

Memo

To: King County Affordable Housing Committee Members
From: Carson Hartmann, Regional Affordable Housing Planner
Jesse Warren, Housing Policy and Finance Lead Evaluator
cc: Housing Interjurisdictional Team
Date: November 9, 2023
Re: Regional Affordable Housing Dashboard Final 2023 Update Summary

Purpose of the November 16 AHC Meeting

At the November 16 Affordable Housing Committee (AHC or Committee) meeting, AHC staff will brief Committee members on the third and final round of updates to the [Regional Affordable Housing Dashboard](#) in 2023. AHC members will have the opportunity to ask questions.

Background

The [Regional Affordable Housing Dashboard](#) provides accessible metrics and performance measures that assist with understanding King County's affordable housing crisis and demonstrate the impact of solutions to address it. The dashboard monitors progress towards the [2018 Regional Affordable Housing Task Force's \(RAHTF\) Five Year Action Plan](#) goal of striving to eliminate cost burden for King County households earning 80 percent area median income (AMI) and below, with a priority for serving households at or below 50 percent AMI, as well as progress to implement the RAHTF Five Year Action Plan. The dashboard has four sections:

1. **Key Housing Affordability Indicators:** County-level housing data, including housing cost burden and progress to build or preserve 44,000 units affordable at or below 50 percent AMI between 2019 and 2024
2. **Regional Progress to Implement the Action Plan:** RAHTF Five Year Action Plan implementation activity, broken into plan goals, strategies to achieve goals, and actions to implement the strategies
3. **Measuring Impact:** Impact of collective actions to implement the RAHTF Five Year Action Plan goals
4. **Jurisdictional Housing Affordability Snapshots:** Jurisdiction-level housing data, including housing cost burden, income-restricted housing production, demographics, housing cost, subregional collaboration status, and enacted housing policies

AHC staff updated at least one element in all four sections of the dashboard in this most recent update. See Exhibit 1 for details on data and processes behind each update.

Dashboard Update Highlights

Key findings from the most recent dashboard updates include:

1. Reducing parking requirements for affordable housing remains the most popular tool to lower construction costs, but most jurisdictions have not acted.

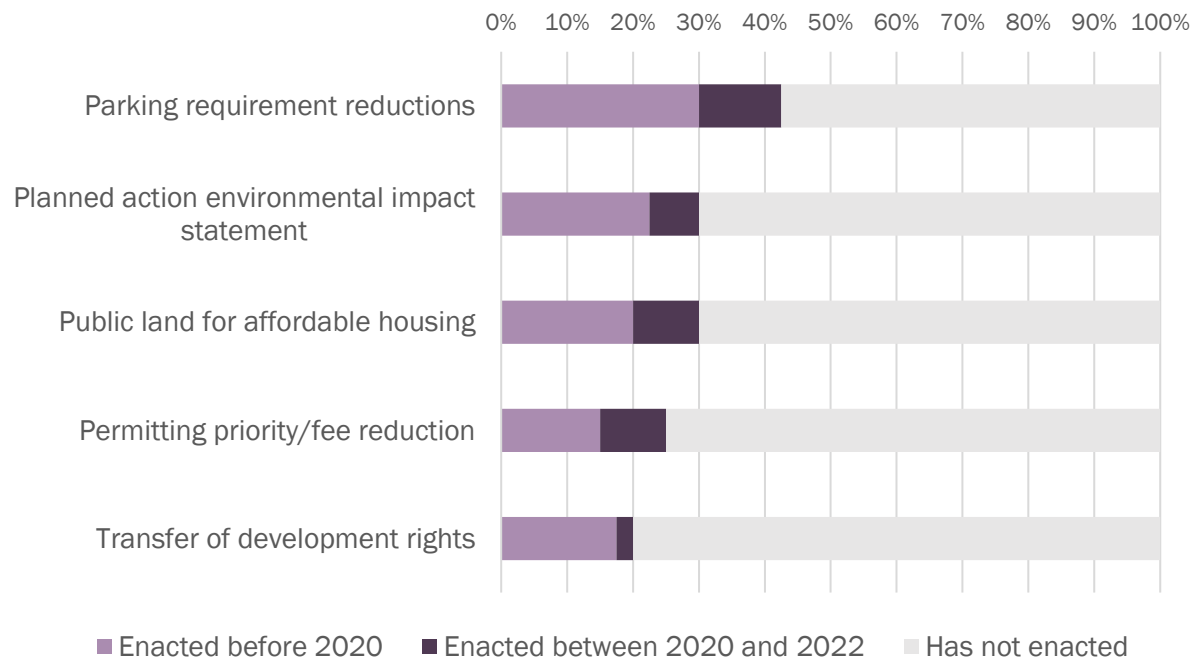
As of December 31, 2022, 43 percent of King County jurisdictions (17 in total) report enacting a policy to reduce parking requirements for affordable housing, making it the most commonly enacted tool in King County to reduce the cost of affordable housing construction. This represented a 23 percent increase over the number of jurisdictions reporting using this tool in the summer of 2019.

