AFFORDABLE HOUSING COMMITTEE

Thursday, December 4, 2025 2:00 P.M. – 3:30 P.M.

Recent Growth Management Planning Council (GMPC) and King County Council Actions

Reference materials: Staff Report

McCaela Daffern
Affordable Housing Committee Manager
King County Dept. of Community and Human Services

Adopted AHC Charter Amendments

Growth Management Planning Council (GMPC) amended the Affordable Housing Committee (AHC) charter

- Nov 19, 2025: GMPC unanimously adopted GMPC Motion 25-2, amending the AHC charter
- No changes to the AHC's recommended amendments
- AHC is now a regional advisory body that serves as a point of coordination and accountability for Countywide Planning Policies (CPP) Housing Chapter implementation, chartered to:
  - Conduct comprehensive plan review, monitoring and reporting, assessment of shortfalls, and adjustment of activities established in the CPP Housing Chapter
  - Recommend new affordable housing revenue, financing strategies, and CPP amendments

GMPC Monitoring and Reporting Role

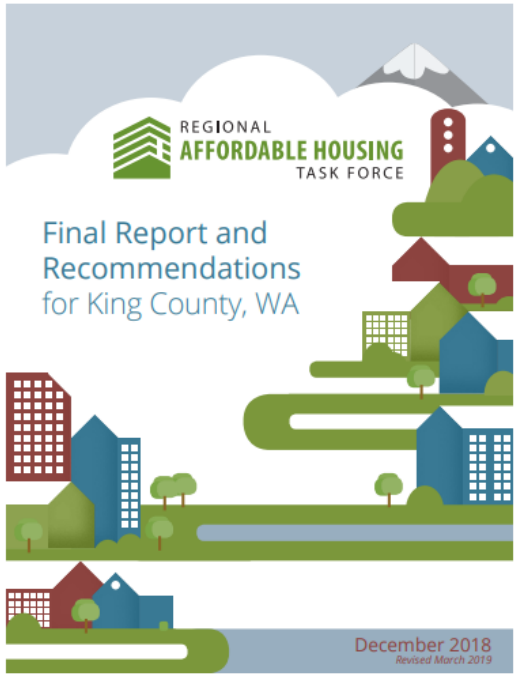
GMPC will shape CPP Housing Chapter monitoring and reporting

- Emphasized the AHC's role as a recommending body to the GMPC
- Highlighted the importance of GMPC's involvement in shaping and right-sizing ongoing housing monitoring
- Requested a March 2026 briefing on the state of efforts to align and coordinate monitoring and reporting
- Adds a new coordination point for AHC staff's monitoring and reporting work plan in 2026

Adopted King County Budget

King County to update Regional Affordable Housing Task Force (RAHTF) Final Report and Recommendations Action Plan and Dashboard

- Nov. 18, 2025: Council approved the County biennial 2026-2027 budget
- Proviso requires the Executive to transmit a report to update the recommendations and action plans in the RAHTF Final Report and Recommendations by September 2027
- The report shall include, but not be limited to:
    - Recommendations and an update to the action plan to address the regional affordable housing crisis in King County, with consideration of the 2025 King County Housing Needs Assessment (HNA)
    - An update to the Regional Affordable Housing Dashboard to monitor progress on the updated action plan
- AHC named as a stakeholder in update process
- May require changes to AHC work plan and meeting schedule



What's Next

March 2026 briefings set the stage for a RAHTF update and CPP monitoring and reporting coordination

- AHC briefing on 2025 King County Countywide Housing Needs Assessment
  - Discussion will help scope AHC contributions to the RAHTF update and inform work plan changes
- GMPC briefing on state of efforts to align and coordinate monitoring and reporting
  - AHC staff will update AHC members on the GMPC's approach to CPP Housing Chapter monitoring and reporting following the briefing

2025 Regional Affordable Housing Dashboard Update Insights

Reference materials: Staff Report

Jesse Warren
Monitoring and Evaluation Manager
King County Dept. of Community and Human Services

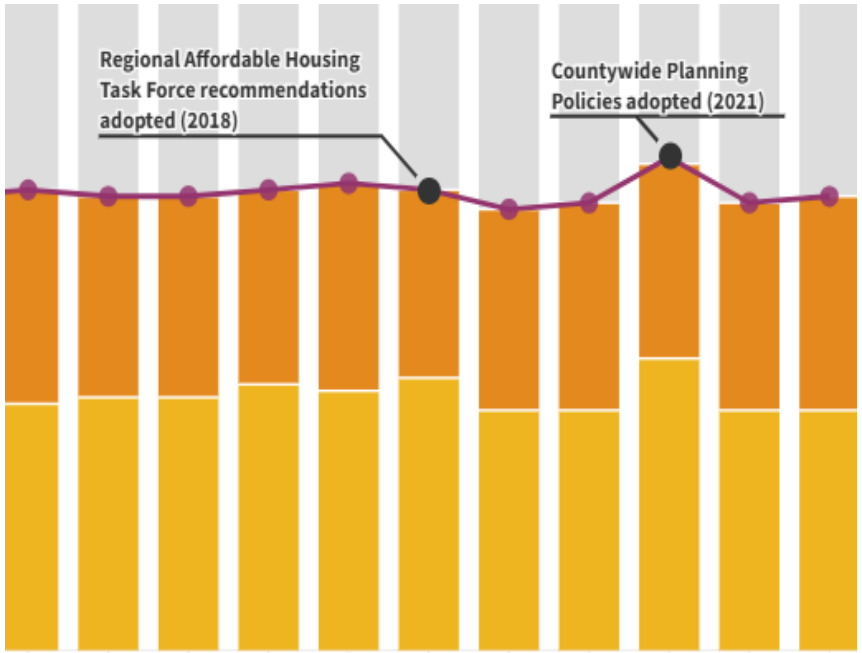
Sophie Siebach-Glover
Data Evaluator
King County Dept. of Community & Human Services

Overview

- Regional Affordable Housing Dashboard launched in 2021 to track progress to implement RAHTF Five Year Action Plan progress
- Action Plan expired in 2024
- Dashboard revised this fall to shift away from Action Plan messaging, now serves as a bridge to:
  - Public-facing tools coming in 2026 and 2027 that will report on CPP Housing Chapter requirements
  - Updated Five Year Action Plan
- Briefing highlights trends associated with a key measure of progress—income-restricted housing unit production
- AHC members will have time to reflect and discuss at end of briefing

2025 Regional Affordable Housing Dashboard Update

- Removed section reporting on Five Year Action Plan implementation and outdated information from one-off reports
- Added data from 2025 Housing Incentive & Tools (HIT) Survey and King County Addendum on affordability covenant tools used to create income-restricted housing
- Enhanced income-restricted housing unit data
  - Expanded to include 50–80% AMI unit counts
  - Added 2023 and 2024 production
  - Included jurisdictional affordability covenant tool units
- Some Census data sources delayed due to federal government shutdown, will be added in coming months



Findings Overview

Background

AMI 101	Basic information about area median income

Findings

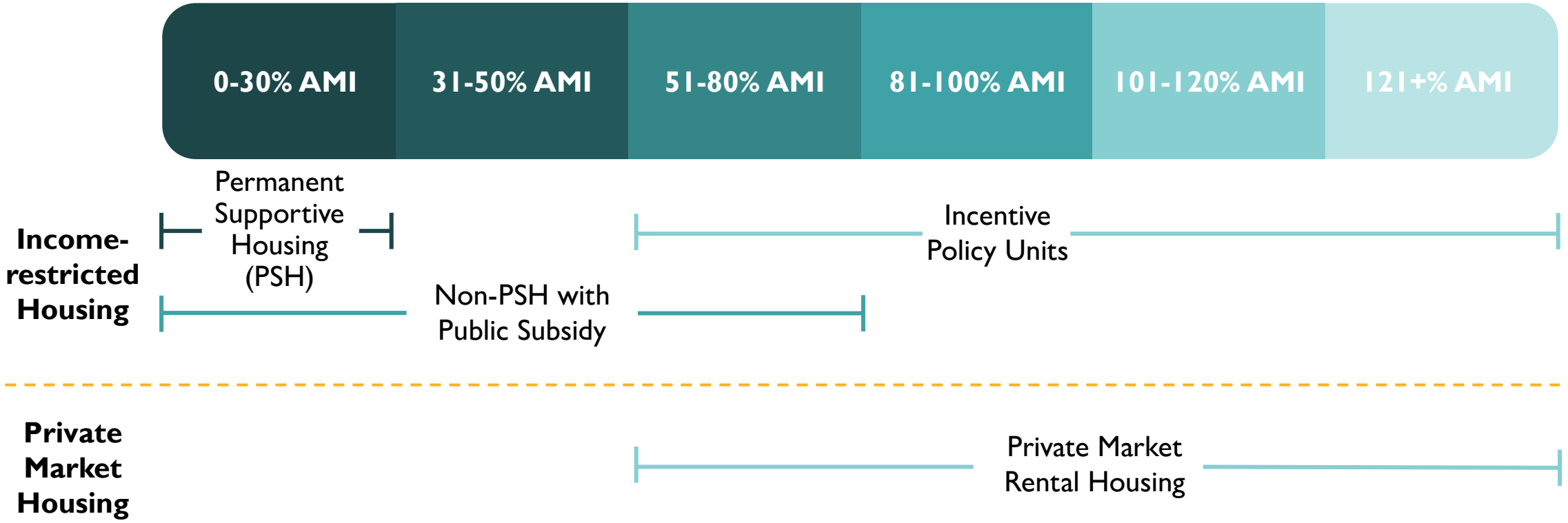
Production Trends	Income-restricted housing unit production rising, with variation by AMI band and jurisdiction
Countywide Housing Needs	Not on track to meet 0-50% AMI housing needs
Rents Above Market	Some income-restricted rents overlap with private market rents
Affordability Covenant Tools	Affordability covenant tools used in 1/3 of income-restricted projects

