

AFFORDABLE HOUSING COMMITTEE

Thursday, May 2, 2024, 2:00-3:30 P.M.

Housing-focused Draft Comprehensive Plan Review Program

Overview and Program Update

Isaac Horwith

Affordable Housing Planning Program Manager
King County Dept. of Community & Human Services

Program Updates

- Upcoming plans
 - Bellevue letter slated for June 6th Affordable Housing Committee (AHC) meeting
 - Seattle, Auburn, and Bothell slated for July 23rd AHC meeting
- Housing Interjurisdictional Team Peer Review update
- Staffing

Plan Review Process Overview

Staff followed the process outlined in the [Housing-focused Draft Comprehensive Plan Review Guide](#)

1. Technical Assistance and Preparation

2. Jurisdiction Submits Materials

- housing-related components of the draft comprehensive plan
- draft land use map
- CPP completeness checklist
- implementation strategies workbook

3. AHC Review

- At least three check-in points with jurisdiction staff
- See next slide for plan review standards

Comprehensive Plan Review Standards

Staff used standards established in CPP H-26 and via GMPC Motion 23-2:

1. Completeness

- Plan policies and related appendices evidently address all Housing Chapter Countywide Planning Policies (CPPs)

2. Implementation Strategies

- Submission materials include strategies to implement policies addressing Housing Chapter CPPs.

3. Meaningful Action

- Policies should be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs

Draft Comprehensive Plan Review Comment Letters

Briefings

Reference materials: [Staff Report](#)

