

AFFORDABLE HOUSING COMMITTEE

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

Housing-focused Draft Comprehensive Plan Review

Reference materials: [Staff Report](#)

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Plan Review Status

as of December 4, 2024

Under Review

December 5, 2024

1. Renton
2. Clyde Hill
3. Newcastle

Early 2025

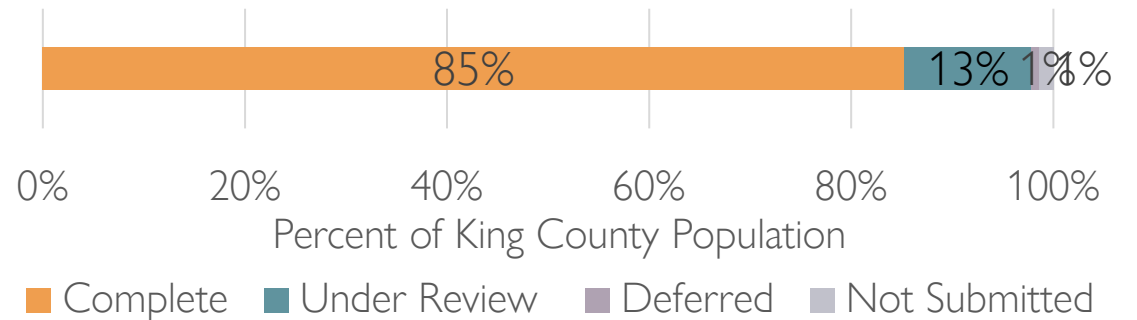
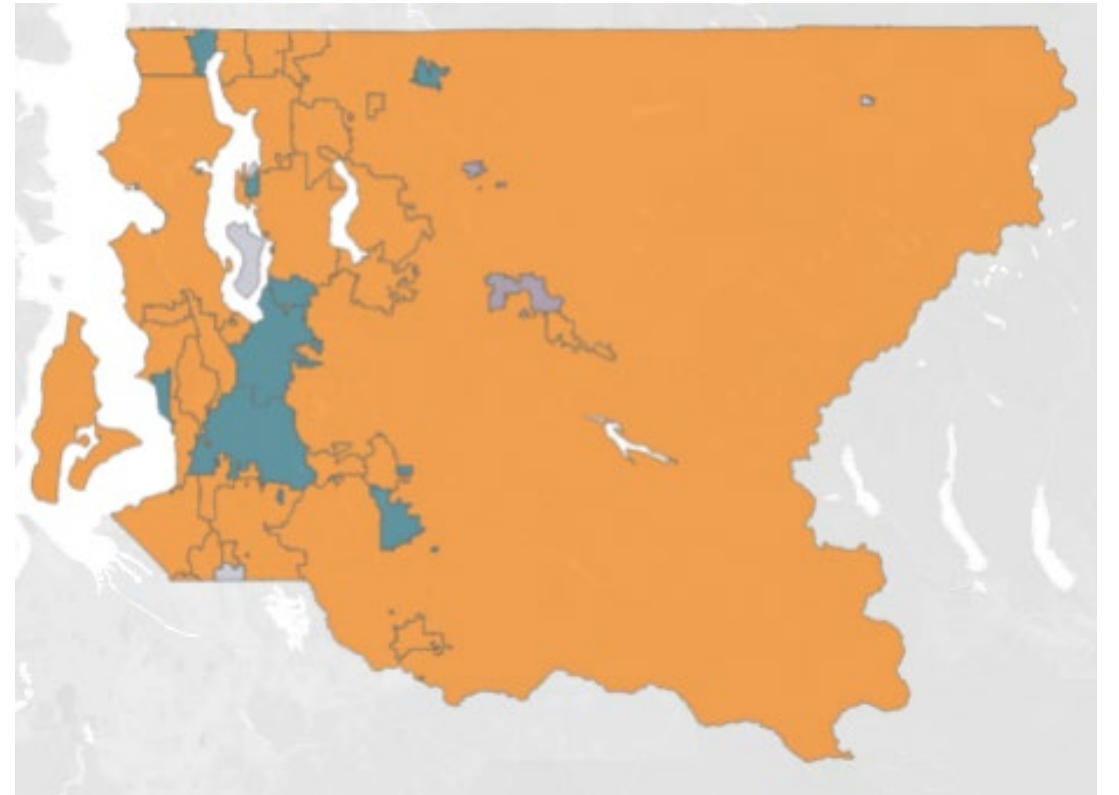
1. Lake Forest Park
2. Black Diamond
3. Kent
4. Duvall
5. Normandy Park

