

AFFORDABLE HOUSING COMMITTEE

Thursday, September 5, 2024, 2:00 P.M.-3:30 P.M.

Housing-focused Draft Comprehensive Plan Review Program

Program Updates

Carson Hartmann

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

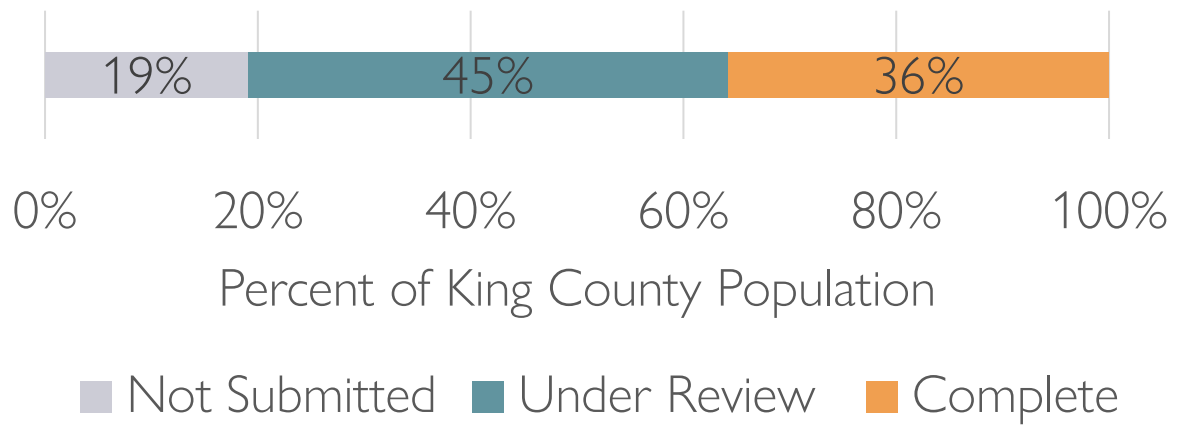
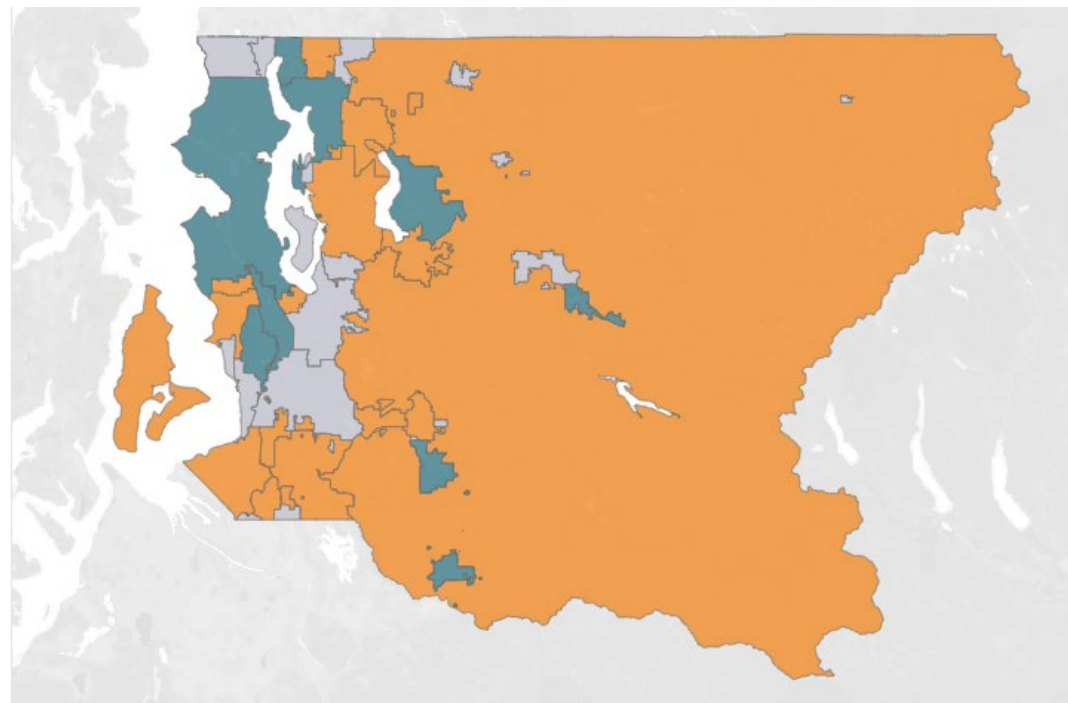
Plan Review Status