Isaac Horwith, Carson Hartmann, and Skye D'Aquila

Housing-focused Draft Comprehensive Plan Review Program

King County Dept. of Community & Human Services

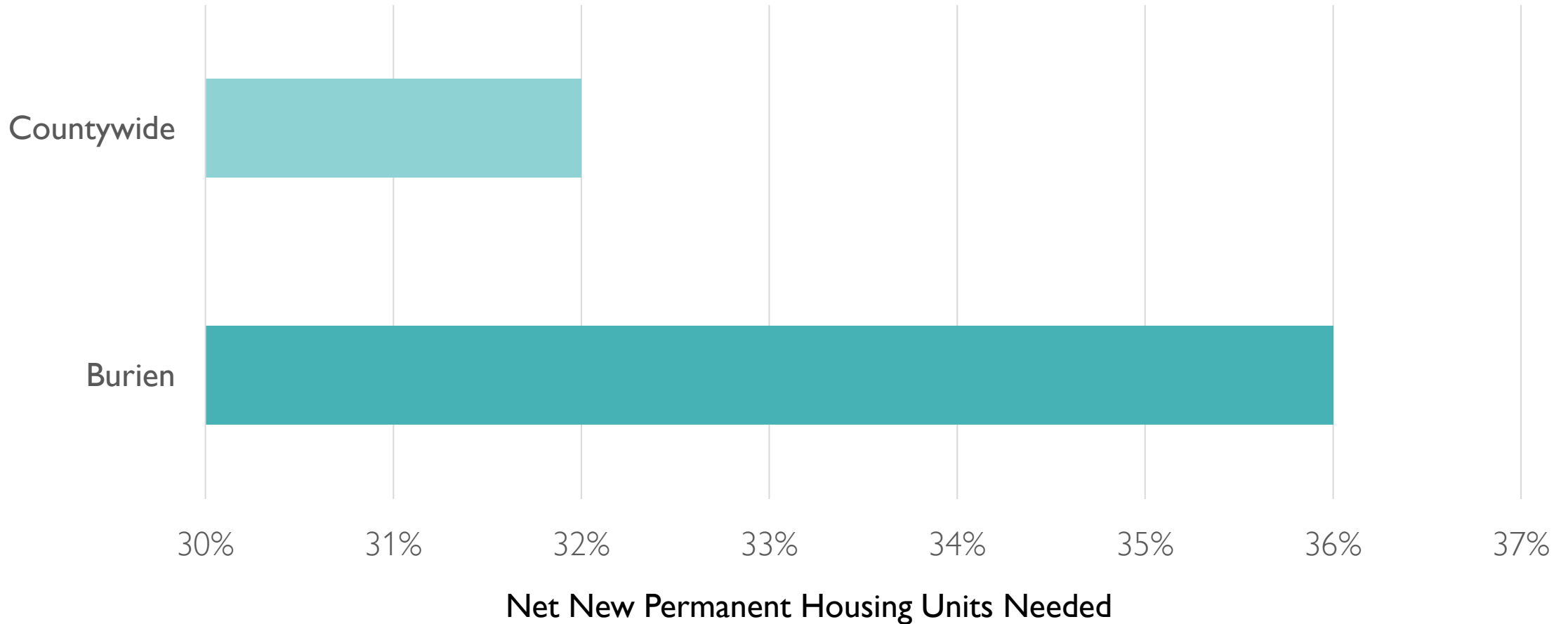
Overview | Burien

Key Data Points

- 51,985 people (2.2% of King County)
- \$79,797 median household income (\$106,326 King County area median income (AMI))
- Housing stock mostly comprised of single-family (61%) and multifamily homes (34%)
- About 100-200 unhoused people in Burien; the jurisdiction only has two shelters that serve families or women

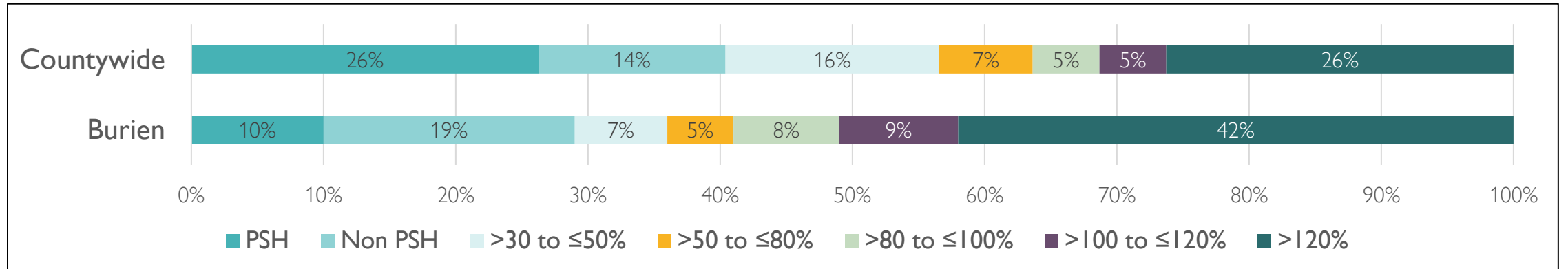


Percent Increase in Housing Growth and Net New Housing Units Needed Over Current Housing Supply, 2019-2044



Future Housing Needs | Burien

	Total	Permanent Housing Needs							Net New Emergency Housing Need
		0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
		PSH	Non PSH						
Baseline Supply: 2019	20,785	-	990	3,933	5,442	3,772	2,704	3,944	250
Net New Need: 2019-2044	7,500	759	1,444	524	407	574	650	3,142	1,433
Total Future Need: 2044	28,285	759	2,434	4,457	5,849	4,346	3,354	7,086	1,683



Other Key Context | Burien

- Draft includes three land use alternatives:
 1. No Action
 2. Neighborhood Centers
 3. Downtown Core
- Affordable Housing Demonstration Program
- Rapid Ride H opened downtown Burien in 2023
- Burien identifies 13 of 15 census tracts as at high risk of displacement
- Recent Ambaum Corridor and Boulevard Park Community Plans

Draft AHC Feedback | Burien

Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis (CPP H-3)
3. Address gaps in emergency housing (CPPs H-1, H-4, H-9, H-11, H-12)
4. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14, H-17)
5. Increase housing choice near employment opportunities (CPP H-15)

CPPs for Recommendation 3 | Burien

CPP H-1: Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for...emergency housing

CPP H-4: Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

CPP H-11: Identify sufficient land capacity...emergency housing; emergency shelters

CPP 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.

