

# AFFORDABLE HOUSING COMMITTEE

Tuesday, July 23, 2024, 11:30 A.M.-1:00 P.M.

# Housing-focused Draft Comprehensive Plan Review Program

## Program Updates

**Reference materials:** [AHC Review of Bellevue, Auburn, Bothell, Issaquah, Federal Way, and Covington's Draft Comprehensive Plans Staff Report](#)

**Isaac Horwith**

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King County Dept. of Community & Human Services

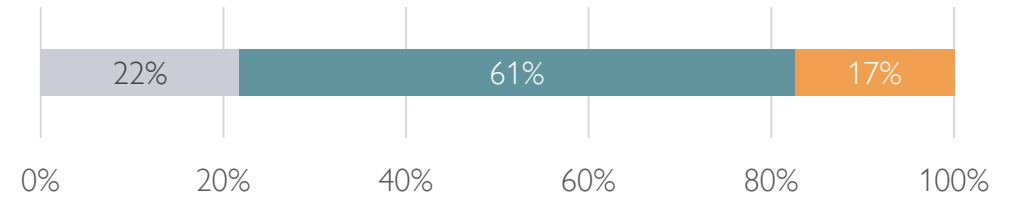
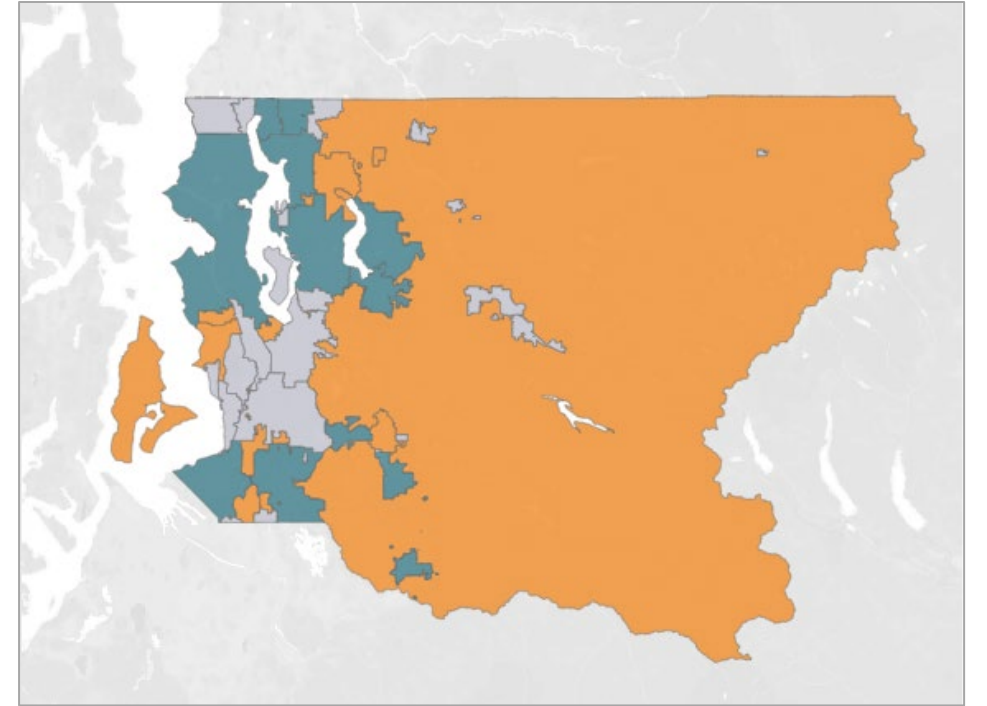
# Plan Review Status

## Reviewed

- 1. Algona
- 2. Burien
- 3. King County
- 4. Maple Valley
- 5. Redmond

## Under Review

- 1. Auburn
- 2. Bellevue
- 3. Black Diamond
- 4. Bothell
- 5. Covington
- 6. Enumclaw
- 7. Federal Way
- 8. Issaquah
- 9. Kenmore
- 10. Kirkland
- 11. Medina
- 12. Sammamish
- 13. Seattle