Many types of families qualify for income-restricted housing

Household size	30% AMI	50% AMI	80% AMI
	**Childcare worker** ($37,000 at 35 hrs/week) *or* **Unemployed** ($0)	**Substitute teacher** ($59,000)	**Transit driver** ($77,000) *or* **Retired couple** ($95,000)
	**Physical therapy aid** ($31,000 at 30 hrs/week) *plus* **part-time retail worker** ($16,000 at 15 hrs/week)	**Cashier** ($32,000 at 30 hrs/week) *plus* **veterinary assistant** ($45,000)	**Nursing assistant** ($52,000) *plus* **construction worker** ($65,000)

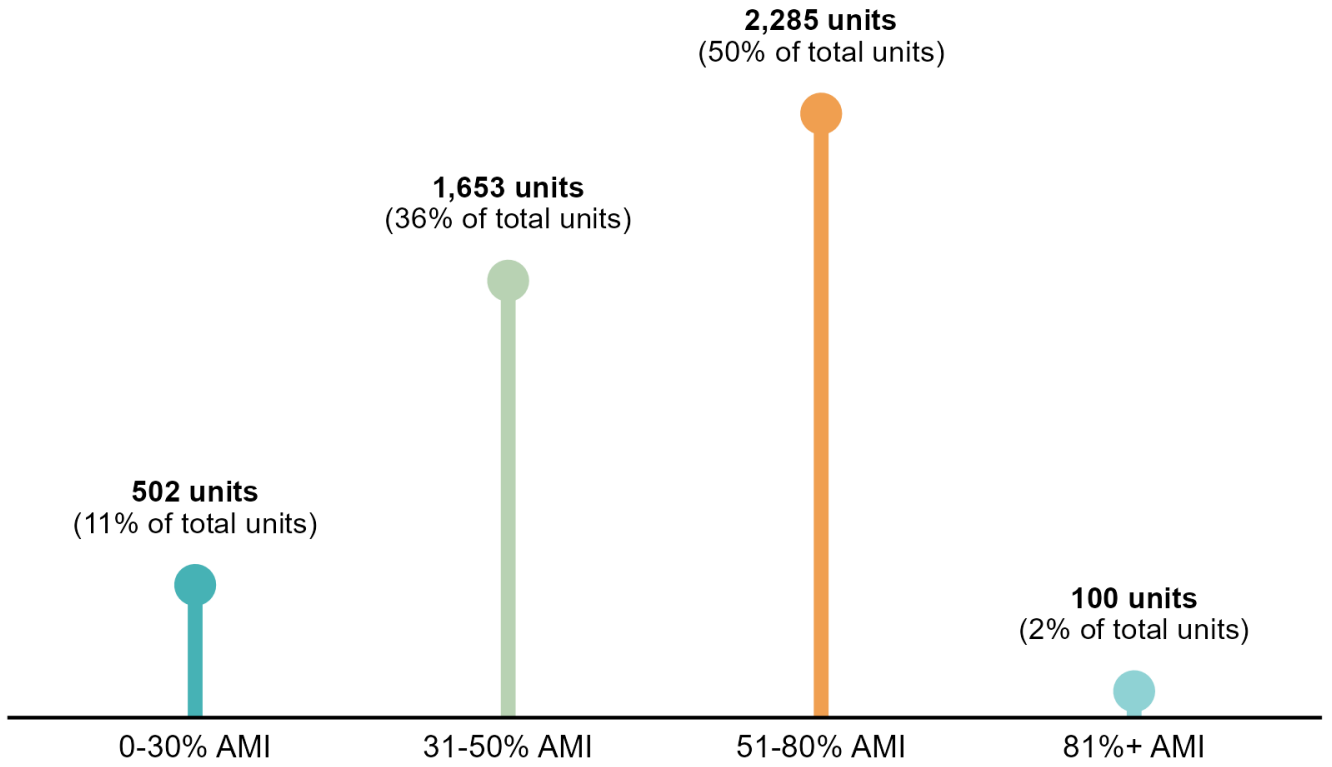
Source: HUD Income & Rent Limits (2025), Bureau on Labor Statistics Occupational Employment and Wage Estimates for Seattle-Tacoma-Bellevue MSA (2024)

AMI levels typically served by income-restricted and private market rental housing



Over 4,500 income-restricted units came online in 2024, half of which were affordable at 51-80% AMI

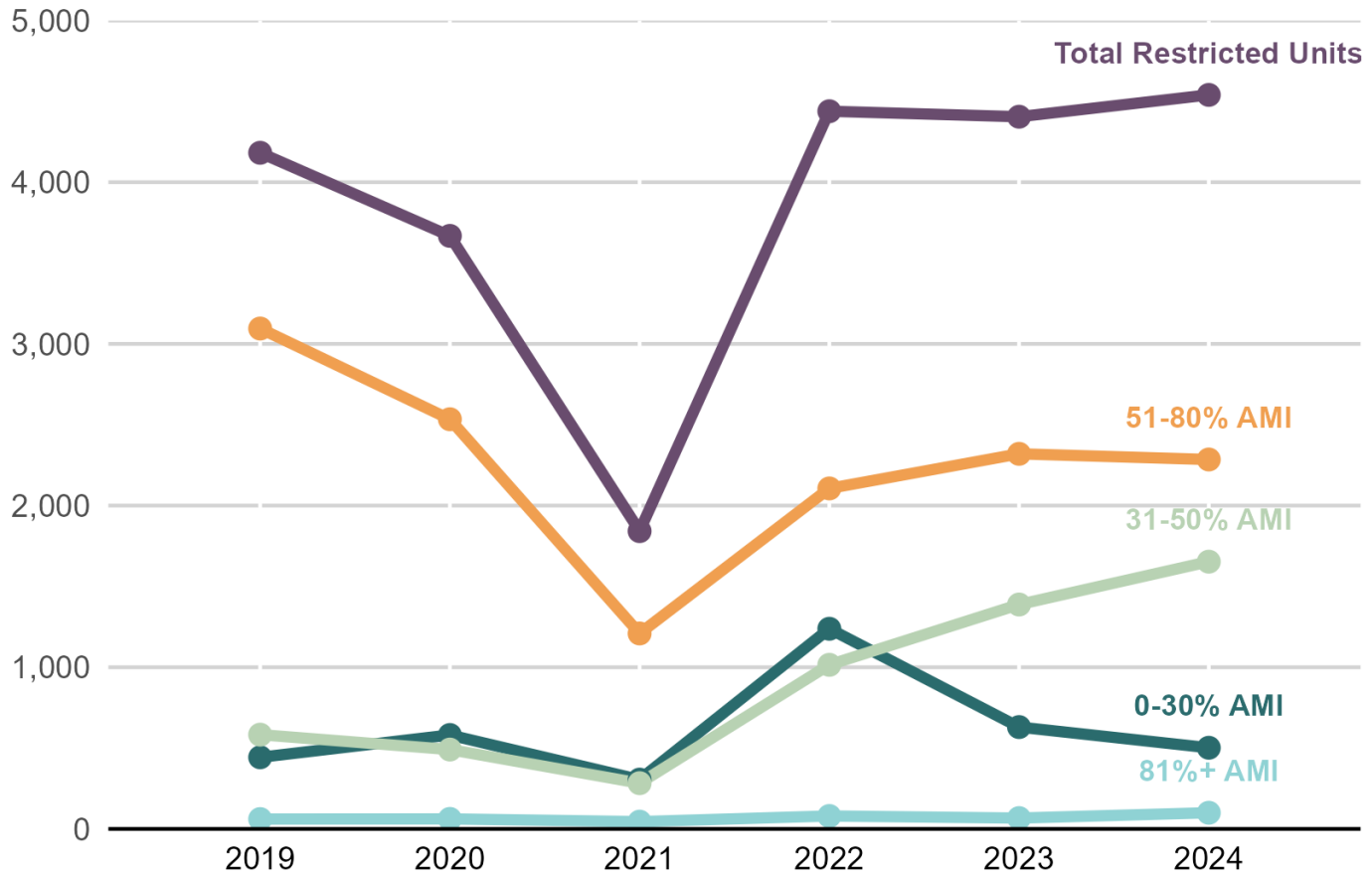
Income-Restricted Units Places in Service in 2024 in King County, by AMI



Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Data may differ from other data products given the continual improvement of the database. These are conservative estimates as we do not include properties with missing data on in-service year

