821 Figure 73 shows the number of income-restricted housing units in unincorporated King County  
 1822 that are affordable to different income ranges. Unincorporated King County has approximately  
 1823 3,388 units for households at 0 to 80 percent area median income. That makes up a  
 1824 significantly smaller portion of income-restricted units in unincorporated King County (9.4  
 1825 percent) compared to King County as a whole (25 percent).<sup>364</sup> Approximately 73.3 percent of  
 1826 income-restricted units in unincorporated King County are for households between 51 to 80  
 1827 percent area median income. <sup>365,366,367</sup>

1828 *Figure 73: Income-restricted Housing Units in Unincorporated King County*

**Unincorporated King County** Income-restricted Housing Units

King County Income-restricted Housing Database, 2021



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

1830  
 1831  
 1832

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<sup>364</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.  
<sup>365</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.  
<sup>366</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.  
<sup>367</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

1833 *Income restricted housing in unincorporated King County within ½ mile of transit and*  
1834 *countywide centers*

1835 Of all income-restricted housing units in unincorporated King County, 49 percent, or 1,660 units,  
1836 are located within one half mile of frequent or high-capacity transit.<sup>368</sup> The overwhelming  
1837 majority of these units are in North Highline and Skyway-West Hill. Maps 2 and 3 show the  
1838 affordable housing projects within the half mile walkshed in North Highline and Skyway-West  
1839 Hill, respectively.

1840  
1841 The North Highline and Skyway Unincorporated Activity Centers are identified in the  
1842 Countywide Planning Policies as candidates for possible designation as “countywide centers,” a  
1843 new designation from Puget Sound Regional Council’s Regional Centers Framework, as of April  
1844 2023.<sup>369</sup> In North Highline, Coronado Springs Apartments, Coronado Springs Cottages, and  
1845 Unity Village are in the current activity center, totaling 506 units. In Skyway, the Greentree  
1846 Apartment Homes and Park Hill Apartments are in the activity center, total 205 units.

---

<sup>368</sup> Original King County staff analysis.



1847 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:**

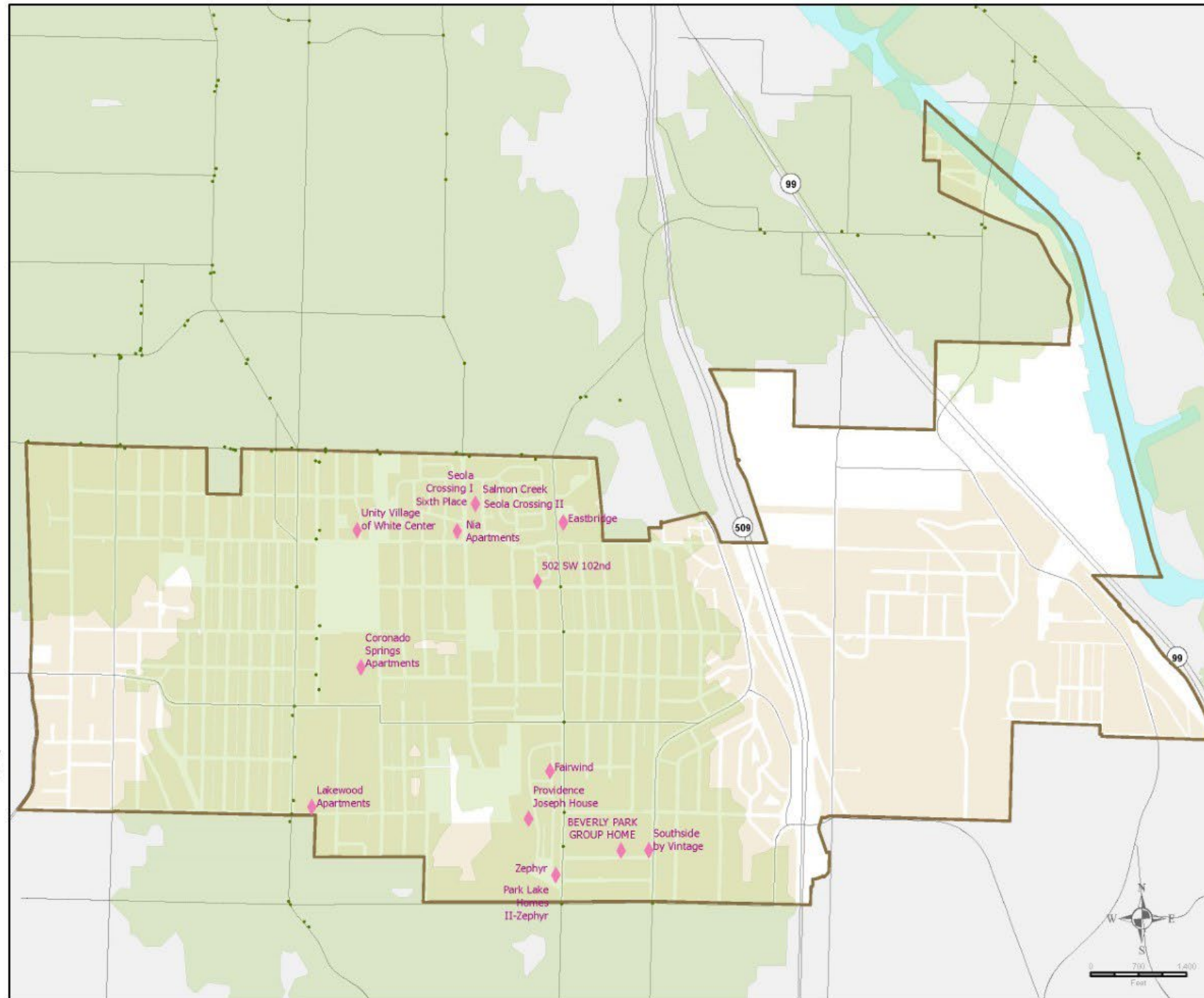
King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive: Performance, Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound Regional Council

**Notes**

Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-24, R-4B, CB, RB, O - High Density  
 R-12, R-1B - Moderate Density  
 R-1, R-4, R-6, R-8, NB, UR, - Low Density  
 A-10, A-35, RA-2.5, RA-3, RA-10 - Rural Density

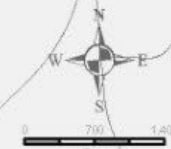
Properties with the following characteristics are not deemed Residential zoned property:  
 Owned by King County government and determined not to be feasible for housing  
 Owned by the United States Forest Service  
 Owned by Washington State Parks  
 Owned by Washington State Department of Fish and Wildlife  
 Owned by Vashon 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  
 \\gis\project\kgis\client\_services\DCHS2024\_CompPlan\_Housing\_Needs\_Assessment\InRestrctHng\InRestrctHng.aprx  
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1850 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

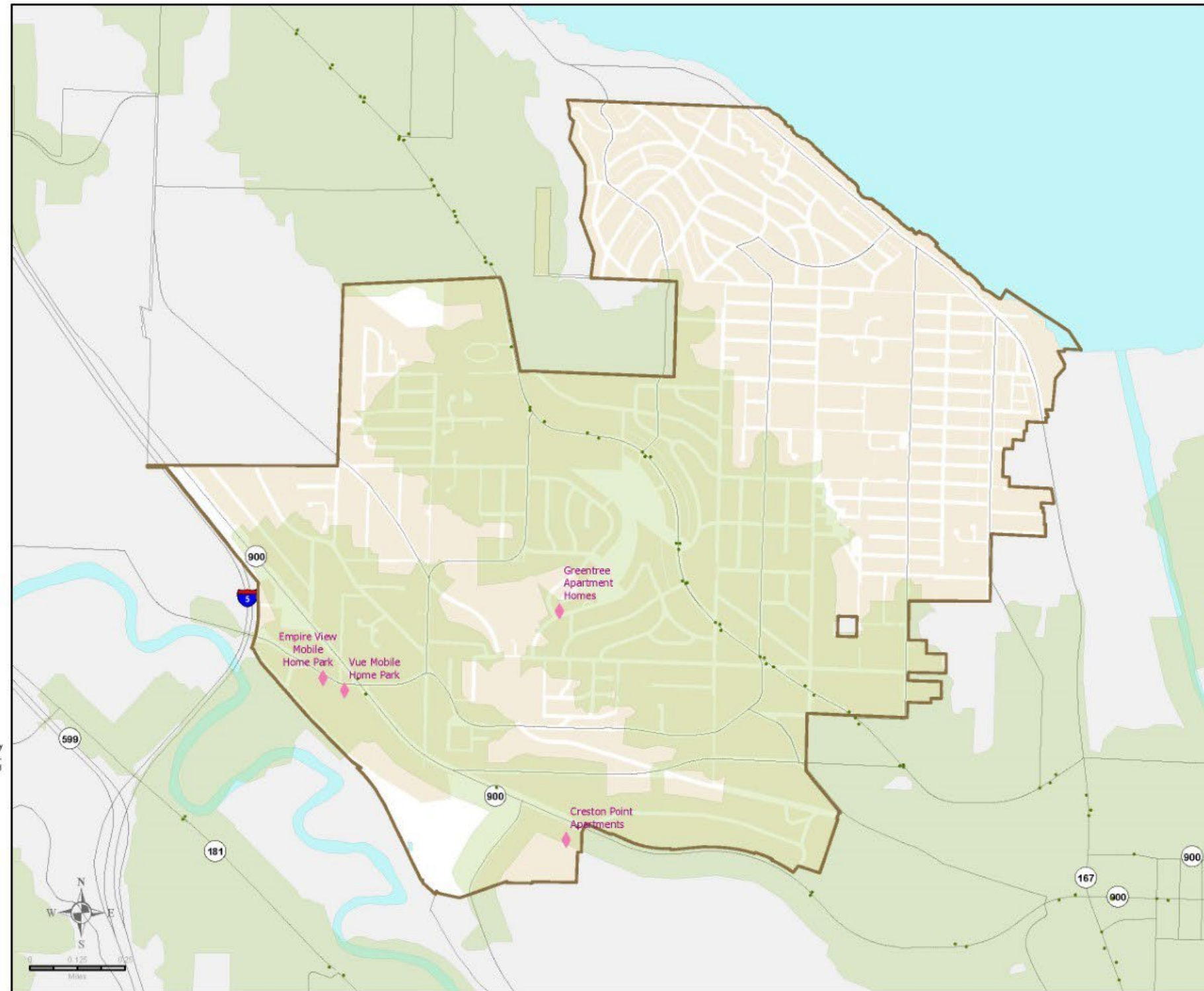
**Notes**  
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-24, R-48, CB, RB, O - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, NB, UR, - Low Density  
 A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density

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.



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1851  
1852

1853 *Permanent Supportive Housing*

1854 Many of the housing units reserved for the lowest income households are for households exiting  
1855 homelessness. King County has 6,266 housing units for permanent supportive housing,<sup>370</sup>  
1856 which is a project that offers permanent housing and services to households that are homeless  
1857 on entry, where the individual or a household member has a condition of disability, such as  
1858 mental illness, substance abuse, chronic health issues, or other conditions that create multiple  
1859 and serious ongoing barriers to housing stability.<sup>371</sup> King County has 1,594 other permanent  
1860 housing units that either do not require a member of the household to have a disability or do not  
1861 have additional services.<sup>372</sup> Unincorporated King County does not have any permanent  
1862 supportive housing.<sup>373</sup>

1863  
1864 *Emergency Shelter*

1865 In 2021, King County had approximately 6,038 year-round emergency housing beds, which  
1866 consisted of emergency shelter (4,070 beds), safe haven (84 beds), and transitional housing  
1867 (1,884 beds), as shown in Figure 74.<sup>374</sup> Approximately 75 emergency housing beds are in  
1868 unincorporated King County.<sup>375</sup> Emergency shelter provides temporary shelter for people  
1869 experiencing homelessness, either for the general population or for a specific population such  
1870 as youth, families, and survivors of domestic violence.<sup>376</sup> Safe haven beds are for people  
1871 experiencing homelessness with severe mental illness who have been unwilling or unable to  
1872 participate in services.<sup>377</sup> Safe haven beds provide 24-hour residence for these individuals for  
1873 an unspecified period.<sup>378</sup> Transitional housing provides temporary lodging, for no longer than 24  
1874 months, for people experiencing homelessness with the goal of transitioning the household into  
1875 permanent housing.<sup>379</sup>

1876  
1877  
1878  
1879

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<sup>370</sup> Permanent supportive housing units are included in the total number of income-restricted units in King County (61,821).

<sup>371</sup> U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

<sup>372</sup> U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

<sup>373</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

<sup>373</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

<sup>374</sup> U.S. Department of Housing and Urban Development. (2021). *HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report*. [\[link\]](#)

<sup>375</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements, HAPT Final County Projections*. [\[link\]](#)

<sup>376</sup> U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

<sup>377</sup> U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

<sup>378</sup> U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

<sup>379</sup> U.S. Department of Housing and Urban Development. (2021, December). *FY 2022 HMIS Data Standards (Manual)*. [\[link\]](#)

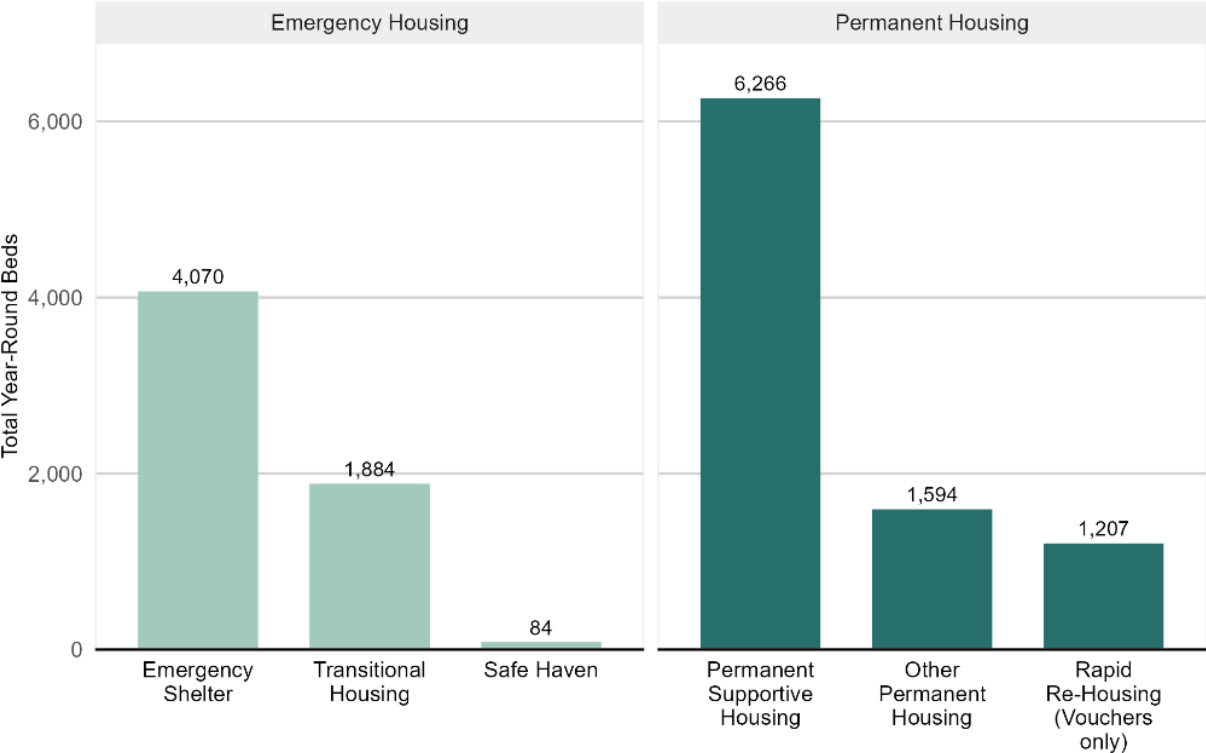
1880  
 1881 *Group Homes and Retirement Facilities*  
 1882

1883 King County has 264 group homes and 208 retirement facilities.<sup>380</sup> Unincorporated King County  
 1884 has seven group homes and four retirement facilities.<sup>381</sup> Approximately 2.7 percent of King  
 1885 County’s group homes and 1.9 percent of retirement facilities are in unincorporated King  
 1886 County, based upon King County Assessor data.<sup>382</sup>

1887  
 1888 *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



1889

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<sup>380</sup> King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, King County  
<sup>381</sup> King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, Unincorporated King County  
<sup>382</sup> King County Assessor’s Office. (2022). Parcels with Present Use Defined as Group Home or Retirement Facilities, King County and Unincorporated King County

## 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.<sup>383,384,385,386</sup> 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-6, CPP H-4n, and CPP H-10.

CPP H-6 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.*<sup>387</sup>

CPP H-4n 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-10 requires jurisdictions to:

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<sup>383</sup> Washington State Department of Commerce (2023). Updating GMA Housing Elements. [\[link\]](#)  
<sup>384</sup> 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>385</sup> Puget Sound Regional Council (2023). Vision 2050. [\[link\]](#)  
<sup>386</sup> HB 1220 – 2021-22. [\[link\]](#)  
<sup>387</sup> 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. [\[link\]](#)

1929 *Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other*  
1930 *People of Color households from past and current racially exclusive and*  
1931 *discriminatory land use and housing practices (generally identified through Policy H-*  
1932 *6). Promote equitable outcomes in partnership with communities most impacted.*  
1933

1934 This analysis also aligns with Puget Sound Regional Council’s VISION 2050, which is the  
1935 region’s long-range plan for growth. The vision for 2050 is to provide exceptional quality of life,  
1936 opportunity for all, connected communities, a spectacular natural environment, and an  
1937 innovative, thriving economy.<sup>388</sup>  
1938

1939 The first section within this analysis outlines historic government actions and policies with an  
1940 explicit racial discriminatory intent. The second section explores 20<sup>th</sup> and 21<sup>st</sup> century  
1941 government policies and practices that contribute to or create racially disparate outcomes in  
1942 housing. The third section details displacement occurring in unincorporated King County. The  
1943 fourth section examines how current King County policies, and the 2024 Comprehensive Plan  
1944 updates, aim to undo past racially exclusive and discriminatory land use and housing practices  
1945 and identify where policies might be perpetuating harms to Black, Indigenous, and People of  
1946 Color communities.  
1947

1948 This analysis primarily focuses on urban unincorporated areas in King County because they  
1949 have larger populations and a higher concentration of Black, Indigenous, and People of Color  
1950 communities than rural unincorporated areas. Understanding the past and current policies that  
1951 contribute to ongoing harms against Black, Indigenous, and People of Color communities and  
1952 racially disparate impacts in housing is critical to identifying root causes and undoing these  
1953 systemic injustices. However, this analysis does not analyze *all* discriminatory policies and  
1954 programs that existed in unincorporated King County, and rather represents a best effort on the  
1955 part of the County to analyze its policies for their contribution to racially disparate housing  
1956 impacts, displacement, and exclusion over the course of its history. Skyway-West Hill and North  
1957 Highline are referenced more often than other unincorporated areas in this section due to recent  
1958 planning efforts such as the Skyway-West Hill and the North Highline Anti-displacement  
1959 Strategies Report, the North Highline Community Service Area Subarea Plan, and the Skyway-  
1960 West Hill Community Service Area Subarea Plan.<sup>389,390</sup>  
1961

1962 Historically, private property owners, lending institutions, and federal, state, and local  
1963 governments implemented strategies to restrict access to housing and neighborhoods to  
1964 people based on their race and sometimes religion.<sup>391</sup> These strategies perpetuated racial  
1965 segregation throughout the country, including in unincorporated King County.<sup>392,393</sup> King  
1966 County as a jurisdiction has both played a direct role in perpetuating racially disparate  
1967 outcomes, such as not enforcing the first open housing ordinance it passed, as well as not  
1968 always taking an explicit stand against these types of policies or reversing them, as shown in  
1969 this section.

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<sup>388</sup> Puget Sound Regional Council (2023). Vision 2050. [\[link\]](#)  
<sup>389</sup> King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)  
<sup>390</sup> *Ordinance 19555*. [\[link\]](#)  
<sup>391</sup> University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)  
<sup>392</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.  
<sup>393</sup> University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

1970  
1971 This analysis uses terms such as Black, Indigenous, and People of Color, White, Black, Asian,  
1972 and Indigenous, when referring to racial groups today and in the past. Several historical texts  
1973 cited in this analysis use language to describe racial groups that are not appropriate today.  
1974 These original terms are used within this section when pulling direct quotes and in citations.  
1975

## 1976 **Historical Policies with an Explicit Racial Discriminatory Intent**

1977  
1978 Public policies that have contributed to the racially disparate impact of the current housing crisis  
1979 are rooted in the explicitly racist practices of the early United States. Some of these policies and  
1980 practices known to have been enforced or practiced in unincorporated King County include  
1981 Indigenous land dispossession, the Alien Land Law, Japanese internment and incarceration,  
1982 racial restrictive covenants, and discriminatory lending practices that led to disproportionate  
1983 access to homeownership. While federal, state, and local governments outlawed many of these  
1984 overtly racist housing practices in the twentieth century, their legacy lives on through zoning,  
1985 underinvestment in BIPOC neighborhoods, lack of annexation, lack of tenant protections, and  
1986 other land use patterns and practices.  
1987

### 1988 *Broken Treaties, Indigenous Expulsion, and Indigenous Land Dispossession (early 1800's –* 1989 *early 1900's)*

1990 The Puyallup, Muckleshoot, Snoqualmie, Suquamish, Tulalip, and Duwamish Indigenous tribes  
1991 have lived and stewarded the lands, waters, and resources in and around King County since  
1992 time immemorial.<sup>394</sup> Early settlers, people mostly of European descent who moved to the region  
1993 with the intention to stay, arrived in the early 1800s. Upon arrival, they occupied land and  
1994 consumed resources of importance to Indigenous communities, by claiming hunting and fishing  
1995 rights and disrupting the tribes' way of living and impacting their survival.<sup>395,396</sup> Many of these  
1996 actions violated rights that tribes had reserved unto themselves by terms of treaties with the  
1997 U.S. including dislocating tribes from their lands.<sup>397,398,399</sup> The federal government perpetuated  
1998 such violations by denying the signatory tribes their fishing and hunting rights in much of  
1999 modern-day Washington State for over a century.<sup>400</sup> The first "land laws" in Washington  
2000 occurred in 1855 where U.S. government used treaties to restrict Indigenous people to  
2001 reservations to use the rest of Washington territory for White settlements.<sup>401</sup>  
2002

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<sup>394</sup> Hovenkotter, J. (2020). *King County <-> Indian Tribes: Government to Government Relations*. King County Dept. of Natural Resources and Parks. [\[link\]](#)

<sup>395</sup> Ishisaka, N. (2022, October 17). Why we should transfer 'land back' to Indigenous people. *The Seattle Times*. [\[link\]](#)

<sup>396</sup> Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

<sup>397</sup> Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

<sup>398</sup> Governor's Office of Indian Affairs. *Treaty of Point Elliot, 1855*. [\[link\]](#)

<sup>399</sup> Governor's Office of Indian Affairs. *Treaty of Medicine Creek, 1854*. [\[link\]](#)

<sup>400</sup> Green, M. (2020, January 17). From Si'ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

<sup>401</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

2003 The U.S. Congress enabled other forms of land acquisition through methods created by the  
2004 Homestead Act and Dawes Act.<sup>402,403</sup> The Homestead Act in 1862 offered settlers “free” land  
2005 that was acquired through coercive acts of Indigenous dispossession.<sup>404</sup> In 1865, the Seattle  
2006 Board of Trustees banned Native people from Seattle for about two years after the passage of  
2007 Ordinance 5.<sup>405,406</sup> In 1887 the federal government passed the Dawes Act,<sup>407</sup> allowing the  
2008 government to divide Native reservations to individual tribal members with the intention to  
2009 assimilate them as “responsible farmers.”<sup>408,409</sup> It was not culturally relevant for many  
2010 Indigenous communities to use land in this way, so they frequently either denied their allotments  
2011 or used the land in ways the government deemed unsatisfactory.<sup>410</sup> If Indigenous communities  
2012 did not use their land in a way intended by the federal government, the federal government  
2013 could determine Native families to be “incompetent” and take their allotted land.<sup>411</sup> For example,  
2014 the federal government took a significant amount of land from Port Madison Reservation, which  
2015 had been created by the Treaty of Point Elliott in 1855, through this process.<sup>412</sup> By the early  
2016 1900’s, the Port Madison Reservation became a “checkerboard” reservation with some land  
2017 owned by the Suquamish and some land owned by non-Natives or the federal government,  
2018 making building housing difficult.<sup>413</sup> The federal government claimed part of this land and sold it  
2019 to developers, who then used racial restrictive covenants to only allow for White homebuyers.<sup>414</sup>  
2020  
2021 By 1910, Seattle’s settler population surged and about 1,000 to 3,000 Native people  
2022 experienced homelessness, and some starved to death.<sup>415</sup> Today, King County government  
2023 exists on and exerts power over land that is expropriated from Indigenous people.<sup>416</sup> Despite  
2024 being the original stewards of this land, and bearing unfair treatment for centuries, Indigenous  
2025 people continue to be uniquely burdened today.<sup>417</sup>  
2026  
2027 *Chinese Exclusion (1864-mid 1880s)*  
2028 In 1864, the Washington Territory passed an alien land law that allowed non-citizens to own  
2029 land, but this was designed to use White immigrants to displace Indigenous communities.<sup>418</sup>

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<sup>402</sup> Green, M. (2020, January 17). From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

<sup>403</sup> Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

<sup>404</sup> Wilm, J. (2023, February). *Homesteading and Indigenous Dispossession*. American Panorama. [\[link\]](#)

<sup>405</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>406</sup> King County (2015, February 4). *Reflecting on an act of discrimination: County Council recognizes Native American Expulsion Remembrance Day*. [\[link\]](#)

<sup>407</sup> Also referred to as the General Allotment Act

<sup>408</sup> Wilma, D (2000, August 14). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

<sup>409</sup> Canby, W. C. (2019, December 30). *American Indian Law in a Nutshell*. 7<sup>th</sup> Edition 2020. pgs. 24-28.

<sup>410</sup> Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

<sup>411</sup> Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

<sup>412</sup> Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

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<sup>414</sup> Reyna, L. (2023, April 5). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

<sup>415</sup> Green, M. (2020). *From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations?* *Bitterroot*. [\[link\]](#)

<sup>416</sup> Green, M. (2020, January 17). From Si’ahl to Seattle: Does a Wealthy City Owe Its First Residents Reparations? *Bitterroot*. [\[link\]](#)

<sup>417</sup> Land, T. (2020, November 9). For the Duwamish tribe, Seattle’s first people, injustice echoes today. *King 5*. [\[link\]](#)

<sup>418</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)



2030 During this time, Chinese populations and immigration grew in the region, including in a bustling  
2031 enclave in Seattle called Chinatown.<sup>419</sup> Anti-Chinese sentiment grew in the region during the  
2032 hard economic times of the 1870's and mid-1880's as White workers viewed Chinese residents  
2033 as economic competition because businesses generally paid Chinese workers less than White  
2034 workers.<sup>420</sup> The federal government passed the Chinese Exclusion Act in 1882, halting nearly all  
2035 Chinese immigration for ten years.<sup>421</sup> After this law passed, Seattle Mayor Henry Yesler and  
2036 Judge Thomas Burke advocated for the expulsion of Chinese residents in Seattle.<sup>422</sup> In the mid-  
2037 1880's, the anti-Chinese sentiment began to turn violent with the goal of pushing Chinese  
2038 residents out of the region.<sup>423</sup> On September 28, 1885, labor organizations and other community  
2039 members from multiple cities in Western Washington met in Seattle to organize to drive Chinese  
2040 residents from the Washington Territory, advocating for the use of force if necessary.<sup>424</sup> In the  
2041 months following this meeting, Chinese residents were attacked in and driven out from Squak  
2042 (renamed Issaquah in 1899), the Black Diamond area, and Tacoma.<sup>425</sup>  
2043  
2044 By February 1886, about 400 Chinese residents, approximately half of the Chinese residents  
2045 who had lived in Seattle and nearly five percent of the City's population, left the area due to the  
2046 threats of violence.<sup>426</sup> In February 1885, a violent mob of Seattle residents used force to push  
2047 nearly 300 Chinese residents onto ships leaving Seattle.<sup>427</sup> Gradually, the remaining Chinese  
2048 residents also left the area, only leaving a few dozen Chinese residents in Seattle.<sup>428</sup> The  
2049 Chinese population in Seattle did not return to the 1885 population levels of 950 people for  
2050 twenty years.<sup>429</sup> In 1889, Washington adopted a state constitution that restricted non-citizens  
2051 from owning land in most situations.<sup>430</sup> Due to the federal government's Immigration Act of  
2052 1790, Asian people were prohibited from becoming naturalized citizens during this time.<sup>431</sup>  
2053

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<sup>419</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>420</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>421</sup> Chinese Exclusion Act of 1882, Pub. L. No. 47-71, 22 Stat. 58 (1882). [\[link\]](#)

<sup>422</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>423</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>424</sup> (1885, September 29). Anti-Chinese Movement. *San Francisco Bulletin*. [\[link\]](#)

<sup>425</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>426</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>427</sup> Dougherty, P. (2013, November 17). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

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<sup>430</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>431</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

2054 *Alien Land Laws and Japanese Internment and Incarceration (early 1900s-1967)*

2055 By the early 1900's, the Japanese community grew significantly in the United States.<sup>432</sup> The  
2056 Japanese community found significant economic success, with one Japanese-owned business  
2057 for every 22 Japanese residents.<sup>433</sup> Hostility from White Washingtonians grew significantly in  
2058 reaction to the economic success of the Japanese community.<sup>434</sup> In 1921, Washington adopted  
2059 the Alien Land Law, which went further than the state constitutional prohibition of non-citizen  
2060 land ownership by barring non-citizens from leasing or renting land.<sup>435</sup> This was passed after  
2061 Japanese people became prominent farmers in the region, including on Vashon Island, Renton  
2062 and South King County.<sup>436,437,438</sup>

2063  
2064 After the 1941 bombing of Pearl Harbor, the American government forcibly removed and  
2065 imprisoned 110,000 people of Japanese ancestry, two-thirds of whom were American citizens  
2066 from the West Coast.<sup>439</sup> The U.S. interned and incarcerated far more Japanese people than  
2067 people of other ancestries connected to the Axis powers, such as German and Italian  
2068 residents.<sup>440</sup> Seattle news coverage during World War II shows that non-Japanese residents  
2069 felt more intense racial animosity towards Japanese people than German or Italian people.<sup>441</sup>

2070  
2071 Japanese residents who were interned or incarcerated during World War II often lost their  
2072 homes, businesses, and farms.<sup>442</sup> After Japanese people were interned and incarcerated, a  
2073 group of farmers and businessmen from the Auburn Valley stole their property and advocated  
2074 against their return to the West Coast.<sup>443,444</sup> For those who did return, the league advocated for  
2075 boycotting Japanese-grown produce and were against landowners renting or selling their land to  
2076 former internees.<sup>445</sup> Most Japanese farmers from the Renton area and Vashon Island did not  
2077 return after they were released from incarceration.<sup>446,447</sup> For those that did return, the Alien

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<sup>432</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>433</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>434</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>435</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>436</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>437</sup> Haulman, B, and Larson, A. (2005). Mary Matsuda Gruenawald. *Vashon History*. [\[link\]](#)

<sup>438</sup> Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

<sup>439</sup> Takami, D. (1998). *World War II Japanese American Internment—Seattle/King County*. History Link. [\[link\]](#)

<sup>440</sup> Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

<sup>441</sup> Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

<sup>442</sup> Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

<sup>443</sup> Hobbs, A. (2017, February). *75 Years Ago, Japanese Internment Sparked Economic and Cultural Fears*. The Olympian. [\[link\]](#)

<sup>444</sup> Small, A. (1945, August 12). Outsider looks at Pacific Northwest. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>445</sup> Westneat, D. (1995, August 22). Town of Thomas Calls them home - Japanese-American residents to gather after 50-year absence. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>446</sup> Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

<sup>447</sup> Densho (2023). *Terminology*. [\[link\]](#)

2078 Land Laws continued restricting their access to land until the law’s repeal in 1967.<sup>448</sup> While the  
2079 Alien Land Law was passed by Washington State, King County did its due diligence in enforcing  
2080 it.<sup>449</sup> A 1923 newspaper article explains how a King County Superior Court Judge fined a realtor  
2081 \$750 for aiding and abetting M. Miyagawa in owning farmland on Vashon Island.<sup>450</sup>  
2082

2083 *Racial Restrictive Covenants (1920s-1960s)*

2084 Racial restrictive covenants refer to various types of documents such as deeds, plats, and  
2085 homeowner’s association’s bylaws, used by property owners to restrict the sale of a property to  
2086 someone based on their race and sometimes religion.<sup>451</sup> Property owners recorded racial  
2087 restrictive covenants with the King County auditor’s office to protect the legal validity of the  
2088 documents.<sup>452</sup> In the early 20th century, the use of racial restrictive covenants increased in King  
2089 County as the region’s Black population increased.<sup>453,454</sup> Private land development companies,  
2090 homeowners, and neighborhood groups utilized these covenants to block Black and other  
2091 people of color (and sometimes Jewish) households from moving into certain neighborhoods.<sup>455</sup>  
2092 The federal government endorsed the practice, with the Federal Housing Administration (FHA)  
2093 recommending the use of racial restrictive covenants to safeguard neighborhoods from  
2094 declining property values because they believed the presence of non-White residents in a  
2095 neighborhood would lower its property values.<sup>456,457</sup> The FHA’s 1935 *Underwriting Manual*  
2096 states, "If a neighborhood is to retain stability it is necessary that properties shall continue to be  
2097 occupied by the same social and racial classes. A change in social or racial occupancy  
2098 generally leads to instability and a reduction in values."<sup>458</sup> Racial restrictive covenants were an  
2099 enforceable contract and homeowners risked forfeiting their property if they violated it by selling  
2100 their home to a restricted party.<sup>459</sup>  
2101

2102 Deeds with racial restrictive covenants have been found in several properties and  
2103 neighborhoods throughout unincorporated King County, such as Fall City, Vashon Island, and  
2104 White Center.<sup>460,461</sup> For example, Boulevard Park’s Cedarhurst Division 1 & 2, covering 208  
2105 parcels, had a covenant that read:

2106 *No part of said property shall ever be used or occupied by any person of the*  
2107 *Ethiopian, Malay, of any Asiatic race, and the grantees, their heirs, personal*

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<sup>448</sup> Boba, E. (April 2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

<sup>449</sup> Seattle Daily Times (1923, June 3). Realty Man Convicted Under Alien Land Law. *Seattle Daily Times*. [\[link\]](#)

<sup>450</sup> Seattle Daily Times (1923, June 3). Realty Man Convicted Under Alien Land Law. *Seattle Daily Times*. [\[link\]](#)

<sup>451</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>452</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>453</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>454</sup> Abe, D., Taylor, Q. (2014). From Memphis and Mogadishu: The History of African Americans in King County, Washington, 1858-2014. *BlackPast*. [\[link\]](#)

<sup>455</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>456</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>457</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

<sup>458</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

<sup>459</sup> University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>460</sup> White Center is part of current day North Highline.