■ Not Submitted   ■ Under Review   ■ Complete

# Issue I | Timing for remaining submissions

## Issue Overview

- Plans submitted now will receive Affordable Housing Committee (AHC) comments sometime October-December
- These jurisdictions may not incorporate AHC feedback into their comprehensive plans before council adoption, potentially adopting a plan not in alignment with Countywide Planning Policies (CPP) Housing Chapter

## Proposed Approach

- AHC staff will strive to keep the review period as close to two months as possible
- AHC letters issued in October-December will acknowledge the difficulties jurisdictions may face incorporating feedback in 2024
- The AHC will encourage jurisdictions to amend plans in 2025 to incorporate feedback if they do not do so in 2024

# Issue 2 | Non-submissions

## Issue Overview

- Six small jurisdictions have not yet confirmed they intend to submit
- Accountability framework says jurisdictions should submit to AHC as early as possible, no later than release of public review draft
- Adopted Plan Review Standards say jurisdictions need to submit implementation details
- Jurisdictions that don't submit will not be in alignment with the CPP Housing Chapter

## Proposed Approach

- If a jurisdiction has:
  - explicitly stated they intend not to submit,
  - or
  - not communicated their intent and not submitted to the program by the November 7 AHC meeting,
- AHC staff will prepare a letter for the December 5 AHC meeting stating their jurisdiction's plan is not in alignment with the CPP Housing Chapter and recommend they submit to the program

# Plan Review Process Overview

## 1 Jurisdiction Prepares

- Optional pre-submission meeting(s) with AHC staff
- [Housing-focused Draft Comprehensive Plan Review Guide](#) provides additional information

## 2 Jurisdiction Submits

- Housing-related components of draft comprehensive plan
- Draft land use map
- CPP completeness checklist
- Implementation strategies workbook

## 3 AHC Reviews

- Multiple touchpoints 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**

## Completeness

- Plan policies and related appendices evidently address all Housing Chapter CPPs

## Implementation Strategies

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

## 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:** [AHC Review of Bellevue, Auburn, Bothell, Issaquah, Federal Way, and Covington's Draft Comprehensive Plans Staff Report](#)

**Skye D'Aquila**, Housing Planner

**Carson Hartmann**, Housing Planner

**Isaac Horwith**, Senior Housing Planner

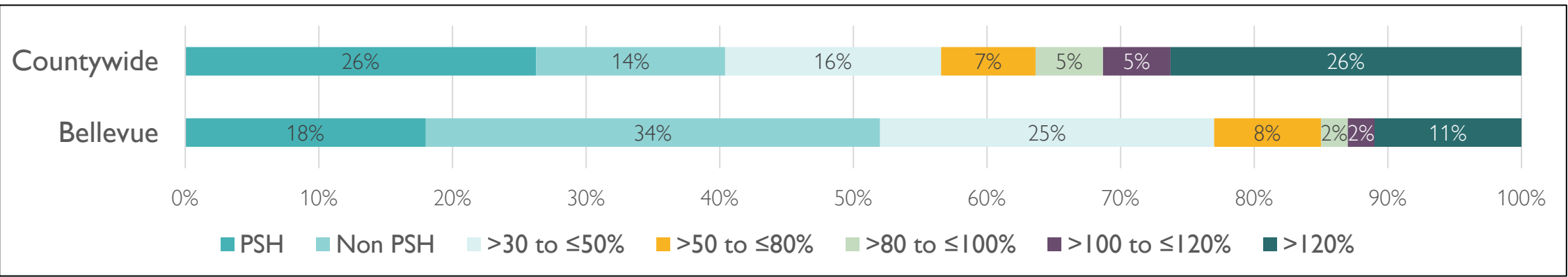
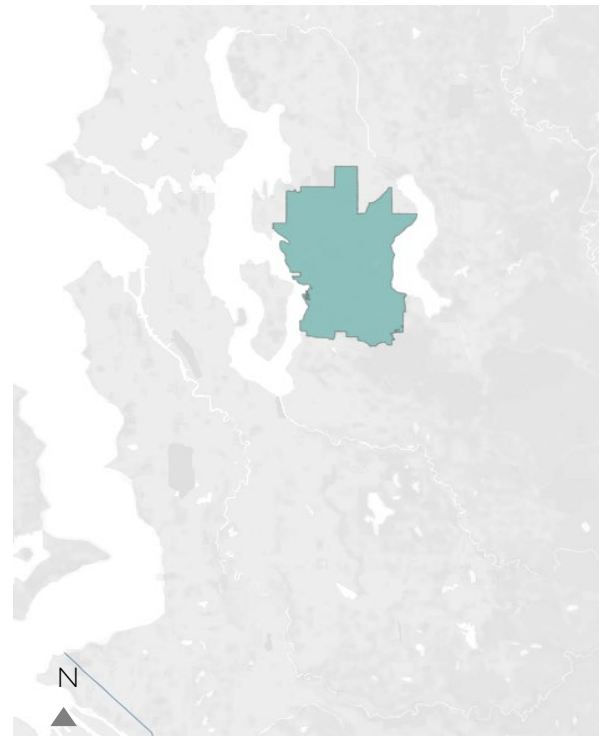
King County Dept. of Community & Human Services