Income-restricted unit production is above pre-pandemic levels

Number of Income-Restricted Units Produced in King County, 2019-2024, by AMI



Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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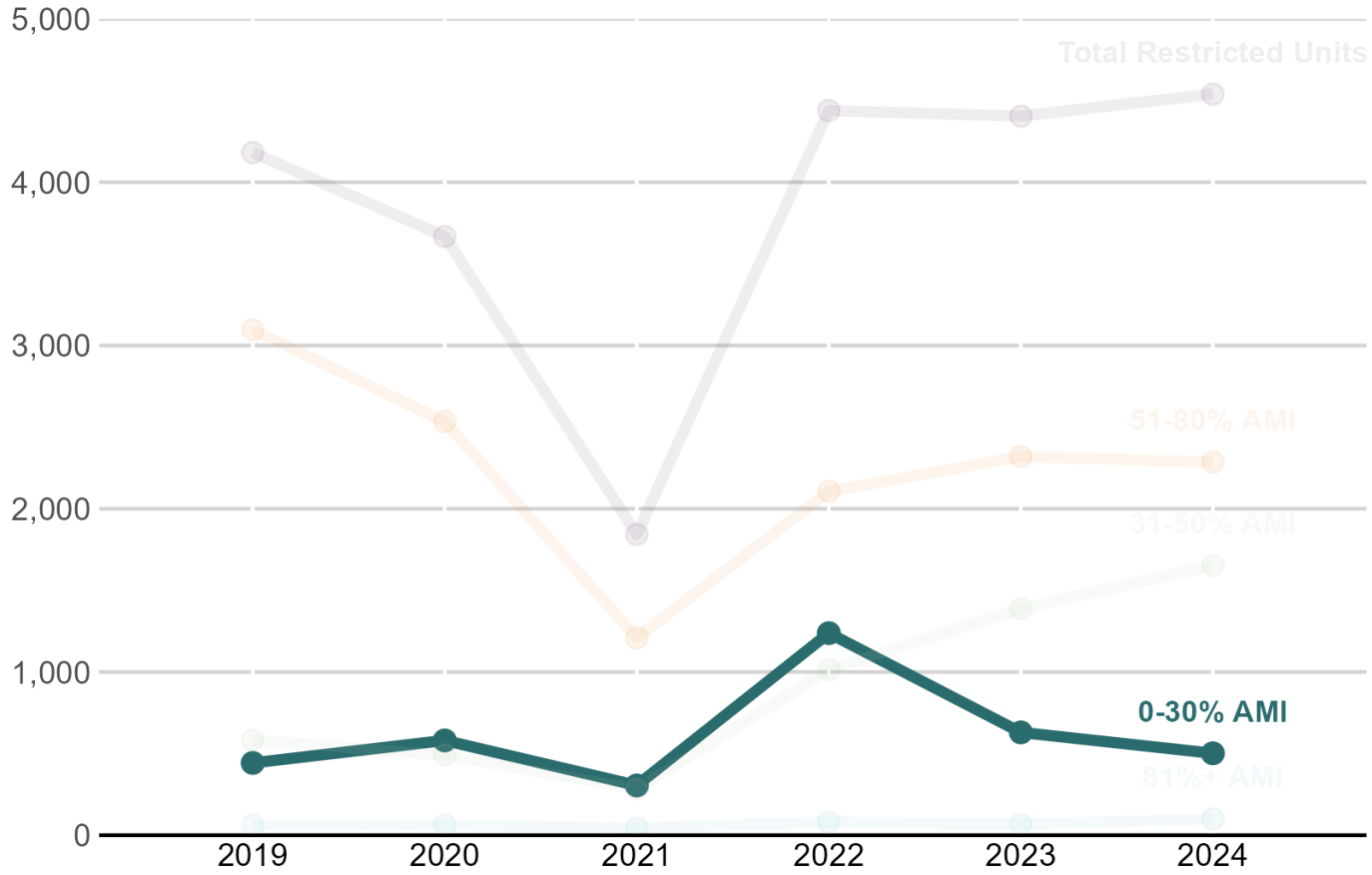
Production of 0-30% AMI units relatively flat

Number of Income-Restricted Units Produced in King County, 2019-2024, by AMI



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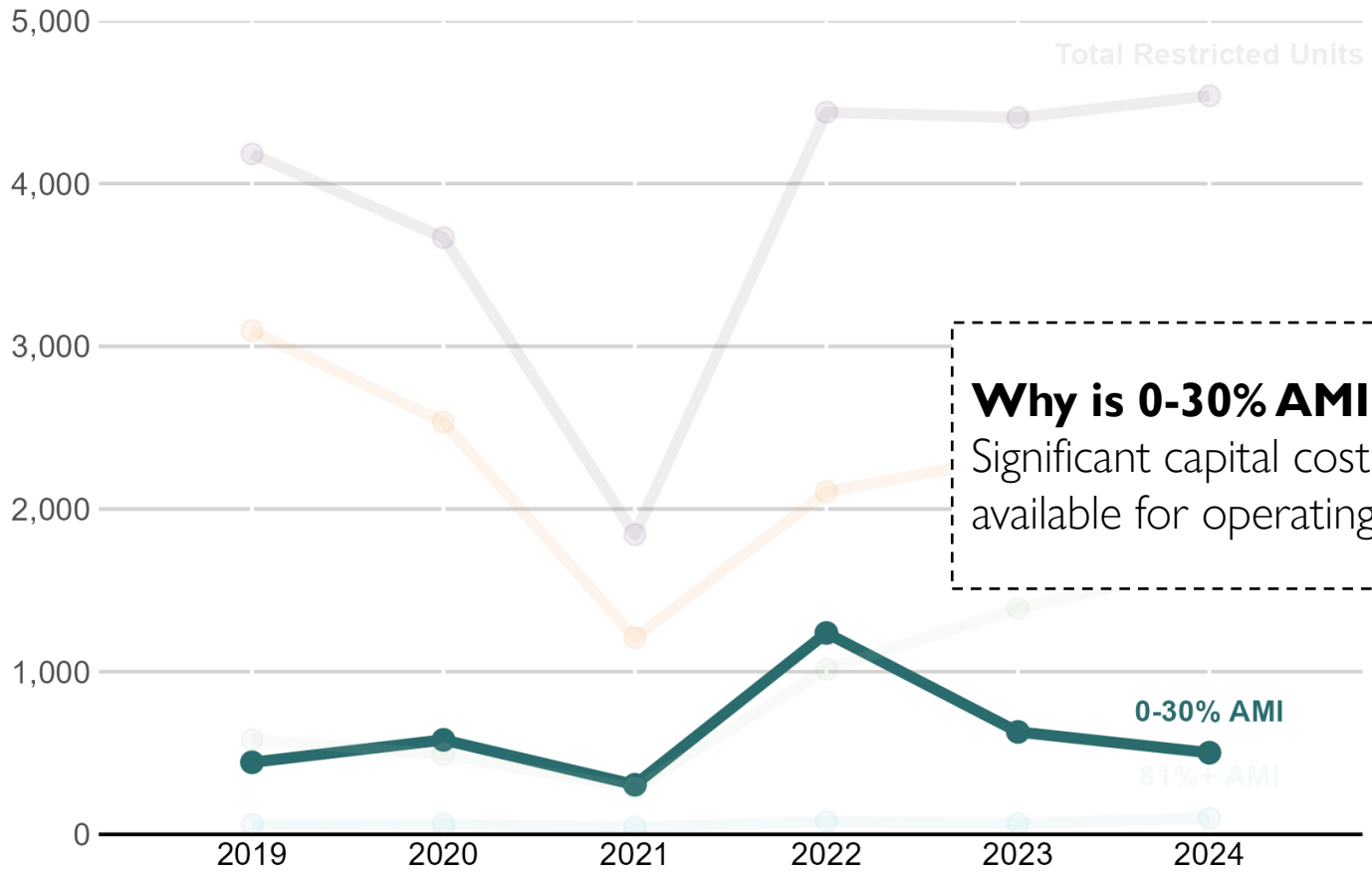

Why is 0-30% AMI production flat?
Significant capital costs and few sources available for operating subsidy

Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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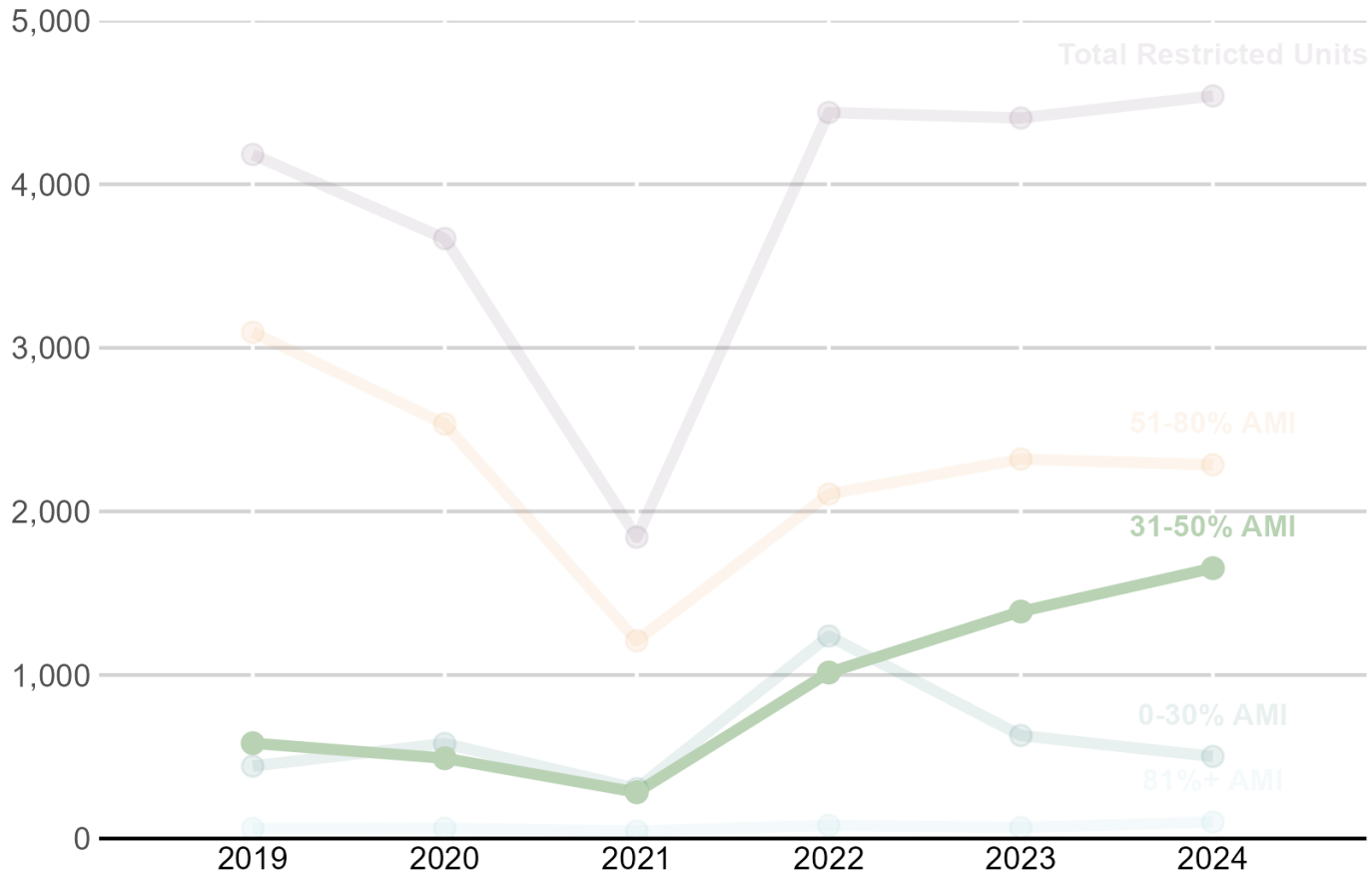
Production of 31-50% AMI units increased

Number of Income-Restricted Units Produced in King County, 2019-2024, by AMI



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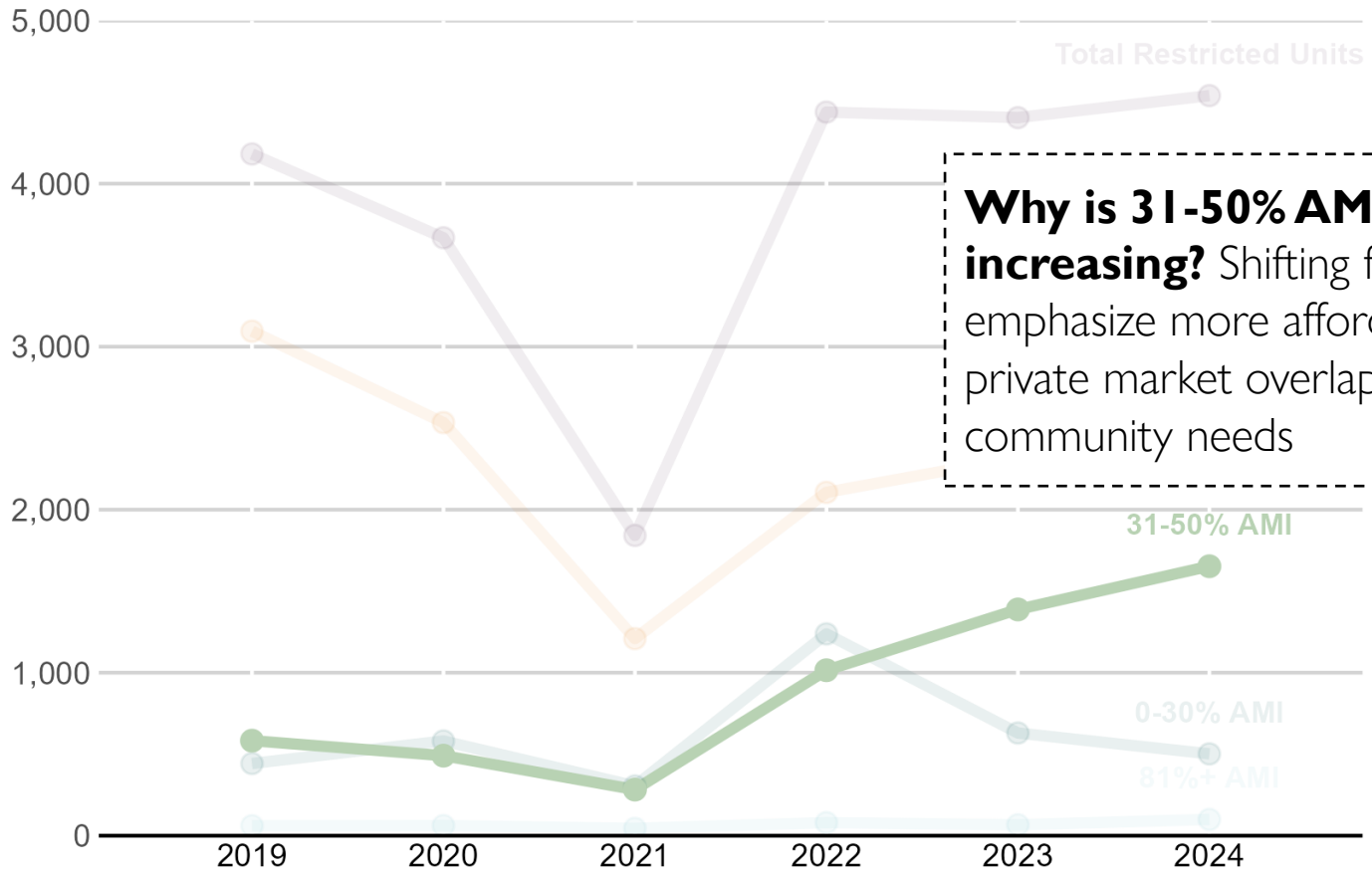
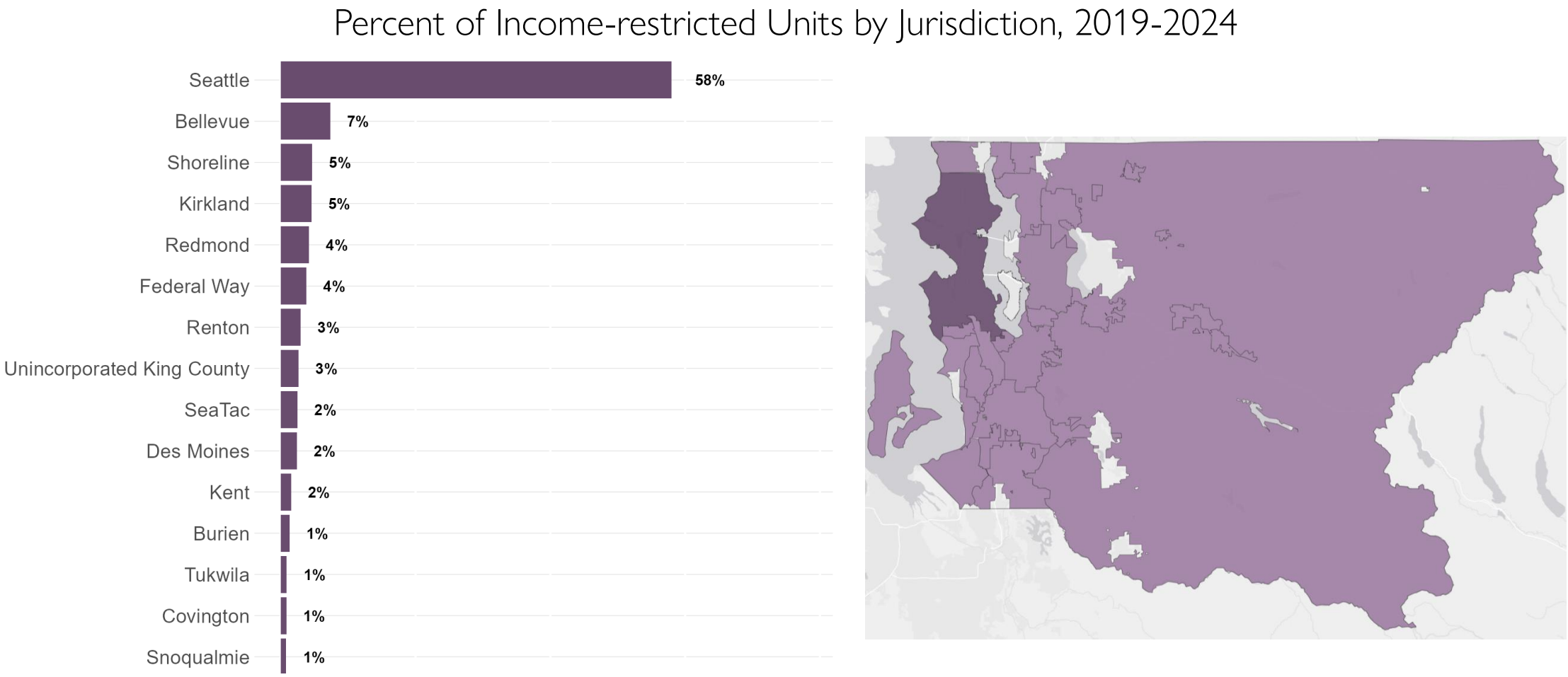


Why is 31-50% AMI production increasing? Shifting focus from funders to emphasize more affordable units to avoid private market overlap and response to community needs

Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Data may differ from other data products given the continual improvement of the database.