Draft AHC Feedback | Burien

Recommendation 3: To meaningfully plan for and accommodate emergency housing needs consistent with CPP H-1, be responsive to the findings in CPP H-2, and align with CPPs H-9, H-11, and H-12, Burien should demonstrate that its proposed land use and zoning changes provide sufficient capacity for emergency housing, consistent with guidance from the Washington State Department of Commerce. Burien should also provide the AHC with complete and meaningful implementation strategies to address its gap of having no emergency housing designated for single men, youth, and couples. Burien can wait until after comprehensive plan adoption to submit the implementation strategies but must conduct and document the land capacity analysis within the adopted comprehensive plan.



Discussion

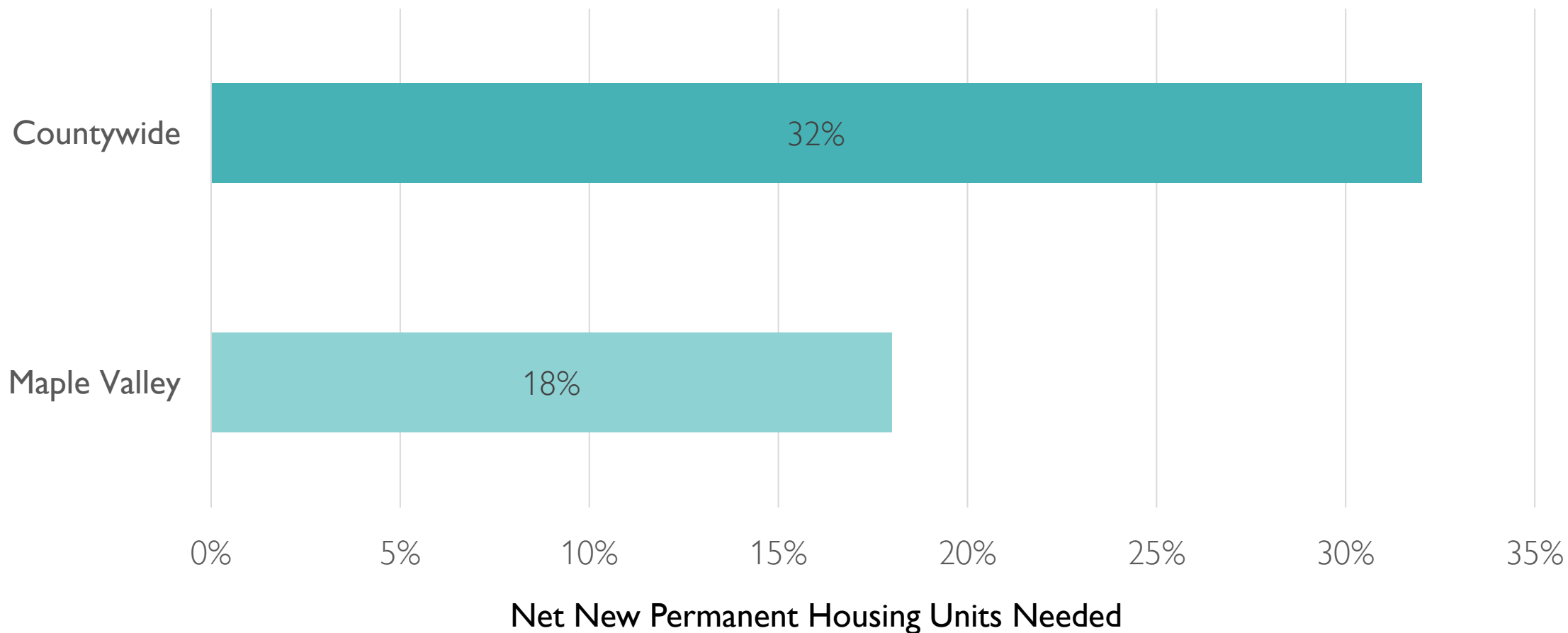
Overview | Maple Valley

Key Data Points

- 28,920 people (1.2% of King County)
- \$125,092 median household income (\$106,326 King County AMI)
- Less residents of color (29%) than King County (47%)
- Majority of residents own their home (15% renting)
- Housing stock mostly comprised of single-family homes (85% one-unit structures)
- Typical home value increased ~67% from 2000-2023 while income only increased ~20% from 2000-2021
- Over 20% of households are cost burdened, with Black, Indigenous, and other People of Color (BIPOC) households experiencing greater levels (34%) than White households (25%)