<sup>461</sup> University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

2108 *representatives or assigns, shall never place any such person in the possession or*  
2109 *occupancy of said property, or any part thereof, nor permit the said property, or any*  
2110 *part thereof, ever to be used or occupied by any such person excepting only*  
2111 *employees in the domestic service on the premises of persons qualified hereunder as*  
2112 *occupants and users and residing on the premises.*<sup>462</sup>

2113  
2114 Racial Restrictive covenants heavily impacted the racial makeup of a neighborhood because  
2115 excluded households were forced to live in areas that did not have such covenants. For  
2116 example, in Seattle, this confined Black, Indigenous, and People of Color households to the  
2117 Central District and the International District, as they were considered among the very few “open  
2118 neighborhoods.”<sup>463</sup> Black and other households of color were forced into the rental market  
2119 because racial restrictive covenants blocked homeownership opportunities during a time when  
2120 home prices were much more affordable for first time homebuyers than they are today.<sup>464</sup> This  
2121 significantly impeded on their ability to build equity and generational wealth.<sup>465</sup> These racial  
2122 restrictive covenants significantly lowered the housing supply available to Black and other  
2123 residents of color, leading to an increase in rental prices for those communities.<sup>466</sup>

2124  
2125 In 1917, the Supreme Court ruled in *Buchanan v. Warley* that the U.S. Constitution prohibited  
2126 racial segregation ordinances.<sup>467</sup> This ended state-sponsored racial restrictions on property, but  
2127 the Court did not stop the private market’s use of certain segregationist tools.<sup>468</sup> This led to the  
2128 proliferation of racial restrictive covenants across King County between the 1920s through 1948  
2129 adopted by the private market.<sup>469</sup> In 1948, the Supreme Court ruled in *Shelley v. Kraemer* that  
2130 racial restrictive covenants violate the Fourteenth Amendment and were legally unenforceable  
2131 by the government.<sup>470</sup> While this served as a milestone against the use of racial restrictive  
2132 covenants, it did not end their use.<sup>471</sup> While they were not legally enforceable, they also were  
2133 not illegal to establish and enforce privately.<sup>472</sup> King County did not pass fair housing legislation  
2134 that prohibited racial restrictive covenants until 1964.<sup>473</sup>

2135  
2136 Through the 1960s, Black communities continued to be blocked and excluded from housing in  
2137 Washington because of their race.<sup>474</sup> According to a 1961 Washington Law Review article,  
2138 large portions of the housing market exclude Black, Indigenous, and People of Color

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<sup>462</sup> University of Washington’s Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>463</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>464</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>465</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>466</sup> Up for Growth and ECONorthwest (2020). *Housing Underproduction in Washington State*. Up for Growth. [\[link\]](#)

<sup>467</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>468</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>469</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>470</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>471</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>472</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>473</sup> King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>474</sup> Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#)

2139 communities “for reasons apart from their personal worth or ability to pay.”<sup>475</sup> This report stated  
2140 that new housing went to White residents, who already had a larger housing supply available to  
2141 them.<sup>476</sup> This led to Black, Indigenous, and People of Color communities, particularly Black  
2142 residents, paying more for housing compared to White residents.<sup>477</sup>

2143  
2144 Nationally, Black households who managed to purchase a home despite racist barriers, paid  
2145 interest rates far beyond what White households paid.<sup>478</sup> Nationally and locally, disparities in  
2146 interest rates were common throughout much of the 20th century and continue to occur  
2147 today.<sup>479,480,481</sup> Black households were willing to pay these high housing costs because the  
2148 housing supply available to them was so limited.<sup>482</sup>

2149  
2150 Housing discrimination became illegal for both private and public market actors when the federal  
2151 government passed the 1968 Fair Housing Act.<sup>483</sup> Locally, the legacy of racial restrictive  
2152 covenants lives on through sustained patterns of segregation and lack of Black, Indigenous, and  
2153 People of Color, namely Black, household wealth.<sup>484,485,486</sup>

2154  
2155 *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)*

2156 Private and public actors' enforcement of explicit racial discriminatory policies and practices that  
2157 blocked homeownership opportunities for Black, Indigenous, and People of Color residents  
2158 critically contributed to the racial wealth gap.<sup>487</sup> Homeownership has consistently been the  
2159 primary, most effective mechanism for wealth building in the U.S.<sup>488</sup>

2160  
2161 In 1950, the King County homeownership rate for Black, Indigenous, and People of Color  
2162 households was nearly 30 percent less than the White homeownership rate reflecting the impact  
2163 of racial restrictive covenants, redlining, and other discriminatory housing practices, in addition

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<sup>475</sup> Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#). Page 132.  
<sup>476</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)  
<sup>477</sup> Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#)  
<sup>478</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.  
<sup>479</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>480</sup> Central Seattle Community Council Federation (1975, July). *Redlining and Disinvestment in Central Seattle: How Banks are Destroying our Neighborhoods*. Seattle Archives. [\[link\]](#)  
<sup>481</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)  
<sup>482</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.  
<sup>483</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>484</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)  
<sup>485</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)  
<sup>486</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)  
<sup>487</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)  
<sup>488</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

2164 to employment and wage discrimination.<sup>489,490</sup> Between 1960 to 1970, there was a slight  
2165 increase in Black, Indigenous, and People of Color homeownership rates in King County,  
2166 reflecting progress in enacting policies to address the discrimination.<sup>491,492,493</sup> Between 1970 to  
2167 1980, Black, Indigenous, and People of Color homeownership rates decreased from 50 percent  
2168 to 45 percent, never surpassing the 50 percent peak, likely reflective of the exponential increase  
2169 in housing prices at the time.<sup>494,495</sup> As described in the *Household Characteristics* section,  
2170 Black households in unincorporated King County are still far more likely to be renters, whereas  
2171 White and Asian households in unincorporated King County are more likely to own their  
2172 home.<sup>496</sup>  
2173  
2174 Home values began exponentially increasing in the 1970's, pushing homeownership out of  
2175 reach for many Black families.<sup>497</sup> By the time federal, state, and local governments outlawed  
2176 explicitly racist housing policies in the mid-twentieth century, White Americans had already built  
2177 substantial wealth from appreciating home values that Black families had been previously  
2178 blocked from buying due to their race.<sup>498</sup> According to estimates by ECONorthwest, King County  
2179 Black, Indigenous, and People of Color households lost between \$12 billion and \$34 billion  
2180 intergenerationally since 1950.<sup>499</sup> ECONorthwest based this estimate on the loss of wealth from  
2181 not realizing home value appreciation over time, rental payments that never turned into wealth,  
2182 and wealth lost to lower home value appreciations for Black, Indigenous, and People of Color-  
2183 owned homes compared to White-owned homes.<sup>500</sup> Black households were the most  
2184 disproportionately impacted by this loss of wealth.<sup>501</sup> Black households lost a range of  
2185 \$105,000 to \$306,000 per household, compared to other non-White households who lost  
2186 between \$32,000 and \$85,000 per household.<sup>502</sup> In addition to the housing barriers imposed by  
2187 this racial wealth gap, post-1970s practices such as exclusionary zoning, underinvestment, lack  
2188 of housing stability policies, and displacement contribute to racial housing injustices that exist  
2189 currently.  
2190

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<sup>489</sup> 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>490</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

<sup>491</sup> 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>492</sup> : ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

<sup>493</sup> King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>494</sup> 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>495</sup> : ECONorthwest analysis of National Historical GIS data (IPUMS, 1940–2000 and American Community Survey 5-Year, 2019)

<sup>496</sup> U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

<sup>497</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>498</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>499</sup> 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>500</sup> 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> 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>502</sup> 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. [\[link\]](#)

2191 While the racially discriminatory housing policies discussed in this analysis significantly  
2192 contribute to the racial wealth gap, racial discrimination in other sectors, such as education and  
2193 employment, intersect and compound racial economic injustices. As described in the *Workforce*  
2194 *Profile* section, wage gaps exist between people with lower and higher levels of education and  
2195 there are stark wage differences by race and ethnicity in King County. Due to barriers of access,  
2196 large percentages of Black, Native, and Latin(a)(o)(x) people in the Seattle region do not have  
2197 college degrees which hinders one’s ability to secure a living wage job.<sup>503</sup> However, increasing  
2198 educational attainment alone will not alleviate racial workforce inequities. In the Seattle region,  
2199 White workers without a high school diploma earn about the same income on average as Black  
2200 workers with an associate degree.<sup>504</sup> Discrimination in housing, education, employment, and  
2201 other institutions, interact with and compound one another to result in certain racial groups  
2202 having significantly lower incomes than others.<sup>505</sup> As a result, many Black, Indigenous, and  
2203 People of Color households have lower levels of wealth and can be systematically excluded  
2204 from neighborhoods with higher housing prices.

2205  
2206 **Policies with a Racially Disparate Impact**

2207 The 20<sup>th</sup> century civil rights movement made great strides toward eliminating explicitly racist  
2208 housing policies through laws like the Fair Housing Act. At the same time, however, jurisdictions  
2209 continued to exacerbate racially disparate impacts in housing through seemingly race-neutral  
2210 policies, such as zoning, lack of investment in communities of color, and lack of housing stability  
2211 policies. This section summarizes the County’s fair housing law, tenant protections, and policies  
2212 that contribute to racial disparities in housing in unincorporated King County.

2213  
2214 *Weaknesses in Fair Housing Protections*

2215 In 1964, King County prohibited explicit racial discrimination in the housing market in response  
2216 to the activism of the civil rights movement.<sup>506</sup> Over time, the federal, state, and many local  
2217 governments, including King County, have adopted strong fair housing protections. In practice,  
2218 however, these laws do not fully prevent racially disparate outcomes in the housing market.  
2219 Black, Indigenous, and People of Color residents in unincorporated King County have been  
2220 more likely to rent than own compared to White residents over the past several decades.<sup>507</sup>  
2221 Research has found racial discrimination in the rental market, in particular racial discrimination  
2222 against Black tenants.<sup>508,509,510</sup> Fair housing laws are difficult to enforce, especially without other

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<sup>503</sup> Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

<sup>504</sup> Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

<sup>505</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>506</sup> King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>507</sup> Decennial Census 1980-2010, 5 year ACS 2020

<sup>508</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>509</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>510</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. [\[link\]](#)

2223 tenant protections in place.<sup>511, 512,513</sup> In addition, the effectiveness of fair housing protections is  
2224 reduced if housing regulations and policies, such as zoning and investment decisions, are not  
2225 designed to ensure housing access to every income level.  
2226

### 2227 *King County’s First Fair Housing Law*

2228 In the mid-twentieth century, Washington State and local governments began considering  
2229 legislation to prohibit racial discrimination in the real estate market. In 1957, unincorporated  
2230 King County residents were covered by limited fair housing protections through the passage of  
2231 the state Law Against Discrimination.<sup>514</sup> Under this law, tenants could not be denied publicly  
2232 assisted housing because of race, creed, color, or national origin, but the law did not apply to  
2233 private-market housing.<sup>515</sup> In the 1959 case *O’Meara v. Board of Discrimination*, the Washington  
2234 State Supreme Court struck down the provision of the law relating to housing because the law  
2235 did not apply the anti-discrimination requirements equally to both publicly assisted and private  
2236 housing.<sup>516</sup> In 1962, President John F. Kennedy signed Executive Order 11063 which prohibited  
2237 discrimination because of race, color, creed, or national origin in federally owned and assisted  
2238 housing.<sup>517</sup> Washington State and King County did not adopt any protections against racial  
2239 discrimination in private housing for unincorporated King County residents until 1964.<sup>518</sup>  
2240

2241 In 1964, King County was the first jurisdiction in Washington State to pass a law prohibiting  
2242 discrimination in private real estate transactions, four years before the federal Fair Housing Act  
2243 of 1968.<sup>519</sup> The law prohibited discrimination in the public and private housing market in  
2244 unincorporated King County based on race, color, religion, ancestry, or national origin.<sup>520</sup> The  
2245 law was very controversial when it was passed, with 543 people delivering petitions to the  
2246 County in opposition to the law.<sup>521</sup> This fair housing law also had significant support, including  
2247 from the King County School District Superintendent Donald L. Kruzner, East Shore Unitarian  
2248 Church, and Clyde Hill Baptist Church.<sup>522, 523, 524</sup>  
2249

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<sup>511</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>512</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>513</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. [\[link\]](#)

<sup>514</sup> Washington State Legislature (1957). Session Laws of the State of Washington Regular Session, Thirty-Fifth Legislature. Chapter 37. p. 107. [\[link\]](#)

<sup>515</sup> Washington State Legislature (1949) Senate Bill 12. [\[link\]](#)

<sup>516</sup> *O’Meara v. Board Against Discrimination*. 58 Wn.2d 793 (1961) [\[link\]](#)

<sup>517</sup> Executive Order 11063, 3 C.F.R. 652 (1962) [\[link\]](#)

<sup>518</sup> Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*. [\[link\]](#).

<sup>519</sup> Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*. [\[link\]](#).

<sup>520</sup> King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>521</sup> Williams, F. (1964, March 7). Petition Hist County’s Open Housing Act. *Seattle Post-Intelligencer*. [\[link\]](#)

<sup>522</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>523</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>524</sup> Kruzner, D., King County Schools Superintendent. (1964, March 4). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8282



2250 The County law was adopted a day before Seattle voters voted down a similar fair housing  
2251 measure.<sup>525</sup> At the time, unincorporated King County residents were unable to pursue  
2252 referendums, preventing the law from being overturned on the ballot.<sup>526</sup> King County Prosecutor  
2253 Charles O. Carroll claimed the ordinance was adopted in an illegal manner, so he refused to  
2254 enforce the measure.<sup>527</sup> Between the time this law was passed and the federal Fair Housing Act  
2255 of 1968 was adopted, no complaints were filed, likely because the County Prosecutor publicly  
2256 refused to investigate complaints.<sup>528</sup> Even if there were no housing discrimination complaints  
2257 filed under this law, Black, Indigenous, and People of Color residents, especially Black  
2258 residents, clearly faced housing discrimination during this time period, including violence. For  
2259 example, soon after several Black families moved to an unincorporated area near Kent,  
2260 someone shot at their homes in the middle of the night.<sup>529,530</sup> Soon after this incident, another  
2261 Black resident's home in the area was bombed.<sup>531,532</sup>  
2262

### 2263 *Adding Additional Protected Classes to Fair Housing Laws*

2264 These early fair housing laws made significant progress towards racial justice by prohibiting  
2265 discrimination based on race, color, religion, ancestry, and national origin. These first fair  
2266 housing laws did not include sex and familial status.<sup>533</sup> When multiple historically  
2267 underrepresented identities intersect, the difficulty in attaining housing compounds, especially  
2268 for Black, Indigenous, and People of Color residents.<sup>534</sup> In addition, these anti-discrimination  
2269 laws provided Black, Indigenous, and People of Color residents with limited protections because  
2270 government and private actors continued to adopt policies with a racially discriminatory impact  
2271 without overtly discriminating based on race.<sup>535, 536</sup>  
2272

2273 In 1974, the federal government amended the Fair Housing Act to add sex as a protected  
2274 class.<sup>537</sup> King County revisited the open-housing law in 1980.<sup>538</sup> The most controversial part of  
2275 the proposed County ordinance was prohibiting discrimination based on parental status.<sup>539,540</sup>  
2276 During the 1970's, many Puget Sound families, including in unincorporated King County, were

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<sup>525</sup> (1964, March 11). Braman Elected; Open Housing, Transit Amendment Are Swamped. *Seattle Post-Intelligencer*. [\[link\]](#)

<sup>526</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>527</sup> Williams, F. (1964, March 17). County Open Housing Held Not Subject to Referendum. *Seattle Post-Intelligencer*. [\[link\]](#)

<sup>528</sup> Bergsman, J. (1968, April 18). County Has Not Had to Invoke Its Housing Law. *Seattle Daily Times*. [\[link\]](#)

<sup>529</sup> Wright, D. (1963, October 27). Shotgun Fired at 2 Negro Homes. *Seattle Daily Times*. [\[link\]](#)

<sup>530</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>531</sup> Youths Bomb Negro Home in Kent Area. (1963, November 1). *Seattle Daily Times*. [\[link\]](#)

<sup>532</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>533</sup> King County. (1964). Resolution 27544. *King County Archives Series 124, Box 105*.

<sup>534</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>535</sup> Davidson, M., & Turner, W. (1970). Fair housing and federal law: where are we. *Human Rights*, 1(1), 36-58. [\[link\]](#)

<sup>536</sup> Glasser, G. (1975). The fair housing act of 1968: its success and failure. *Suffolk University Law Review*, 9(4), 1312-1339. [\[link\]](#)

<sup>537</sup> United States Senate Bill 3066 (1974) *Housing and Community Development Act of 1974* [\[link\]](#)

<sup>538</sup> King County. (1980). *Proposed Ordinance 80-246*. King County Archives 305 Box 105.

<sup>539</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [\[link\]](#)

<sup>540</sup> King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*. [\[link\]](#)

2277 discriminated against in the rental market for having children, ranging from being evicted due to  
2278 children, charged higher rent, or denied housing.<sup>541,542,543,544,545,546,547</sup>  
2279  
2280 Research performed in the 1970's and 1980's found that exclusionary policies against families  
2281 with children were more prevalent in tight rental markets and that these policies affected Black,  
2282 Indigenous, and People of Color and female-headed families more than White and male-headed  
2283 families.<sup>548</sup> According to the *Seattle Daily Times*, the vacancy rate in unincorporated King  
2284 County while the Council was deliberating the ordinances ranged between two to four percent,  
2285 indicating a tight market that put families with children at a disadvantage compared to  
2286 households without children, likely creating a racially disparate impact.<sup>549</sup> Unincorporated King  
2287 County residents delivered a petition with hundreds of signatures opposed to the ordinance to  
2288 the King County Council, similarly to the petition opposing the County's first fair housing law.<sup>550</sup>  
2289  
2290 After a year of deliberation, the King County Council passed Ordinance 5280 which expanded  
2291 the law to include prohibitions against discrimination based on age, sex, marital status, sexual  
2292 orientation, disability, and some limited prohibitions on discrimination based on family status.<sup>551</sup>  
2293 <sup>552</sup> Under this law, apartments with an adults-only policy prior to the adoption of the ordinance  
2294 could maintain that policy under the ordinance.<sup>553,554</sup> The ordinance also allowed apartments  
2295 with 40 or more units to consider familial status so long as at least half of the units were rented  
2296 out without regard to familial status.<sup>555</sup> The law was amended again in 1986 to define marital  
2297 status and amend enforcement procedures.<sup>556</sup> In 1991, the County amended the law to allow for  
2298 housing for people 55 years of age and older as an exception to the protections for families with  
2299 children.<sup>557</sup>  
2300  
2301 In 1988, the federal government passed the Fair Housing Amendments Act which added  
2302 disability and familial status to classes protected against housing discrimination and created  
2303 administrative enforcement authority for HUD.<sup>558</sup> This law also significantly limited adults-only  
2304 policies allowed in housing projects.<sup>559</sup> In 1992, King County Executive Tim Hill transmitted an

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<sup>541</sup> Fancher, M. (1979, March 9). Royer, Hildt seek broad open-housing law. *Seattle Daily Times* [\[link\]](#)

<sup>542</sup> Suffia, D. (1979, January 3). St. Albion tenants take battle to court. *Seattle Daily Times*. [\[link\]](#)

<sup>543</sup> Reiner, C. (1979, March 16). City Council hears testimony on renting bias. *Seattle Daily Times* [\[link\]](#)

<sup>544</sup> Lane, P. (1979, March 18). Fair housing for families? Well... *Seattle Daily Times*. [\[link\]](#)

<sup>545</sup> Rental Classifieds. (1970, January 10.) 2 WEEKS RENT FREE. *Seattle Post-Intelligencer*. [\[link\]](#)

<sup>546</sup> Rental Classifieds. (1973, January 11). DELUXE large 2-Bedroom \$170. *Seattle Post-Intelligencer* [\[link\]](#)

<sup>547</sup> 232 Houses, Unfur., Gen. Classifieds. (1970, January 19). LAKE Washington, 2 ½ bedrooms. *Seattle Daily Times*. [\[link\]](#)

<sup>548</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>549</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*. [\[link\]](#)

<sup>550</sup> Residents of Silverwood Park Apartments. (1981) *Petition to Oppose Ordinance 80-246 in its entirety*. King County Archives. Series 305, Box 105.

<sup>551</sup> King County (1981) Ordinance 5280 [\[link\]](#)

<sup>552</sup> King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*. [\[link\]](#)

<sup>553</sup> King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times* [\[link\]](#)

<sup>554</sup> King County Council. (1981). King County Councilmember Bill Reams Adopted Amendment for Ordinance 5280. King County Archives. Series 305, Box 105.

<sup>555</sup> King County Council. (1981). King County Councilmember Bill Reams Adopted Amendment for Ordinance 5280. King County Archives. Series 305, Box 105.

<sup>556</sup> King County (1986) Ordinance 07816

<sup>557</sup> King County (1991) Ordinance 10153.

<sup>558</sup> United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [\[link\]](#)

<sup>559</sup> United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [\[link\]](#)

2305 ordinance to amend the County’s fair housing laws to be substantially equivalent to the federal  
2306 Fair Housing Act so the County could continue to receive federal funding for fair housing  
2307 activities.<sup>560</sup>  
2308

2309 Later that year, the King County Council passed the ordinance which, in addition to aligning with  
2310 the federal law, also made participation in the Section 8 program (called Housing Choice  
2311 Vouchers today) a protected class, 26 years before Washington state.<sup>561,562</sup> The County added  
2312 Section 8 program participation as a protected class to increase access to housing for low-  
2313 income households.<sup>563</sup> Black, Indigenous, and People of Color residents, women, and people  
2314 with disabilities are disproportionately represented among Housing Choice Voucher recipients,  
2315 so prohibiting discrimination against these program participants improves housing access for  
2316 these individuals.<sup>564,565</sup>  
2317

2318 King County amended the fair housing law to update enforcement provisions in 1998 and reflect  
2319 County departmental reorganization in 2001.<sup>566,567</sup> In 2006, Washington State amended state  
2320 laws against discrimination to include sexual orientation, which was defined to also include  
2321 gender identity.<sup>568</sup> King County then added gender identity to its housing, employment, and  
2322 public accommodation laws.<sup>569</sup> In 2018, shortly after the state passed a similar law, King County  
2323 amended the housing anti-discrimination protections for Section 8 program participants to  
2324 include all alternative sources of income, such as Social Security benefits and child  
2325 support.<sup>570,571</sup> The County’s fair housing law was most recently updated in 2019 when the  
2326 County passed an ordinance to ensure the definition of service animal aligned with the State’s  
2327 definition and sexual orientation and gender identity were separated into distinct protected  
2328 classes.<sup>572</sup>

2329 The Fair Housing Act applies to policies that have a discriminatory effect on protected classes,  
2330 not just explicitly discriminatory policies and actions. Soon after the federal government passed  
2331 the Fair Housing Act, civil rights activists throughout the country pushed the legal theory through  
2332 lawsuits that policies that create a disparate impact, even if not overtly discriminating against a  
2333 protected class, could violate the Fair Housing Act.<sup>573</sup> In 1974, the 8<sup>th</sup> Circuit Court of Appeals in  
2334 St. Louis ruled that policies with a discriminatory effect, even if not overtly discriminatory, could

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<sup>560</sup> King County Executive. (1992, May 13). *Transmittal to Council to Amend the Fair Housing Ordinance*. King County Archives Series 305, Box 297.

<sup>561</sup> King County (1998) Ordinance 10469

<sup>562</sup> Revised Code of Washington 59.18.255

<sup>563</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>564</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>565</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>566</sup> King County (1998) Ordinance 10469

<sup>567</sup> King County (2001) Ordinance 14199

<sup>568</sup> Washington State Legislature (2006) House Bill 2661 [\[link\]](#)

<sup>569</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>570</sup> Washington State Legislature (2018) Engrossed Second Substitute House Bill 2578 [\[link\]](#)

<sup>571</sup> King County (2018) Ordinance 18708 [\[link\]](#)

<sup>572</sup> King County (2019) Ordinance 19026 [\[link\]](#)

<sup>573</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. [\[link\]](#)

2335 violate the Fair Housing Act of 1968.<sup>574</sup> Over the years, different federal circuits adopted  
2336 different standards for plaintiffs to prove discriminatory effect, making it difficult for people to  
2337 bring cases relying on this concept.<sup>575</sup> In 2015, the Supreme Court ruled that disparate impact  
2338 claims could be brought under the Fair Housing Act, however, the plaintiff’s burden of proof is  
2339 incredibly high.<sup>576</sup>

2340  
2341 *Just-Cause Eviction Protections and Fair Housing*

2342 King County adopted local fair housing protections often before the federal and state  
2343 governments, but the lack of tenant protections such as just-cause eviction protections  
2344 significantly reduced the effectiveness of these ordinances.<sup>577</sup> Just-cause eviction protections,  
2345 which limit the reasons a landlord could evict a tenant, did not exist statewide or in  
2346 unincorporated King County until 2021.<sup>578</sup>

2347  
2348 Prior to these tenant protections, a landlord could evict an unincorporated King County tenant  
2349 with no cause, making it difficult for any tenant to prove racial discrimination led to the  
2350 eviction.<sup>579</sup> In 2019, unincorporated King County had more no-cause evictions filed than any  
2351 other jurisdiction countywide.<sup>580</sup> That year, 19.8 percent of all no-cause evictions in King County  
2352 were in unincorporated King County, even though only 3.5 percent of King County renter  
2353 households lived in unincorporated King County (13,894 households) and only 6.9 percent of all  
2354 the evictions in the County happened in unincorporated areas.<sup>581,582</sup> Evictions disparately impact  
2355 Black households as they are more likely to be renters than any other racial group in  
2356 unincorporated King County.<sup>583</sup>

2357  
2358 King County first considered just-cause eviction protections in 1989. That year, King County  
2359 Executive Tim Hill transmitted a just-cause eviction ordinance to the Council, but the Council did  
2360 not adopt the ordinance.<sup>584</sup> Tenant advocates pushed for the ordinance to protect tenants from  
2361 discrimination and retaliation. King County Councilmember Cynthia Sullivan introduced a just-  
2362 cause ordinance five times between 1989 and 1993, but the proposed ordinance was not  
2363 passed.<sup>585</sup>

2364  
2365 During this time, unincorporated tenants raised concerns with King County councilmembers that  
2366 no-cause notices were used by landlords as a form of retaliation against tenants who tried to  
2367 enforce their rights. For example, in 1992, a property manager in Shoreline, which was

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<sup>574</sup> *United States v. City of Black Jack, Missouri*, 508 F.2d 1179 (8th Cir. 1974)

<sup>575</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>576</sup> *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* 576 U.S. \_\_\_ (2015)

<sup>577</sup> Vasquez, J. and Gallagher, S. (2022, May 17). *Promoting Housing Stability Through Just-Cause Eviction Legislation*. National Low Income Housing Coalition. [\[link\]](#)

<sup>578</sup> King County (2021) Ordinance 19311 [\[link\]](#)

<sup>579</sup> Smith, R. (2019, February 8). Landlord Goes Off on Racist Ramble at Hearing for Eviction Reform. *The Stranger*. [\[link\]](#)

<sup>580</sup> King County Bar Association Housing Justice Project. *2019 – A Year of Evictions* [\[link\]](#)

<sup>581</sup> King County Bar Association Housing Justice Project. *2019 – A Year of Evictions* [\[link\]](#)

<sup>582</sup> U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020

<sup>583</sup> U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

<sup>584</sup> King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

<sup>585</sup> King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

2368 unincorporated at the time, sent no-cause eviction notices to several tenants after they raised  
2369 concerns about apartment rule changes, filed complaints with the County about code violations,  
2370 and filed complaints with HUD about fair housing violations.<sup>586</sup> Tenants sent a letter to their  
2371 County councilmember regarding the situation, who did reach out to the property manager, but  
2372 the Council did not pass a just-cause eviction ordinance.<sup>587</sup>

2373

### 2374 *2021 Tenant Protections*

2375 In 2021, Washington state passed just-cause eviction statewide.<sup>588</sup> Soon after, the County  
2376 passed a suite of tenant protections to help tenants maintain stable housing.<sup>589</sup> The County  
2377 ordinance:

- 2378 • reduced barriers to housing by limiting upfront charges required at move-in and  
2379 allowing longer move-in costs payment plans than what is required in state law;
- 2380 • created more housing stability by providing stronger protections against eviction and  
2381 requiring a longer rent increase notice period than what is prescribed in the state law;
- 2382 • protected undocumented tenants by prohibiting landlords from requiring prospective  
2383 tenants to provide a Social Security Number; and
- 2384 • adopted other tenant protections.

2385 Since this law passed, landlords will not be able to use no-cause eviction notices to get around  
2386 fair housing protections. King County has led both locally and nationally on fair housing  
2387 protections, such as passing the first fair housing law in Washington state and providing anti-  
2388 discrimination protections for Section 8 voucher participants in 1992 – when most states still do  
2389 not have this protection in 2023.<sup>590</sup> Fair housing laws have had some success in reducing overt  
2390 racial discrimination in housing and housing financing but have not reduced segregated housing  
2391 patterns.<sup>591</sup> The success of fair housing protections depends heavily on housing regulations,  
2392 such as those that govern the landlord-tenant relationship.<sup>592</sup>

2393

### 2394 *Exclusionary Zoning*

2395 Zoning is a practice used by planners to divide land into different categories based on their  
2396 designated use and purpose.<sup>593</sup> In the late 1800s, Germany created the concept of zoning to  
2397 keep nuisances, such as polluting industries, away from incompatible land uses such as  
2398 residential areas.<sup>594</sup> Beginning in the early 1900's, cities throughout the U.S. adopted zoning  
2399 policies which were soon leveraged to maintain segregation.<sup>595</sup>

2400

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<sup>586</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>587</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>588</sup> Washington State Legislature. (2021). House Bill 1236. [\[link\]](#)

<sup>589</sup> King County (2021) Ordinance 19311. [\[link\]](#)

<sup>590</sup> Poverty & Race Research Action Council. (2023, January). *Expanding Choice: Practical Strategies for Building a Successful Housing Mobility Program*. [\[link\]](#)

<sup>591</sup> Jargowsky, P. (2019, August 19). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5. [\[link\]](#)

<sup>592</sup> Jargowsky, P. (2019, August 19). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5. [\[link\]](#)

<sup>593</sup> Municipal Research and Services Center of Washington (2023). *Development Regulations and Zoning*. MRSC. [\[link\]](#)

<sup>594</sup> Talen, E. (2012). *Zoning and Diversity in Historical Perspective*. (Volume 11, Issue 4) Sage Journals. [\[link\]](#)

<sup>595</sup> Freeman, L. (2021, July). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

2401 In 1917, the U.S. Supreme Court ruled in *Buchanan v. Warley* that cities could not explicitly use  
2402 zoning to divide cities by race.<sup>596</sup> However, contemporary exclusionary zoning can create the  
2403 same patterns of segregation as policies pre- *Buchanan v. Warley*.<sup>597</sup> Exclusionary zoning laws  
2404 restrict the types of homes that can be built in specific areas.<sup>598</sup> Examples of this include  
2405 minimum lot size requirements, base densities per dwelling unit, minimum square footage  
2406 requirements, building height limits, and disallowing multifamily homes.<sup>599</sup> Single detached  
2407 home zoning, which is prominent in some jurisdictions within King County, and low-density  
2408 zoning, which is prominent in unincorporated King County, are considered exclusionary.<sup>600</sup>  
2409 Large minimum lot size requirements are considered a form of exclusionary zoning as they  
2410 reduce affordability by restricting the number of dwellings that can exist on a certain sized  
2411 property.<sup>601</sup> Urban minimum lot area requirements are considered large, and thus exclusionary,  
2412 when they are at or above 5,000 square feet.<sup>602</sup> From 1963-1993, King County’s minimum lot  
2413 area requirements were above 5,000 square feet, in both rural and urban areas.<sup>603,604</sup>  
2414

2415 In the wake of *Buchanan v. Warley*, some planners were explicit in their segregationist goals for  
2416 zoning.<sup>605</sup> The City of Seattle hired St. Louis city planner Harlan Bartholomew as a consultant  
2417 for Seattle’s first zoning ordinance in 1923. Bartholomew previously stated that his goals in St.  
2418 Louis’s plan were to “preserve the more desirable residential neighborhoods,” and to prevent  
2419 movement into “finer residential districts ... by colored people.”<sup>606</sup> The strategy employed to  
2420 achieve this was the use of single detached home zoning, as Black people often could not  
2421 afford those homes.<sup>607</sup> These statements reveal Bartholomew’s racist motivation for zoning.<sup>608</sup>  
2422 However, zoning ordinances did not explicitly use racial terms such as “Black neighborhoods”,  
2423 so the practice was and is deemed legal under the 1917 *Buchanan v. Warley* Supreme Court  
2424 ruling.<sup>609</sup> In the years that followed the 1917 *Buchanan v. Warley* Supreme Court decision, cities  
2425 across the country adopted Bartholomew’s zoning methods.<sup>610,611</sup>  
2426

2427 The Federal Housing Administration (FHA) was established in 1934 to facilitate homeownership  
2428 throughout the country, primarily through providing mortgage insurance so banks and other

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<sup>596</sup> Freeman, L. (2021, July). *Build race equity into zoning decisions*. Brookings. [\[link\]](#)

<sup>597</sup> Rigsby, E. (2016, June). *Understanding Exclusionary Zoning and Its Impact on Concentrated Poverty*. The Century Foundation. [\[link\]](#)

<sup>598</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. [\[link\]](#)

<sup>599</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. [\[link\]](#)

<sup>600</sup> Lens, M. (2021, September). *Low-Density Zoning, Health, And Health Equity*. Health Affairs. [\[link\]](#)

<sup>601</sup> Jaffe, E. (2020, January). *Why minimum lot sizes are a growing affordability problem*. Medium. [\[link\]](#)

<sup>602</sup> Gray, N. (2019, June). *Do Minimum Lot Size Rules Matter?* Strong Towns. [\[link\]](#)

<sup>603</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>604</sup> King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

<sup>605</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

<sup>606</sup> Cohen, J (2018). Rectifying Seattle’s racist past requires a denser future, says report. *Crosscut*. [\[link\]](#)

<sup>607</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

<sup>608</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

<sup>609</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [\[link\]](#)

<sup>610</sup> Castilho Barone, A.C. (2018). *Harland Bartholomew and Racially Informed Zoning: The Case of St. Louis*. [\[link\]](#)

<sup>611</sup> Hyun Hye, B. and Freeman L. (2021) *Residential Segregation at the Dawn of the Great Migration: Evidence from the 1910 and 1920 Census*. *Social Science History* 45.1 (2021): 27-53. [\[link\]](#)

2429 private lenders would offer more loans to prospective homebuyers.<sup>612</sup> Fueled by FHA-backed  
2430 programs and subsidies, homeownership rates dramatically increased for primarily White  
2431 families residing in single detached homes.<sup>613</sup> The FHA created a manual for developers which  
2432 stated that racial restrictive covenants were “more effective than a zoning ordinance in providing  
2433 protection from adverse influences,” since zoning codes by themselves, “are seldom complete  
2434 enough [...] to assure a homogenous and harmonious neighborhood.”<sup>614</sup> While words such as  
2435 “harmonious” are not explicitly racist, they do connote racial and economic segregation.<sup>615</sup> The  
2436 FHA incentivized single detached home zoning by prioritizing mortgage insurance for  
2437 developments with racial restrictive covenants in areas with predominantly single detached  
2438 houses.<sup>616,617</sup> By the 1950’s, about 98 percent of FHA-backed homes were owned and occupied  
2439 by White households.<sup>618</sup> FHA programs and subsidies gave rise to low-density suburbs on the  
2440 outskirts of cities, as they had the space for developers to build single detached houses that  
2441 only White families could access.<sup>619</sup>  
2442

#### 2443 *Zoning Conducive to Single Detached Houses*

2444 Each city within King County has jurisdiction over their own zoning code, while King County has  
2445 jurisdiction over the zoning for unincorporated areas.<sup>620</sup> Since King County’s first zoning code in  
2446 1937, most of its urban residential areas have been zoned low- or medium-density, which are  
2447 predominantly developed with single detached homes.<sup>621,622,623</sup> Low-density zones generally  
2448 refer to areas where only one dwelling unit per acre is permitted, medium density refers to four-  
2449 12 dwelling units per acre or more, and high density refers to 12 units or more per acre. Since  
2450 housing density is restricted to specific areas, per the Growth Management Act’s goal in  
2451 reducing sprawl, the preponderance of single detached housing reduces the area’s housing  
2452 supply.<sup>624,625</sup> Lack of housing supply leads to an increase in housing price if there is not enough  
2453 housing available to meet the needs of the population.<sup>626,627</sup>  
2454

2455 Zoning conducive to single detached housing limits housing choice by restricting a diversity of  
2456 housing types.<sup>628</sup> For example, King County’s current zoning code has restrictions on the  
2457 number of dwelling units per acre, a minimum lot width, a minimum street setback, and limits on

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<sup>612</sup> Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

<sup>613</sup> Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

<sup>614</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>615</sup> *Bradley v. Milliken*, 338 F. Supp. 582 (E.D. Mich. 1971)

<sup>616</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>617</sup> Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [\[link\]](#)

<sup>618</sup> Brown, D. (2021). Your Home’s Value is Based on Racism. *The New York Times*. [\[link\]](#)

<sup>619</sup> Dougherty, C. (2020, February 18). Why Suburban American Homeowners Were Accused of Being a 'Profit-Making Cartel' in the 1970s. *Time*. [\[link\]](#)

<sup>620</sup> King County (2019). *About King County Zoning*. [\[link\]](#)

<sup>621</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>622</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>623</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>624</sup> Florida, R., CityLab (2016). The Segregation That Zoning Inflicts on Cities. *The Atlantic*. [\[link\]](#)

<sup>625</sup> MSRC (2023, March). *Growth Management Act*. [\[link\]](#)

<sup>626</sup> Florida, R., CityLab (2016). The Segregation That Zoning Inflicts on Cities. *The Atlantic*. [\[link\]](#)

<sup>627</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. [\[link\]](#)

<sup>628</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. [\[link\]](#)

2458 building height.<sup>629</sup> Restricting building and lot size limits the type of housing that can be built in  
2459 that area.<sup>630</sup> While lot development standards such as these have many benefits including  
2460 furthering environmental and public health, the combined effect of these standards can be  
2461 exclusionary. To meet environmental and public health goals, King County will need to continue  
2462 zoning restrictions.<sup>631</sup> However, they will consider the racially disparate impacts of such  
2463 restrictions and work toward mitigating them.

2464  
2465 Interviewees in a 2018 community outreach effort facilitated by King County identified expansion  
2466 of housing types and changing restrictive zoning as a priority way to increase affordable  
2467 housing.<sup>632</sup> Zoning that is more conducive to multiple dwelling units per land parcel allows for  
2468 more density and housing types. Zoning that allows for higher levels of density provide  
2469 opportunities for private and nonprofit developers to increase the housing stock with units at a  
2470 larger spectrum of affordability than areas with only single detached houses.<sup>633,634</sup> The  
2471 availability of multiple housing types can reduce racial disparities in the housing market because  
2472 it allows people of a wider spectrum of income levels to access housing. Households of  
2473 American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple  
2474 Races on average, have lower incomes compared to White and Asian households.<sup>635,636</sup>  
2475 Historic King County zoning updates and some accompanied demographic changes are  
2476 summarized below.

2477  
2478 **1937-1964**

2479 Prior to 1937, all unincorporated King County areas were designated as an “unclassified use  
2480 district” where almost all uses were permitted.<sup>637,638</sup> The 1937 zoning code, King County’s first,  
2481 extended over a large geographic area because only 17 cities and towns were incorporated in  
2482 the County at this time, compared to the 39 incorporated cities within King County today.<sup>639</sup> In  
2483 this first zoning code, King County introduced and applied low-density zoning (R-1 Residence  
2484 District) which allowed up to two dwellings on one, one-acre sized lot.<sup>640</sup> However, there were  
2485 distance requirements between the dwellings, which made the use of duplexes prohibitive.<sup>641</sup>  
2486 R-2 districts allowed for multiple dwellings, flats, apartments, lodging houses, and boarding  
2487 houses so long as front, side and rear yard spatial requirements were met.<sup>642</sup> The renting of  
2488 rooms for lodging was permitted but could not exceed five people in a one-family dwelling.<sup>643</sup>

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<sup>629</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>630</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. [\[link\]](#)

<sup>631</sup> Quattro, C. (2021, June). *The Significance of the Setback*. Issue Number 6 Practice Setbacks. American Planning Association.

