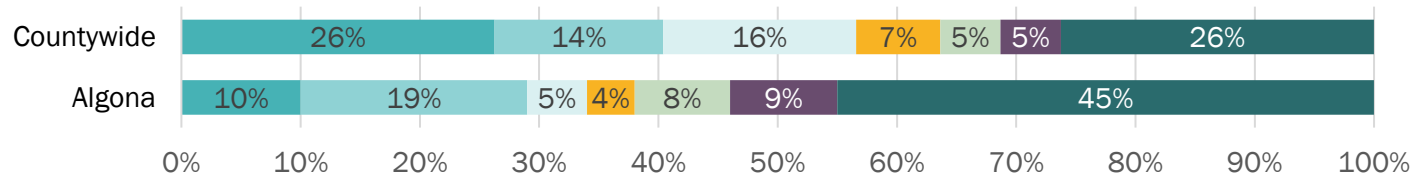


# City of Algona

3,170 People (0.1% of King County) | \$78,040 Median Household Income (King County AMI \$106,326)

## Housing Needs

	Total	Permanent Housing Needs							Emergency Housing Needs
		0 to ≤30% PSH	Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Baseline Supply: 2019	1,049	-	23	310	400	182	72	62	-
Net New Need: 2019-2044	170	17	32	8	7	14	16	76	32
Total Future Need: 2044	1,219	17	55	318	407	196	88	138	32



## Key Facts

- Algona has a larger percentage of residents of color (51%) compared to King County (47%).
- Algona has higher rates of homeownership (78%) than King County (57%).
- The majority of Algona's housing stock is comprised of single-family homes (71%) and mobile homes (19%).
- Algona has over twice the number of jobs as housing units (2.19 jobs-to-housing ratio).

## Draft AHC Recommendations

1. Remove potential barriers to middle housing, transitional, supportive, and emergency housing (CPPs H-1, H-13, H-18, H-19, and H-22).
2. Complete the housing inventory and analysis (CPP H-3).
3. Identify gaps in existing partnerships, policies, and dedicated resources (CPP H-4).
4. **FOR DISCUSSION:** Address potential segregation and negative environmental health impacts for low-income households (CPPs H-18, and H-25).
5. Take targeted actions to repair harms to BIPOC households (CPP H-9).



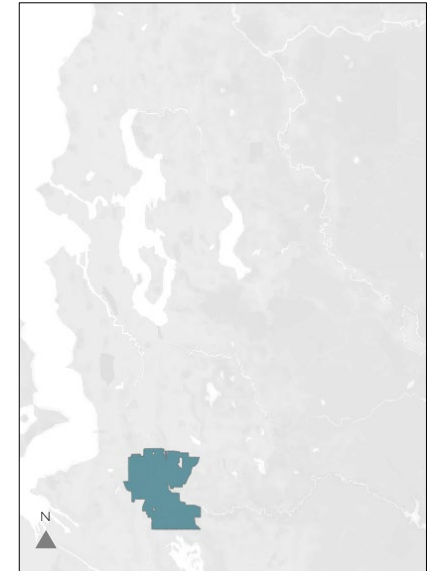
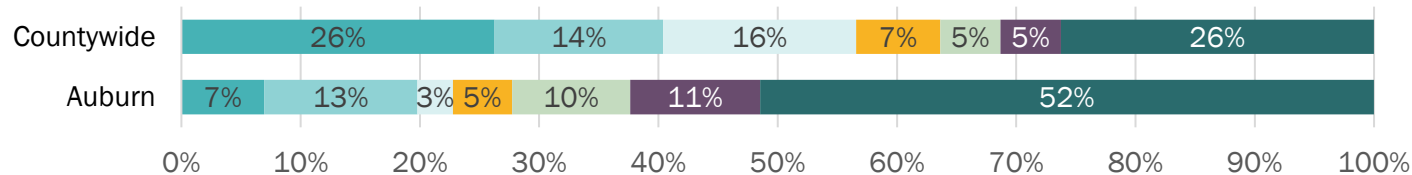
**Geography:** Algona is part of Puget Sound Regional Council's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

# City of Auburn

78,760 People (3.4% of King County) | \$87,406 Median Household Income (King County AMI \$116,340)

## Housing Needs

	Total	Permanent Housing Needs							Emergency Housing Needs
		0 to ≤30% PSH	Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Baseline Supply: 2019	28,049	237	1,076	8,029	8,075	4,427	3,302	2,903	58
Net New Need: 2019-2044	12,000	812	1,543	309	616	1,146	1,299	6,275	2,293
Total Future Need: 2044	40,049	1,049	2,619	8,338	8,691	5,573	4,601	9,178	2,351



**Geography:** Auburn is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

## Key Facts

- Most of Auburn is situated in King County, with part in Pierce County.
- Auburn has become more racially diverse since 2010, especially with a higher share of Hispanic/Latino and Black/African American residents.
- Auburn has a higher job-to-housing ratio (of 1.48) than King County overall, with many jobs in the manufacturing and health care sectors.
- Auburn's downtown is designated as a Regional Growth Center by PSRC.
- Renters are more likely than homeowners to be housing cost burdened. Of renters, residents of two or more races are most likely to be cost burdened.

## Draft AHC Recommendations

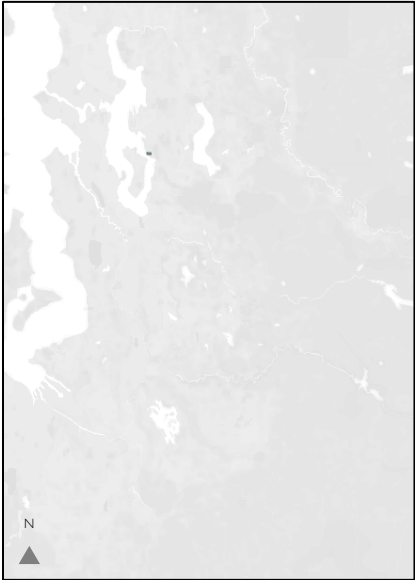
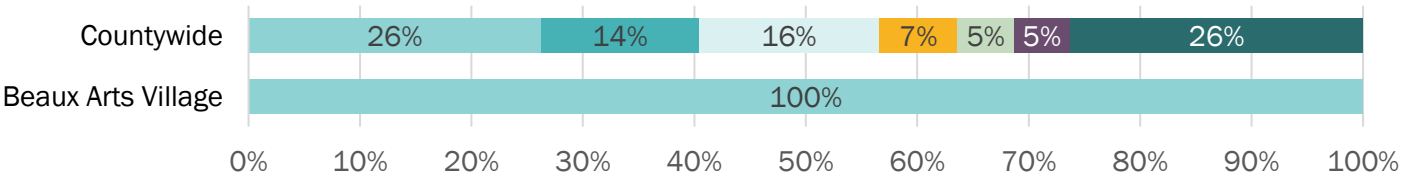
1. Plan for and accommodate Auburn's allocated housing needs (CPP H-1)
2. Complete the housing inventory and analysis (CPP H-3)
3. List and evaluate existing housing policies, strategies, and gaps and plan to address them (CPPs H-3(k), H-4, H-12, H-20)
4. Document racially exclusive and discriminatory 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)

# Town of Beaux Arts Village

315 People (0.01% of King County) | >\$250,000 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	119	0	0	4	9	2	10	94	0
Net New Need: 2019-2044	1	1	0	0	0	0	0	0	0
Total Future Need: 2044	120	1	0	4	9	2	10	94	0



**Geography:** Beaux Arts Village is part of PSRC’s Cities and Towns regional geography, meaning PSRC considers it to have a smaller downtown and/or local center.

## Key Facts

- Beaux Arts Village has a significantly higher proportion of White residents (92%) than King County overall (62%).
- About 93% of housing units in Beaux Arts Village are owner-occupied.
- In 2023, the median property value in Beaux Arts Village was \$2.46 million.
- All of Beaux Arts Village’s residential land is zoned single-family and requires a minimum lot size of 10,000 square feet.

## Draft AHC Recommendations

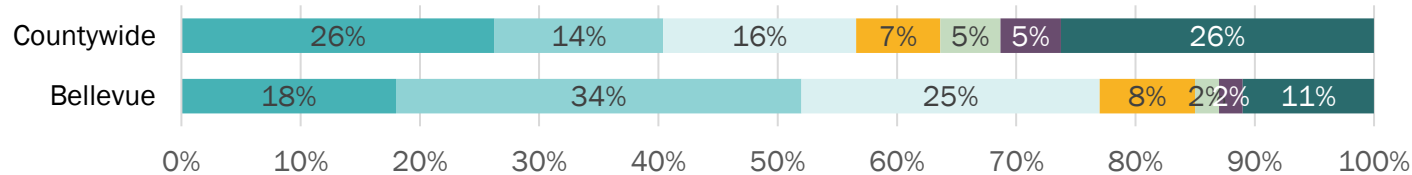
1. Demonstrate sufficient land capacity (CPPs H-1, H-11)
2. **Meaningfully plan for and accommodate allocated housing needs and prioritize extremely low-income households (CPPs H-1, H-2)**
3. Increase supply of income-restricted housing and diversify housing types (CPPs H-10, H-13, H-14, H-18)
4. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
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. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)

# City of Bellevue

154,600 People (6.6% of King County) | \$149,551 Median Household Income (King County AMI \$116,340)

## Housing Needs

	Total	Permanent Housing Needs							Emergency Housing Needs
		0 to ≤30% PSH	Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Baseline Supply: 2019	64,687	122	1,755	2,341	5,542	12,919	8,388	33,620	200
Net New Need: 2019-2044	35,000	6,270	11,925	8,780	2,671	703	798	3,853	6,688
Total Future Need: 2044	99,687	6,392	13,680	11,121	8,213	13,622	9,186	37,473	6,888

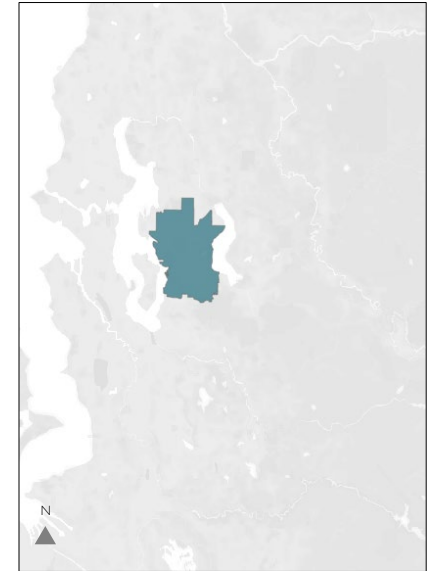


## Key Facts

- Bellevue has a higher percentage of residents of color (52%) compared to King County (47%).
- Moderate- and low-income renters, seniors living alone, and Black and Hispanic households disproportionately experience housing cost burden in Bellevue.
- White households are more likely to own their home (59%) than Asian (50%), Hispanic or Latino (34%), and Black households (24%) in Bellevue.
- Bellevue's housing units are evenly split between single-family homes and multifamily homes. Since 2000, nearly all new housing construction produced multifamily housing, most of which is renter-occupied.
- Most of Bellevue's workforce, about 89%, lives outside of the city, likely due to housing costs.

## Draft AHC 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 that increase homeownership opportunities for Black, Indigenous, and People of Color (BIPOC) communities (CPP H-19)



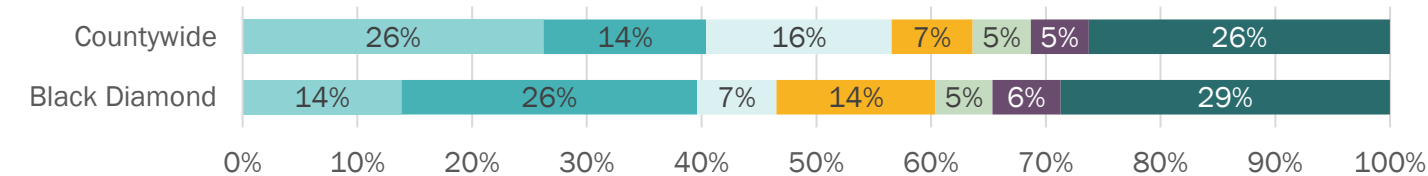
**Geography:** Bellevue is part of Puget Sound Regional Council's (PSRC) Metropolitan Cities regional geography, meaning PSRC considers it to be an economic and cultural hub with access to high-capacity transit.