Reviewed

1. Algona
2. Auburn
3. Bellevue
4. Bothell
5. Burien
6. Covington
7. Federal Way
8. Issaquah
9. King County
10. Maple Valley
11. Redmond

Under Review

1. Beaux Arts Village
2. Black Diamond
3. Enumclaw
4. Hunts Point
5. Kenmore
6. Kirkland
7. Medina
8. North Bend
9. Sammamish
10. Seattle
11. SeaTac
12. Tukwila
13. Milton



Draft Comprehensive Plan Review Comment Letters

Briefings

Reference materials: [Staff Report](#)

Carson Hartmann

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

Plan Review Process Overview

1 Jurisdiction Prepares

- Optional pre-submission meeting(s) with Affordable Housing Committee (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
- Countywide Planning Policies (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

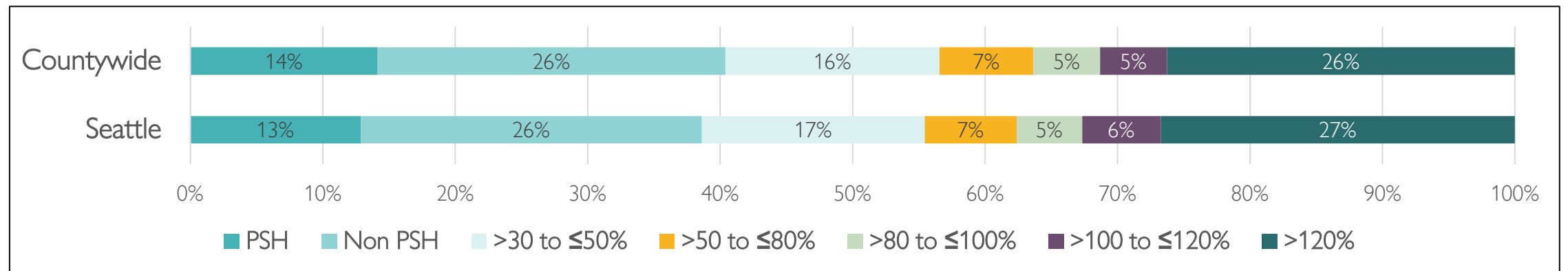
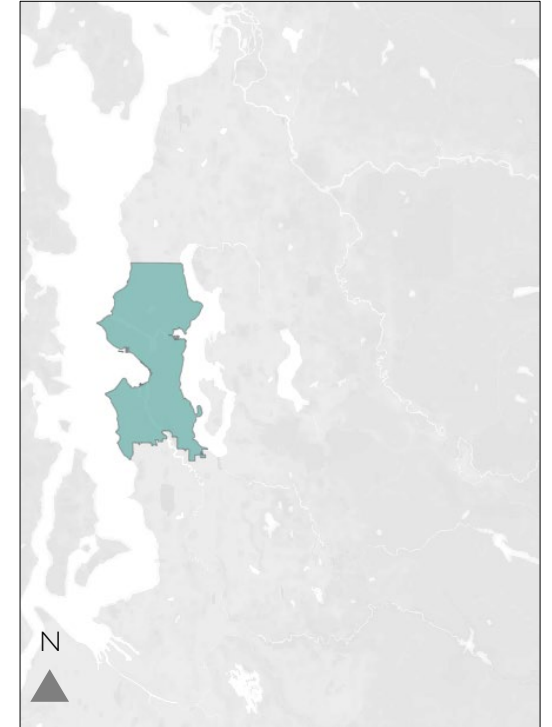
- Policies should be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs

Briefing Process

- AHC staff brief Committee on five draft letters:
 1. Seattle
 2. Sammamish
 3. Kirkland
 4. Medina
 5. Kenmore
- After each briefing:
 - Jurisdictional staff have option to speak
 - AHC members discuss
- After all briefings, AHC members will possibly approve letters
 - AHC members will possibly propose amendments to letters

Overview | Seattle

- 797,700 people (34% of King County) | \$116,068 median household income
- In 2020, Seattle was the 18th largest city in the country
- Only city in the county for which the federal Home Owners' Loan Corporation published a redlining map
- Widespread use of racially restrictive covenants in the mid-twentieth century
- In 2022, Seattle had 36,519 units of income-restricted housing, 54% of the county total



Sources: ACS 5-year estimates 2017-2021; OFM 1-year estimates 2023; Seattle's Housing Element