<sup>632</sup> King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

<sup>633</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. [\[link\]](#)

<sup>634</sup> CNU Congress for New Urbanism. *Missing Middle Housing*. [\[link\]](#)

<sup>635</sup> See *Household Characteristics* section

<sup>636</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. [\[link\]](#)

<sup>637</sup> King County (2022). *Historical Building, Property, and Land Use Records*. [\[link\]](#)

<sup>638</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

<sup>639</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>640</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>641</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>642</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>643</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)



2489 "Family," across the whole 1937 zoning code, was defined as "One person living alone, or two  
2490 or more persons living together, whether related to each other or not. Eight unrelated persons is  
2491 the limit of a so-called family."<sup>644</sup> Restrictions on density, the number of renters permitted to  
2492 occupy a dwelling, and putting limitations on the definition of "family," can be exclusionary to  
2493 Black, Indigenous, and People of Color households, who are often over-represented among  
2494 low-income households.<sup>645,646</sup>  
2495  
2496 In 1958, the King County Superior Court ruled that King County's 1937 zoning code was invalid  
2497 because the County had not created a comprehensive zoning plan.<sup>647</sup> Shortly after this ruling,  
2498 the King County Board of County Commissioners enacted a comprehensive zoning plan.<sup>648</sup> This  
2499 plan introduced residential single-family districts where only single detached dwelling units were  
2500 permitted.<sup>649</sup>  
2501  
2502 The next zoning update occurred in 1964, accompanied by the first King County comprehensive  
2503 plan to include a statement of general policy in addition to zoning code.<sup>650</sup> This plan adopted an  
2504 "Urban Center Development Concept" which aimed to focus economic activity and cultural  
2505 services in existing cities and towns, with low density development and open space between  
2506 them.<sup>651</sup> Seattle would remain the major urban center, but this plan encouraged growth in other  
2507 cities and towns as well.<sup>652</sup> An intention for this concept was to centralize density to reduce  
2508 suburban sprawl and protect rural and natural areas by limiting where denser housing could be  
2509 built.<sup>653,654</sup> The 1964 Comprehensive Plan states, "To superimpose even a diluted centralized  
2510 form on King County now would mean that all future outward growth would have to be  
2511 discouraged completely and development allowed only within the existing urbanized area by  
2512 filling up vacant land and redeveloping other land at increasing densities."<sup>655</sup> King County does  
2513 exhibit the intention of accommodating density within urbanized areas in their 1964  
2514 Comprehensive Plan; however, exceptions were made.<sup>656</sup> The plan also reads that "Some  
2515 areas of the County should be kept at a lower density even though close to an urban center.  
2516 These areas include locations where a pattern of large lot sizes is already established or is

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<sup>644</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>645</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>646</sup> Gabobe, N. (2021, April). *Housemates Welcome: Washington Strikes Down Household Size Caps*. Sightline Institute. [\[link\]](#)

<sup>647</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

<sup>648</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

<sup>649</sup> King County Planning Commission (1958). Resolution No. 18801. [\[link\]](#)

<sup>650</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [\[link\]](#)

<sup>651</sup> Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

<sup>652</sup> Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

<sup>653</sup> Oldham, K. (2006, May). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [\[link\]](#)

<sup>654</sup> King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

<sup>655</sup> King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

<sup>656</sup> King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

2517 desired and where residents need the assurance that the character of their neighborhood will be  
2518 stabilized.”<sup>657</sup> While the 1937 zoning code allowed one- and two-family dwellings on lots zoned  
2519 R-1, the 1964 zoning code restricted it to only one-family dwelling and read that the purpose of  
2520 the classification was to “create a living environment of the highest standards for single  
2521 detached dwellings.”<sup>658,659</sup> Minimum lot size requirements became more restrictive in 1964 than  
2522 they were in 1937. In the 1937 zoning code, the residential minimum lot area for each one- and  
2523 two-family dwelling was 4,800 square feet.<sup>660</sup> In the 1964 zoning code, minimum required lot  
2524 area standards for residential zones ranged from 7,200 square feet to 15,000 square feet, which  
2525 is far more exclusionary.<sup>661,662</sup>

2526

2527 *1980-1990*

2528 In the 1980’s, Skyway-West Hill and the surrounding areas went from being a predominately  
2529 White suburb to a burgeoning hub of racial diversity.<sup>663</sup> Figure 75 reveals an increase in racial  
2530 diversity across all unincorporated King County beginning in the 1980s. In Skyway-West Hill, the  
2531 Black population increased from seven percent in 1980 to 20 percent in 1990, and the Asian  
2532 population increased from eight percent in 1980 to 13 percent in 1990.<sup>664</sup> The second largest  
2533 wave of population growth in Skyway-West Hill came in the early 1990s and consisted of mostly  
2534 Black and Asian people who were attracted to the area’s location, affordability, and growing  
2535 racial and ethnic diversity.<sup>665</sup> White Center became racially diverse after federal housing  
2536 projects for World War II workers turned into homes for low-income households and immigrant  
2537 families in the 1970s.<sup>666</sup>

2538

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<sup>657</sup> King County Planning Department (1964, June). *The Comprehensive Plan for King County, Washington*. King County. [\[link\]](#)

<sup>658</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>659</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>660</sup> King County (1937, June 2). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>661</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>662</sup> Approved subdivisions were allowed which could decrease the square footage per dwelling unit

<sup>663</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>664</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.

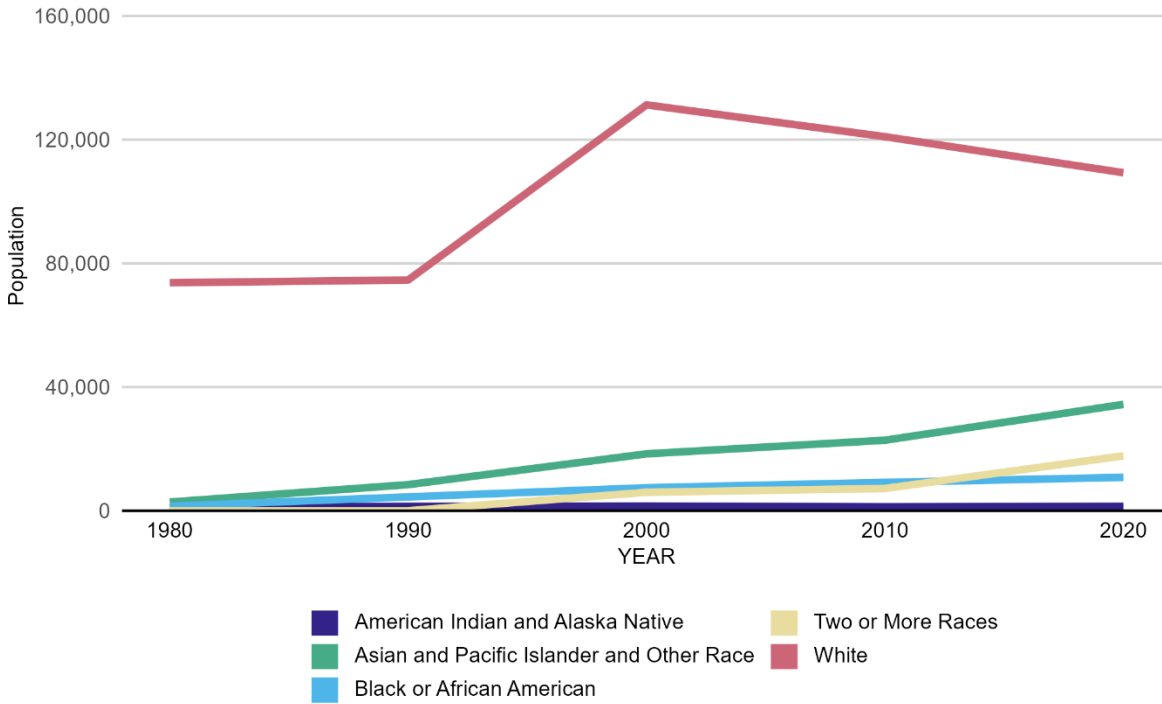
<sup>665</sup> Wilson, G. (1992, February 20). At The End Of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>666</sup> Richardson, R. (2008, July). *White Center – Thumbnail History*. History Link. [\[link\]](#)

2539 *Figure 75: Population by Race in Unincorporated King County*

**Unincorporated King County Population by Race**

Decennial Census 1980-2010



Data for Two or More Races category not collected prior to 2000 Census

2540  
2541

2542 As the Skyway-West Hill and White Center areas were racially diversifying and growing in  
2543 population, long-time residents in unincorporated King County began to fight density and  
2544 upzoning.<sup>667,668</sup> As shown in Figure 76, Black households made up the largest percentage of  
2545 renters in the 1980s (and continue to today) in unincorporated King County, so blocking  
2546 apartments reduced the housing supply available to these households. In 1981, members of the  
2547 Seahurst Community Club in Burien fought the plans for a HUD-financed 38-unit apartment  
2548 building for low-income elderly people, arguing it was spot zoning in their single-family  
2549 neighborhood.<sup>669</sup> In 1978, White Center residents organized themselves to fight against the  
2550 development of a 22-unit apartment building after the King County Council approved a zoning  
2551 change to accommodate the project.<sup>670</sup> In some cases, the areas were upzoned or lot sizes were  
2552 adjusted, and in others, the King County Council appeased homeowners by retracting their plans

<sup>667</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>668</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>669</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>670</sup> Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

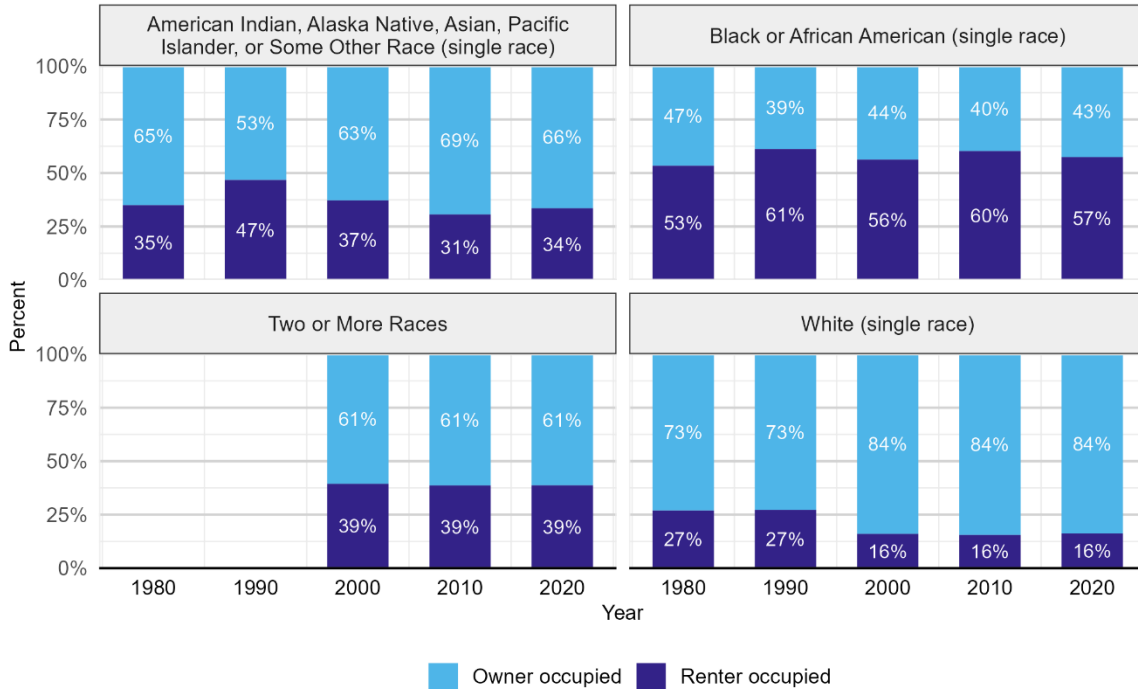
2553 for upzoning or retained larger minimum lot sizes.<sup>671,672</sup> For example, the McMicken Community  
2554 Club residents successfully pressured Council to reverse a dozen upzones to protect their single-  
2555 family neighborhood in North Highline.<sup>673</sup> North Highline residents successfully opposed a zoning  
2556 change proposed by the King County Council from the existing 7,200-square foot minimum lot size  
2557 to a 5,000 square foot minimum lot size.<sup>674</sup>

2558

2559 *Figure 76: Percent of Occupied Housing units by Tenure and Race of Households in Unincorporated King County*

**Unincorporated King County Percent of Occupied Housing Units by Tenure and Race of Households**

Decennial Census 1980-2010, 5-year ACS 2020



Data for Two or More Races category not collected prior to 2000 Census, and thus not shown here.

2560

2561 Note: Due to changes in how the decennial census tracked race over the years, race data shown here is presented  
2562 differently than in the ACS data found in the rest of this document. In addition, the 2000 census was the first to allow  
2563 individuals to self-identify with more than one race, and thus data for 1990 is only available for single-race categories.

2564

2565

2566 The next major comprehensive plan and zoning update in 1985 aimed to accommodate new  
2567 population growth.<sup>675</sup> Building off the “Urban Center Development Concept,” this plan added  
2568 specificity about where housing and urban growth should exist and where open space, rural,

<sup>671</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>672</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>673</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>674</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>675</sup> Oldham, K. (2006, August 30). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

2569 and resource lands should be preserved.<sup>676</sup> This resulted in most new growth occurring in  
2570 designated urban areas (later referred to as an Urban Growth Area by the GMA).<sup>677</sup> To guide  
2571 this growth pattern, zoning for residential development in rural areas decreased from one  
2572 dwelling unit per acre to one dwelling unit per 2.5 to 10 acres.<sup>678</sup> This follows the overarching  
2573 trend of each zoning update adding more requirements that limit *where* housing densities can  
2574 go for environmental reasons without also increasing minimum lot sizes for urban residential  
2575 zones to accommodate population growth. The minimum lot area for residential zones between  
2576 1979 to 1988 are almost identical to that of 1964's zoning code,<sup>679,680</sup> except with the addition of  
2577 a residential zoning category allowing a minimum lot requirement of 5,000 square feet, which  
2578 can allow for some level of increased density.<sup>681,682,683</sup> Limiting density in specified areas  
2579 through zoning and the Urban Growth Area (UGA) has vast environmental and human benefits  
2580 such as preserving open spaces, farmland and environmentally sensitive areas. In addition to  
2581 accessing these benefits, it is also crucial that King County accommodates a growing population  
2582 across the income spectrum.

2583  
2584 In 1986, in attempt to accommodate the growing population, the King County Council proposed  
2585 a plan to upzone five percent of Federal Way, which was unincorporated at the time, to allow for  
2586 multifamily development.<sup>684</sup> The plan was adopted against significant disapproval from Federal  
2587 Way residents.<sup>685</sup> In deep opposition to additional apartment buildings, Federal Way residents  
2588 ran their fourth campaign to incorporate.<sup>686,687</sup> In 1989, Federal Way residents voted in a  
2589 landslide to incorporate.<sup>688</sup>

2590  
2591 *Adoption of the Growth Management Act (1990s)*  
2592 The Growth Management Act (GMA), enacted in 1990, adopted King County's UGA strategy  
2593 and required all fast-growing counties to establish their own UGAs in collaboration with the cities  
2594 in each county.<sup>689</sup> UGAs are designed to prevent sprawling and uncontrolled development by  
2595 focusing growth in designated areas where urban services can efficiently be provided. By

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<sup>676</sup> Oldham, K. (2006, August 30). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

<sup>677</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>678</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>679</sup> "(1) The minimum required area of a lot in an area designated as RS-15,000 shall be fifteen thousand, square feet. (2) The minimum required area of a lot in an area designated as RS-9600 shall be nine thousand six hundred square feet. (3) The minimum required area of a lot in an area designated as RS-7200 shall be seven thousand two hundred square feet."

<sup>680</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>681</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>682</sup> via King County (1979). 21.08.050 Zoning Code Book. Accessed via King County Council Clerk.

<sup>683</sup> King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

<sup>684</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>685</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>686</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>687</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>688</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>689</sup> Spelman, G. (2014). How the heck did we get here? A history of affordable housing in Seattle. *Crosscut*. [\[link\]](#)

2596 limiting most housing growth to specified UGAs, jurisdictions within the UGA that had a growing  
2597 population needed to plan for more density and housing production.<sup>690</sup> Many of these  
2598 jurisdictions did not make significant upzones or increase their infrastructure investments,  
2599 resulting in an underproduction in housing.<sup>691</sup> This contributed to an increase in prices for  
2600 existing housing, which has disproportionately impacted Black, Indigenous, and People of Color  
2601 communities for decades.<sup>692</sup>  
2602

### 2603 *Current Zoning (1993-current)*

2604 Prior to King County’s 1993 zoning code, King County used minimum lot size requirements to  
2605 determine the square footage needed per dwelling unit. Beginning with the 1993 update, the  
2606 zoning code provides a base density of dwelling units per acre instead of minimum lot sizes.  
2607 While base density of dwelling units per acre is slightly more flexible than minimum lot size  
2608 requirements, they impose very similar restrictions. For example, areas zoned R-4 have a base  
2609 density of four dwelling units per acre, which generally allows for one home per 10,890 square  
2610 feet of lot size (though the actual configuration may vary by parcel).  
2611

2612 King County’s 1993 zoning code has many of the same restrictions as the current zoning code.  
2613 As shown in Map 4, most of unincorporated King County’s urban residential land is zoned R-1  
2614 through R-12, which are considered low and medium densities. Zones R-1 through R-8 are a  
2615 “mix of predominantly single detached dwelling units.”<sup>693</sup> The current zoning code has a  
2616 minimum lot width of 30 feet, and a minimum street setback of 10 feet for almost<sup>694</sup> all  
2617 residential zones.<sup>695</sup> King County limits building base height to 35 feet for all buildings in R-1  
2618 through R-8 zones.<sup>696</sup> These were the same requirements listed in the 1993 zoning code,  
2619 resulting in minimum lot requirements that have not become conducive to higher densities since  
2620 1993.<sup>697</sup>  
2621

2622 Notable changes that occurred between 1993 and the current zoning code involve inclusionary  
2623 housing and the Residential Density Incentive Program. Buildings within zones R-18, R-24, R-  
2624 48, Neighborhood Business, Commercial Business, Regional Business, and Office, are  
2625 permitted, with additional setbacks, to have increased height through the inclusionary housing  
2626 program.<sup>698</sup> The inclusionary housing program applies to zones within Skyway-West Hill and  
2627 North Highline, and the Residential Density Incentive Program generally applies to the rest of  
2628 urban unincorporated King County, though cannot be applied to R-1 zones. Through the  
2629 inclusionary housing program, buildings may use maximum height which is 75-80 feet in high  
2630 density zoning classifications.<sup>699</sup> The Residential Density Incentive Program provides a density  
2631 bonus in exchange for providing some affordable units. Although, the program has been utilized

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<sup>690</sup> 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>691</sup> 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>692</sup> 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>693</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>694</sup> R-4 through R-48 zones. R-1 zone is slightly higher.

<sup>695</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>696</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>697</sup> 21A.12.010-21A.12.030. (Adopted in 1993). Zoning Code. Accessed via King County Council Clerk.

<sup>698</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

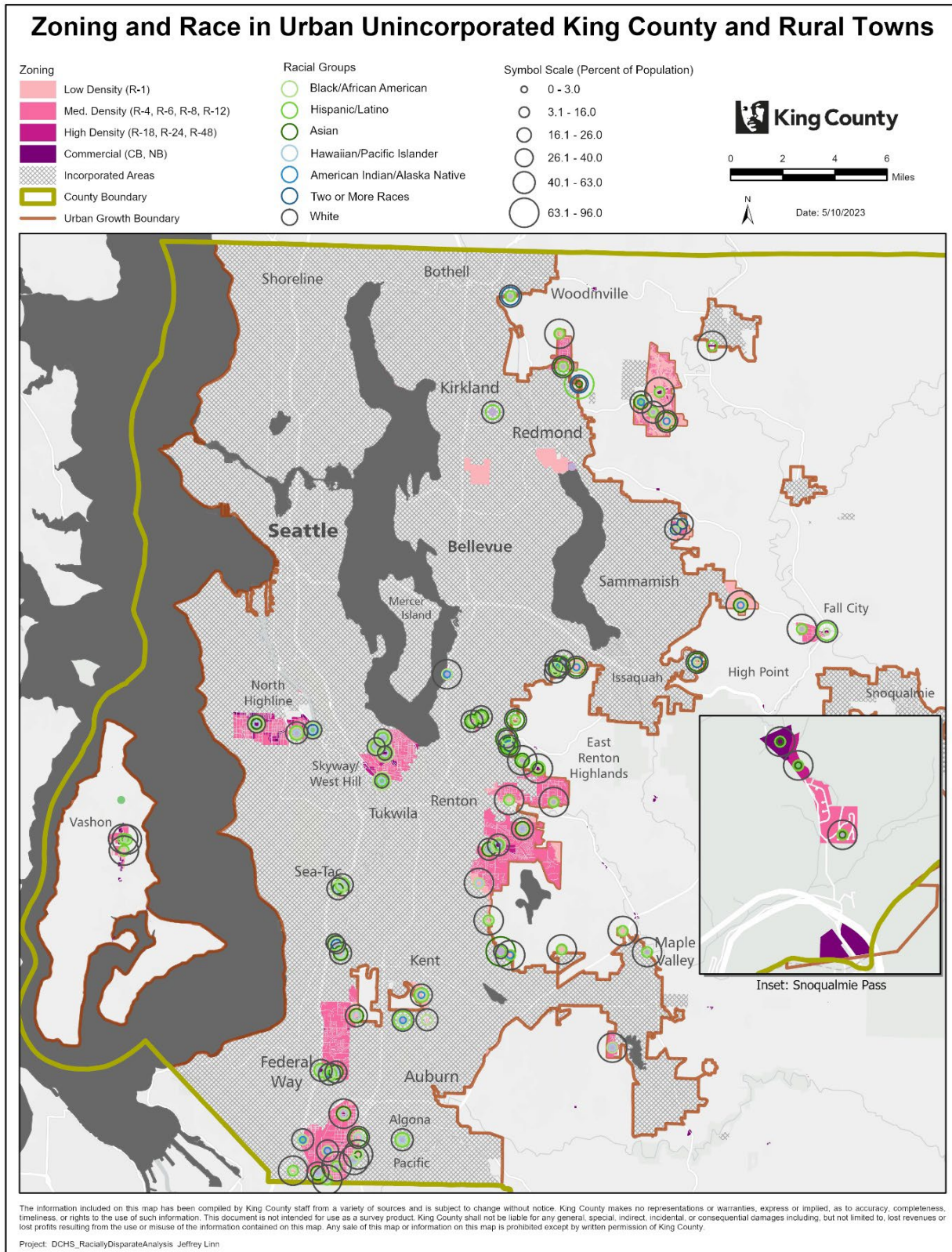
<sup>699</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

2632 only to a limited extent. For more information on inclusionary housing and the Residential  
2633 Density Incentive Program, see *Unincorporated King County Policies* section.  
2634  
2635 Map 4 displays current zoning for unincorporated King County, divided into four categories: low  
2636 density (R-1),<sup>700</sup> medium density (R-4, R-6, R-8, R-12), high density (R-18, R-24, R-48), and  
2637 areas zoned commercial which is mixed-use and generally allows for high-density residential  
2638 housing. Each zoning category is accompanied by the race of residents living within them. This  
2639 map reveals the previously mentioned preponderance of low- and medium-density zoning in  
2640 unincorporated King County.

---

<sup>700</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.

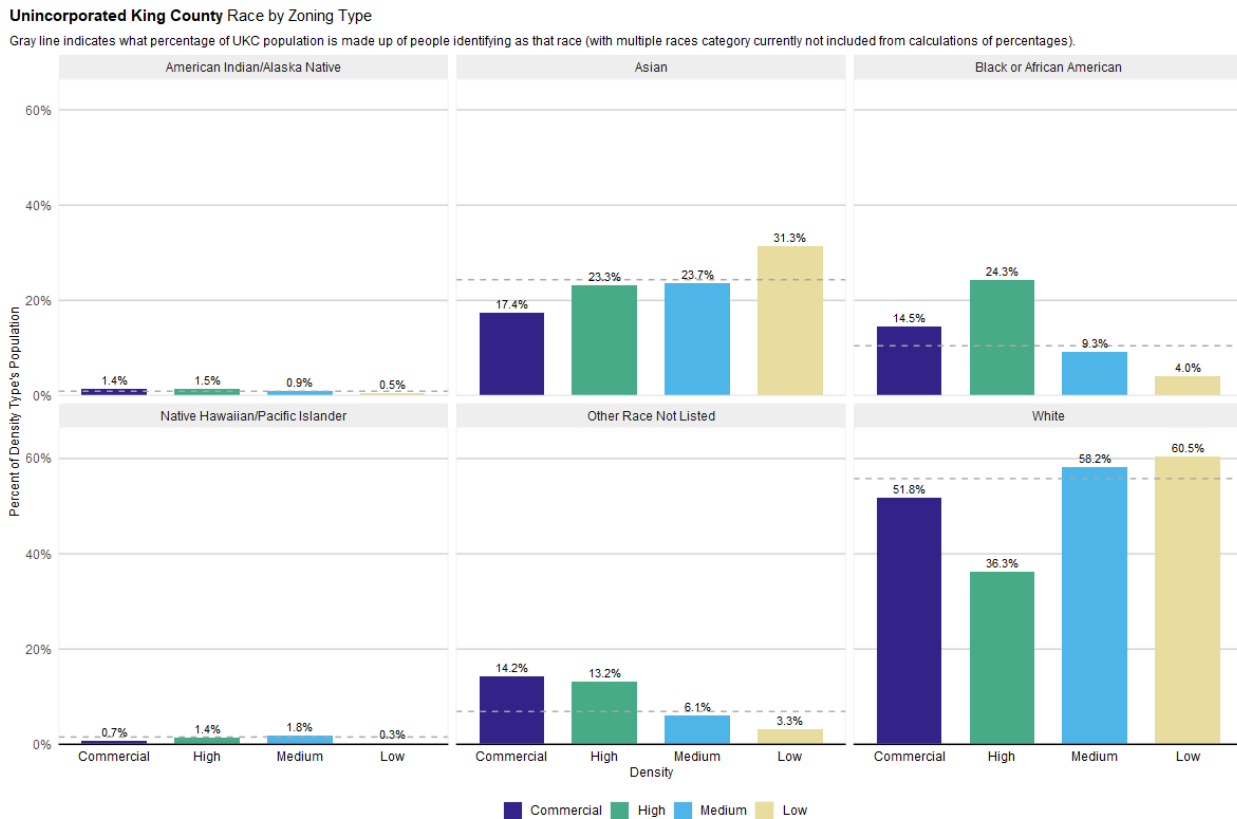
2641 Map 4: Zoning and Race in Urban Unincorporated King County and Rural Towns





2643 Figure 77 shows that White and Asian households in unincorporated King County are slightly  
2644 more likely to live in medium- to low-density neighborhoods, whereas Black, American  
2645 Indian/Alaska Native, and other races not listed households are slightly more likely to live in  
2646 commercial and high-density neighborhoods.<sup>701</sup> As previously described, White and Asian  
2647 households, on average, have higher incomes than households of American Indian/Alaska  
2648 Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races.<sup>702</sup> Many Black,  
2649 Indigenous, and People of Color residents have lower incomes, on average, than White  
2650 residents due to discrimination in housing, education, and employment.<sup>703</sup> While the zoning  
2651 designation may not have been racially motivated, it does impact who can afford to live there.  
2652 This reveals that Harlan Bartholomew’s original goal of using low-density zoning to exclude  
2653 Black, Indigenous, and People of Color communities on the basis of housing cost, proved to be  
2654 successful. By systematically driving housing prices up in certain neighborhoods with  
2655 mechanisms such as zoning, some level of racial segregation occurs.

2656  
2657 *Figure 77: Race by Zoning Type in Unincorporated King County*



2658  
2659  
2660

<sup>701</sup> If all races were evenly distributed between the four different zoning categories, they would all match the gray dotted line perfectly.

<sup>702</sup> See *Household Characteristics* section

<sup>703</sup> See *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)* section

2661 *Housing Supply*

2662 King County's continued retention of lot development standards that are conducive to single  
2663 detached houses coincided with other drivers of housing cost increases, such as an influx of  
2664 jobs and a growing population. As described in the following section, King County is also  
2665 hampered from fully providing the necessary infrastructure to meet the urban unincorporated  
2666 areas' housing needs because funding mechanisms allowed under state law prevent counties  
2667 from stewarding urban areas in the same way as cities, which have more flexible revenue  
2668 tools.<sup>704</sup> From 2010 to 2019, 2.57 jobs were created in King County for every housing unit  
2669 produced.<sup>705</sup> While this job growth occurred outside of unincorporated King County, the housing  
2670 pressure it creates extends across jurisdictions.<sup>706,707</sup> This underproduction in housing supply,  
2671 coupled with an influx of high earners moving to the region, led to higher housing costs.<sup>708</sup>

2672  
2673 Not only is general housing supply an issue, but the number of rental homes affordable to low-  
2674 and moderate-income families decreased by 36,000 between 2008 and 2019.<sup>709</sup> This dramatic  
2675 increase in housing price and decrease in affordable housing for lower-income residents has a  
2676 disproportionate impact on households of American Indian or Alaska Native, Black, Native  
2677 Hawaiian/Pacific Islander, and Two or Multiple Races, as they, on average, have lower incomes  
2678 and are more likely to be renters, compared to White and Asian households.<sup>710</sup>

2679  
2680 *Lack of Funding, Underinvestment, and Pattern of Annexation*

2681 For the purposes of growth management, annexation is the process of transferring  
2682 unincorporated land from a county's jurisdiction into incorporated land in a city's jurisdiction. The  
2683 GMA requires that cities coordinate with their respective county to identify an UGA, as  
2684 annexation can only occur within the designated UGA.<sup>711</sup> The GMA states that cities are more  
2685 appropriately situated than counties to provide urban governmental services because cities  
2686 have the infrastructure, organizational structure, and finance tools to serve an urban area.<sup>712</sup>  
2687 This construct presumes that counties are primarily designed to provide local services to rural  
2688 areas with dispersed, low-density resource uses and regional services throughout the county.  
2689 As outlined in the 1998 CPPs, all unincorporated Urban Growth Areas were encouraged to  
2690 annex or incorporate by 2012, which did not occur.<sup>713</sup>

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<sup>704</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>705</sup> 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>706</sup> As described in the *Jobs to Housing Ratio* section, jobs per housing ratio decreased in unincorporated King County between 2010 and 2020, likely due to the annexation of commercial cores.

<sup>707</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>708</sup> 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>709</sup> King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

<sup>710</sup> See *Household Characteristics* section

<sup>711</sup> MSRC (2022, September). Planning for Annexation. [\[Link\]](#)

<sup>712</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>713</sup> 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. [\[link\]](#)

2691  
2692 While Washington state has attempted to incentivize urban unincorporated areas to annex into  
2693 a city, King County still has six large unincorporated urban areas.<sup>714</sup> Many of the remaining  
2694 portions of urban unincorporated King County are home to lower-income and racially diverse  
2695 communities compared to the whiter, higher-income areas on the edge of the UGA that have  
2696 been annexed in recent decades.<sup>715</sup> Excluding East Renton Highlands, all remaining urban  
2697 unincorporated areas have a median household income below the King County average.<sup>716</sup>  
2698  
2699 *Lack of Revenue Tools*  
2700 In general, King County has a limited ability to invest in all unincorporated areas because of the  
2701 taxing structure imposed by the state.<sup>717,718</sup> King County’s taxing authority generally only  
2702 includes property and sales taxes, whereas cities’ taxing authority includes property, sales,  
2703 business and occupation, and utility taxes.<sup>719</sup> This structure allows cities to collect more taxes  
2704 and in turn provide urban-level services for their residents.  
2705  
2706 King County does not have the finance streams to provide urban-level services within urban  
2707 unincorporated areas.<sup>720</sup> Modern urban infrastructure such as sewers, sidewalks, maintained  
2708 roadways, trails and parks, are needed to both accommodate higher densities and to attract  
2709 annexation of these areas by surrounding jurisdictions.<sup>721</sup> For example, parts of North Highline  
2710 and Skyway-West Hill are still on septic systems, instead of the sewer systems that most urban  
2711 areas such as Seattle and Renton use.<sup>722,723</sup> Septic systems require a minimum lot size and can  
2712 cause serious public health hazards if not maintained properly.<sup>724,725</sup>  
2713  
2714 The 2022 North Highline Subarea Plan notes, “Like other urban unincorporated areas, there has  
2715 been insufficient investment in North Highline’s transportation system...”.<sup>726</sup> Underinvestment in  
2716 urban services in higher density zoned areas disincentivizes annexation because of additional  
2717 costs required to serve more intense development.<sup>727</sup> A 2000 newspaper article reads, “Once a  
2718 city annexes an area, it is sometimes saddled with millions of dollars in upgrades to bring  
2719 streets, sewer systems and other services up to city standards.”<sup>728</sup>  
2720

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<sup>714</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>715</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>716</sup> U.S. Census Bureau. (2015-2019) 5-year ACS 2015-2019

<sup>717</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington’s Tax Structure*. [\[Link\]](#)

<sup>718</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>719</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington’s Tax Structure*. [\[link\]](#)

<sup>720</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. [\[link\]](#)

<sup>721</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. [\[link\]](#)

<sup>722</sup> King County Department of Assessments (2022). Assessment Data.

<sup>723</sup> King County on-site sewage systems (OSS) and social vulnerability dashboard. [\[link\]](#)

<sup>724</sup> EPA (2022, August 23). Septic System Impacts on Water Sources. EPA. [\[link\]](#)

<sup>725</sup> Washington State Department of Health Wastewater Management Program (2002, March). *Rule Development Committee Issue Research Report – Lot Size (Minimum Land Area)*. [\[link\]](#)

<sup>726</sup> King County (2021). *North Highline Community Service Area Subarea Plan*. 2021 Public Review Draft. [\[link\]](#)

<sup>727</sup> Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>728</sup> Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

2721

2722 *Pattern of Annexation*

2723 Areas that have a strong commercial core and homes with high assessed values are attractive  
2724 for cities to annex because these areas can increase their tax base and cover the cost of  
2725 servicing that new area.<sup>729,730</sup> Unincorporated areas without strong commercial cores are less  
2726 appealing for cities to annex because these areas do not have a large tax base.<sup>731,732</sup> Since  
2727 1990, partly because of King County's success in implementing the GMA, the areas that have  
2728 been incorporated or annexed held 85 percent of unincorporated area jobs and only 69 percent  
2729 of unincorporated area residents.<sup>733,734</sup> This left behind a very small number of jobs and  
2730 commercial land in the remaining unincorporated areas. Unincorporated areas only have one  
2731 percent of countywide employment, and five percent of countywide population.<sup>735</sup> This pattern of  
2732 annexation and incorporation continues to reduce tax generating resources, such as sales tax,  
2733 away from King County which further impacts the County's already limited financial capacity to  
2734 support services in the remaining urban unincorporated areas.<sup>736,737</sup> This contributes to a  
2735 widening deficit between growing service maintenance costs and the reduced amount of  
2736 revenue received by the County, which limits King County's ability to invest in unincorporated  
2737 areas.<sup>738</sup>

2738

2739 Due to discriminatory practices, Black, Latin(a)(o)(x), and Indigenous communities are less  
2740 likely to be homeowners, and those that are, have homes with lower median values than homes  
2741 owned by White people.<sup>739</sup> Assessed property values provide a metric for cities to determine  
2742 annexation; so, if an area with a higher proportion of Black, Latin(a)(o)(x), and Indigenous  
2743 residents has lower assessed property values, cities may not want to annex the area.<sup>740,741</sup> For  
2744 example, in 1991, Burien proposed annexation boundaries to include parts of Shorewood, an  
2745 upper middle-class neighborhood, while leaving White Center, an ethnically diverse  
2746 neighborhood with low-income housing, unincorporated.<sup>742</sup> A 1991 local newspaper article  
2747 stated that, "...no one's vying to annex Skyway/Bryn Mawr or White Center, both of which are

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<sup>729</sup> American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

<sup>730</sup> Vaughn, A. (2014, February 11). Klahanie vote may end contest of 2 cities. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>731</sup> Vaughn, A. (2014, February 11). Klahanie vote may end contest of 2 cities. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>732</sup> Solomon, C. (2000, June 26). Many feel a zoning squeeze. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

<sup>733</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>734</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>735</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>736</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>737</sup> King County (2021). *North Highline Community Service Area Subarea Plan*. 2021 Public Review Draft. [\[link\]](#)

<sup>738</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>739</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>740</sup> American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

<sup>741</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>742</sup> Ortogaleon, B. (1991, December 2). Incorporation frenzy leaves 'orphans' in S. King. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

2748 relatively developed but include working-class neighborhoods with comparatively low property  
2749 values - and low property-tax revenues.”<sup>743</sup>

2750

2751 *Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA*

2752 Skyway-West Hill, North Highline, and Fairwood PAAs, outlined in Map 5, are all home to a  
2753 significantly higher percentage of Black, Indigenous, and People of Color residents than the  
2754 King County average and have lower median incomes than the King County average.<sup>744</sup> This  
2755 pattern, combined with the County’s limited taxing authority highlights the need for annexation to  
2756 advance racial justice.<sup>745,746</sup>

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<sup>743</sup> Ortegaleon, B. (1991, December 2). Incorporation frenzy leaves ‘orphans’ in S. King. *Seattle Times*. [\[link\]](#). Accessed via the Seattle Public Library Archives.