# 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



**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.

## 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.

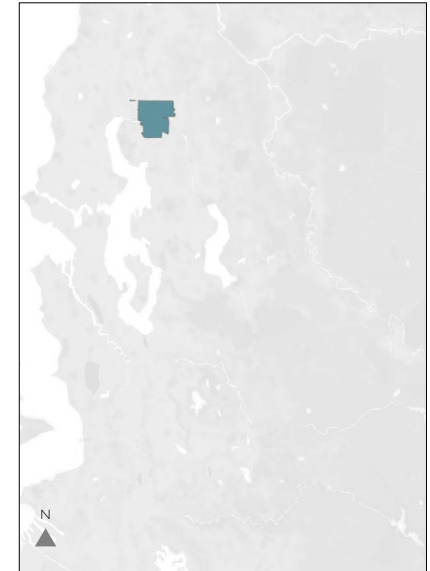
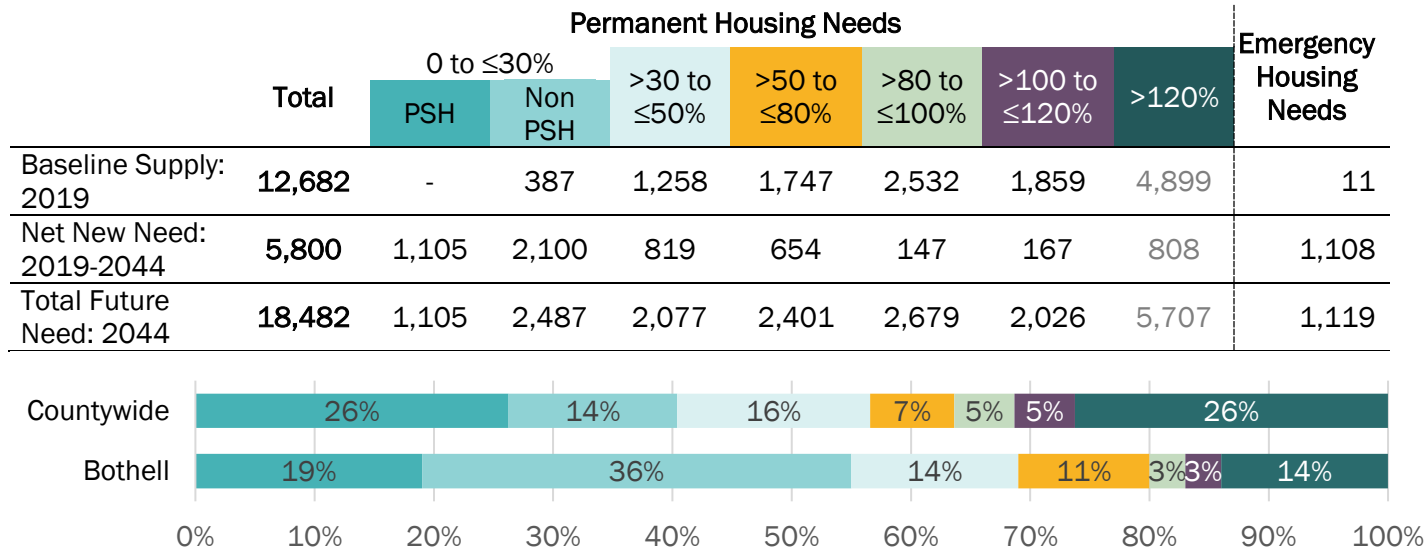
## Draft AHC Recommendations

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)

# City of Bothell

29,280 People (1.2% of King County) | \$127,944 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Bothell is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

## Key Facts

- Since 2014, Bothell's average annual growth rate was 2%, which is higher than the growth rate of King County (1.7%) over the same period.
- Renter households are 41% more likely to be cost-burdened compared to only 19% of owner households.
- In 2024, the median housing price in Bothell was \$974,000, higher than the countywide median (~\$800,000)
- Hispanic/Latino households have the highest rates of cost-burden, particularly Hispanic/Latino homeowners compared to other homeowners.
- In 2019, Bothell had 11 emergency housing beds and no PSH units available in 2019.

## Draft AHC 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 (CPP 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)

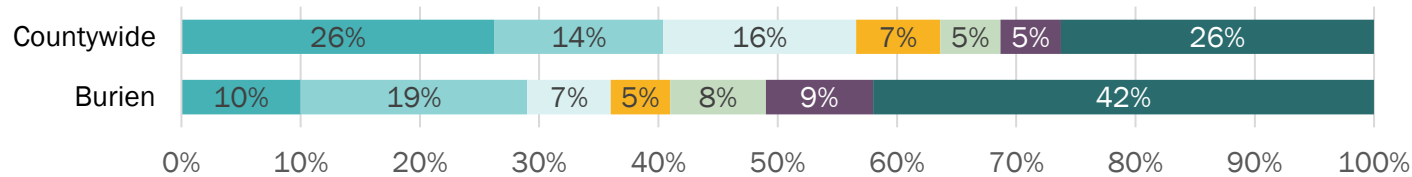


# City of Burien

52,560 People (2.2% of King County) | \$79,797 Median Household Income (King County AMI \$106,326)

## Housing Needs

	Total	Permanent Housing Needs							Emergency Housing Needs
		0 to ≤30% PSH	Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Baseline Supply: 2019	20,785	-	990	3,933	5,442	3,772	2,704	3,944	250
Net New Need: 2019-2044	7,500	759	1,444	524	407	574	650	3,142	1,433
Total Future Need: 2044	28,285	759	2,434	4,457	5,849	4,346	3,354	7,086	1,683

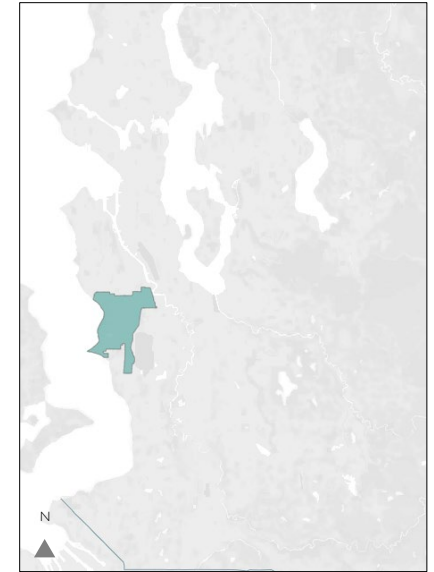


## Key Facts

- Burien has a higher percentage of residents of color (52%) compared to King County (47%).
- The majority of Burien's housing stock is comprised of single-family homes (61%) and multifamily buildings (34%).
- Burien's analysis found that households living in 13 of the 15 census tracts in Burien are at high risk of displacement.
- In 2023, there were around 100-200 unhoused people in Burien. The jurisdiction has two shelters that serve families or women.
- Rapid Ride H opened downtown and along the Ambaum Boulevard subarea in 2023.

## Draft AHC Recommendations

- Prioritize extremely low-income households (CPP H-2)
- Complete the housing inventory and analysis (CPP H-3)
- FOR DISCUSSION:** Address gaps in emergency housing (CPPs H-1, H-4, H-9, H-11, and H-12)
- Explicitly plan for and prioritize income-restricted housing (CPPs H-10, H-14, and H-17)
- Increase housing choice near employment opportunities (CPP H-15)

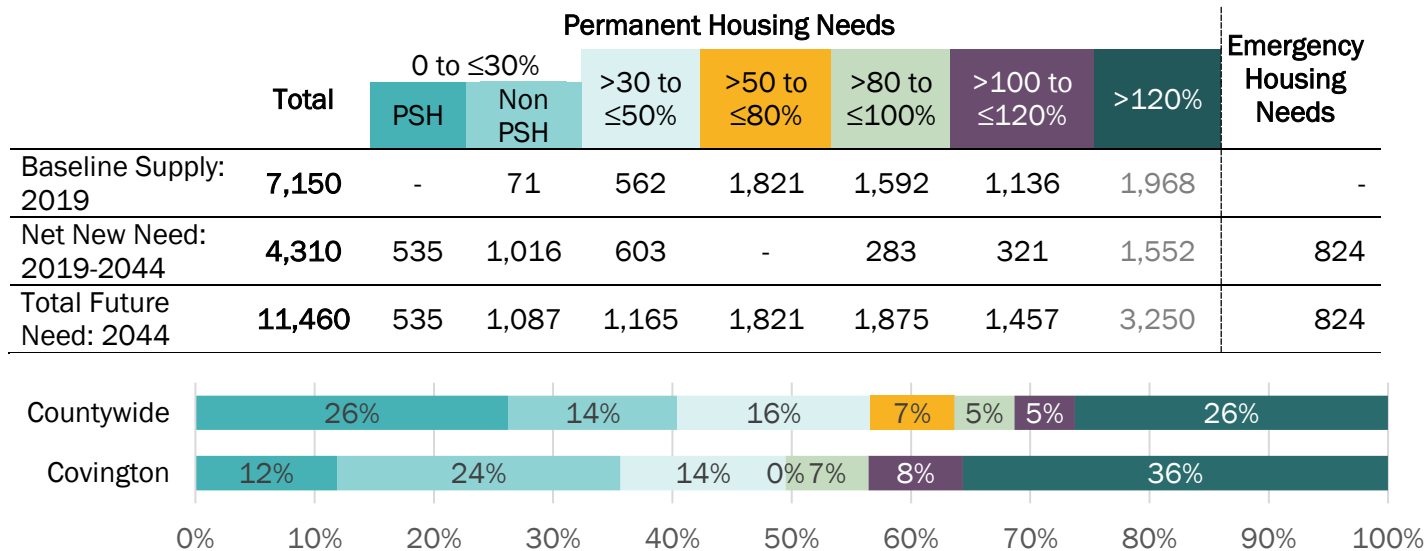


**Geography:** Burien is part of Puget Sound Regional Council's (PSRC) Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

# City of Covington

21,600 People (0.9% of King County) | \$123,065 Median Household Income (King County AMI \$116,340)

## Housing Needs



## Key Facts

- In the past decade, Covington's housing costs for renters and homeowners increased faster than incomes.
- Since 2015, the supply of multifamily housing has roughly doubled.
- Covington has an aging population who will likely need more housing types and services conducive to aging in place.
- Covington is less racially diverse, with 61% of their residents being White, compared to King County overall, with 54% White residents.
- BIPOC residents are more likely to be housing cost-burdened than White residents.

## Draft AHC 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 to 80 percent AMI households in Residential zones (CPPs H-18(a))



**Geography:** Covington is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

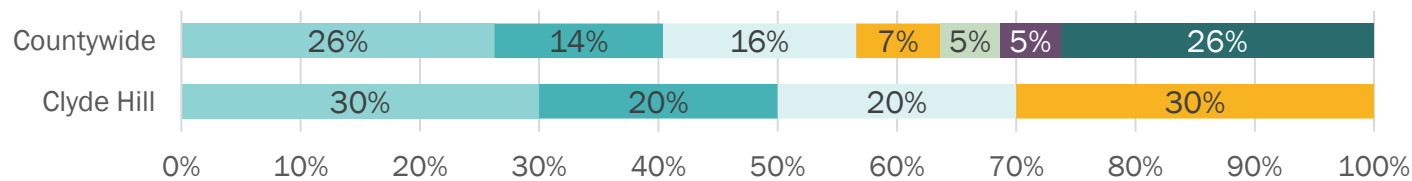


# City of Clyde Hill

3,126 People (<1% of King County) | >\$250,000 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	1,096	24	0	28	23	52	104	865	0
Net New Need: 2019-2044	10	3	2	2	3	0	0	0	2
Total Future Need: 2044	1,106	27	2	30	26	52	104	865	2

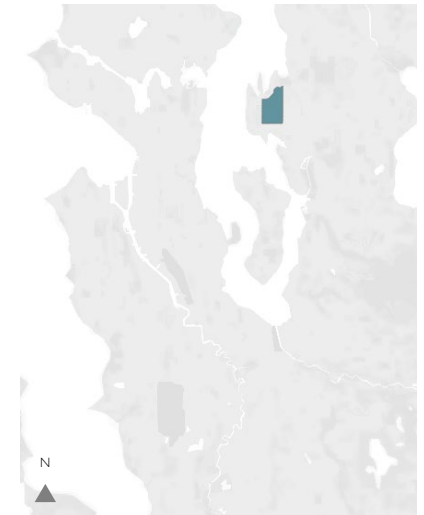


## Key Facts

- Only 7% of Clyde Hill's housing stock is renter-occupied
- Clyde Hill's residents are predominantly White (56%) with higher proportions of Asian and Pacific Islanders (33%) and lower proportions of Hispanic or Latino (2%) and Black (<1%) compared to King County overall
- All of Clyde Hill's housing inventory consists of single-family homes
- Over 80% of homes in Clyde Hill are worth more than \$2 million

## Draft AHC Recommendations

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)



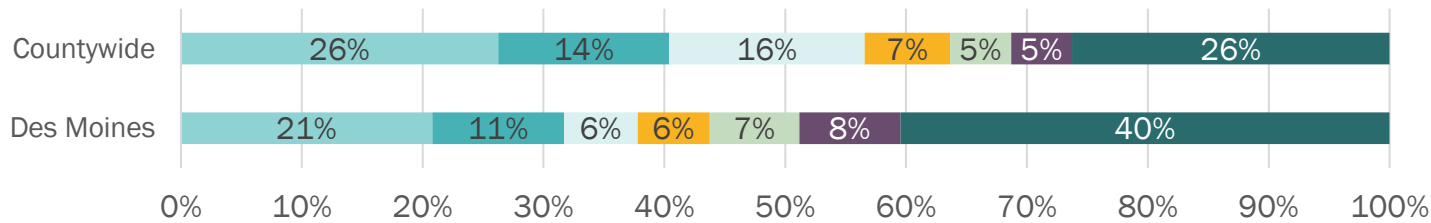
**Geography:** Clyde Hill is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have a smaller downtown and local center.