Deferred

1. Snoqualmie
2. Carnation

Not Submitted

1. Mercer Island
2. Pacific
3. Skykomish
4. Yarrow Point



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 Growth Management Planning Council (GMPC) Motion 23-2

Completeness

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

Implementation Strategies

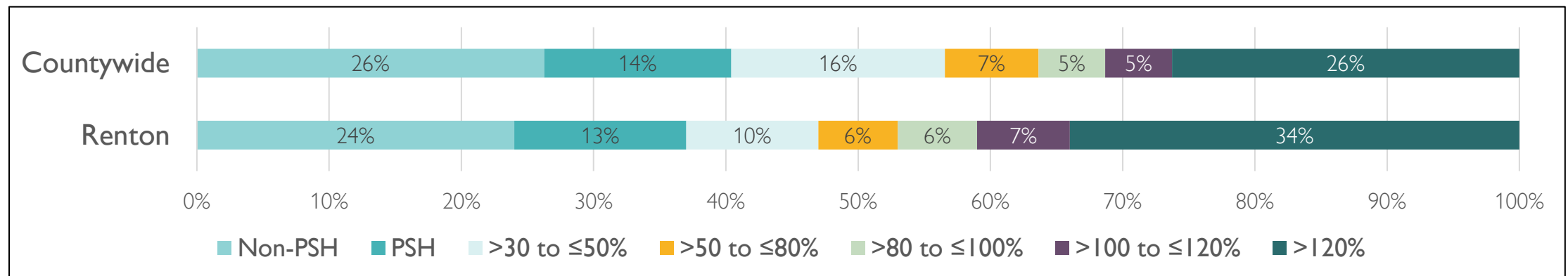
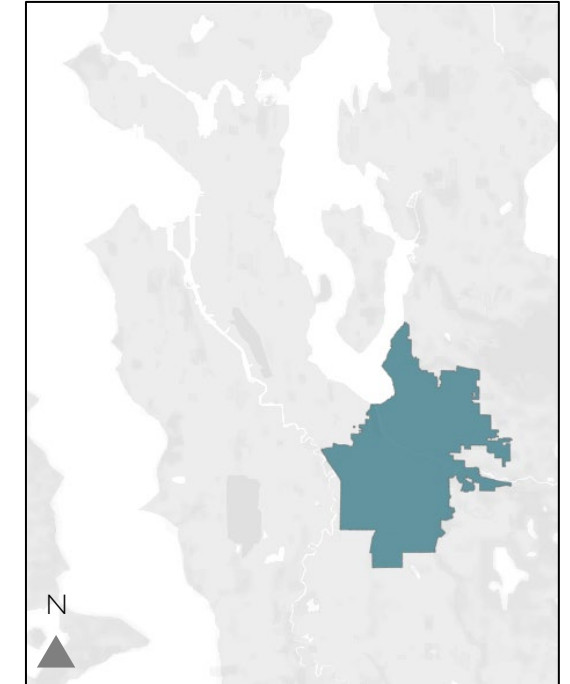
- Submission materials include strategies to implement policies addressing Housing Chapter CPPs

Meaningful Action

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

Overview | Renton

- 104,491 people (4.6% of King County) | \$92,292 median household income
- 46% of renters experiencing some level of housing cost burden
- 69% and 56% of Asian and White-led households reside in owner-occupied units respectively, double than the rate for Black and Hispanic or Latino households
- The residents of Renton's Highlands neighborhood—which are predominantly Black, Indigenous, and People of Color—are at the highest risk of displacement
- The Renton Housing Authority is a key and unique partner in Renton