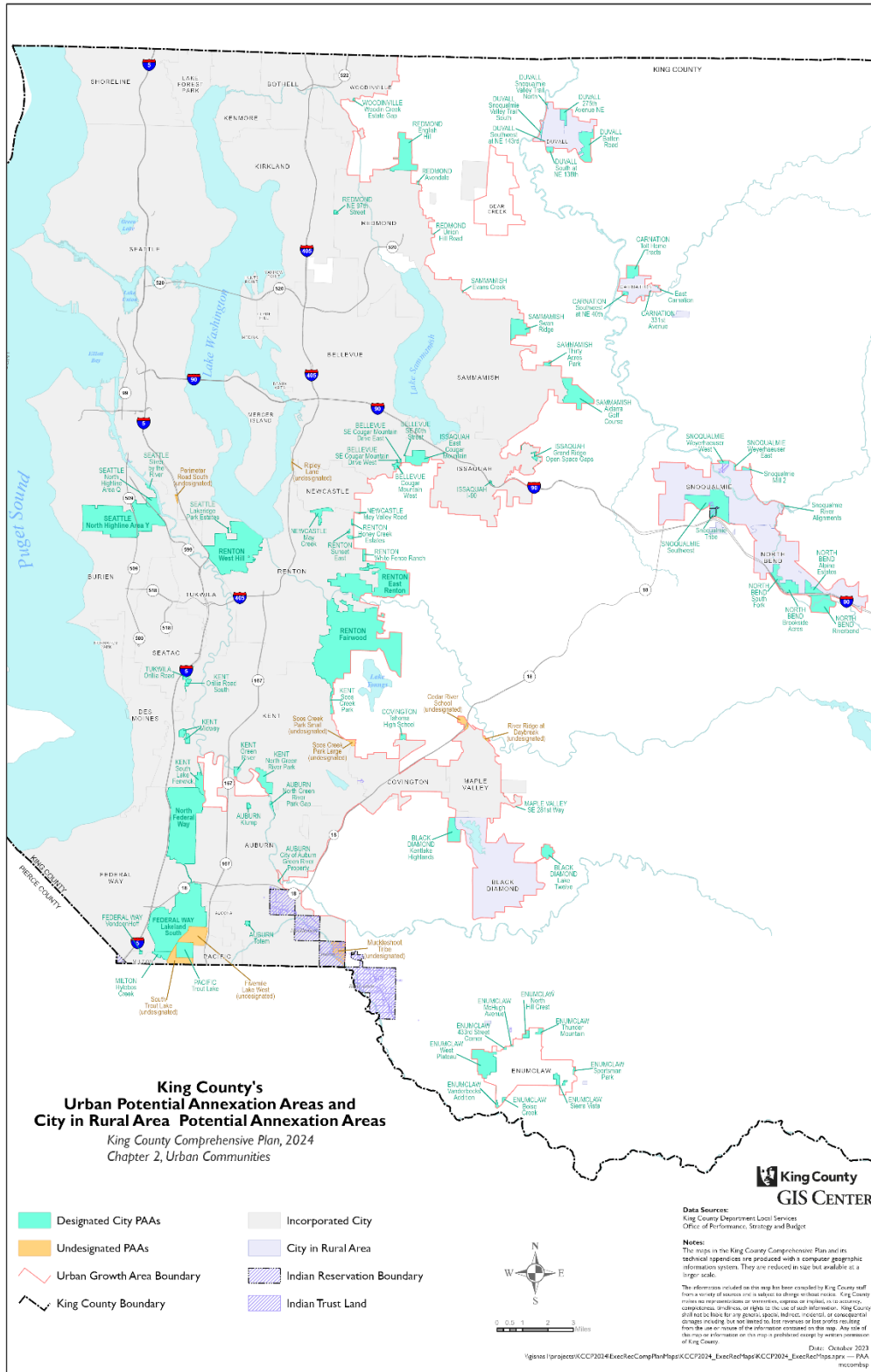
<sup>744</sup> U.S. Census Bureau. (2015-2019) *5-year ACS 2015-2019*

<sup>745</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment.’ *Seattle Times*. [\[link\]](#)

<sup>746</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

2757

Map 5: King County's Urban Potential Annexation Areas and City in Rural Area Potential Annexation Areas



2758

2759  
2760 Institutionalized racism contributed to underinvestment in affordable housing projects in  
2761 Skyway-West Hill and North Highline neighborhoods.<sup>747</sup> For example, redlining, displacement  
2762 from Seattle’s Central District, as well as the widening of the racial wealth gap partially resulted  
2763 in the relatively lower real estate values in Skyway-West Hill and North Highline.<sup>748,749</sup> However,  
2764 areas in close proximity to Seattle grew rapidly which drove home prices up, creating the  
2765 conditions for gentrification.<sup>750</sup> For at least a decade, King County did not invest in affordable  
2766 housing in Skyway-West Hill, aside from housing repair assistance.<sup>751</sup> King County has only  
2767 recently started investing housing funds in Skyway-West Hill after years of community advocacy  
2768 and organizing.<sup>752,753,754</sup> In 2022, King County awarded two projects from a \$5 million request for  
2769 proposal (RFP) to support affordable housing development in the Skyway-West Hill  
2770 neighborhood that align with community identified anti-displacement priorities.<sup>755,756,757</sup> In the  
2771 2023-24 biennial budget, an additional \$5 million has been earmarked for affordable housing  
2772 capital investments in Skyway-West Hill.<sup>758</sup>  
2773

2774 **Displacement**

2775 The history of racially exclusive, discriminatory land use and housing practices, and seemingly  
2776 race-neutral policies that perpetuate the racial wealth gap, patterns of segregation, and  
2777 exclusion, and underinvestment in neighborhoods of color culminates in an increased risk of  
2778 displacement for Black, indigenous, and People of Color communities. Displacement describes  
2779 a pattern in which households move involuntarily as a result of aforementioned factors.<sup>759</sup>  
2780 Displacement can increase the risk of homelessness and have lasting negative effects on  
2781 health, education, earnings, and cultural connections.<sup>760</sup> While homeowners build equity and  
2782 typically have a fixed monthly payment, renters make monthly payments they will never recoup,  
2783 and rental prices typically increase over time. As rental costs increase, many households,  
2784 especially cost-burdened households, cannot save money to buy a home.<sup>761</sup> This stems from  
2785 and exacerbates the pre-existing racial wealth gap, which is a result from the legacy of

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<sup>747</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>748</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>749</sup> University of Washington’s Seattle Civil Rights and Labor History Project. *Segregated Seattle*. [\[link\]](#)

<sup>750</sup> Groover, H. (2021, April 8) Seattle-area housing market is ‘on steroids’; see what’s happening near you. *The Seattle Times*. [\[link\]](#)

<sup>751</sup> King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>752</sup> Zailay, G. (2020, February 17). We failed the Central District, but we must do right by Skyway. *The Seattle Times*. [\[link\]](#)

<sup>753</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment’. *The Seattle Times*. [\[link\]](#)

<sup>754</sup> Trumm, D. (2017, May 3). Meet Skyway: Seattle’s unincorporated Neighbor To The South. *The Urbanist*. [\[link\]](#)

<sup>755</sup> King County (2022, January). Skyway \$5M Fund for Affordable Housing | RFP Summary.

<sup>756</sup> King County (2022, May). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. DCHS Blog. [\[link\]](#)

<sup>757</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>758</sup> King County Council, Clerk of the Council. AN ORDINANCE that adopts the 2023-2024 Biennial Budget and makes appropriations for the operation of county agencies and departments and capital improvements for the fiscal biennium beginning January 1, 2023, and ending December 31, 2024. [\[link\]](#)

<sup>759</sup> University of Texas at Austin Uprooted Project. *Understanding Gentrification and Displacement*. [\[link\]](#)

<sup>760</sup> Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts*. [\[link\]](#)

<sup>761</sup> 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. [\[link\]](#)

2786 mechanisms used to block Black, Indigenous, and People of Color households from buying  
2787 homes, such as racial restrictive covenants.<sup>762</sup>  
2788  
2789 The Puget Sound Regional Council's (PSRC) Displacement Risk Mapping Tool identifies  
2790 census tracts that are at low, moderate, and higher risk of displacement.<sup>763</sup> North Highline and a  
2791 small area of unincorporated Kent are at higher risk of displacement.<sup>764,765 766</sup>  
2792  
2793 Housing costs in Skyway-West Hill and North Highline have risen faster than the countywide  
2794 average.<sup>767</sup> Between 2012 and 2020, the average annual rent increase in King County was 3.8  
2795 percent; in Skyway-West Hill and North Highline the average annual increases were four  
2796 percent and 4.9 percent, respectively.<sup>768</sup> Median incomes in both areas remain significantly  
2797 lower than the countywide average, placing residents at increased risk of displacement. Fifty-  
2798 three percent of renter households in North Highline were cost burdened and 26 percent were  
2799 severely cost burdened in 2017.<sup>769</sup> Nearly one-third of all renters and two-thirds of extremely  
2800 low-income renters in Skyway-West Hill were severely cost burdened, spending more than 50  
2801 percent of their income on rent.<sup>770</sup> See *Community Profile* section for more analysis on cost  
2802 burden.  
2803  
2804 Black, Indigenous, and People of Color households are twice as likely as White households to  
2805 be housing cost burdened in Skyway-West Hill and North Highline.<sup>771</sup> In North Highline, most  
2806 White households owned their homes, while 13 percent of Black households and 49 percent of  
2807 Asian households owned their homes.<sup>772</sup> Most Black and Latin(a)(o)(x) renter households in  
2808 North Highline were cost burdened in 2017 (72 percent and 64 percent, respectively).<sup>773</sup> An  
2809 analysis found there were enough affordable units across most income groups in Skyway-West  
2810 Hill, but housing could only meet the needs of about 37 percent of households with incomes  
2811 below 30 percent area median income.<sup>774</sup> There are also housing gaps in North Highline to  
2812 meet the needs of households with incomes below 30 percent area median income.<sup>775</sup> The  
2813 combination of rising housing prices, the high rate of cost-burdened households, and lower than  
2814 average incomes put residents who live in places like Skyway-West Hill and North Highline at

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<sup>762</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>763</sup> Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

<sup>764</sup> Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

<sup>765</sup> Only about 10 homes in the Kent census tract are in unincorporated King County.

<sup>766</sup> Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

<sup>767</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>768</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>769</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>770</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>771</sup> King County Affordable Housing Committee Dashboard. (2021). *Jurisdictional Data for Download*.

<sup>772</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>773</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

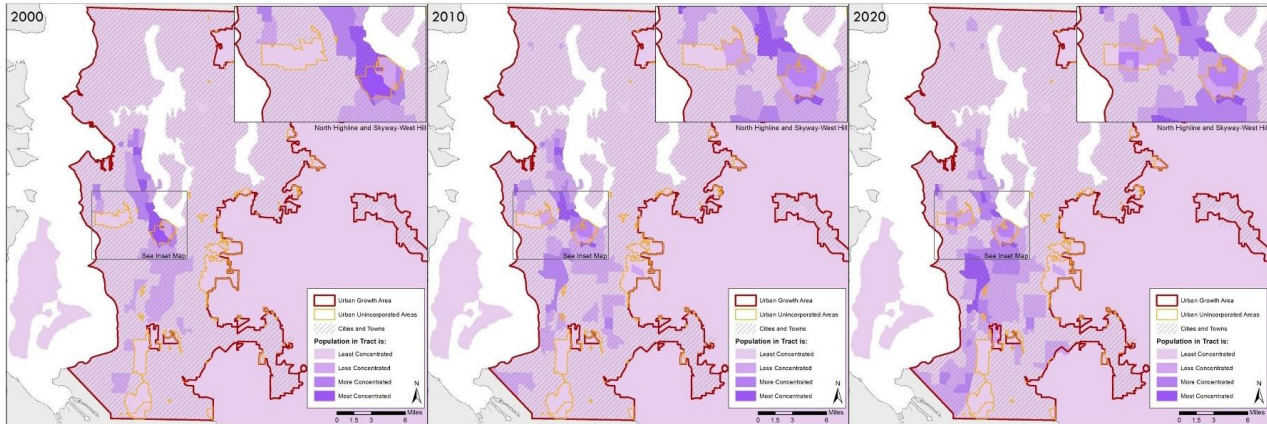
<sup>774</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)

<sup>775</sup> BERK Consulting, Inc. (2020, November). *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill*. [\[link\]](#)



2815 increased risk of displacement.<sup>776</sup> Figure 80 show the decrease in concentration of Black  
2816 residents in Skyway-West Hill from 2000, to 2010, to 2020. As the maps indicate, and  
2817 community members report, Black residents were displaced from Seattle’s Central District and  
2818 moved further south, which then puts housing pressure on the places they move to, such as  
2819 Skyway-West Hill, which then forces people to move even further south.<sup>777,778</sup>

2820  
2821 *Figure 78: Black/African American Concentration of Population 2000, 2010, and 2020*<sup>779</sup>



2822  
2823  
2824 Skyway-West Hill and North Highline community members have noted that gentrification can  
2825 lead to the deterioration of the cultural character of a community.<sup>780</sup> This can lead to cultural  
2826 displacement, which takes place when existing residents move out of a neighborhood because  
2827 their social or cultural connections have declined due to gentrification.<sup>781</sup> Displaced residents  
2828 may lose connections to community establishments and faith-based organizations that provide  
2829 direct support or connect people to support systems.<sup>782</sup> In Skyway, residents who are displaced  
2830 are often not able to find housing in Skyway again because of a lack of affordable, available  
2831 housing located in walkable areas or near other accommodations.<sup>783</sup>

2832  
2833 **Conclusion**

2834 Policies that do not explicitly discriminate based on race can and do lead to racially disparate  
2835 outcomes. Low-density zoning and large minimum lot requirements, lack of investment in urban  
2836 unincorporated areas, and lack of tenant protections have contributed to displacement and other  
2837 racial disparities in housing in unincorporated King County. While not explicitly limited to single  
2838 detached housing, King County’s zoning code does not sufficiently incentivize other, allowable

<sup>776</sup> King County (2021, September). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>777</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>778</sup> Gruener, P. (2017, August 29). Two tours collide in Seattle’s Central District — with very different messages. *KUOW*. [\[link\]](#)

<sup>779</sup> U.S. Census Bureau. (2020). Decennial Census.

<sup>780</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>781</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>782</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>783</sup> Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

2839 types of high- and middle-density housing.<sup>784</sup> This limits housing supply and housing choice by  
2840 not having a diversity of housing types, which leads to prices that aren't affordable to low-  
2841 income communities, of which Black, Indigenous, and People of Color are most overly  
2842 represented in.<sup>785,786</sup> Urban unincorporated areas have higher proportions of Black, Indigenous,  
2843 and People of Color populations and have historically been underinvested in compared to other  
2844 unincorporated areas with higher proportions of White populations.<sup>787</sup> Investment is needed in  
2845 order to accommodate more density and encourage cities to annex PAAs.<sup>788</sup> The next section  
2846 details the policies and codes King County has either recently passed or is exploring through  
2847 the 2024 Comprehensive Plan update to address the policies and actions discussed in this  
2848 analysis that have created racially disparate housing outcomes in unincorporated King County.  
2849

## 2850 **Undoing Racially Disparate Housing Policies in the Comprehensive Planning** 2851 **Process**

2852 This section identifies the actions that have been and will be taken by King County in the 2024  
2853 Comprehensive Plan to undo racially disparate housing outcomes.

### 2854 *Barriers in Undoing Racially Disparate Impacts*

2856 Multiple barriers prevent King County from fully remedying harms inflicted on Black, Indigenous,  
2857 and People of Color communities. Racial wealth inequities result from exclusive housing  
2858 practices and policies, in addition to other injustices such as discrimination in employment and  
2859 education. Despite understanding that race-neutral policies can perpetuate harm due to pre-  
2860 existing access inequities, there are multiple policies in King County's Comprehensive Plan that  
2861 are, indeed, race-neutral. While providing financial resources to specific Black, Indigenous, and  
2862 People of Color communities could reduce racially disparate impacts in housing, the Fair  
2863 Housing Act prohibits the prioritization of funds or programs based on a protected class, such as  
2864 race. The updates to the Comprehensive Plan policies and codes center on actions King County  
2865 has leverage over, such as building partnerships, implementing policies to reduce displacement,  
2866 and adopting code changes that could diversify the housing stock and increase the supply of  
2867 affordable housing.

2868  
2869 Revenue is critical to implement many of the King County Comprehensive Plan policies. While  
2870 King County has put forward new levies to meet the needs of different communities throughout  
2871 the county, the funding raised is not enough to solve the housing crisis. King County has  
2872 significant limits imposed by the state on raising revenue. For decades, King County has  
2873 advocated for increased revenue from the state and federal government to address structural  
2874 revenue problems and the affordable housing crisis. King County has yet to receive either the  
2875 taxing authority or the resources at a scale needed to meaningfully and effectively do so.  
2876

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<sup>784</sup> Title 21A Zoning (updated 2023, January). King County. [\[link\]](#)

<sup>785</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. [\[link\]](#)

<sup>786</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>787</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. [\[link\]](#)

<sup>788</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. [\[link\]](#)

2877 *Summary of 2024 Comprehensive Plan Updates*

2878 To promote equitable outcomes in partnership with communities most impacted by racially  
2879 disparate housing policies, King County has intentionally solicited engagement from members of  
2880 underrepresented communities through a broad, community survey and the 2024  
2881 Comprehensive Plan Equity Work Group. The Equity Work Group is an advisory group  
2882 composed of 15 people from historically underrepresented groups who worked closely with  
2883 Executive staff to incorporate equity considerations into the Comprehensive Plan update. The  
2884 Comprehensive Plan includes new policies, edits to former policies, and code changes to reflect  
2885 the new GMA and CPP requirements and community feedback.

2886  
2887 King County is committed to addressing past and current racially exclusive and discriminatory  
2888 land use and housing practices that resulted in disparate impacts on Black, Indigenous, and  
2889 People of Color households. The County aims to repair these harms and promote equitable  
2890 outcomes in partnership with impacted communities through intentional, targeted actions and  
2891 support for affordable housing initiatives. King County's 2024 Comprehensive Plan incorporates  
2892 new policies and updates to existing policies to begin to undo the racially disparate impacts  
2893 caused by the policies and practices discussed in the Racially Disparate Impact Analysis which  
2894 found:

- 2895 • explicitly racist policies and practices existed in unincorporated King County and  
2896 contributed to long-term economic racial disparities;
- 2897 • the lack of tenant protections for unincorporated King County undermined the  
2898 effectiveness of fair housing protections;
- 2899 • exclusionary zoning laws in unincorporated King County limit the availability of more  
2900 affordable housing options for low- and moderate-income households who are  
2901 disproportionately Black, Indigenous, and People of Color;
- 2902 • King County has historically underinvested in urban unincorporated areas with higher  
2903 Black, Indigenous, and People of Color populations; and
- 2904 • the combination of rising housing prices, the high rate of cost-burdened Black,  
2905 Indigenous, and People of Color households, and lower than average incomes put  
2906 Black, Indigenous, and People of Color residents who live in places like Skyway-West  
2907 Hill and North Highline at increased risk of displacement.

2908  
2909 To begin rectifying these harms, the 2024 King County Comprehensive Plan included changes  
2910 that commit King County to:

- 2911 • participate in regional solutions to address critical housing needs;
- 2912 • engage historically and currently underrepresented communities in the development and  
2913 implementation of affordable housing programs to ensure the County's investments and  
2914 policies are culturally relevant and meet the needs of communities most in need;
- 2915 • invest in programs and policies that help tenants stay housed and assert their rights,  
2916 reducing racial disproportionality among households who experience housing stability;
- 2917 • adopt code changes to allow middle housing and create an inclusionary housing  
2918 program to encourage the creation of more affordable and diverse housing options so  
2919 more low- and moderate-income households can access homeownership and generate  
2920 long-term wealth for their families;
- 2921 • prioritize funding for affordable housing projects that are community-driven, promote  
2922 access to opportunity, and create wealth-building opportunities for communities at-risk of  
2923 displacement; and  
2924

- 2925
- 2926
- 2927
- 2928
- 2929
- take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in housing, such as implementing programs to create affordable homeownership opportunities and investing in equitable development projects.

2930 These new and updated housing policies demonstrate King County's commitment to addressing racial disparities in housing and promoting equitable access to affordable and culturally relevant housing options for all residents, particularly those historically underserved and disproportionately impacted by discriminatory practices. The equity analysis of the 2024 Comprehensive Plan details specific proposals prioritized by the Equity Work Group.

2936 *Current and Future Actions of King County*

2937 King County is committed to undoing policies that result in racially disparate outcomes in housing and is taking several future actions to achieve this goal. King County is currently developing and exploring programs such as:<sup>789</sup>

- 2940
- 2941
- 2942
- 2943
- 2944
- 2945
- 2946
- investing in rental assistance and eviction prevention programs to keep tenants housed;
  - launching a community preference program to prevent displacement;
  - investing in equitable development to support community-driven priorities;
  - preserving mobile home communities and affordable housing to prevent displacement; and
  - expanding affordable homeownership programs to increase wealth-building opportunities for low- and moderate-income households.

2947 See the *Existing Strategies Summary* section for more information about the inventory of existing and proposed partnerships, strategies and funding aimed at meeting countywide housing need, especially for Black, Indigenous, and People of Color populations disparately impacted by discriminatory land use and housing practices.

2951

2952 **VI. Housing Needs Analysis**

2953

2954 **Section Summary**

2955 This section fulfills, in part, King County CPP H-4l and H-4m.<sup>790</sup>

2956

2957 CPP H-4l and H-4m require jurisdictions to:

2958 *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:*

2959

2960

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<sup>789</sup> [\[link\]](#)

<sup>790</sup> 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. [\[link\]](#)

- 2961 l) *The housing needs of people who need supportive services or accessible units,*  
2962 *including but not limited to people experiencing homelessness, persons with disabilities,*  
2963 *people with medical conditions, and older adults;*  
2964 m) *The housing needs of communities experiencing disproportionate harm of housing*  
2965 *inequities including Black, Indigenous, and People of Color (BIPOC).*

2966  
2967 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness  
2968 in King County increased nearly 14 percent from 2020 to 2022.<sup>791</sup> Black, Hispanic/Latin(a)(o)(x),  
2969 American Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander  
2970 individuals were overrepresented in this group compared to King County’s overall  
2971 demographics.<sup>792</sup> Shelter and case management can help people experiencing homelessness  
2972 find resources and housing.<sup>793</sup> Expanding access to stable housing and care can directly  
2973 improve health outcomes for people experiencing homelessness.<sup>794</sup>

2974  
2975 Over ten percent of King County residents live with a disability.<sup>795</sup> People living with disabilities  
2976 and disability rights advocacy organizations have shared that many people living with disabilities  
2977 face challenges in searching, applying for, and relocating into accessible, affordable housing  
2978 near supportive services.<sup>796,797</sup> The availability of accessible housing units and increasing  
2979 access to housing navigators and vouchers would help meet the need for this population.<sup>798,799</sup>

2980  
2981 Seniors who wish to remain in their homes and communities may face difficulties because of  
2982 rising housing costs.<sup>800</sup> Homeowners who have paid off their mortgage may struggle to afford  
2983 property taxes, utilities, and maintenance costs.<sup>801</sup> Seniors with low or fixed incomes need more  
2984 affordable housing options to help them age in place.

2985  
2986 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals  
2987 receiving housing assistance who are recovering from medical conditions or with persisting  
2988 conditions may need additional support, such as occupational therapy or chore services.<sup>802</sup> The  
2989 King County Regional Homeless Authority’s Draft Five-Year Plan found that people with medical  
2990 conditions, particularly individuals who are unstably housed or experiencing homelessness,

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<sup>791</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>792</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>793</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>794</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>795</sup> U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.

<sup>796</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>797</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>798</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>799</sup> King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

<sup>800</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>801</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>802</sup> King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

2991 need access to care and a safe place to recover after leaving the hospital, such as recuperative  
2992 housing.<sup>803</sup>  
2993  
2994 Black, Indigenous, and People of Color households, particularly Black and Hispanic households,  
2995 are more likely to experience housing problems such as incomplete kitchen and plumbing  
2996 facilities, overcrowding, and cost burden.<sup>804</sup> Black households are also more likely to be renters  
2997 and face higher rates of denial for home loans compared to White households.<sup>805</sup> The Black  
2998 Home Initiative, a coalition of organizations working to increase and sustain Black  
2999 homeownership, identified a need for greater access to homeownership opportunities and  
3000 diverse housing types.<sup>806</sup> Black, Indigenous, and People of Color residents living in  
3001 unincorporated King County shared with the Department of Community and Human Services  
3002 that many Black, Indigenous, and People of Color households face displacement due to rising  
3003 housing costs, so these households need access to affordable housing and homeownership  
3004 opportunities as well as support in preventing and mitigating displacement.<sup>807</sup>  
3005  
3006 Some immigrants and refugees, especially those with limited English proficiency and low-  
3007 incomes, may have difficulties communicating with landlords, finding stable employment,  
3008 building a credit history, and understanding their rights.<sup>808,809</sup> Immigrants and refugees who are  
3009 undocumented face additional barriers to accessing housing, such as landlords requiring Social  
3010 Security Numbers for prospective tenants, though this requirement is not allowed under County  
3011 code.<sup>810</sup> The King County Comprehensive Plan Equity Work Group shared that immigrants and  
3012 refugees need increased access to large, affordable rental units.<sup>811</sup>  
3013  
3014 The National LGBTQ+ Health and Longevity Center and Goldsen Institute found that LGBTQ+  
3015 people experience systematic disparities in Washington State, including higher rates of housing  
3016 instability, homelessness, cost burden, and poverty and less access to care and other  
3017 services.<sup>812</sup> LGBTQ+ community organizations reported that LGTBQ+ residents in King County  
3018 need access to affordable housing in neighborhoods where they feel safe and connected to the  
3019 community.<sup>813</sup> LGBTQ+ community members report that it is important to find information about  
3020 housing from a trusted source, such as a queer housing group.<sup>814</sup>  
3021

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<sup>803</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>804</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>805</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>806</sup> Black Home Initiative. (2022, February 7) *Increasing Black Homeownership in the Puget Sound Region*. [\[link\]](#)

<sup>807</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>808</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>809</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>810</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

<sup>811</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>812</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>813</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>814</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

3022 In addition to systems-level barriers and housing needs, community input and housing  
3023 discrimination testing conducted in King County found that individual-level discrimination based  
3024 on disability, familial status, national origin, religion, and source of income is still prevalent in  
3025 King County.<sup>815,816</sup> Community members noted experiencing discrimination as part of their  
3026 search for and while living in affordable housing.<sup>817</sup> Housing discrimination needs to be  
3027 eliminated to ensure all King County residents can access housing.<sup>818</sup>

3028  
3029 As of September 2023, King County is conducting interviews with various housing providers and  
3030 community-based organizations across King County to understand barriers to accessing  
3031 housing for people of a housing protected class status. These interviews are part of an outreach  
3032 effort for the 2025 update to the Analysis of Impediments to Fair Housing Choice report.  
3033 Preliminary findings indicate that barriers to fair housing choice include high cost of rent, high  
3034 cost of deposit, steep rent increases, long waitlists for affordable housing units, an eviction on a  
3035 person’s record, area median income inequities, and discrimination based on source of income,  
3036 race, country of origin, sexual orientation, and gender. Other findings are discussed in this  
3037 section.

## 3039 **Housing Needs of People who Need Supportive Services or Accessible Units**

### 3040 *People Experiencing Homelessness*

3041  
3042 In 2020, the Department of Community and Human Services (DCHS) found that more than  
3043 40,000 people experienced homelessness in King County.<sup>819</sup> In September 2022, the most  
3044 recent data available at the time of writing this assessment, 9,636 households experienced  
3045 homelessness and received services from the homeless response system.<sup>820</sup> DCHS found that  
3046 homelessness in King County disproportionately impacts certain populations in King County;  
3047 Black, Hispanic/Latin(a)(o)(x), American Indian, Alaska Native, or Indigenous, and Native  
3048 Hawaiian or Pacific Islander individuals were all overrepresented in this group compared to King  
3049 County’s overall demographics.<sup>821</sup> Veterans are also overrepresented among the group who  
3050 received homelessness services compared to the rate of veterans countywide.<sup>822</sup>

### 3051 *The 2022 Point in Time*

3052 count found that more than half of households experiencing homelessness in King County are  
3053 unsheltered (57 percent).<sup>823</sup> Most of the households who received services (58 percent) were  
3054 sheltered in some way.<sup>824</sup> Approximately a quarter (26 percent) of households who received  
3055

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<sup>815</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>816</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>817</sup> Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

<sup>818</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>819</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

<sup>820</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>821</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>822</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>823</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>824</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

3056 services were unsheltered and 17 percent of households had an unknown shelter status.<sup>825</sup>  
3057 Households who are sheltered may be more aware of services so they may be overrepresented  
3058 among people who access homelessness services.

3059  
3060 Approximately 60 percent of households who entered the homeless response system in King  
3061 County were households of color.<sup>826</sup> Black households are more likely than White households to  
3062 return to the homeless response system after being permanently housed within the previous two  
3063 years.<sup>827</sup> The King County Regional Homelessness Authority Five Year Plan identifies a need  
3064 for culturally competent services to meet the needs of people experiencing homelessness.<sup>828</sup>

3065  
3066 The King County Regional Homelessness Authority finds that experiencing homelessness is  
3067 traumatic, and can create or exacerbate health conditions, disability, or substance use  
3068 disorders.<sup>829</sup> More than half (51 percent) of individuals experiencing homelessness in 2022  
3069 identified as having a disability, and more than one-third identified as having a mental health or  
3070 substance use disorder (31 percent and 37 percent, respectively).<sup>830</sup> Interviews for the 2022  
3071 Point in Time Count found that navigating the complex health care system and accessing  
3072 supportive services is difficult for people experiencing homelessness.<sup>831</sup> Expanding access to  
3073 stable housing and care can directly improve health outcomes for people experiencing  
3074 homelessness.<sup>832</sup> People experiencing homelessness may need support to meet health needs  
3075 and manage their care (See the *People with Medical Conditions* section below for information  
3076 about medical respite care and recuperative housing).<sup>833</sup>

3077  
3078 The King County Regional Homeless Authority's Five-Year Plan finds that people experiencing  
3079 homelessness need access to shelter and supportive services, such as case management, to  
3080 quickly transition to permanent housing.<sup>834</sup> Shelters that provide people with personal space and  
3081 safety, secure storage, and a consistent place to live are linked to increased resident health and  
3082 wellbeing.<sup>835</sup> The Health Through Housing (HTH) Initiative found that single room shelter  
3083 settings, like in hotels, increased feelings of stability, reduced interpersonal conflict, and  
3084 decreased the volume of 911 emergency calls compared to congregate settings.<sup>836</sup> HTH also  
3085 found that moving individuals from congregate shelters to hotel rooms increased exits to  
3086 permanent housing.<sup>837</sup>

3087

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<sup>825</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>826</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>827</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>828</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>829</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>830</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>831</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>832</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>833</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>834</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>835</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>836</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>837</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)



3088 *People Living with Disabilities*

3089 Households with a member that has a cognitive limitation are the most likely out of all disability  
3090 types to rent countywide.<sup>838</sup> Urban unincorporated King County has a higher rate of residents  
3091 with disabilities compared to rural unincorporated King County.<sup>839</sup> This may be because  
3092 cultivating community support and finding housing in areas with access to healthcare providers  
3093 and other services can be more difficult in rural areas compared to urban areas.<sup>840</sup> Community  
3094 members report there is less housing for people with intellectual and developmental disabilities  
3095 (IDD) in rural areas.<sup>841</sup>

3096  
3097 Disability advocacy organizations have shared with King County that people living with  
3098 disabilities need housing that is accessible, near supportive services, and in the community of  
3099 their choice.<sup>842</sup> Housing choice is limited for people living with disabilities due to a lack of  
3100 available, accessible, affordable housing, as well as discrimination.<sup>843</sup> Providing reasonable  
3101 accommodations for people with disabilities, such as adding a ramp or grab bars, is more likely  
3102 to carry a financial burden to a landlord.<sup>844</sup> This may mean that a landlord is less likely to rent to  
3103 someone, even with fair housing laws in place. Under federal and state law, landlords must  
3104 make reasonable accommodations for tenants with disabilities to ensure they have equal  
3105 opportunity to use and enjoy the unit.<sup>845,846</sup> A reasonable accommodation is a change,  
3106 exception, or adjustment so a person with a disability can live and enjoy the premises, such as  
3107 installing a wheelchair ramp, allowing a service animal in the unit or adjusting a rent payment  
3108 schedule. Tenants who need an accommodation due to a disability can request that the landlord  
3109 make the accommodation.

3110  
3111 Landlords can deny the accommodation request because:

- 3112 • the tenant does not have a disability;
- 3113 • there is no nexus between the disability and the accommodation; or
- 3114 • the accommodation request creates an undue burden on the landlord.

3115  
3116 A landlord is supposed to engage with the request in a meaningful way, such as considering  
3117 requests on a case-by-case basis and not adopting a blanket policy against reasonable  
3118 accommodations or not unduly burdening a tenant with excessive documentation requirements  
3119 to submit an accommodation request.

3120  
3121 King County staff heard in interviews with housing providers and community-based  
3122 organizations that some tenants with disabilities believe they experience discrimination from

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<sup>838</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

<sup>839</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>840</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>841</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>842</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>843</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>844</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>845</sup> U.S. Department of Housing and Urban Development. (Retrieved 2023, September 15). *Reasonable Accommodations and Modifications*. [\[link\]](#)

<sup>846</sup> Revised Code of Washington 49.60.222. [\[link\]](#).

3123 landlords when making reasonable accommodation requests. Interviewees explained that  
3124 landlords oftentimes do not understand what is required of them when asked to make a  
3125 reasonable accommodation and refuse to do so.<sup>847</sup> Interviewees described how challenging it is  
3126 for people with disabilities to find accessible housing units.<sup>848,849</sup>

3127  
3128 Staff from the King County Developmental Disability and Early Childhood Supports division  
3129 identified a need for family-sized affordable rental units with appropriate accommodations, like  
3130 roll-in showers or laundry in the unit, for families with at least one individual living with a  
3131 disability in King County.<sup>850</sup> Disabilities can also pose an inherent barrier to searching, applying  
3132 for, and moving into housing.<sup>851</sup> Rising costs and a competitive housing market further  
3133 exacerbate these barriers.<sup>852</sup> Community feedback identified a need for affordable housing and  
3134 increased support in navigating and accessing the housing market to reduce or eliminate these  
3135 barriers for individuals with disabilities and their families.<sup>853,854</sup>

### 3136 3137 *Seniors*

3138 Seniors who wish to remain in their homes and communities may face difficulties because of  
3139 rising housing costs.<sup>855</sup> While many seniors in King County and unincorporated King County  
3140 own their homes, even homeowners who have paid off their mortgage may struggle to afford  
3141 housing costs, like property taxes or maintenance costs.<sup>856</sup> Although the Seniors, Persons with  
3142 Disabilities, and Disabled Veterans Property Tax Exemption program provides some property  
3143 tax relief, not all eligible households are enrolled, and enrolled households in unincorporated  
3144 King County with incomes between 55 and 65 percent area median income still pay thousands  
3145 of dollars per year in property taxes.<sup>857</sup> Research by HUD found that senior renters, particularly  
3146 those with disabilities, are more likely to have difficulty accessing housing suited to their  
3147 needs.<sup>858</sup> Black, Indigenous, and People of Color senior renters with lower incomes are  
3148 disproportionately cost burdened and are at increased risk of housing instability and  
3149 homelessness.<sup>859</sup> Individuals who are severely cost burdened may have to choose between  
3150 housing costs and other necessities, like medication.<sup>860</sup>

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<sup>847</sup> Staff from organization focused on providing legal assistance, personal communication with DCHS staff, August 14, 2023.

<sup>848</sup> Staff from program supporting developmental disabilities, personal communication with DCHS staff, July 12, 2023.

<sup>849</sup> K. Wilson, personal communication with DCHS staff, July 5, 2023.

<sup>850</sup> King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

<sup>851</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>852</sup> Washington State Department of Social and Health Services. (2022, October 1). *Developmental Disabilities Administration Housing fund priority study report*.

<sup>853</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>854</sup> King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division. (2023, March 1). Personal communication with DCHS staff.