# Overview | Bellevue

## Key Data Points

- Population of 154,600 (6.6% of King County) and median household income of \$140,252
- White households (59%) more likely to own home than Asian (50%), Hispanic or Latino (34%), and Black households (24%)
- Bellevue's housing units are evenly split between single-family homes and multifamily homes
- About 89% of Bellevue's workforce lives outside of the city



Sources: OFM 1-year estimates 2023; Census QuickFacts 2018-2022; City of Bellevue Housing Needs Assessment; 2021 King County Countywide Planning Policies, Table H-2

# Draft AHC Feedback | Bellevue

## Strong areas of CPP alignment

1. Significant new residential density, particularly in the Wilburton neighborhood
2. Active collaboration with diverse partners help lay the foundation for future affordable housing development

# Draft AHC Feedback | Bellevue

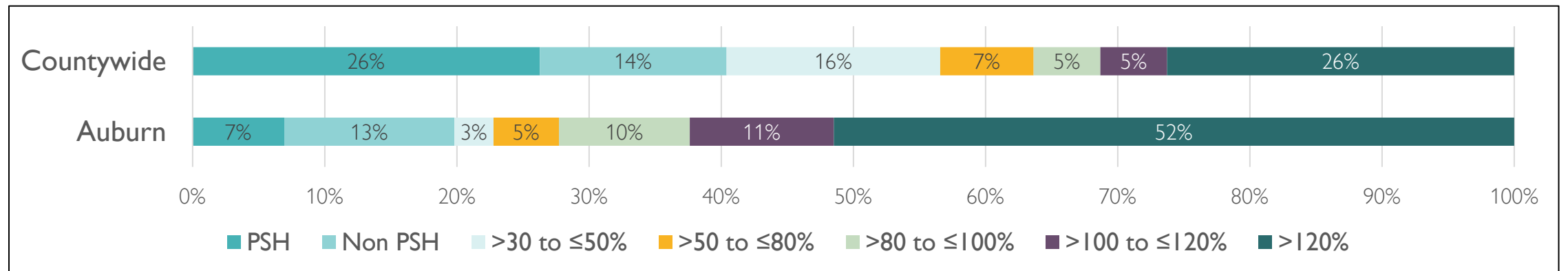
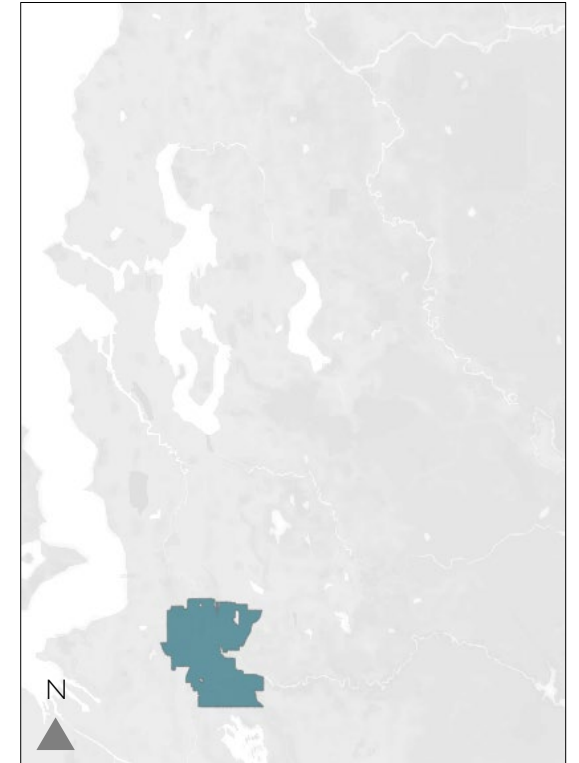
## Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Include all required inventory and analysis in Bellevue's adopted comprehensive plan (CPPs H-3, H-4, H-5, H-11)
- 3. Adopt inclusive planning tools alongside increases in residential density, particularly in areas of high opportunity (CPPs H-8, H-18(c))**
4. Increase access to housing in historically exclusive neighborhoods (CPPs H-9, H-18(a))
5. Increase residential densities to maximize the benefits of new and future light rail stops (CPPs H-16, H-17)
6. Strengthen affordable homeownership implementation strategies (CPP H-19)