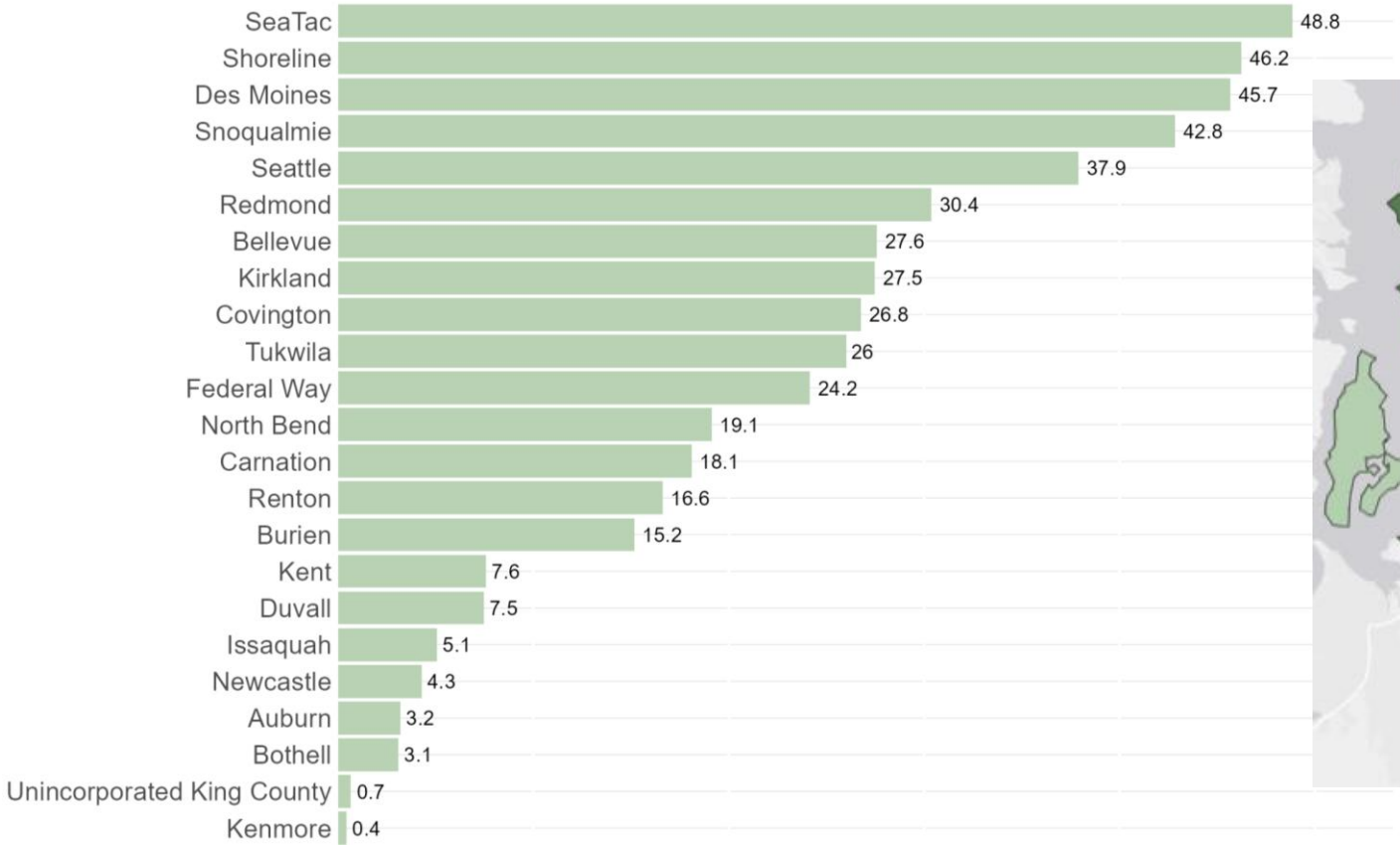
Since 2019, over half of income-restricted units produced were in Seattle

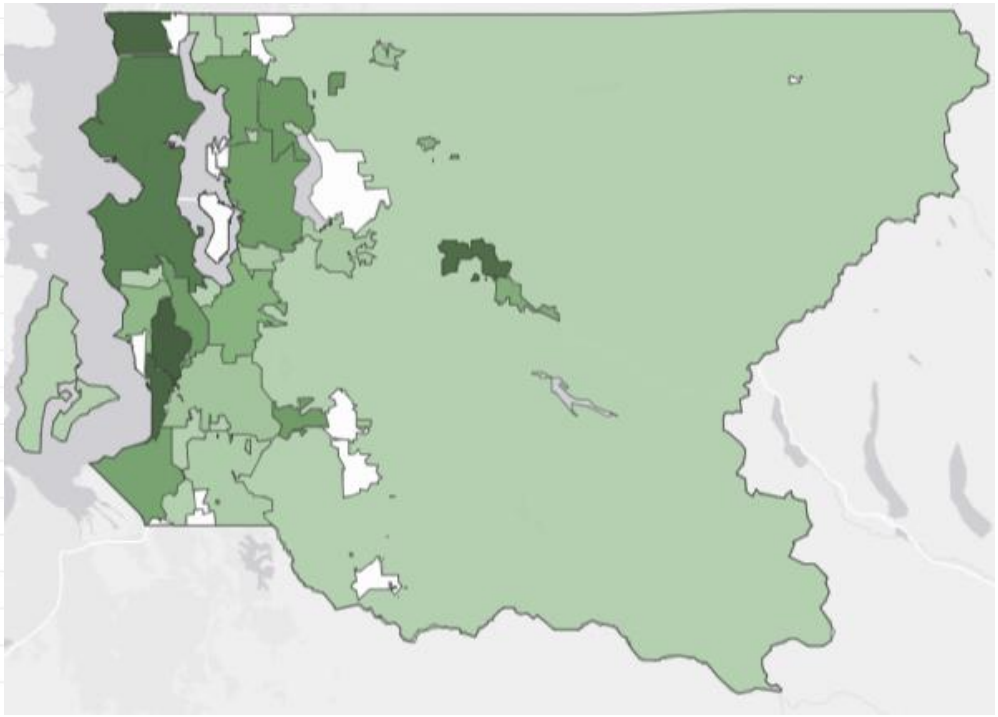


Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Data may differ from other data products given the continual improvement of the database. Jurisdictions with less than 0.5% of total income-restricted units produced between 2019 and 2024 (Auburn, Issaquah, Bothell, North Bend, Newcastle, Duvall, Carnation, Kenmore) not shown in bar chart.

Per capita, more income-restricted units were produced in SeaTac, Shoreline, Des Moines, and Snoqualmie compared to Seattle