Strengths | Renton

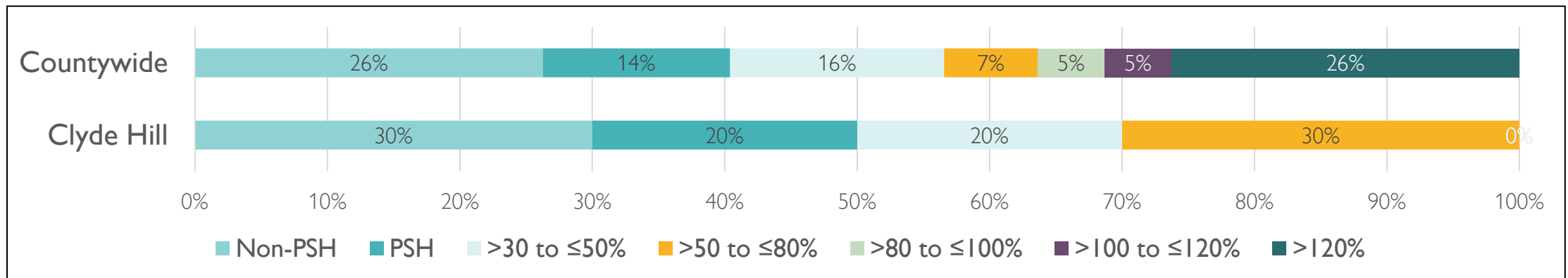
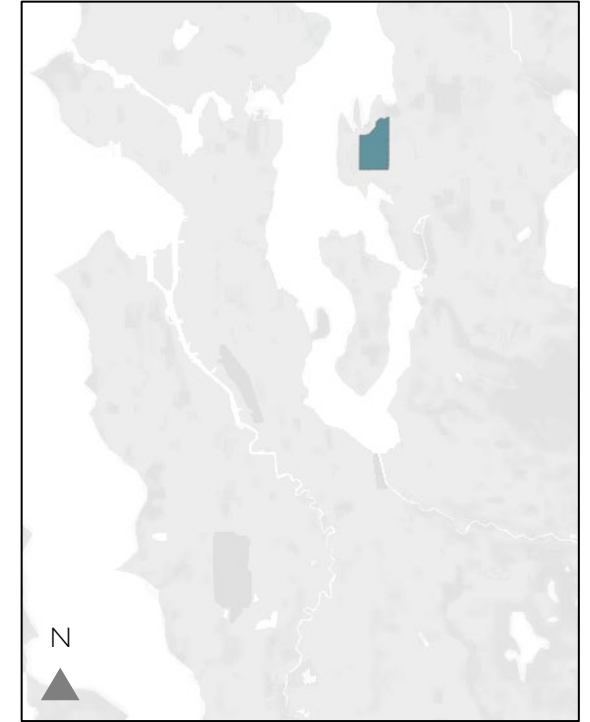
1. Thorough and clear housing action plan that demonstrates the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs (CPP H-4)
2. Multifamily zones *throughout* the jurisdiction (CPPs H-18, H-22)
3. Ongoing collaboration with diverse partners on the provision of resources and programs to meet countywide housing needs, including South King Housing and Homelessness Partners and the Renton Housing Authority (CPP H-6)

Recommendations | Renton

- 1. Demonstrate sufficient land capacity (CPPs H-1, H-11)**
2. Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)
3. Prioritize extremely low-income households (CPP H-2)
4. Complete the housing inventory and analysis (CPP H-3)

Overview | Clyde Hill

- 3,126 people (<1% of King County) | >\$250,000 median household income
- 7% of the housing stock is renter-occupied, with 93% owner-occupied
- Residents are predominantly White (56%) with very low proportions of Hispanics (2%) and Black (<1%)
- All housing stock consists of single-family homes
- Over 80% of homes in Clyde Hill are worth more than \$2 million