# Overview | Auburn

## Key Data Points

- Population of 78,760 (3.4% of King County) and median household income of \$87,406
- Most of Auburn is situated in King County, with part in Peirce County
- Auburn has become more racially diverse since 2010
- High jobs to housing ratio with opportunities in manufacturing and health care
- Auburn's downtown is designated as a Regional Growth Center by PSRC



# Draft AHC Feedback | Auburn

## Strong areas of CPP alignment

1. Proposes substantially increasing development capacity to accommodate greater housing density
2. Proposed policies represent strong commitment to partner with a broad set of organizations to meet countywide housing needs
  - Serves as South King Housing and Homelessness Partners' administering agency

# Draft AHC Feedback | Auburn

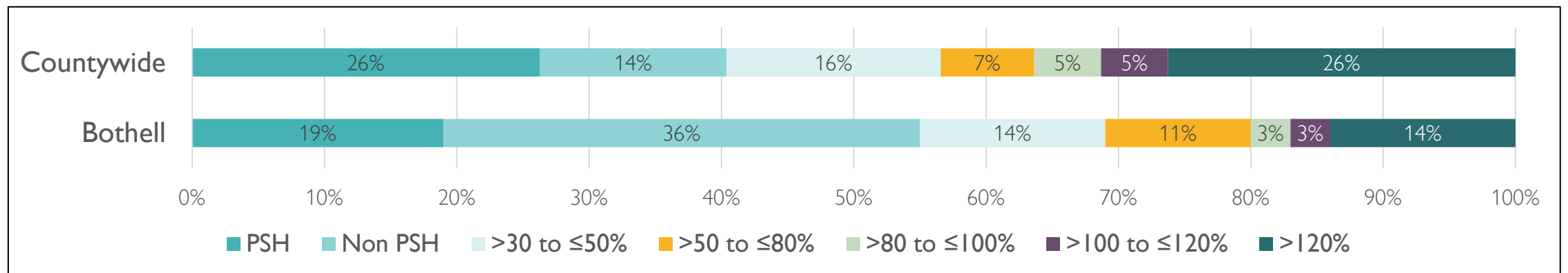
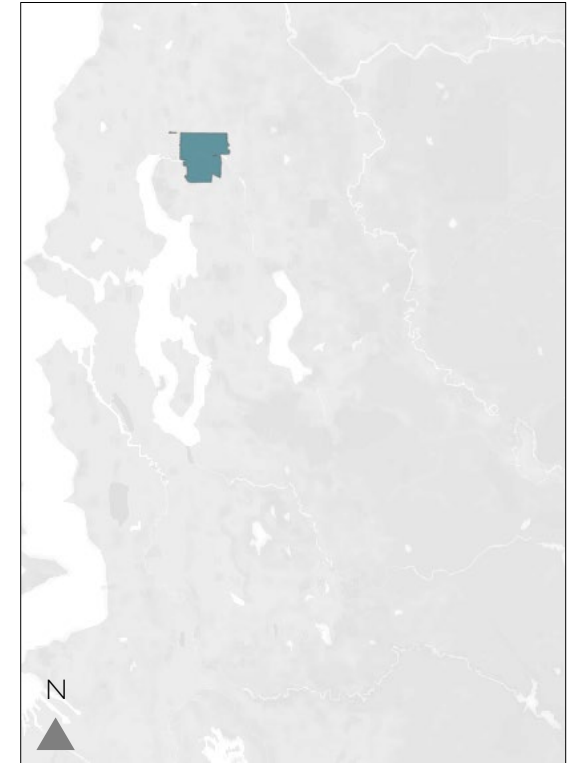
## Recommendations

