

# Memo

**To:** King County Affordable Housing Committee Members  
**From:** Carson Hartmann, Regional Affordable Housing Planner  
**cc:** Housing Interjurisdictional Team  
**Date:** March 1, 2024  
**Re:** Proposed Method to Compare Jurisdictional Progress

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## Introduction

At the March 7 Affordable Housing Committee (AHC) meeting, AHC staff will update members on work to develop a method of annually comparing jurisdictional progress to plan for and accommodate housing needs. AHC staff will brief members on a [preliminary concept](#) and seek AHC feedback on the proposal's direction.

## Background

[Countywide Planning Policies](#) (CPPs) H-27 and H-28 outline the AHC's commitment to annually monitor and report on jurisdictions' progress to plan for and accommodate housing needs. CPP H-27 outlines which data, at a minimum, jurisdictions are responsible for reporting. CPP H-28 requires that the AHC use a "comparative standard," along with standardized benchmarks and housing data trends, to annually monitor jurisdictional progress relative to countywide trends and other jurisdictions. Annual monitoring and reporting of jurisdictional progress is a part of the [CPP Housing Chapter accountability framework](#), which also includes the review of draft comprehensive plans (CPP H-26) and a midcycle check in (CPP H-29).

## Preliminary Concept Summary

The [preliminary comparative standard proposal](#) developed by AHC staff is informed by input from the AHC and the Housing Interjurisdictional Team (HIJT) about potential approaches to comparing jurisdictional progress to plan for and accommodate housing needs.<sup>1</sup> The proposal is summarized below and described in more detail in the March 7, 2024 AHC meeting presentation slides.

Under this proposal, the AHC will compare jurisdictions to each other based on each jurisdiction's reported progress to implement their housing-related implementation strategies.<sup>2</sup> See Appendix 1 for a list of all CPPs requiring implementation strategies.

AHC staff will assign each jurisdiction a "status" using a classification scheme such as the one shown in Table 1.

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<sup>1</sup> See the [June 15, 2023 AHC meeting minutes](#) for a summary of Committee discussion.

<sup>2</sup> Per CPP H-26, jurisdictions are required to submit draft implementation strategies as part of their housing-focused comprehensive plan review submittal to the AHC. AHC staff then evaluate these strategies for their meaningfulness, where meaningful responses can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing need.

**Table 1 | Example classification scheme**

PROGRESS	CRITERIA
NO	<ul style="list-style-type: none"> <li>No implementation strategies submitted, OR</li> <li>No progress on any submitted strategies</li> </ul>
SOME	<ul style="list-style-type: none"> <li>Implemented at least one strategy for <u>less than half</u> of the CPP Housing Chapter policies requiring implementation or adoption</li> </ul>
SOLID	<ul style="list-style-type: none"> <li>Implemented at least one strategy for <u>more than half</u> of CPP Housing Chapter policies requiring implementation or adoption</li> </ul>
SIGNIFICANT	<ul style="list-style-type: none"> <li>Implemented at least one strategy for <u>all policies</u> in the CPP Housing Chapter requiring implementation or adoption</li> </ul>

To facilitate interjurisdictional comparison, AHC staff would report progress annually in a simple and easy to understand manner, sorting jurisdictions based on:

- their role in the Regional Growth Strategy (see Table 2),
- a proxy for their planning capacity (such as residential property tax collections), or
- some other method of comparison.

**Table 2 | Example reporting method using Regional Geographies**

REGIONAL GEOGRAPHY & JURISDICTION	2025	2026	2027	2028
<b>Metropolitan Cities</b>				
Metro City 1	SOME	SOLID	SOLID	SIGNIFICANT
Metro City 2	SOLID	SOLID	SIGNIFICANT	SIGNIFICANT
<b>Core Cities</b>				
Core City 1	SOME	SOLID	SOLID	SOLID
Cote City 2	NO	NO	SOME	SOLID

AHC staff would also release details on the status of implementation strategies, including which CPP the strategy addresses and whether or not a strategy has been adopted.

**What’s Next**

**Phase 1: Proposal (February-April)**

- AHC staff will incorporate AHC member input provided at the March 7 AHC meeting into a revised proposal.
- Staff will present the updated proposal to the Community Partners Table (CPT) and incorporate feedback

**Phase 2: Refinement (May-July)**

- Staff will present a further developed proposal to the HIJT on May 16.

- Staff will seek input from the Interjurisdictional Team, which supports the Growth Management Planning Council (GMPC), on May 17.
- AHC staff will engage the GMPC in the development of the comparative standard, briefing them on the proposal on June 26.
- The AHC will potentially provide input on a more refined proposal at the June 6 AHC meeting. This meeting may be rescheduled if the AHC needs to prioritize issuance of comprehensive plan review comment letters in June.
- Staff will revise the proposal per GMPC input in July.
- If staff present to the AHC in June, AHC staff will revise the proposal in response to Committee feedback.
- Staff will present an revised proposal to the HIJT and IJT in July. These meetings may be rescheduled if the AHC is not briefed in June.

**Phase 3: Approval** (*August or later in 2024*)

- The AHC will vote on a final method to compare jurisdictional progress to plan for and accommodate housing needs in August 2024.
- Approval may occur later in 2024 if June agenda item on the method is rescheduled or if the AHC needs to prioritize issuance of comprehensive plan review comment letters in August.

## Appendix 1 | Countywide Planning Policies Requiring Implementation or Adoption

**H-1** Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.<sup>3</sup>

**H-2** Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as:

- a) Increasing capital, operations, and maintenance funding;
- b) Adopting complementary land use regulations;
- c) Fostering welcoming communities, including people with behavioral health needs;
- d) Adopting supportive policies; and
- e) Supporting collaborative actions by all jurisdictions.

**H-9** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.

**H-10** Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.

**H-12** Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.

**H-13** Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

**H-14** Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.

**H-15** Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and

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<sup>3</sup> See 2021 King County Countywide Planning Policies for Table H-1, pp.39-41 [\[link\]](#)

affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.

**H-16** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

**H-17** Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

**H-18** Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

- a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
- b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;
- c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
- d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

**H-19** Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize:

- a) Supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and
- b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

**H-20** Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.

**H-21** Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

**H-22** Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status,

national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

**H-23** Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.

**H-24** Adopt and implement programs and policies that ensure healthy and safe homes.

**H-25** Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.