Strengths | Clyde Hill

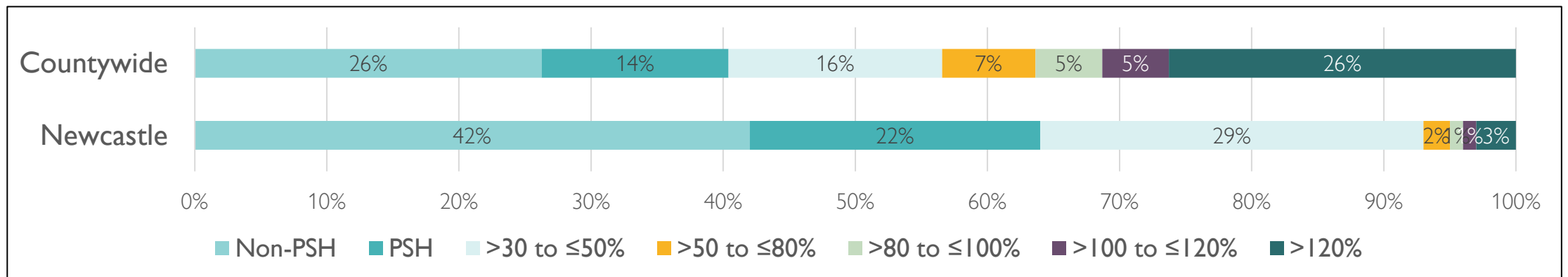
1. Ongoing membership and contributions to A Regional Coalition for Housing (CPPs H-6, H-7, H-14)

Recommendations | Clyde Hill

1. Demonstrate sufficient land capacity (CPPs H-1, H-11)
2. Meaningfully prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
4. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
- 5. Adopt intentional, targeted actions to repair harm (CPPs H-5, H-9)**
6. Increase supply of income-restricted housing and diversify housing types (CPPs H-10, H-13, H-18)

Overview | Newcastle

- 12,761 people (<1% of King County) | \$151,007 median household income
- Median gross rent (\$2,163) and average home price (\$1,134,640) are higher than King County overall
- Hispanic or Latino (55%) and Black (55%) renter households are disproportionately severely housing cost-burdened
- About 67% of Newcastle's housing stock consists of single-family homes



Sources: ACS 5-year estimates 2017-2021; OFM 1-year estimates 2023; Newcastle's Draft Comprehensive Plan

Strengths | Newcastle

1. Ongoing membership and contributions to A Regional Coalition for Housing (CPPs H-6, H-7, H-14)
2. Commitment to improve existing inclusionary housing program, and potentially expand to transit accessible areas (CPPs H-4, H-10, H-12, H-15, H-16, H-17)

Recommendations | Newcastle

1. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
2. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
3. Demonstrate sufficient capacity for emergency housing units (CPPs H-1, H-11)
4. **Increase housing options for 0-80% of area median income households in Residential zones (CPPs H-18, H-22)**

Late Submission, Non-Submission, and Reconciliation Letters

Late Submission Letters

Jurisdictions

Jurisdictions that submitted complete materials, October 4-December 4, 2024:

1. Lake Forest Park
2. Black Diamond
3. Kent
4. Duvall
5. **New!** Normandy Park

Letters

- Acknowledgment that jurisdiction submitted in 2024
- AHC unable to complete review in 2024
- AHC will review plan in early 2025
- Jurisdiction should incorporate recommendations in an annual update

Non-Submission Letters

Jurisdictions

Jurisdictions that did not submit complete materials in 2024

1. Mercer Island
2. Pacific
3. Skykomish
4. Yarrow Point

Letters

- Acknowledgment that jurisdiction did not submit in 2024
- Just four jurisdictions did not submit in 2024
- Encouragement to submit and participate in the program in 2025
- Jurisdiction should incorporate recommendations in an annual update

Reconciliation Letters

Jurisdictions

Snoqualmie and Carnation submitted growth target reconciliation requests to the Growth Management Planning Council (GMPC)

Letters

- Acknowledgment that jurisdiction submitted growth target reconciliation request to the GMPC
- The GMPC has not made a decision about these requests
- Encourages the jurisdiction to participate in plan review once the GMPC reaches a decision