<sup>855</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>856</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>857</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>858</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>859</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>860</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. [\[link\]](#)

3151  
3152 Older adult renters are more likely to spend a significant portion of their income on rent.<sup>861</sup>  
3153 Extremely low-income renter households are most likely to include a senior resident countywide,  
3154 likely because some of these households rely on programs such as Social Security for their sole  
3155 source of income rather than wages.<sup>862</sup> These households would likely have difficulty  
3156 maintaining housing in the private market without additional financial support. Community  
3157 members shared with King County staff that many seniors fear rent increases and there is a  
3158 growing population of seniors on fixed incomes experiencing homelessness.<sup>863</sup> Seniors need  
3159 more affordable housing options and financial assistance programs to help them remain in their  
3160 homes and communities.<sup>864</sup> King County staff heard in interviews with housing providers and  
3161 community-based organizations that more affordable housing types conducive to multi-  
3162 generational living would also help seniors age in their communities and with their  
3163 families.<sup>865,866,867</sup> As explained by a representative from African Community Housing and  
3164 Development, “When family-sized homes exist, the family stays together longer, people can age  
3165 in place, and there is less youth homelessness.”<sup>868</sup> These interviews indicated that community  
3166 members considered middle housing as a model that supports multi-generational living.<sup>869</sup>  
3167

### 3168 *People with Medical Conditions*

3169 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals  
3170 receiving housing assistance who are recovering from medical conditions may need additional  
3171 support to restabilize, such as occupational therapy. People living in supportive housing with a  
3172 persisting medical condition may need to be offered chore service to maintain their unit.<sup>870</sup>  
3173 Medical conditions can lead to households falling behind on rent, due to medical costs or  
3174 because they are unable to work, and eventually facing eviction.<sup>871</sup> People who have  
3175 experienced eviction report that eviction can lead to worsening or new mental and physical  
3176 health problems.<sup>872</sup> People with medical conditions that impact their ability to pay their housing  
3177 costs need support to keep their housing.  
3178  
3179 People with medical conditions, particularly individuals who are unstably housed or experiencing  
3180 homelessness, need access to care and a safe place to recover after leaving the hospital.<sup>873</sup>  
3181 The King County Regional Homelessness Authority has found that experiencing homelessness

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<sup>861</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>862</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

<sup>863</sup> Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

<sup>864</sup> Metropolitan Center for Applied Research & Extension. (2018). *Moving Towards Age-Friendly Housing in King County*. [\[link\]](#)

<sup>865</sup> H. Abdulle, personal communication with DCHS staff, July 19, 2023.

<sup>866</sup> T. Adair, personal communication with DCHS staff, July 12, 2023.

<sup>867</sup> Staff from housing justice organization, personal communication with DCHS staff, July 26, 2023.

<sup>868</sup> A. Hamdi, personal communication with DCHS staff, July, 19, 2023

<sup>869</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>870</sup> King County Department of Community and Human Services Homeless Housing Program. (2023, February 17). Personal communication with DCHS staff.

<sup>871</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>872</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>873</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

3182 can create and exacerbate an individual’s physical, mental, and behavioral health conditions,  
3183 and many people experiencing homelessness develop complex medical needs.<sup>874,875</sup> The King  
3184 County Regional Homelessness Authority Five Year Plan finds that people experiencing  
3185 homelessness with medical conditions often need recuperative housing or medical respite  
3186 programs.<sup>876</sup> Recuperative housing or recuperative shelter beds are designed to support people  
3187 who do not need to remain in a hospital and have medical needs or a follow up medical  
3188 appointment and need support in the short term..<sup>877</sup> Recuperative housing prevents emergency  
3189 room visits and can improve the health, safety, and stability of residents.<sup>878</sup>  
3190

3191 **Housing Needs of Communities Experiencing Disproportionate Harm of Housing**  
3192 **Inequities**

3193  
3194 *Discrimination Against Housing Protected Classes*

3195 Despite being illegal for over 55 years, individual-level housing discrimination is still ongoing  
3196 throughout King County, based on community feedback and housing discrimination testing. The  
3197 Civil Rights Act of 1968, Title VIII through IX, or Fair Housing Act, banned discrimination in  
3198 housing nationwide against certain protected classes.<sup>879</sup> Washington State and King County  
3199 have also established other protected classes that may not be discriminated against regarding  
3200 housing. Table 5 shows the different groups that are protected at different levels of government,  
3201 excluding protected classes that are already protected at a higher level of government.  
3202  
3203

Table 5: Housing Protected Classes<sup>880</sup>

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		

3204  
3205 King County and partner cities contracted with the Fair Housing Center of Washington to  
3206 conduct testing to understand the nature and extent of housing discrimination by protected class  
3207 status in 2019 and 2022.<sup>881</sup> The contracts tested for discrimination based on disability, familial  
3208 status, national origin, race, religion, and source of income. The Fair Housing Center of  
3209 Washington found evidence of discrimination in 69 of the 135 tests conducted throughout King  
3210 County. The Fair Housing Center of Washington conducted 11 tests in unincorporated King

<sup>874</sup> King County Regional Homelessness Authority. (2022). *2022 Point in Time Count*. [\[link\]](#)

<sup>875</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>876</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>877</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>878</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>879</sup> U.S. Department of Housing and Urban Development. *Housing Discrimination Under the Fair Housing Act*. [\[link\]](#)

<sup>880</sup> King County Department of Community and Human Services. (2020). *2019 Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>881</sup> Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

3211 County and found evidence of discrimination in eight tests.<sup>882</sup> Although this number of tests is  
3212 too small to be statistically significant, the results are troubling and indicate that individuals and  
3213 households who are members of protected classes continue to face barriers to accessing  
3214 housing at both a systemic and individual level.

3215  
3216 Community members shared with King County staff that they have experienced discrimination  
3217 as part of their search for housing.<sup>883</sup> These community members also shared that they  
3218 experienced discrimination while living in affordable housing.<sup>884</sup> Communities need increased  
3219 access to education and legal support to enforce their rights.<sup>885</sup> Renters in unincorporated King  
3220 County are less likely than homeowners to have financial resources to enforce their rights, such  
3221 as hiring a private attorney, because renters are more likely to be lower income.<sup>886</sup> King County  
3222 staff heard in multiple interviews with housing providers and community-based organizations  
3223 that people are frequently deterred from filing fair housing complaints, because the system for  
3224 doing so is not effective in securing housing in the short- and immediate-term.<sup>887</sup>

3225  
3226 *Families and Large Households*

3227 Approximately 2,006 households are overcrowded in unincorporated King County.<sup>888</sup>  
3228 Community members from Skyway-West Hill and North Highline, two urban unincorporated  
3229 areas, have raised the need for more affordable, large rental units to accommodate large  
3230 families and multigenerational families.<sup>889</sup> Urban unincorporated King County has a higher rate  
3231 of five-, six-, and seven-person renter households than rural unincorporated areas.<sup>890</sup> Most  
3232 three-, four-, and five or more-bedroom units are occupied by homeowners in unincorporated  
3233 King County.<sup>891</sup> Larger lower-income households, who are disproportionately Black, Indigenous,  
3234 and People of Color, are most impacted by the lack of family-sized rental units. King County  
3235 staff heard through interviews with multiple housing providers and community-based  
3236 organizations that most new housing units have less than four bedrooms, making it even more  
3237 challenging for households to find family-sized units.<sup>892</sup>

3238  
3239 Families and large households need access to affordable rental units that accommodate their  
3240 needs. The lack of larger, affordable units can lead to overcrowding and displacement.<sup>893</sup> Large  
3241 families are more likely to experience housing problems in King County compared to small  
3242 families, primarily due to overcrowding and the cost of larger housing.<sup>894</sup> Community members  
3243 report that families in King County share homes because they cannot afford to live

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<sup>882</sup> Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

<sup>883</sup> Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

<sup>884</sup> Comprehensive Plan Equity Work Group Meeting (2023, January 20). King County.

<sup>885</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>886</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>887</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>888</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

<sup>889</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>890</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>891</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

<sup>892</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>893</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>894</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

3244 separately.<sup>895</sup> For example, multiple housing providers and community-based organizations  
3245 shared with King County staff through interviews that it is not uncommon for eight people to  
3246 crowd into a two-bedroom apartment because that’s all they could afford.<sup>896</sup> Additionally, they  
3247 shared concerns that recent immigrant and refugee families are often unable to find rental units  
3248 large enough to accommodate their needs so multiple families will rent a single home so they  
3249 can stay together.<sup>897</sup> Families and large households need access to affordable rental units that  
3250 accommodate their needs. Representatives from the Eastside Legal Assistance Program  
3251 explained that landlords have enforced occupancy standards as a means to evict larger  
3252 families.<sup>898</sup> There are instances where one household extends their home to a recently evicted  
3253 household, and then gets evicted themselves for exceeding occupancy standards.<sup>899</sup>

3254  
3255 *Black, Indigenous, and People of Color*

3256 Black, Indigenous, and People of Color households disproportionately experience housing  
3257 problems, including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding,  
3258 and cost burden.<sup>900</sup> In King County, more than half of Hispanic and Black households  
3259 experience at least one housing problem.<sup>901</sup> During the community engagement for the Skyway-  
3260 West Hill and North Highline Anti-Displacement Strategies Report, residents identified a need  
3261 for more publicly subsidized affordable housing for households below 60 percent area median  
3262 income.<sup>902</sup> These community members also noted the need for more affordable, family-sized  
3263 housing units and culturally specific housing for seniors.<sup>903</sup>

3264  
3265 Black households and households of races not listed are significantly more likely to be renters  
3266 than White and Asian households.<sup>904</sup> In 2016 and 2017, Black households were more than twice  
3267 as likely to be denied and half as likely to apply for a home loan than White households in King  
3268 County.<sup>905</sup> Native American households were also significantly more likely to be denied a loan  
3269 than White households.<sup>906</sup>

3270  
3271 Racial restrictive covenants and other discriminatory housing practices blocked homeownership  
3272 and wealth building opportunities for residents of color in King County (see “VI Racially  
3273 Disparate Impacts Analysis”).<sup>907 908; [REDACTED] 909</sup>

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<sup>895</sup> Comprehensive Plan Equity Work Group Meeting (2023, April 14). King County.

<sup>896</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>897</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

<sup>898</sup> P. Bowen, D. Caldwell, personal communication with DCHS staff, August 14, 2023.

<sup>899</sup> P. Bowen, D. Caldwell, personal communication with DCHS staff, August 14, 2023.

<sup>900</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>901</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>902</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>903</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>904</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>905</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>906</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>907</sup> Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>908</sup> Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>909</sup> Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

3274  
3275 The racial wealth gap is exacerbated by a lack of affordable housing. Increasing the supply of  
3276 middle housing will increase homeownership opportunities because these housing types are  
3277 more affordable than new single detached homes.<sup>910</sup> Middle housing types, like duplexes,  
3278 triplexes, and townhomes, are the main housing type purchased by Black and Hispanic  
3279 homeowners.<sup>911</sup>  
3280  
3281 Some Black, Indigenous, and People of Color and low- and moderate-income households may  
3282 have difficulty saving for a down payment due to high rent prices and disproportionate rates of  
3283 cost burden and severe cost burden. Saving for down payment is a leading barrier to  
3284 homeownership.<sup>912</sup> Down-payment assistance programs provide more opportunities for  
3285 homeownership for households at or below 80 percent area median income who have been  
3286 historically excluded from building generational wealth through homeownership. In Skyway-  
3287 West Hill and North Highline, most renter households are 80 percent area median income or  
3288 below.<sup>913</sup>  
3289  
3290 The Comprehensive Plan Equity Work Group noted that the displacement happening in Skyway  
3291 is visible, and that Black, Indigenous, and People of Color communities that have lived in areas  
3292 for generations are being displaced.<sup>914</sup> They also reported that households at risk of  
3293 displacement are often those that were displaced from other neighborhoods, such as Black  
3294 residents in Skyway who were displaced from the Central District or Rainier Valley. The Equity  
3295 Work Group also raised concerns that residents who are displaced are unable to find new  
3296 housing in their communities, particularly housing located in walkable areas near grocery stores  
3297 and other necessities.<sup>915</sup>  
3298  
3299 Skyway-West Hill and North Highline residents shared that displacement impacts local  
3300 businesses and that cultural displacement takes place when community members lose social  
3301 and cultural connections in their community because of gentrification factors.<sup>916,917</sup> Displaced  
3302 residents may lose connections to community establishments and faith-based organizations that  
3303 provide direct support or connect people to support systems. See the discussion of  
3304 displacement in the “VI Racially Disparate Impacts Analysis” for more information about  
3305 displacement in King County. The Comprehensive Plan Equity Work Group reported that Black,  
3306 Indigenous, and People of Color residents need affordable housing near accommodations that  
3307 reflect community members’ needs and in communities of their choice.  
3308

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<sup>910</sup> Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>911</sup> Logani, Ilina. (2021). *The Racial Wealth Gap Is the Housing Gap*. Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>912</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>913</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>914</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

<sup>915</sup> Comprehensive Plan Equity Work Group Meeting (2023, February 10). King County.

<sup>916</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>917</sup> King County Comprehensive Plan Equity Work Group.

3309 *Immigrant Communities*

3310 In 2019, approximately 6.5 percent of refugees coming to the United States resettled in  
3311 Washington, and about half of refugees who come to Washington settle in King County.<sup>918,919</sup>  
3312 Approximately 5.8 percent of King County residents and 3.9 percent of unincorporated King  
3313 County residents have limited English proficiency.<sup>920</sup> Immigrant households with limited English  
3314 proficiency may face additional barriers to finding housing, as rental postings and applications  
3315 may not be readily available in languages other than English. Residents and organizations that  
3316 serve immigrants and refugees informed King County staff about misunderstandings about  
3317 housing rights, responsibilities, and protections for residents with limited English proficiency.<sup>921</sup>  
3318  
3319 Refugees face barriers when transitioning from temporary cash assistance. Through a  
3320 Washington State program, refugees receive eight months of temporary cash assistance upon  
3321 arrival.<sup>922</sup> Households can have difficulty finding stable employment and obtaining affordable  
3322 housing before their assistance expires. Refugees who find stable employment still face  
3323 difficulties building credit history before their assistance period ends, which presents a barrier to  
3324 securing housing.<sup>923</sup>  
3325  
3326 Immigrants and refugees who are undocumented face barriers to accessing affordable housing,  
3327 even if the housing does not require documentation of citizenship status. Requirements such as  
3328 documentation of pay create difficulties for households who are paid only in cash.<sup>924</sup> Community  
3329 members also shared that credit scores, requiring social security numbers at the time of  
3330 application, and source of income can be used as tools to discriminate against housing  
3331 applicants.<sup>925,926</sup> King County staff heard through community engagement efforts that some  
3332 landlords have taken advantage of someone’s undocumented status by charging them  
3333 substantially higher move-in costs.<sup>927</sup>  
3334  
3335 Housing providers and community-based organizations interviewed by King County staff shared  
3336 that undocumented workers are recurrently too fearful to make a formal discrimination complaint  
3337 out of fear of landlord retaliation.<sup>928,929,930,931</sup> An interviewee said, “This community [immigrants

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<sup>918</sup> Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. [\[link\]](#)

<sup>919</sup> U.S Department of State. (2020). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2021*. [\[link\]](#)

<sup>920</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>921</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>922</sup> Washington State Department of Social and Health Services. *Refugee Cash Assistance*. Economic Services Administration. [\[link\]](#)

<sup>923</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>924</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>925</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>926</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>927</sup> Staff from a Latino and youth focused organization, personal communication with DCHS staff, August 10, 2023.

<sup>928</sup> H. Abdulle, personal communication with DCHS staff, July 19, 2023.

<sup>929</sup> Staff from organization focused on culturally and linguistically diverse individuals with disabilities, personal communication with DCHS staff, August 8, 2023.

<sup>930</sup> Staff from a Latino and youth focused organization, personal communication with DCHS staff, August 10, 2023.

<sup>931</sup> Staff from organization focused on the Indian American community , personal communication with DCHS staff, August 9, 2023.



3338 and refugees] would never file a complaint, they are too terrified about losing their immigration  
3339 status.”<sup>932</sup>

3340  
3341 The King County Tenant Protections Access Plan recommended that the County provide  
3342 greater access to information regarding tenant protections and housing rights for immigrant and  
3343 refugee residents by providing tenant rights information in multiple languages.<sup>933</sup> The  
3344 Comprehensive Plan Equity Work Group identified a need for increased access to large,  
3345 affordable rental units for immigrant and refugee residents.<sup>934</sup> Affordable rental units with two or  
3346 more bedrooms or middle housing types can accommodate these needs. Middle housing is  
3347 conducive to multi-generational living, as large or multi-generational families can reside in the  
3348 same building. King County staff heard in interviews with housing providers and community-  
3349 based organizations that immigrants oftentimes arrive in the area with their extended families  
3350 and need housing that will accommodate that.<sup>935</sup> The Equity Work Group shared that studio  
3351 apartments are often not culturally appropriate; however, most new affordable housing units in  
3352 recently funded projects are studios or one-bedroom units.<sup>936</sup>

3353  
3354 *LGBTQ+ Communities*

3355 LGBTQ+ people experience systematic disparities in Washington State, including higher rates  
3356 of housing instability and poverty and less access to care and other services.<sup>937</sup> LGBTQ+  
3357 people in Washington disproportionately experience bias, traumatic events, and social  
3358 isolation.<sup>938</sup> LGBTQ+ adults in Washington have higher rates of disability, frequent mental  
3359 distress, and poorer general health compared to cisgender and straight people. Black,  
3360 Indigenous, and People of Color LGBTQ+ adults experience greater health disparities.<sup>939</sup>  
3361 Research finds that 10.7 percent of Seattle and 5.5 percent of the Seattle-Tacoma metro area  
3362 identified as LGBTQ+, the third highest rate among the 15 largest metro areas in the U.S.<sup>940</sup>

3363  
3364 Approximately 40 percent of participants in a 2019 survey of LGBTQ+ adults in Washington  
3365 resided in King County.<sup>941</sup> Most LGBTQ+ participants were renters (54 percent), and one-third  
3366 lacked confidence about staying in their current housing.<sup>942</sup> More than half of LGBTQ+  
3367 participants were cost burdened (60 percent), and 27 percent had experienced  
3368 homelessness.<sup>943</sup> More than one-fifth of trans and gender diverse participants experienced  
3369 repeated homelessness or moved two or more times within the previous year.<sup>944</sup> Trans and

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<sup>932</sup> Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

<sup>933</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>934</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>935</sup> Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

<sup>936</sup> Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

<sup>937</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>938</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>939</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>940</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>941</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>942</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>943</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>944</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

3370 gender diverse participants also reported the highest rate of housing insecurity (39 percent).<sup>945</sup>  
3371 Nearly half (47 percent) of LGBTQ+ participants residing in King County reported having  
3372 difficulty securing food, and 42 percent noted difficulty paying bills due to income instability.<sup>946</sup>  
3373

3374 LGBTQ+ community organizations shared that LGTBQ+ residents in King County need access  
3375 to affordable housing in neighborhoods where they feel safe and connected to the  
3376 community.<sup>947</sup> Community members report that the quality, safety, and diversity of the  
3377 neighborhood are important to finding housing.<sup>948</sup> Community engagement indicated that  
3378 LGBTQ+ seniors will sometimes hide their LGBTQ+ identity in order to feel safe in housing.<sup>949</sup>  
3379 LGBTQ+ community members in South King County identified the need for expanded access to  
3380 services in rural areas of South King County.<sup>950</sup> LGBTQ+ residents in South King County  
3381 reported that the most common reason they moved to South King County was due to  
3382 affordability.<sup>951</sup> Often, these residents moved out of Seattle and further south due to increasing  
3383 housing costs.

3384  
3385 LGBTQ+ residents of South King County reported experiencing housing discrimination based  
3386 on their sexual orientation and gender identity.<sup>952</sup> A representative from Queer Power Alliance,  
3387 formerly LGBTQ Allyship, shared with King County staff that the use of a chosen name that  
3388 does not match identification records has been leveraged by landlords and property owners to  
3389 deny an application.<sup>953</sup> Stronger enforcement of fair housing laws and expanded access to  
3390 tenant protections would increase access to safe, stable housing for LGBTQ+ residents.<sup>954</sup>  
3391 Community members share that they need to feel like they can trust their landlords or other  
3392 housing service providers.<sup>955</sup> LGBTQ+ community members note that finding information about  
3393 housing from a trusted source, such as a community-based organization or queer housing  
3394 group, is important.<sup>956</sup> Residents believe it is important that housing organizations have  
3395 inclusivity in statements, use inclusive terminology and images, have experience working with  
3396 trans people, and have LGBTQ+ staff.<sup>957</sup>  
3397

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<sup>945</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>946</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>947</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>948</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>949</sup> T. Farley, personal communication with DCHS staff, June 21, 2023.

<sup>950</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>951</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>952</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>953</sup> T. Farley, personal communication with DCHS staff, June 21, 2023.

<sup>954</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>955</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>956</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>957</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

3398 **VII. Land Capacity Analysis**  
3399

3400 **Section Summary**

3401 This section conducts the land capacity analysis as required by CPP H-12 and the Growth  
3402 Management Act (GMA) as amended by House Bill 1220.<sup>958</sup> This section also fulfills CPP H-4d  
3403 and H-4i.<sup>959</sup>  
3404

3405 CPP H-12 requires jurisdictions to:

3406 *Identify sufficient capacity of land for housing including, but not limited to income-restricted*  
3407 *housing; housing for moderate-, low-, very low-, and extremely low-income households;*  
3408 *manufactured housing; multifamily housing; group homes; foster care facilities; emergency*  
3409 *housing; emergency shelters; permanent supportive housing; and within an urban growth area*  
3410 *boundary, duplexes, triplexes, and townhomes.*  
3411

3412 CPP H-4d and H-4i requires jurisdictions to:

3413 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*  
3414 *of all segments of the population and summarize the findings in the housing element. The*  
3415 *inventory and analysis shall include:*

3416 *d) Percentage of residential land zoned for and geographic distribution of moderate- and*  
3417 *high-density housing in the jurisdiction; and*

3418 *i) Housing development capacity within a half-mile walkshed of high-capacity or frequent*  
3419 *transit service, if applicable.*

3420 This land capacity analysis follows guidance from the Washington State Department of  
3421 Commerce.<sup>960</sup> The guidance assumes certain zone categories match to different housing types  
3422 and affordability levels. Although these assumptions may appear simplified, King County's  
3423 comprehensive plan must identify a quantifiable and sufficient capacity of land to accommodate  
3424 all projected housing needs, per the Growth Management Act. Table 6 shows the analysis and  
3425 assumptions for unincorporated King County. These assumptions reflect the current economic  
3426 conditions of King County's housing market.  
3427

3428 This land capacity analysis finds sufficient zoning capacity to accommodate permanent housing  
3429 needs at all income levels and special housing types.<sup>961</sup> However, this analysis finds there is  
3430 insufficient capacity in commercial zones to meet unincorporated King County's emergency  
3431 housing need of 1,034 beds by 2044.<sup>962</sup> This lack of capacity could be resolved through  
3432 amending King County Code to clarify which emergency housing types are allowed in which  
3433 zones. King County staff are conducting analysis to update the code. See emergency housing  
3434

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<sup>958</sup> State of Washington Legislature. (2021). House Bill 1220: Emergency Shelters and Housing—Local Planning and Development. [\[link\]](#)

<sup>959</sup> 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>960</sup> Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

<sup>961</sup> Original King County Staff Analysis. (2023).

<sup>962</sup> Original King County Staff Analysis. (2023).

3435 analysis in “X. Making Adequate Provisions to meet the Housing Needs of All Economic  
3436 Segments of the Community,” which identifies barriers for emergency housing in unincorporated  
3437 King County.

3438  
3439 Approximately 94 percent of the land in the urban unincorporated area that allows residential  
3440 housing is zoned for eight dwelling units per acre or fewer.<sup>963</sup> Except for accessory dwelling  
3441 units, moderate or high-density housing is unlikely to be constructed in these areas.

3442  
3443 Urban unincorporated King County has a total development capacity of 4,173 housing units  
3444 within a half mile walkshed of high-capacity or frequent transit.<sup>964</sup> North Highline and Skyway-  
3445 West Hill contain 86 percent of the parcels identified.<sup>965</sup>

### 3447 **Permanent Housing**

3448 King County must plan to accommodate 5,412 permanent housing units in unincorporated King  
3449 County by 2044.<sup>966</sup> King County staff followed the Washington State Department of Commerce  
3450 guidance to conduct a land capacity analysis to determine if there is sufficient capacity to meet  
3451 future housing needs in unincorporated King County under current zoning and development  
3452 regulations.<sup>967</sup> This analysis first identifies the net developable acres and planned density in  
3453 each land use zone to determine total capacity in zone categories. Land use zones, for this  
3454 analysis, are grouped into the following four zone categories:

- 3455 • Low density: single detached homes;
- 3456 • Middle density: townhomes, duplex, triplex, quadplex;
- 3457 • Low rise: apartments or condominiums up to three floors; and
- 3458 • Mid rise: apartments or condominiums up to six floors.

3459 Table 6 compares the aggregated housing needs of each income level to the total capacity in  
3460 each zone category. This analysis finds there is sufficient capacity to meet projected permanent  
3461 housing needs at all income levels in unincorporated King County under current zoning and  
3462 development regulations.<sup>968</sup> This analysis identifies a land capacity surplus of 27,965 permanent  
3463 housing units.<sup>969</sup>

3464

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<sup>963</sup> Original King County Staff Analysis. (2023). Department of Local Services Assessments. Natural Resources and Parks.

<sup>964</sup> Original King County Staff Analysis. (2023).

<sup>965</sup> Original King County Staff Analysis. (2023).

<sup>966</sup> 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>967</sup> Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

<sup>968</sup> Original King County Staff Analysis. (2023).

<sup>969</sup> Original King County Staff Analysis. (2023).

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3466

Table 6: Comparison of Projected Housing Needs to Capacity<sup>970</sup>

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>

3467  
3468

## Emergency Housing

3469  
3470

### Emergency Housing Land Capacity in Commercial Zones

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3472

King County must plan to accommodate 1,034 emergency housing units in unincorporated King County by 2044.<sup>971</sup> Emergency housing is non-permanent housing types such as shelters and tiny homes. Using the guidance provided by Commerce, King County staff found there is insufficient capacity to meet projected emergency housing needs in commercial zones under current zoning and development regulations.<sup>972</sup> This analysis found a land capacity deficit in commercial zones of 116 emergency housing and shelter beds/units in unincorporated King County.<sup>973</sup> The 2024 Comprehensive Plan adopted code changes that clarify which emergency housing types are allowed in which zones and streamline permitting, thereby increase the zoning capacity and reducing barriers to developing emergency housing (See the emergency housing analysis in “X Making Adequate Provisions for Housing Needs of All Economic Segments of the Community”).

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Table 7 compares the total land capacity to the total projected emergency housing need in commercial zones in unincorporated King County. The analysis calculates the capacity by totaling the acres in the 117 parcels identified as potential sites for emergency housing or shelter in Commercial Business (CB), Regional Business (RB), and Office (O) zones. Potential parcels are those which are larger than half an acre and within 1/4 mile of a transit stop. The

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<sup>970</sup> Original King County Staff Analysis. (2023).

<sup>971</sup> 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>972</sup> Growth Management Services. (2022, December). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

<sup>973</sup> Original King County Staff Analysis. (2023).

3489 analysis identifies the average density based on the densities of existing emergency housing  
3490 projects.

3491

3492 *Table 7: Surplus or Deficit for Emergency Housing and Emergency Shelter in Commercial Zones<sup>974</sup>*

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					

3493

3494 **Emergency Housing Land Capacity in Residential Zones**

3495 Some emergency housing types could be permitted outside commercial zones in  
3496 unincorporated King County. King County staff therefore conducted an additional analysis and  
3497 found there is sufficient land capacity in urban residential zones to meet projected emergency  
3498 housing needs in unincorporated King County.<sup>975</sup> This analysis identified a land capacity surplus  
3499 in residential zones of 4,728 emergency housing and shelter beds/units in unincorporated King  
3500 County.<sup>976</sup>

3501 Table 8 compares the total land capacity to the total projected emergency housing need in  
3502 unincorporated King County. This analysis calculates the zoning capacity by totaling the acres  
3503 in the 2,235 parcels identified as potential sites for emergency housing or shelter in residential  
3504 zones. Potential parcels are those which are larger than half an acre and within 1/4 mile of a  
3505 transit stop.  
3506

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<sup>974</sup> Original King County Staff Analysis. (2023).

<sup>975</sup> Residential zones include R-4, R-6, R-8, R-12, R-18, and R-24; this analysis excludes R-48.

<sup>976</sup> Original King County Staff Analysis. (2023).

3507 *Table 8: Surplus or Deficit for Emergency Housing and Emergency Shelter in Residential Zones<sup>977</sup>*

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	4,726
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.*

3508  
3509 **Percentage of Residential Land Zoned for and Geographic Distribution of**  
3510 **Medium- and High-Density Housing**  
3511

3512 This section analyzes the zoning and land use for unincorporated King County to understand  
3513 how much land is zoned for different levels of residential density. See Table 9 for King County’s  
3514 land use zones organized by category. Staff classified R-8, which allows up to eight dwelling  
3515 units per acre under base density, as low-density housing, as developers are unlikely to  
3516 construct “middle housing” types, such as townhomes, rowhouses, or duplexes, triplexes or  
3517 quadplexes, in this zone. Developers could build middle housing types at eight dwelling units  
3518 per acre, but it would require a significant percentage of the property remain open space.  
3519

3520 *Table 9: King County Zones Categorized by Residential Density Allowed*  
3521

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

3522

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<sup>977</sup> Original King County Staff Analysis. (2023).

3523 Table 10 shows that 94 percent of the land in the urban area that allows residential housing is zoned for low density. Although King  
3524 County’s zoning code does not exclude multifamily housing types in the zones identified as low density in this assessment, the  
3525 dwelling units allowed per acre effectively make single detached housing the most likely form of development.

3526  
3527 *Table 10: Low, Moderate, and High-Density Residential Zoning in Unincorporated King County*<sup>978</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	Percent zoned Rural Density	Total Acres
<b>Urban</b>	627	3.4%	448	2.4%	17,103	94.2%	0	0%	18,197
<b>Rural</b>	186	0.1%	31	0%	759	0.4%	181,442	99.5%	182,419

3528  
3529  
3530 Map 6 shows the geographic distribution of land zoned for moderate and high density residential in unincorporated King County. The  
3531 majority of the land in the urban area zoned for moderate and high density is in North Highline, Skyway West-Hill, and Fairwood.  
3532 About 90 percent of the land, by area, that allows residential development is rural, or outside the urban growth area, and therefore is  
3533 not targeted for residential growth. In the rural area, almost all parcels that allow residential development are zoned for low density.  
3534 The rural towns of Fall City, Snoqualmie, and Vashon account for most of the land outside the urban areas that are zoned for  
3535 moderate or high density.

3536

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<sup>978</sup> Land Use data collected July 2022.



# MODERATE AND HIGH DENSITY ZONING

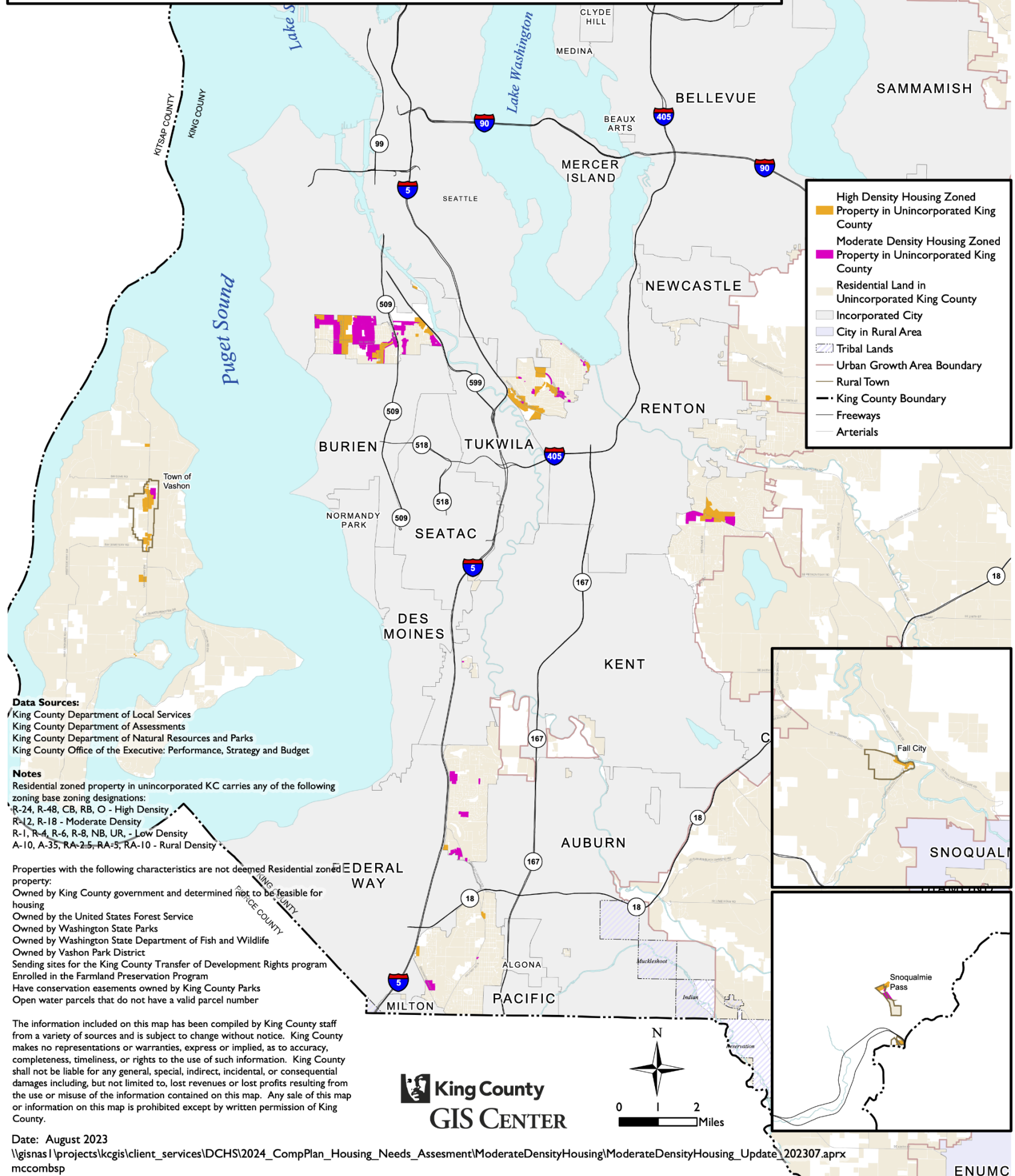
Residential land in unincorporated King County zoned for moderate and high density housing.

Percentages calculated based on total Unincorporated KC Residential Zoned Parcels

GMA Designation	High Density Residential Acres	%	Moderate Density Residential Acres	%	Low Density Residential Acres	%	Rural Density Residential Acres	%	Uninc. KC Total Residential Acres	%
Rural	187	0.1%	31	0.0%	759	0.4%	181,449	90%	182,426	91%
Urban	641	0.3%	760	0.4%	17,002	8.5%	-	0%	18,403	9%
<b>Grand Total</b>	<b>828</b>	<b>0.4%</b>	<b>791</b>	<b>0.4%</b>	<b>17,762</b>	<b>8.8%</b>	<b>181,449</b>	<b>90%</b>	<b>200,830</b>	<b>100%</b>

Percentages calculated based on Urban Designated Unincorporated KC Residential Zoned Parcels

GMA Designation	High Density Urban Residential	%	Moderate Density Urban Residential	%	Low Density Urban Residential Acres	%	Rural Density Urban Residential Acres	%	Uninc. KC Urban Residential Acres	%
Urban	641	3%	760	4%	17,002	92%	-	0%	18,403	100%



**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

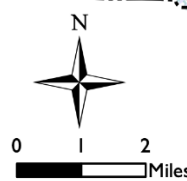
**Notes**  
Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
R-24, R-48, CB, RB, O - High Density  
R-12, R-18 - Moderate Density  
R-1, R-4, R-6, R-8, NB, UR, - Low Density  
A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density

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 Vashon 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

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Date: August 2023  
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King County  
GIS CENTER



3539 **Housing Development Capacity within a Half-Mile Walkshed of High-Capacity or**  
3540 **Frequent Transit Service**  
3541

3542 This section analyzes the development capacity in unincorporated King County and Sound  
3543 Transit and King County Metro and Sound Transit service to estimate the potential new housing  
3544 units that could be constructed within a half mile walkshed of high-capacity or frequent transit.  
3545 High-capacity transit includes transit systems such as rail and bus rapid transit. King County  
3546 staff used the criteria established by the “King County Urban Growth Capacity Report” and the  
3547 “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-  
3548 owned Properties” to identify parcels as having potential development capacity.<sup>979, 980</sup> The  
3549 Urban Growth Capacity Report identified parcels that are vacant and re-developable and  
3550 calculated the potential capacity to construct new housing under existing zoning using data from  
3551 the King County Assessor’s Office. King County staff used the following definitions to identify  
3552 parcels in unincorporated King County as having growth capacity:

- 3553 • vacant: parcels identified as vacant or the “improvement value” is less than \$10,000;
- 3554 • re-developable (Single- and Multi-family): parcels with zoning capacity that is 2.5 times  
3555 greater than the existing units and the “improvement value” is less than half the land  
3556 value; and
- 3557 • re-developable (Mixed Use and Non-residential): parcels with an improvement value less  
3558 than half the land value.

3559 The Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on  
3560 County-owned properties identified parcels that met the following criteria as “potentially  
3561 developable”:<sup>981</sup>

- 3562 • within the Urban Growth Area;
- 3563 • greater than 5,000 square feet;
- 3564 • at least 5,000 square feet unencumbered by critical areas, including streams, lakes,  
3565 rivers, wetlands, or landslide risk;
- 3566 • at least 5,000 square feet unencumbered by operational storm water ponds or public  
3567 right-of-way;
- 3568 • less than 50 percent of the parcel is used as a park, airport runway, wastewater  
3569 treatment plant, or pumping station;
- 3570 • if in a census tract with greater than 49.5 percent of its population with incomes at or  
3571 below 80 percent of the area median income, within a ¼ mile walk to a bus stop;
- 3572 • within 200 feet of a public sewer and road;
- 3573 • a developable shape (an area to perimeter ratio greater than 0.2); and
- 3574 • if a non-residential zoning category (industrial/manufacturing, commercial), a parcel or  
3575 combination of adjacent parcels that are greater than 20,000 square feet.