# City of Des Moines

31,988 People (1.4% of King County) | \$81,362 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	13,222	456	0	2,626	3,310	2,652	1,630	2,548	0
Net New Need: 2019-2044	3,800	790	415	231	227	281	318	1,538	726
Total Future Need: 2044	17,022	1,246	415	2,857	3,537	2,933	1,948	4,086	726



**Geography:** Des Moines is part of Puget Sound Regional Council's (PSRC) High Capacity Transit regional geography, meaning PSRC considers it to be connected to existing or planned transit facilities.

## Key Facts

- Around 50% of Des Moines' population identify as White with the Black, Indigenous, and People of Color (BIPOC) population growing faster than the population overall.
- Between 2010 and 2020, the median household income in Des Moines increased 18% while the median rent increased 56%.
- The Kent Des Moines light rail station on the Federal Way Link Extension will open in 2026, connecting riders to Highline College.

## Draft AHC Recommendations

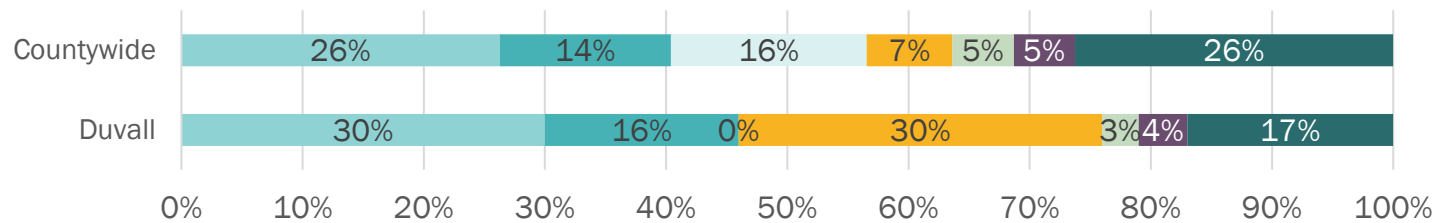
1. Identify sufficient land capacity for permanent and emergency housing needs (CPPs H-1 and H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPPs H-3, H-4, and H-20)
4. **Complete a racially disparate impact analysis and adopt intentional, targeted actions to repair harms (CPPs H-5 and H-9)**
5. Support the development and preservation of income-restricted affordable housing within walking distance to planned and existing high-capacity and frequent transit (CPPs H-16 and H-17)
6. Provide more detailed implementation strategies policies for CPPs requiring implementation or adoption (CPPs H-10, H-12, H-13, H-21, and H-27)

# City of Duvall

8,517 People (<1% of King County) | \$178,821 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	2,778	48	0	221	75	295	289	1,850	25
Net New Need: 2019-2044	890	268	141	0	266	28	32	155	170
Total Future Need: 2044	3,668	316	141	221	341	323	321	2,005	195



**Geography:** Duvall is part of PSRC's Cities and Towns regional geography, meaning it has a smaller downtown and local center

## Key Facts

- More than 70% of Duvall's population is White, higher than the countywide percentage of 55%
- Over 80% of Duvall's current housing stock are single family homes and less than 2% is multifamily housing
- At just over \$4,000 a month, 2023 average rents in Duvall were significantly higher than nearby cities of Snoqualmie, North Bend, and Redmond

## Draft AHC Recommendations

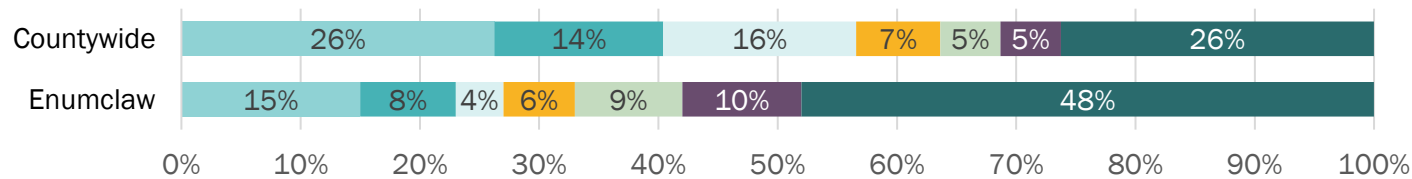
1. Identify sufficient land capacity (CPPs H-1, H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPP H-3)
4. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
5. Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-4, H-5, H-9, H-20)
6. Provide implementation strategies (CPPs H-10, H-12, H-13, H-18, H-19, H-21, H-22, H-23, H-27)

# City of Enumclaw

13,350 People (0.5% of King County) | \$110,789 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	5,365	436	0	1,520	1,665	1,141	461	1,114	0
Net New Need: 2019-2044	1,057	162	85	39	61	93	106	511	202
Total Future Need: 2044	6,422	436	85	1,520	1,665	1,141	461	1,114	202

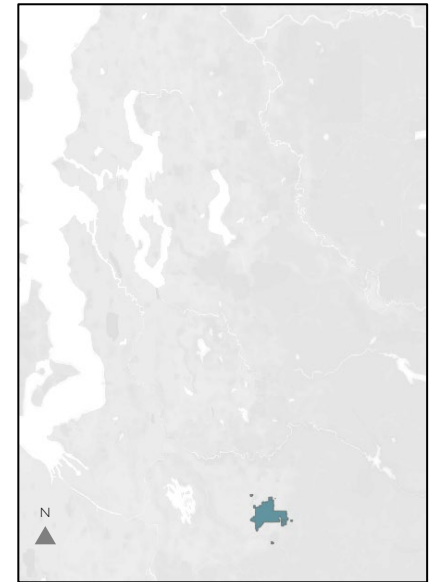


## Key Facts

- Enumclaw's population grew by around 12% between 2010 and 2020.
- Enumclaw has a higher proportion of White residents (79%) than King County overall (62%).
- Nearly 70% of White households own their homes compared to 40% of Black or Hispanic households.
- Approximately 40% of renters are cost-burdened, with lower-income households, households of color, and renters under age 35 most burdened.
- Enumclaw is outside of the contiguous Urban Growth Area and not subject to middle housing requirements enacted with 2023 House Bill 1110.

## Draft AHC Recommendations

1. Adopt intentional, targeted actions to repair harm and address racially disparate impacts (CPPs H-9, H-19, H-20)
2. Adopt policies and strategies that increase the supply of income-restricted housing, fill gaps in policy effectiveness, and remove cost barriers to affordability (CPPs H-4, H-10, H-12, H-13)

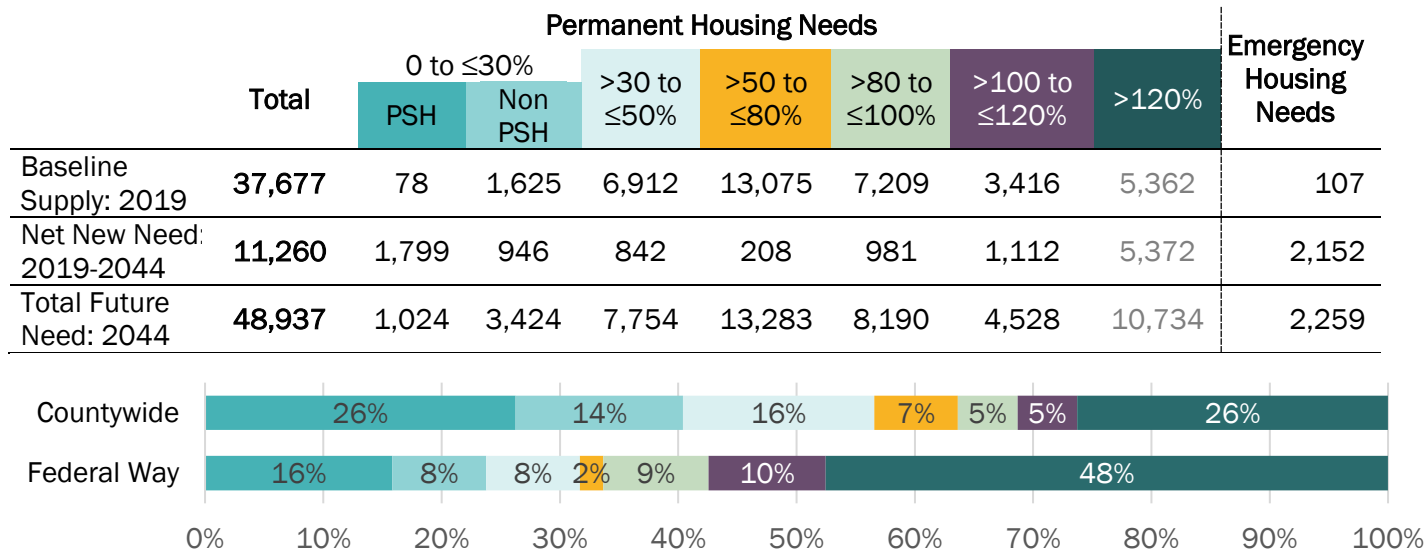


**Geography:** Enumclaw is part of Puget Sound Regional Council's (PSRC) Cities and Towns regional geography, meaning PSRC considers it to have a smaller downtown and local center.

# City of Federal Way

102,000 People (4.3% of King County) | \$80,360 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Federal Way is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

## Key Facts

- Federal Way has been designated a Regional Growth Center, making it a focal point for investment and development, and plans to receive light rail service by 2035.
- Federal Way's population grew 13% between 2010 and 2020 and fell by 3.3% between 2021 and 2023.
- Renter households are 52% more likely to be cost burdened compared to 27% owner occupied households.
- Hispanic/Latino (43%) and Black/African American (50%) households are more likely to be cost-burdened than White or Other Race households (34%).
- As of 2023 there were only 91 beds/units of emergency housing, transitional housing and permanent supportive housing.

## Draft AHC Recommendations

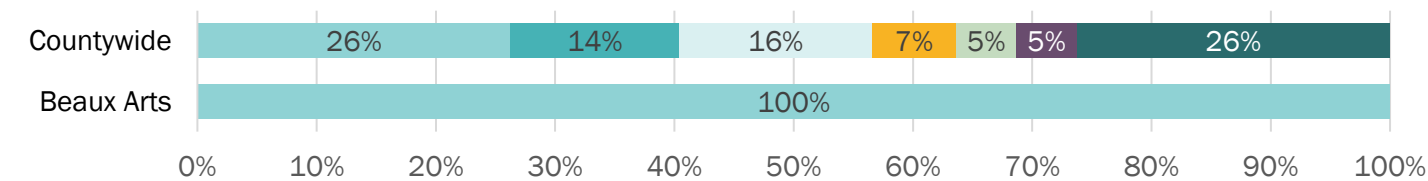
- Demonstrate sufficient capacity and meaningfully plan for and accommodate permanent supportive housing (CPPs H-1, H-11)
- Clarify affordability assumptions and ensure sufficient capacity for housing types serving extremely low- and very low-income households (CPPs H-1, H-11)
- Provide more detailed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

# Town of Hunts Point

460 People (0.02% of King County) | >\$250,000 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	185	0	0	15	5	3	15	147	0
Net New Need: 2019-2044	1	1	0	0	0	0	0	0	0
Total Future Need: 2044	186	1	0	15	5	3	15	147	0



## Key Facts

- Hunts Point has a significantly higher proportion of White residents (85%) than King County overall (62%).
- About 90% of housing units in Hunts Point are owner-occupied.
- In 2023, the median property value in Hunts Point was \$5.98 million.
- All of Hunts Point's residential land is zoned single-family and with minimum lot sizes that range from 12,000 to 40,000 square feet.