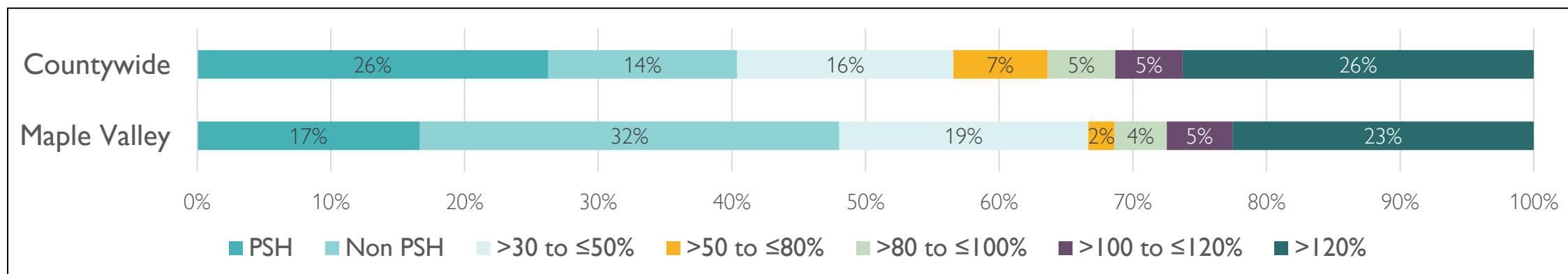


Percent Increase in Housing Growth and Net New Housing Units Needed Over Current Housing Supply, 2019-2044



Future Housing Needs | Maple Valley

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		PSH	Non PSH						
Baseline Supply: 2019	9,435	-	164	432	1,044	2,300	1,984	3,511	-
Net New Need: 2019-2044	1,720	285	542	320	26	72	81	394	329
Total Future Need: 2044	11,155	285	706	752	1,070	2,372	2,065	3,905	329



Other Key Context | Maple Valley

- A current member of South King Housing and Homelessness Partners (SKHHP) and will contribute funds from Maple Valley's housing and related services sales tax
- Considered a bedroom community with a jobs-to-housing ratio of 0.5
- State route 169 runs north-south through the city
- Robust plans to transform the downtown district into a thriving mixed-use center, including the redevelopment of publicly owned property and new design standards

Draft AHC Feedback | Maple Valley

Recommendations

1. Address racial disparities in homeownership and cost burden (CPPs H-4, H-9, H-19, H-20)
2. Clarify community engagement findings (CPP H-8)
3. Prioritize extremely low-income households (CPPs H-2, H-12, H-14)
4. Increase housing options for 0 to 80 percent AMI in Residential zones (CPPs H-9, H-18(a), H-25)
5. Complete the housing inventory and analysis (CPP H-3)