3576 Map 7 shows the identified parcels in red below. The results of the analysis found a total  
3577 development capacity of 6,621 housing units. North Highline and Skyway-West Hill contain 91  
3578 percent of the parcels identified. Maps 8 and 9 show the total housing development capacity

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<sup>979</sup> King County. “King County Urban Growth Capacity Report.” [\[link\]](#)

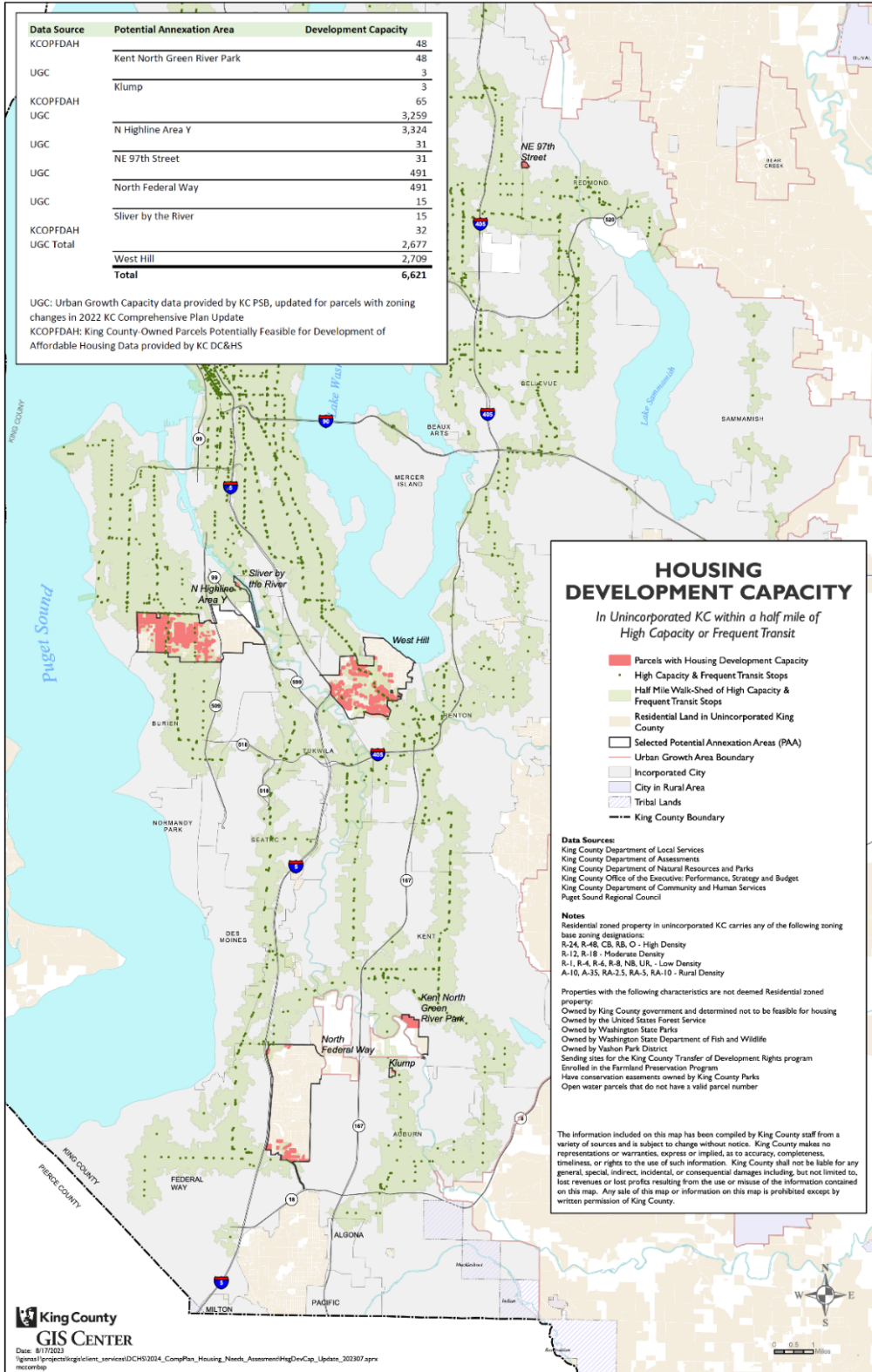
<sup>980</sup> King County. “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties.” [\[link\]](#)

<sup>981</sup> King County. “Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties.” Page 11. [\[link\]](#)

3579 within a half-mile of high-capacity or frequent transit in North Highline (3,339 housing units) and  
3580 Skyway West-Hill (2,709 housing units), respectively. Map 10 shows the total housing  
3581 development capacity within a half-mile of high-capacity or frequent transit in North Federal  
3582 Way, Kent North Green River Park, and Klump PAA (543 housing units).

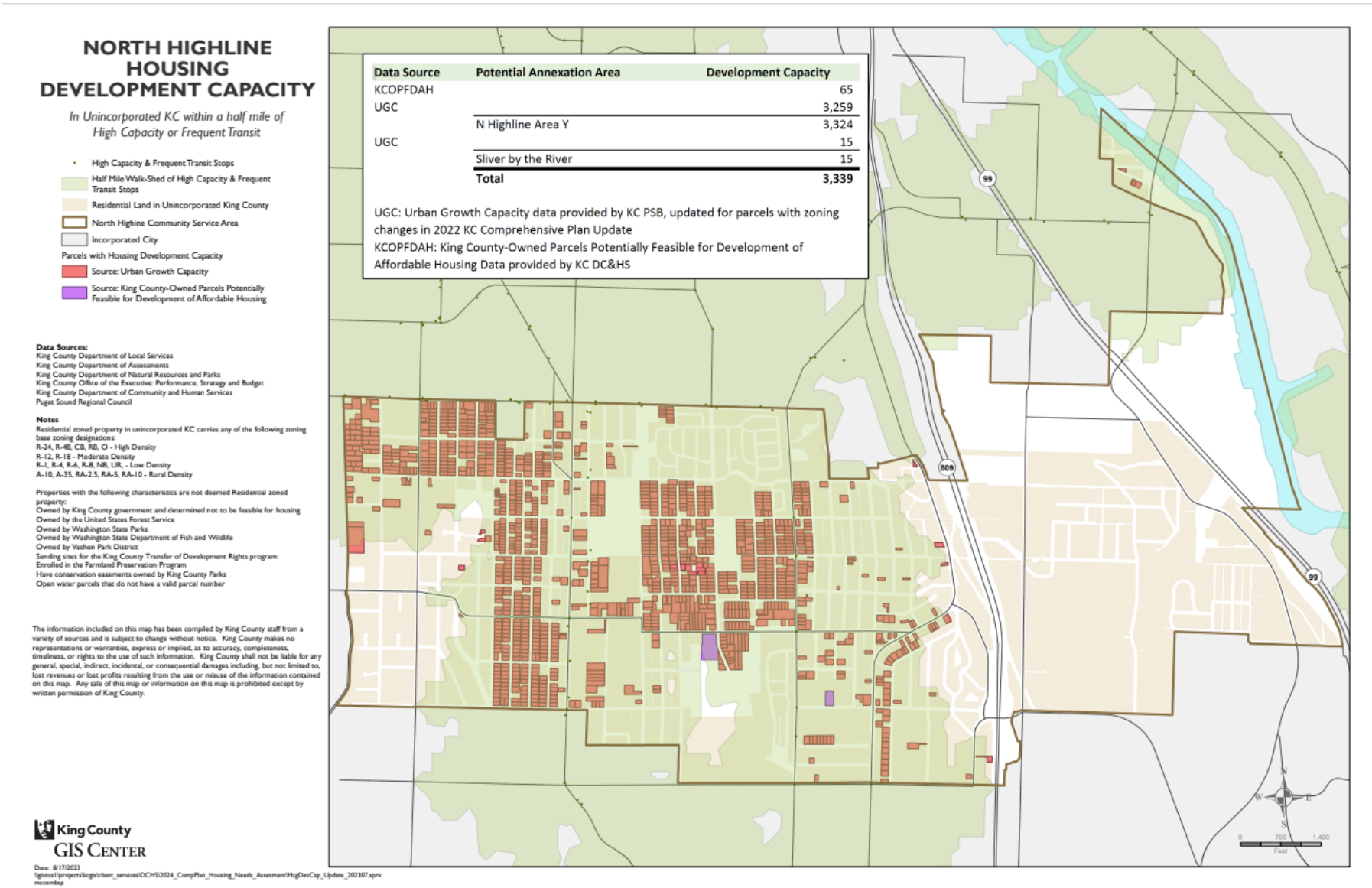
3583  
 3584

Map 7: Housing Development Capacity within a half mile of high-capacity or frequent transit, Unincorporated King County



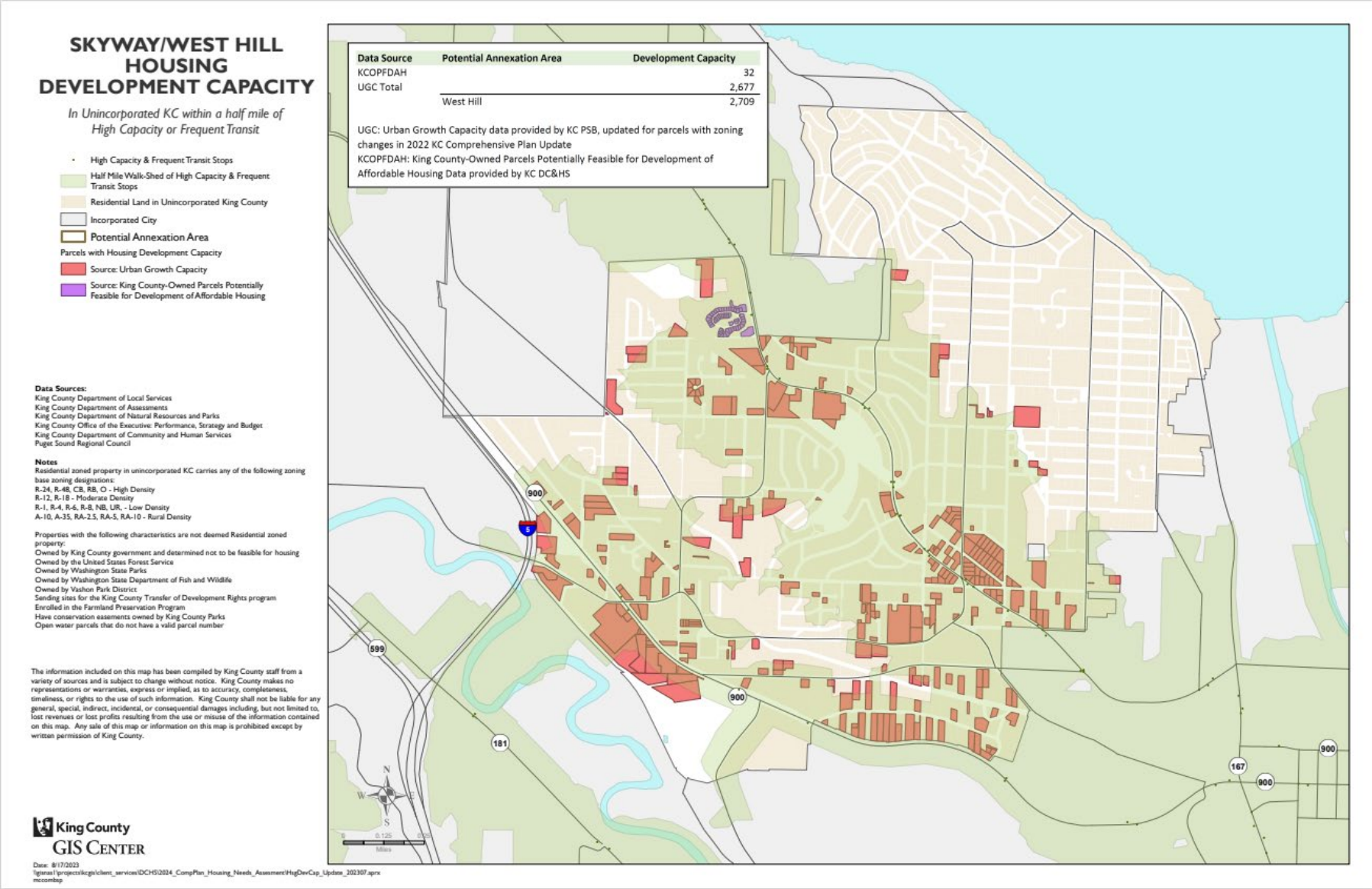
3585

3586 Map 8: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Highline



3587  
 3588

Map 9: Housing Development Capacity within a half mile of high-capacity or frequent transit, Skyway West-Hill



3589 Map 10: 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 Unincorporated KC within a half mile of  
 High Capacity or Frequent Transit*

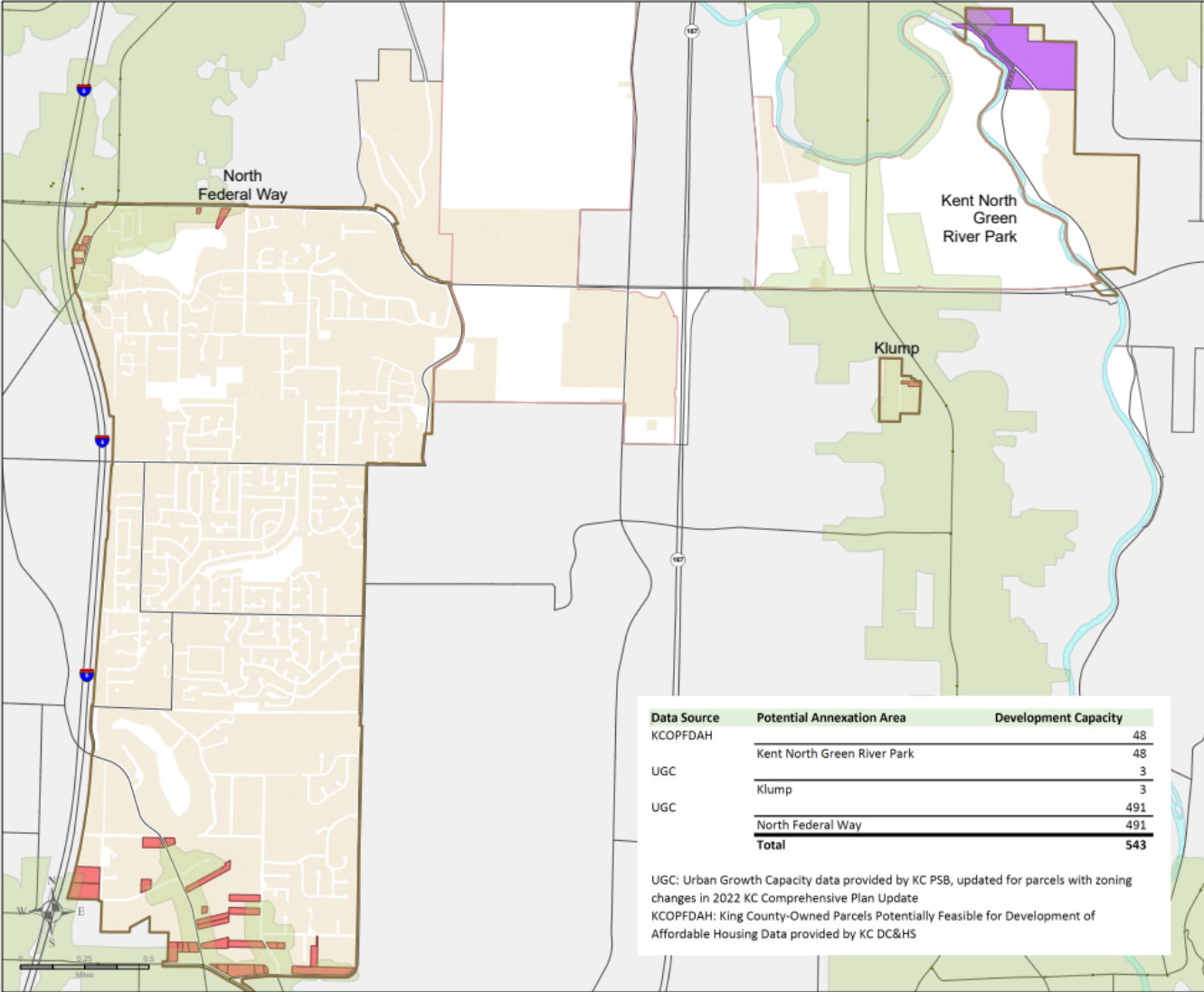
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
- Source: Urban Growth Capacity
- 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-24, R-4B, CB, RB, O - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, RB, LR - 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 Vashon 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: 8/17/2023  
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## VIII. Evaluating Effectiveness of Strategies to Meet Housing Need

### Section Summary

This section fulfills requirements in Revised Code of Washington 36.70A.070(2)(d) and King County CPPs H-4a and H-5.<sup>982,983</sup> Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions document gaps in local funding to meet housing needs.

CPP H-4a 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.*

CPP H-5 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.*

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.

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.

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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<sup>982</sup> 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>983</sup> Revised Code of Washington 36.70A.070 [\[link\]](#)



3632 This analysis also projects an overall gap or deficit of 357 units for households earning at or  
3633 below 80 percent area median income, with a significant gap for households earning less than  
3634 50 percent AMI and a significant surplus for households earning 50 to 80 percent area median  
3635 income. There are multiple factors contributing to the gap in funding housing affordable to  
3636 households earning less than 50 percent area median income. The largest single source of  
3637 funding for affordable housing, nine percent and four percent Low-Income Housing Tax Credits,  
3638 typically create units affordable to households earning at or below 60 percent area median  
3639 income. The nine percent tax credits generally fund projects with the deepest affordability and  
3640 are highly competitive. Inclusionary housing and other land-based regulatory policies also  
3641 typically produce units above 50 percent area median income. The emergency housing  
3642 production gap analysis projects that urban unincorporated King County will have less than half  
3643 of the 1,034 emergency housing beds needed by 2044.

3644  
3645 King County staff also conducted an affordable housing funding gap based on the net new units  
3646 needed for households with incomes at or below 80 percent area median income.  
3647

3648 **Net New Housing Units Needed, 2019 through 2044**  
3649

3650 In alignment with House Bill 1220, King County updated the existing and projected housing  
3651 needs using the data and methodology provided by the Washington State Department of  
3652 Commerce.<sup>984</sup> State law requires all jurisdictions plan to accommodate the housing needs of  
3653 residents at every income level.<sup>985</sup>  
3654

3655 Table 11 shows the identified projected housing needs for extremely low-, very low-, low- and  
3656 moderate-income households, permanent supportive housing, and emergency housing.<sup>986</sup>  
3657  
3658

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

<sup>984</sup> Washington State Department of Commerce. (2023). *Updating GMA Housing Elements*. [\[link\]](#)

<sup>985</sup> Washington State Legislature. (2021). *House Bill 1220: Emergency Shelters and Housing—Local Planning and Development*. [\[link\]](#)

<sup>986</sup> Washington State Department of Commerce. (2023, March). *Planning for Housing in Washington: March 2023 Update*. [\[link\]](#)

## 3659 **Housing Production Gap Analysis**

3660  
3661 This section conducts a housing production gap analysis to project the potential surplus or  
3662 deficit of housing units that are affordable to different income levels through 2044. The analysis  
3663 uses permit data compiled by Puget Sound Regional Council and data from the programs and  
3664 policies that produce income-restricted units to meet the need for affordable housing units in  
3665 unincorporated King County to estimate production during the previous Comprehensive Plan  
3666 period, from 2016 through 2024, and to project the assumed production from 2025 through  
3667 2044.<sup>987,988</sup> The analysis uses income-restricted housing production data to calculate the gap for  
3668 households with incomes at or below 80 percent area median income and permit data for  
3669 housing allocated to households with incomes above 80 percent area median income.

3670  
3671 The analysis makes the following assumptions to calculate the housing gap:

- 3672 • housing production from 2025 through 2044 will continue at the same rate as in 2016  
3673 through 2024;
- 3674 • market-rate single detached homes will serve households with incomes at or above 120  
3675 percent area median income;
- 3676 • market-rate multifamily, accessory dwelling units (ADUs), and mobile homes will serve  
3677 households with incomes between 80 and 100 percent area median income; and
- 3678 • no cities will annex portions of the unincorporated areas through 2044.

3679 The gap value is calculated by crediting two-thirds of the production from 2016 through 2024  
3680 and the assumed 2025 through 2044 production toward the 2019 through 2044 allocated need.

3681  
3682 Table 12 shows the actual and projected housing production and the potential deficit or surplus.  
3683 The analysis finds an overall gap or deficit of 357 units for households earning at or below 80  
3684 percent area median income, with a significant gap for households earning less than 50 percent  
3685 area median income and a significant surplus for households earning 50 to 80 percent area  
3686 median income. Although King County has made significant investments in permanent  
3687 supportive housing from 2016 through 2024 countywide, it did not fund a permanent supportive  
3688 housing project located in unincorporated King County in that period.

3689  
3690 There are multiple factors contributing to the gap in housing affordable to households earning  
3691 less than 50 percent area median income. The largest single source of funding for affordable  
3692 housing, four percent Low-Income Housing Tax Credits, typically create units affordable to  
3693 households earning at or below 60 percent area median income. Inclusionary housing and other  
3694 land-based regulatory policies also typically produce units above 50 percent area median  
3695 income.

3696  
3697 The total amount of housing constructed through 2044 in unincorporated King County,  
3698 regardless of income level, is projected to be more than double the total net new need.<sup>989</sup>  
3699 Construction of housing for households with incomes above 80 percent area median income  
3700 during the previous 2016 to 2024 planning period exceeded the net new units needed by

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<sup>987</sup> PSRC Residential Building Permit Survey, 2000 to 2020.

<sup>988</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

<sup>989</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.

3701 2044.<sup>990</sup> This indicates that housing developers have identified demand or opportunities beyond  
3702 the goals of state and local planning. However, this analysis projects that the majority of market  
3703 rate construction in unincorporated King County will be single detached housing, which is not  
3704 affordable for most King County residents. These estimates may be skewed by two major  
3705 projects completed during the 2016 through 2024 planning period: Greenbridge in White Center  
3706 and Redmond Ridge. Similar projects may be unlikely from 2025 through 2044, which would  
3707 mean the calculation for housing units affordable to households with incomes above 120  
3708 percent area median income is an overestimate of production.  
3709

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<sup>990</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.

3710 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>

3711

3712 **Emergency Housing Production Gap Analysis**  
3713

3714 Table 13 shows the gap analysis for emergency housing production in unincorporated King  
3715 County. The emergency housing production analysis makes the same assumptions as the  
3716 housing production gap analysis above as well as the assumption that the emergency housing  
3717 that opened since 2016 will remain open through 2045.

3718  
3719 The 2024 King County Comprehensive Plan adopted code changes to define emergency  
3720 housing and to make emergency housing an allowed use in some zones. This removes a  
3721 significant barrier to meeting the need for emergency housing in unincorporated King County.

3722  
3723 *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

3724  
3725

3726 **Affordable Housing Funding Gap Analysis**

3727 King County staff conducted a cost modeling analysis to calculate the additional funds required  
3728 to meet the projected gap in production for households with incomes at or below 80 percent  
3729 area median income in unincorporated King County. The analysis makes the following  
3730 assumptions:

- 3731 • all net new permanent housing need at or below 80 percent area median income must  
3732 be achieved through public financing of income-restricted housing;
- 3733 • the per unit cost of building new affordable units averages about the same for 0 to 30  
3734 percent, 30 to 50 percent, and 50 to 80 percent and is therefore not differentiated;
- 3735 • all existing revenue sources for affordable housing are renewed and the average total  
3736 number of units created at 0 to 80 percent area median income continue to be produced  
3737 at the same rate;
- 3738 • the average cost per unit to build affordable housing is \$475,404 based on all projects  
3739 funded by the King County Housing Finance program in 2022 and;
- 3740 • inflation will increase annually at a rate of 7.4%, based on the average annual  
3741 percentage increase in the Seattle Mortenson Construction Cost Index from 2016  
3742 through 2022.<sup>991</sup> Mortenson is a national construction engineering firm that calculates  
3743 the index quarterly by pricing a representative non-residential construction project in  
3744 Seattle and other geographies throughout the country.

3745 Based on the overall deficit of 357 housing units, this analysis identifies a need for  
3746 approximately \$450,936,000 more than current funding levels to meet the housing needs of  
3747 unincorporated King County households with incomes at or below 80 percent area median  
3748 income over the 2025 through 2044 planning period. On an annual basis, the funding gap is

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<sup>991</sup> M.A. Mortenson Company. (2023). *Seattle Construction Cost Index, Q4 2022*. [\[link\]](#)

3749 approximately \$10,524,000 beginning in 2025. Adjusting for inflation, the average annual gap is  
3750 approximately \$22,547,000.

3751 This analysis does not account for operational costs to maintain the affordable housing or the  
3752 potential new administrative costs for King County or other funders to disburse the additional  
3753 funds. Additional staffing may be required if King County allocated additional funding to address  
3754 this gap.

3755 King County may need to identify external fund sources or other partners to meet this need.  
3756 Affordable housing projects typically receive local, state, federal, and philanthropic funding, tax  
3757 credits, and, sometimes, private debt. The King County Housing Finance program typically  
3758 provides about five percent of the total development costs for affordable housing projects it  
3759 funds. However, this share has been much higher for projects in unincorporated King County as  
3760 there is no other local government funding partner.

3761  
3762 King County and other funders would need to prioritize affordable housing projects that serve  
3763 lower incomes to meet unincorporated King County’s housing needs. The housing production  
3764 gap analysis finds an overall net new need of 357 units affordable to 0 to 80 percent area  
3765 median income, but a surplus of 1,638 units affordable to 50 to 80 percent area median income  
3766 and a deficit of 1,995 units affordable at or below 50 percent area median income. Additionally,  
3767 funding allocated to meet this need may not meet other King County affordable housing goals,  
3768 such as affordable homeownership or community-driven equitable development.  
3769

## 3770 **IX. Making Adequate Provisions for Housing Needs of All Economic** 3771 **Segments of the Community**

### 3773 **Section Summary**

3774 This section fulfills Revised Code of Washington 36.70A.070(2)(d) and King County CPP H-  
3775 5.<sup>992,993</sup>

3776  
3777 Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions:

- 3778 • consider low-, very low-, extremely low-, and moderate-income households;
- 3779 • document programs and actions needed to achieve housing availability including gaps in  
3780 local funding, barriers such as development regulations, and other limitations;
- 3781 • consider housing locations in relation to employment locations; and
- 3782 • consider the role of accessory dwelling units in meeting housing needs.

3783 CPP H-5 requires jurisdictions to:

3784 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share*  
3785 *of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for*  
3786 *meeting the countywide need and eliminating racial and other disparities in access to housing*  
3787 *and neighborhoods of choice.*

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<sup>992</sup> Revised Code of Washington 36.70A.070. [\[link\]](#)

<sup>993</sup> 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. [\[link\]](#)

3788  
3789 This section identifies several key barriers to development, including:  
3790

- 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  
3792 Environmental Policy Act; and
- permitting timelines and staffing challenges.

3794

3795 This section finds that King County’s zoning and land use policies will focus growth in the urban  
3796 areas, which are closer to employment centers. Finally, this section identifies the previous  
3797 owner-occupancy requirement as a past potential barrier to developing accessory dwelling  
3798 units..

3799  
3800 **Identifying Barriers to Development**  
3801 Revised Code of Washington 36.70A.070(2)(d)(ii) requires jurisdictions document barriers to  
3802 housing production.<sup>994</sup> King County staff reviewed housing production trends and used guidance  
3803 from the Washington State Department of Commerce to identify the following barriers to  
3804 housing production.

3805  
3806 *Emergency Housing*  
3807 Staff identified a gap and barrier in King County’s code in allowing for and regulating emergency  
3808 housing. Emergency housing can take multiple forms, including:  
3809

- converted existing residential units, hotels and motels, and supportive senior housing;
- congregate shelter in residential or commercial buildings;
- tiny house villages;
- tent cities or encampments; and
- safe parking lots.

3813

3814 The emergency housing projects opened in unincorporated King County since 2016 were  
3815 opened using temporary use permits. King County is unlikely to meet the identified need of  
3816 1,034 beds by 2044 if each project is permitted on a temporary basis.

3817  
3818 Some of the housing types above could be permitted as dormitories,<sup>995</sup> community residential  
3819 facilities,<sup>996</sup> or simply residential. Some emergency housing types, such as tiny house villages,  
3820 are designed to be temporary shelters and do not meet the County’s building code for  
3821 permanent structures. Community residential facilities and dormitories have a minimum of one  
3822 parking space per two bedrooms, which is a significant barrier to development for emergency  
3823 shelters and likely unnecessary as people in need of an emergency shelter are much less likely  
3824 to own a car.

3825  
3826 the 2024 King County Comprehensive Plan adopted code changes to reduce regulatory barriers  
3827 to developing emergency housing in unincorporated King County and create additional zoning  
3828 capacity to address the deficit in needed beds. The zoning change will explicitly allow shelters in  
3829 the R1-R48, Commercial Business, Residential Business, and Office zones.

---

<sup>994</sup> Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft*. [\[link\]](#)

<sup>995</sup> Defined in King County Code 21A.06.330

<sup>996</sup> Defined in King County Code 21A.06.220.

3830

3831 *Environmental Constraints*

3832 There are multiple factors that limit development such as:

- 3833 • steep slopes;
- 3834 • shoreline, streams, rivers, wetland, and floodplains;
- 3835 • seismic and erosion hazard areas; and
- 3836 • toxic/environmental contamination.

3837 While regulations that limit development in these areas pose a barrier to developing housing,  
3838 they meet life safety and environmental goals of King County. This assessment therefore does  
3839 not recommend changes to the King County Code to address this barrier.

3840

3841 *Conditional Use Permits*

3842 The 2024 King County Comprehensive Plan adopted code changes eliminating an entitlement  
3843 process for most multifamily projects, including middle housing and townhomes in low and  
3844 medium zoning classifications when the proposed project exceeds base density for the zone.  
3845 This will eliminate the requirement to go through a conditional use permit process, reducing  
3846 zoning barriers to development.

3847

3848 In addition to the general requirements for a conditional use permit, the residential land use  
3849 code also includes specific development conditions depending on the land use type and the  
3850 zone.

3851 *Conditional use permits provide flexibility in the code. t. Many of the affordable housing projects  
3852 constructed in unincorporated King County since 2016 required a conditional use permit. State  
3853 Environmental Policy Act Process*

3854 The Washington State Environmental Policy Act (SEPA) process identifies and analyzes  
3855 environmental impacts associated with governmental decisions.<sup>997</sup> Projects undergoing the  
3856 SEPA process are required to hold a public notice and comment period, and anyone may  
3857 submit an appeal to a SEPA decision.<sup>998</sup> The SEPA process can cause significant delays and  
3858 increased cost for housing projects.<sup>999</sup> Washington State law recently changed to increase the  
3859 maximum allowed exemptions for housing projects under a certain size threshold, reducing a  
3860 barrier to housing construction. However, the King County Code has not been updated to utilize  
3861 this option, as the County's regulations do not meet the state requirements to do so.

3862

3863 *Permitting Timelines and Staffing Challenges*

3864 Affordable housing developers have shared concerns about significant delays during the  
3865 permitting process. Delays in the permitting process can have major impacts on the cost of a  
3866 project, as developers have holding costs and prices generally increase over time.<sup>1000</sup> About 75  
3867 percent of the King County Department of Local Services - Permitting Division's operating  
3868 budget is supported by fees charged to permit applicants, and 17 positions were cut after

---

<sup>997</sup> Washington State Department of Ecology. *State Environmental Policy Act (SEPA)*. [\[link\]](#)

<sup>998</sup> King County Permitting Division. *SEPA process*. [\[link\]](#)

<sup>999</sup> Sightline Institute. *Washington's State Environmental Policy Act Has Become a Bane to Sustainable Urban Development*. [\[link\]](#)

<sup>1000</sup> Building Industry Association of Washington. (2022, November). *Cost of Permitting Delays*. [\[link\]](#)



3869 construction slowed at the beginning of the pandemic.<sup>1001</sup> This has impacted the Permitting  
3870 Division’s ability to review and respond to permit applications in a timely manner.

3871  
3872 *Permanent Supportive Housing*

3873 The 2024 King County Comprehensive Plan adopted code defining permanent supportive  
3874 housing and allowing permanent supportive housing in certain zones. This removes barriers to  
3875 meeting the gap between historical production and the need for 1,005 additional units. The land  
3876 capacity analysis found sufficient zoning capacity for permanent supportive housing in  
3877 unincorporated King County. However, there is still a significant gap between the historical  
3878 production and the target number allocated to unincorporated King County due to a lack of  
3879 funding. The affordable housing funding gap section explores this issue further.

3880  
3881 **Considering Employment Locations**

3882 This section considers the relationship between housing and employment locations as required  
3883 by Revised Code of Washington 36.70A.070(d).<sup>1002</sup> The Economic Development chapter of the  
3884 Comprehensive Plan provides more analysis of the employment needs of the local workforce.

3885  
3886 The largest employment centers in unincorporated King County are the two unincorporated  
3887 activity centers Skyway-West Hill and North Highline. Both neighborhoods have recently  
3888 completed subarea planning processes that increased residential density in and near the  
3889 commercial areas.<sup>1003,1004</sup> The rural towns of Fall City and Vashon are also employment  
3890 locations and allow for increased residential density in and near the commercial areas.  
3891 Residential is not allowed in industrial zones to limit potential exposure to toxic or unhealthy  
3892 activities.<sup>1005</sup>

3893  
3894 At a regional scale, King County is focusing growth in the urban areas.<sup>1006</sup> The urban areas are  
3895 closer to the major employment centers of the Eastside and City of Seattle.

3896  
3897 **The Role of ADUs in Meeting Housing Need**

3898 Revised Code of Washington 36.70A.070(2)(d)(iv) requires jurisdictions consider the role of  
3899 ADUs in meeting projected housing needs.<sup>1007</sup> This section describes the role of ADUs in  
3900 meeting housing needs, past regulations for ADUs, and actions King County took to reduce  
3901 barriers to production.