## Draft AHC Recommendations

- Demonstrate sufficient land capacity (CPPs H-1, H-11)
- Meaningfully plan for and accommodate allocated housing needs and prioritize extremely low-income households (CPPs H-1, H-2)**
- Increase supply of income-restricted housing and diversify housing types (CPPs H-10, H-13, H-14, H-18)
- Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
- Document racially exclusive and discriminatory land use and housing practices and adopt intentional, targeted actions to repair harm (CPPs H-5, H-9)
- Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)



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

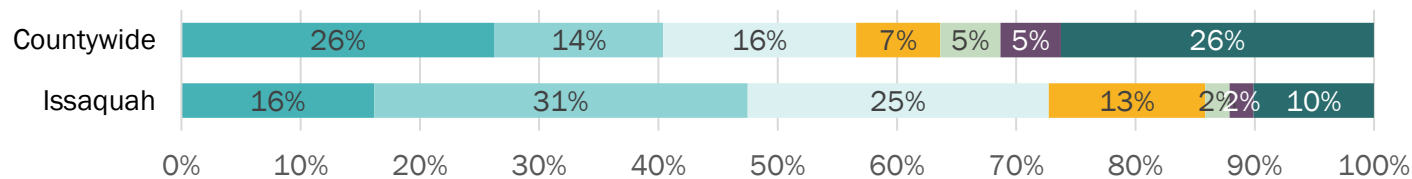


# City of Issaquah

41,290 People (1.8% of King County) | \$143,006 Median Household Income (King County AMI \$116,340)

## Housing Needs

	Total	Permanent Housing Needs							Emergency Housing Needs
		0 to ≤30% PSH	Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Baseline Supply: 2019	17,303	-	736	736	1,495	3,468	2,045	8,823	4
Net New Need: 2019-2044	3,500	575	1,093	868	460	66	75	363	669
Total Future Need: 2044	20,803	575	1,829	1,604	1,955	3,534	2,120	9,186	673

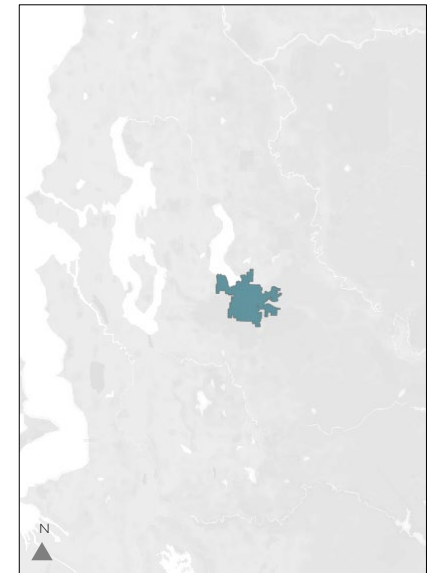


## Key Facts

- Asian and White households make significantly higher incomes than any other race/ethnicity.
- Issaquah's proportion of White residents to residents of color is similar to that of King County, since becoming more diverse from 2015-2020 but has a higher share of Asian residents and a smaller share of Black/African American residents than King County.
- Issaquah is expected to receive light rail service in the early 2040s.
- Issaquah has more 2-bedroom homes than most Eastside cities, but fewer 4–5-bedroom homes.

## Draft AHC Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
3. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
4. Strengthen affordable homeownership implementation strategies (CPPs 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)

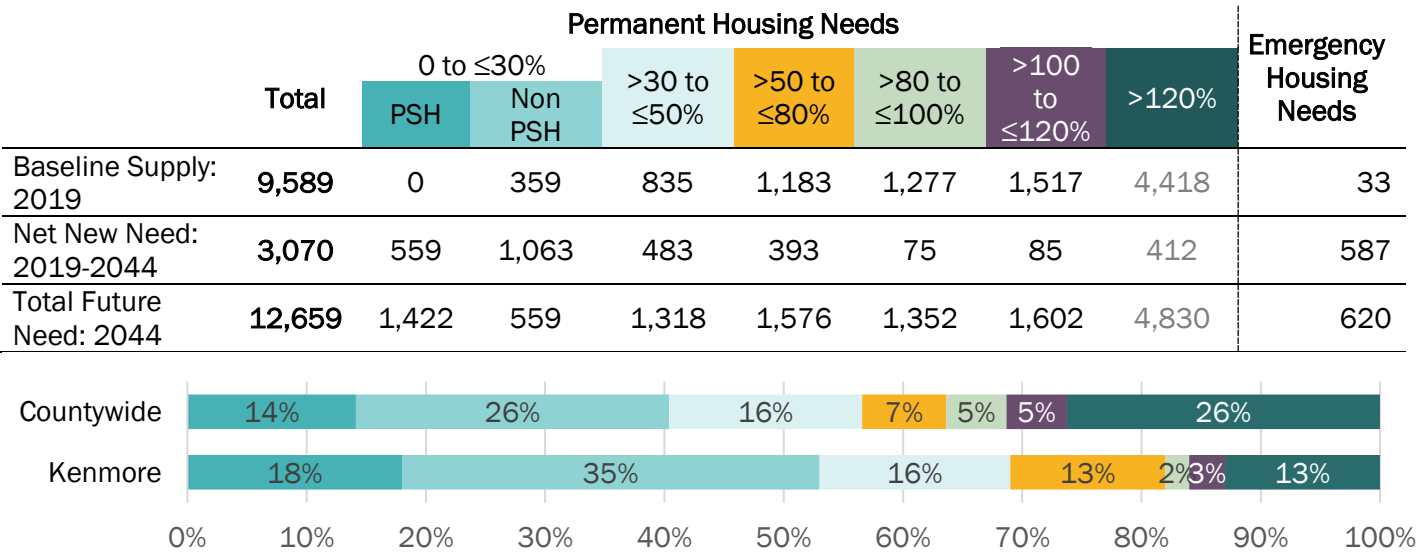


**Geography:** Issaquah is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

# City of Kenmore

24,350 People (1.0% of King County) | \$132,191 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Kenmore is part of Puget Sound Regional Council’s (PSRC) High Capacity Transit Community regional geography, meaning PSRC considers it to be connected to existing or planned transit facilities.

## Key Facts

- Kenmore is growing at a slightly slower annual rate (1.35%) than countywide (1.7%).
- In 2023 68% of Kenmore’s housing stock was single-family detached homes, 29% were multifamily units, and 3% were mobile homes.
- Kenmore has a higher rate of homeownership (69%) compared to the countywide rate (56%).
- The average home value in June 2024 in Kenmore was \$1,055,872.
- Black or African American households are significantly more likely to be severely housing cost burdened than any other race.

## Draft AHC Recommendations

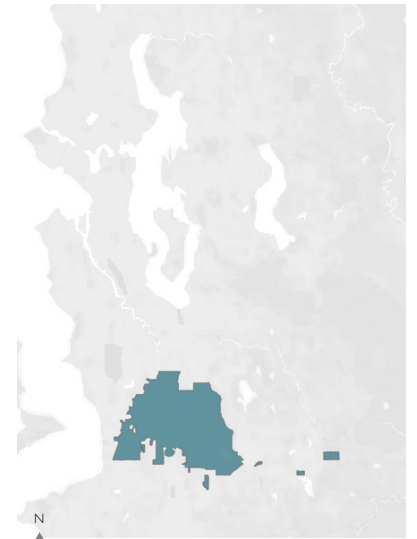
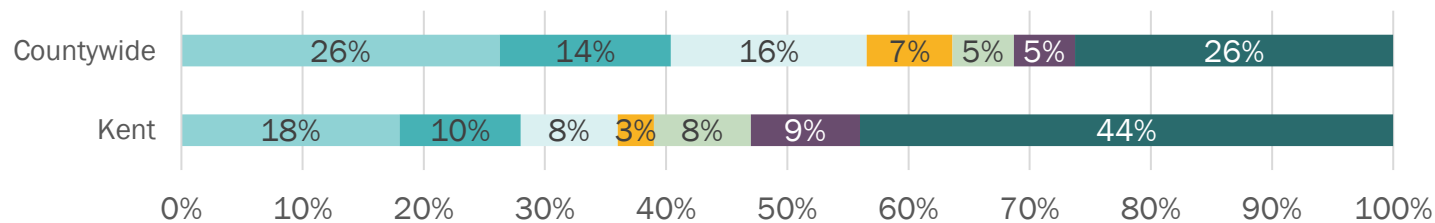
1. Plan for and accommodate allocated housing needs (CPP H-1 and H-11)
2. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3 and H-4)
3. Include community engagement findings in the Comprehensive Plan (CPP H-8)
4. Plan for and prioritize income-restricted housing (CPPs H-10, H-14, and H-17)
5. Increase housing options for 0 to 80 percent AMI households in Residential zones (CPPs H-9, H-18a, and H-25)

# City of Kent

133,378 People (5.9% of King County) | \$90,416 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	49,157	2,081	0	8,982	15,049	10,455	7,213	5,377	169
Net New Need: 2019-2044	10,200	1,872	984	788	318	820	929	4,489	1,949
Total Future Need: 2044	59,357	3,953	984	9,770	15,367	11,275	8,142	9,866	2,118



**Geography:** Kent is part of PSRC's Core Cities regional geography, meaning it is among the most intensely urban places in the region

## Key Facts

- With 55% of its population people of color, Kent ranks among the most diverse cities in the nation
- Black, Hispanic, and Native Hawaiian/Pacific Islander households are more likely to be cost burdened than other racial and ethnic groups in Kent
- Kent is served by Sound Transit's Sounder train and King County Metro's RapidRide A, with the Sound Transit Link light rail station opening in 2026
- In recent decades, Kent has seen significant in-migration of low-income households, likely due to due to increased housing prices outpacing wages in other areas of the county

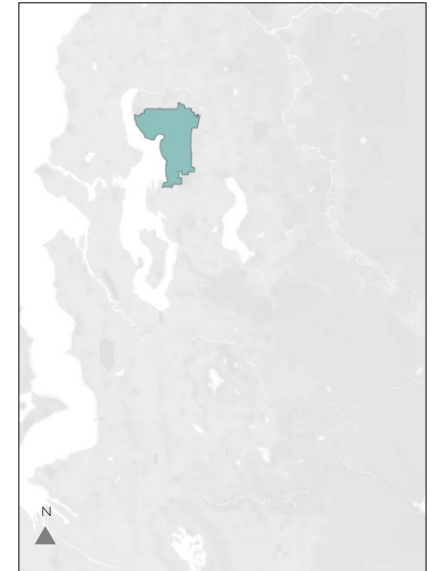
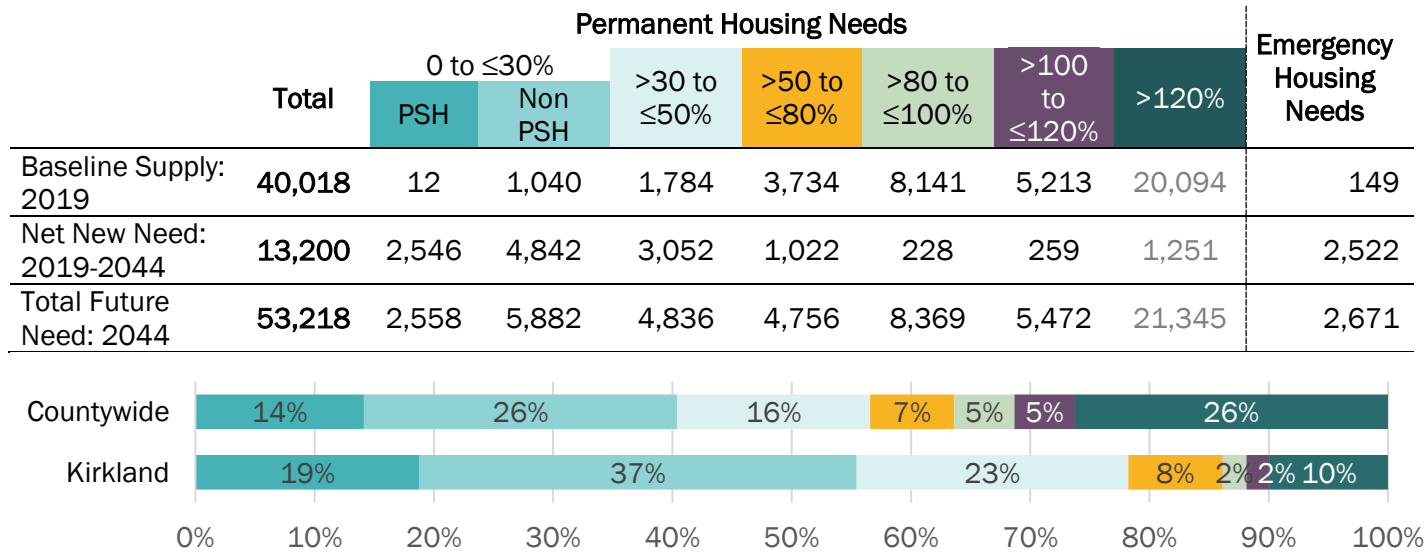
## Draft AHC Recommendations

1. Prioritize extremely low-income households (CPP H-2)
2. Demonstrate capacity for allocated housing needs by income level (CPPs H-1, H-11)
3. Explicitly plan for income-restricted affordable housing in proximity to high-capacity transit (CPP H-17)
4. Provide more detailed implementation strategies (CPP H-27)

# City of Kirkland

96,710 People (4.1% of King County) | \$135,608 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Kirkland is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

## Key Facts

- Kirkland is planning for a 33% increase in housing units and a 52% increase in employment by 2044.
- The majority of Kirkland's housing needs are below 80% AMI.
- Black and Hispanic/Latino households are disproportionately housing cost burdened.
- In 2023, single-family, detached homes made up the majority of Kirkland's housing supply (52%), but the percent of multi-unit housing has increased (48%).
- Kirkland is planning to increase density and accommodate most of its growth in its Downtown and Totem Lake Urban Centers and along frequent transit corridors.
- King County Metro's Rapid Line K is slated to open in 2030. The South Kirkland-Issaquah Link light rail station is slated to open between 2041 and 2044.