Draft AHC Feedback | Seattle

Strong areas of CPP alignment

1. Growth strategy significantly increases where production of income-restricted affordable housing would be feasible (CPP H-10)
2. Meaningful analysis provides information that the CPPs, Puget Sound Regional Council, and the Department of Commerce do not require outright
2. Unrivaled local resources to fund the production of affordable housing (CPP H-14)
3. The Equitable Development Initiative provides funding and support to community-based organizations to identify and implement solutions to repair harm to Black, Indigenous, and People of Color communities (CPPs H-9, H-21)

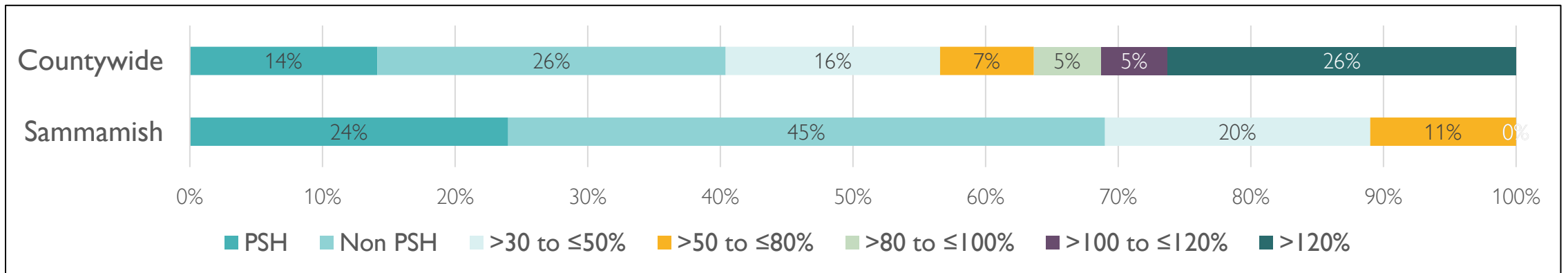
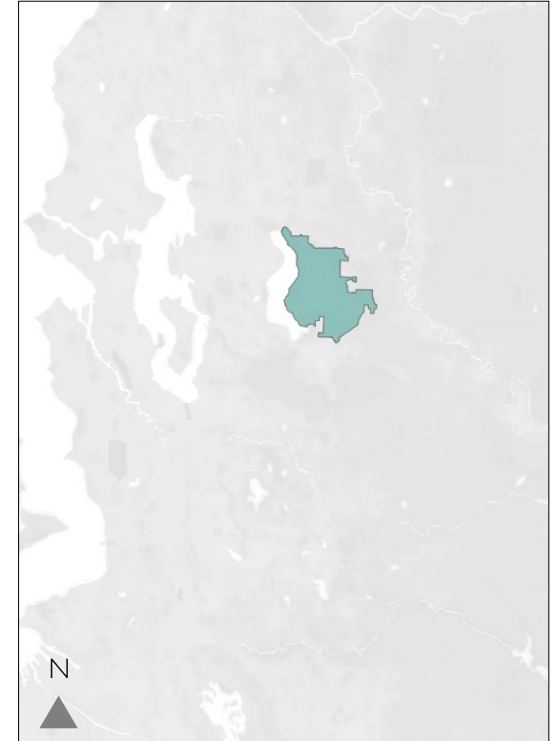
Draft AHC Feedback | Seattle

Recommendations

1. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
2. **Increase access to housing in historically-exclusive neighborhoods (CPPs H-9, H-18(a), H-20)**
3. **Maximize benefits of transit investments (CPPs H-16, H-17, H-18(c))**
4. Provide more detailed implementation strategies (CPP H-27)

Overview | Sammamish

- 68,410 people (2.9% of King County) | \$215,047 median household income
- All of Sammamish’s housing need is below 80% of area median income (AMI)
- Homeownership rates for Black, Hispanic, and American Indian and Alaskan Natives are lower than White or Asian households
- Sammamish’s median income is nearly twice that of the county median and the city’s median home value is among the highest in East King County
- Cost burden is relatively low in Sammamish, though higher cost burden rates for Asian and Black renters



Sources: ACS 5-year estimates 2017-2021; OFM 1-year estimates 2023; Sammamish’s Housing Element

Draft AHC Feedback | Sammamish

Strong areas of CPP alignment

1. Strong racially disparate impact analysis (CPP H-5)
2. Incentives for affordable housing construction on surplus publicly and religiously owned parcels (CPPs H-10, H-14)
3. Implementation strategies commit to active partnership with A Regional Coalition for Housing (ARCH) (CPP H-7)

