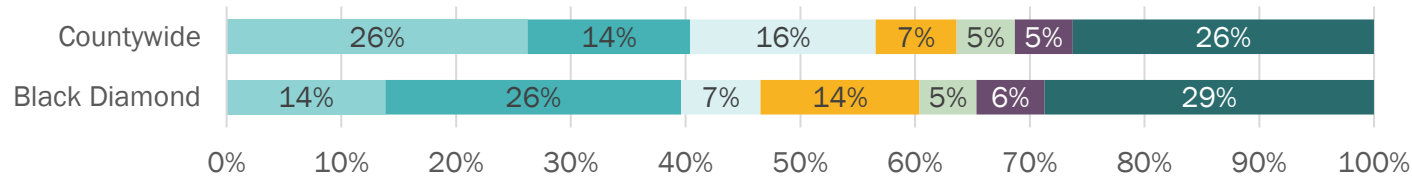


# City of Black Diamond

6,602 People (<1% of King County) | \$144,728 Median Household Income (King County AMI \$116,340)

## Housing Needs

|                         | Total | Permanent Housing Needs |     |             |             |              |               |       | Emergency Housing Needs |
|-------------------------|-------|-------------------------|-----|-------------|-------------|--------------|---------------|-------|-------------------------|
|                         |       | 0 to ≤30%               |     |             |             |              |               |       |                         |
|                         |       | Non PSH                 | PSH | >30 to ≤50% | >50 to ≤80% | >80 to ≤100% | >100 to ≤120% | >120% |                         |
| Baseline Supply: 2019   | 1,842 | 81                      | 0   | 242         | 231         | 361          | 327           | 600   | 0                       |
| Net New Need: 2019-2044 | 2,900 | 745                     | 392 | 203         | 410         | 151          | 171           | 828   | 554                     |
| Total Future Need: 2044 | 4,742 | 826                     | 392 | 445         | 641         | 512          | 498           | 1,428 | 554                     |



## Key Facts

- 82% of the city's housing stock consists of single-family detached structures, compared to 51% in King County.
- 9.5% of homes are multifamily and 8% manufactured, with few units available for low-income earners or those with special needs.
- Black Diamond's two master planned developments are expected to accommodate up to 6,050 new residential units at various densities by completion. As of April 2024, 1,269 of these units had been built.

## Draft AHC Recommendations

1. Plan for, accommodate, and demonstrate capacity for Black Diamond's allocated housing needs (CPPs H-1 and H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPP H-3)
4. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to avoid and repair harm (CPPs H-5 and H-9)
5. Clarify community engagement findings (CPP H-8)
6. Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14, H-21)
7. Submit updated implementation strategies to support renter households (CPP H-23)



**Geography:** Black Diamond is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have a smaller downtown and local center.