3902  
3903 The revised Code of Washington 36.70A.696 defines ADUs as “dwelling units located on the  
3904 same lot as a single detached housing unit, duplex, triplex, townhome, or other housing unit.”  
3905 Property owners can construct an ADU within or detached from the primary dwelling unit.<sup>1008</sup>  
3906 ADUs can increase access to traditionally single-family neighborhoods by providing smaller,

---

<sup>1001</sup> King County Office of Performance, Strategy, and Budget. *2023-2024 Proposed Budget Book, Department of Local Services.* [\[link\]](#)

<sup>1002</sup> Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft.* [\[link\]](#)

<sup>1003</sup> King County Department of Local Services. (2022). *North Highline Subarea Plan.* [\[link\]](#)

<sup>1004</sup> King County Department of Local Services. (2022). *Skyway/West Hill Subarea Plan.* [\[link\]](#)

<sup>1005</sup> King County Code 21A.08.030. *Residential land uses.* [\[link\]](#)

<sup>1006</sup> Puget Sound Regional Council. *Vision 2050.* [\[link\]](#)

<sup>1007</sup> Washington State Department of Commerce. (2023, January). *Guidance for Making Adequate Provisions to Accommodate All Housing Needs: Public Review Draft.* [\[link\]](#)

<sup>1008</sup> Municipal Research Services Center. (2023, January). *Accessory Dwelling Units.* [\[link\]](#)

3907 more affordable units.<sup>1009</sup> ADUs can also facilitate multi-generational living arrangements and  
3908 allow seniors to age in place by moving into an ADU and renting the primary dwelling unit.<sup>1010</sup>  
3909  
3910 King County permitted about 160 ADUs data during the previous planning period of 2016  
3911 through 2024. ADUs are projected to help meet unincorporated King County’s overall net new  
3912 units needed from 2019 through 2044.  
3913 King County allows for ADUs in all rural, residential, and commercial zones. King County Code  
3914 previously imposed limitations on the development of accessory dwelling units which may have  
3915 caused barriers to production.  
3916  
3917 In the 2024 Comprehensive Plan, King County adopted code changes that reduce barriers to  
3918 the production of ADUs. These changes differ between urban and rural unincorporated King  
3919 County. For rural unincorporated areas, King County there will no longer be an owner  
3920 occupancy requirement. For urban unincorporated areas, King County made the following code  
3921 changes:  
3922     • no owner occupancy requirement;  
3923     • an allowance for up to two ADUs per lot;  
3924     • no off-street parking requirement;  
3925     • allowance to convert legal nonconforming structures to be converted into accessory  
3926     dwelling units; and  
3927     • not regulating entry door locations.  
3928  
3929 The City of Seattle eliminated the owner-occupancy requirement in 2019, among other reforms,  
3930 and established pre-approved plans.<sup>1011</sup> ADU construction in Seattle increased by over 250  
3931 percent from 2019 to 2022.<sup>1012,1013</sup> Although there are many factors influencing the rate of  
3932 construction of ADUs in the City of Seattle, the timing of the change in regulation and  
3933 subsequent development indicates the owner-occupancy requirement was a factor.  
3934  
3935

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<sup>1009</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*. [\[link\]](#)  
<sup>1010</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*. [\[link\]](#)  
<sup>1011</sup> Seattle Department of Construction & Inspections. *Accessory Dwelling Unit*. [\[link\]](#)  
<sup>1012</sup> City of Seattle Ordinance 125854. (2019). [\[link\]](#)  
<sup>1013</sup> Seattle Department of Construction & Inspections Community Engagement. (2019, October 31). *Owner Occupancy Covenant No Longer Required for Accessory Dwelling Units*. Building Connections. [\[link\]](#)

3936 **X. Existing Strategies Summary**  
3937

3938 **Section Summary**

3939 This section fulfills King County CPP H-4k.<sup>1014</sup>  
3940

3941 CPP H-4k requires jurisdictions:

3942 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs*  
3943 *of all segments of the population and summarize the findings in the housing element. The*  
3944 *inventory and analysis shall include:*

3945 k) *Summary of existing and proposed partnerships and strategies, including dedicated*  
3946 *resources, for meeting countywide housing need, particularly for populations disparately*  
3947 *impacted.*

3948  
3949 This section outlines the funding, programs, policies and regulations, and partnerships that seek  
3950 to address the affordable housing and homelessness needs in King County. The elements  
3951 described often overlap the different categories as some fund sources are dedicated to a single  
3952 program and programs are often required to implement policies and partnerships.  
3953

3954 **Funding**

3955 King County receives federal and state funding that can be used to meet different housing  
3956 needs, including providing capital for development, acquisition, and rehabilitation of housing.  
3957 Most housing projects are funded by a mix of funds from government programs and  
3958 philanthropic organizations, tax credits, private debt, and rent from residents. Most housing  
3959 sources of funds serve households at or below 50 percent area median income. Federal funds  
3960 serve up to 60 percent area median income for rental and 80 –percent area median income for  
3961 homeownership. Homeownership projects generally serve households with incomes between  
3962 50 percent area median income to 80 percent area median income. Most of the local funds for  
3963 permanent supportive housing and other supportive services come from sales and property  
3964 taxes.  
3965

3966 *King County Housing Funding Allocated to Unincorporated King County*

3967 King County serves as the local government for unincorporated areas. However, King County  
3968 also serves as a regional funder of affordable housing and most King County programs serve  
3969 the whole county. Historically, King County has not made significant investments in affordable  
3970 housing for unincorporated King County.  
3971

3972 In 2019, King County created the Department of Local Services (DLS) to serve the unique and  
3973 diverse needs of unincorporated King County.<sup>1015</sup> In 2021, DLS launched a participatory  
3974 budgeting process for \$11.3 million for unincorporated King County, as authorized by the 2021-

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<sup>1014</sup> 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>1015</sup> King County Department of Local Services. (2019, January 4). *Department of Local Services begins operations*. [\[link\]](#)

3975 2022 King County Biennial Budget.<sup>1016</sup> This process allocated funds to several projects and  
3976 programs, including \$100,000 for a home repair fund in East Renton, \$250,000 for down  
3977 payment assistance in Skyway, and \$750,000 for the White Center Community HUB Project.<sup>1017</sup>  
3978  
3979 King County allocated \$5 million in the 2021-2022 King County Biennial Budget to affordable  
3980 housing in Skyway-West Hill.<sup>1018</sup> Through this funding, Homestead Community Land Trust in  
3981 partnership with Skyway Coalition was awarded \$2.5 million to develop up to 53 permanently  
3982 affordable homeownership units for households at 50 to 80 percent area median income.<sup>1019</sup>  
3983 King County awarded the Low-Income Housing Institute in partnership with Childhaven \$2.5  
3984 million to develop up to 43 affordable rental units for households at 30 to 50 percent area  
3985 median income.<sup>1020</sup> This award consisted of funding from the Short-Term Lodging Tax and HB  
3986 1406 tax. In 2021, the Low-Income Housing Institute opened the Progressive Skyway Tiny  
3987 House Village on a local church's property with funding from the County.<sup>1021</sup>  
3988  
3989 The White Center Community HUB project is a community-driven affordable housing and  
3990 community center project on County-owned property.<sup>1022</sup> The project is led by the White Center  
3991 Community Development Association, Community Roots Housing, Southwest Youth and Family  
3992 Services, and HealthPoint. In 2021, the King County Housing Finance Program awarded the  
3993 project \$3.25 million.<sup>1023</sup> The second omnibus supplemental budget for the 2021-2022 biennium  
3994 also included a Climate Equity bond, which awarded \$5 million to the White Center Community  
3995 HUB project.<sup>1024</sup> In 2022, the King County Council approved the disposition of the County-  
3996 owned property to the White Center HUB partners for transaction costs only.<sup>1025</sup>  
3997  
3998 Island Center Homes is an affordable housing project by Vashon HouseHold that will serve 40  
3999 individuals on Vashon Island.<sup>1026</sup> The project was selected as part of the 2016 King County  
4000 Comprehensive Plan's Alternative Housing Demonstration Project.<sup>1027</sup> In 2018, the King County  
4001 Housing Finance Program awarded the project \$3.1 million.<sup>1028</sup>  
4002

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<sup>1016</sup> King County Department of Local Services. (2022, January 6). *Participatory Budgeting in Unincorporated King County*. [\[link\]](#)

<sup>1017</sup> King County Executive. (2022, August) *45 projects selected for initial King County participatory budgeting awards*. [\[link\]](#)

<sup>1018</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>1019</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>1020</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>1021</sup> Turnbull, E. (2021). Tiny House Village to Open in Skyway. *South Seattle Emerald*. [\[link\]](#)

<sup>1022</sup> White Center Community Development Association. White Center HUB. [\[link\]](#)

<sup>1023</sup> King County Department of Community and Human Services. *Housing Finance Program 2021 Funding Round Awards*. [\[link\]](#)

<sup>1024</sup> King County Ordinance 19364. (2021).

<sup>1025</sup> King County Ordinance 19419. (2022). [\[link\]](#)

<sup>1026</sup> Vashon HouseHold. *Island Center Homes*. [\[link\]](#)

<sup>1027</sup> King County Ordinance 19119. (2020). [\[link\]](#)

<sup>1028</sup> King County Department of Community and Human Services. *Housing Finance Program 2018 Funding Round Awards*. [\[link\]](#)

4003 **Local Funds**

4004 King County has several revenue sources that fund housing efforts throughout the county. Local  
4005 governments can only impose taxes and levies as authorized by the state.<sup>1029</sup> Generally,  
4006 counties in Washington do not have as many revenue options as cities.<sup>1030</sup> Some revenue  
4007 sources require voter approval. The revenue sources listed in this section can fund projects  
4008 throughout King County, including, but not limited to, unincorporated King County.<sup>1031</sup>

4009  
4010 *Best Starts for Kids Levy*

4011 The Best Starts for Kids Levy (BSK) was approved by King County voters in 2015, raising over  
4012 \$400 million over six years.<sup>1032</sup> BSK was renewed in 2021 and will raise an estimated \$800  
4013 million through 2027.<sup>1033</sup> BSK funds support programs for pregnant people and childhood and  
4014 youth development, including childhood and family homelessness prevention.<sup>1034</sup> King County  
4015 estimates approximately \$30 million will be invested in youth and family homelessness  
4016 prevention from 2022 to 2027 helping almost 2,000 families annually.<sup>1035</sup> When BSK revenues  
4017 exceed \$822 million, approximately \$50 million in BSK funding can support building repairs,  
4018 renovations, new construction and expansion to improved access to high quality programs for  
4019 low-income families and children as well as Black, Indigenous, and People of Color  
4020 residents.<sup>1036</sup> This capital funding can support a variety of projects including housing.<sup>1037</sup>

4021  
4022 *Document Recording Fees*

4023 Document recording fees are one-time fees that are assessed when certain documents are filed  
4024 with county auditors. Washington had several document recording fees that fund different  
4025 housing and homelessness programs as well as the administrative costs incurred to manage  
4026 these programs. In 2023, the Washington State Legislature passed SB 5386, combining the

- 4027
- \$100 recorded document surcharge;
  - \$13 Affordable Housing for all surcharge;
  - \$62 Local Homelessness Housing and Assistance surcharge; and
  - \$8 additional local Affordable Housing for All surcharge
- 4028  
4029  
4030

4031 Into one \$183 surcharge related to affordable housing and homeless services. Thirty one  
4032 percent of the revenue raised from this fee is distributed to the county.<sup>1038</sup> One percent of the  
4033 fee is retained by the county auditor for administrative purposes, and the remaining 30 percent  
4034 may be used as follows:

- 4035
- Up to 10 percent for administration and distribution of funds by the county

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<sup>1029</sup> Municipal Research and Services Center of Washington. (2022, December). *Revenue Guide for Washington Counties*. [\[link\]](#)

<sup>1030</sup> King County Office of Performance, Strategy and Budget. (2018, January). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

<sup>1031</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure*. [\[link\]](#)

<sup>1032</sup> King County Department of Community and Human Services. (2022). *Best Starts 2.0 One Pager*. [\[link\]](#)

<sup>1033</sup> King County Department of Community and Human Services. (2022). *Best Starts 2.0 One Pager*. [\[link\]](#)

<sup>1034</sup> King County Department of Community and Human Services. (2022, May 23). *Best Starts for Kids Indicators*. [\[link\]](#)

<sup>1035</sup> King County Department of Community and Human Services. (2021, October 31). *Best Starts for Kids Implementation Plan: 2022-2027*. [\[link\]](#)

<sup>1036</sup> King County Department of Community and Human Services. (2021, October 31). *Best Starts for Kids Implementation Plan: 2022-2027*. [\[link\]](#)

<sup>1037</sup> King County Ordinance 19267. (2021). [\[link\]](#)

<sup>1038</sup> King County Department of Community and Human Services. King County Regional Affordable Housing Program Administrative Guidelines. [\[link\]](#)

- 4036 • At least 75 percent to accomplish the purposes of its local homeless housing plan under
- 4037 the Homelessness Housing and Assistance act; and
- 4038 • At least 15 percent for:
- 4039 ○ Acquisition, construction, or rehabilitation of housing projects or units within
- 4040 housing projects that are affordable to very low-income households;
- 4041 ○ Supporting building operation and maintenance costs of housing projects or units
- 4042 eligible to receive housing trust funds, that are affordable to very low-income
- 4043 households, and that require a supplement to rent income to cover ongoing
- 4044 operating expenses;
- 4045 ○ Rental assistance vouchers for housing units that are affordable to very low-
- 4046 income households;
- 4047 ○ Operating costs for emergency shelters and licensed overnight youth shelters.<sup>1039</sup>

4048  
4049 King County manages this revenue with its cities through the Regional Affordable Housing  
4050 Program (RAHP) Interlocal Agreement.<sup>1040</sup> For the purposes of this program, King County is  
4051 divided into three subregions. Approximately 35.8 percent, 31.9 percent, and 32.2 percent are  
4052 allocated to the City of Seattle, the South Subregion, and the North/East Subregion,  
4053 respectively. This document recording fee raises approximately \$2,500,000 annually.  
4054 Approximately \$700,000 is reserved for shelter operations and the balance for capital housing.

#### 4055 *Health Through Housing*

4056  
4057 In 2020, Washington authorized counties to implement a 0.1 percent sales tax and use the tax  
4058 for affordable housing through councilmanic action rather than submitting a proposal to voters  
4059 for approval.<sup>1041</sup> King County adopted this sales tax in October 2020.<sup>1042</sup> The COVID-19  
4060 pandemic shaped the Health Through Housing (HTH) initiative.<sup>1043</sup> The pandemic forced King  
4061 County to swiftly move people from congregate settings to individual rooms to reduce the  
4062 spread of the virus. King County incorporated this lesson by using the HTH funds to invest in  
4063 single-room settings.<sup>1044</sup>

4064  
4065 The pandemic also incentivized property owners to sell hotels and apartment buildings.<sup>1045</sup> King  
4066 County began purchasing hotels and apartment buildings to develop the HTH property portfolio.  
4067 King County has partnered with local jurisdictions to convert these properties, and continues to  
4068 buy new properties, to operate emergency housing and permanent supportive housing units for

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<sup>1039</sup> 2023 Washington State Senate Bill 5386. [\[link\]](#)

<sup>1040</sup> King County Ordinance 17845. (2014). [\[link\]](#)

<sup>1041</sup> Washington State Legislature. (2022). House Bill 1590. [\[link\]](#)

<sup>1042</sup> King County Code Chapter 4A.503. [\[link\]](#)

<sup>1043</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1044</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1045</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

4069 people experiencing chronic homelessness.<sup>1046</sup> King County also used several of these  
4070 properties to house refugees.<sup>1047</sup>  
4071

4072 The HTH initiative’s paramount goal is to create and support the operation of 1,600 emergency  
4073 housing and permanent supportive housing units.<sup>1048</sup> The initiative will also invest in a mobile  
4074 behavioral health intervention program and help residents enroll in and access health care  
4075 services.<sup>1049</sup> The HTH initiative aims to annually reduce racial and ethnic disproportionality  
4076 among individuals experiencing homelessness.<sup>1050</sup> The initiative intends to increase the number  
4077 of organizations operating this housing that specialize in serving communities overrepresented  
4078 among the region’s chronically homeless population.<sup>1051</sup> As of November 2022, the HTH  
4079 initiative has purchased ten properties throughout the county.<sup>1052</sup> These properties are in  
4080 Auburn, Federal Way, Kirkland, Redmond, Renton, and Seattle.<sup>1053</sup> King County will perform an  
4081 in-depth evaluation of the HTH initiative by the end of 2026.  
4082

### 4083 *House Bill 1406 Sales Tax*

4084 House Bill 1406 allows participating Washington cities and counties to fund affordable or  
4085 supportive housing using a local state-shared sales tax.<sup>1054</sup> The allowed use of the funds  
4086 depends on the local population. All participating jurisdictions may use the funds to acquire,  
4087 construct, or rehabilitate existing affordable housing and cover operating and maintenance costs  
4088 of new eligible housing units. Counties with populations under 400,000 and cities with  
4089 populations under 100,000 may additionally use the funding to provide rental assistance to  
4090 eligible tenants. Renters eligible for assistance must earn at or below 60 percent area median  
4091 income in the jurisdiction imposing the tax. Jurisdictions can determine how the funds are used  
4092 based on local housing needs.<sup>1055</sup> There is no additional cost to consumers in participating  
4093 jurisdictions, as counties, cities, and towns that enacted the ordinance receive a credit against  
4094 the 6.5 percent state sales tax.<sup>1056</sup> King County authorized this tax in August 2019.<sup>1057</sup>  
4095

### 4096 *Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax*

4097 The Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax levies a  
4098 countywide 0.1 percent sales tax to fund high-quality programs and services to address mental  
4099 health, substance use, and other behavioral health conditions for King County residents.<sup>1058</sup> The

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<sup>1046</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1047</sup> King County Executive. (2022, December 8). *King County celebrates refugee resettlement efforts helping nearly 800 refugees in the region*. [\[link\]](#)

<sup>1048</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1049</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1050</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1051</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>1052</sup> King County Department of Community and Human Services. (2021, October 5). *Health through Housing*. [\[link\]](#)

<sup>1053</sup> King County Department of Community and Human Services. (2021, October 5). *Health through Housing*. [\[link\]](#)

<sup>1054</sup> Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

<sup>1055</sup> Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

<sup>1056</sup> Washington State Legislature. (2019). House Bill 1406. [\[link\]](#)

<sup>1057</sup> King County Ordinance 18973. (2019). [\[link\]](#)

<sup>1058</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2021, June 3). *MIDD Behavioral Health Sales Tax Fund*. [\[link\]](#)

4100 funds raised by this tax are invested in many different programs, including homelessness  
4101 response and housing stability programs. The sales tax generates approximately \$136 million  
4102 per two-year biennium.<sup>1059</sup> The economic downturn in 2020 caused by the pandemic created  
4103 short-term reductions in MIDD, but these reductions reversed in 2022.<sup>1060</sup>  
4104

4105 The Housing Supportive Services program combines funding and resources with other  
4106 government agencies to serve adults experiencing chronic homelessness who have difficulty  
4107 maintaining housing.<sup>1061</sup> The program served 793 people in 2021 and nearly all (91 percent)  
4108 program participants experienced fewer episodes of crisis.<sup>1062</sup> Program participants had fewer  
4109 emergency department admissions, jail bookings, and psychiatric inpatient hospitalizations.<sup>1063</sup>  
4110 In 2021, King County awarded MIDD funds to two permanent supportive housing projects in  
4111 Bellevue and Burien.<sup>1064</sup> In Seattle, 44 permanent supportive housing units funded by MIDD  
4112 completed construction and opened in 2021.<sup>1065</sup> Approximately \$300,000 of MIDD revenue  
4113 funded housing vouchers and case management for Adult Drug Court participants to help these  
4114 individuals achieve long-term housing stability.<sup>1066</sup> Approximately \$616,000 of MIDD revenues  
4115 funded rapid rehousing vouchers for people in early recovery who are either experiencing  
4116 homelessness or at risk of becoming homeless.<sup>1067</sup>  
4117

#### 4118 *Regional Equitable Development Initiative*

4119 The Regional Equitable Development Initiative (REDI) Fund is a revolving loan program  
4120 administered by Enterprise Community Partners and funded via a partnership of public agencies  
4121 and private funders.<sup>1068</sup> King County, the City of Seattle, Washington State, and A Regional  
4122 Coalition for Housing (ARCH) partnered with four private funders to create a \$21 million  
4123 revolving acquisition loan fund to develop and preserve affordable, transit-centered  
4124 communities.<sup>1069</sup> The fund provides low-cost financing to developers to purchase existing  
4125 property or develop new housing near high-capacity transit centers in King, Pierce, and  
4126 Snohomish County.<sup>1070</sup> The REDI fund can finance mixed-use projects and multifamily  
4127 affordable rental and homeownership housing and prioritizes financing projects that serve low-

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<sup>1059</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2021, June 3). *MIDD Behavioral Health Sales Tax Fund*. [\[link\]](#)

<sup>1060</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1061</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1062</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1063</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1064</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1065</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>1066</sup> Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

<sup>1067</sup> Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

<sup>1068</sup> King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

<sup>1069</sup> King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

<sup>1070</sup> Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)



4128 income households.<sup>1071</sup> At the fund level, 25 percent of units built on properties acquired with  
4129 REDI funding must be affordable to households earning at or below 50 percent area median  
4130 income.<sup>1072</sup>

4131  
4132 *Lodging Taxes*

4133 The Lodging Tax, sometimes referred to as the “hotel/motel tax,” was created by the  
4134 Washington Legislature in 1967 to fund the development of tourism activities.<sup>1073</sup> Participating  
4135 jurisdictions charge a two percent tax on the sales related to short-term lodgings or stays less  
4136 than 30 consecutive days. Some types of short-term, or transient, lodgings include camping  
4137 sites, recreational vehicle parks, time shares and condominium, and hotel and motel rooms.

4138  
4139 State law regulates the allowable uses for the lodging tax.<sup>1074</sup> At least 37.5 percent of the  
4140 lodging tax must fund affordable workforce housing and services for homeless youth. At least  
4141 37.5 percent must also fund art, cultural and heritage facilities and performing arts. The  
4142 remainder of the funds, 25 percent or less of the revenue, can be used towards tourism  
4143 promotion, including sports stadiums and events.<sup>1075</sup> In 2016, King County committed \$87  
4144 million in bonds to fund approximately 1,700 preserved and new affordable units. In 2021, King  
4145 County issued \$300 million in bonds for transit-oriented development.<sup>1076</sup> Bonds are one-time,  
4146 not annual or ongoing, funds. The funds must serve households earning between zero and 80  
4147 percent area median income. Projects must be located within half of a mile of a high-capacity  
4148 transit station to be eligible for funding. Additionally, transit-oriented development rental projects  
4149 must prioritize 10 percent of housing units for tenants referred by King County or an approved  
4150 agency.<sup>1077</sup> These bonds will be paid off by future lodging tax revenue. The lodging tax is  
4151 estimated to generate \$559 million for housing in King County between 2021 to 2045.<sup>1078</sup>

4152  
4153 *Veterans, Seniors, and Human Services Levy*

4154 The Veterans, Seniors and Human Services Levy (VSHSL) supports veterans and older adults,  
4155 and their caregivers and families, and other vulnerable populations in areas such as  
4156 employment, housing, and health.<sup>1079</sup> VSHSL was first passed by voters in 2005 and was most  
4157 recently renewed for the fourth time in 2023.<sup>1080</sup> VSHSL housing stability funding invests in eight  
4158 strategies to meet the housing needs of VSHSL populations. In 2022, VSHSL contracted \$20.3  
4159 million out to community organizations for housing stability programs, including:<sup>1081</sup>

- 4160 • opening two affordable housing projects for VSHSL populations totaling 332 units;

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<sup>1071</sup> Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

<sup>1072</sup> Enterprise Community Partners. (2016, December 8). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

<sup>1073</sup> King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

<sup>1074</sup> King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

<sup>1075</sup> King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

<sup>1076</sup> King County Ordinance 19279. (2021). [\[link\]](#)

<sup>1077</sup> King County Department of Community and Human Services. *Transit-Oriented Bond Allocation Plan*. [\[link\]](#)

<sup>1078</sup> King County Office of the Executive. (2018, July 24). *Lodging Tax*. [\[link\]](#)

<sup>1079</sup> King County Department of Community and Human Services. (2022, November 30). *Veterans, Seniors and Human Services Levy*. King County Cultivating Connections. [\[link\]](#)

<sup>1080</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. [\[link\]](#)

<sup>1081</sup> King County Department of Community and Human Services. (2023). *VSHSL Impact in 2022*. [\[link\]](#)

- 4161 • awarding funding to seven affordable housing projects for VSHSL populations totaling  
4162 155 units;
- 4163 • serving thousands of individuals in permanent housing units and navigation centers;
- 4164 • providing thousands of households housing counseling, foreclosure prevention, and  
4165 alternative dispute resolution services;
- 4166 • funding attorneys to represent over a thousand tenants to prevent eviction; and
- 4167 • performing similar housing stability work.

4168

### 4169 **State Funds**

4170 The Washington State Department of Commerce grants funds for housing and homelessness  
4171 services and is a key partner for funding affordable housing in King County. Most funds are  
4172 awarded to projects that King County may fund and not provided directly to King County. The  
4173 following funds are awarded directly to King County.

4174

#### 4175 *Housing and Essential Needs*

4176 The Washington State Department of Social and Human Services provides funding for the  
4177 Housing and Essential Needs program to King County, which is administered by Catholic  
4178 Community Services of Washington in King County.<sup>1082</sup> The program serves individuals who are  
4179 unable to work for at least 90 days due to a physical and/or mental incapacity and have zero  
4180 income. Clients receive an ORCA transportation pass, a monthly bag of hygiene and cleaning  
4181 supplies, and rental and utility assistance, including back pay assistance and one-time move-in  
4182 assistance.

4183

#### 4184 *Consolidated Homeless Grant*

4185 The Washington State Department of Commerce provides Consolidated Homeless Grant  
4186 funding to King County. The grant combines state grant opportunities to provide resources to  
4187 fund homeless crisis response systems to support communities in ending homelessness.<sup>1083</sup>  
4188 Eligible uses include emergency shelter, transitional housing, rapid re-housing, permanent  
4189 supportive housing, and prevention for households at imminent risk of homelessness.<sup>1084</sup>

4190

#### 4191 *Emergency Shelter Program Grant*

4192 The Washington State Department of Commerce provides Shelter Program Grant funding to  
4193 King County. The grant seeks to fund equitable and creative approaches to develop or expand  
4194 shelter programs and to quickly exit people from homelessness and into permanent housing  
4195 and positive destinations.<sup>1085</sup>

4196

### 4197 **Federal Funds**

4198 The King County Department of Community and Human Services (DCHS) administers federal  
4199 funds distributed from the U.S. Department of Housing and Urban Development (HUD) on  
4200 behalf of the County and most cities within King County through consortia of jurisdictions. The

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<sup>1082</sup> Catholic Community Services and Catholic Housing Services of Western Washington. *Housing and Essential Needs*. [\[link\]](#)

<sup>1083</sup> Washington State Department of Commerce. *Consolidated Homeless Grant*. [\[link\]](#)

<sup>1084</sup> King County Department of Community and Human Services. *Consolidated Homeless Grant Guidelines*. [\[link\]](#)

<sup>1085</sup> Washington State Department of Commerce. *Shelter Program Grant*. [\[link\]](#)

4201 City of Seattle manages their own federal funds. Some larger cities partner with King County for  
4202 only one type of federal funding.<sup>1086</sup>

4203

4204 *Community Development Block Grant*

4205 HUD provides annual grants to states, cities, and counties through the Community Development  
4206 Block Grants (CDBG) Program to create thriving urban communities.<sup>1087</sup> Grants can support  
4207 jurisdictions in developing economic opportunities for low- and moderate-income residents and  
4208 must meet one of the following requirements:

- 4209 • benefit people with low- or moderate-incomes;
- 4210 • prevent or eliminate slums or blight; or
- 4211 • address urgent needs that threaten community health and welfare which cannot be
- 4212 resolved by other available funding.<sup>1088</sup>

4213 Grantees must also develop a detailed community engagement plan.<sup>1089</sup> In King County, a wide  
4214 range of projects that benefit low- and moderate-income residents are funded through CDBGs,  
4215 such as community facilities and home repairs.<sup>1090</sup> Public housing authorities, nonprofit  
4216 organizations, and local governments may apply for CDBG non-housing capital funds.<sup>1091</sup> In  
4217 2021, the King County CDBG Consortium awarded \$1.7 million in CDBG funds to 100 projects  
4218 throughout King County, including shelter capital improvements, sidewalk improvements, and  
4219 home repairs. Annual funding is about \$5 million.<sup>1092</sup>

4220

4221 *Home Investment Partnerships*

4222 The HOME Investment Partnerships Program (HOME) is a federal program run by HUD. HOME  
4223 provides annual grants to state and local governments for a variety of housing activities, such as  
4224 developing, buying, and rehabilitating affordable housing for low-income households or  
4225 providing rental assistance.<sup>1093</sup> The program assists homeowners earning below 80 percent  
4226 area median income and typically funds rental units for households earning less than 60 percent  
4227 area median income.<sup>1094</sup> HOME income limits are set based on HUD area median income  
4228 estimates.<sup>1095</sup> King County uses these funds to serve households with incomes at or below 60  
4229 percent area median income. Up to 15 percent of funds are awarded to community housing  
4230 development organizations.<sup>1096</sup> Annual funding to King County is about \$3 million.<sup>1097</sup>

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<sup>1086</sup> King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

<sup>1087</sup> U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

<sup>1088</sup> U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

<sup>1089</sup> U.S. Department of Housing and Urban Development. (2022, June 2). *Community Development Block Grant Program*. [\[link\]](#)

<sup>1090</sup> King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

<sup>1091</sup> King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

<sup>1092</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

<sup>1093</sup> U.S. Department of Housing and Urban Development. (2022, December 22). *HOME Investment Partnerships Program*. [\[link\]](#)

<sup>1094</sup> National Low Income Housing Coalition. (2022, September 13). *HOME Investment Partnerships Program*. [\[link\]](#)

<sup>1095</sup> U.S. Department of Housing and Urban Development. (2022). *HOME Income Limits*. [\[link\]](#)

<sup>1096</sup> King County Department of Community and Human Services. (2020, June 2). *Funding Awards and Compliance*. [\[link\]](#)

<sup>1097</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

4231

4232 *Emergency Solutions Grant*

4233 HUD grants funding to King County through the Emergency Solutions Grant to assist people to  
4234 quickly regain stability in permanent housing after experiencing a housing crisis or  
4235 homelessness.<sup>1098</sup> King County administers the funding for the County and most of the cities in  
4236 King County through the King County Consortium.<sup>1099</sup> Annual funding to King County is about  
4237 \$300,000.<sup>1100</sup>  
4238

4239 **Programs**

4240 This section provides information regarding the programs administered by King County and  
4241 other King County strategies that address homelessness and housing needs for residents.  
4242

4243 *Affordable Housing on County-owned Properties*

4244 King County Code 4.56.100 regulates the disposition of surplus property and prioritizes its use  
4245 for affordable housing.<sup>1101</sup> The Facilities Management Division coordinates with DCHS and  
4246 landholding departments to consider each surplus property for affordable housing. King County  
4247 transferred three County-owned properties at low or no cost for affordable housing since the  
4248 beginning of the previous Comprehensive Plan planning period.  
4249

4250 King County transferred surplus property in Bellevue to Polaris at Eastgate, LLC for affordable  
4251 housing.<sup>1102</sup> The project includes affordable housing, permanent supportive housing, and an  
4252 emergency shelter. King County also transferred land and entered into a development  
4253 agreement with BRIDGE Housing Corporation and Community Roots Housing to develop a  
4254 ground lease at the former Northgate Park and Pool lot in 2021.<sup>1103</sup> The Northgate project will  
4255 provide 232 affordable apartments at the site of the Northgate Link light rail station and include  
4256 a nearly 10,000 square foot daycare on the ground floor.<sup>1104</sup> King County entered into a  
4257 purchase and sale agreement to convey surplus property to the White Center Community  
4258 Development Association to construct the White Center Community HUB. The project will  
4259 provide 76 units of affordable and a community center including a health clinic, educational  
4260 space, and nonprofit office space.<sup>1105</sup> In August 2023, King County released a Brooks Village  
4261 Direct Negotiation Request for Proposals (RFP) to select a nonprofit developer and/or  
4262 Community-Based Organization interested in developing affordable homeownership at Brooks  
4263 Village, a county-owned property in Skyway.<sup>1106</sup>  
4264

4265 *King County Housing Finance Program*

4266 The King County Housing Finance Program administers funds for the development and  
4267 preservation of affordable housing throughout King County. The Housing Finance program

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<sup>1098</sup> U.S. Department of Housing and Urban Development. *Emergency Solutions Grant*. [\[link\]](#)

<sup>1099</sup> King County Department of Community and Human Services. *King County Consortium*. [\[link\]](#)

<sup>1100</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

<sup>1101</sup> King County Code 4.56.100. [\[link\]](#)

<sup>1102</sup> Ordinance 19315. [\[link\]](#)

<sup>1103</sup> Ordinance 19363. [\[link\]](#)

<sup>1104</sup> Community Roots Housing. (2022) *Northgate Affordable Housing*. [\[link\]](#)

<sup>1105</sup> White Center Community Development Association. (2022). *Hope. Unit. Belonging*. [\[link\]](#)

<sup>1106</sup> King County Department of Community and Human Services. (2023, August 10). Brooks Village Direct Negotiation Request for Proposals.

4268 administers an annual request for proposals for capital construction of affordable housing, the  
4269 Credit Enhancement Program, and the Interim Loan Program.<sup>1107</sup>

4270

4271 *King County Housing Stability Program*

4272 Previously known as the Homeless Housing Program, the King County Housing Stability  
4273 Program works with public and private funders and the King County Regional Homelessness  
4274 Authority to fund community-based and governmental agencies that provide housing and  
4275 services to people experiencing homelessness or who are at risk of homelessness in King  
4276 County.<sup>1108</sup> Activities funded by this program include permanent supportive housing,  
4277 homelessness prevention, and rapid re-housing.

4278

4279 *King County Housing Repair Program*

4280 King County's Housing Repair Program provides funding in the form of grants and no-interest  
4281 loans for housing repair services to low-income homeowners and special needs renters in most  
4282 parts of King County.<sup>1109</sup> The funding provides for repairs such as roof replacement, installing a  
4283 new septic system, repairs addressing emergency conditions, health and safety repairs, and  
4284 major building preservation issues within single detached owner-occupied homes, including  
4285 mobile homes. The program also provides funding to improve accessibility for renters living with  
4286 a disability. From 2016 to 2022, the most recent data available, the Housing Repair Program  
4287 completed 149 projects and expended \$2,549,579 for projects in unincorporated King County.

4288

4289 *King County Youth and Family Homelessness Prevention Program*

4290 In response to Ordinance 18088, the King County Youth and Family Homelessness Prevention  
4291 Initiative (YFHPI) was launched in 2016 to assist families at imminent risk of homelessness.<sup>1110</sup>  
4292 The Initiative is funded through the Best Starts for Kids (BSK) Levy. Annually, YFHPI works with  
4293 about 2,000 families across King County. BSK awards flexible funding to numerous community  
4294 partners to assist low-income families, including providing financial assistance to households to  
4295 remain permanently housed.<sup>1111</sup> King County contracts with 18 organizations to provide case  
4296 management tailored to the specific needs of clients and aims to address the root causes of  
4297 housing instability for youth and families.<sup>1112</sup>

4298

4299 From 2017 to 2020, YFHPI services reached more than 10,000 people. Within the same period,  
4300 96 percent of households served by the program remained housed six months after exiting the  
4301 program. The BSK Levy, now Best Starts 2.0, was renewed in 2021. Best Starts plans to  
4302 increase investments in addressing critical community needs. The Levy will invest almost \$30  
4303 million into the YFHPI and over \$800 million in various community support programs through  
4304 2027.<sup>1113</sup>

4305

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<sup>1107</sup> King County Department of Community and Human Services. *Housing Finance Program*. [\[link\]](#)

<sup>1108</sup> King County Department of Community and Human Services. *Homeless Housing Program*. [\[link\]](#)

<sup>1109</sup> King County Department of Community and Human Services. (2022, August 6). *Housing Repair Program*. [\[link\]](#)

<sup>1110</sup> Best Start for Kids. (2022, September 28). *King County Youth and Family Homelessness Prevention Initiative*. [\[link\]](#)

<sup>1111</sup> Best Start for Kids. (2017, December 12). *Results are in: Best Starts prevented 3,000 people from experiencing homelessness in 2017*. [\[link\]](#)

<sup>1112</sup> King County Department of Community and Human Services. (2016, March 1). *Best Starts for Kids Youth and Family Homelessness Prevention Initiative Implementation Plan*. [\[link\]](#)

<sup>1113</sup> King County Department of Community and Human Services. (2022, July 27). *About Best Starts for Kids*. [\[link\]](#)

4306 *King County Equitable Development Initiative*

4307 In line with Motion 16062, King County began planning for an Equitable Development Initiative  
4308 (EDI) in March 2022.<sup>1114</sup> Motion 16062 was codeveloped with community members in 2021,  
4309 following a yearlong campaign led by Black, Indigenous, and People of Color-led organizations  
4310 urging King County to implement an equitable development initiative similar to the City of  
4311 Seattle program. DCHS formed the Community Planning Workgroup (CPW) to participate in the  
4312 planning of the EDI in May 2022.<sup>1115</sup> DCHS intentionally selected workgroup members based on  
4313 geographic diversity and individuals' lived experiences and perspectives related to equitable  
4314 development. In January 2023, King County released Phase 1 of the King County Equitable  
4315 Development Initiative Implementation Plan, which included an equitable development  
4316 framework consistent with community-driven development principles for county and community  
4317 structure, capacity, and related resources necessary to support an equitable development  
4318 initiative at King County.<sup>1116</sup>

4319

4320 *King County Eviction Prevention and Rent Assistance Program*

4321 In 2020, King County created a new Eviction Prevention and Rent Assistance Program  
4322 (EPRAP) to provide direct rental assistance and eviction prevention services to households  
4323 economically impacted by COVID-19.<sup>1117</sup> Between August 2020 and May 2022, EPRAP  
4324 provided over 37,000 tenants with back rent and, if needed, future rent obligations.

4325

4326 Two components of EPRAP, the Outreach and Application Assistance Program and the Hub  
4327 and Spoke Program, strengthened EPRAP accessibility by utilizing existing community  
4328 connections to raise awareness of the program and assist eligible applicants. EPRAP minimized  
4329 evictions using eviction diversion and mediation methods. As of May 2022, DCHS contracted  
4330 with United Way of King County to continue the Tenant Pool Program.<sup>1118</sup> New participants are  
4331 selected to receive rental assistance from the registered tenant pool weekly. DCHS has also  
4332 continued a partnership with the Housing Justice Project (HJP) to administer the Eviction  
4333 Prevention Program in 2022.<sup>1119</sup>

4334

4335 *King County Interim Loan Program*

4336 King County's Interim Loan Program provides low-cost predevelopment and acquisition loans to  
4337 affordable housing developers.<sup>1120</sup> Priority is given to permanent housing projects with at least  
4338 25 percent of units available to extremely low-income households experiencing  
4339 homelessness.<sup>1121</sup> All units must serve households with incomes at or below 50 area median  
4340 income. In 2020, Ordinance 19203 amended King County Code 24.22 to increase the limit of  
4341 the program from \$10 million to \$15 million.<sup>1122</sup>

4342

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<sup>1114</sup> Motion 16062. Proposed No. 2021-0467.2. (March 2022). King County.

<sup>1115</sup> Department of Community and Human Services. (2022, June 30). *Community Planning Workgroup*. [\[link\]](#)

<sup>1116</sup> King County Equitable Development Initiative Implementation Plan Phase 1 [\[link\]](#)

<sup>1117</sup> King County Department of Community and Human Services. (2021, September 29). *Eviction Prevention and Rent Assistance Program (EPRAP)*. [\[link\]](#)

<sup>1118</sup> United Way of King County. *Get Help with Rent*. [\[link\]](#).

<sup>1119</sup> King County Department of Community and Human Services. (2022, March 14). *EPRAP Data*. [\[link\]](#)

<sup>1120</sup> King County Department of Community and Human Services. (2022, June 8). *Housing Finance Program*. [\[link\]](#)

<sup>1121</sup> King County Code Chapter 24.22.