CPPs for Recommendation 4 | Maple Valley

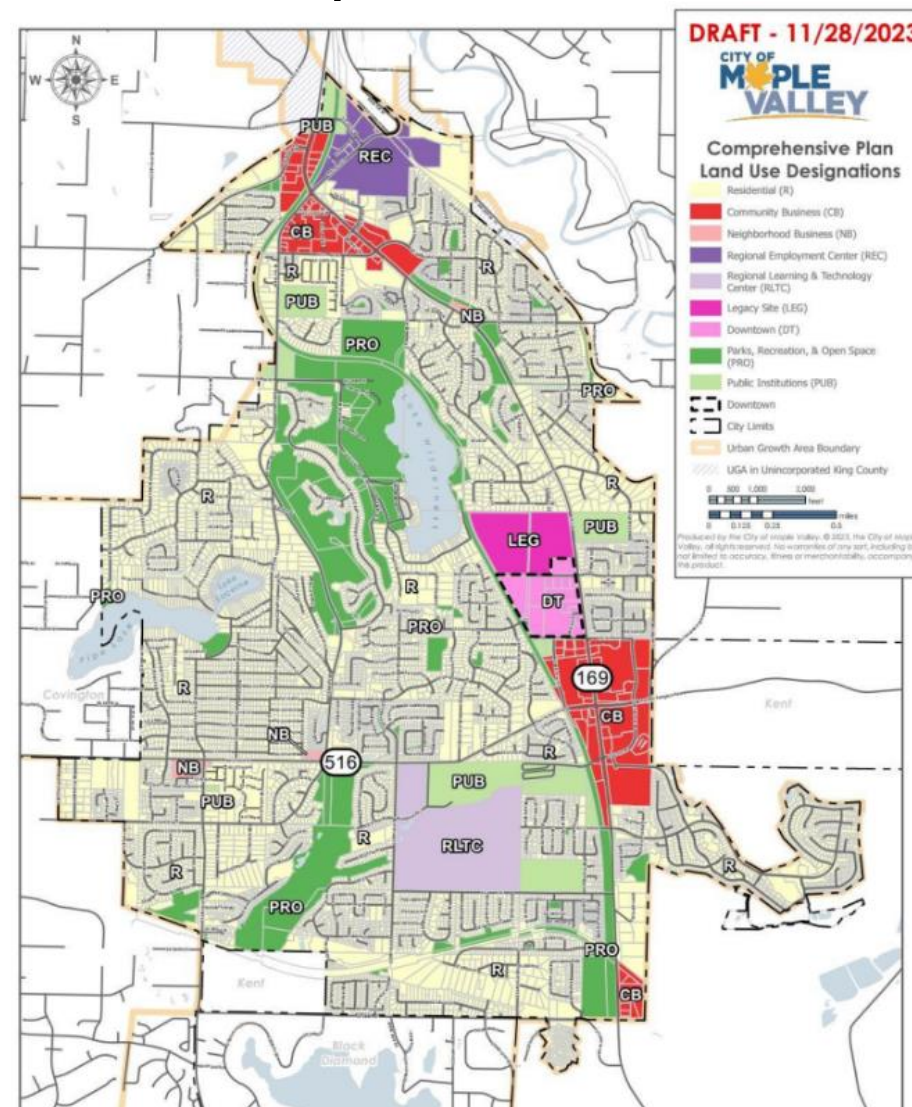
CPP H-9: Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with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

CPP H-18(a): 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...

CPP 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.

Draft AHC Feedback | Maple Valley

Recommendation 4: To align with CPPs H-9, H-18(a), and H-24, Maple Valley should include additional or revised policies and/or implementation strategies that increase housing options for 0 to 80 percent of AMI households “throughout the jurisdiction” (CPP H-18), particularly in Residential zones. Increasing access does not necessarily mean Maple Valley needs to allow midrise multifamily housing in all Residential zones. Any land use capacity changes should be consistent with county and regional requirements. For examples of strategies Maple Valley could use to align with the CPPs, see Table H-3 in the CPP Housing Chapter Technical Appendix.