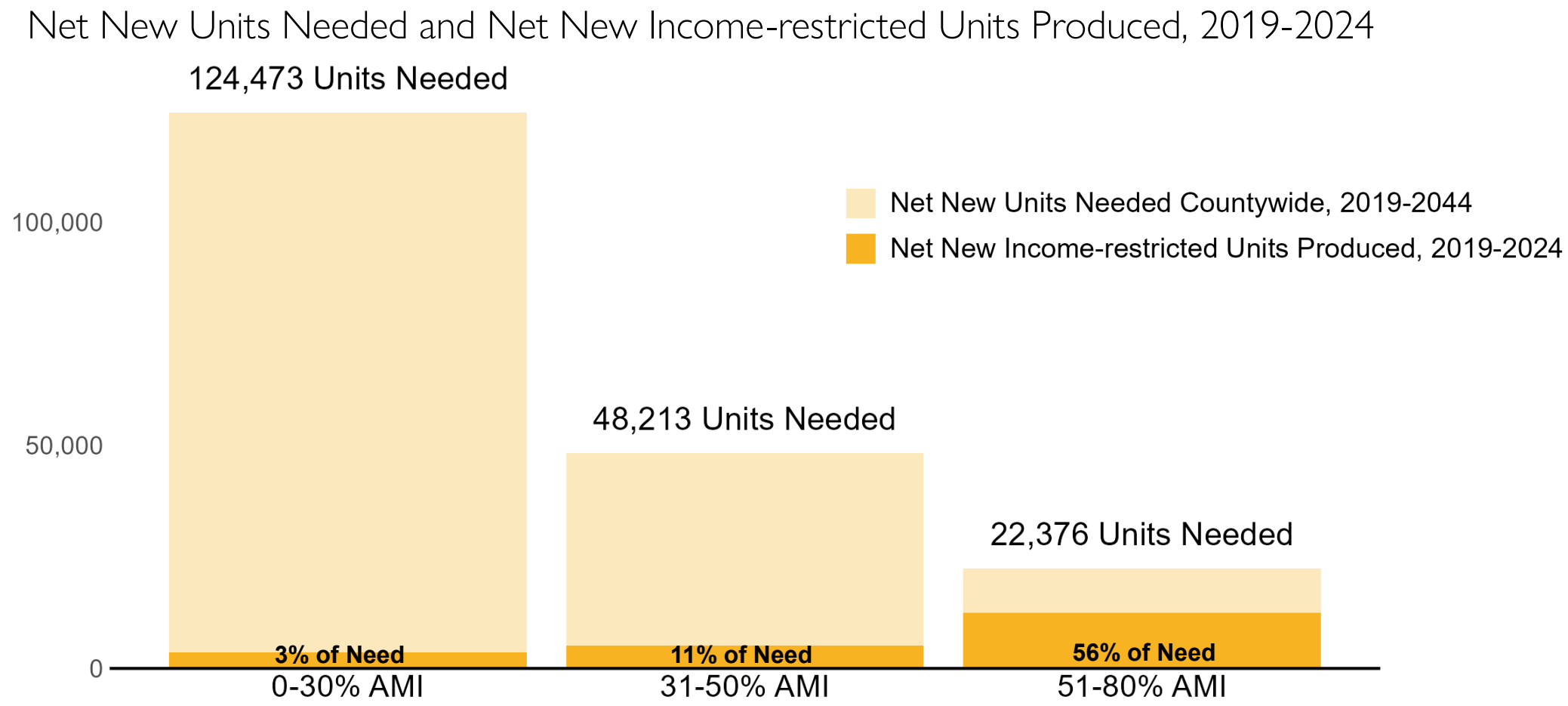
Number of Income-Restricted Units Produced Between 2019-2024 per 1,000 Households





Source: King County Income-restricted Housing Database, data as of December 31, 2024, American Community Survey 5-yr Estimates, 2019-2023.
Note: Data may differ from other data products given the continual improvement of the database. Jurisdictions with 0 income-restricted units per 1,000 households between 2019-2024 (Algona, Beaux Arts Village, Black Diamond, Clyde Hill, Enumclaw, Hunts Point, Lake Forest Park, Maple Valley, Medina, Mercer Island, Milton, Normandy Park, Pacific, Sammamish, Skykomish, Woodinville, Yarrow Point) not shown in bar chart.

Income-restricted production not on track to meet countywide 0-50% AMI housing needs by 2044



Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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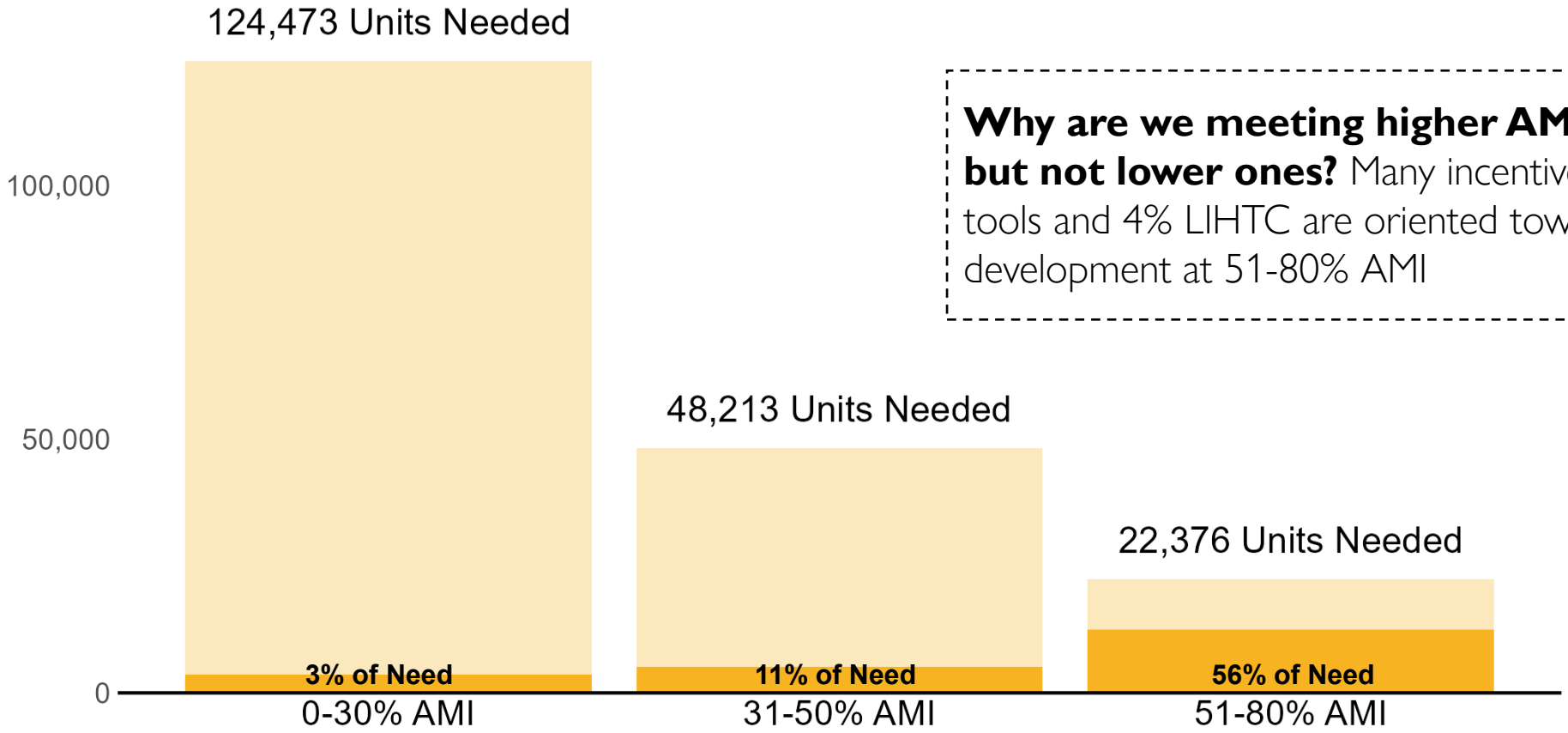
Income-restricted production not on track to meet countywide 0-50% AMI housing needs by 2044

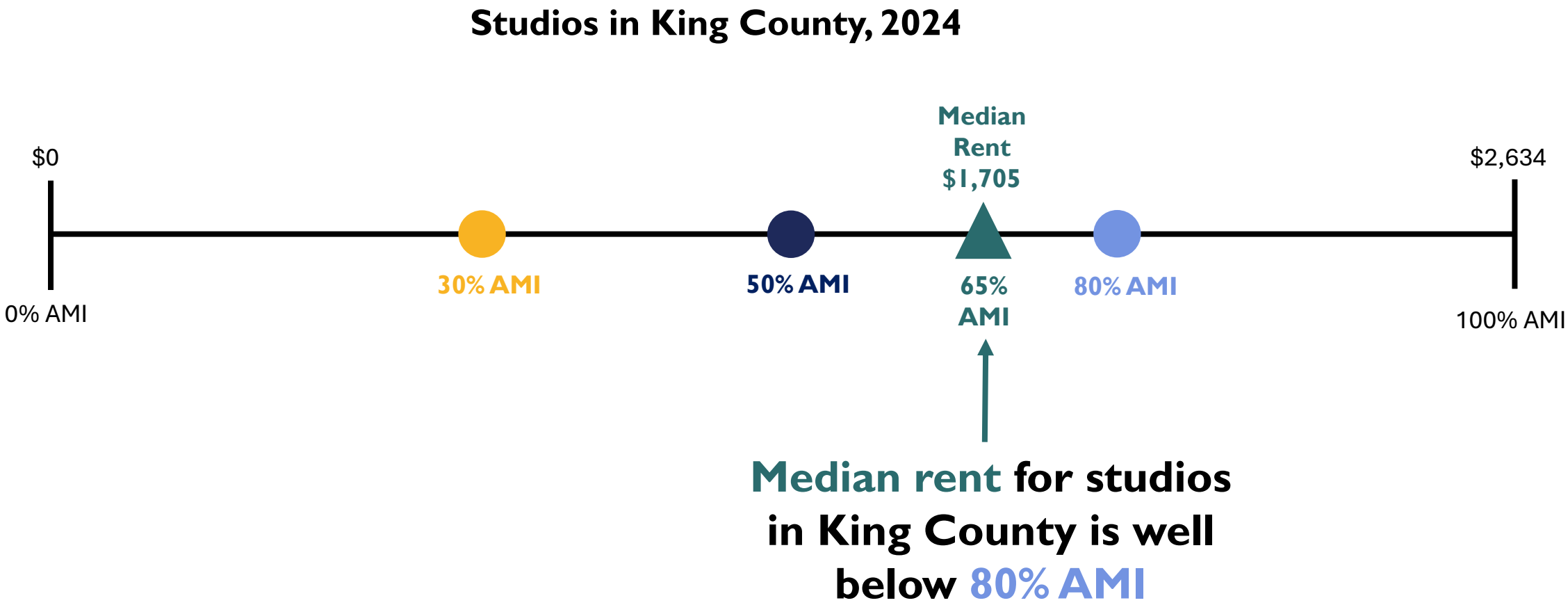
Net New Units Needed and Net New Income-restricted Units Produced, 2019-2024



Why are we meeting higher AMI needs but not lower ones? Many incentive policy tools and 4% LIHTC are oriented towards development at 51-80% AMI

Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Data may differ from other data products given the continual improvement of the database. These are conservative estimates as we do not include properties with missing data on in-service year.