## Draft AHC Recommendations

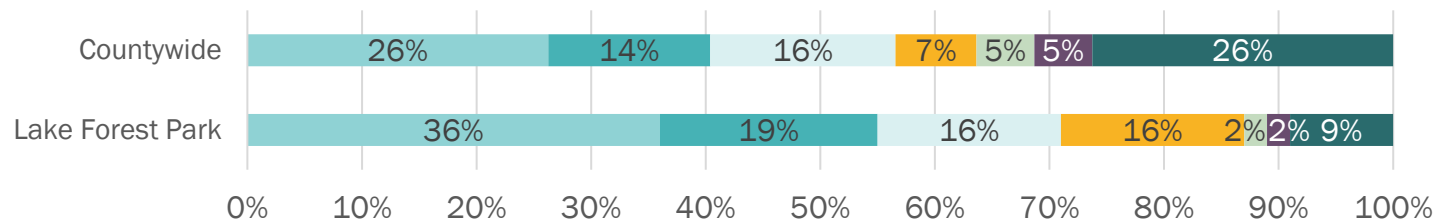
1. Demonstrate capacity for allocated housing needs (CPPs H-1 and H-11)

# City of Lake Forest Park

13,006 People (<1% of King County) | \$158,868 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	5,564	128	9	285	375	698	1,040	3,029	0
Net New Need: 2019-2044	870	313	164	143	140	14	16	80	166
Total Future Need: 2044	6,434	441	173	428	515	712	1,056	3,109	166



**Geography:** Lake Forest Park is part of Puget Sound Regional Council's (PSRC) High Capacity Transit regional geography, meaning it is connected to existing or planned transit facilities

## Key Facts

- Lake Forest Park is significantly less ethnically and racially diverse than King County as a whole, with 77% of residents identifying as White
- Lake Forest Park's housing stock is 81% single family and there are no units of emergency housing or permanent supportive housing in the city
- Many properties in the city were once subject to racially restrictive covenants, which restricted the residence of people of color in the early 20<sup>th</sup> century
- Sound Transit plans to expand its high-capacity bus rapid transit Stride service to Lake Forest Park in 2028

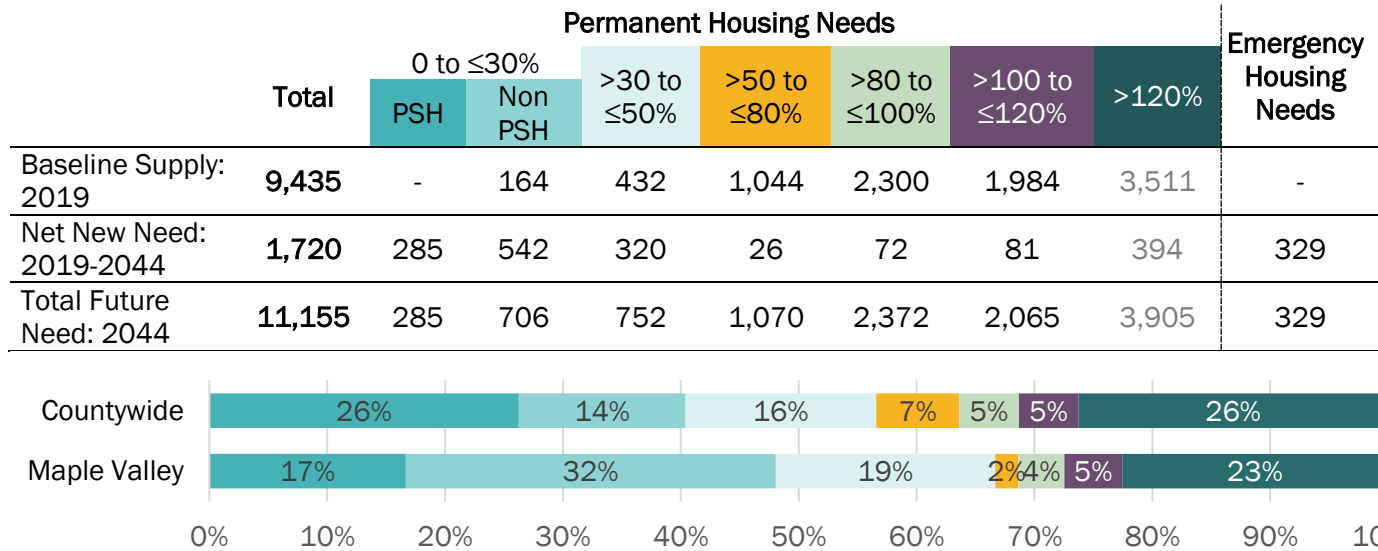
## Draft AHC Recommendations

1. Identify capacity for emergency housing (CPPs H-1, H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis (CPP H-3)
4. **Provide for affordable housing to rent and own throughout the jurisdiction (CPP H-5, H-9, H-18(a))**
5. Expand and support the supply of income-restricted housing near high-capacity and frequent transit (CPPs H-16, H-17)
6. Submit necessary implementation details (CPP H-27)

# City of Maple Valley

28,920 People (1.2% of King County) | \$125,092 Median Household Income (King County AMI \$106,326)

## Housing Needs



**Geography:** Maple Valley is part of Puget Sound Regional Council's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

## Key Facts

- Maple Valley has a smaller percentage of residents of color (29%) compared to King County (47%), though racial diversity in the jurisdiction is increasing.
- Most of Maple Valley's households own their home, with only 15% of households renting.
- The majority of Maple Valley's housing stock is comprised of one-unit structures, such as single-family homes (85%).
- Between 2000-2023, a typical home value increased about 67%, while income only increased about 20% around the same timeframe.
- Over 20% of households are cost burdened, with BIPOC households experiencing greater levels (34%) of cost burden than White households (25%).

## Draft AHC Recommendations

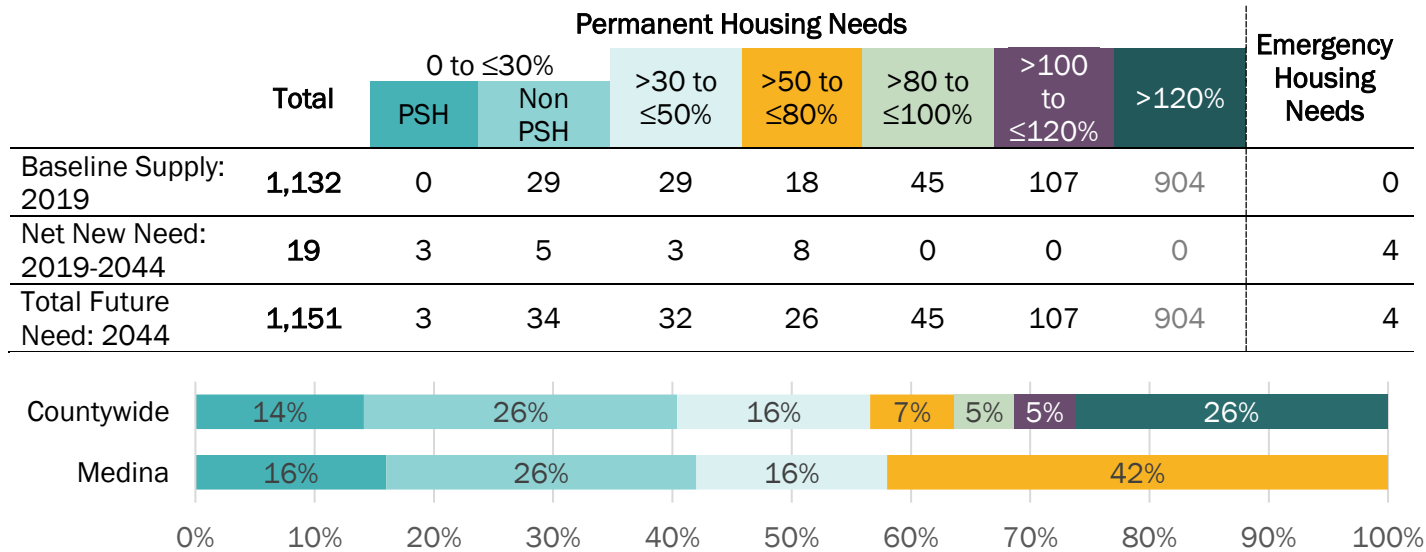
1. Address racial disparities in homeownership and cost burden (CPPs H-4, H-9, H-19, H-20).
2. Clarify community engagement findings (CPP H-8).
3. Prioritize extremely low-income households (CPPs H-2, H-12, H-14).
4. **FOR DISCUSSION:** Increase housing options for 0 to 80 percent AMI households in Residential zones (CPPs H-9, H-18(a), H-25).
5. Summarize findings from the housing inventory and analysis (CPP H-3).
6. Complete the housing inventory and analysis (CPP H-3).



# City of Medina

2,920 People (0.1% of King County) | \$244,740 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Medina is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

## Key Facts

- Medina is predominately White (64%), with a higher ratio of Asian and Pacific Islanders (24%) and lower ratios of Hispanics (4%) and African Americans (1%).
- Between 2015-2019 the median sales price of a home in Medina was \$2,858,012, affordable to 524% AMI and above.
- About 99% of homes in Medina are single family.
- Overall population in Medina is decreasing with an average growth rate of -3% between 2000-2021.
- About 86% of dwelling units in Medina are owner-occupied with only 14% renter occupied. Renters are disproportionately cost burdened compared to homeowners.

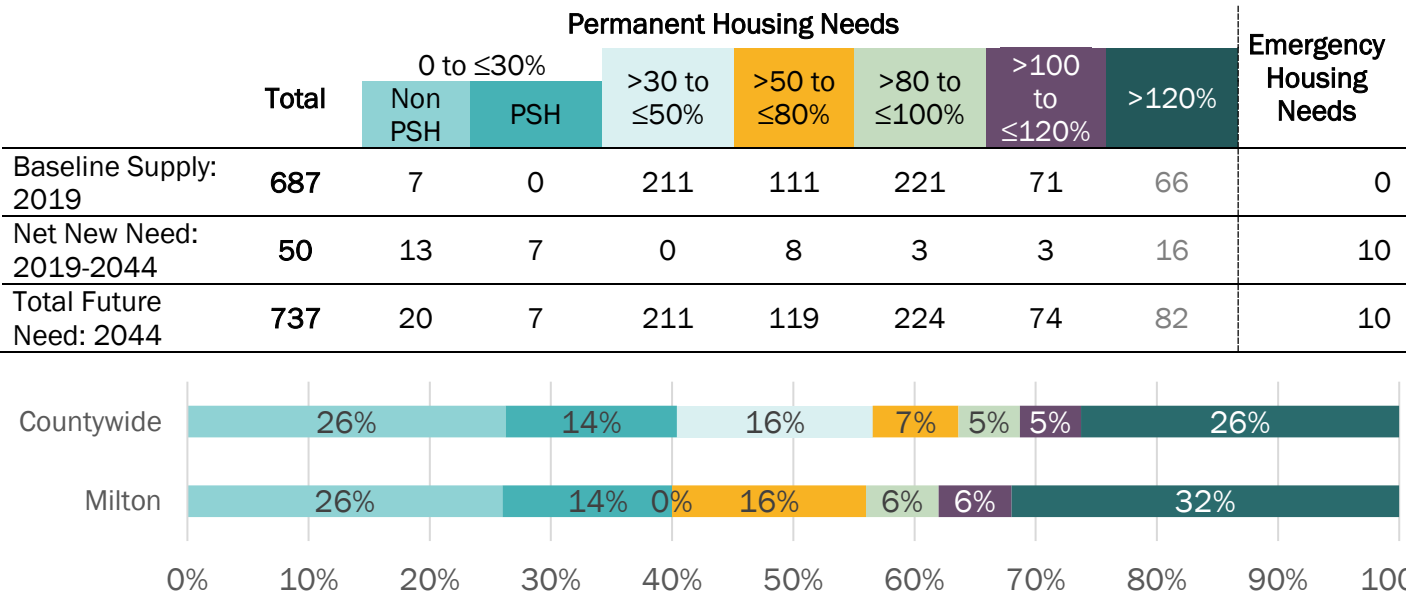
## Draft AHC Recommendations

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))

# City of Milton

8,693 People (<1% of King County) | \$90,372 Median Household Income (King County AMI \$116,340)

## Housing Needs



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

## Key Facts

- The majority of Milton is situated within Pierce County, with a small, northern section within King County that is primarily residential.
- Milton is predominantly White but has become more racially diverse from 2010 to 2022 at a slightly higher rate than countywide.
- There are high rates of housing cost burden for residents citywide, with higher proportions of cost burdened BIPOC households compared to White households.