1. Plan for and accommodate Auburn's allocated housing needs (CPP H-1)
2. Complete the housing inventory and analysis (CPP H-3)
3. List and evaluate existing housing policies, strategies, and gaps and plan to address them (CPPs H-3(k), H-4, H-20)
4. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-5, H-9)
5. Clarify community engagement findings (CPP H-8)
6. **Adjust affordability assumptions for accessory dwelling units (CPP H-11)**

# Overview | Bothell

## Key Data Points

- Population of 29,280 (1.2% of King County) and median household income of \$127,944
- Bothell's average annual growth rate was 2% higher than King County (1.7%)
- In 2020, renter households had highest rate of cost burden
- In 2024, the median housing price in Bothell was \$974,000, higher than the countywide median (~\$800,000)
- Hispanic/Latino homeowners have the highest rates of cost burden
- In 2019, Bothell had 11 emergency housing beds and no PSH units available



Sources: OFM 1-year estimates 2023; Census QuickFacts 2018-2022; Bothell's Housing Element; 2021 King County Countywide Planning Policies, Table H-2

# Draft AHC Feedback | Bothell

## Strong areas of CPP alignment

1. Extensive racially disparate impact analysis and documentation of the local history of racially exclusive land use and housing practices
2. Submission demonstrates early adoption of state-mandated middle housing requirements



# Draft AHC Feedback | Bothell

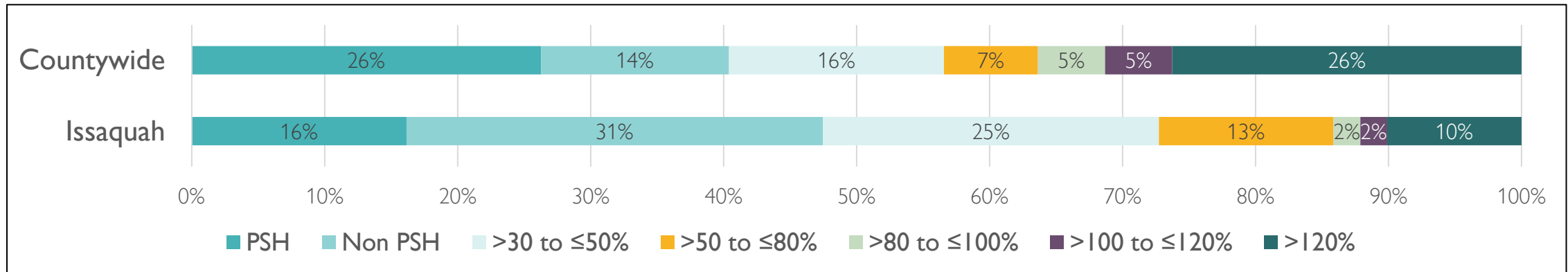
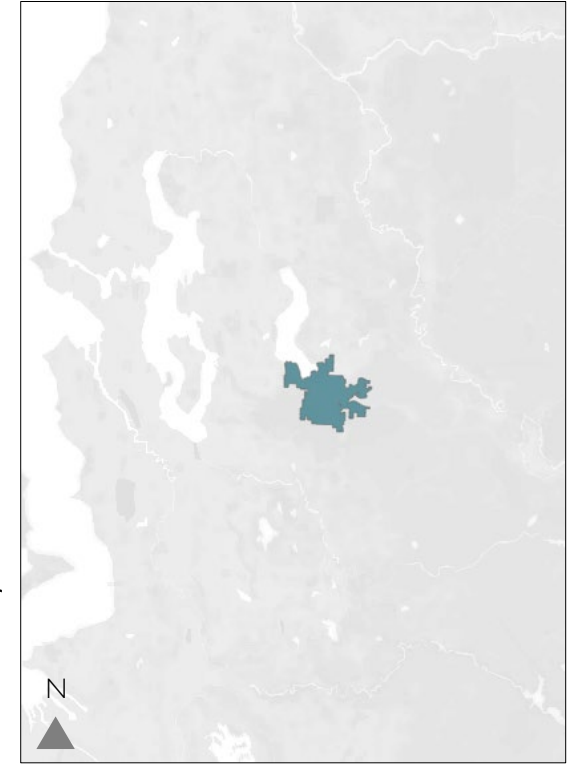
## Recommendations