Cities classified in Puget Sound Regional Council’s VISION 2050¹ as Metropolitan or Core cities were mostly likely to enact policies that reduced parking requirements, followed by High Capacity Transit Communities and Cities and Towns. Other frequently adopted policies included those that:

- prioritize review of permits for affordable housing project in the permitting process,
- reduce permitting fees for affordable projects, or
- make publicly owned land available for affordable housing at no or low cost.

Table 1 summarizes jurisdictional enactment of policies that reduce cost to build affordable housing across King County. See Exhibit 2 for a detailed inventory of jurisdictional adoption of policies that reduce costs to build affordable housing.

Table 1 | Percent of jurisdictions with policies that reduce cost to build affordable housing
Puget Sound Regional Council, Housing Incentives and Tools Survey, 2022



¹ PSRC Data Portal – Regional Geographies, June 23, 2022 [\[link\]](#)

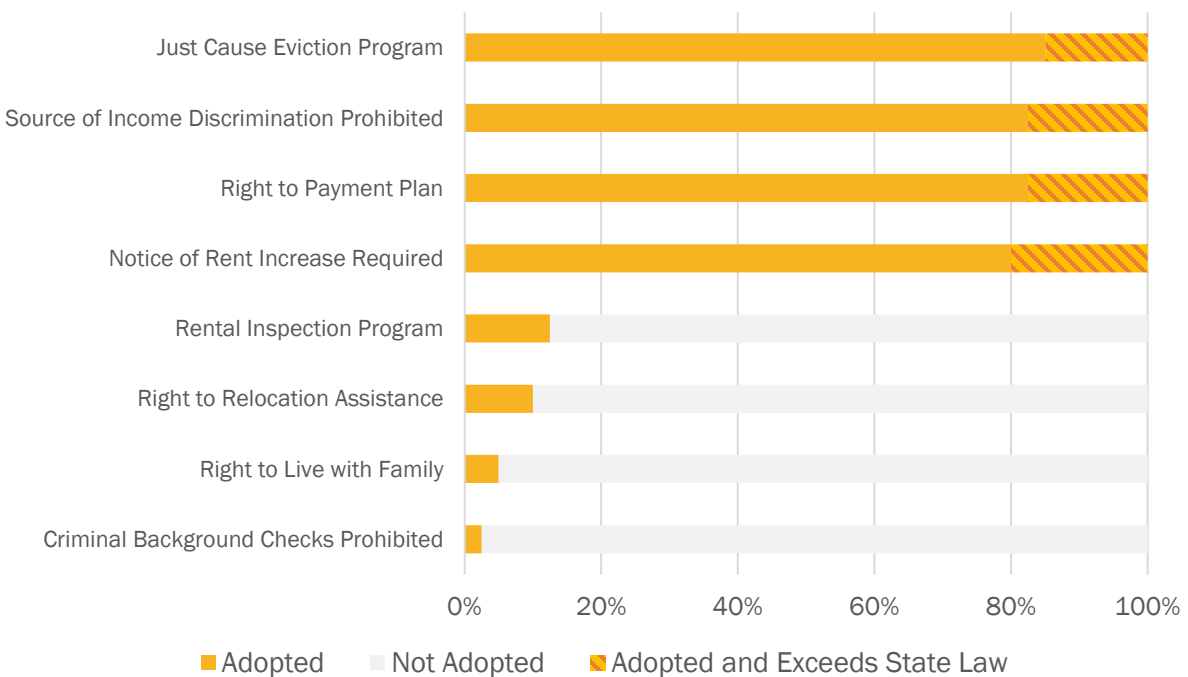
2. Due to new state laws since 2020, tenants now have the right to a payment plan and just cause evictions protections.