## Draft AHC Recommendations

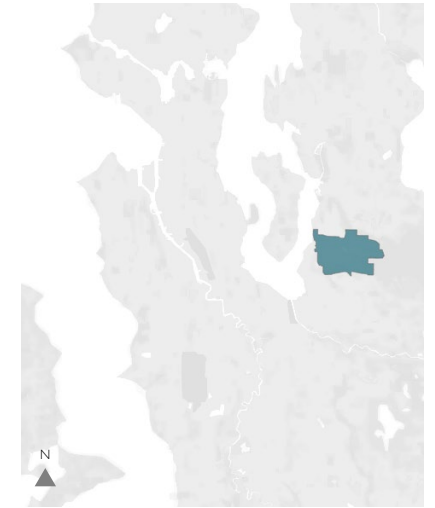
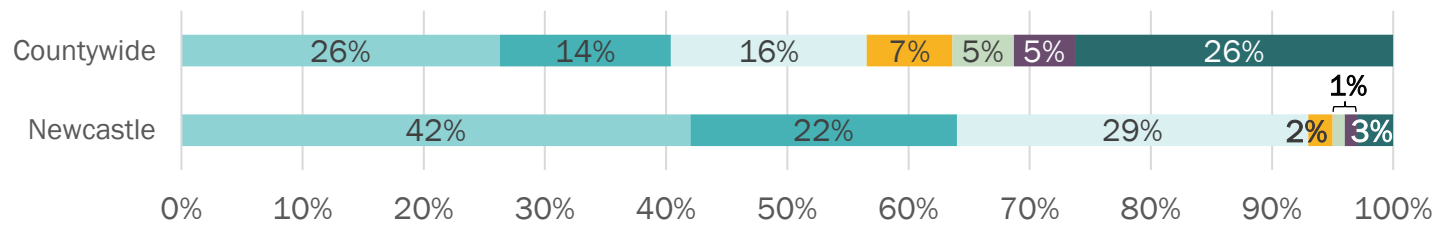
1. Prioritize extremely low-income households (CPP H-2)
2. Complete the housing inventory and analysis (CPP H-3)
3. Clarify community engagement findings (CPP H-8)

# City of Newcastle

12,761 People (<1% of King County) | \$151,007 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	5,472	76	0	133	377	605	504	3,777	0
Net New Need: 2019-2044	1,480	627	329	433	22	9	10	50	283
Total Future Need: 2044	6,952	703	329	566	399	614	514	3,827	283



**Geography:** Newcastle is part of PSRC's High Capacity Transit regional geography, meaning PSRC considers it to be connected to existing or planned transit facilities

## Key Facts

- Newcastle's 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
- Newcastle became more diverse between 2015-2020, with residents of color reaching 13% of the total population in 2020
- About 67% of Newcastle's housing stock consists of single-family homes

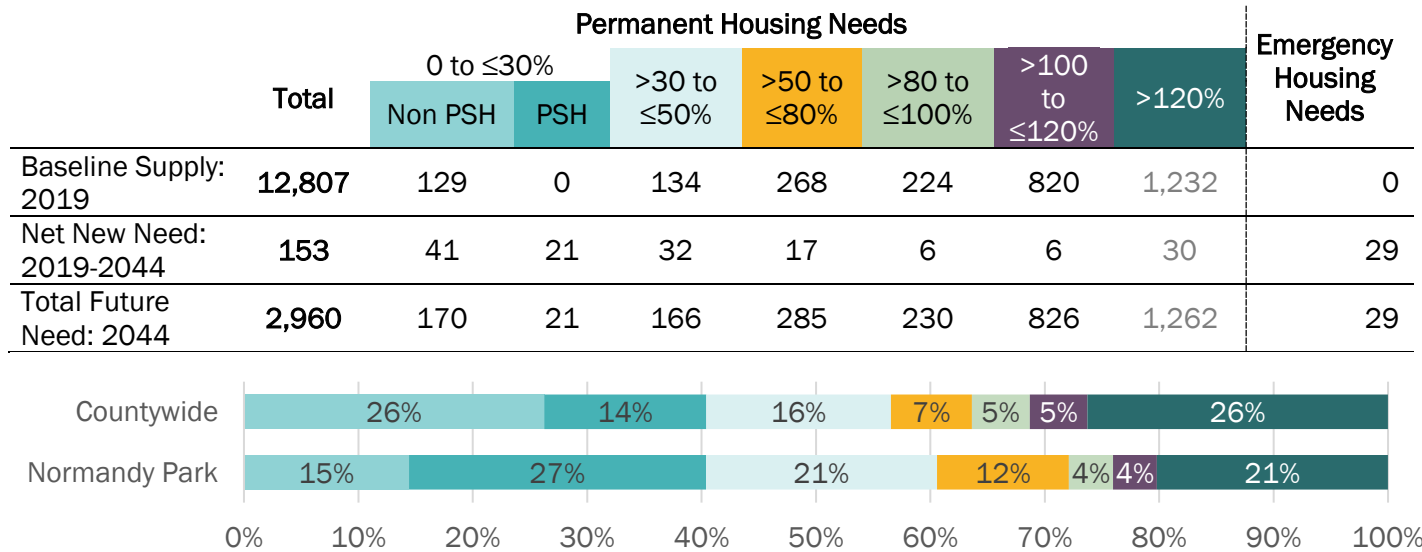
## Draft AHC Recommendations

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 to 80 percent of AMI households in Residential zones (CPPs H-18, H-22)

# City of Normandy Park

6,527 People (<1% of King County) | \$144,821 Median Household Income (King County AMI \$116,340)

## Housing Needs



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

## Key Facts

- As of 2022, 25% of Normandy Park's households made over \$200,000 a year, and 38% make over \$100,000.
- Most of the city's land area is zoned very low density, with small areas zoned multifamily along 1st Avenue S at the city's eastern border.

## Draft AHC Recommendations

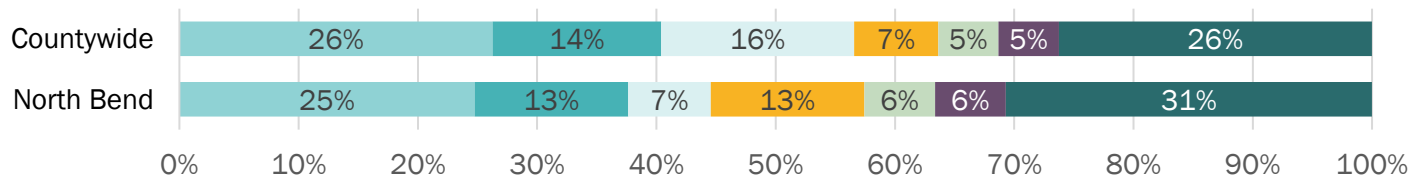
1. Identify sufficient capacity for housing needs (CPPs H-1 and H-11)
2. Prioritize extremely low-income households (CPP H-2)
3. Complete the housing inventory and analysis and respond to findings (CPP H-3)
4. Evaluate and improve effectiveness and identify and address gaps (CPPs H-4, H-12, H-20)
5. Document the history of racially exclusive and discriminatory land use and housing policies and practices and racially disparate impacts and implement actions to repair harms and remedy inequities (CPPs H-5, H-9)
6. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
7. Increase housing options for 0 to 80 percent of AMI households throughout the city (CPPs H-18, H-22, H-25)
8. Provide more detailed implementation strategies (CPP H-27)

# City of North Bend

8,260 People (0.03% of King County) | \$171,078 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	2,951	129	0	405	405	364	272	1376	0
Net New Need: 2019-2044	1,748	443	228	121	221	98	111	536	334
Total Future Need: 2044	4,699	562	228	526	626	462	383	1,912	334

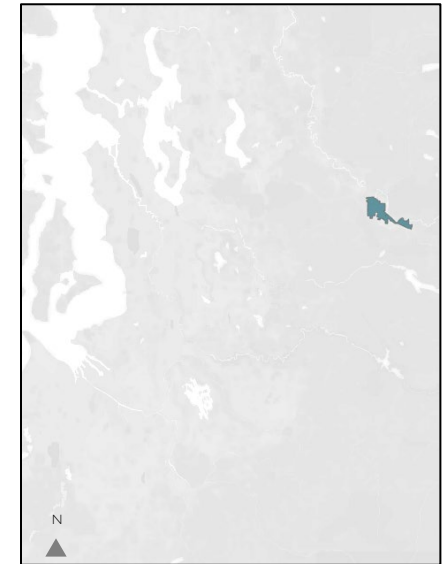


## Key Facts

- North Bend has been growing at a faster annual rate (3.18%) than King County overall (2.39%).
- Homeowners are significantly more likely to be above 100% AMI than renters.
- About 91% of households with a disability in North Bend are extremely low-income.
- North Bend is less racially diverse (71% White) than King County overall (62% White).
- About 68% of housing units in North Bend are single-family, 26% multifamily, 3% mobile homes, and 3% duplexes.

## Draft AHC Recommendations

1. Meaningfully plan for and accommodate permanent supportive housing (CPP H-1)
2. Complete the housing inventory and analysis (CPP H-3)
3. Identify sufficient capacity of land for emergency housing needs (CPPs H-1, H-11)



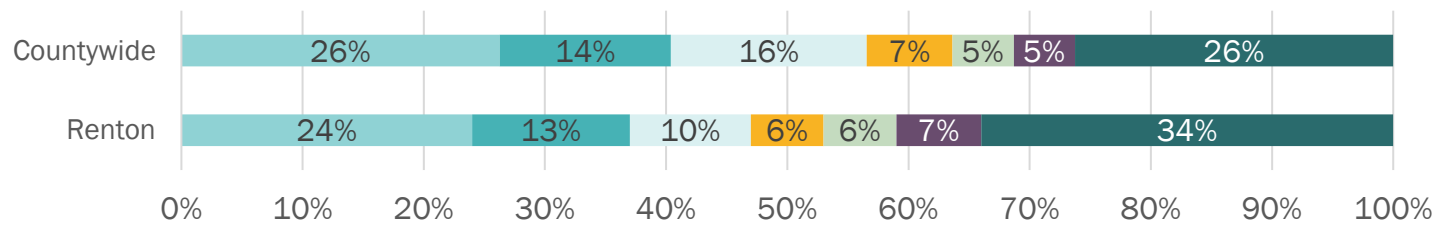
**Geography:** North Bend is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have a smaller downtown and/or local center.