<sup>1122</sup> Ordinance 19203. [\[link\]](#)

4343 *King County Credit Enhancement Program*

4344 King County’s Credit Enhancement Program was created to incentivize developers to build  
4345 affordable housing in urban centers for vulnerable households, such as low-income households  
4346 or those with a member who has a disability. Public housing authorities, government agencies,  
4347 and nonprofit and for-profit organizations are eligible to receive credit enhancement. This  
4348 program makes it possible for organizations to obtain lower cost interest rates which reduce  
4349 financing costs for housing projects deemed financially viable. The Program prioritizes financing  
4350 mixed-income or affordable housing projects that supply housing for King County workers near  
4351 transit centers. Both rental and homeownership units financed through the program are to be  
4352 affordable in the long term.<sup>1123</sup>

4354 **Policies and Regulations**

4355 This section provides information about policies and regulations King County has enacted since  
4356 the 2016 Comprehensive Plan to address housing needs for King County residents.

4358 **Countywide Policies**

4359 The following policies serve areas throughout King County.

4361 *Prioritization for Equitable Community-Driven Affordable Housing Development*

4362 In 2021, the King County Housing Finance Program established a new priority to fund equitable,  
4363 community-driven affordable housing development to mitigate displacement pressures and  
4364 ensure that historically marginalized communities have access to affordable housing  
4365 investments. This priority supports the creation of affordable housing developed by and in  
4366 collaboration with communities facing displacement pressures and communities that have  
4367 historically experienced policies that limit opportunities for Black, Indigenous, and People of  
4368 Color residents. The program will prioritize funding projects led by impacted communities,  
4369 conceived and created through inclusive community engagement processes, and driven by a  
4370 place-based Community Based Organization (CBO).

4372 *Climate Readiness*

4373 King County is incorporating strategies to address climate change into the 2024 Comprehensive  
4374 Plan update. These policies support climate equity by ensuring that those most impacted have  
4375 access and opportunity to benefit from climate solutions while not bearing an unequal burden of  
4376 the impacts of climate change. This includes strategies such as:

- 4377 • *Cross-reference to the Strategic Climate Action Plan (SCAP) as the County’s*  
4378 *“comprehensive legislative and policy plan for climate action”* and that a subset of the  
4379 policies and commitments from the plan are also reflected in the Comprehensive Plan;
- 4380 • *Commit County to reduce regional greenhouse gas emissions:* targets for reducing  
4381 greenhouse gas emissions; policies committing to transparency and public reporting;
- 4382 • *Commit County to reduce government operations greenhouse gas emissions:* agency  
4383 specific policies; commitments to energy efficiency, renewable energy, waste to  
4384 resources;

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<sup>1123</sup> King County Council. Chapter 24.28 Credit Enhancement Programs. Title 24 Housing and Community Development. King County Code. [\[link\]](#)

- 4385 • *Land use and development policies that promote healthy communities:* enable walking,
- 4386 bicycling, and public transit use, thereby reducing greenhouse gas emissions; and
- 4387 • *Promote regional collaboration:* collaborate with partners on approaches to reduce
- 4388 greenhouse gas emissions.
- 4389

## 4390 **Unincorporated King County Policies and Regulations**

4391 The following policies specifically serve areas in unincorporated King County.

### 4392 *Alternative Housing Demonstration Project*

4394 King County began the Alternative Housing Demonstration Project as Action Item 6 in the 2016  
4395 Comprehensive Plan.<sup>1124</sup> The King County Council approved the demonstration project  
4396 ordinance in June 2020.<sup>1125</sup> The project allowed for the construction of two demonstration  
4397 projects, one nonprofit development on Vashon Island and one for-profit development in White  
4398 Center, to test micro-housing models not currently allowed in King County Code. The project  
4399 involved significant interdepartmental coordination for a Request for Information, followed by a  
4400 Request for Proposals, to identify potential housing models and interested and capable  
4401 developers. The eligibility for these two communities has since expired, and the Executive will  
4402 explore whether to recommend permanent code changes through a report that will be  
4403 completed two years after the second project is opened, in approximately 2025. In the  
4404 meantime, the demonstration project is proposed to be expanded to Snoqualmie Pass Rural  
4405 Town as part of the Snoqualmie Valley/Northeast King County Community Service Area  
4406 Subarea Plan to help support the development of needed workforce housing in that community.

### 4407 *Skyway-West Hill and North Highline Anti-Displacement Strategies*

4409 Motion 15539 and the 2020 Comprehensive Plan Update directed the Executive branch to write  
4410 a report examining a suite of anti-displacement strategies and conduct a robust community  
4411 engagement process. The 2021 Skyway-West Hill and North Highline Anti-displacement  
4412 Strategies Report analyzes and recommends a set of actions, policies, and programs to reduce  
4413 displacement risk and increase housing stability.<sup>1126</sup> The report analyzes the recommendations  
4414 based upon a variety of factors, including community interest, feasibility, magnitude of impact,  
4415 and time and cost of implementation. The report recommended ten anti-displacement  
4416 strategies. These actions intend to:

- 4417 • increase the supply of deeply affordable housing;
- 4418 • mitigate displacement and prioritize current and past residents for affordable housing;
- 4419 and
- 4420 • leverage the private market to generate affordable units.

4421 King County engaged with community members in Skyway-West Hill and North Highline to  
4422 collect input from people most impacted by displacement.

4423  
4424

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<sup>1124</sup> King County Department of Local Services. (2022, April 18). *Executive Recommended 2022 Update to 2016 Comprehensive Plan*. [\[link\]](#)

<sup>1125</sup> Ordinance 19119. [\[link\]](#)

<sup>1126</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)



4425 *King County Community Preference Program in Skyway-West Hill and North Highline*

4426  
4427 The 2024 King County Comprehensive plan adopted a Work Plan Action item to explore  
4428 expanding the Community Preference Program to urban unincorporated King County. The King  
4429 County Community Preference Program in Skyway-West Hill and North Highline requires  
4430 affordable housing projects receiving funding from King County prioritize 40 percent of  
4431 affordable units for applicants with a connection to the community.<sup>1127</sup> An applicant is  
4432 considered to have a connection to the community if they:

- 4433 • are, or have a parent, guardian or ancestor who is a current or former resident;
- 4434 • use, participate in, volunteer in, or work for a local organization; or
- 4435 • live within half a mile of the property.

4436  
4437 The current program intends to mitigate displacement by ensuring current and former residents  
4438 are more likely to benefit from investments in affordable housing in their communities. Housing  
4439 developers must submit an Affirmative Marketing and Community Preference Plan to the  
4440 County and coordinate with local community-based organizations to conduct outreach to  
4441 community members. The 2022 Housing Finance Program funding round included the  
4442 requirement for community preference in Skyway-West Hill and North Highline.

4443 *King County Inclusionary Housing Program*

4444 In the 2024 Comprehensive Plan, King County adopted code changes to expand the  
4445 Inclusionary Housing program to all urban unincorporated communities and the Rural Towns of  
4446 Vashon and Snoqualmie Pass. This code change does not include community preference or a  
4447 mandatory component. Guided by community input, the 2024 King County Comprehensive plan  
4448 includes a Work Plan Action item to review and consider whether to also expand the community  
4449 preference and/or the mandatory inclusionary housing program elements. This review will take  
4450 place after the Comprehensive Plan is adopted.

4451  
4452 The North Highline Community Service Area Subarea Plan and Skyway/West Hill Subarea Plan  
4453 were adopted in December 2022 as part of the 2022 update to the 2016 Comprehensive  
4454 Plan.<sup>1128</sup> The ordinance included new inclusionary housing regulations. Inclusionary housing  
4455 programs support housing choice, increase housing stability, and mitigate residential  
4456 displacement. In Skyway-West Hill and North Highline, inclusionary housing is required for  
4457 residential and mixed-use developments within the unincorporated activity centers and voluntary  
4458 elsewhere.<sup>1129, 1130</sup> Inclusionary housing offers developers the option of increased allowed  
4459 density if the housing provider includes affordable units in the project. Developers may provide a  
4460 payment in lieu of providing all affordable housing as part of the project. The payment must  
4461 result in the same number, quality, and mix of affordable rental or ownership housing units as  
4462 would have been provided on site, and at least one affordable unit must be provided on site.<sup>1131</sup>

4463  
4464

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<sup>1127</sup> King County Code 21A.48.070. [\[link\]](#)

<sup>1128</sup> Ordinance 19555. [\[link\]](#)

<sup>1129</sup> King County. (2022, July 26). *Skyway-west Hill Community Service Area Subarea Plan Attachment B: Update to 2016 Comprehensive Plan*. [\[link\]](#)

<sup>1130</sup> King County. (2022, July 26). *North Highline Community Service Area Subarea Plan Attachment C: An Element of the King County Comprehensive Plan*. [\[link\]](#)

<sup>1131</sup> King County Code 21A.48.080. [\[link\]](#)

4465 *Tenant Protections*

4466 In 2021, the County passed a suite of tenant protections for unincorporated King County to help  
4467 tenants maintain stable housing.<sup>1132</sup> The ordinance:

- 4468 • reduces barriers to housing by limiting upfront charges required at move-in and allowing  
4469 longer move-in costs payment plans than what is required in state law;
- 4470 • creates more housing stability by providing stronger protections against eviction and  
4471 requiring a longer rent increase notice period than what is prescribed in the state law;
- 4472 • protects undocumented tenants by prohibiting landlords from requiring prospective  
4473 tenants to provide a Social Security Number; and
- 4474 • adopts other tenant protections.

4475 *Transfer of Development Rights Affordable Housing Pilot*

4476 King County Ordinance 19146 established a pilot program in which transferrable development  
4477 rights (TDR) are sold at the administrative cost incurred by the County or 15 percent of the fair  
4478 market value, whichever is less, to developments that provide rental or ownership housing that  
4479 is affordable to households with incomes at or below 40 percent area median income.<sup>1133</sup> The  
4480 ordinance also requires the Department of Natural Resources and Parks to transmit a report  
4481 when 100 units of affordable housing are constructed through the program that includes  
4482 information about the use of TDR credits, lessons learned, and recommendations for potential  
4483 permanent changes.<sup>1134</sup> As of September 2023, no units have been built using this provision.  
4484

4485 **Partnerships**

4486 This section provides a description of each partnership with other governments, housing  
4487 providers, advocates, and members of the public King County engages in to further its efforts for  
4488 affordable housing.  
4489

4490 *A Regional Coalition for Housing*

4491 A Regional Coalition for Housing (ARCH) was created in 1992 through an interlocal agreement  
4492 between three cities and King County to address the need for affordable housing in Eastside  
4493 King County.<sup>1135</sup> The Coalition, now made up of 15 East King County cities and King County,  
4494 has helped create more than 7,000 affordable homes.  
4495

4496 *Combined Funders Application*

4497 The Combined Funders Application was developed jointly by King County and the Washington  
4498 State Department of Commerce to centralize the application process to receive capital funding  
4499 for affordable housing projects. The application is accepted by the following funders:  
4500 Washington State Housing Trust Fund, City of Seattle Office of Housing, King County Housing  
4501 Finance Program, Snohomish County Office of Housing and Community Development, A  
4502 Regional Coalition for Housing (ARCH), South King Housing and Homelessness Partners  
4503 (SKHHP), and the Washington State Housing Finance Commission for Low-Income Housing  
4504 Tax Credits.<sup>1136</sup>  
4505

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<sup>1132</sup> King County Ordinance 19311. (2021). [\[link\]](#)

<sup>1133</sup> King County Ordinance 19146. (2019). [\[link\]](#)

<sup>1134</sup> King County Code 21A.37.130. [\[link\]](#)

<sup>1135</sup> A Regional Coalition for Housing (ARCH). *About ARCH*. [\[link\]](#)

<sup>1136</sup> Washington State Housing Finance Commission. (2021, October). *Combined Funders Application Sections*. [\[link\]](#)

4506 *Housing Development Consortium of Seattle-King County*

4507 The Housing Development Consortium (HDC) is made up of over 190 government agencies,  
4508 businesses, and organizations with a mission to develop equitable, affordable housing.<sup>1137</sup> The  
4509 HDC facilitates cross sector collaboration and brings together a broad spectrum of housing  
4510 advocates to address housing needs across the region.

4511  
4512 *King County Affordable Housing Committee*

4513 The Affordable Housing Committee operates under the Growth Management Planning Council  
4514 (GMPC) to advance housing affordability solutions in King County.<sup>1138</sup> The Committee of elected  
4515 officials and community leaders formed in 2019 to recommend and track progress on the 2018  
4516 Regional Affordable Housing Task Force Five Year Action Plan. The Action Plan includes  
4517 strategies to help meet the needs of low-income communities by creating more affordable  
4518 homes.<sup>1139</sup>

4519  
4520 *King County Consortium*

4521 The King County Housing, Homelessness, and Community Development Division administers  
4522 federal funds from HUD on behalf of King County and most cities in King County. King County  
4523 and these cities work together to further the goals of federal programs in an urban county  
4524 consortium. There are different types of partnerships, which depend on the size and population  
4525 of the city, within the consortium. Most cities in the consortium partner with King County to  
4526 distribute both CDBG and HOME funds.<sup>1140</sup>

4527  
4528 *King County Regional Homelessness Authority*

4529 The King County Regional Homelessness Authority (KCRHA) was created in 2021 to coordinate  
4530 King County and the City of Seattle’s homeless crisis response system.<sup>1141</sup> The KCRHA unifies  
4531 funding, policies, and program administration across 39 cities and King County. The Authority  
4532 released a draft 5-Year Action Plan in 2023, which includes seven goals and specific strategies  
4533 to reduce homelessness.<sup>1142</sup> The plan is informed by people with lived experience of  
4534 homelessness.<sup>1143</sup>

4535  
4536 *Puget Sound Regional Council*

4537 The Puget Sound Regional Council is made up of Tribal governments, transportation agencies,  
4538 cities and towns, and King, Pierce, Snohomish, and Kitsap counties.<sup>1144</sup> The nearly 100  
4539 members of the Council collaborate to make decisions about growth management,  
4540 transportation, and economic development.

4541

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<sup>1137</sup> Housing Development Consortium. *Who We Are*. [\[link\]](#)

<sup>1138</sup> King County Department of Community and Human Services. (2022, December 21). *Affordable Housing Committee*. [\[link\]](#)

<sup>1139</sup> King County Regional Affordable Housing Task Force. (2019, October). *Five Year Action Plan*. [\[link\]](#)

<sup>1140</sup> King County Department of Community and Human Services. (2022, November 15). *Consortium*. [\[link\]](#)

<sup>1141</sup> King County Regional Homelessness Authority. *About Us*. [\[link\]](#)

<sup>1142</sup> King County Regional Homelessness Authority. (2023, January 18). *Executive Summary: 5 Year Plan Draft for Public Comment*. [\[link\]](#)

<sup>1143</sup> King County Regional Homelessness Authority. (2023, January 18). *5 Year Plan Opens for Public Comment*. [\[link\]](#)

<sup>1144</sup> Puget Sound Regional Council. *About Us*. [\[link\]](#)

4542 *Seattle King County Coalition on Homelessness*

4543 The Seattle/King County Coalition on Homelessness was created in 1979 to advocate for  
4544 resources to reduce homelessness.<sup>1145</sup> The coalition is made up of direct providers of housing,  
4545 as well as local governments, advocacy organization, professional groups, and people with lived  
4546 experience of homelessness.

4547  
4548 *South King Housing and Homelessness Partners*

4549 South King Housing and Homelessness Partners (SKHHP) is a joint board formed by an  
4550 interlocal agreement between the ten jurisdictions and King County to coordinate approaches to  
4551 increase housing stability.<sup>1146</sup> SKHHP provides a unified voice for South King County to  
4552 increase affordable housing options for residents.

4553  
4554 *Washington Low-Income Housing Alliance*

4555 The Washington Low-Income Housing Alliance is a coalition of organizations working to create  
4556 and preserve affordable housing across the state.<sup>1147</sup> The Housing Alliance develops policy,  
4557 mobilizes housing advocates across Washington, and works with national housing organizations  
4558 to support strong housing policy at the federal level.

4559

4560 **XI. Existing Strategies Gap Analysis**

4561

4562 **Section Summary**

4563 This section fulfills King County CPP H-5.<sup>1148</sup>

4564

4565 CPP H-5 requires jurisdictions to:

4566 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share*  
4567 *of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for*  
4568 *meeting the countywide need and eliminating racial and other disparities in access to housing*  
4569 *and neighborhoods of choice.*

4570

4571 King County staff reviewed the findings and analysis from the previous sections in this  
4572 assessment and recommendations from previous plans and reports to identify funding gaps for:

- 4573
- 4574 • affordable housing for households with incomes 0 to 50 percent area median income;
  - 4575 • affordable homeownership;
  - 4576 • permanent supportive housing;
  - 4577 • flexibility for equitable community-driven development; and

4578 The following programs were recommended in previous King County plans and reports but have  
4579 not been implemented:

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<sup>1145</sup> Seattle/King County Coalition on Homelessness. (2022). *About Us*. [\[link\]](#)

<sup>1146</sup> South King Housing and Homelessness Partners. (2023). *About SKHHP*. [\[link\]](#).

<sup>1147</sup> Washington Low Income Housing Alliance. (2017) *Who we are, What we do, and Why we do it*. [\[link\]](#)

<sup>1148</sup> 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. [\[link\]](#)

- 4580 • Equitable Development Initiative;
- 4581 • rental inspections;
- 4582 • relocation assistance for tenants;
- 4583 • redevelopment assistance; and
- 4584 • fair housing testing, education, and enforcement.

4585 The King County Interim Loan Program includes language that creates barriers to community-  
4586 driven equitable development, and the Inclusionary Housing Program has only been  
4587 implemented in North Highline and Skyway-West Hill.  
4588

4589 This section also identifies gaps in the following policies and partnerships:

- 4590 • middle housing;
- 4591 • Multifamily Tax Exemption;
- 4592 • King County Regional Homelessness Authority; and
- 4593 • Affordable Housing Committee or Successor.

4594 Similar to the existing strategies summary section, the elements within the categories of  
4595 funding, programs, policies, and partnerships often overlap. The gaps identified in this analysis  
4596 require substantial funding beyond what King County currently has available.  
4597

## 4598 **Funding**

4599  
4600 This section describes gaps in King County’s funding to meet unincorporated King County’s  
4601 housing needs. Some gaps are due to a lack of funding, while others are due to a restriction on  
4602 how King County can spend existing fund sources. These gaps were identified based on the  
4603 housing production gap analysis, racially disparate impact analysis, and community feedback.  
4604

### 4605 *Affordable Housing for 0 to 50 Percent Area Median Income Households*

4606 This assessment’s affordable housing production gap analysis identified an overall gap in  
4607 unincorporated King County of 357 units affordable to households with incomes at or below 80  
4608 percent area median income, but a much larger gap of 1,592 units affordable to households with  
4609 incomes at or below 50 percent area median income.<sup>1149</sup> About 85 percent of the income-  
4610 restricted units produced in unincorporated King County serve households with income between  
4611 50 and 80 percent area median income.<sup>1150</sup> However, nearly 90 percent of the need for  
4612 affordable housing is for households with incomes at or below 50 percent area median  
4613 income.<sup>1151</sup>  
4614

### 4615 *Affordable Homeownership*

4616 Homeownership has been the single largest method of creating intergenerational wealth in  
4617 communities across the United States but is out of reach for most renter households.<sup>1152</sup> The  
4618 fund sources currently available to King County for affordable homeownership are the HOME  
4619 Investment Partnership Program from HUD, Veterans, Seniors, and Human Services Levy  
4620 funding, transit-oriented development bonds, Regional Affordable Housing Program funds, and

---

<sup>1149</sup> See Table 12: Unincorporated King County Housing Production Gap Analysis.

<sup>1150</sup> See Table 12: Unincorporated King County Housing Production Gap Analysis.

<sup>1151</sup> See Table 12: Unincorporated King County Housing Production Gap Analysis.

<sup>1152</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck.

[\[link\]](#)

4621 Green Building Zero Energy funds.<sup>1153</sup> However, affordable homeownership projects typically  
4622 represent a small percentage of the total units in the projects funded by the King County  
4623 Housing Finance Program.<sup>1154</sup>

4624

#### 4625 *Permanent Supportive Housing*

4626 Permanent Supportive Housing is permanent housing for a household that:

- 4627 • is homeless on entry;
- 4628 • has a condition of disability, such as mental illness or chronic health issues; or
- 4629 • has other conditions that create multiple and serious ongoing barriers to housing  
4630 stability.<sup>1155</sup>

4631 These households have a long-term high level of service needs in order to meet the obligations  
4632 of tenancy and maintain their housing. Moving people experiencing chronic homelessness from  
4633 congregate shelter to single room settings increased the residents' health, wellbeing, and  
4634 feelings of stability and reduced interpersonal conflict and 911 emergency calls.<sup>1156</sup> Permanent  
4635 supportive housing also gives residents more time to think about future steps, increases exits to  
4636 permanent housing, and improved engagement with supportive services. This housing model  
4637 requires significantly more ongoing operations, maintenance, and services funding as compared  
4638 to other affordable housing models.

4639

4640 Health Through Housing is the largest local fund source dedicated to the creation of permanent  
4641 supportive housing.<sup>1157</sup> However, it is still insufficient to meet the countywide need, and there  
4642 are few, if any, properties that are good candidates for acquisition in unincorporated King  
4643 County using the Health Through Housing model.<sup>1158</sup> It would cost about \$289 million to  
4644 construct all 608 permanent supportive housing units needed in unincorporated King County  
4645 through 2044, based on the 2022 average cost per unit of \$475,404 used as the cost basis for  
4646 the housing finance gap analysis. This excludes costs for ongoing operations, maintenance, and  
4647 services.

4648

#### 4649 *Flexibility for Equitable Community-Driven Development*

4650 Equitable community-driven development is an approach to planning and community  
4651 development paired with public and private investments and service delivery that advances  
4652 equity and self-determination of communities:

- 4653 • adversely impacted by structural racism and discrimination;
- 4654 • experiencing disparities in economic and health outcomes; and
- 4655 • facing a heightened risk of displacement.

4656 These communities primarily include Black, Indigenous, and People of Color, low-income,  
4657 immigrants and refugees, people with disabilities, seniors, and LGBTQ+ communities.<sup>1159</sup> This  
4658 approach centers the needs and visions of these groups because having opportunities to own

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<sup>1153</sup> U.S. Department of Housing and Urban Development. (2022). *HOME Investment Partnership Program*. [\[link\]](#)

<sup>1154</sup> King County Housing Finance Program. (2021). *Funding Awards and Compliance*. [\[link\]](#)

<sup>1155</sup> King County. (2020, January). *Homeless Housing Program*. [\[link\]](#)

<sup>1156</sup> University of Washington and King County DHCS. (2020). *Impact of Hotels as Non-Congregate Emergency Shelters*. [\[link\]](#)

<sup>1157</sup> King County. (2021, October). *Health Through Housing*. [\[link\]](#)

<sup>1158</sup> King County Department of Community and Human Services Health Through Housing. Personal communication with DCHS staff.

<sup>1159</sup> King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

4659 and develop land to serve their communities needs builds power and creates wealth,  
4660 opportunity, and stability by and for these communities.<sup>1160</sup> These projects are often led by  
4661 smaller community-based organizations or have a less common project design, such as a  
4662 community land trust or a mixed-use project. The 2023-2024 Biennial Budget includes \$25  
4663 million for equitable, community-driven affordable housing, with \$5 million allocated for  
4664 affordable housing development located in Skyway-West Hill and \$5 million allocated for  
4665 affordable housing development serving households with one or more individuals with  
4666 disabilities.<sup>1161</sup> However, most funding for affordable housing includes requirements that make  
4667 these types of projects or applicants less competitive or ineligible.

4668  
4669 *Affordable Two-, Three- and Four-Bedroom Units*

4670 As discussed in the Housing Needs Analysis of this report, over 2,000 households in  
4671 unincorporated King County live in overcrowded apartments and community members have  
4672 raised the need for more family-sized units.<sup>1162,1163</sup> The King County Housing Finance Program  
4673 regularly awards funding to projects that include units with two or more bedrooms. Although the  
4674 Washington State Housing Finance Commission’s scoring summary does incentivize larger-  
4675 sized units, it is one of many incentives in their scoring criteria.<sup>1164</sup> Additionally, nine percent  
4676 Low-Income Housing Tax Credits have been focused on permanent supportive housing or  
4677 deeply affordable housing for formerly homeless households, which are more likely to be  
4678 studios and one-bedroom units.

4679  
4680 **Programs**

4681  
4682 This section describes gaps in King County’s programs to meet different housing needs. The  
4683 following programs were recommended in previous King County plans and reports but have not  
4684 been implemented:

- 4685 • Equitable Development Initiative;
- 4686 • rental inspections;
- 4687 • relocation assistance for tenants;
- 4688 • redevelopment assistance; and
- 4689 • fair housing testing, education, and enforcement.

4690 King County staff identified gaps in the existing King County Code Interim Loan Program  
4691 includes and Inclusionary Housing Program based on previous planning efforts and community  
4692 feedback. These gaps identified in this analysis require substantial funding beyond what King  
4693 County currently has available.  
4694

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<sup>1160</sup> King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

<sup>1161</sup> Ordinance 19546, Section 107, ER1 Expenditure Restriction. [\[link\]](#)

<sup>1162</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

<sup>1163</sup> King County Department of Community and Human Services. (2021, September 30). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>1164</sup> Washington State Housing Finance Commission. (2023, April). *Scoring Summary: 2023 Multifamily Bond/Tax Credit Application Round*. [\[link\]](#)

4695 *Equitable Development Initiative*

4696 The King County Executive transmitted the Equitable Development Initiative (EDI)  
4697 Implementation Plan – Phase 1 in January 2023.<sup>1165</sup> The plan includes recommendations on  
4698 needed resources and capacities necessary to establish and begin implementing a King County  
4699 EDI capable of meeting the needs of the community. Community needs include:

- 4700 • funding for capital investments and capacity building;
- 4701 • clear and effective partnership and collaboration with King County staff and elected  
4702 officials;
- 4703 • an expanded approach to land banking and strategic acquisition;
- 4704 • access to technical experts and peers; and
- 4705 • clear expectations and compensation for those serving on Advisory Boards and  
4706 community workgroups/committees.<sup>1166</sup>

4707 King County needs include:

- 4708 • sustained and flexible funding;
- 4709 • access to technical experts and peers; and
- 4710 • cross sector partnerships.<sup>1167</sup>

4711 *Fair Housing Testing, Education, and Enforcement*

4712 King County and partner cities pooled funds to contract with the Fair Housing Center of  
4713 Washington in 2019 and 2022 to understand the nature and extent of housing discrimination in  
4714 King County.<sup>1168</sup> The results found evidence of discrimination in about half of tests. King County  
4715 does not conduct regular housing discrimination testing and has not yet pursued additional  
4716 efforts related to education and enforcement of fair housing laws.<sup>1169</sup>

4717  
4718 The current system to address housing discrimination is complaint based, in which individuals  
4719 who believe they have been discriminated against may file a complaint with the Washington  
4720 State Human Rights Commission or pursue direct legal action. This imposes a significant  
4721 burden on the discriminated party and is unlikely to help the harmed party find housing. The  
4722 2019 Analysis of Impediments to Fair Housing Choice recommends King County invest in  
4723 programs that provide fair housing, education, enforcement, and testing.<sup>1170</sup>

4724  
4725 *Inclusionary Housing*

4726 Inclusionary housing programs requires or incentivizes housing developers to include a  
4727 percentage of affordable housing dwelling units in their developments, often in exchange for  
4728 increased density.<sup>1171</sup> King County implemented an Inclusionary Housing program as part of

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<sup>1165</sup> King County Council. (2023, February). *Equitable Development Initiative – Implementation Plan Report*. [\[link\]](#)

<sup>1166</sup> King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

<sup>1167</sup> King County. (2023, January). *Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

<sup>1168</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>1169</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>1170</sup> King County Department of Community and Human Services. (2020). *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>1171</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)



4729 the Skyway-West Hill and North Highline Anti-displacement Strategies Report and related  
4730 subarea plans.<sup>1172</sup>  
4731 The Skyway-West Hill and North Highline Inclusionary Housing program was adopted in  
4732 December 2022 with the intention to address displacement risks these communities. The  
4733 program became effective in January 2023.<sup>1173</sup> King County code mandates the Inclusionary  
4734 Housing program in the Skyway West-Hill and North Highline unincorporated Activity Centers. In  
4735 the remainder of the Skyway-West Hill and North Highline subarea geographies, developers  
4736 may voluntarily opt into the program. This program allows for 125 to 200 percent density  
4737 bonuses in exchange for a percentage of affordable housing dwelling units.<sup>1174</sup> Households with  
4738 incomes at or below 80 percent area median income are eligible for homeownership units build  
4739 under the program. Households with incomes at or below 60 percent area median income are  
4740 eligible for rental units built under the program.

4741  
4742  
4743 In the 2024 Comprehensive Plan, King County expanded the voluntary inclusionary housing  
4744 elements the rest of urban unincorporated King County and the Rural Towns of Vashon and  
4745 Snoqualmie Pass. This code change does not expand the existing community preference or  
4746 mandatory inclusionary housing elements of the program. Guided by community input, the 2024  
4747 King County Comprehensive plan included a Work Plan Action item to evaluate whether to  
4748 expand these elements to any of these other communities as well.

4749  
4750 *Interim Loan Program and Land Banking*

4751 King County Code 24.22 establishes the Interim Loan Program. The program’s purpose is to  
4752 facilitate acquisition of land for low-income housing.<sup>1175</sup> It allows King County to loan money to  
4753 experienced housing developers on a short-term, interim basis to acquire property for affordable  
4754 and homeless housing for households at or below 50 percent area median income.

4755  
4756 Requiring the funds be loaned to “experienced housing developers” excludes community-based  
4757 organizations that have less experience developing affordable housing. Additionally, requiring  
4758 the resulting project on the property serve households with incomes at or below 50 percent area  
4759 median income effectively excludes affordable homeownership projects, which often need to  
4760 serve households with incomes at or below 80 percent area median income to be financially  
4761 feasible. King County could also directly purchase land for affordable housing and conduct a  
4762 public process to select an owner and developer.

4763  
4764 *Rental Inspection Program*

4765 Rental inspection programs seek to ensure that all residents live in safe and healthy housing  
4766 units and can address persistent place-based and race-based inequities.<sup>1176</sup> The Housing and  
4767 Community Development Division’s asset management team and other public funders regularly  
4768 inspect income-restricted affordable housing.<sup>1177</sup> While the Code Enforcement section of the

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<sup>1172</sup> King County Code Chapter 21A.48. *Inclusionary Housing*. [\[link\]](#)

<sup>1173</sup> *Ordinance 19555*. [\[link\]](#)

<sup>1174</sup> *Ordinance 19555*. [\[link\]](#)

<sup>1175</sup> King County Code Chapter 24.22. *Interim Loan Program For Property Acquisition for Low-Income Housing*. [\[link\]](#)

<sup>1176</sup> ChangeLab Solutions. (2022, November). *A Guide to Proactive Rental Inspections*. [\[link\]](#)

<sup>1177</sup> King County Housing, Homelessness, and Community Development Division. (2021, May). *COVID-19 Asset Management Guidelines*. [\[link\]](#)

4769 King County Permitting Division may investigate complaints of substandard housing, it does not  
4770 enforce tenant-landlord disputes.<sup>1178</sup>  
4771

4772 There is no proactive rental inspection program for market rate rental housing in unincorporated  
4773 King County. A proactive rental inspection program would remove the burden on tenants to  
4774 report substandard housing to a prevention-based model.<sup>1179</sup> There are significant barriers to  
4775 establishing a rental inspection program, including establishing a method to identify or register  
4776 market-rate rental housing, establishing a new program with sufficient staffing, and identifying  
4777 an available fund source. Implementing proactive rental inspection policies would achieve Goal  
4778 4, Strategy D, in the King County Regional Affordable Housing Task Force’s Five Year Action  
4779 Plan.<sup>1180</sup> King County does not currently have resources to implement a rental inspection  
4780 program.

4781  
4782 *Redevelopment Assistance Program*

4783 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended  
4784 King County implement a redevelopment assistance program that provides financial and  
4785 technical assistance for homeowners with incomes at or below 80 percent area median income  
4786 to build an accessory dwelling unit (ADU) or tenants with incomes at or below 60 percent area  
4787 median income.<sup>1181</sup> The report found that a redevelopment assistance program would require at  
4788 least 1.5 FTEs to manage 10 projects annually, with annual costs of \$266,000 for staffing and  
4789 \$1.68 million for capital funding. The report also found that the program should be a lower  
4790 priority for King County as compared to other strategies that result in a higher number of units.  
4791 King County has so far not acted to implement the program due to lack of resources.

4792  
4793 *Relocation Assistance Program*

4794 Relocation assistance programs provide financial assistance from the government or the  
4795 landlord to tenants who are displaced for reasons outside the tenant’s control. Relocation  
4796 assistance for low-income households increases the likelihood a tenant will find nearby housing  
4797 rather than become homeless or move far from their community.<sup>1182</sup>  
4798

4799 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended  
4800 King County Executive to transmit a tenant relocation assistance ordinance, after identifying  
4801 sufficient resources for implementation, that provides tenants with financial assistance when the  
4802 tenant is involuntarily displaced due to development-related reasons or conversion of the unit  
4803 into a condominium.<sup>1183</sup> The report found the program would cost King County between \$30,000  
4804 to \$50,000 annual in direct costs to tenants, and between one and three full-time equivalent  
4805 (FTE) staff to support enforcement and implementation of the program. King County would need  
4806 to find an appropriate fund source for the County portion of the costs. DCHS and DLS are  
4807 currently exploring this program.  
4808

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<sup>1178</sup> King County Permitting Division. (2023, February). *Code Enforcement*. [\[link\]](#)

<sup>1179</sup> National Center for Healthy Housing. (2022, November). *Proactive Rental Inspections*. [\[link\]](#)

<sup>1180</sup> King County Regional Affordable Housing Task Force. (2019, October). *Five Year Action Plan*. [\[link\]](#)

<sup>1181</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>1182</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

<sup>1183</sup> King County Department of Community and Human Services. (2021, September 21). *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

4809 **Policies and Regulations**

4810

4811 *Middle Housing*

4812 Middle housing refers to housing types that are denser than traditional single detached homes  
4813 but less dense than apartment buildings.<sup>1184</sup> The data presented in this assessment show that  
4814 housing production slowed significantly over the past 20 years while the population has  
4815 continued to increase in King County. Middle housing types can help contribute to meeting the  
4816 housing need in urban unincorporated King County by providing greater density and diversity of  
4817 housing types. King County staff heard through interviews with housing providers and  
4818 community-based organizations that middle housing should help increase housing affordability  
4819 and choice. An interviewee explained, “We need middle housing. We come from cultures where  
4820 communities are deeply connected. We did not live in massive homes, we lived in apartment  
4821 communities, with a mix of ages, grandparents taking care of the children.”<sup>1185</sup>

4822

4823 Washington State adopted House Bill 1110 in 2023, requiring most jurisdictions allow middle  
4824 housing types on current lots zoned for single detached homes, particularly in areas within a  
4825 half mile walkshed of transit.<sup>1186</sup> However, unincorporated King County was not included in that  
4826 requirement. The staff work group explored ways to expand development of middle housing in  
4827 urban unincorporated King County and supported discussions with the Equity Work Group for  
4828 middle housing in this Comprehensive Plan update.

4829

4830 The 2024 Comprehensive Plan adopted code changes that reduce regulatory barriers for and  
4831 incentivize middle housing in residential zones. These zones include unincorporated urban  
4832 areas and Rural Towns.<sup>1187</sup> The code changes streamline the development process for  
4833 duplexes, triplexes, and fourplexes and offer regulatory flexibilities to encourage their  
4834 development.<sup>1188</sup>

4835

4836 *Multifamily Tax Exemption*

4837 Chapter 84.14 Revised Code of Washington established the multifamily tax exemption  
4838 program.<sup>1189</sup> The program authorizes local governments to exempt the value of new housing  
4839 construction, conversion, and rehabilitation from property taxes for eight to twenty years,  
4840 depending on the location of the project and the income levels served.

4841

4842 In 2021, Senate Bill 5287 changed the population threshold that makes counties eligible to  
4843 implement the program, making King County eligible.<sup>1190</sup> The 2024 Comprehensive Plan  
4844 adopted a Work Plan Action item for King County Multifamily to conduct a study evaluating the  
4845 benefit and impacts of a Multifamily Tax Exemption program, and if recommended, to propose  
4846 an ordinance to adopt r a Multifamily Tax Exemption program for unincorporated King County.  
4847 Further community engagement to Multifamily inform this recommendation will be necessary  
4848 before recommending whether to allow a Multifamily Tax Exemption program.

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<sup>1184</sup> Municipal Research and Services Center. (2022). *Missing Middle Housing*. [\[link\]](#)

<sup>1185</sup> Staff from organization focused on the Indian American community, personal communication with DCHS staff, August 9, 2023.

<sup>1186</sup> Washington State Legislature. (2023, April). *House Bill 1110*. [\[link\]](#)

<sup>1187</sup> King County (2023) Public Review Draft Ordinance 19026 [\[link\]](#)

<sup>1188</sup> King County (2023) Public Review Draft Ordinance 19026 [\[link\]](#)

<sup>1189</sup> Chapter 84.14 Revised Code of Washington. [\[link\]](#)

<sup>1190</sup> Washington State Legislature. (2021). *Senate Bill 5287*. [\[link\]](#)

4849

4850 *Emergency Housing*

4851 House Bill 1220 required that cities conduct a Land Capacity Analysis. King County conducted a  
4852 Land Capacity Analysis and found that there was sufficient land capacity for all housing types,  
4853 except for emergency and permanent supportive housing. The 2024 Comprehensive Plan  
4854 adopted code changes aimed at clarifying the allowed zones these housing types are allowed in  
4855 to ensure sufficient zoned capacity and to reduce barriers to their development.  
4856