In 2020 and 2021, the State of Washington passed laws to ensure certain just cause eviction protections and the right to a payment plan to residents of all King County jurisdictions.² Since 2019, a total of 14 jurisdictions—most of which are classified as Metropolitan or Core Cities in the Puget Sound Regional Council’s Regional Growth Strategy as part of VISION 2050—have passed policies that exceed state just cause evictions requirements, source of income discrimination protections, right to payment plan, and notice of rent increase requirements. Local jurisdictions also ensure other protections for tenants, such as relocation assistance programs and the right to live with family.

Table 3 summarizes the extent of tenant protections adoptions throughout the county. Exhibit 2 details which King County jurisdictions enacted tenant protections, grouped by regional geography and which protections exceed state laws.

Table 2 | Percent of jurisdictions with policies that protect tenants

King County Department of Community and Human Services Analysis & Puget Sound Regional Council, Housing Incentives and Tools Survey, 2022



What’s Next

In 2024, AHC staff will complete another update to the AHC dashboard with results from a forthcoming jurisdictional survey on 2023 housing tools and incentive activity and newly released data from the US Census and the Department of Housing and Urban Development. Staff will also make progress on developing a monitoring and reporting strategy consistent with the recently amended King County Countywide Planning Policies, including the development of a method to

² RCW [59.18.610](#) outlines rights to pay deposits, non-refundable fees, and last month’s rent on a payment plan (passed in June 2020) and RCW [59.18.650](#) outlines just cause eviction protections (passed in May 2021)

compare jurisdictional progress to plan for and accommodate housing needs. This work, as well as AHC discussions, will have implications for the AHC dashboard going forward and will result in revisions to the Dashboard, to be completed in 2025-2026.

Exhibit 1: Dashboard Update Details

This exhibit details the data behind each update made to the Regional Affordable Housing Dashboard. A complete and updated set of [data notes, glossary, and methodology](#) can be found on the Regional Affordable Housing Dashboard website.

Key Affordability Indicators

Affordable and available

At the September 7, 2023 Housing Interjurisdictional Team (HIJT) meeting, members from the City of Seattle expressed concerns with the dashboard findings on “affordable and available” units throughout King County. The Federal Reserve Bank of Philadelphia piloted the affordable and available measure in 2010 to demonstrate how limited housing supply and household choices impact what is functionally available for low-income households. Since, research teams (including the National Low Income Housing Coalition³) as well as government entities (including the City of Seattle) have used the metric as an indicator of local housing affordability. When launching the dashboard, however, Affordable Housing Committee (AHC) staff adapted the original metric to better capture the impact of downrenting⁴ and provide more detail on differences within individual income bands. In October of 2023, AHC staff met with City of Seattle staff to discuss differences in approaches to calculating the affordable and available metric. As a result of this meeting and to better align with Seattle’s method, the dashboard now only displays the metric of “affordable and available units” for households making at or below 30 percent of area median income (AMI).

In 2024, AHC staff will work to develop a monitoring and reporting strategy to measure jurisdictional progress to plan for and accommodate housing needs. In this work, staff will consider whether and how to incorporate measures of how available housing is to low-income households and the drivers of that lack of availability into any future iterations of the dashboard or other data reporting tools.

Measuring Impact

AHC staff made three updates to the “Measuring Impact” section of the dashboard.