# City of Renton

104,491 People (4.6% of King County) | \$92,292 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	43,362	1,410	232	6,206	9,259	10,863	6,988	8,404	114
Net New Need: 2019-2044	17,000	4,110	2,161	1,624	1,019	1,062	1,205	5,819	3,248
Total Future Need: 2044	60,362	5,520	2,393	7,830	10,278	11,925	8,193	14,223	3,362

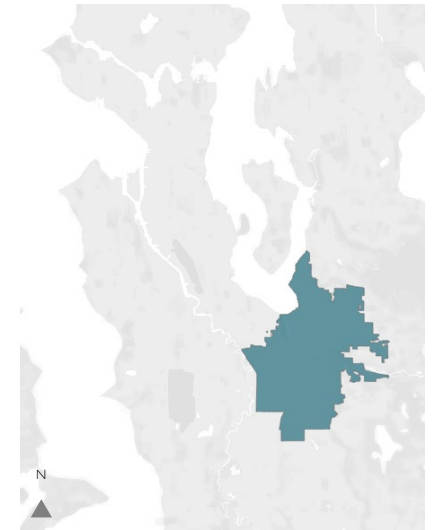


## Key Facts

- 46% of renters in the city are experiencing some level of housing cost burden, with 21% of renters paying over half their income on rent.
- About 69% and 56% of Asian and White-led households reside in owner-occupied units respectively, double than the rate for Black (29%) and Hispanic or Latino households (27%)
- 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's strategy to plan for and accommodate its housing needs

## Draft AHC Recommendations

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)



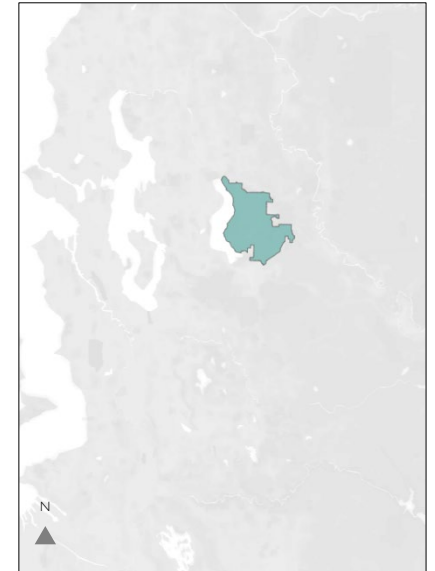
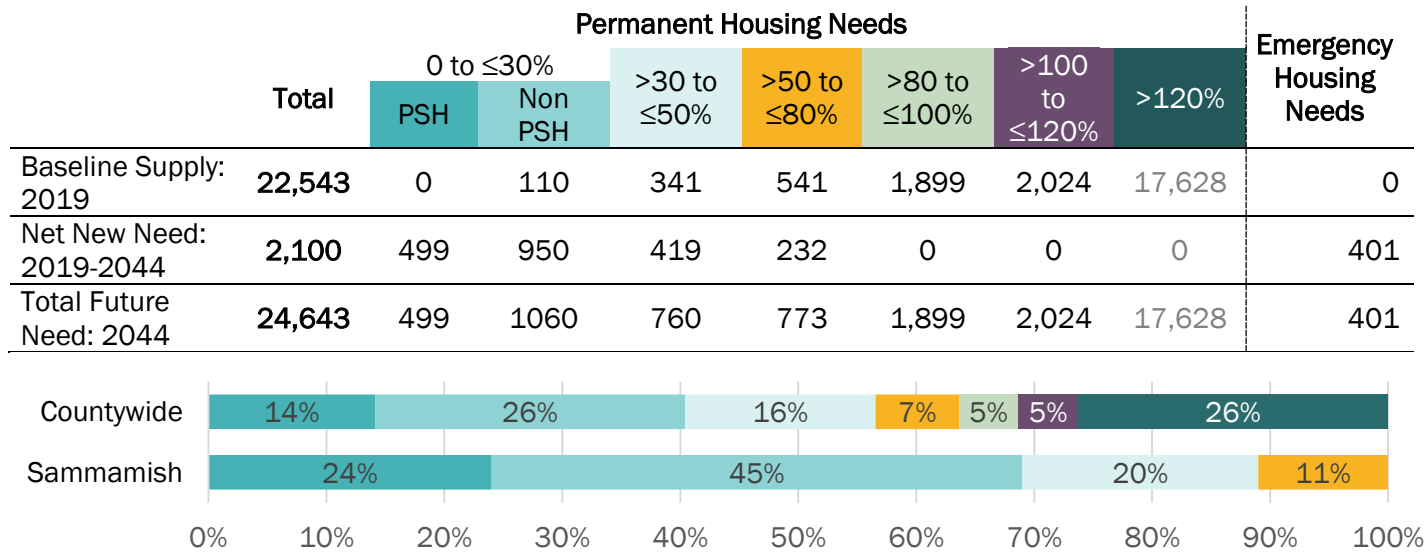
**Geography:** Renton is part of Puget Sound Regional Council's (PSRC) Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.



# City of Sammamish

68,410 People (2.9% of King County) | \$215,047 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Sammamish is part of PSRC's Cities and Towns regional geography, meaning PSRC considers it to have smaller downtowns and local centers.

## Key Facts

- All of Sammamish's permanent housing needs are below 80% of AMI.
- About 16% of all housing units in the city are rented.
- Homeownership rates for Black, Hispanic, and American Indian and Alaskan Natives are between 15% and 30% 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, although the draft plan reports higher cost burden rates for Asian and Black renters.

## Draft AHC Recommendations

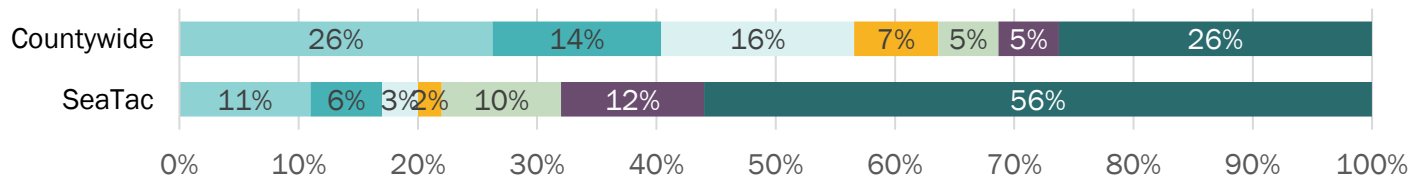
1. Prioritize extremely low-income households (CPPs H-1 and H-2)
2. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, and H-20)
3. Clarify community engagement findings (CPP H-8)
4. Provide opportunities for affordable housing throughout the jurisdictions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

# City of SeaTac

32,710 People (1.4% of King County) | \$79,433 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	11,774	314	12	3,034	4,041	2,283	875	1,215	0
Net New Need: 2019-2044	5,900	646	340	183	143	603	683	3,302	1,127
Total Future Need: 2044	17,674	960	352	3,217	4,184	2,886	1,558	4,517	1,127

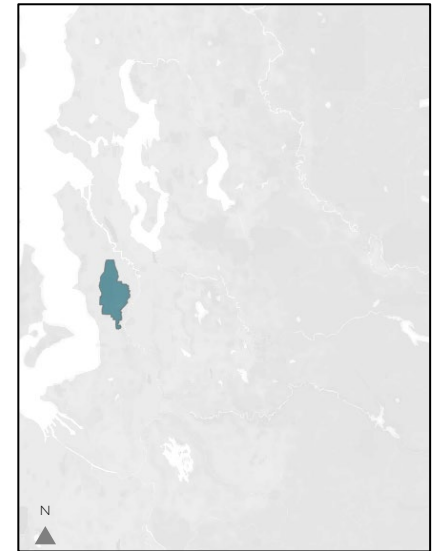


## Key Facts

- Around 70% of SeaTac's population identifies as Black, Indigenous or a People of Color.
- 48% of renter households in SeaTac are cost burdened, while 28% of homeowners are cost burdened.
- Since 2012, 1,134 new multifamily housing units were built and an additional 1,650 units are under construction or currently going through permitting.
- SeaTac is planning for transit-oriented development near three new light rail stations and middle housing in historically single-family areas.

## Draft AHC Recommendations

1. Complete the housing inventory and analysis (CPP H-3)

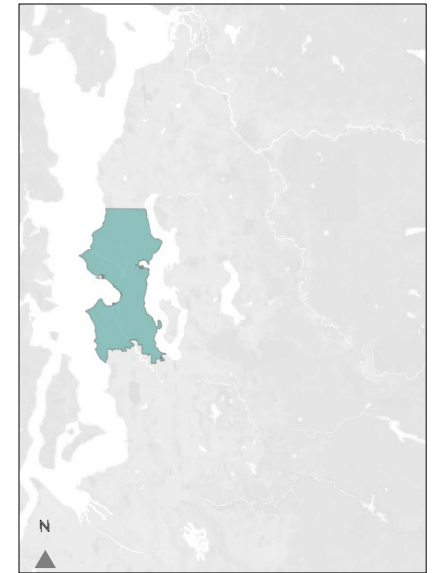
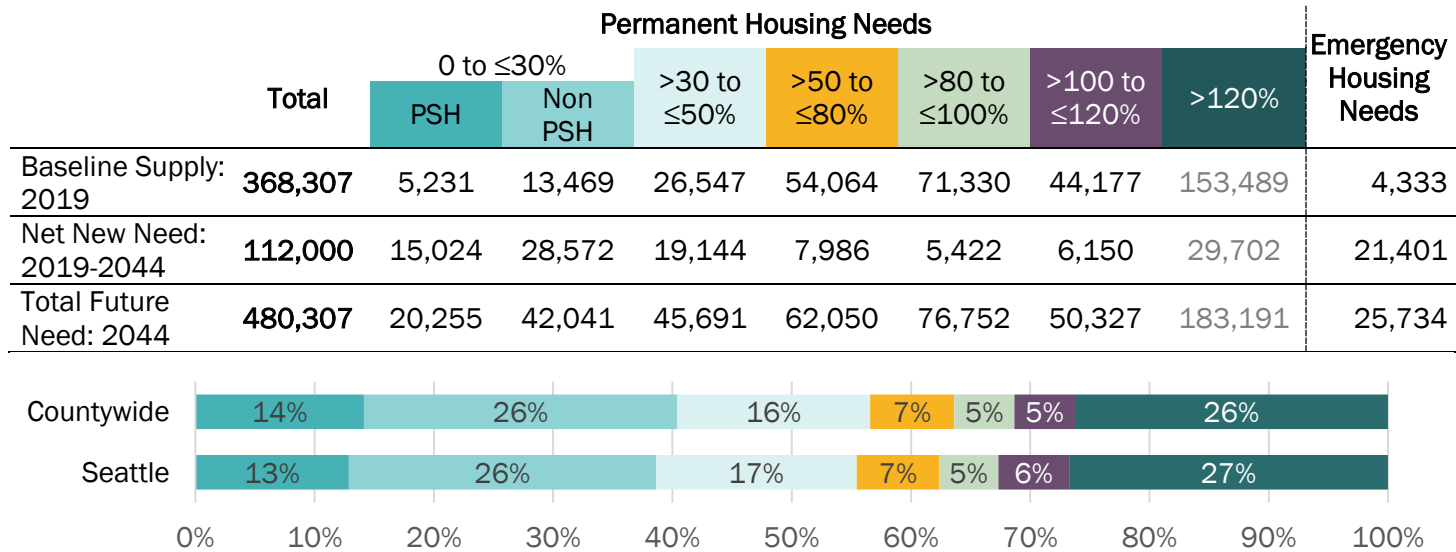


**Geography:** SeaTac is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

# City of Seattle

797,700 People (33.5% of King County) | \$116,068 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Seattle is part of Puget Sound Regional Council's (PSRC) Metropolitan Cities regional geography, meaning PSRC considers it to be an economic and cultural hub with access to high-capacity transit.

## Key Facts

- As of the 2020 decennial census, Seattle was the 18<sup>th</sup> largest city in the country and the largest city in King County and the state of Washington by population.
- As of 2023, around 30% of all people of color in King County live in Seattle.
- Between 2010 and 2020, Seattle was the third fastest growing city in the country.
- Seattle was the only city in the county for which the federal Home Owners Loan Corporation (HOLC) published a redlining map. The city also saw widespread use of racially restrictive covenants in the mid-twentieth century.
- Per the 2022 King County income-restricted housing database, Seattle has 36,519 units of income-restricted housing, 54% of the County total.