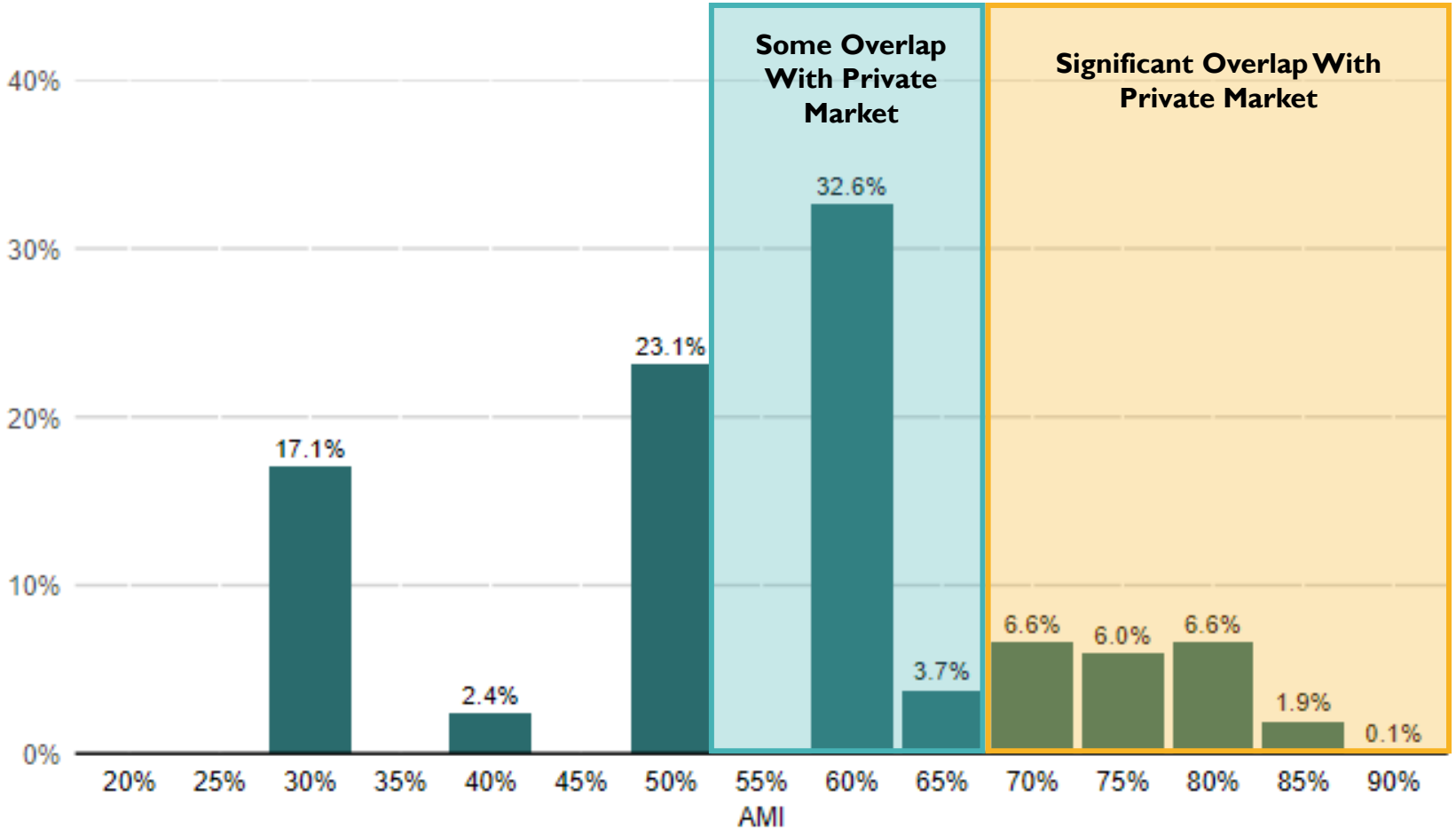
Growing issue of income-restricted rents above market rents



Source: 1-year ACS, HUD Income & Rent Limits (2025)

Significant portion of income-restricted units have some overlap with private market

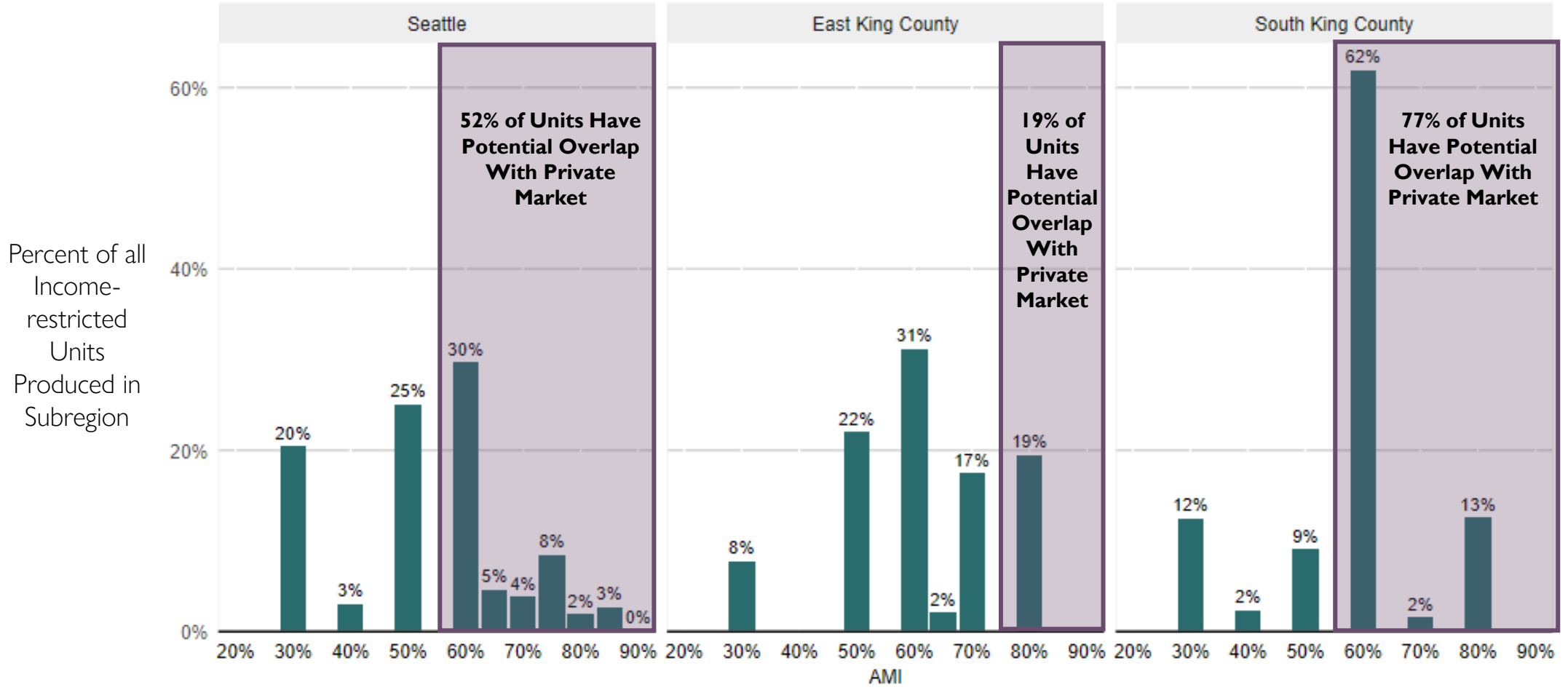
Percent of Income-restricted Units Produced at Each AMI in King County, 2019-2024



Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Homeownership properties not included. Overlap with private market varies based on unit size, with studio and 1-bedroom units generally having more overlap than larger unit sizes..

Overlap with private market greatest in Seattle, South King County

Percent of Income-restricted Units Produced, 2019-2024, by AMI and Subregion

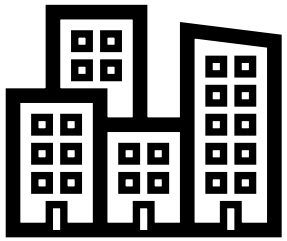


Source: King County Income-restricted Housing Database, data as of December 31, 2024.
Note: Homeownership properties not included. Overlap with private market varies based on unit size, with studio and 1 bedroom units generally having more overlap than larger unit sizes.