1. Plan for, accommodate, and prioritize extremely low-income housing needs (CPPs H-1, H-2)
2. Plan for and accommodate permanent supportive housing needs and emergency housing needs (CPPs H-1)
3. Complete the housing inventory and analysis (CPP H-3)
4. Adjust affordability assumptions for accessory dwelling units (CPP H-11)
- 5. Expand low-income housing options in low density residential zones (CPPs H-9, H-18(a))**
6. Address racial disparities in homeownership and cost burden (CPPs H-9, H-19, H-20)

# Overview | Issaquah

## Key Data Points

- Population of 41,290 (1.8% of King County) and median household income of \$143,006
- Asian and White households have highest incomes
- Issaquah’s proportion of White residents to residents of color is similar to that of King County, since becoming more diverse from 2015-2020
- Expected to receive light rail service in the early 2040s



Sources: OFM 1-year estimates 2023; Census QuickFacts 2018-2022; Issaquah’s Housing Element; 2021 King County Countywide Planning Policies, Table H-2

# Draft AHC Feedback | Issaquah

## Strong areas of CPP alignment

1. Prioritizing affordable housing on surplus city-owned land, with a preference for extremely low- and low-income households
2. Central Issaquah Pioneer Program is a strong example of proactive planning for housing density and housing affordability near the future light rail station
3. Proposed land use map permits multifamily residential housing throughout jurisdiction, increasing neighborhoods of choice for low-, very low-, extremely low-, and moderate-income households

# Draft AHC Feedback | Issaquah

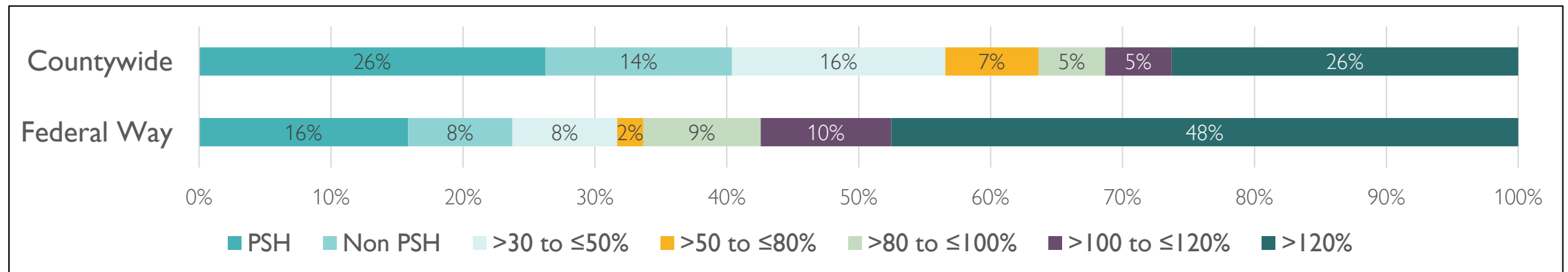
## Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis (CPP H-3)
3. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
4. Strengthen affordable homeownership implementation strategies (CPP H-9, H-19)
5. **Partner with Sound Transit to help ensure future light rail stations are in areas conducive to housing development, including income-restricted housing (CPPs H-16, H-17)**