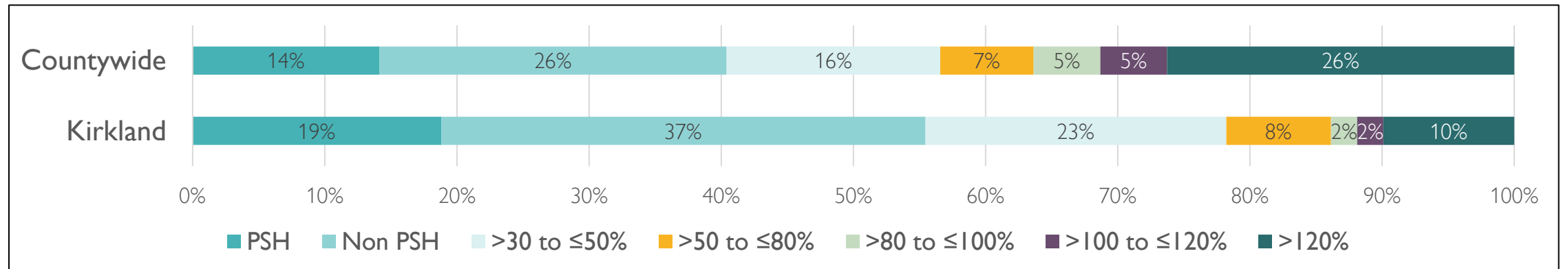
Draft AHC Feedback | Sammamish

Recommendations

1. Prioritize extremely low-income households (CPPs H-1, H-2)
2. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
3. Clarify community engagement findings (CPP H-8)
4. **Provide opportunities for affordable housing throughout the jurisdictions (CPPs H-9, H-18(a), H-22)**

Overview | Kirkland

- 96,710 people (4.1% of King County) | \$135,608 median household income
- Most of Kirkland's housing needs are below 80% AMI
- Much of Kirkland's growth directed to Downtown and Totem Lake Urban Centers and along frequent transit corridors
- King County Metro's Rapid Ride Line K to open in 2030
- Sound Transit's South Kirkland-Issaquah Link light rail station to open between 2041-2044



Draft AHC Feedback | Kirkland

Strong areas of CPP alignment

1. Effective documentation of the history of discriminatory housing policies and meaningful policies to address historical inequities (CPPs H-5, H-9)
2. Commitments to enhancing citywide inclusionary zoning, including in historically exclusive areas (CPP H-18)
3. Proposed increases in densities near transit, including along frequent transit corridors (CPPs H-16, H-17)

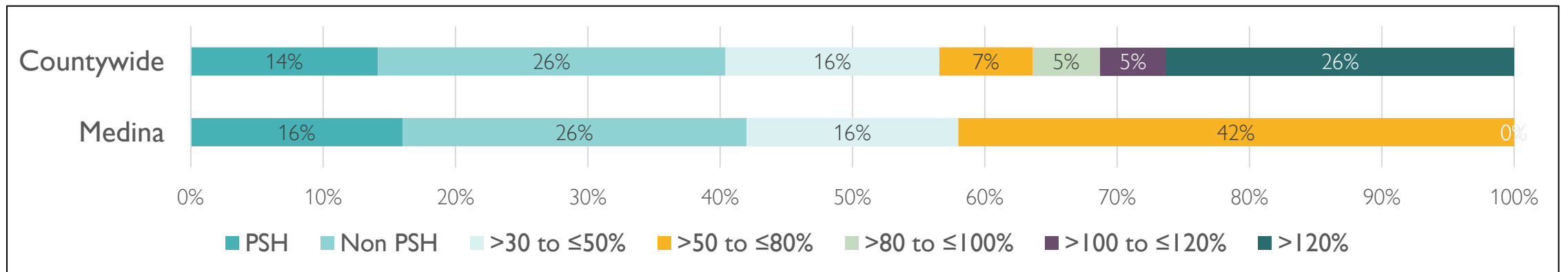
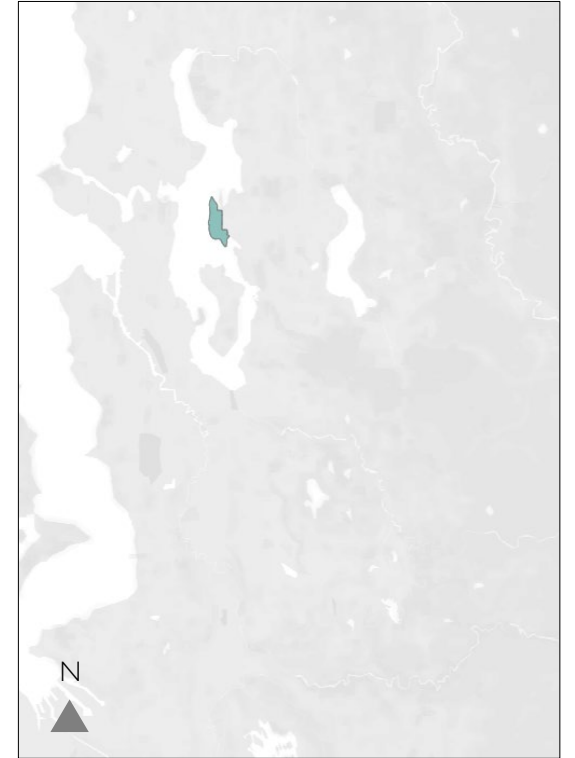
Draft AHC Feedback | Kirkland