1. Goal 4: Tenant Protections

AHC staff updated the following data points in the “Goal 4: Tenant Protections” section:

- **Data on local tenant protections** utilized by jurisdictions in King County was updated with data compiled by staff at King County’s Department of Community and Human Services (DCHS). Data now reflects policy changes adopted since 2020.
- **Data on eviction filings** in 2022 from the King County Evictions Database was also added. This database was developed by DCHS and includes data from the King County Department of Judicial Administration and King County Sheriff’s Office on eviction filings and outcomes.

2. Goal 5: Displacement

³ Out of Reach 2023: The High Cost of Housing, National Low Income Housing Coalition [\[link\]](#)

⁴ “Downrenting” is defined as when a unit affordable to a lower-income household is occupied by a household in a higher monthly income band

AHC staff updated data for maps displaying percent Black, Indigenous, and People of Color population, and percent of low-income households (defined as households making below 200 percent of the federal poverty line). Both use American Community Survey 5-year data (2016-2021).

3. Goal 6: Housing Growth and Diversity

AHC staff updated the following data points in the “Goal 6: Housing Growth and Diversity” section:

- **The average cost to build or preserve an income-restricted housing unit** metric now reflects the average capital cost to build or preserve and income-restricted unit in King County in 2022. This amount is based on a 2023 analysis conducted by King County DCHS staff for the public review draft of the King County Comprehensive Plan and reflects the total residential development costs reported in projects receiving awards for the King County's 2022 Housing Capital Funding Round.⁵ The total cost of the residential portion of a project includes land, capitalized reserves, and offsite infrastructure improvements.
- **The number of housing units produced per new household formed in King County** The original data source for this statistic came from the Up for Growth [2020 Housing Underproduction in Washington State](#) report.⁶ In this update, AHC staff used data from analysis conducted by the King County Regional Planning section of the Office of Performance, Strategy and Budget in 2022. The analysis uses Washington State Office of Financial Management data to determine the net new housing units built between 2010 and 2020 and compares this to net new households formed in the same period.
- **The Housing Growth by Location map** now uses 2008-2023 data on housing unit counts from Washington State Office of Financial Management.
- **The Housing Diversity in New Construction map** now uses data from the 2008-2019 Puget Sound Regional Council (PSRC) Residential Building Permits Survey, which is the most recent data available on the topic.

Jurisdictional Housing Affordability Snapshots

Housing Policies Enacted

AHC staff updated the Housing Policies Enacted table in the Jurisdictional Affordable Housing Snapshot section with results from PSRC's 2022 Housing Incentives and Tools Survey (HITS).

PSRC developed and distributed the 2022 HITS in consultation with AHC staff and included an addendum of questions specific to King County to aid in AHC data collection needs. HITS results provide a general overview of the incentives and tools enacted by King County jurisdictions to support the production and preservation of affordable housing and increase housing stability as of December 31, 2022.⁷

On the dashboard, AHC staff organize HITS housing policies enacted data into policies that:

⁵ See Appendix B: Housing Needs Assessment of King County's Public Review Draft Comprehensive Plan, published for review and comment in June 2023 [\[link\]](#)

⁶ Housing Underproduction in Washington State: Economic, Fiscal, and Environmental Impacts of Enabling Transit-Oriented Accessible Growth to Address Washington's Housing Affordability Challenge, Up for Growth, printed January 28, 2020, updated July 2, 2020 [\[link\]](#)

⁷ For a complete description of PSRC's methodology and survey design, see the 2022 Housing Incentives and Tools Survey report, released in February 2023 [\[link\]](#)


































































- **create income-restricted affordable units**, which include density bonuses for affordable housing, incentive zoning, inclusionary zoning, and multifamily tax exemption programs;
- **reduce the cost to build affordable housing**, which include policies that eliminate or reduce parking requirements for affordable housing projects, prioritize permits for affordable housing, allow for planned action environmental impact statements, and that allow for the use of transfer of development rights for affordable housing;
- **increase housing growth and diversity**, which include land use changes that permit detached/attached accessory dwelling units, duplexes/triplexes, mixed-use buildings, zero-lot line and townhome projects, low-, mid-, and high-rise multifamily buildings, cluster developments and planned unit developments, micro units, cottage housing, and manufactured housing; and
- **protect tenants**, which include prohibitions on criminal background checks, just cause eviction programs, requirements for notice of rent increase, rental inspection programs, the right to live with family, the right to payment plans, the right to relocation assistance, and the prohibition of source of income discrimination.