Discussion

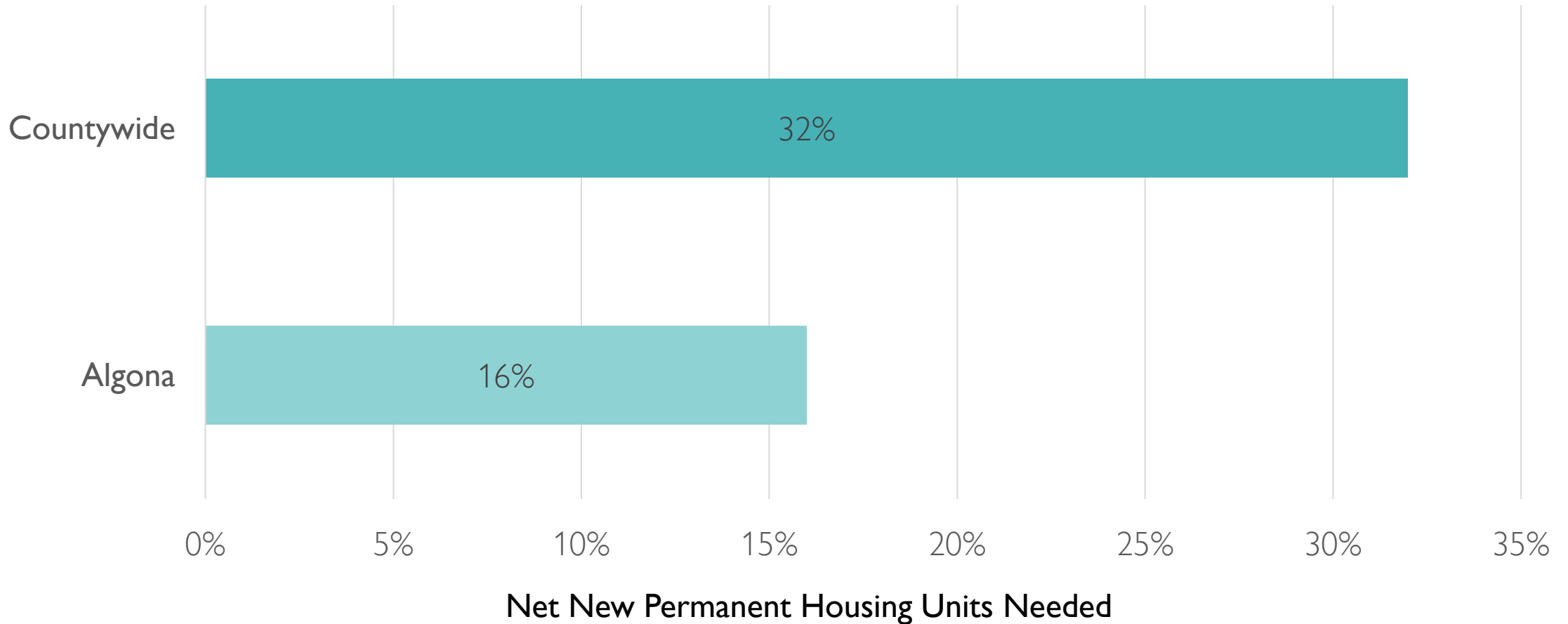
Overview | Algona

Key Data Points

- 3,170 people (0.1% of King County)
- \$78,040 median household income (\$106,326 King County AMI)
- Higher rates of homeownership (78%) than King County (57%)
- Housing stock mostly comprised of single-family homes (71%) and mobile homes (19%)
- Over twice the number of jobs as there are housing units in Algona (2.19 jobs-to-housing ratio)

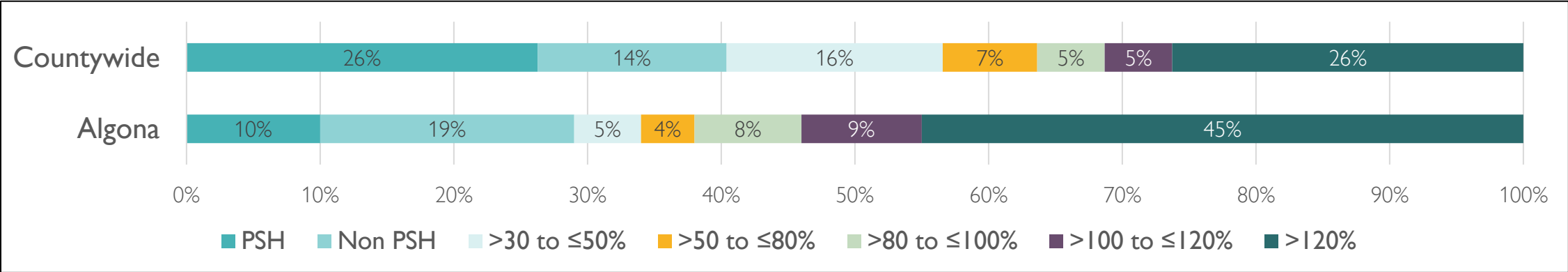


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Future Housing Needs | Algona

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Baseline Supply: 2019	1,049	-	23	310	400	182	72	62	-
Net New Need: 2019-2044	170	17	32	8	7	14	16	76	32
Total Future Need: 2044	1,219	17	55	318	407	196	88	138	32



Source: 2021 King County Countywide Planning Policies, Table H-2

Other Key Context | Algona

- Considering joining SKHHP
- Proposing to develop a subarea plan for the town center
- New waste transfer station currently under construction and slated to replace the former in 2026
- No proposed changes to Algona's Zoning Map