Recommendation

1. Demonstrate capacity for allocated housing needs (CPPs H-1, H-11)

Overview | Medina

- 2,920 people (0.1% of King County) | \$244,740 median household income
- All of Medina's housing need is below 80% AMI
- Between 2015-2019 the median sales price of a Medina home was \$2,858,012, affordable to 524% AMI and above
- About 99% of homes in Medina are single family



Draft AHC Feedback | Medina

Strong area of CPP alignment

1. Medina's ongoing membership and contributions to ARCH (CPP H-7)

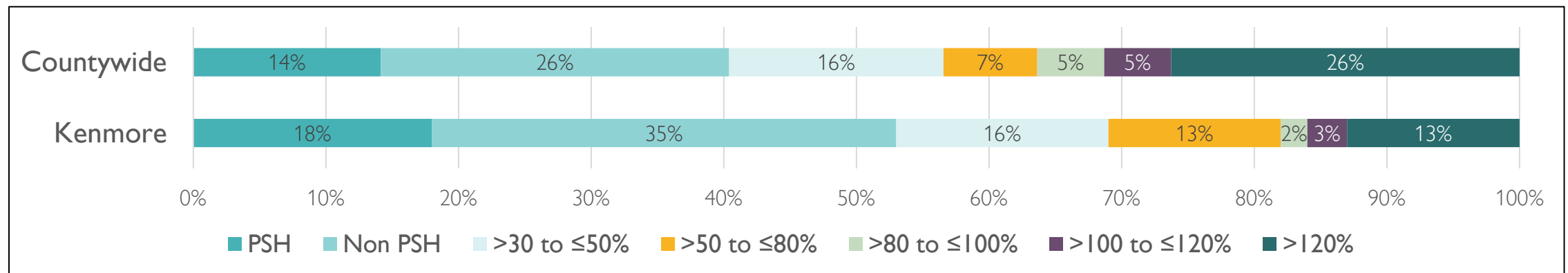
Draft AHC Feedback | Medina

Recommendations

1. Demonstrate sufficient capacity and meaningfully plan for and accommodate allocated housing needs (CPPs H-1, H-11)
2. Adjust affordability assumptions for accessory dwelling units (CPP H-11)
3. Prioritize extremely low-income households (CPP H-2)
4. Complete the housing inventory and analysis to inform policies and strategies (CPP H-3)
5. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-5, H-9)
6. Clarify community engagement findings (CPP H-8)
- 7. Plan for and prioritize income-restricted housing (CPPs H-4, H-10, H-12, H-13, H-14, H-18(c))**

Overview | Kenmore

- 24,350 people (1% of King County) | \$132,191 median household income
- In 2024, average home value was \$1,055,872
- In 2023, 68% of Kenmore's housing stock was single-family detached homes, 29% were multifamily units, and 3% were mobile homes
- Black households are significantly more likely to be severely housing cost burdened than any other race



Draft AHC Feedback | Kenmore

Strong areas of CPP alignment

1. Member of and regular contributor to ARCH (CPP H-7)
2. Rezoned parcels downtown to preserve manufactured homes as an anti-displacement strategy (CPP H-21)
3. Housing Element policies and Ordinance 22-0545 show Kenmore's commitment to tenant protections (CPP H-23)
4. Kenmore's Diversity, Equity, Inclusion, and Accessibility (DEIA) Strategic Plan commits Kenmore to develop their comprehensive plan to "advance DEIA and root out systemic inequality" (CPPs H-5, H-9)

Draft AHC Feedback | Kenmore

Recommendations

- 1. Plan for and accommodate allocated housing needs (CPP H-1, H-11)**
2. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4)
3. Include community engagement findings in the comprehensive plan (CPP H-8)
4. Plan for and prioritize income-restricted housing (CPPs H-10, H-14)
5. Increase housing options for 0-80% AMI households in Residential zones (CPPs H-9, H-18(a), H-22, H-25)



Discussion