See Exhibit 2 for a detailed look at jurisdictional adoption of policies that created income-restricted affordable units and reduced costs to build affordable housing.

Exhibit 2: Housing Incentives Enacted or Updated by King County Jurisdictions and VISION 2050 Regional Geography

Source: [Puget Sound Regional Council's Housing Incentives and Tools Survey, 2022](#)

 = Enacted before 2020
  = Enacted after 2020
  = Law enacted before 2020 and updated after 2020

Regional Geography and Jurisdiction	Policies that Create Income-restricted Affordable Units				Policies that Reduce the Cost to Build Affordable Housing					Percent of Policies Enacted
	Density bonus for affordable housing	Incentive zoning	Inclusionary zoning	Multifamily Tax Exemption	Parking requirement reduction for affordable housing	Permitting priority/fee reduction	Planned action environmental impact statement	Public land for affordable housing	Transfer of development rights for affordable housing	
Countywide										
Total Jurisdictions that Enacted or Updated Policy, 2020-2022	5	6	5	9	5	4	3	4	1	N/A
Total Jurisdictions with Policy Enacted as of 2022	17	14	14	21	17	10	12	12	9	N/A
Percent of Jurisdictions in King County with Policy	43%	35%	35%	53%	43%	25%	30%	30%	23%	N/A
Metropolitan Cities										
Bellevue										78%
Seattle										89%
Percent with Policy Enacted	50%	100%	50%	100%	100%	100%	100%	100%	50%	N/A
Core Cities										
Auburn										56%
Bothell										67%
Burien										33%
Federal Way										67%
Issaquah										100%
Kent										44%
Kirkland										67%
Redmond										33%
Renton										67%
SeaTac										22%

 = Enacted before 2020
  = Enacted after 2020
  = Law enacted before 2020 and updated after 2020

Regional Geography and Jurisdiction	Policies that Create Income-restricted Affordable Units				Policies that Reduce the Cost to Build Affordable Housing					Percent of Policies Enacted
	Density bonus for affordable housing	Incentive zoning	Inclusionary zoning	Multifamily Tax Exemption	Parking requirement reduction for affordable housing	Permitting priority/fee reduction	Planned action environmental impact statement	Public land for affordable housing	Transfer of development rights for affordable housing	
Tukwila										33%
Percent with Policy Enacted	55%	45%	55%	91%	73%	36%	64%	55%	9%	N/A
High Capacity Transit (HCT) Communities*										
Des Moines										33%
Kenmore										89%
Lake Forest Park										22%
Mercer Island										33%
Newcastle										44%
Shoreline										89%
Woodinville										11%
Percent with Policy Enacted	71%	43%	43%	86%	71%	29%	29%	29%	14%	N/A
Cities and Towns										
Algona										0%
Covington										44%
Beaux Arts										11%
Black Diamond										11%
Carnation										0%
Clyde Hill										0%
Duvall										0%
Enumclaw										11%
Hunts Point										0%
Maple Valley										33%



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Regional Geography and Jurisdiction	Policies that Create Income-restricted Affordable Units				Policies that Reduce the Cost to Build Affordable Housing					Percent of Policies Enacted
	Density bonus for affordable housing	Incentive zoning	Inclusionary zoning	Multifamily Tax Exemption	Parking requirement reduction for affordable housing	Permitting priority/fee reduction	Planned action environmental impact statement	Public land for affordable housing	Transfer of development rights for affordable housing	
Medina										0%
Milton	✓									11%
Normandy Park										0%
North Bend		✓			✓	✓				33%
Pacific	✓	✓	✓							33%
Sammamish	»»	✓	✓						✓	44%
Skykomish										0%
Snoqualmie			✓	✓				✓		33%
Yarrow Point										0%
Percent with Policy Enacted	21%	16%	21%	16%	5%	11%	5%	5%	26%	N/A
Urban Unincorporated										
Unincorporated King County	✓	✓			✓			✓	✓	56%


* High Capacity Transit Communities potential annexation areas are reported under the Urban Unincorporated regional geography.