## Draft AHC Recommendations

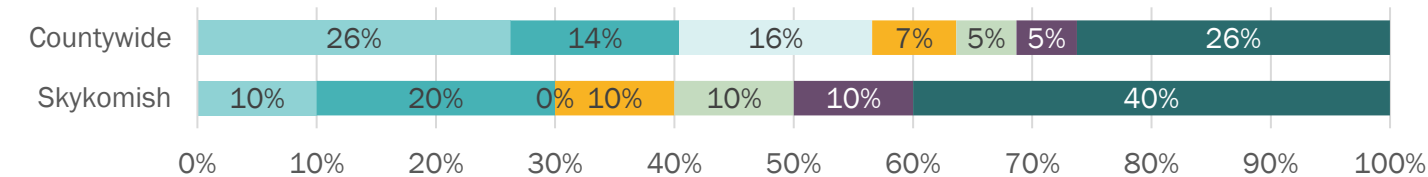
1. Complete the housing inventory and analysis to inform policies and strategies (CPPs H-3, H-4, H-12, H-20)
2. Increase access to housing in historically-exclusive neighborhoods (CPPs H-9, H-18(a), H-20)
3. Maximize benefits of transit investments (CPPs H-16, H-17, H-18(c))
4. Provide more detailed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

# Town of Skykomish

161 People (<1% of King County) | \$75,536 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	153	9	0	67	18	24	6	29	0
Net New Need: 2019-2044	10	2	1	0	1	1	1	4	2
Total Future Need: 2044	163	11	1	67	19	25	7	33	2



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

## Key Facts

- Skykomish is the least populated jurisdiction in King County
- Located 13 miles west of Stevens Pass along State route 2, the town is isolated from the rest of King County's cities and towns
- In 2022, around 90% of population was White and more than half of Skykomish's residents made less than 50% of area median income
- Skykomish's comprehensive plan designates a Town-owned parcel as a mixed-use zone, creating an opportunity for multifamily housing development

## Draft AHC Recommendations

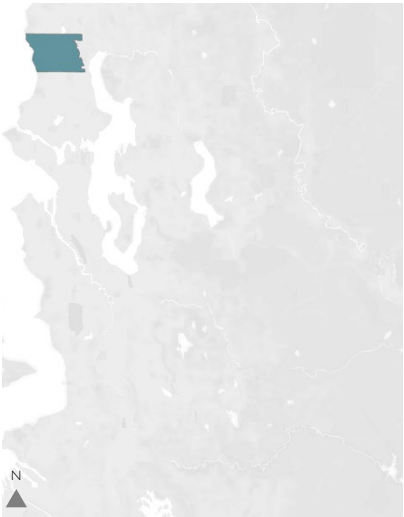
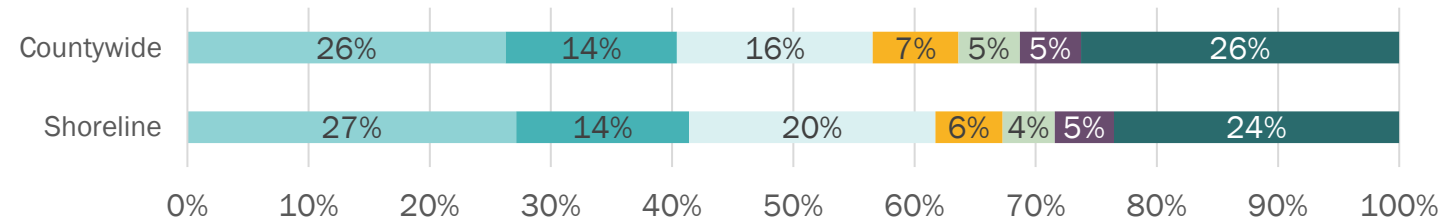
1. Incentivize and prioritize resources for income-restricted housing (CPPs H-1, H-9, H-10, H-11, H-14)
2. Complete the housing inventory and analysis (CPP H-3)
3. Identify gaps in existing partnerships, policies, and dedicated resources to meet housing needs (CPPs H-4, H-12, H-20)
4. Document the local history of racially exclusive and discriminatory land use and housing practices, conduct a racially disparate impact analysis, and take intentional targeted actions to repair harm (CPPs H-5, H-9)
5. Work cooperatively with Puget Sound Regional Council, subregional collaborations, and other entities to support the development, implementation, and monitoring of strategies (CPP H-7)
6. Collaborate with populations most disproportionately impacted by housing cost burden (CPP H-8)
7. Provide more detailed implementation strategies (CPP H-27)

# City of Shoreline

61,353 People (2.7% of King County) | \$106,184 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	24,042	1,159	89	1,524	3,759	4,486	3,459	9,566	73
Net New Need: 2019-2044	13,330	3,617	1,902	2,710	740	573	650	3,138	2,547
Total Future Need: 2044	37,372	4,776	1,991	4,234	4,499	5,059	4,109	12,704	2,620



**Geography:** Shoreline is part of PSRC's High Capacity Transit regional geography, meaning PSRC considers it to be connected to existing or planned transit facilities.

## Key Facts

- In Shoreline, 76% of homeowners are White, although just 64% of residents are White, illustrating the racial disparities in homeownership.
- After Seattle, Shoreline saw the highest number of racially restrictive covenants, according to the Seattle Civil Rights and Labor History Project.
- Nearly 70% of the housing units within Shoreline are single-family housing units compared with 57% of King County.
- In 2024, two light rail stations in Shoreline opened at 148<sup>th</sup> and 185<sup>th</sup> streets.

## Draft AHC Recommendations

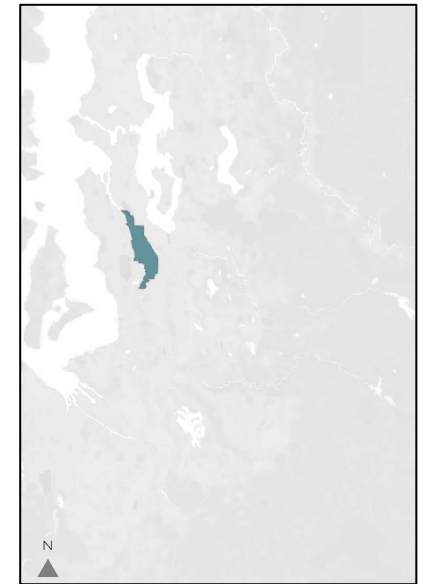
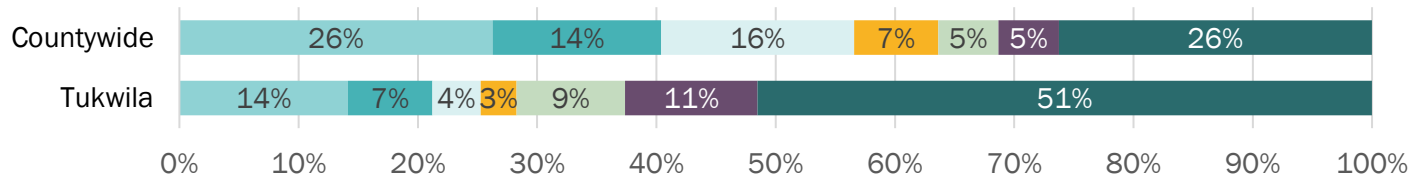
1. Prioritize extremely low-income housing (CPPs H-1 and H-2)
2. Complete the housing inventory and analysis (CPP H-3)

# City of Tukwila

22,930 People (1% of King County) | \$76,331 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	8,743	252	88	2,274	3,061	1,600	625	843	0
Net New Need: 2019-2044	6,500	896	471	274	214	610	692	3,343	1,242
Total Future Need: 2044	15,243	1,148	559	2,548	3,275	2,210	1,317	4,186	1,242



**Geography:** Tukwila is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

## Key Facts

- Approximately 67% of Tukwila's residents identify as Black, Indigenous or a People of Color and 39% are foreign born.
- Tukwila is a majority renter city with 57% of households renting.
- 49% of renters are cost burdened. Cost burdened renters are disproportionately Black, Indigenous or a People of Color, and lower-income.
- Tukwila has a Sound Transit Link light rail station at International Boulevard and Sounder commuter rail station at Tukwila station.

## Draft AHC Recommendations

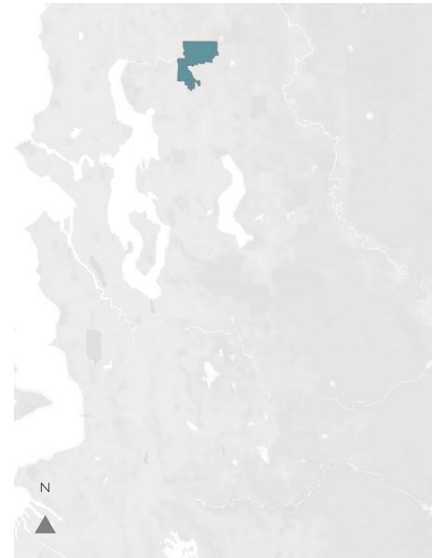
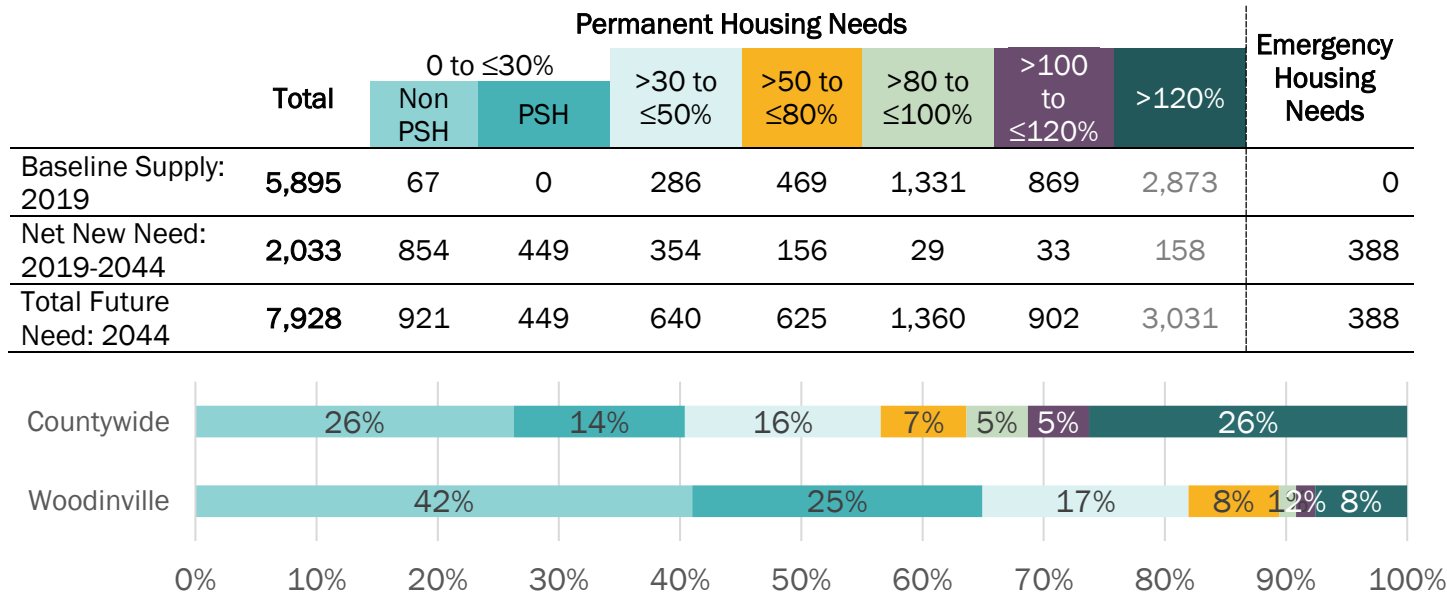
1. Plan for and accommodate housing needs (CPP H-1)
2. Identify sufficient capacity of land for emergency housing needs (CPPs H-1 and H-11)
3. Prioritize extremely low-income households (CPP H-2)
4. Complete the housing inventory and analysis (CPP H-3)
5. Identify and address gaps in policies to meet the jurisdiction's housing needs (CPPs H-4, H-12, H-13)
6. Prioritize the use of local and regional resources for income-restricted housing (CPP H-14)
7. Prioritize affordable housing near employment and transit centers while mitigating displacement (CPPs H-16, H-17, H-21, H-23)



# City of Woodinville

13,718 People (<1% of King County) | \$142,500 Median Household Income (King County AMI \$116,340)

## Housing Needs



**Geography:** Woodinville is part of PSRC's High Capacity Transit regional geography, meaning PSRC considers it to be connected to existing or planned transit facilities.

## Key Facts

- About 86% of Woodinville's existing housing stock is only affordable to households earning above 80% AMI.
- Approximately 81% of Woodinville residents identify as White alone, compared to 56% countywide.
- Renter households are much more likely to be housing cost burdened than owner households.
- About 98% of Woodinville jobs, which include many moderate- and lower-paying jobs, are held by non-residents.

## Draft AHC Recommendations

1. Complete the housing inventory and analysis (CPP H-3)
2. Include community engagement findings in the comprehensive plan (CPP H-8)
3. **Increase housing options for 0 to 80 percent of area median income households in Residential zones (CPPs H-9, H-18, H-22)**
4. Plan for residential neighborhoods that protect and promote the health and well-being of residents (CPP H-25)