Drivers of overlap and potential policy implications

Factors driving overlap

- Rapid growth in AMI increases income-restricted rents
- Substantial market production of studio and one-bedroom housing units in recent years



Policy implications

- Vacancies in income-restricted housing
- Financial challenges for affordable housing providers
- Less public benefit from higher AMI income-restricted units (and the funds and tools that created them)

32% of units created between 2019 and 2024 used a local affordability covenant tool

Almost 7,300 income-restricted units across King County created, in part or in whole, using a local affordability covenant tool

Local Affordability Covenant Tools

- Affordable housing overlay zone
- Density bonus, on-site performance
- Development agreement
- Fee waiver or reduction
- Mandatory inclusionary housing, on-site performance
- Multifamily Tax Exemption, 8-year, 12-year, 20-year
- Public land for affordable housing
- Transfer of development rights
- Voluntary inclusionary zoning, on-site performance

Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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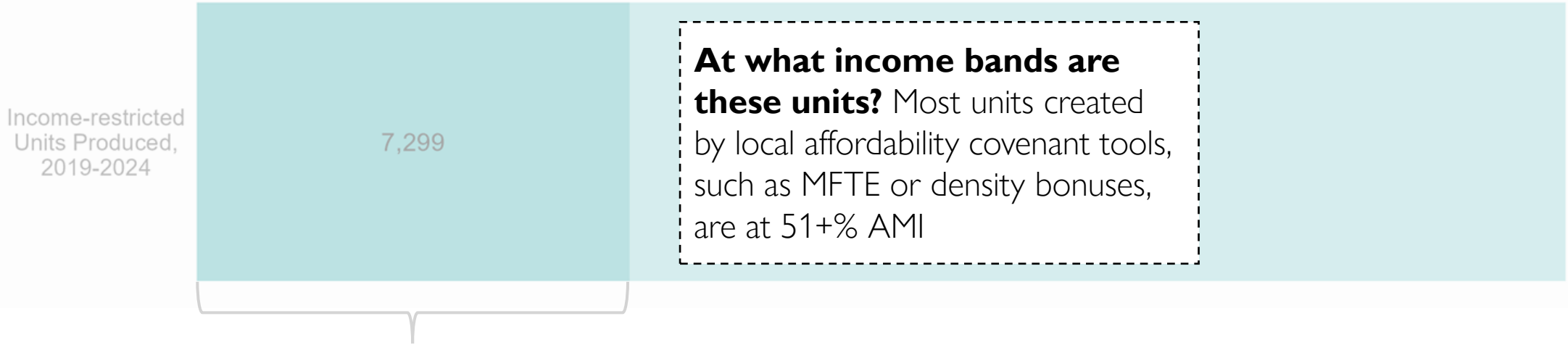

At what income bands are these units? Most units created by local affordability covenant tools, such as MFTE or density bonuses, are at 51+% AMI

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- Transfer of development rights
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Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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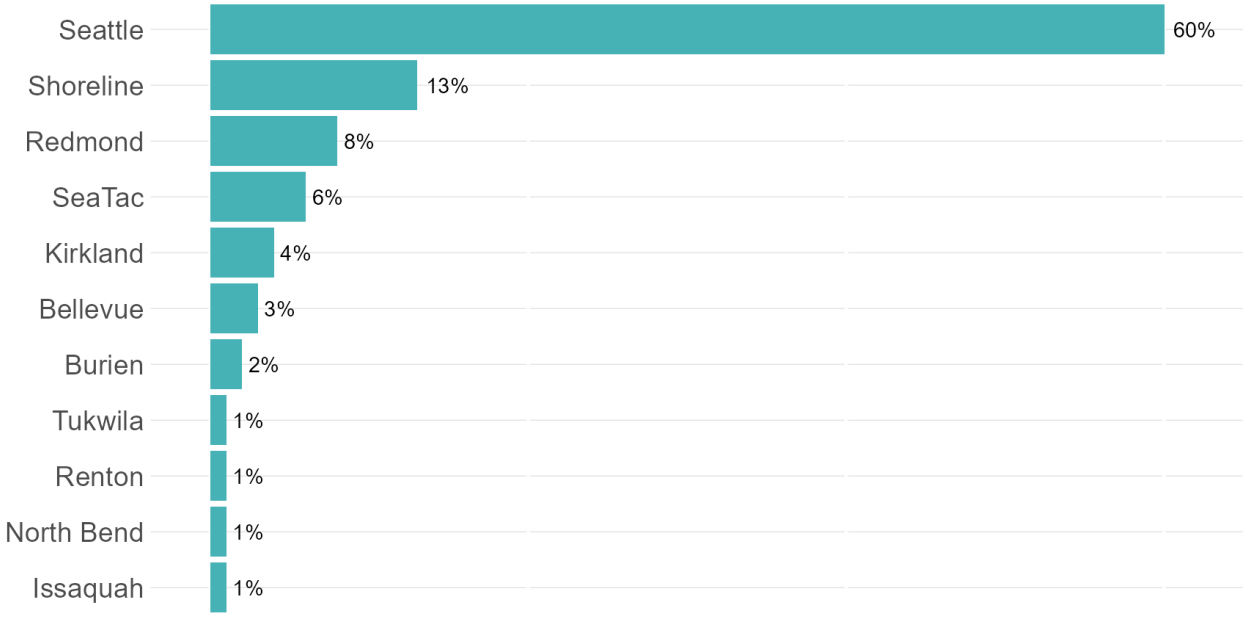
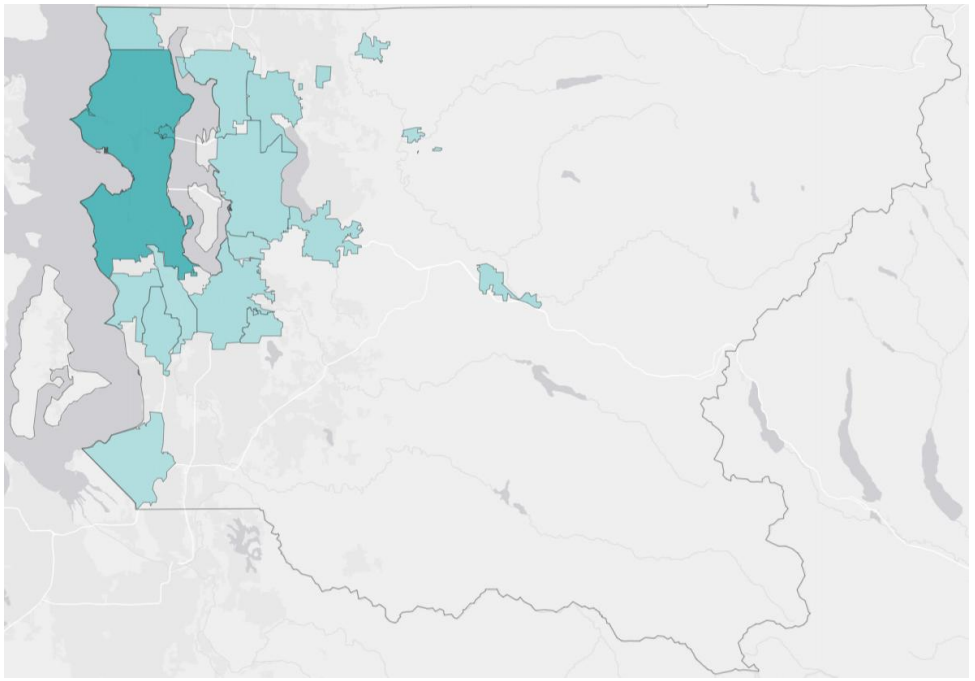
60% of units created utilizing, in part or in whole, a local affordability covenant tool are in Seattle

Percent of Units Produced Utilizing Local Affordability Covenant Tools by Jurisdiction, 2019-2024





Source: King County Income-restricted Housing Database, data as of December 31, 2024.
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Takeaways

Production Trends

Income-restricted unit production above pre-pandemic levels

- Increased production of 31-50% AMI units in recent years as funders shifted priorities
- 0-30% AMI production constrained by limited capital and operating subsidy
- Production varies greatly by jurisdiction because of funding availability and tools implemented

Countywide Housing Needs

Off track to meet 0-50% AMI housing needs

- At current rate, income-restricted unit production is well below amount needed to meet 0-50% AMI needs
- Most incentive tools and fund sources are oriented towards 51+% AMI units

Findings

Rents Above Market

Some income-restricted rents overlap with private market rents

- A significant portion of income-restricted units produced in Seattle and South King County in recent years overlap with the private market
- Driven by:
  - Rapid increase in AMI
  - Market production of studios and one-bedroom units
  - Many incentive tools and fund sources oriented towards higher AMI units

Affordability Covenant Tools

Affordability covenant tools used in 1/3 of income-restricted projects

- Many jurisdictions are using incentive tools to facilitate and encourage income-restricted housing production, although production remains concentrated in Seattle

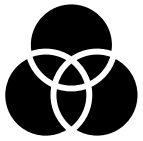
Reflections and Questions

1. What other factors may have supported the increase in income-restricted housing production for 31–50% AMI households?
2. What barriers are constraining production of income-restricted housing for 0–30% AMI households?
3. Which fund sources, incentive tools, or other strategies have been most effective in expanding income-restricted housing production in your jurisdictions, specifically for 50% of AMI and below?

Ongoing Monitoring and Reporting Work

Collaboration from jurisdictions and public funders was essential to providing these insights

Data is key for tracking progress, continuing to learn, and improving policy



Countywide Planning Policies accountability framework is in development, will provide more opportunities to engage with data and measure progress