# Overview | Federal Way

## Key Data Points

- Population of 102,000 (4.3% of King County) and median household income of \$80,360
- Designated Regional Growth Center and plans to receive light rail in 2035
- Hispanic/Latino (43%) and Black/African American (50%) households more likely to be cost-burdened than White or Other Race households (34%)
- 91 units of emergency, transitional, and Permanent Supportive Housing as of 2023



# Draft AHC Feedback | Federal Way

## Strong areas of CPP alignment

1. Housing inventory and analysis demonstrate an intentional effort to develop comprehensive plan with the CPP Housing Chapter in mind

# Draft AHC Feedback | Federal Way

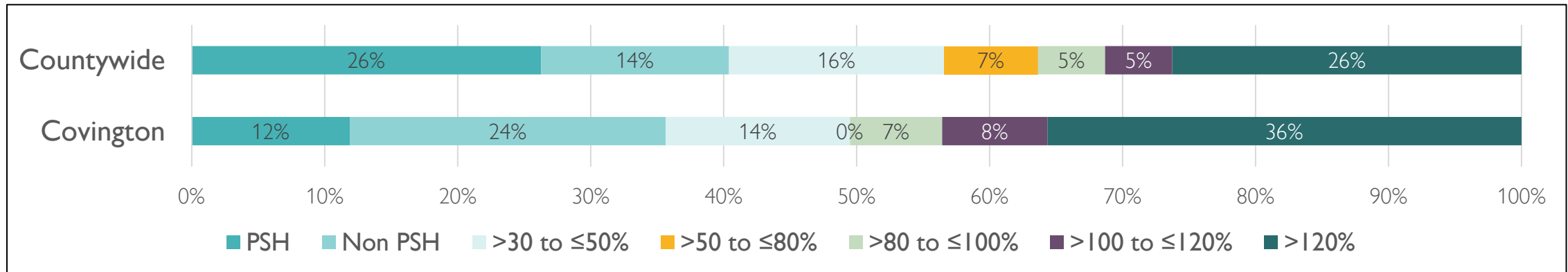
## Recommendations

- 1. Demonstrate sufficient capacity and meaningfully plan for and accommodate permanent supportive housing (CPPs H-1, H-11)**
2. Clarify affordability assumptions and ensure sufficient capacity for housing types serving extremely low- and very low-income households (CPPs H-1, H-11)
3. Provide more detailed implementation strategies that commit to meaningful action (CPPs H-2, H-10, H-12, H-21, H-23, H-24, H-27)

# Overview | Covington

## Key Data Points

- Population of 21,600 (0.9% of King County) and median household income of \$123,065
- Since 2015, the supply of multifamily housing has roughly doubled
- Aging community will likely need more housing and services to age in place
- Less racially diverse (61% White) compared to King County (54% White)
- Black, Indigenous, and People of Color residents have higher rates of cost-burden than White residents



Sources: OFM 1-year estimates 2023; Census QuickFacts 2018-2022; Covington’s Housing Element; 2021 King County Countywide Planning Policies, Table H-2



# Draft AHC Feedback | Covington

## Strong areas of CPP alignment

1. Belongs to South King Housing and Homelessness Partners and contributes to their Housing Capital Fund
  - Promotes subregional collaboration to increase housing stability and produce and preserve quality affordable housing in South King County
2. Discusses equity in their comprehensive plan for the first time
  - Defined in Foundation Element
  - Documents desired equity outcomes for each planning topic, including housing

# Draft AHC Feedback | Covington

## Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis (CPP H-3)
3. Address racial disparities in homeownership and cost burden (CPPs H-9, H-19)
4. Clarify community engagement findings (CPP H-8)
5. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14)
- 6. Adjust affordability assumptions for accessory dwelling units (CPP H-11)**
7. Increase housing options for 0-80% area median income households in Residential zones (CPPs H-18(a))



# Discussion