Draft AHC Feedback | Algona

Recommendations

1. Remove potential barriers to middle housing, transitional, supportive, and emergency housing (CPPs H-1, H-13, H-18, H-22)
2. Complete the housing inventory and analysis (CPP H-3)
3. Identify gaps in existing partnerships, policies, and dedicated resources (CPP H-4)
4. Address potential segregation and negative environmental health impacts for low-income households (CPPs H-18, H-25)
5. Take targeted actions to repair harms to BIPOC households (CPP H-9)

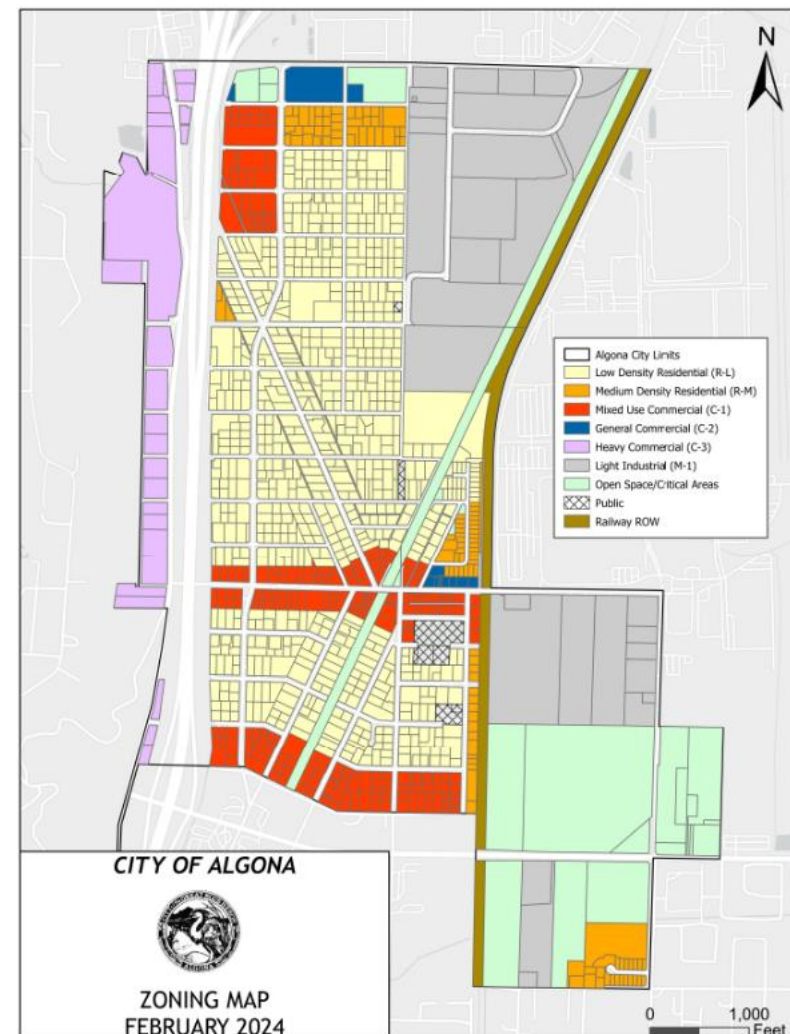
CPPs for Recommendation 4 | Algona

CPP H-18(a): 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...

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Draft AHC Feedback | Algona

Recommendation 4: To align with CPPs H-18 and H-25, Algona should adopt the zoning regulations outlined in policy HU-2.1 or include additional policies and implementation strategies to ensure Algona plans for and accommodates housing types most likely to serve 0 to 50 percent AMI households throughout the jurisdiction and in areas that promote the health and well-being of residents. Algona may submit an implementation strategy to the AHC to implement the zoning regulations outlined in policy HU-2.1 after adoption of its comprehensive plan.





Discussion

Monitoring and Reporting Update

- AHC members encouraged staff to develop a broader monitoring and reporting strategy, inclusive all the required components of CPP H-28:
 - Comparative standard
 - Standardized benchmarks
 - Housing data trends
- For remainder of 2024, AHC staff will work with HIJT to codevelop a monitoring and reporting strategy for AHC review in early 2025