Exhibit 3: Tenant Protections Enacted by King County Jurisdictions and VISION 2050 Regional Geography



Source: King County Department of Community and Human Services & [Puget Sound Regional Council's Housing Incentives and Tools Survey, 2022](#)

















 = Enacted before 2020  = Exceeds state law * = State-level protection

Regional Geography	Criminal Background Checks Prohibited	Just Cause Eviction Program*	Notice of Rent Increase Required*	Rental Inspection Program	Right to Live with Family	Right to Payment Plan*	Right to Relocation Assistance	Source of Income Discrimination Prohibited*	Percent of Policies Enacted
Countywide									
Total Jurisdictions with Policy Enacted as of 2022	1	40	40	5	2	40	4	40	N/A
Percent of Jurisdictions in King County with Policy	<0%	100%	100%	13%	5%	100%	10%	100%	N/A
Metropolitan Cities									
Bellevue									63%
Seattle									100%
Percent with Policy Enacted	50%	100%	100%	50%	50%	100%	100%	100%	N/A
Core Cities									
Auburn									50%
Bothell									50%
Burien									63%
Federal Way									63%
Issaquah									50%
Kent									63%
Kirkland									50%
Redmond									50%
Renton									63%
SeaTac									50%
Tukwila									63%
Percent with Policy Enacted	0%	100%	100%	36%	9%	100%	0%	100%	N/A
High Capacity Transit (HCT) Communities*									
Des Moines									50%
Kenmore									50%
Lake Forest Park									50%

 = Enacted before 2020
  = Exceeds state law
 * = State-level protection

Regional Geography	Criminal Background Checks Prohibited	Just Cause Eviction Program*	Notice of Rent Increase Required*	Rental Inspection Program	Right to Live with Family	Right to Payment Plan*	Right to Relocation Assistance	Source of Income Discrimination Prohibited*	Percent of Policies Enacted
Mercer Island		✓	✓			✓	✓	✓	63%
Newcastle		✓	✓			✓		✓	50%
Shoreline		✓	✓			✓	✓	✓	63%
Woodinville		✓	✓			✓		✓	50%
Percent with Policy Enacted	0%	100%	100%	0%	0%	100%	29%	100%	N/A
Cities and Towns									
Algona		✓	✓			✓		✓	50%
Beaux Arts Village		✓	✓			✓		✓	50%
Black Diamond		✓	✓			✓		✓	50%
Carnation		✓	✓			✓		✓	50%
Clyde Hill		✓	✓			✓		✓	50%
Covington		✓	✓			✓		✓	50%
Duvall		✓	✓			✓		✓	50%
Enumclaw		✓	✓			✓		✓	50%
Hunts Point		✓	✓			✓		✓	50%
Maple Valley		✓	✓			✓		✓	50%
Medina		✓	✓			✓		✓	50%
Milton		✓	✓			✓		✓	50%
Normandy Park		✓	✓			✓		✓	50%
North Bend		✓	✓			✓		✓	50%
Pacific		✓	✓			✓		✓	50%
Sammamish		✓	✓			✓		✓	50%

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Regional Geography	Criminal Background Checks Prohibited	Just Cause Eviction Program*	Notice of Rent Increase Required*	Rental Inspection Program	Right to Live with Family	Right to Payment Plan*	Right to Relocation Assistance	Source of Income Discrimination Prohibited*	Percent of Policies Enacted
Skykomish									50%
Snoqualmie									50%
Yarrow Point									50%
Percent with Policy Enacted	0%	100%	100%	0%	0%	100%	0%	100%	N/A
Urban Unincorporated									
Unincorporated King County									50%

* High Capacity Transit Communities potential annexation areas are reported under the Urban Unincorporated regional geography.